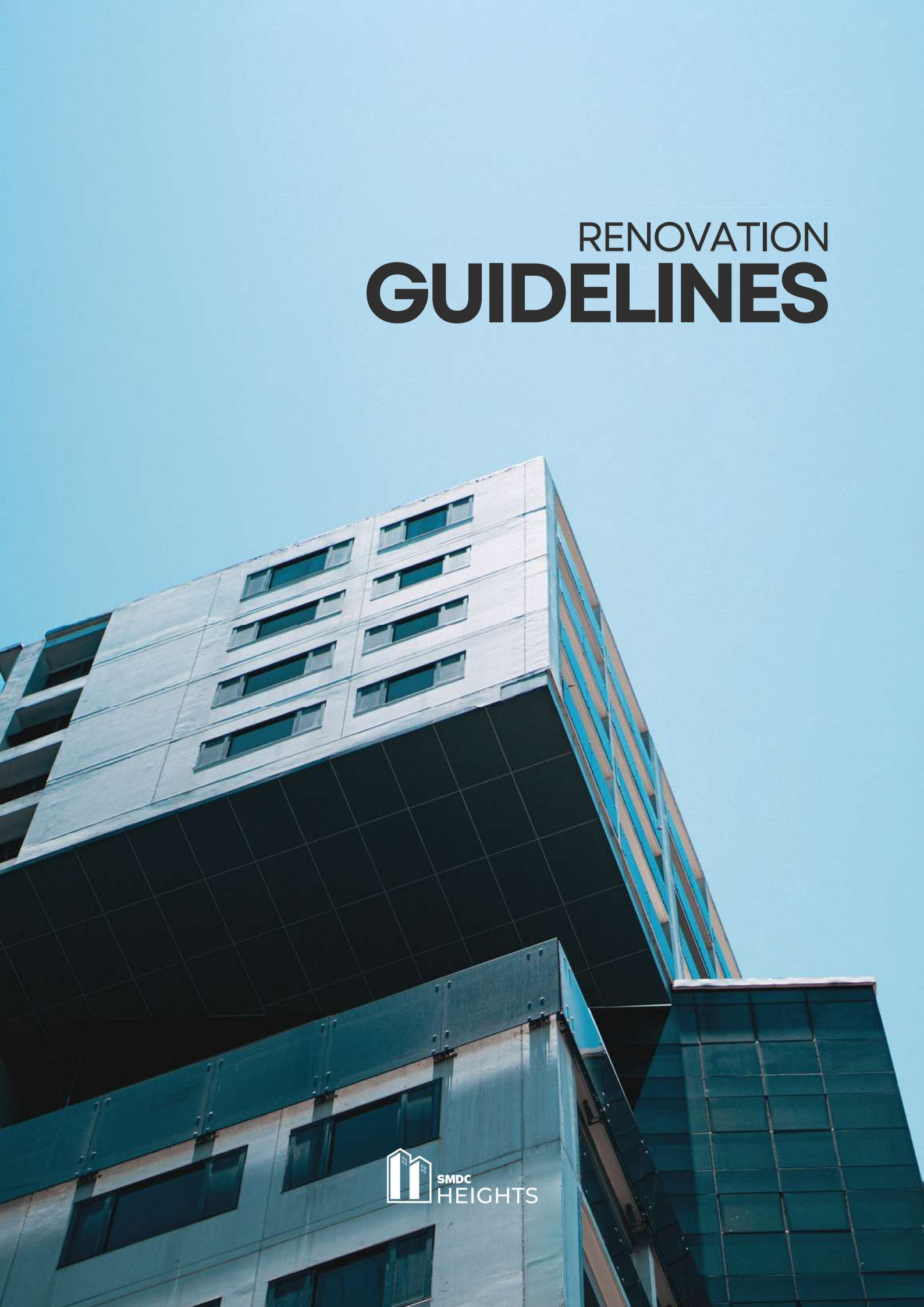
RENOVATION
GUIDELINES



SMDC
HEIGHTS



HOUSE RULES & RENOVATION GUIDELINES FOR ICE TOWER RESO

1. PROJECT NAME AND DESCRIPTION

Ice Tower RESO, a modern residential-office that provides the luxury and comforts of a premium condominium project, developed by SM Development Corporation located along Sunrise Drive corner EDSA Extension, Mall of Asia Complex, Pasay City, as constituted in the Master Deed, and shall consist of the Land and all improvements constructed thereon.

