

**Green**

R E S I D E N C E S

Sales & Technical Briefing

MAY 2012

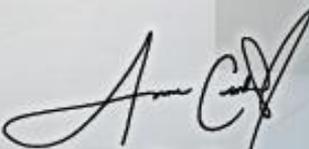
Live like a star

**Green**

RESIDENCES

beside De La Salle  
University, Manila

A five-star home for the  
star student

  
Anne Curtis

FOR ANNOUNCEMENT PURPOSES ONLY

# Vicinity Map



## DID YOU KNOW?

STUDENT POPULATION IN THE AREA  
(AY 2010-2011)

DLSU : 13,000 students  
CSB : 6,000 students



- The Project is along **Taft Avenue**.
- It is bounded by **Vito Cruz and Quirino Avenue LRT Stations**

# Building Perspective

## VIEW ALONG TAFT



**DAY VIEW**



**NIGHT VIEW**

# Building Perspective

## VIEW ALONG MANILA BAY



**DAY VIEW**



**NIGHT VIEW**

# Project Overview

## OVERVIEW

Land Area	:	3,590 sqm
Number of Storeys	:	50 storeys
Number of Units	:	3,378 units
Unit Mix	:	Studio & 1-BR Units

\*With provision for retail/commercial area on the ground floor



# Project Overview

## PRODUCT MIX

Unit Type	Area (sqm)	No. of Units
STUDIO	±15.65 - 20.12	1,596 units
1-BR units	±23.47 - 28.87	1,210 units
1-BR Deluxe Units	±35.28	38 units
1-BR with Balcony	±28.19	496 units
1-BR Deluxe with Balcony	±34.84	38 units



## Primary Target Market:

### The Cautious Parent

- Parents with children studying at DLSU
- Parent with children intending to study at DLSU in the next 4 years

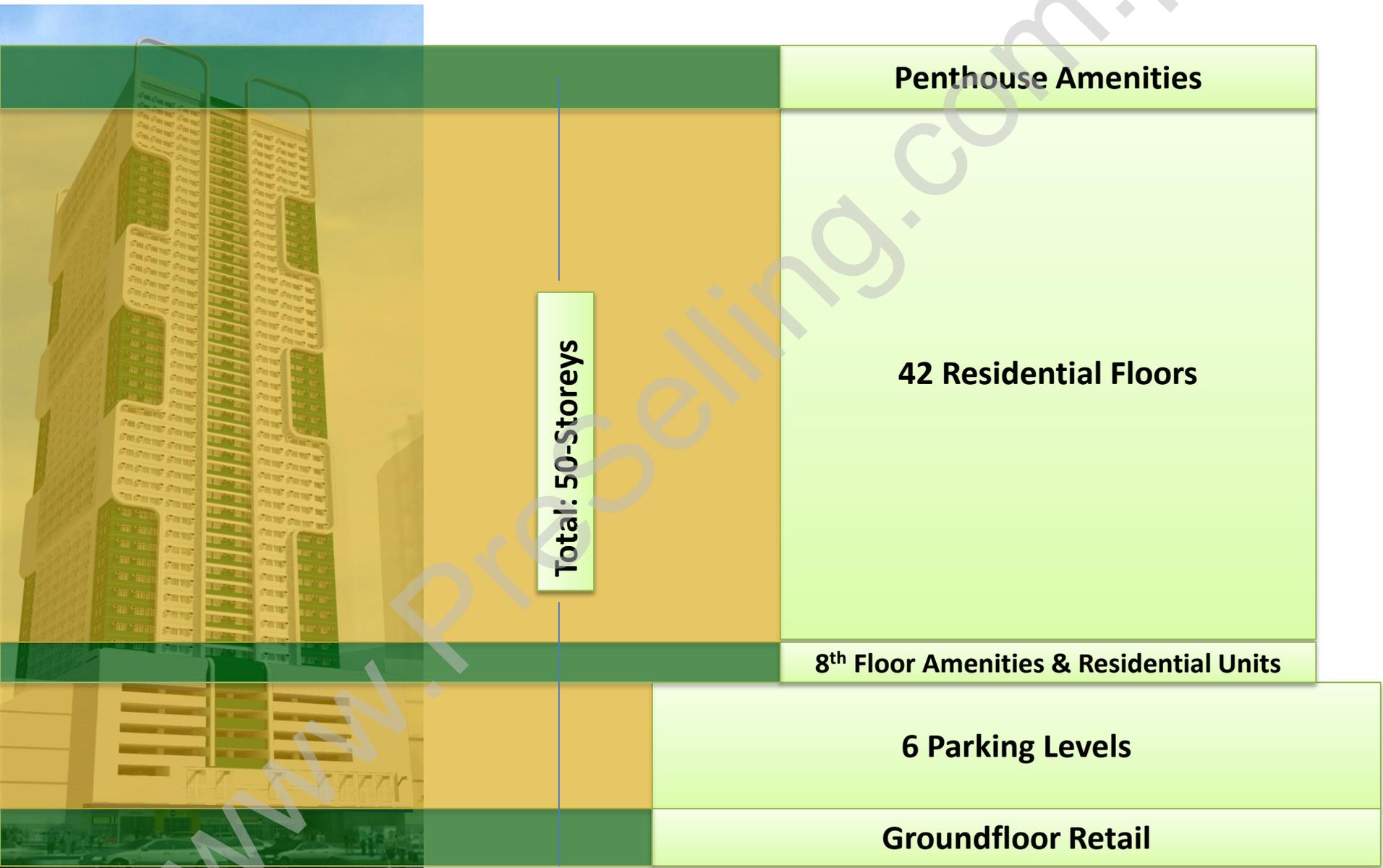


## Secondary Target Market:

### The Investors

- Investors seeking for alternative/substitutes for financial instruments
- Investors for rental income
- Investors seeking for healthy ROI and capital appreciation

