



Spring

RESIDENCES

BICUTAN, PARAÑAQUE CITY

Technical Briefing – February 2016

FOR TRAINING PURPOSES ONLY

TLS # ENCRFO-16-01-006



DEVELOPMENT
CORPORATION

About SMDC

Every single day, SM touches the lives of people through its stores, malls, banks, hotels and leisure facilities. And now, Filipinos can live in style, comfort and convenience at SM Development Corporation.

SMDC commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its residents a truly cosmopolitan lifestyle.

SMDC properties are strategically situated in key areas across Metro Manila specifically the cities of Makati, Mandaluyong, Manila, Paranaque, Pasay, Pasig, Quezon City, and Taguig.



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Positioning Statement



BICUTAN, PARAÑAQUE CITY

is a residential development that offers Modern Luxurious Suburban Living and easy access to key areas in the metro to individuals who desire to have their own space while staying close to their families.



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LOCATION



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Spring at your doorstep

Located right beside SM City Bicutan, everything is within reach – from a number of shopping and dining selections, to other points of interest in the thriving districts of Makati and BGC.



Vicinity Profile



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Convenience

- A 1.03 has. development located in Bgy. Sun Valley, West Service road, Paranaque City
- A stone's throw away from SM City Bicutan



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Accessibility



- One exit away from the major CBDs (Makati, Taguig and Ortigas)
- Near transport hubs, terminals and airports
- Accessible via West service road, Skyway and Dona Soledad avenue

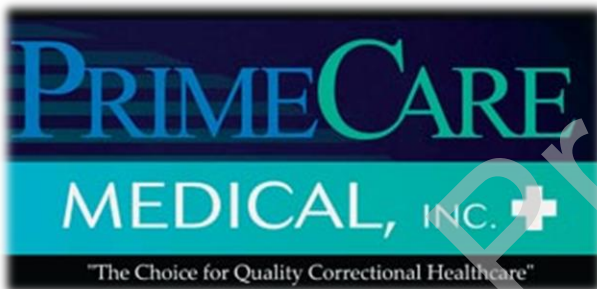
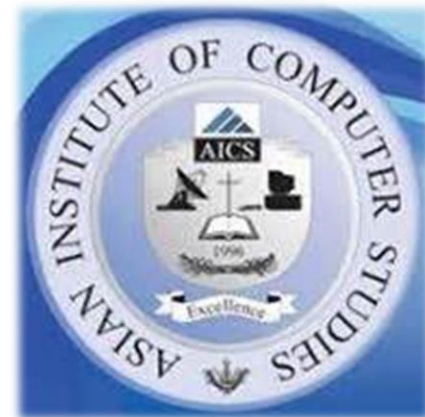


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Neighbors

- Learning Institutions
 - German European School Manila
 - Immaculate Heart of Mary
 - Asian Institute of Computer Studies
 - Golden Achievers Academy
- Hospitals
 - Paranaque Doctors' Hospital
 - PrimeCare Medical



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FAÇADE



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Building Façade

- 4-tower development divided into 2 phases:
 - Phase 1 – Towers 1&2 plus 2-level podium
 - Phase 2 – Towers 3&4



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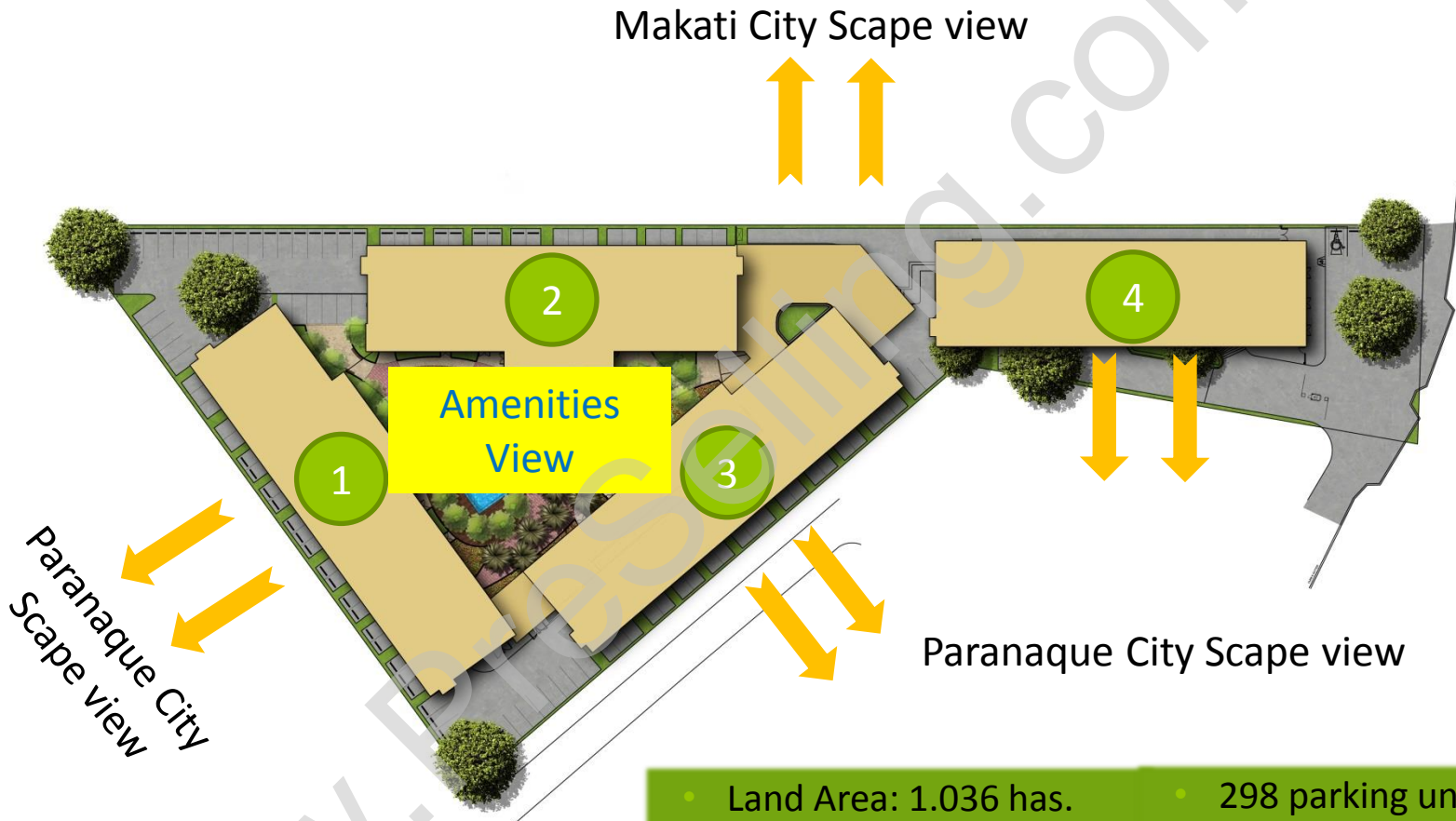
SITE DEVELOPMENT PLAN & BUILDING ELEVATION



