



# FIELD RESIDENCES


Living in a Tranquil Oasis, Right Behind SM City Sucat





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## PROJECT CONCEPT

- Field Residences is a community inspired by a modern topical design
  - An Exclusive Luxurious Village where the whole family can enjoy such vast open spaces and amenities
  - Superb location, just stones throw away from SM City Sucat, where residents can enjoy such convenience
  - Suburban sanctuary right at your doorstep
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# Residential Development Designed for You



- Primary Target Market
  - Age Ranges: 36 – 45 years old
  - Life Stage: Married, Early Settlers; Upgraders
  - A mix of Local Employees and OFW's
    - Mostly residents from the Parañaque and Las Piñas area who wants to Upgrade existing residence



## Residential Development Designed for You



- Secondary Target Market
  - Businessmen from the Province wanting to have a residence near the Airport
  - Investors for rental income



# PROPERTY features



Location

Sucat, Parañaque City

Land  
Area

78,000 sqm

Buildings

10 Buildings  
8-12 floors / bldg.

Superb Location; Masterplanned Community; Picturesque Amenities

# LOCATION

From South Luzon Expressway, take Sucat Exit. Follow Dr. A. Santos Ave. (Sucat Road) until you reach SM City Sucat.

Distance from SLEX  
7-kilometers

Distance from NAIA  
3-kilometers

Distance from Makati  
10 kilometers

Distance from Mall of Asia  
9 kilometers



# SITE DEVELOPMENT PLAN



# Splendid Lifestyle here at Field Residences

- Recreational Facilities and Amenities
  - Events Area
    - Enclosed clubhouse and poolside area for Events and Functions
    - Entertainment / Conference Room
  - Kids Area
    - Three (3) Kiddie pools
    - Three (3) Wading pools
    - Open playfield
  - Adults Area
    - Three (3) 25-meter Lap Swimming Pools
    - Meditation Area
  - Family Area
    - Themed Gardens
    - Picnic Area
    - Recreational Hall with Wi-Fi Access
  - Sports and Recreation
    - Basketball / Volleyball Courts
    - Badminton Courts
    - Jogging Trail