# Building Elevation



**Total: 50-Storeys**

**Penthouse Amenities**

**42 Residential Floors**

**8<sup>th</sup> Floor Amenities & Residential Units**

**6 Parking Levels**

**Groundfloor Retail**

# Amenities

**THE SKY LOUNGE: 1,500 square meters of amenities: with the BEST views in the area of Manila Bay and the Makati Skyline...**

MANILA BAY VIEW



MAKATI SKYLINE VIEW



**PASSIVE ZONE**

■ Study Hall

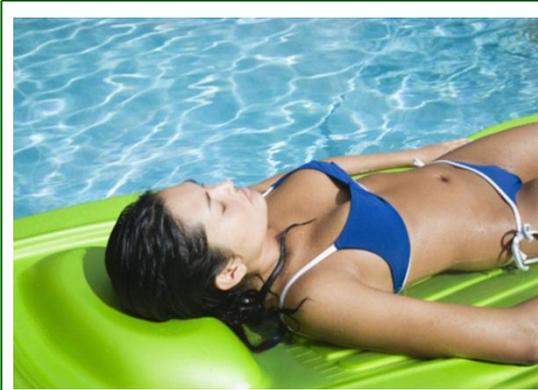
**ACTIVE ZONE**

■ Function Room

■ Game Room

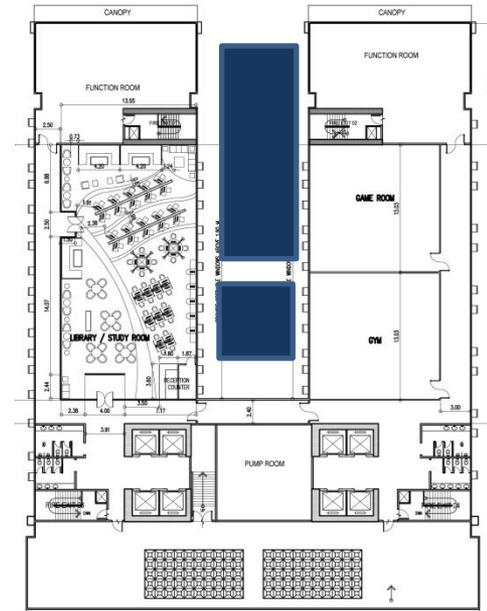
■ Gym/Fitness Center

# Amenities

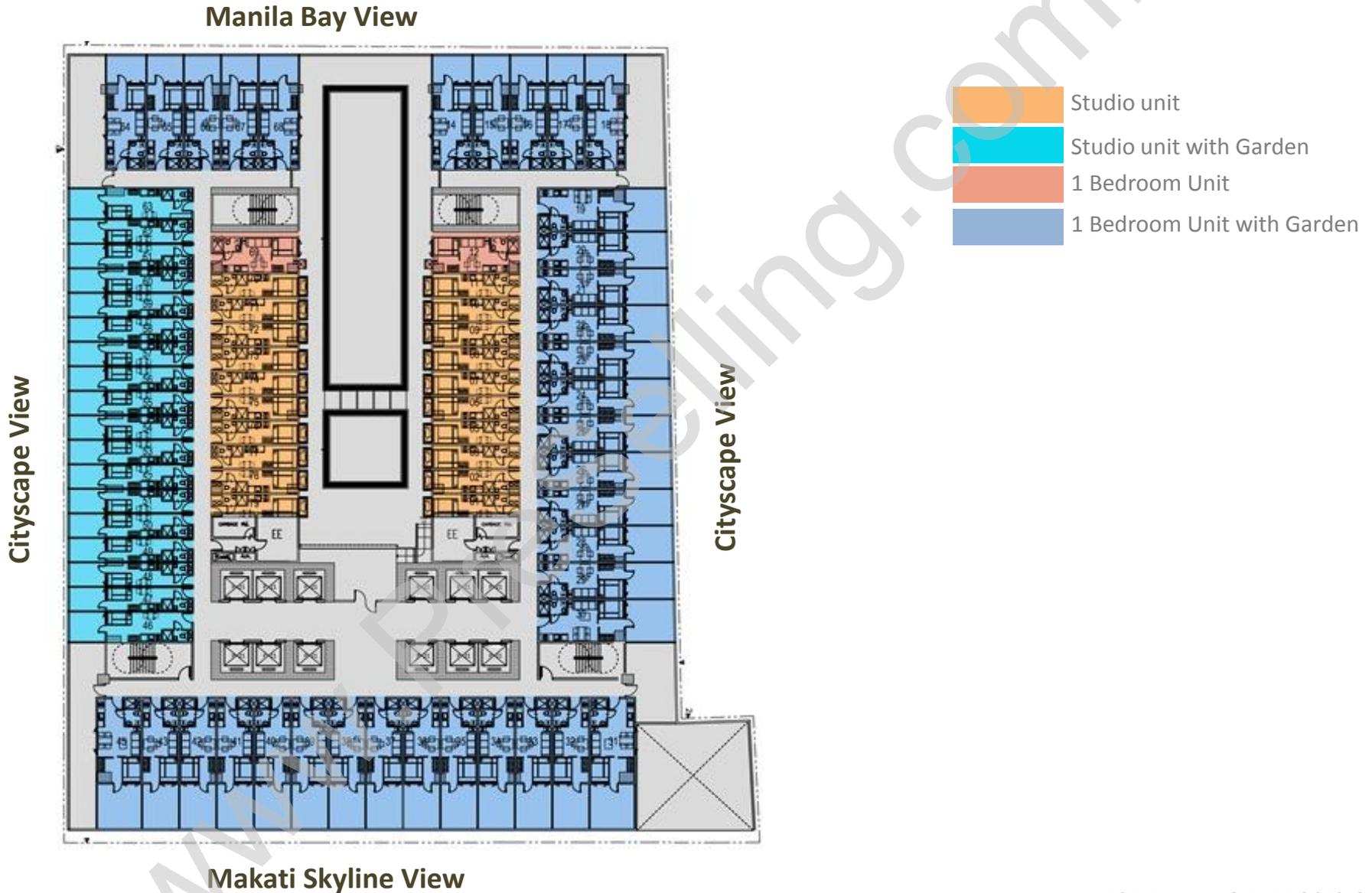


## 8<sup>th</sup> FLOOR AMENITIES

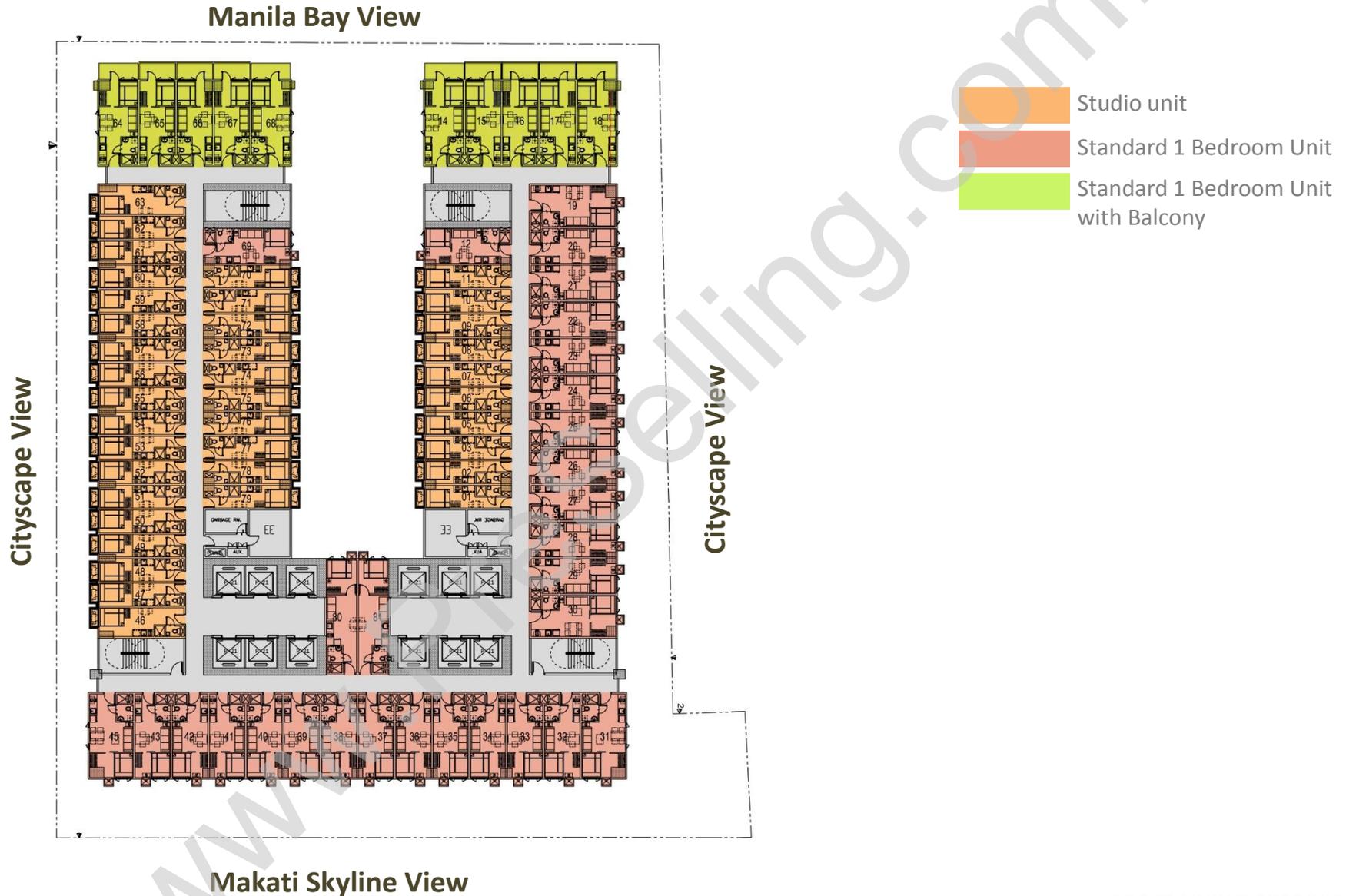
- **Swimming Pool**  
-Adult Lap Pool + Wading Pool



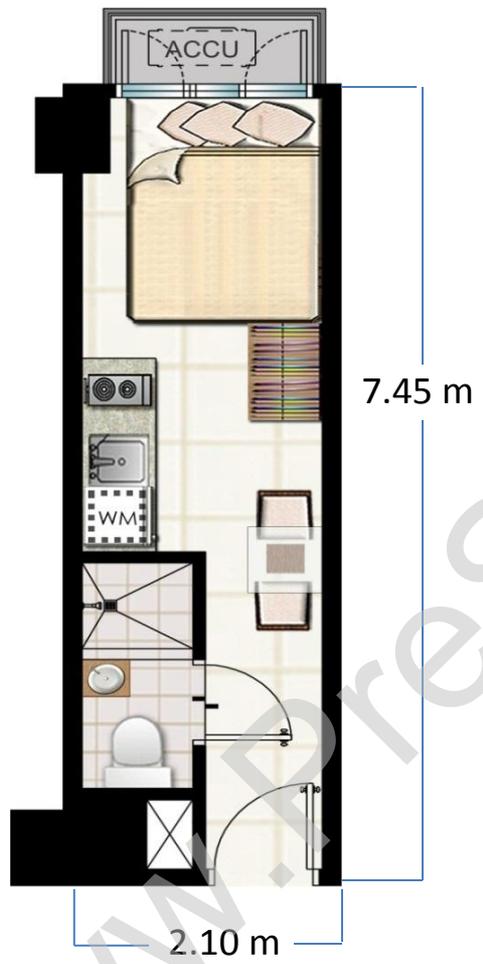
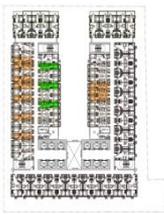
# Floor Plan: 8<sup>th</sup> floor