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Site Development Plan



- Land Area: 1.036 has.
- Residential Units: 1,655
 - Tower 1 – 434
 - Tower 2 – 396
 - Tower 3 – 434
 - Tower 4 – 391
- 298 parking units for sale
- 310 total parking slots



Building Elevation



Tower 1-3

DECK	
16TH FLOOR	12
15TH FLOOR	11
12TH FLOOR	10
11TH FLOOR	9
10TH FLOOR	8
9TH FLOOR	7
8TH FLOOR	6
7TH FLOOR	5
6TH FLOOR	4
5TH FLOOR	3
3RD FLOOR	2
2ND FLOOR	1
UPPER GROUND FLOOR	UG
LOWER GROUND FLOOR	LG

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Tower 4

DECK	
16TH FLOOR	12
15TH FLOOR	11
12TH FLOOR	10
11TH FLOOR	9
10TH FLOOR	8
9TH FLOOR	7
8TH FLOOR	6
7TH FLOOR	5
6TH FLOOR	4
5TH FLOOR	3
3RD FLOOR	2
2ND FLOOR	1
UPPER GROUND FLOOR	UG

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AMENITIES, INTERIOR DESIGN & LOBBIES



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Amenities



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Amenities & Landscape Design



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Amenities & Landscape Design



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Amenities & Landscape Design



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Inspiration for Lobbies



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Inspiration for Lobbies



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RESIDENTIAL UNITS



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Unit Types & Lay Outs



Family Suite A
w/ Balcony
(28.01 to 30.46 sqms.)



Family Suite B
w/ Balcony
(27.76 to 33.39 sqms.)



One Bedroom
w/ Balcony
(26.68 sqms.)



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Family Suite A with Balcony



TOTAL	28.45	306.21
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TYPE A
FAMILY SUITE A
SCALE: NOT TO SCALE



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Family Suite A with Balcony



TOTAL	28.01	301.45
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TYPE A
FAMILY SUITE A
SCALE: NOT TO SCALE



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Family Suite A with Balcony



TOTAL	28.01	301.45
-------	-------	--------

TYPE B
FAMILY SUITE A
SCALE: NOT TO SCALE



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Family Suite A with Balcony



TOTAL	28.45	306.21
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TYPE C
FAMILY SUITE A
SCALE: NOT TO SCALE



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Family Suite A with Balcony



TOTAL	28.01	301.45
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TYPE C
FAMILY SUITE A
SCALE: NOT TO SCALE



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Family Suite A with Balcony (end unit)



TOTAL	30.46	327.82
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TYPE C
1 FAMILY SUITE A END UNIT
SCALE: NOT TO SCALE



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Family Suite B with Balcony



TOTAL	27.80	299.20
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Family Suite B with Balcony



TOTAL	27.76	298.80
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TYPE E
FAMILY SUITE B
SCALE: NOT TO SCALE



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Family Suite B with Balcony (end unit)



TOTAL	28.64	308.26
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TYPE E
1 FAMILY SUITE B END UNIT
SCALE: NOT TO SCALE



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Family Suite B with Balcony (end unit)



TOTAL	33.39	359.41
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TYPE E
1 FAMILY SUITE B END UNIT
SCALE: NOT TO SCALE



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Family Suite B with Balcony



TOTAL	27.76	298.80
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TYPE F
1 FAMILY SUITE B
SCALE: NOT TO SCALE



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Family Suite B with Balcony



TOTAL	28.20	303.54
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TYPE F
FAMILY SUITE B
SCALE: NOT TO SCALE



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1-Bedroom with Balcony



TOTAL	26.68	287.15
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TYPE G
1 - BEDROOM W/ BALCONY
SCALE: NOT TO SCALE



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Sample Combination Lay-Out



TYPE B & TYPE E - COMBINATION
FAMILY SUITE A & B W/ BALCONY

SCALE:

NOT TO SCALE



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Suggested IDs for Units



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TOWER 1 FLOOR PLANS



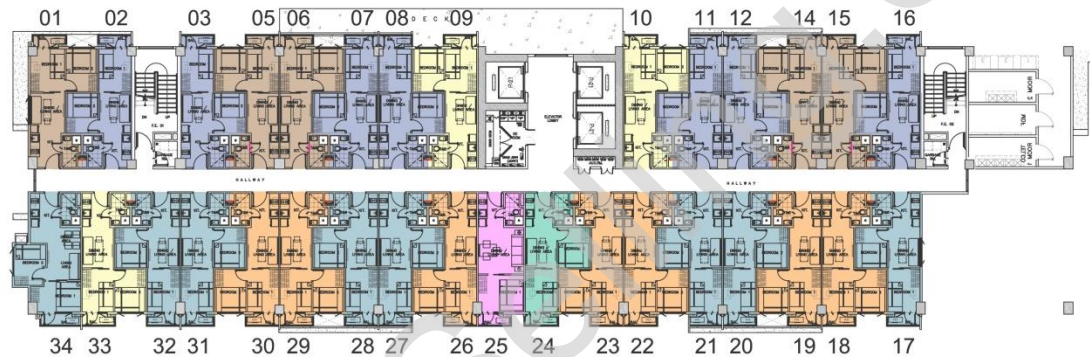
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Tower 1 – 2nd Floor Plan



AMENITY VIEW



PARAÑAQUE CITY SCAPE VIEW

LEGENDS:

FAMILY SUITE

- TYPE A - FAMILY SUITE A (WITHOUT COLUMN)
- TYPE B - FAMILY SUITE A (SINGLE COLUMN)
- TYPE C - FAMILY SUITE A (DOUBLE COLUMN)
- TYPE D - FAMILY SUITE B (WITHOUT COLUMN)
- TYPE E - FAMILY SUITE B (SINGLE COLUMN)
- TYPE F - FAMILY SUITE B (DOUBLE COLUMN)

1 BEDROOM UNIT WITH BALCONY

- TYPE G - 1 BEDROOM UNIT WITH BALCONY (SINGLE COLUMN)

TOWER 1

2ND FLOOR PLAN

SCALE

NOT TO SCALE

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*DISCLAIMER: FURNITURE AND APPLIANCES ARE NOT INCLUDED

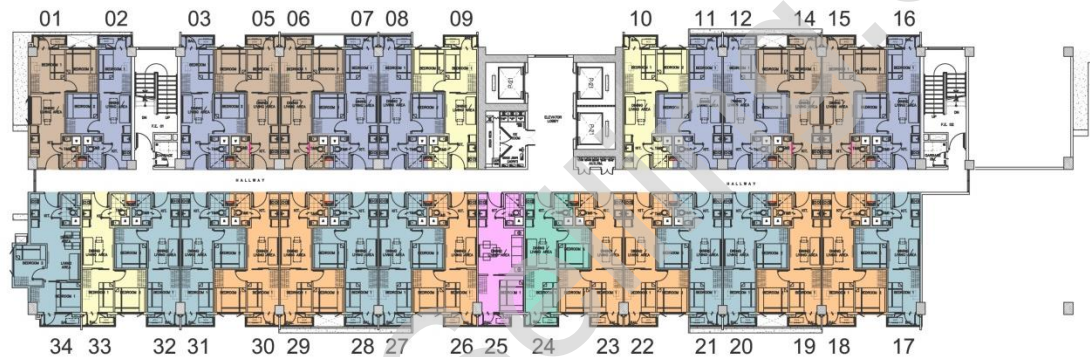
KEYPLAN:



Tower 1 – 3rd Floor Plan



AMENITY VIEW



PARAÑAQUE CITY SCAPE VIEW

LEGENDS:

FAMILY SUITE

- TYPE A - FAMILY SUITE A (WITHOUT COLUMN)
- TYPE B - FAMILY SUITE A (SINGLE COLUMN)
- TYPE C - FAMILY SUITE A (DOUBLE COLUMN)
- TYPE D - FAMILY SUITE B (WITHOUT COLUMN)
- TYPE E - FAMILY SUITE B (SINGLE COLUMN)
- TYPE F - FAMILY SUITE B (DOUBLE COLUMN)

1 BEDROOM UNIT WITH BALCONY

- TYPE G - 1 BEDROOM UNIT WITH BALCONY (SINGLE COLUMN)

TOWER 1

THIRD FLOOR PLAN

SCALE

NOT TO SCALE

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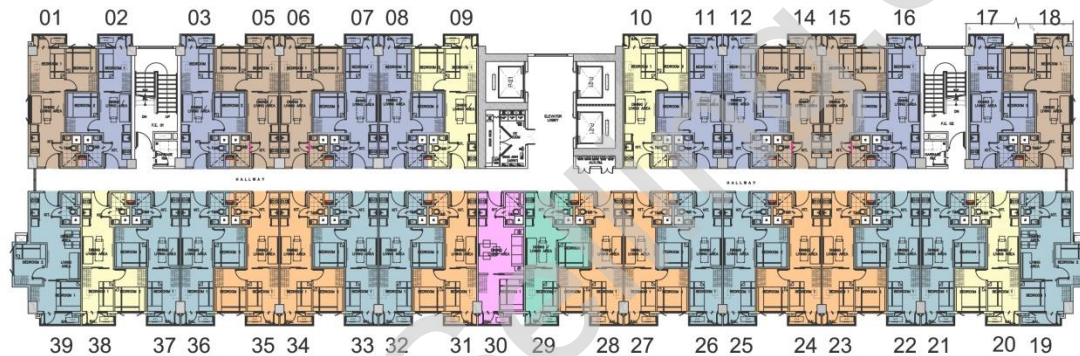
KEYPLAN:



Tower 1 – 5th Floor Plan



AMENITY VIEW



PARAÑAQUE CITY SCAPE VIEW

LEGENDS:

