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THE Montane

8TH AVENUE

INFORMATION KIT

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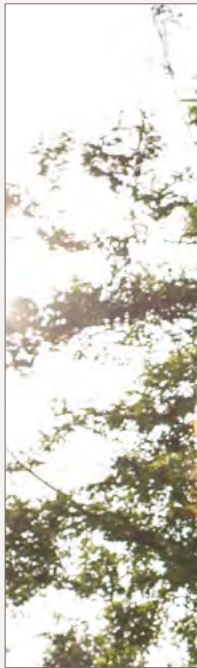
AS OF JULY 2014



Bonifacio Global City, home of passionate minds, has come a long way from being a vast track of land to the thriving, world-class city it is today. Since it was acquired in the early 2000s by a joint venture between Ayala Land, Inc. (ALI) and Evergreen Holdings, Inc. (EHI), it has thrived into a booming business district. It is complete with retail and residential offerings for the most discerning consumers. Planned with world-class amenities, BGC is the location of choice for people in search of premier urban living.

WORLD-CLASS AMENITIES

- *Water and sewage system lines with large water reservoirs*
- *Underground power distribution system*
- *Underground fiber optic cabling that supports telephone, video and data applications*
- *BGC Bus that connects BGC to other CBDs*
- *Property management by Bonifacio Estate Services Corp., providing 24-hour security, emergency response and upkeep of the landscapes and common areas*

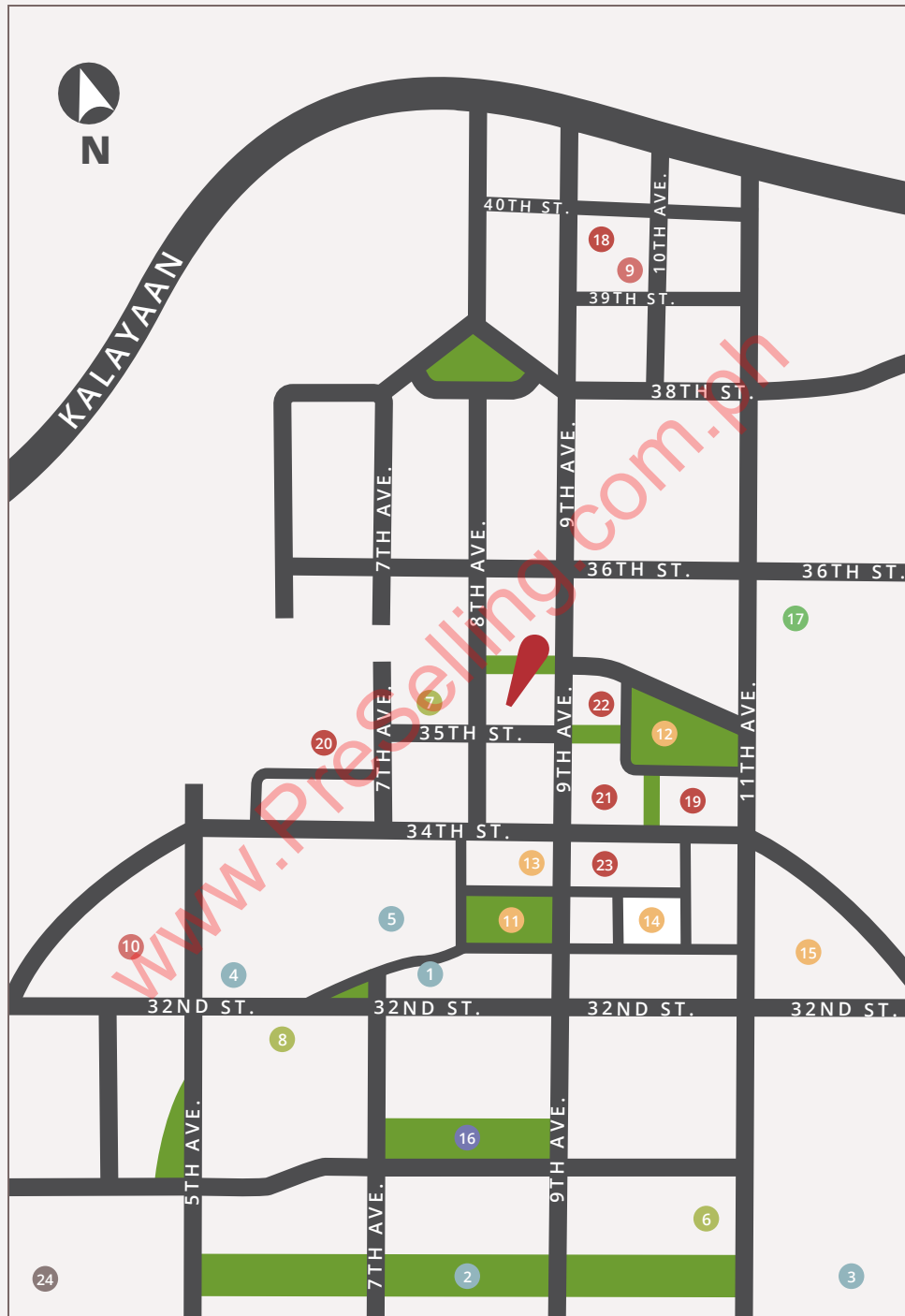




experience life at the active north

With over 30% of Bonifacio Global City dedicated to open spaces, BGC is also ideal for active families and individuals who prioritize balanced lifestyles. The active North side of BGC is the place they can call their home. It is an urban playground where one can stroll on wide sidewalks, run amid thriving greenery, and play in safe and well-planned active spaces.