The project consists of a 14-storey development with Eight Hundred Forty-Four (844) RESO Units; Two Hundred (200) Parking Slots for residential inclusive of Seven (7) Persons with Disability (PWD) Slots, Twenty-Two (22) Commercial Parking Slots, and Two (2) Service Parking Slots, distributed as follows:

- One (1) Level of Basement Parking
- One (1) Level of Commercial Parking (portion of Ground Floor)
- Two (2) Levels of Podium Parking (2nd Floor to 3rd Floor)
- Two (2) Levels of Amenities (portion of 5th Floor and Viewing Deck)
- RESO Units starting from 5th Floor until 17th Floor

Amenities available in the project are Central Lobby, Function Hall, Meeting Rooms, Fitness Gym, Adult Pool, Kiddie Pool, Landscaped Areas and Sky Lounge.

2. USE OF INDIVIDUAL UNITS

To prevent overcrowding in the RESO unit, the maximum number of persons including infants, children, household staff, residing nurses, bodyguards etc. allowed per unit are as follows:

Studio Unit (± 18.60 sqm)	6 Persons (4 Residents and 2 Visitors only)
One (1) Bedroom Unit (± 27.02 sqm)	6 Persons (4 Residents and 2 Visitors only)
Two (2) Bedroom Unit (± 36.08 sqm)	6 Persons (4 Residents and 2 Visitors only)

The maximum number of occupants mentioned above will also include authorized guests staying for more than thirty (30) days.

3. AMENITIES AND COMMON AREAS

Common Areas refer to such areas within the project that are intended for the common use or benefit of all unit owners of Ice Tower RESO and are necessary conveniences for the existence, maintenance and safety of the community. These include the following:

a. The Central Lobby
b. All hallways on all floors in the RESO tower, elevator lobbies, stairways, corridors, walkways, driveways, service/utility rooms and emergency exits;
c. Landscaped areas, which are reserved for the use of RESO Unit Owners, Occupants or Guests;
d. Amenities and Building Facilities:



Amenities

- Central Lobby
- Function Hall
- Meeting Rooms
- Fitness Gym
- Adult Pool
- Kiddie Pool
- Landscaped Area
- Sky Garden

Building Facilities & Utilities

- Passenger and Service Elevators
- Fire Exits
- Mailbox Room
- RFID Access Control System
- Automatic Fire Detection and Alarm System
- Garbage Disposal Area on Every Floor
- Standby Generator Set for Common Areas and 100% Emergency Backup Power for RESO Units
- Sewage Treatment Plant
- Centralized Cistern Tank

Services

- 24-hour Security
- CCTV System on selected areas
- Leasing Services (SMDC Good Stays)
- Property Management Services

4. ELECTRICAL GUIDELINES UNDER SECTION-7 OF RENOVATION GUIDELINES

A. Each unit shall be allotted with the following emergency load:

UNIT TYPE	MICROWAVE / REFRIGERATOR / COUNTER HEIGHT	LIGHTING	CONVENIENCE OUTLET (LIVING)	EMERGENCY POWER SUPPLY WITH MTS
Studio Unit	0.22 Amps	0.65 Amps	1.09 Amps	100% Backup Power
One (1) Bedroom Unit	0.22 Amps	0.65 Amps	1.09 Amps	100% Backup Power
Two (2) Bedroom Unit	0.22 Amps	0.65 Amps	1.09 Amps	100% Backup Power