FAMILY SUITE

- TYPE A - FAMILY SUITE A (WITHOUT COLUMN)
- TYPE B - FAMILY SUITE A (SINGLE COLUMN)
- TYPE C - FAMILY SUITE A (DOUBLE COLUMN)
- TYPE D - FAMILY SUITE B (WITHOUT COLUMN)
- TYPE E - FAMILY SUITE B (SINGLE COLUMN)
- TYPE F - FAMILY SUITE B (DOUBLE COLUMN)

1 BEDROOM UNIT WITH BALCONY

- TYPE G - 1 BEDROOM UNIT WITH BALCONY (SINGLE COLUMN)

TOWER 1

FIFTH FLOOR PLAN

SCALE NOT TO SCALE

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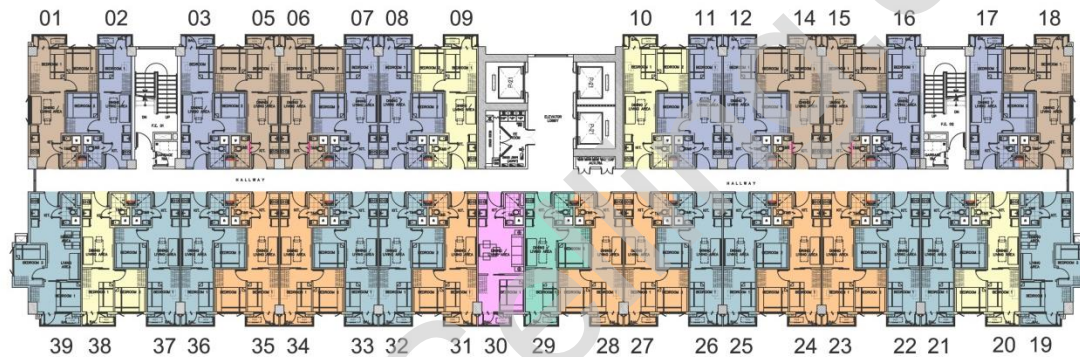
KEYPLAN:



Tower 1 – 6th-16th Floor Plan



AMENITY VIEW



PARAÑAQUE CITY SCAPE VIEW

LEGENDS:

FAMILY SUITE

- TYPE A - FAMILY SUITE A (WITHOUT COLUMN)
- TYPE B - FAMILY SUITE A (SINGLE COLUMN)
- TYPE C - FAMILY SUITE A (DOUBLE COLUMN)
- TYPE D - FAMILY SUITE B (WITHOUT COLUMN)
- TYPE E - FAMILY SUITE B (SINGLE COLUMN)
- TYPE F - FAMILY SUITE B (DOUBLE COLUMN)

1 BEDROOM UNIT WITH BALCONY

- TYPE G - 1 BEDROOM UNIT WITH BALCONY (SINGLE COLUMN)

TOWER 1

6TH - 16TH TYPICAL FLOOR PLAN

SCALE

NOT TO SCALE

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KEYPLAN:



TARGET MARKET & COMPETITIVE LANDSCAPE



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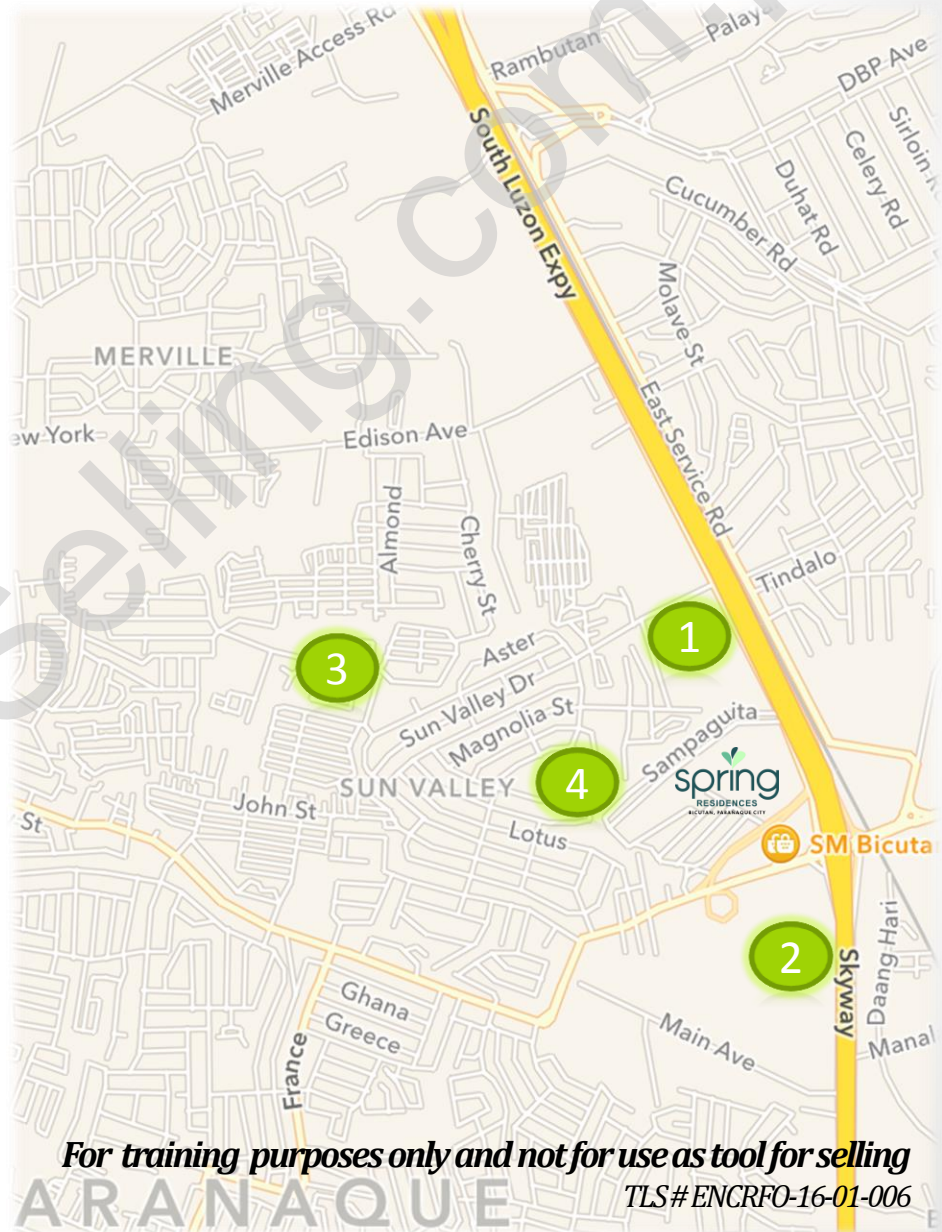
Target Market