Soon to rise in the North are a sports complex, an active park, and strips of greenery around residential and office buildings by Avida. Existing active spaces include Turf BGC, a hotspot for football enthusiasts and Kidzania, an educational entertainment center for children ages 4-14. North BGC is a world-class environment made for energetic people who want the most out of life.



introducing THE Montane

The Montane at 8th Avenue is a high rise, top-of-the-line residential project located at the center of the active North side of Bonifacio Global City. At 39 physical levels, it is Avida's tallest tower to date, whose design is inspired by the sleek and sophisticated aesthetic of urban landscapes.

The Montane is strategically located on 8th Avenue which stretches to Kalayaan Ave. It is a short walk away from one of BGC's main thoroughfares, 32nd Street. This street extends to C-5 on the East, and Makati to the Northwest.

Living at The Montane at 8th Avenue, residents can relish the best of BGC, being within walking distance of world-class establishments and all that BGC has to offer.

COMMERCIAL ESTABLISHMENTS

- 1 Crossroads BGC
- 2 Bonifacio High Street
- 3 Serendra
- 4 S&R
- 5 Home Depot

HOTEL DEVELOPMENTS

- 6 Seda Hotel
- 7 Grand Hyatt Hotel
- 8 F1 Hotel

CHURCHES / HOSPITALS

- 9 St. Michael Parish
- 10 St Luke's Global City

ACTIVE ZONES

- 11 Turf BGC
- 12 Active park
- 13 Trapeze PH
- 14 Future Sports Complex
- 15 Kidzania

GREEN SPACES

- 16 Track 30th
a fitness & health-oriented park

SCHOOLS

- 17 British School Manila

AVIDA DEVELOPMENTS

- 18 Avida Towers BGC 9th Ave.
- 19 Avida Towers BGC 34th St.
- 20 Avida Cityflex Towers BGC
- 21 Avida Towers BGC Verte
- 22 One Park Drive
- 23 Future Office Development

ARTS & CULTURE

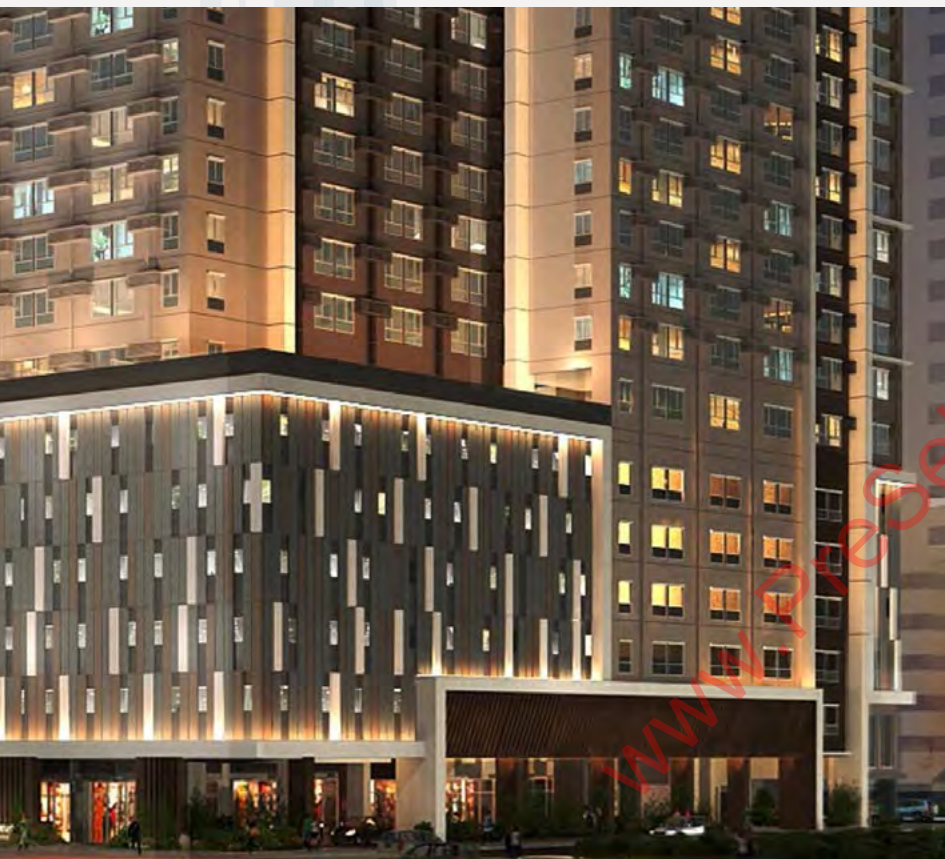
- 24 Mind Museum

An artist's perspective rendering of a tall, modern high-rise building. The building features a mix of brown, grey, and light green facade panels. It has a prominent corner section with a lighter, more uniform facade. The ground floor is a dark, modern base with large glass windows and a patterned facade. The building is set against a plain white background.