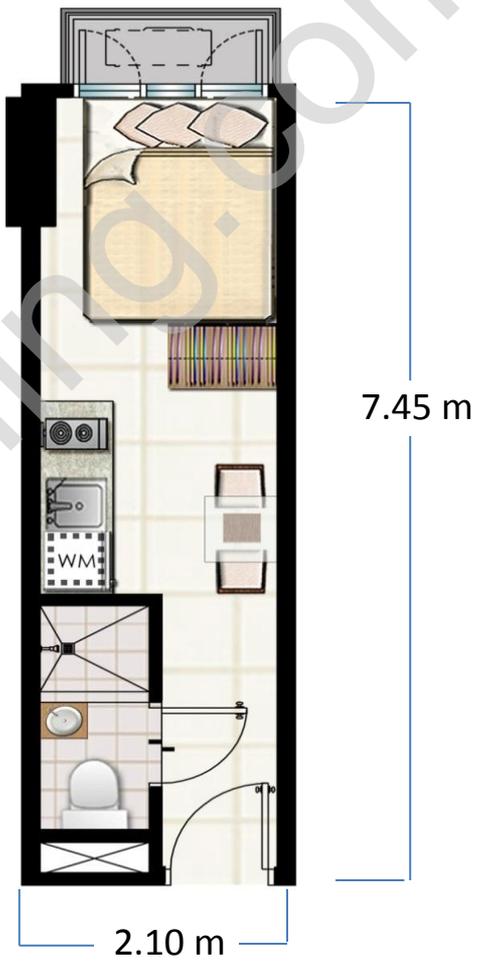
# Typical Floor Lay Out



# Unit Plans - Studio Suite

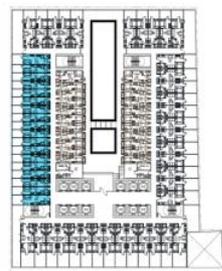
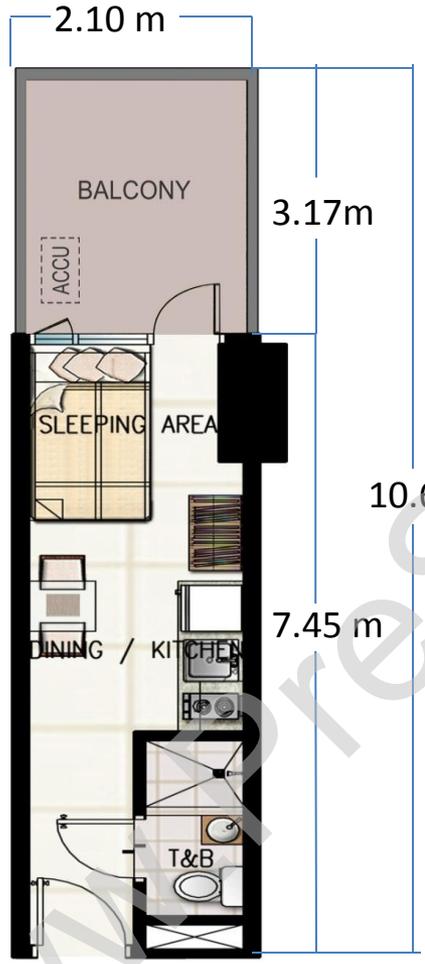


Studio Suite A  
(±15.65 sqm)



Studio Suite B  
(±15.65 sqm)

# Unit Plans - Studio Suite

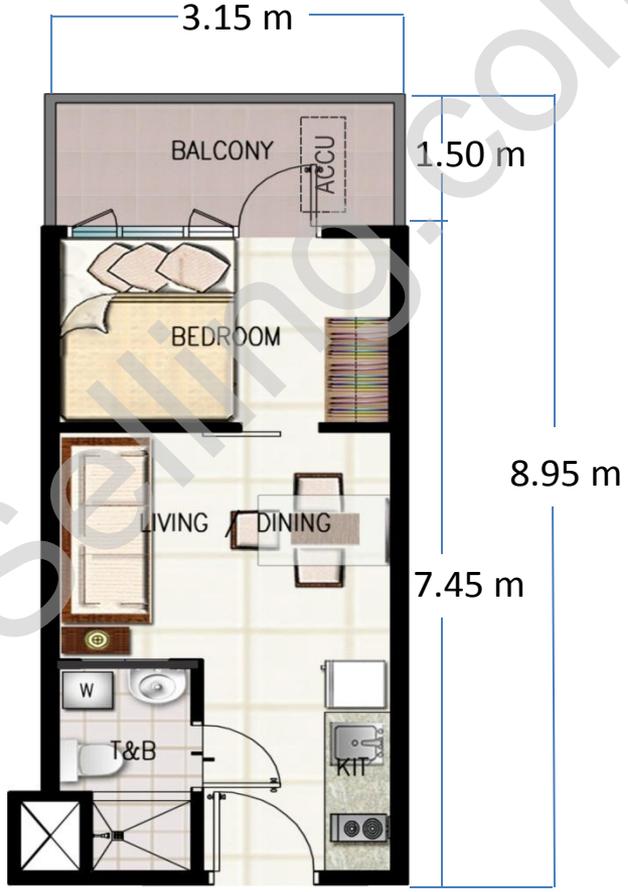


Studio Suite B  
(±22.30 sqm)