- ***Empowered Singles, Early to full nesters***
 - Residents of nearby villages and communities in Bicutan who are currently renting or living with their parents and dream of having their own home.
 - Family members yearning from partial independence but still close to home.
 - Young Urban Professionals, Budget-conscious individuals
- ***Investors***



Competitive Landscape

1	Amaia Steps Bicutan	Amaia Land
2	Azure Urban Resort Residences	Century Properties
3	Lion's Park Residences	CDC Holdings
4	Sienna Park Residences	DMCI

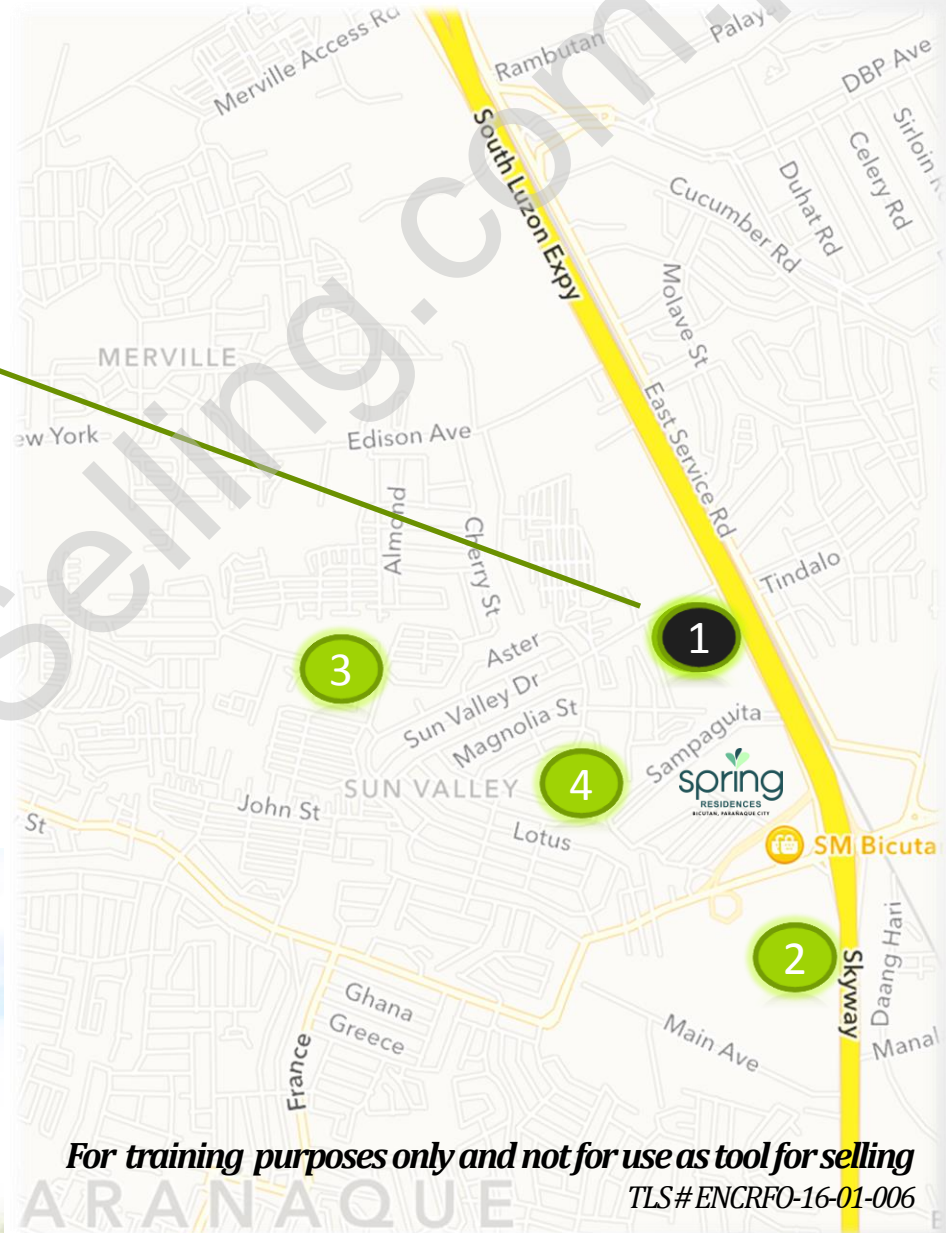


Competitive Landscape

1	Amaia Steps Bicutan	Amaia Land
2	Azure Urban Resort Residences	Century Properties
3	Lion's Park Residences	CDC Holdings
4	Sienna Park Residences	DMCI