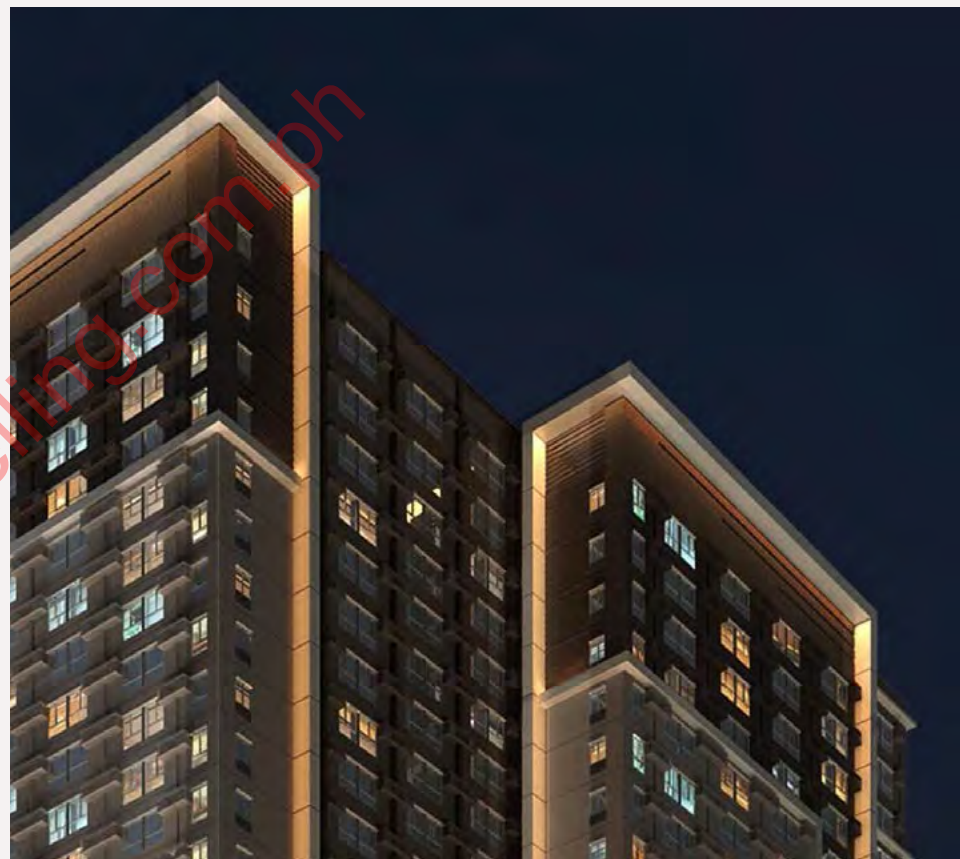
development summary

Project Name	:	The Montane
Location	:	8th Avenue cor. 35th Street, North Bonifacio Triangle, Bonifacio Global City
Owner	:	BGNorth Properties, Inc., a joint venture between Avida Land Corp. and Evergreen Holdings Inc.
Developer	:	Avida Land Corp.
Land Area	:	3,788 sqm
Development Type	:	One tower high-rise residential condominium with ground floor retail spaces

ARTIST'S PERSPECTIVE



Podium



Crown



NORTH TAGUIG



site development plan

general information

Property size	:	3,788 sqm
No. of Residential Floors	:	33
Total No. of Physical Levels	:	39
1st Level	:	Retail, Lobby, Main Entrance
2nd - 6th Levels	:	Residential Podium Parking Floors
7th Level	:	Amenities & Garden Units (1st Residential Floor)
8th - 37th Levels	:	Typical Residential Units
38th - 39th Levels	:	Bi-level Units
Residential Unit Offerings		
1 Bedroom	:	37 sq.m.
2 Bedroom	:	55 / 65 sq.m.
3 Bedroom	:	84 sq.m.
2 Bedroom Bi-level	:	80 sq.m.
3 Bedroom Loft	:	111 sq.m.
4 Bedroom Loft	:	136 sq.m.
Retail Units at Ground Floor	:	7 units
Typical Floor Plate Area	:	1,234 sq.m.
Number of units per floor	:	23 Units
Hallway width	:	1.50 m.
Elevator lobby width	:	2.50 m.
Maximum Capacity of Elevator	:	18 persons (1350 kg)
Number of elevators	:	4 High speed Elevators (including Service Elevator)
Parking Spaces		
Residential	:	466 slots
Retail	:	14 slots



building features

Water Reservoir with Separate Fire Reserve
Telephone, Cable, and Internet Ready
Centralized Garbage Disposal System
Mailbox per unit
Bicycle Racks, Motorcycle Parking
One Slot for Car Wash
Appurtenant Parking for 3BR lofts & 4BR loft units

sustainability features

Dual-Flush Toilets
Maximized Natural Lighting
Maximized Ventilation
CFL (Compact Fluorescent Lamp)

safety & security features

Fully addressable Alarm and Sprinkler System
2 Fire Exits per Floor
Emergency Power
CCTV in Critical Areas
24 / 7 Lobby and Roving Guard
Peephole & Double-lock feature on Main Residential Door



ARTIST'S PERSPECTIVE



amenities

Choose to live but a few steps away from the amenities at The Montane at 8th Avenue. The units at the amenity level offer prime views for those in search of greener surroundings.

- Adult / Lap Pool • Children's Pool & Play Area
- Indoor Gym • Function Room • Clubhouse
- Landscaped Gardens located at North, South & Central areas

ARTIST'S PERSPECTIVE



ARTIST'S PERSPECTIVE

NORTH TAGUIG



8TH AVE.

9TH AVE.



35TH ST.