B. 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	ELECTRIC COOKTOP AND RANGEHOOD	ACU	WATER HEATER
Studio Unit	1,000 Watts	3,000 Watts	1 unit ACU - 1.5HP (Split Type)	3,000 Watts
One (1) Bedroom Unit	1,000 Watts	3,000 Watts	1 unit ACU - 1.5HP (Split Type)	3,000 Watts
Two (2) Bedroom Unit	1,000 Watts	3,000 Watts	2 units ACU - 1.5HP (Split Type)	3,000 Watts

For Water Heater: Blank Plate provision only. For direct splicing.

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

RSC / EMT	
15mmØ, 20mmØ, 25mmØ	For Secondary Service Entrance, for all Exposed Works

D. Air-Conditioning Unit Type and Capacity:

UNIT TYPE	CAPACITY / TYPE	REFRIGERANT PIPE SIZE (Ø)	REMARKS
Studio Unit	1 unit ACU – 3.4kW or 1TR (Split Type)	4inches dia. / 100mm outside dia.	Hole provision for refrigerant pipe and wiring
One (1) Bedroom Unit	1 unit ACU – 5.2kW or 1.5TR (Split Type)	4inches dia. / 100mm outside dia.	Hole provision for refrigerant pipe and wiring
Two (2) Bedroom Unit	1 unit ACU – 3.4kW or 1TR (Split Type)	4inches dia. / 100mm outside dia.	Hole provision for refrigerant pipe and wiring
	2 units FCU - 3.5kW or 1TR 1 unit ACCU – 8.5kW (Multi-Split Type)	4inches dia. / 100mm outside dia.	

E. Under Panel Board stated in the Generic House Rules Section 7.10.4, the total number of circuit breaker per panel board is as follows:

TOTAL NUMBER OF CIRCUIT BREAKER PER PANEL	
UNIT TYPE	NUMBER OF CIRCUIT BREAKER
Studio Unit	Main Circuit Breaker Normal: 1 - 63AT, 63AF, 4P,230V, 60HZ, 10 KAIC Emergency: 1 - 63AT, 63AF, 4P,230V, 60HZ, 10 KAIC
	Branches: 5 - 20AT, 100AF, 1P, 230V, 60HZ, 10 KAIC 3 - 32AT, 100AF, 1P, 230V, 60HZ, 10 KAIC
One (1) Bedroom Unit	Main Circuit Breaker Normal: 1 - 63AT, 63AF, 4P,230V, 60HZ, 10 KAIC Emergency: 1 - 63AT, 63AF, 4P,230V, 60HZ, 10 KAIC
	Branches: 5 - 20AT, 100AF, 1P, 230V, 60HZ, 10 KAIC 3 - 32AT, 100AF, 1P, 230V, 60HZ, 10 KAIC
Two (2) Bedroom Unit	Main Circuit Breaker Normal: 1 - 63AT, 63AF, 4P,230V, 60HZ, 10 KAIC Emergency: 1 - 63AT, 63AF, 4P,230V, 60HZ, 10 KAIC
	Branches: 4 - 20AT, 100AF, 1P, 230V, 60HZ, 10 KAIC 4 - 32AT, 100AF, 1P, 230V, 60HZ, 10 KAIC



How to Use Manual Transfer Switch (MTS):

1. During Normal Power Interruption / Loss of Normal Power Supply:

    Step 1: SWITCH OFF the Meralco Breaker
    Step 2: SWITCH ON the Genset Breaker

2. When Normal Power Resumes:

    Step 1: SWITCH OFF the Genset Breaker
    Step 2: Slide Barrel Lock to the right
    Step 3: SWITCH ON the Meralco Breaker

Reminder: For any concerns, please do not hesitate to seek assistance from the Property Management Office.