AMAIA STEPS BICUTAN

- Launch Date: Jan 2013 (1st 2 of 6)
- 2 towers / 8 storeys
- Ave. Unit Price/sqm: Php63,165
- Unit sizes: 23. 3 to 43.9 sqms



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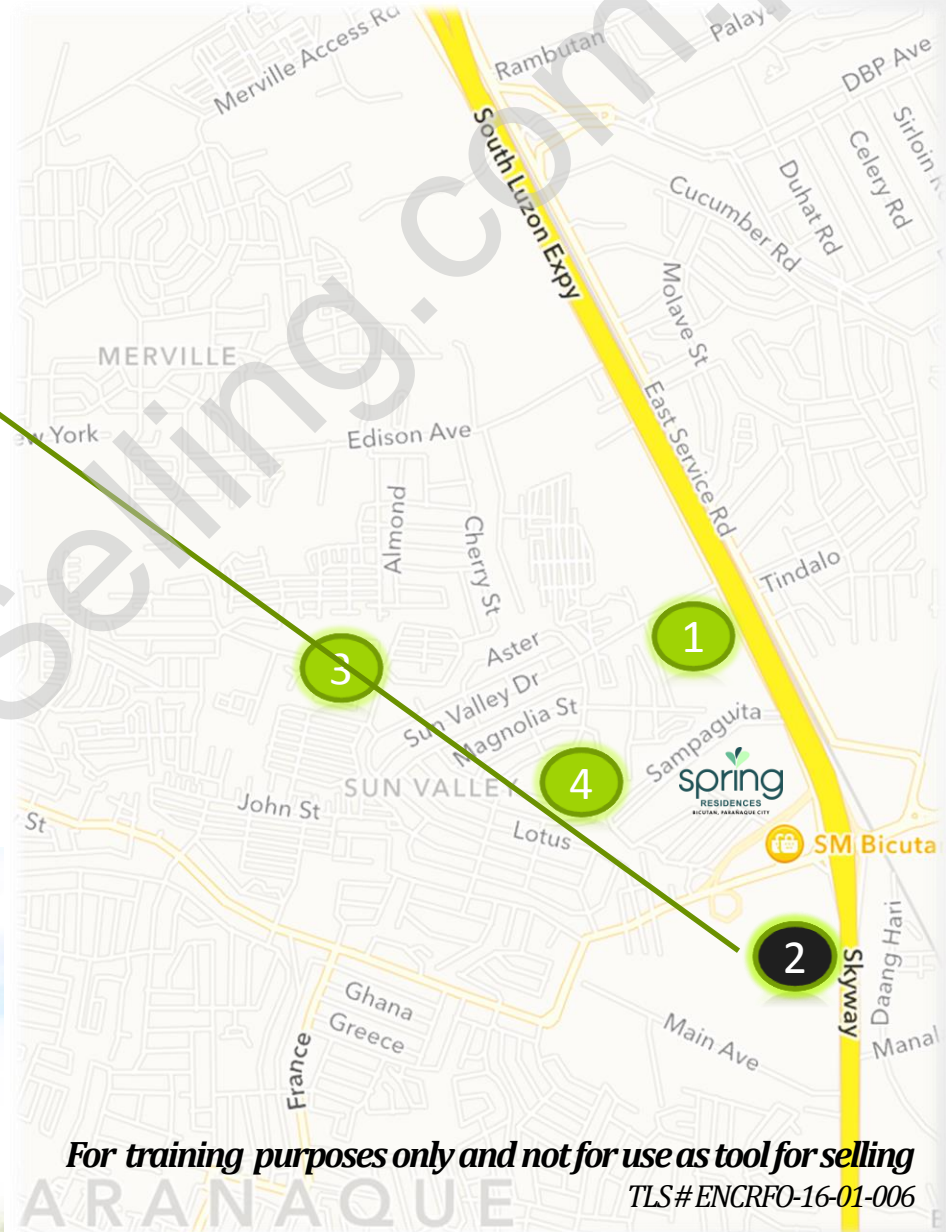
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Competitive Landscape

1	Amaia Steps Bicutan	Amaia Land
2	Azure Urban Resort Residences	Century Properties
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AZURE URBAN RESORT RESIDENCES

- Launch Date: December 2009
- 9 towers / 19 storeys
- Ave. Unit Price/sqm: Php107,167
- Unit sizes: 27 to 72 sqms