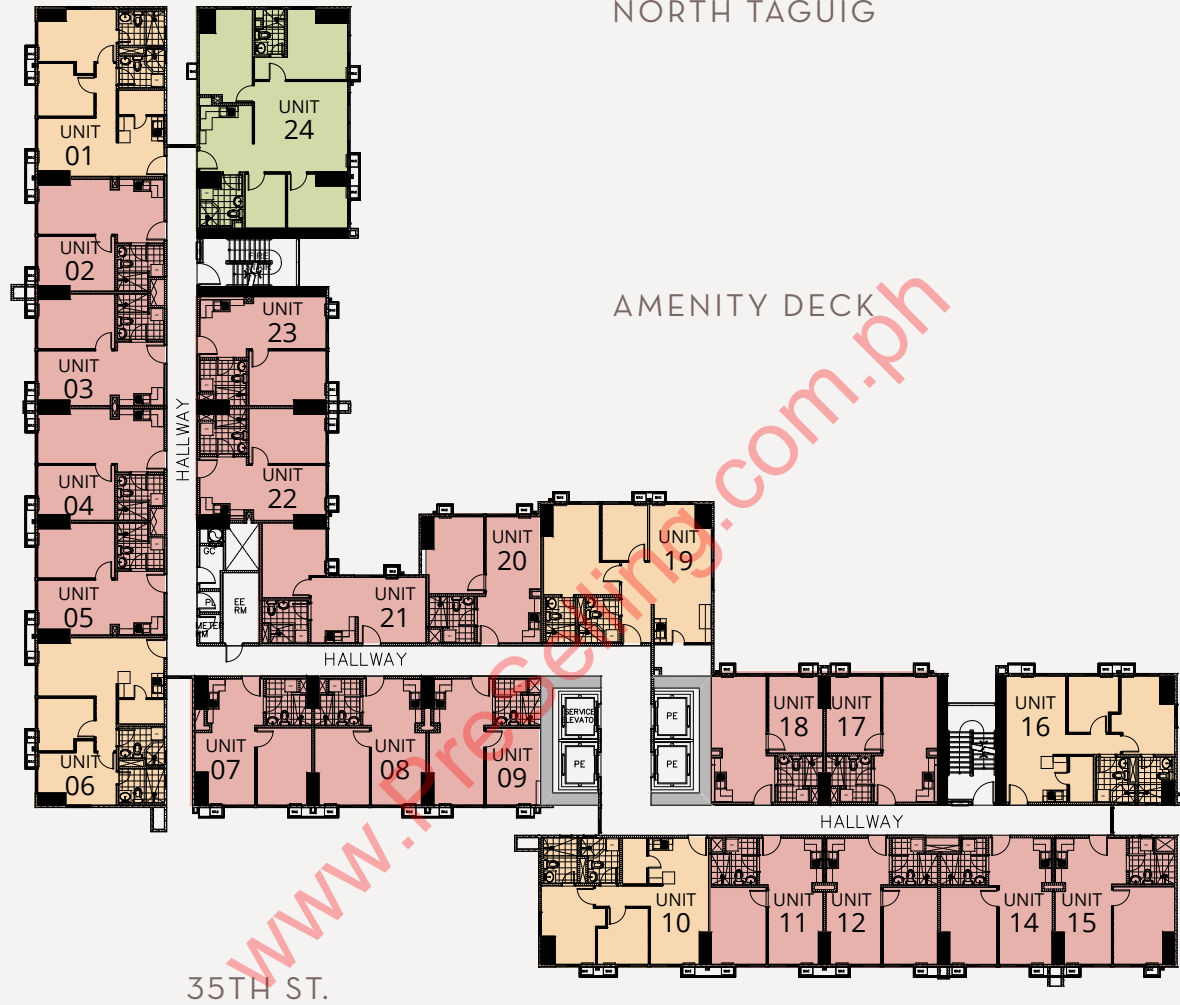
amenity level floor plan



8TH AVE.

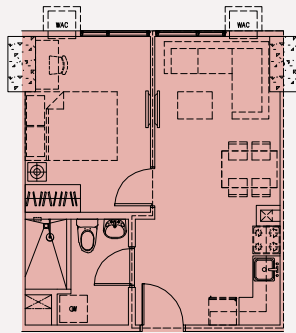
NORTH TAGUIG

AMENITY DECK



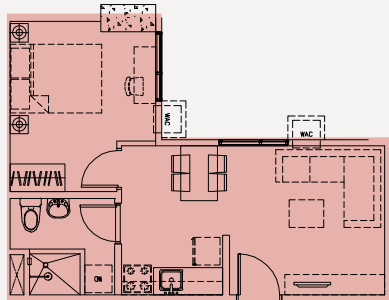
typical floor plan
2nd - 32nd residential levels

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



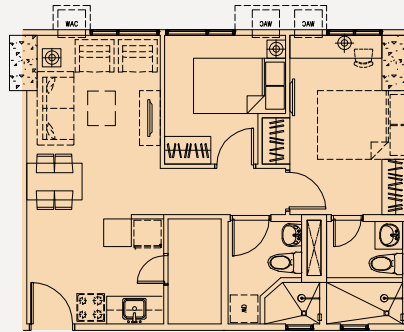
one bedroom A

Common Area (Living, Dining, Kitchen)	: 19.55 sq.m.
Master Bedroom	: 11.47 sq.m.
Common T&B	: 5.31 sq.m.
TOTAL	: 37 sq.m.



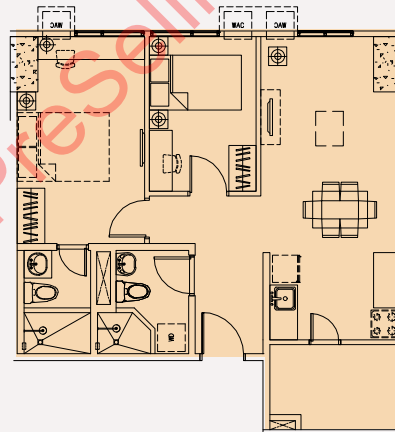
one bedroom B

Common Area (Living, Dining, Kitchen)	: 20.17 sq.m.
Master Bedroom	: 11.94 sq.m.
Common T&B	: 5.45 sq.m.
TOTAL	: 37 sq.m.