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of Access

ACCESS DOOR DIMENSION (w x h)		
	SERVICE ELEVATOR CAR	PASSENGER ELEVATOR CAR
Elevator	1,850mm (L) x 1,800mm (W) x 2,225mm (H)	1,850mm (L) x 1,800mm (W) x 2,225mm (H)
Main Door Opening	1,100mm (L) x 2,100mm (H) ±	1,100mm (L) x 2,100mm (H) ±

B. Standard Unit Turn-over Dimensions for Fixed Appliances

PARTICULARS	DIMENSION (mm)	REMARKS
Electric Range	490mm (L) x 270mm (W)	deliverables
Rangehood	600mm (L) x 300mm (D)	deliverables
Refrigerator	600mm (L) x 1,400mm (H)	maximum allotted space
Microwave Oven	600mm (L) x 400mm (H)	maximum allotted space
Washing Machine (under counter)	600mm (L) x 900mm (H)	maximum allotted space
Intercom	130mm (L) x 200mm (W)	deliverables

6. KITCHEN CABINET & COUNTER TOP DIMENSION PER UNIT TYPE

UNIT TYPE	KITCHEN CABINET WITH COUNTER TOP	DIMENSIONS (mm)	REMARKS
Studio Unit	Base Type	600mm x 1,800mm	Maximum 25 kg per Module
	Overhead Cabinet	550mm x 1,800mm	Maximum 25 kg per Module
One (1) Bedroom Unit	Base Type	600mm x 1,800mm	Maximum 25 kg per Module
	Overhead Cabinet	550mm x 1,800mm	Maximum 25 kg per Module
Two (2) Bedroom Unit	Base Type	600mm x 1,800mm	Maximum 25 kg per Module
	Overhead Cabinet	550mm x 1,800mm	Maximum 25 kg per Module



7. 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.

8. UPKEEP AND REPAIR

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.

a. Each unit owner, tenant, and/or resident is obliged to keep and maintain his/her unit in good and sanitary condition.

b. Unit owners, tenants, and/or residents shall keep their unit/s in good habitable condition and in a manner that shall not prejudice other unit owners, tenants, and/or residents.

c. Individual grease traps installed in each unit must be properly maintained by the unit owner, resident, and/or tenant. Below are ways to maintain and clean grease traps

9. SOLID WASTE MANAGEMENT

All unit owners, tenants, and/or residents shall be required to abide and comply with the Solid Waste Management Program of The Project. Everyone shall adhere to the solid waste management practice of segregation at the point of origin, recycling and re-using of resources and the reduction of the volume of waste for collection and disposal.

Disposal Requirements:

a. All waste shall be sorted and segregated as Wet and Dry on separate plastic garbage bags
b. Food waste must be sealed in bags prior to disposal to prevent odor and pest infestation.
c. Recyclables must be rinsed and cleaned before disposal.
d. Only properly segregated waste placed in appropriate plastic garbage bags shall be collected.

Unit owners, tenants and their guests must wait for the schedule of garbage pickup which will be circularized by the Property Management Office. Placing of garbage bag/s outside the units and/or in the common areas of the building is strictly prohibited and will be penalized accordingly. Unit owners and tenants shall be held accountable for any violations committed by their guests.

10. FIRE SAFETY

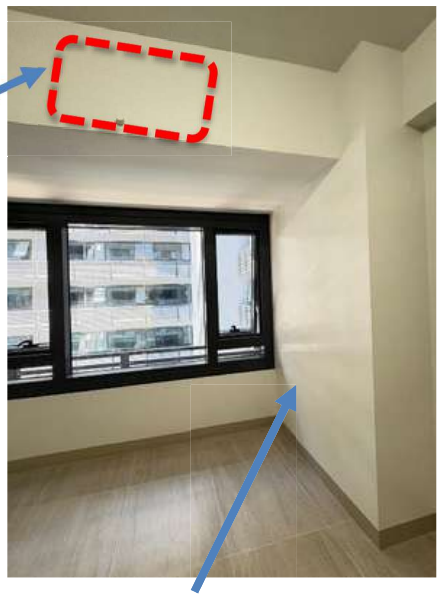
A fire extinguisher will be provided by the Developer upon acceptance of the residential unit.
The fire extinguisher shall be maintained and refilled by the unit owner, tenant, and/or resident whenever necessary and shall be made available for inspection.