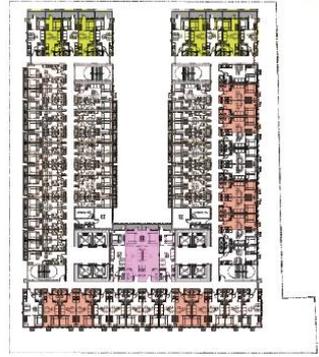
# Unit Plans - Standard 1 Bedroom



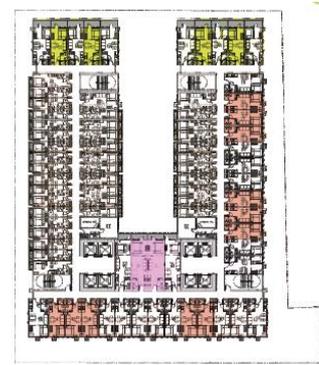
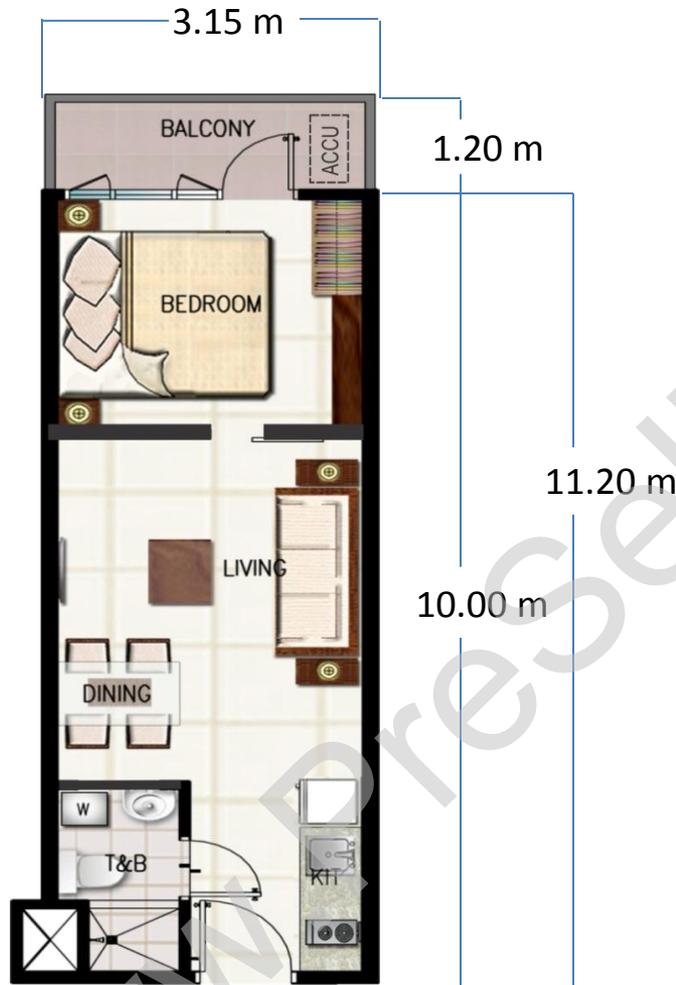
Standard 1 Bedroom  
(±23.47 sqm)



Standard 1 Bedroom  
with Balcony  
(±28.19 sqm)



# Unit Plans - Standard 1 Bedroom



1 Bedroom Deluxe with Balcony (+35.28 sqm)

# Unit Combination Options - Studio



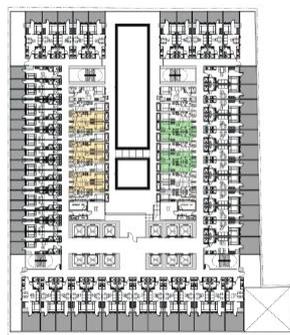
■ Studio Combination  
**Option A**



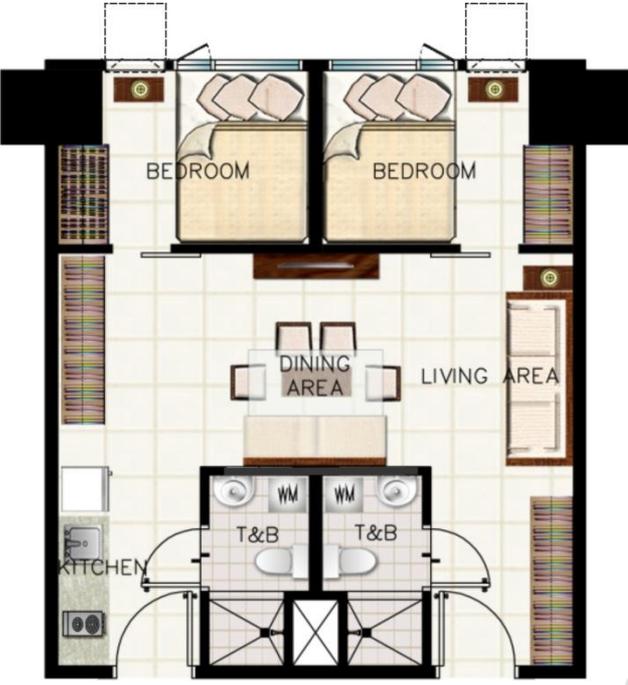
■ Studio Combination  
**Option B**



■ Studio Combination  
**Option C**



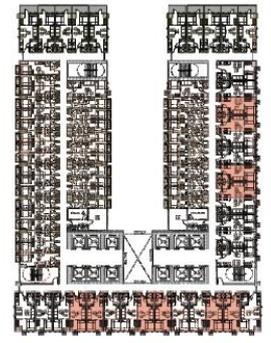
# Unit Combination Options - 1 Bedroom



Combined 1 Bedroom Units  
**Option A**



Combined 1 Bedroom Units  
**Option B**



# Top Reasons to Invest In Green

- **Location**
- **Unique Product Concept (penthouse amenities)**
- **Scarcity Value**
- **Good Investment**
- **The SM Brand**

# Location

## TAFT: Jump Off Point

- easy access to North, South, East MM and different parts of the Metro
- an easy commute
- major part of the MRT-LRT loop

**To NORTH:**  
Manila, Quezon City (North)



**To SOUTH:**  
Coastal Road, Parañaque, Muntinlupa, Alabang



# Location

## TAFT: AN ACADEMIC HUB

location of major academic institutions such as the De La Salle University, College of St. Benilde, St. Scholastica's College and within close proximity to UP Manila, St. Paul, et.al



# Unique Product Concept

## A SKYSCRAPER:

Tallest and most prominent in structure in the area



# Unique Product Concept

## THE SKY LOUNGE

- 1,500 sqm of amenities...
- **There is a place for everybody...**



to CHILL...



to STUDY...



to PARTY...