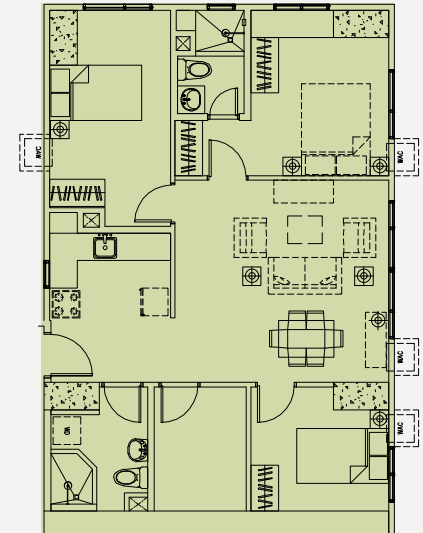
two bedroom A

Common Area (Living, Dining, Kitchen)	: 22.91 sq.m.
Master Bedroom	: 11.47 sq.m.
Bedroom 1	: 12.03 sq.m.
Master T&B	: 4.90 sq.m.
Common T&B	: 5.31 sq.m.
Utility Room	: 3.15 sq.m.
TOTAL	: 55 sq.m.



two bedroom B

Common Area (Living, Dining, Kitchen)	: 26.98 sq.m.
Master Bedroom	: 15.35 sq.m.
Bedroom 1	: 8.00 sq.m.
Master T&B	: 4.20 sq.m.
Common T&B	: 5.10 sq.m.
Utility Room	: 6.00 sq.m.
TOTAL	: 65 sq.m.



three bedroom

Common Area (Living, Dining, Kitchen)	: 31.12 sq.m.
Master Bedroom	: 14.23 sq.m.
Bedroom 1	: 8.96 sq.m.
Bedroom 2	: 13.71 sq.m.
Master T&B	: 3.92 sq.m.
Common T&B	: 6.35 sq.m.
Utility Room	: 6.00 sq.m.
TOTAL	: 84.44 sq.m.



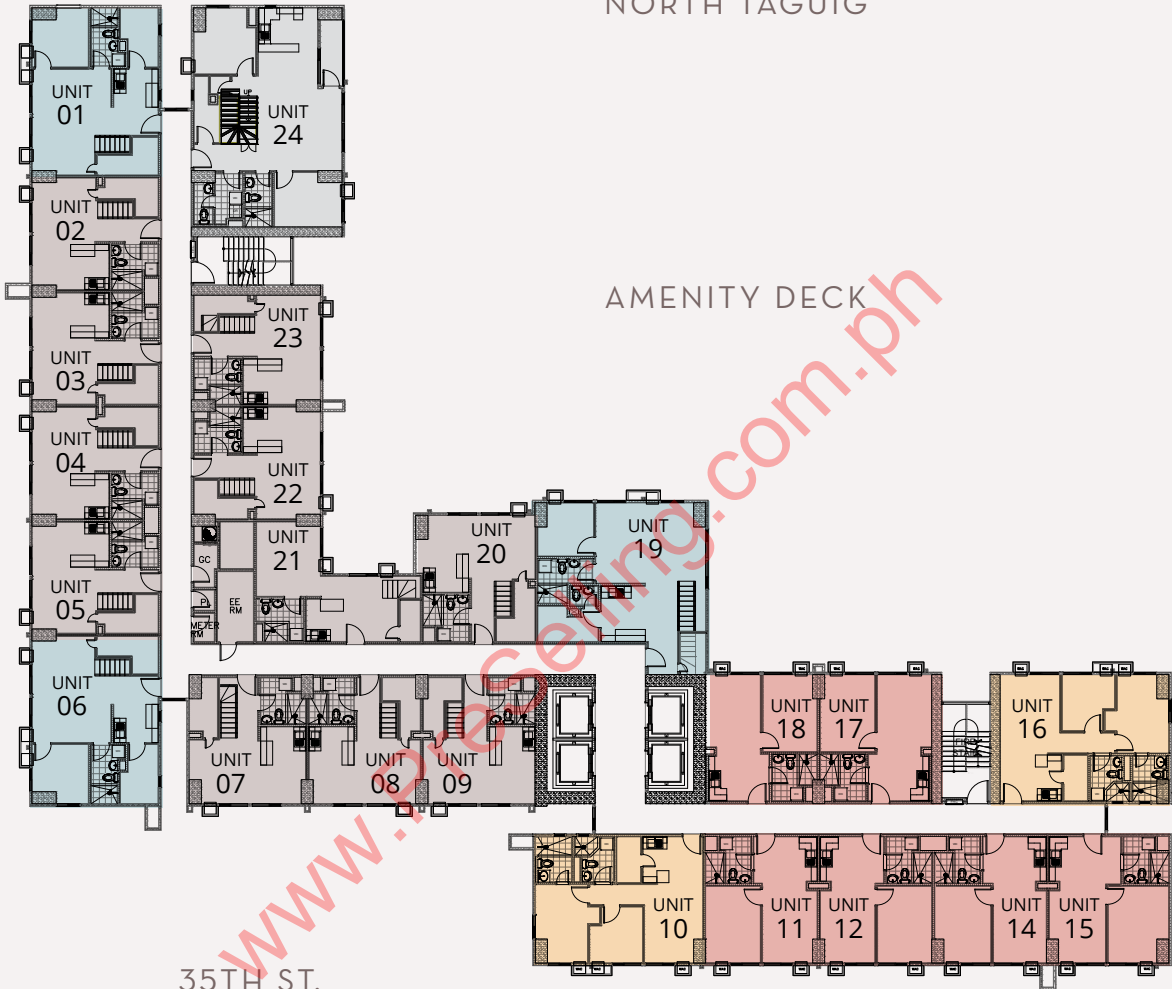
8TH AVE.

