

HOUSE RULES & RENOVATION GUIDELINES FOR CHEERFUL HOMES 2

SMDC Cheerful Homes 2, a house and lot development project, is owned and developed by **SM Development Corp.**, located in Brgy. Sta. Maria, Mabalacat City, Pampanga and is accessible to both private and public utility vehicles via Mabalacat - Magalang road. Commercial and recreational establishments near the project site are:

- SM Hypermarket Pampanga
- SM City Clark
- Clark Freeport Philippines
- Clark International Airport
- Mimosa Golf and Country Club
- Clark Golf Course
- Clark Duty Free

The project consists of One Thousand Five Hundred Eighty-Six (1,586) Housing Units (Loft Type and Shop House) ranging from 32 sqm to 41 sqm in floor areas.

Amenities available in the project are Swimming Pools, Children's Playground, Clubhouse, Cheerful Park and Jogging Paths, and Covered Multipurpose Court.

1. AMENITIES AND FACILITIES

Amenities and Facilities at Cheerful Homes 2 are intended for the benefit of all Housing Unit owners, necessary for the convenience, maintenance and safety of the community. These include the following:

Amenities and Facilities

- Clubhouse
- Adult Pool
- Kiddie Pool
- Covered Multipurpose Court
- Sewage Treatment Facility
- Children's Playground
- Cheerful Park
- Landscaped Areas
- Jogging Path
- Shuttle Service for Residents

Services

- 24-hour Security
- CCTV System on selected areas
- Property Management Services

2. ELECTRICAL GUIDELINES UNDER SECTION-7 OF RENOVATION GUIDELINES

A. Under Branch Circuit Standards stated in Section 7.10.3, summarized below are provisions for separate branch circuit of Fixed Appliances:

TOTAL POWER SUPPLY PROVISION IN WATTS			
UNIT TYPE	WASHING MACHINE	REFRIGERATOR	ACU / WAC
Loft Type	640 Watts	640 Watts	1,000 Watts
Shop House	640 Watts	640 Watts	1,000 Watts

B. Acceptable conduit types to be installed shall be as follows:

CONDUIT TYPES AND SIZES	
15mmØ, 20mmØ RSC / EMT Type	For all exposed works Connecting to existing RSC / EMT Type conduits within the unit
15mmØ, 20mmØ PVC Type	For all concealed or embedded works Connecting to existing PVC Type conduits within the unit

C. Air-Conditioning Unit Type and Capacity:

UNIT TYPE	CAPACITY / TYPE	DIMENSIONS (H x W)	REMARKS
Loft Type	2 units – 1 HP each	WAC - Approx. 600mm x 450mm	With Block-out
Shop House	2 units – 1 HP each	WAC - Approx. 600mm x 450mm	With Block-out

E. Under Panel Board stated in Section 7.11.4, the total number of circuit breaker per panel is as follows:

TOTAL NUMBER OF CIRCUIT BREAKER PER PANEL	
UNIT TYPE	NUMBER OF CIRCUIT BREAKER
Loft Type	Main: 1 – 30AT, 50AF, 2P, 230V, 60HZ, 10 KAIC
	Branches: 10 – 20AT, 50AF, 2P, 230V, 60HZ, 10 KAIC
Shop House	Main: 1 – 60AT, 100AF, 2P, 230V, 60HZ, 18 KAIC
	Branches: 10 – 20AT, 50AF, 2P, 230V, 60HZ, 10 KAIC

3. KITCHEN CABINET & COUNTER TOP DIMENSION PER UNIT TYPE

UNIT TYPE	KITCHEN CABINET WITH COUNTER TOP	DIMENSION (mm)	REMARKS
Loft Type	Base Cabinet	D600 x L1600	Maximum 30 kg per Module
Shop House	Base Cabinet	D600 x L1600	Maximum 30 kg per Module

4. MURIATIC ACID – NOT RECOMMENDED AS CLEANING MATERIALS

Unit owners are enjoined not to use Muriatic Acid as a cleaning material in the unit (particularly in the kitchen and in the bathroom) since it is considered a highly corrosive chemical

5. CONNECTION OF DRAINAGE LINES


Any additional house drainage lines during renovation or expansion works must connect only to the existing house main drainage line.
Tapping directly to the street drainage line is strictly prohibited.

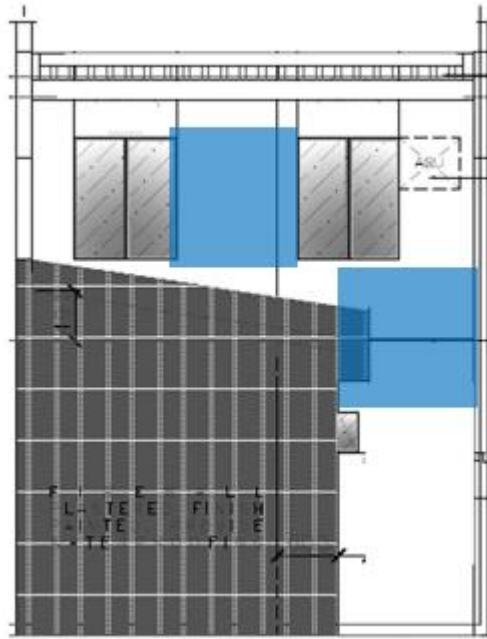
6. INSTALLATION GUIDELINES FOR AIR CONDITIONING UNITS

Recommended location of ACU Outdoor Unit as follows:




Side Elevation (End, Corner Housing Units)

 *Suggested location for Split-Type ACU Outdoor Unit*



Rear Elevation (All Housing Units)

 *Suggested location for Split-Type ACU Outdoor Unit*

7. CONSTRUCTION GUIDELINES (KINDLY REFER TO RENOVATION GUIDELINES IN THE GENERIC HOUSE RULES)

- A. Prescribed Bonds shall be paid on a per housing unit basis, Administration Fees must be paid on a per month basis depending on the duration of renovation (fraction of a month shall be considered as one month)
- Minor Renovation Bond: Php 10,000.00
 - Major Renovation Bond: Php 20,000.00
 - Processing/Administration Fee: Php 2,000.00

All Renovation Bonds are refundable within sixty (60) days upon project completion and submission of all requirements to the Property Management Office.

- Examples of Major Construction Works
 - Masonry works
 - Grinding works
 - Electrical works
 - Installation of ceiling
 - Bathroom renovations
 - Demolition of existing doors or walls/partitions
- Examples of Minor Construction Works
 - Tiling works
 - Simple painting works
 - Minor carpentry works

B. Structural Guidelines

- All renovations and expansions must comply with the National Building Code and National Structural Code of the Philippines
- Drilling is not allowed in columns and beams. Depth to be limited in concrete cover. Apply structural epoxy as needed. Max depth allowed are as follows:

Wall and Slab – 50mm

Size of Screw – 3mm to 6mm diameter

- Concrete nails may not be used on Party Walls and Fire Walls

C. Landscape Guidelines

- All damaged / affected landscaped areas outside of the housing unit must be restored once renovation works are complete