*Makati Cityscape View*



*Manila Bay Sunset*



to WORK OUT...



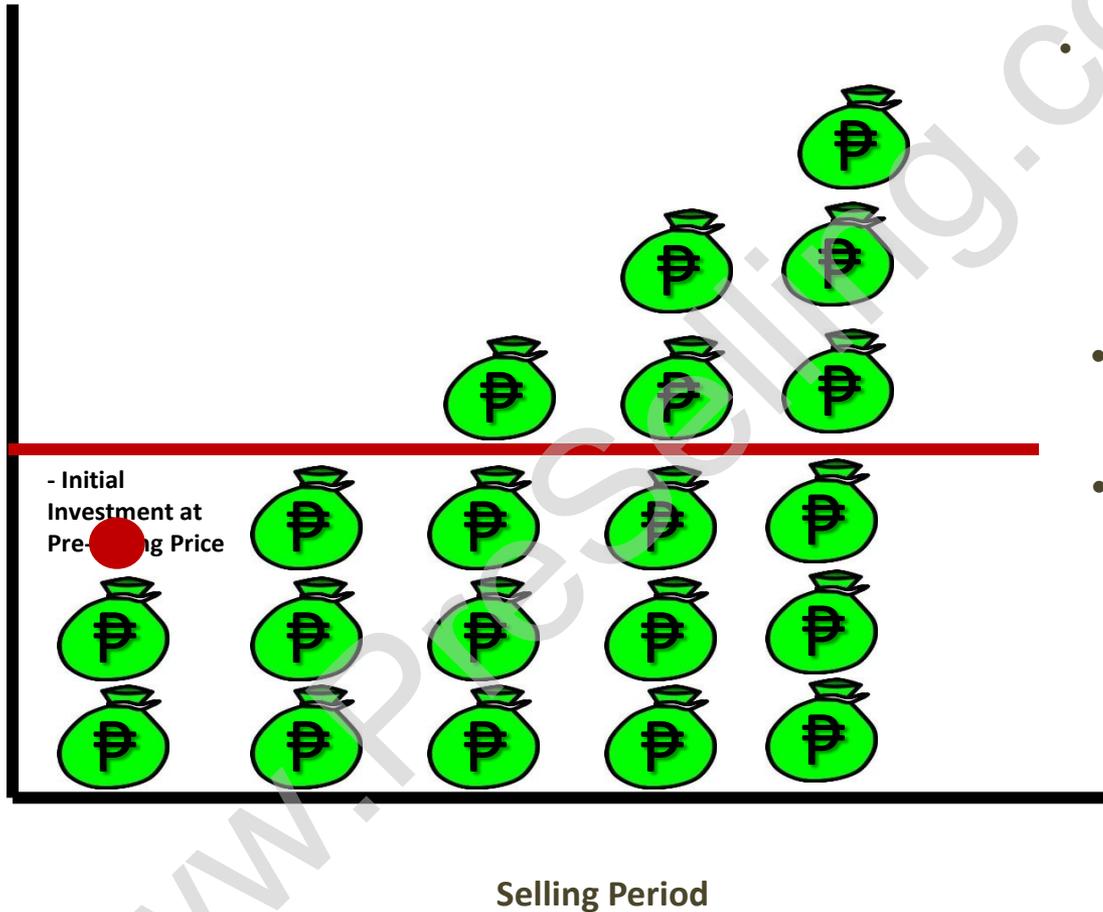
to PLAY...



to ENJOY...

# Scarcity Value

Price:  
Green  
Residences



- Price Escalation/Capital Appreciation for a defined selling period
- Fixed Supply of 3,378 Units
- Only One Tower of Prime Residential Development

# Good Investment

## HEALTHY ROI

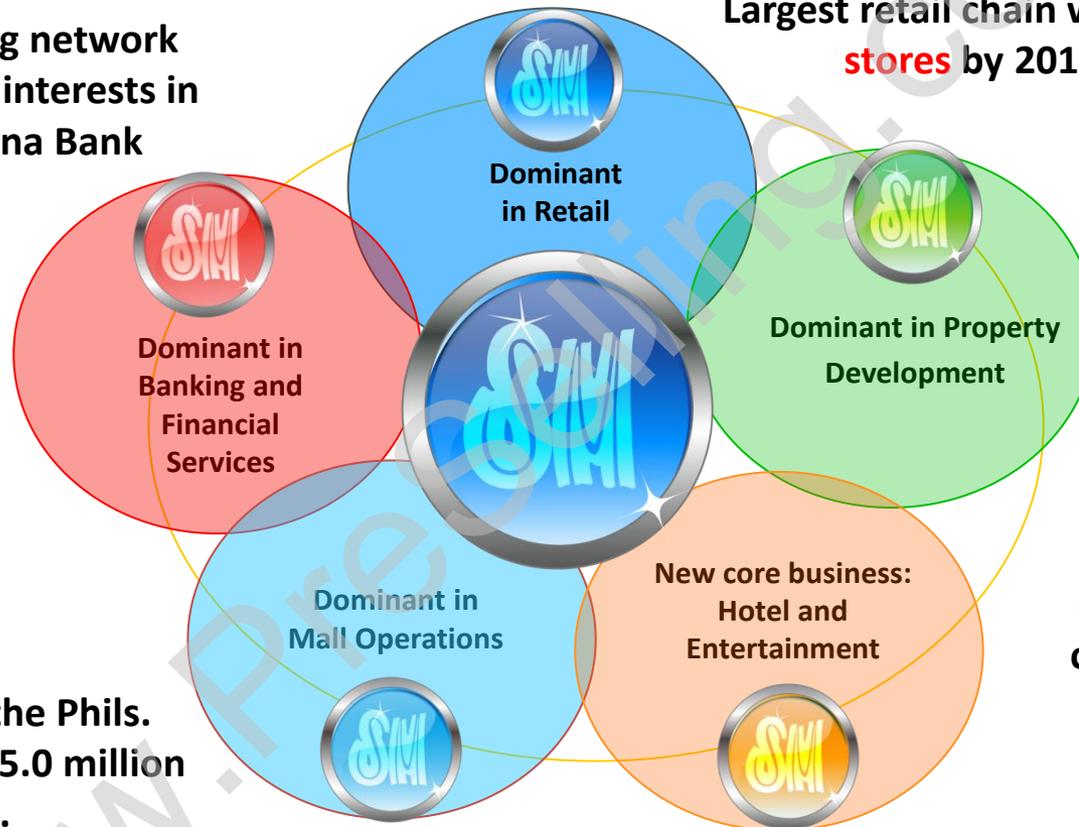
Unit Type	Estimated Monthly Rental Rate Manila in 5 Years (Taft Area)	Cost of Condo Unit at Green Residences (at Cash Price)	Estimated Annual Return (in 5 Years)
Studio	P14,000 – P18,000	Php 1.4M-Php1.8M	10%-12%
1-BR	P21,000 – P27,000	Php 1.9M-Php2.9M	9%-17%