NORTH TAGUIG

AMENITY DECK

9TH AVE.

35TH ST.



bi-level floor plan

33rd residential level

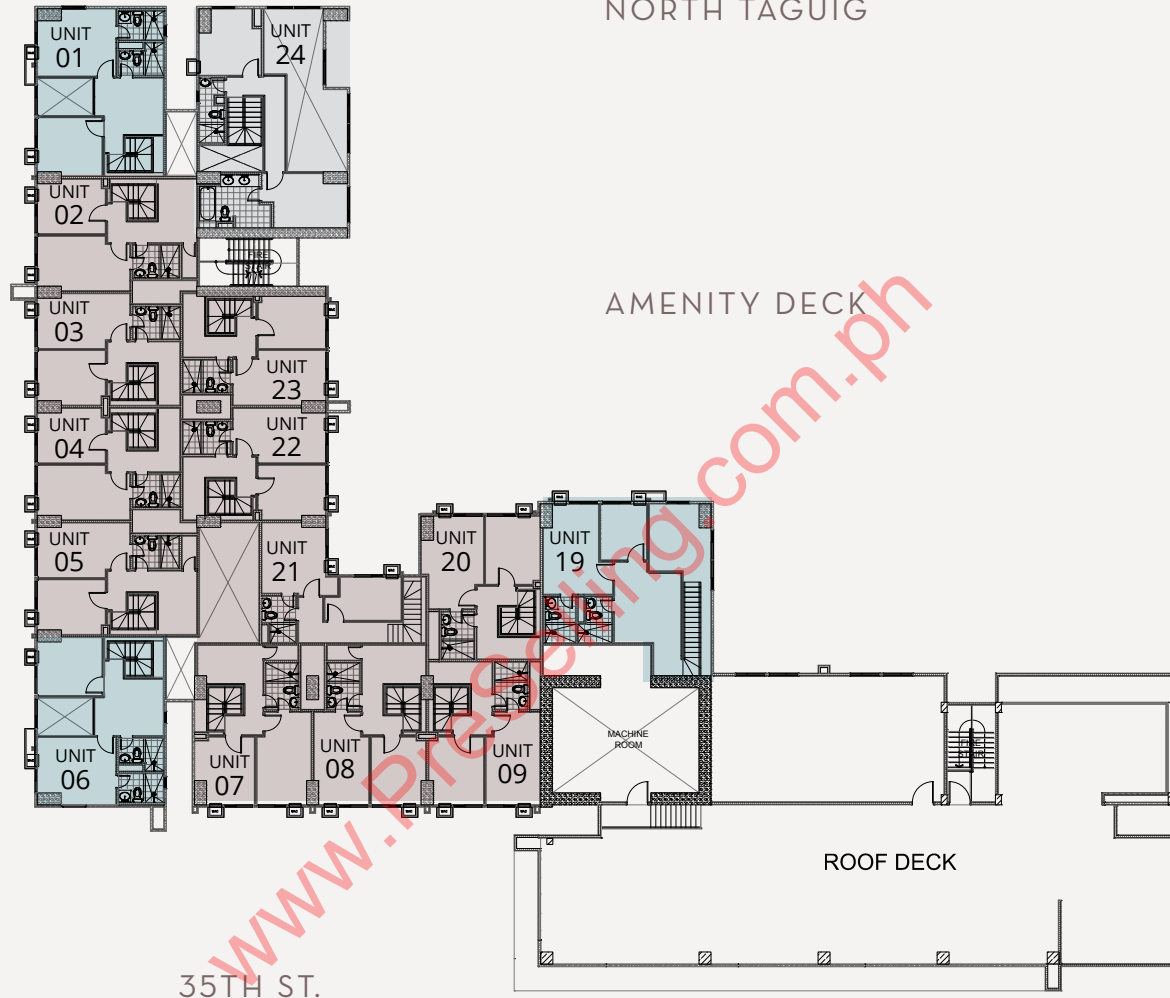
- | | |
|--|---|
| ● 1 Bedroom | ● 2 Bedroom Bi-level |
| ● 2 Bedroom | ● 3 Bedroom Loft |
| | ● 4 Bedroom Loft |



8TH AVE.

