



HOUSE RULES & RENOVATION GUIDELINES



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1. PROJECT NAME AND DESCRIPTION

Glade Residences, a residential condominium project, is developed by **SM Development, Corporation** strategically located along Circumferential Road I, Brgy. Balabago, Jaro, Iloilo City. It has access to Iloilo City's premiere schools and universities, commercial centers, hospitals, and entertainment and cultural institutions, as constituted in the Master Deed, and shall consist of the Land and all improvements constructed thereon.

The project consists of Eleven (11) Mid Rise Buildings with One Thousand Nine Hundred Twenty-Nine (1,929) Residential Units; Three Hundred Twenty-Three (323) Parking Slots for residential inclusive of Eight (8) Persons with Disability (PWD) Slots and One (1) Service Parking, distributed as follows:

- Building A – 140 Residential Units
- Building B – 152 Residential Units
- Building C – 151 Residential Units
- Building D – 168 Residential Units
- Building E – 184 Residential Units
- Building F – 183 Residential Units
- Building G – 184 Residential Units
- Building H – 168 Residential Units
- Building I – 200 Residential Units
- Building J – 199 Residential Units
- Building K – 200 Residential Units
- Site Development – 323 Parking Slots (inclusive of 8 PWD Slots and 1 Service Parking)

Amenities available in the project are Swimming Pools, Covered Basketball Court, Playground Area, Clubhouse, Linear Parks, Jogging Paths, Outdoor Gym Area, and Grand Lobby.

2. USE OF INDIVIDUAL UNITS

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

Studio Unit	2 Residents Only
Studio End Unit	2 Residents Only
One Bedroom Unit	2 Residents 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 Glade Residences and are necessary conveniences for the existence, maintenance and safety of the community. These include the following:

- The Grand Lobby
- All hallways on all floors in the residential buildings, elevator lobbies, stairways, corridors, walkways, driveways, service/utility rooms and emergency exits;
- Landscaped areas, which are reserved for the use of Residential Unit Owners, Occupants or Guests;
- Amenities and Building Facilities:

Amenities

- Grand Lobby
- Adult Pool
- Kiddie Pool
- Covered Basketball Court
- Multipurpose Hall
- Playground Area
- Linear Parks
- Jogging Path
- Gym Area

Building Facilities & Utilities

- Elevator per Building
- Fire Exits
- Mailbox
- Room Automatic Fire Detection and Alarm System
- Garbage Disposal Area on Every Floor
- Standby Generator Set for Common Areas and Selected Residential Outlets
- Sewage Treatment Plant
- Centralized Cistern Tank

Services

- 24-hour Security
- CCTV System on selected areas
- Front Desk
- Leasing Services
- 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	REFRIGERATION	LIGHTING	CONVENIENCE OUTLET (LIVING)	TOTAL SUPPLY WITH MTS
Studio Unit	1.5217 Amps	2.17 Amps	3.48 Amps	6 AT (Amp CB)
Studio End Unit	1.5217 Amps	2.17 Amps	3.48 Amps	6 AT (Amp CB)
1 Bedroom Unit	1.5217 Amps	2.17 Amps	3.48 Amps	6 AT (Amp CB)

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 / WAC	WATER HEATER
Studio Unit	623 Watts	2,399 Watts	1 unit WAC - 1.5HP	2,799 Watts
Studio End Unit	623 Watts	2,399 Watts	1 unit WAC - 1.5HP	2,799 Watts
1 Bedroom Unit	623 Watts	2,399 Watts	1 unit WAC - 1.5HP	2,799 Watts

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

CONDUIT TYPES AND SIZES	
15mmØ, 20mmØ, 25mmØ RSC / EMT Type	For all exposed works Connecting to existing RSC / EMT Type conduits within the unit
15mmØ, 20mmØ, 25mmØ PVC Type	For all concealed or embedded works Connecting to existing PVC Type conduits within the unit

D. Air-Conditioning Unit Type and Capacity:

UNIT TYPE	CAPACITY / TYPE	DIMENSION (H x W)	REMARKS
Studio Unit	1 unit WAC - 1.5HP	Blackout opening of 600MM x 550MM provided for AC provision	With Block-out
Studio End Unit	1 unit WAC - 1.5HP	Blackout opening of 600MM x 550MM provided for AC provision	With Block-out
1 Bedroom Unit	1 unit WAC - 1.5HP	Blackout opening of 600MM x 550MM provided for AC provision	With Block-out