\*rate of increase pegged against Philippines average annual inflation

# The SM Brand

Largest banking network  
with significant interests in  
BDO and China Bank

Largest retail chain with **142**  
**stores** by 2010



No. 1 in terms of Sales  
Revenues among Property  
Developers in MM in 2010

40 Malls in the Phils.  
with a GFA of 5.0 million  
sqm.

One of the fast  
emerging players in  
commercial, resorts,  
and hotel and  
entertainment  
development

**Total Assets:  
Php407 billion**



# PROJECT TECHNICAL BRIEFING

(PM: Engr. Xerxes Delgado)

www.Presentation.com.ph

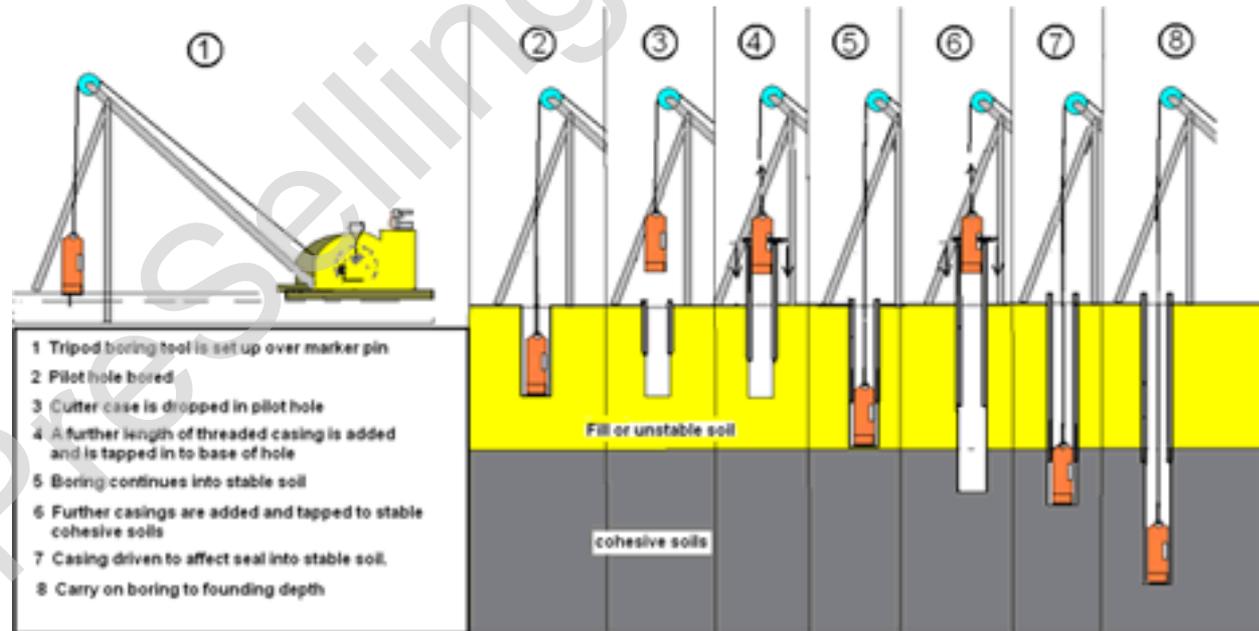
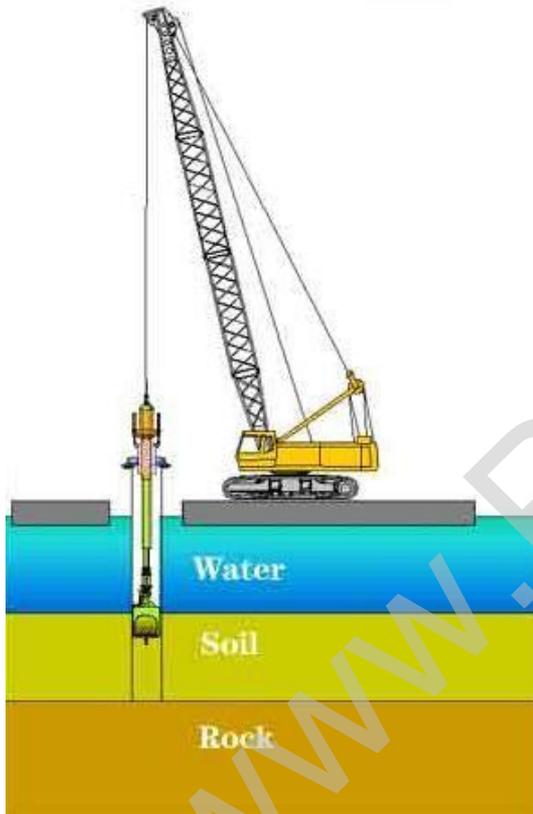
# Project Consultants