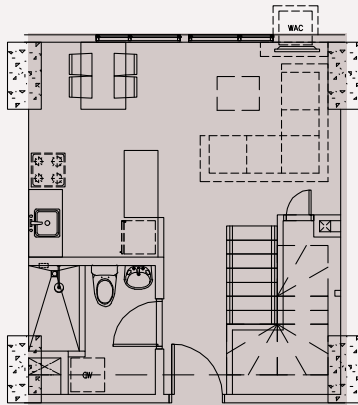
NORTH TAGUIG

AMENITY DECK

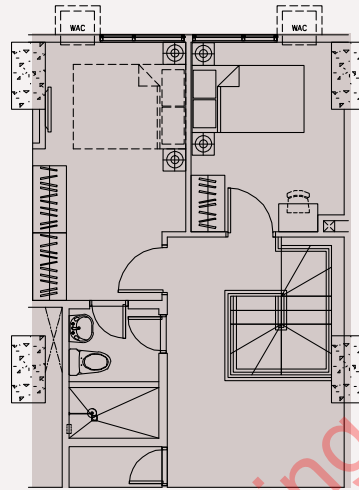


bi-level floor plan
34th residential level

- 2 Bedroom Bi-level
- 3 Bedroom Loft
- 4 Bedroom Loft



1ST LEVEL



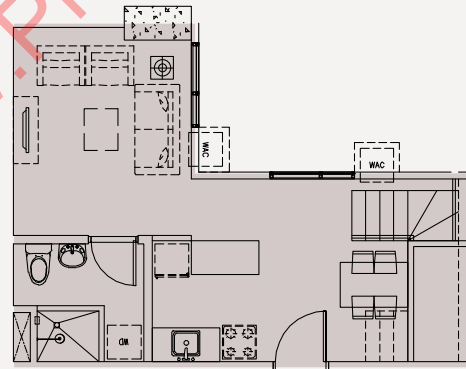
2ND LEVEL

two bedroom bi-level a

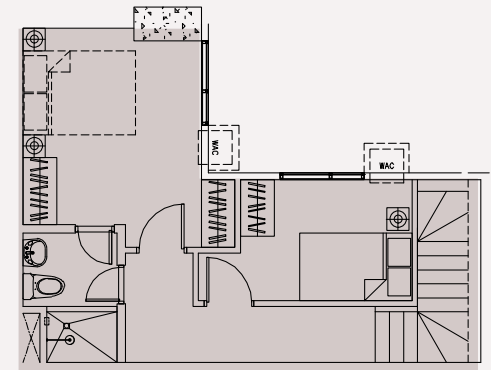
Common Area	:	27.72 sq.m.
(Living, Dining, Kitchen)		
Common Area	:	10.80 sq.m.
(Loft)		
Master Bedroom	:	13.15 sq.m.
Bedroom 1	:	10.11 sq.m.
Master T&B	:	4.25 sq.m.
Common T&B	:	5.88 sq.m.
Storage	:	4.82 sq.m.
TOTAL	:	81.11 sq.m.

two bedroom bi-level b

Common Area	:	29.50 sq.m.
(Living, Dining, Kitchen)		
Common Area	:	6.35 sq.m.
(Loft)		
Master Bedroom	:	13.62 sq.m.
Bedroom 1	:	8.03 sq.m.
Master T&B	:	4.38 sq.m.
Common T&B	:	5.56 sq.m.
Storage	:	2.50 sq.m.
TOTAL	:	74 sq.m.



1ST LEVEL

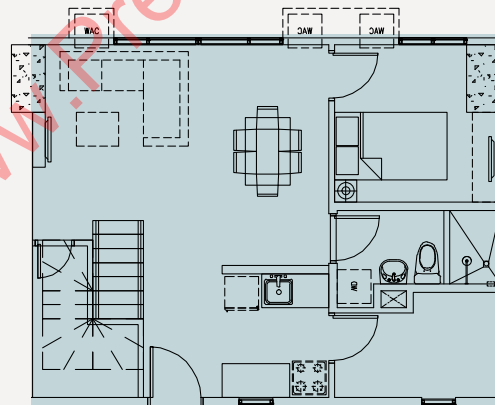


2ND LEVEL

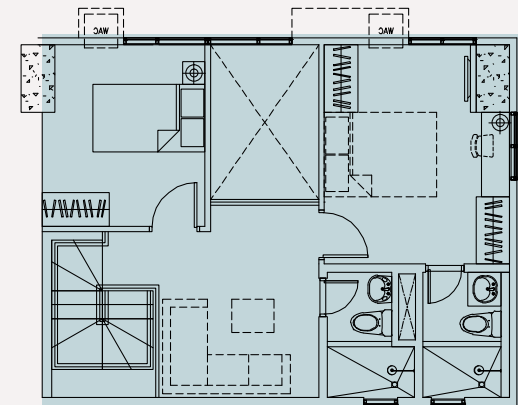


three bedroom loft

Common Area	:	30.77 sq.m.
(Living, Dining, Kitchen)		
Common Area	:	11.56 sq.m.
(Loft)		
Master Bedroom	:	14.24 sq.m.
Bedroom 1	:	9.37 sq.m.
Bedroom 2	:	10.28 sq.m.
Master T&B	:	4.90 sq.m.
Common T&B	:	5.03 sq.m.
Utility Room	:	6 sq.m.
Storage	:	4.39 sq.m.
TOTAL	:	103 sq.m.



1ST LEVEL



2ND LEVEL

standard unit finishes & fixtures

FLOORING

- Living / Dining
 - 600mm x 600mm Homogenous Granite Tiles
- Kitchen
 - 600mm x 600mm Homogenous Granite Tiles
- Common Area (Upper Loft)
 - 192mm x 1265mm x 8mm thk. Laminated Wood Flooring
- Bedrooms
 - 192mm x 1265mm x 8mm thk. Homogenous Granite Tiles
- Bedrooms (Upper Loft)
 - 192mm x 1265mm x 8mm thk. Laminated Wood Flooring
- Toilet & Bath
 - 300mm x 300mm Homogenous Granite Tiles
- Master Toilet & Bath
 - 300mm x 300mm Homogenous Granite Tiles
- Utility Room
 - 300mm x 300mm Ceramic Tiles
- Balcony
 - 300mm x 300mm Ceramic Tiles
- Walk-in Closet (4BR Suite Only)
 - 300mm x 300mm Homogenous Granite Tiles

WALL

- Living / Dining
 - Concrete Painted Finish
- Kitchen
 - Concrete Painted Finish
- Common Area (Upper Loft)
 - Concrete Painted Finish
- Bedrooms
 - Concrete Painted Finish
- Bedrooms (Upper Loft)
 - Concrete Painted Finish
- Toilet & Bath
 - 300mm x 300mm Homogenous Granite Tiles
- Master Toilet & Bath
 - 300mm x 300mm Homogenous Granite Tiles
- Utility Room
 - Concrete Painted Finish
- Balcony
 - Concrete Painted Finish
- Walk-in Closet (4BR Suite Only)
 - Concrete Painted Finish