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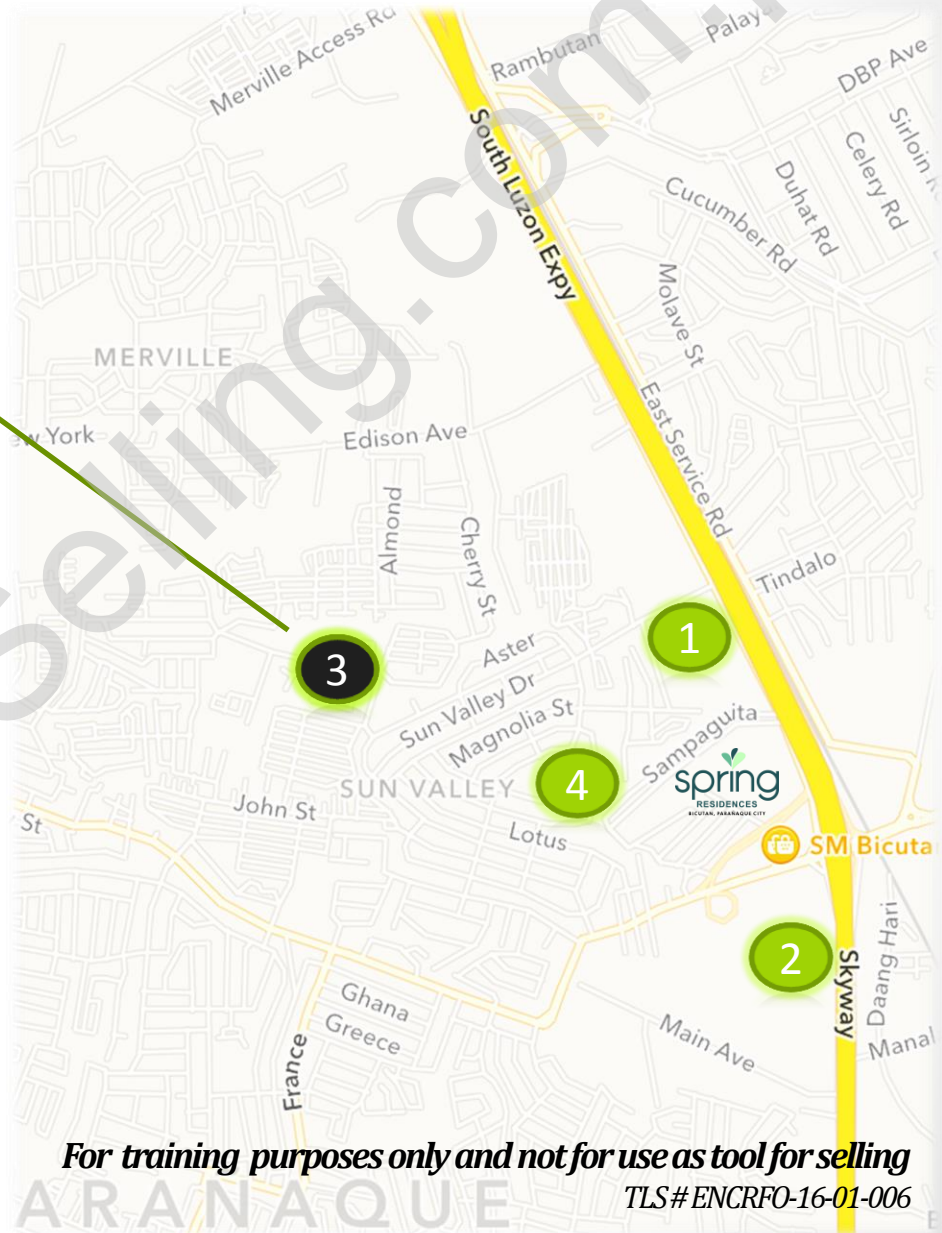
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Competitive Landscape

1	Amaia Steps Bicutan	Amaia Land
2	Azure Urban Resort Residences	Century Properties
3	Lion's Park Residences	CDC Holdings
4	Sienna Park Residences	DMCI

LION'S PARK RESIDENCES

- Launch Date: May 2006
- 11 towers / 5 storeys
- Ave. Unit Price/sqm: Php55,129
- Unit sizes: 22 to 48 sqms



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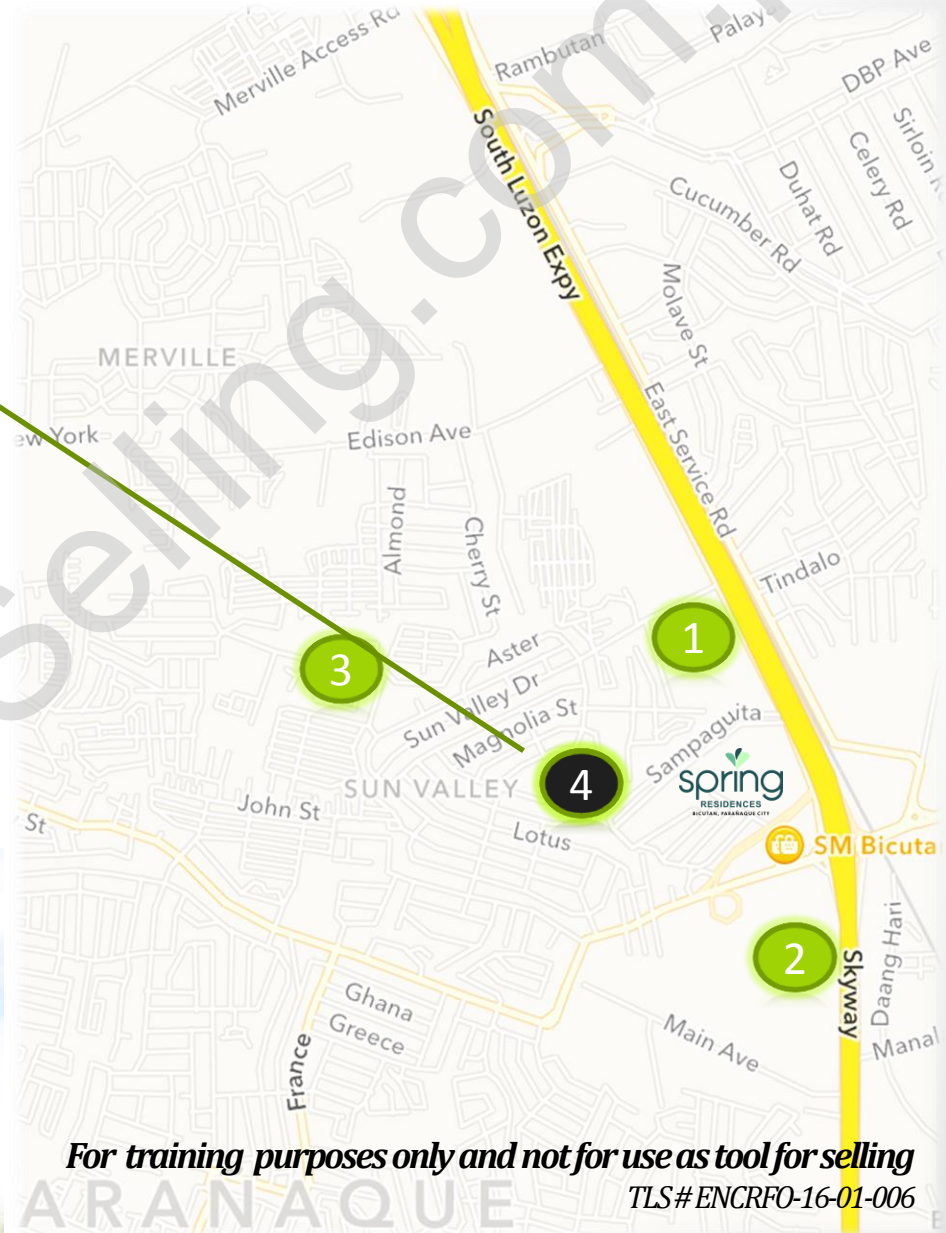
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Competitive Landscape