Project Architect:	<b>ASYA Design</b>
Project Manager:	<b>CMG Solutions</b>
General Contractor:	<b>To be procured</b>
Interior Design:	<b>M Contemporary Interior Concept</b>
Structural:	<b>Sy2 &amp; Associates</b>
Mechanical:	<b>Domingo &amp; Lagman Engineering</b>
Electrical:	<b>P. C. Santiago Philippines</b>
Sanitary & Fire Protection:	<b>N.G. Yumul &amp; Associates</b>
Landscape:	<b>To be procured</b>

- **When is the Project completion?**
  - 4<sup>th</sup> quarter 2015 (4 years to construct)
  - *CTS turnover date: 1<sup>st</sup> half 2016*
- **How come construction is over 4 years?**
  - The building is 50 storeys and we need to do bored piling\*

# Technical Briefing: FAQ

- Bored pile is another type of reinforced concrete pile which is used to support high building which has heavy vertical load. Bored pile is a cast-in-place concrete pile where the bored piles have to be cast on construction site.
- Normally bored piling has to be carried on those tall buildings or massive industrial complexes, which require foundations which can bear the load of thousands of tons, most probably in unstable or difficult soil conditions.



# Technical Briefing: FAQ

- **What will be at the groundfloor retail?**
  - SaveMore and other auxiliary retail to service the basic needs of the residents.
- **How many parking slots will there be?**
  - 536 slots
- **Will the entrance of the retail be different from the entrance of the residential condo?**
  - Yes, there will be separate entrances for security purposes

- **What is our protection against flooding?**
  - The building is elevated from the road by 0.950 m and 0.750 m from the sidewalk

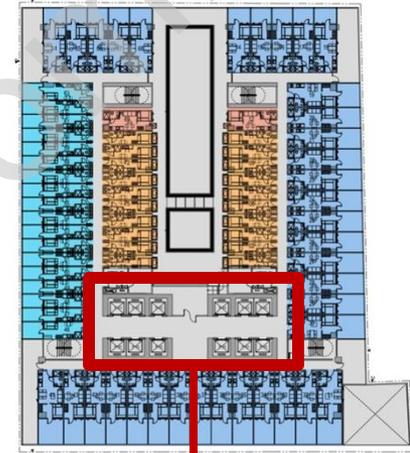
# Technical Briefing: FAQ

- **What is the floor to floor and floor to ceiling heights of residential units?**
  - Floor to floor: 3.1 meters
  - Floor to ceiling: 2.8 meters; areas with beam and t&b - 2.4 meters
- **How many elevators do we have?**
  - Twelve (12) serving ground to podium
  - Eight (8) serving 9<sup>th</sup> to 27<sup>th</sup> Floor
  - Eight (8) serving 28<sup>th</sup> to Roof Deck

# Technical Briefing: FAQ

## Elevator Zoning

Floor Name	Floor Usage	Service Floors	
		LZ	HZ
50/F	Residential		
49/F	Residential		
48/F	Residential		
47/F	Residential		
46/F	Residential		
45/F	Residential		
44/F	Residential		
43/F	Residential		
42/F	Residential		
41/F	Residential		
40/F	Residential		
39/F	Residential		
38/F	Residential		
37/F	Residential		
36/F	Residential		
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17/F	Residential		
16/F	Residential		
15/F	Residential		
14/F	Residential		
12/F	Residential		
11/F	Residential		
10/F	Residential		
9/F	Residential		
8/F	Residential		
7/F	Residential		
6/F	Parking		
5/F	Parking		
3/F	Parking		
2/F	Parking		
G/F	Lobby		



- **A total of 12 Elevators**
- Each lift with a specific floor assignment

# Technical Briefing: FAQ

- **How deep are the swimming pools?**
  - Lap Pool & adult pool: 4 feet
  - Kiddie and wading: 2 feet
- **What will be ventilation on the typical residential floors?**
  - Common Area/Hallway: Natural Ventillation
  - Residential Units: Mechanical Ventilation (AC units)
- **What air-conditioning unit is allowed?**
  - Depending on the unit location, some units require to have a window type while others, can have split type. Refer to the floor plans.
- **What is the allowed aircon capacity?**
  - 1.5 HP per unit
- **What is back-up power?**
  - For Common Area: 100% back-up power
  - For Residential Units: 1 convenience outlet + 1 ref outlet + 1 light

# Technical Briefing: FAQ

- **Utility providers**

- Power: MECO
- Water: MWSS
- Telephone: Globe and PLDT
- CATV: **to be engaged**

- **Provisions for telco and catv**

	CATV	telco
studio	1	1
1 br	1	2
1 br big	2	2

- Provision of outlet at t&b lavatory (for shaving or blower)

- **Appliance specifications**

- Rangehood: re-circulating type
- Range: two(2) burner electric type
- Refrigerator: 2.7cum
- Washing Machine: single tub
- Water heater: instantaneous for shower area only

# Technical Briefing: FAQ

- **Finishes**

- Painted walls
- Tiles
  - 60x60 homogeneous tiles at bedrooms, living / dining and kitchen
  - 30x30 ceramic tiles at t&b (at 1.8m all around)
- Plumbing fixtures: HCG brand
- Light: receptacle only
- Doors
  - MDF doors for main door and bedroom
  - PVC door for t&b
- Kitchen Cabinet: MDF laminate finish with granite counter-top
- Closet: not provided
- Locksets: Goodluck brand
- Powder-coated Aluminum Windows

# **PROJECT UPDATES**

As of April 30, 2012

[www.Presentation.com.ph](http://www.Presentation.com.ph)

## Construction Updates



Photo taken as of April,2012

# Construction Updates



Photo taken as of April 30,2012

# Construction Updates



Photo taken as of April 30,2012

**THANK YOU!**

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**HAPPY SELLING!**

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