CEILING

- Living / Dining
 - Concrete Painted Finish
- Kitchen
 - Concrete Painted Finish
- Common Area (Upper Loft)
 - Concrete Painted Finish
- Bedrooms
 - Concrete Painted Finish
- Bedrooms (Upper Loft)
 - Concrete Painted Finish
- Toilet & Bath
 - Gypsum Painted Finish
- Master Toilet & Bath
 - Gypsum Painted Finish
- Utility Room
 - Concrete Painted Finish
- Balcony
 - Concrete Painted Finish
- Walk-in Closet (4BR Suite Only)
 - Concrete Painted Finish

KITCHEN

- Granite Counter top
- Undercounter & Overhead Cabinets with High Pressure Laminate on MDF boards

TOILET & BATH

- Complete set of bathroom fixtures Including rain shower
-

unit features & provisions

UNIT	1BR	2BR	3BR
<i>Smoke Detector</i>	Living / Dining, Bedroom	Living / Dining, Master Bedroom, Bedrooms	Living / Dining, Master Bedroom, Bedrooms
<i>Heat Detector</i>	Kitchen	Kitchen	Kitchen
<i>Telephone Lines</i>	Yes	Yes	Yes
<i>CATV Outlet</i>	Yes	Yes	Yes
<i>Provision for Water Heater</i>	T&B	Common T&B, Master T&B	Common T&B, Master T&B
<i>Exhaust Fan</i>	T&B	Common T&B, Master T&B	Common T&B, Master T&B
<i>Provision for Window-Type AC</i>	Living / Dining, Bedroom	Living / Dining, Master Bedroom, Bedrooms	Living / Dining, Master Bedroom, Bedrooms
<i>Provision for Washer / Dryer Area</i>	Yes	Yes	Yes
<i>Backup Power</i>	Yes	Yes	Yes

frequently asked questions

WHO IS THE OWNER OF THE DEVELOPMENT?

The owner of the development is BG North Properties - a joint venture between Avida Land Corp. and Evergreen Holdings, Inc. (EHI)

WHAT ROLE DOES AVIDA LAND CORPORATION HAVE?

Avida Land Corp. is responsible for the management of the project. This spans conceptualization, marketing, operations and customer service management.

TO WHOM SHOULD BE THE PAYMENTS BE ISSUED?

Payments are to be issued to BG North Properties, Inc. Buyer contracts are likewise between the buyer and BG North Properties.

HOW BIG IS THE RETAIL AREA AT THE GROUND FLOOR?

The retail area of The Montane at 8th Ave. is approximately 480 sqm.

HOW WOULD YOU COMPARE THE PROJECT VIS-A-VIS COMPETING DEVELOPMENTS IN BGC?

- The Montane at 8th Ave. is a one-tower building, offering a less dense environment and better privacy.
- It has upgraded unit specifications and unit layouts, and larger 3BR units.
- Special units such as 3BR and a 4BR Loft are available.
- Suitable maid's room for 65 sq.m. 2 BR units are available.

WHY DO YOU THINK THE PROJECT SITE IS A GOOD LOCATION FOR THE DEVELOPMENT?

- BGC is a rapidly growing (CBD) Central Business District.
- BGC has only reached 30% of its intended developments as of 2012. There is much left to be expected in terms of development and property appreciation.
- The Northern part of BGC is a particularly ideal residential area given its proximity to International Schools, St. Luke's Bonifacio Global City, active, cultural and open spaces, as well as South BGC.
- The project is also centrally located in North BGC, along 8th Ave. and across Grand Hyatt.

HOW FAR IS THE PROJECT FROM MAJOR ROADS & TRANSPORTATION HUBS?

The project is approximately:

- 1.2 km from C-5
- 1.8 km from EDSA
- 2.2 km from Makati CBD
- 5.5 km from Ortigas CBD
- 8.2 km from the Ninoy Aquino International Airport (NAIA) Terminal 3
- 11 km from NAIA Terminal 1

WHAT ARE PREVENTIVE MEASURES TO MAKE THE DEVELOPMENT FLOOD-FREE AND EARTHQUAKE-PROOF?

The Montane at 8th Ave. is approximately 1.1 km from the West Valley Fault Line. To ensure safety, earthquake hazard assesment, structural analysis, peer review and code compliance with National Structural Code of the Philippines (NSCP) are diligently considered. In addition to these, the professional services of a reputable consultant were engaged to undertake the structural design of the building in accordance with the uniform building code, which takes into consideration the effects of gravity, wind and earthquake in the structural analysis and design of buildings.

To prevent flooding, the BGC area also has an underground water detention facility which can hold up to 22 million litres of water. The property is further elevated 1-2 metres from the road.



consultants

ARCHITECTURE

Visionary Architecture

STRUCTURAL

SyA2+Associates Structural Engineers

MECHANICAL

RD AGuilos Engineering Consultants

ELECTRICAL

Iraido Technology Leader

PLUMBING & SANITARY

CL Madriaga Engineers

FIRE PROTECTION

RD AGuilos Engineering Consultants

LANDSCAPE

SGS Designs

PROJECT MANAGEMENT & GENERAL CONTRACTOR

Makati Development Corp.

PROPERTY MANAGEMENT

Ayala Property Management Corp.

Avida

an AyalaLand company

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Version 1.0 as of July 2014

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