1	Amaia Steps Bicutan	Amaia Land
2	Azure Urban Resort Residences	Century Properties
3	Lion's Park Residences	CDC Holdings
4	Sienna Park Residences	DMCI

SIENNA PARK RESIDENCES

- Launch Date: October 2010
- 11 towers / 5 storeys
- Unit Price/sqm: Php59,099
- Unit sizes: 37 to 91 sqms



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VALUE PROPOSITION



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Why Spring Residences?

Live the **S**tar Life!

From consultations and purchase to moving in to their units, homeowners are given the star treatment by SMDC. Well-versed SMDC **property specialists** make the buying process easy, and turnover officers cater to their clients' needs, making transactions smooth and moving in hassle-free. Professional property management group will ensure 5-star living is achieved.

In the heart of the **M**etro!

Spring Residences has an awesome location: just an exit away from Makati and Taguig BGC, and very accessible to various transport hubs and commercial establishments.

The SMDC Brand

is a brand you can count on. Backed by one of the Philippines' top companies, SM Prime, SMDC has proven to be one of the drivers in the Philippine real estate industry. SM Prime is one of the largest integrated property developers in Southeast Asia with its development of malls, residences, offices, hotels and convention centers.

Excellent **A**menities

From grand lobbies and resort-like facilities such as lavish pools and lush gardens, to well-equipped sporting facilities and function rooms, Spring Residences gives its homeowners the luxury they deserve.

Return on Investment

The value of a Spring Residences unit increases over time, making its purchase a very sound investment. In addition, leasing a unit is a good way for investors to earn passive income, and this is made easy through the leasing services provided by SMDC.

For training purposes only.

16-01-006

TECHNICAL BRIEFING



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Project Consultants

Trade	Consultants
Project Architect	ASYA Design
Project Managers	To be announced
General Contractor	To be announced
Interior Design	MConcept
Structural	R. B. Sanchez Consulting Engineers
Mechanical	DLLE Consulting Mechanical Engineers
Electrical	PCS Philippines, Inc.
Sanitary & Fire Protection	F. L. Figueroa & Associates
Landscape	Crearis Corporation



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Project Features

Utilities & Building Features

3 elevators per tower

Standby generator

Automatic Fire Detection & Alarm System (FDAS)

Sewerage treatment plant

Centralized cistern tank

Elevated water tank

Unit Features

Provision for cable TV

Provision for telephone lines

Smoke detectors

Provision for Internet

Emergency power: 1 light, 1 CO for ref & for bedroom



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Unit Finishes

Location	Finishes
Wall Finishes	Painted walls
Floor Finishes	Vinyl planks with base board
Doors	Residential: Laminated wood door T&B: MDF door Bedroom 1: laminated sliding door Bedroom 2: laminated MDF door
Toilet & Bath	Dry area: 1 layer ceramic tiles; Wet area: 5 layers of ceramic tiles The rest of the walls: painted finish Floor: ceramic tiles Complete bathroom fixtures
Ceiling	Off-form concrete painted finish
Balcony	ceramic tiles
Others	Kitchen cabinet: base cabinet with cover only (no partitions/shelves) Kitchen countertop: Hi-pressure laminate Kitchen sink: Single bowl with faucet and accessories

FAQs

- **When is project turn-over?** Tower 1: 2Q 2019
- **What is the floor to floor and floor to ceiling heights of residential units?**
 - Floor to floor: 3.10 meters
 - Clear headroom height: 2.40m at T&B and in areas with beam
- **Do we have commercial area and what type of establishments will we be expecting?** Yes, non-food retail
- **What air conditioning units are allowed?** Multi-split type and window type
- **How can Spring Residences provide safety measures for flooding?** The project is equipped with a detention tank to prevent flooding within the premises of the project.



FAQs

- **How deep are the swimming pools?**
 - Lap pool – 1.20 meters
 - Kiddie pool – 0.60 meters
- **What will be the ventilation on the typical residential floors?**
 - Common area/hallways: natural ventilation
 - Residential units: natural and mechanical ventilation
- **What is the allowed aircon capacity? 3hp**
- **What is the back-up power?**
 - Common areas: 100% back-up power
 - Residential units: 1 light, 1 convenience outlet + 1 ref outlet
- **Appliance specifications**
 - Refrigerator: 2.7 cum.
 - Washing machine: single tub top load
 - Water heater: instantaneous for shower area only





Spring

RESIDENCES

BICUTAN, PARAÑAQUE CITY

***THANK YOU and
HAPPY SELLING!***