GLADE

RESIDENCES

JARO, ILOILO CITY

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

TOTAL NUMBER OF CIRCUIT BREAKER PER PANEL	
UNIT TYPE	NUMBER OF CIRCUIT BREAKER
Studio Unit	Main: 1 - 63AT, 100AF, 2P, 230V, 60HZ, 10 KAIC
	Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 3 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC
	MTS CB: 1 - 6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC
Studio End Unit	Main: 1 - 63AT, 100AF, 2P, 230V, 60HZ, 10 KAIC
	Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 3 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC
	MTS CB: 1 - 6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC
1 Bedroom Unit	Main: 1 - 63AT, 100AF, 2P, 230V, 60HZ, 10 KAIC
	Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC
	MTS CB: 1 - 6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of Access

ACCESS DOOR DIMENSION (W x H)	
	PASSENGER ELEVATOR CAR
Elevator	1,100mm (W) x 1,300mm (D) x 2,200mm(H) ±
Main Door Opening	800mm x 2,100mm ±

B. Standard Unit Turnover Dimensions for Fixed Appliances

PARTICULARS	DIMENSION (mm)	REMARKS
Electric Range	W – 290 / L - 510	maximum allotted space
Rangehood	W – 600 / L - 450	maximum allotted space
Refrigerator	W – 526 / L - 575	maximum allotted space
Microwave Oven	W – 435 / L - 338	maximum allotted space
Washing Machine (inside T&B)	W – 540 / L - 600	maximum allotted space

6. KITCHEN CABINET & COUNTER TOP DIMENSION PER UNIT TYPE

UNIT TYPE	KITCHEN CABINET WITH COUNTER TOP	DIMENSIONS (mm)	REMARKS
Studio Unit	Base Cabinet	D600 x L1500	Maximum 30 kg per Module
	Overhead Cabinet		Maximum 30 kg per Module
Studio End Unit	Base Cabinet	D600 x L1800	Maximum 30 kg per Module
	Overhead Cabinet		Maximum 30 kg per Module
1 Bedroom Unit	Base Cabinet	D600 x L1500	Maximum 30 kg per Module
	Overhead Cabinet		Maximum 30 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

- 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

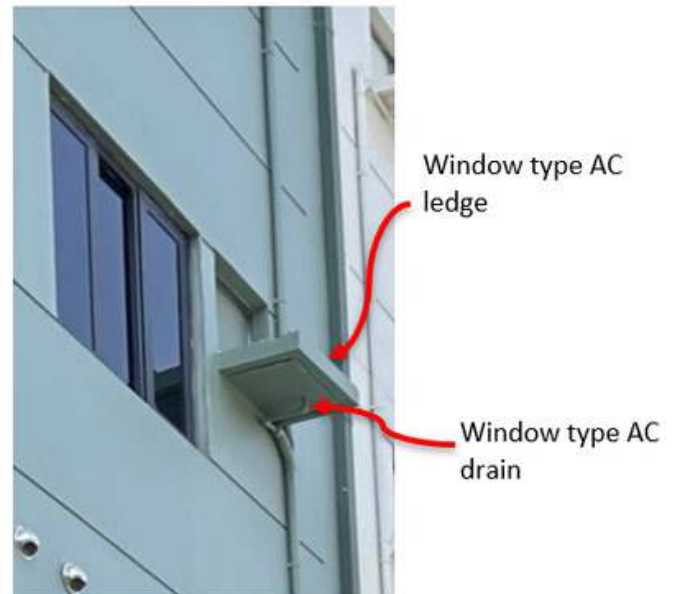
A fire extinguisher will be provided by the Developer upon acceptance of the residential unit. The fire extinguisher shall be maintained and refilled by the unit owner, tenant, and/or resident whenever necessary and shall be made available for inspection.

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 block-out (for Window Type ACU) before installation of air conditioning unit. (See attached reference below)

Residential Unit:



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

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 (a 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 drywall: **Ficem, Gypsum, and EPF**
- Drilling is allowed. Depth is to be limited in concrete cover. Apply structural epoxy as needed. The Max depth allowed is 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 lighting fixture - 5kg to 10kg.