The Property Management Office has the right to inspect and ensure compliance with the requirement to a fire extinguisher inside the unit. If the unit owner does not comply, the Property Management Office will purchase and provide one for the unit and charge the cost to the unit owner, tenant, and/or resident.

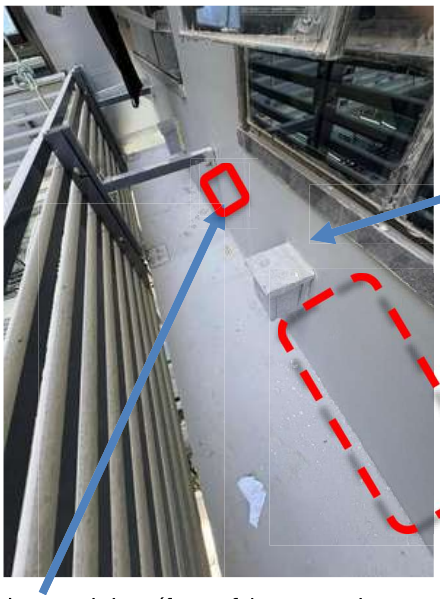
11. INSTALLATION GUIDELINES FOR AIR CONDITIONING UNITS

Owner must remove and restore cover of the provided provision (for split-type ACU refrigerant pipe and wiring) before installation of air conditioning unit and refrigerant pipes. *(See attached reference below)*

RESO – Studio Unit:

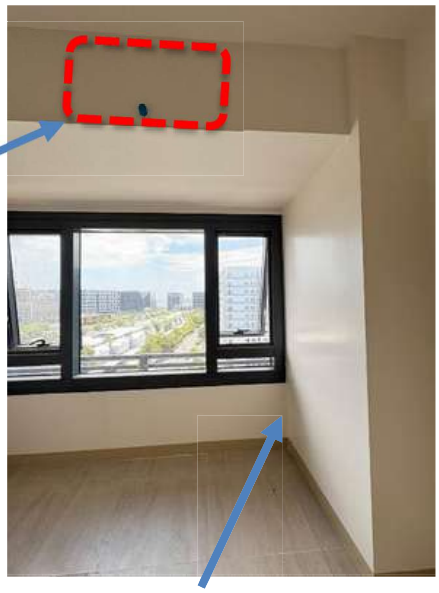


Hole provision (for refrigerant pipe and wiring) inside the unit's bedroom

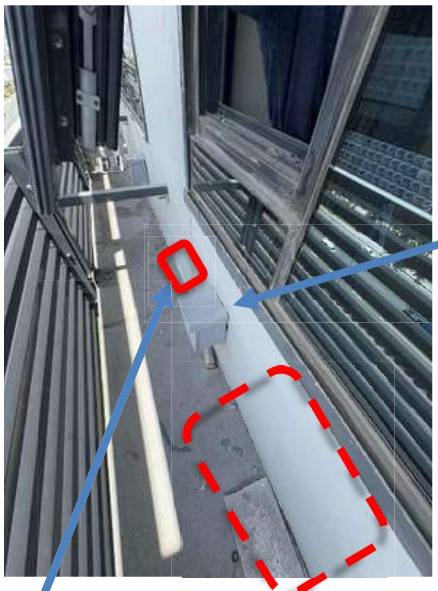


Hole provision (for refrigerant pipe and wiring) at ledge

RESO – One (1) Bedroom Unit:

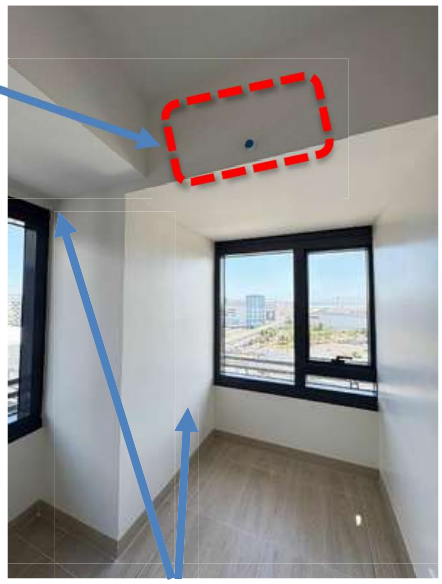


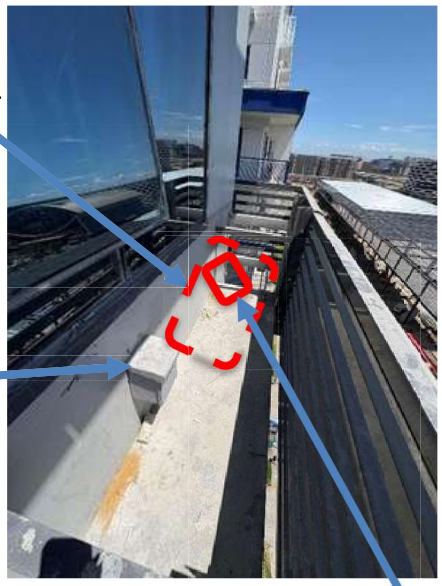
Hole provision (for refrigerant pipe and wiring) inside the unit's bedroom

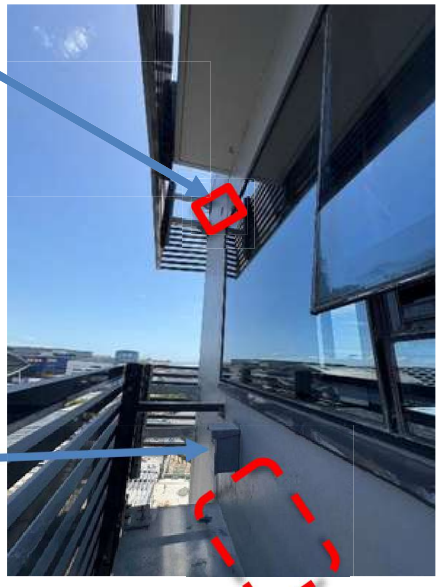


Hole provision (for refrigerant pipe and wiring) at ledge

RESO – Two (2) Bedroom Unit:









12. CONSTRUCTION GUIDELINES (KINDLY REFER TO RENOVATION GUIDELINES IN THE GENERIC

A. Prescribed Fees shall be paid on a per unit basis, Administration and Elevator 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: Php 15,000.00
- Major Renovation: Php 30,000.00

B. Structural Guidelines

- Additional partitions within the units shall be limited to gypsum boards or other non-combustible lightweight materials. No CHB/Masonry partitions shall be allowed within the areas. Materials allowed for dry wall: Ficem, Gypsum and EPF
- Drilling is allowed. Depth to be limited in concrete cover. Apply structural epoxy as needed. Max depth allowed are as follows:

  Wall and Slab – 50mm
  Column and Beam – 40mm
  Size of Screw – 3mm to 6mm diameter

- Concrete nails may not be used in Walls

C. Electrical Guidelines

- Layout of ceiling light fixtures shall fit the structural details of the areas such as columns, beams, wall obstructions, environment and other structural features. Materials allowed for max weight of light fixture 5kg to 10kg

Designed for **Ascent**

Built on SMDC's legacy of delivering city-centered communities, SMDC Heights represents the brand's next evolution in vertical development—crafted for individuals and families who value design, connectivity, and purposeful living. These high-rise communities are located in Metro Manila's most prominent business and lifestyle districts, where access enhances both quality of life and long-term investment potential.