# RECREATIONAL FACILITIES AND AMENITIES





# BUILDINGS

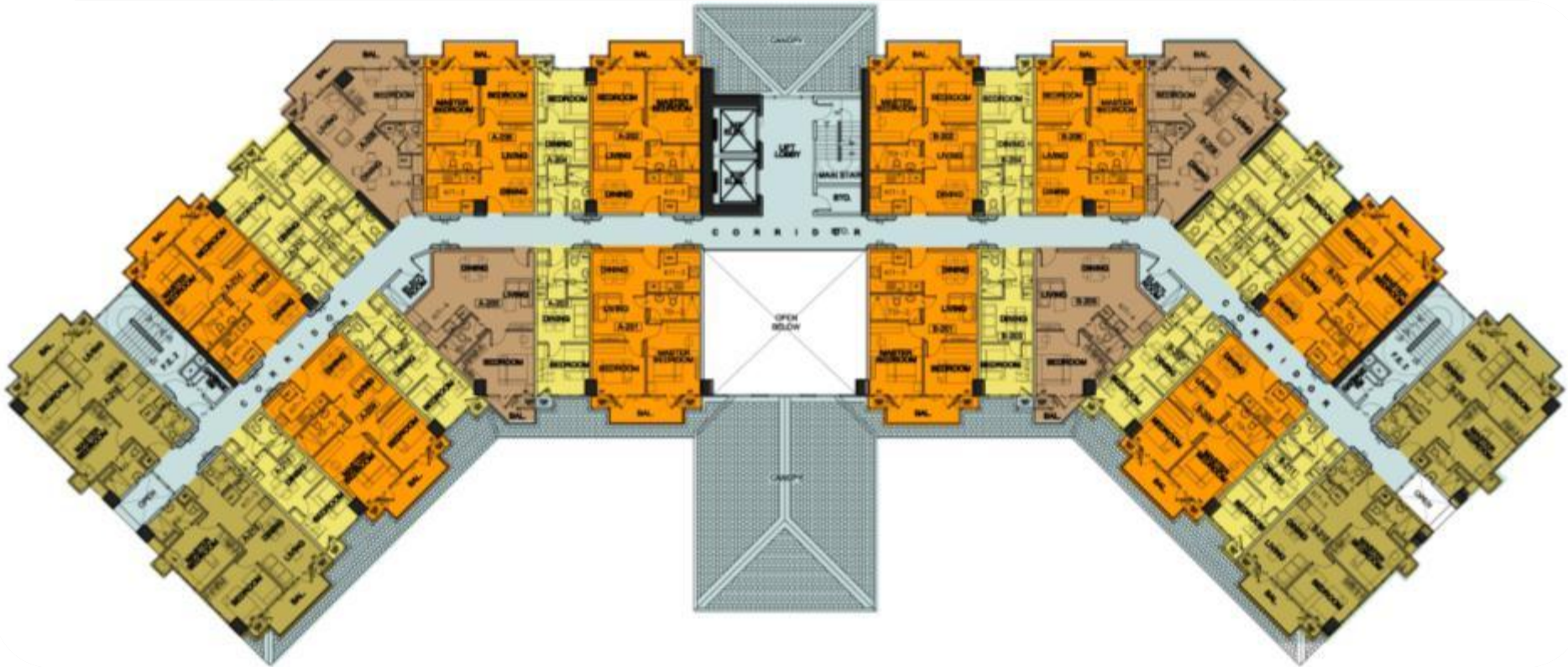


# BUILDING FLOOR PLAN

## BUILDING 1


Amenity View

Typical 2<sup>nd</sup> Floor Plan





SM City Sucat View

Legend:

 1-bedroom

 1-bedroom deluxe

 2-bedroom corner unit

 2-bedroom middle



# BUILDING FLOOR PLAN

## BUILDING 1

Amenity View

Typical 3<sup>RD</sup> – 10<sup>TH</sup>  
Floor Plan



SM City Sucat View

Legend:



1-bedroom



1-bedroom deluxe



2-bedroom corner unit



2-bedroom middle



2-bedroom suite



# UNIT FLOOR PLANS

## BUILDING 1



1-Bedroom  
Standard  
24.7 sqm



1-Bedroom Deluxe  
Amenity View  
54.84 sqm

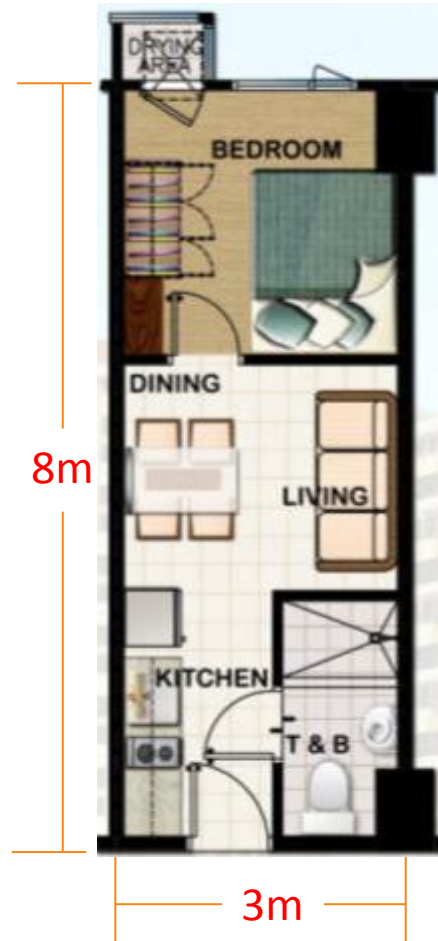


1-Bedroom Deluxe  
Front View  
55.64 sqm

# UNIT FLOOR PLANS

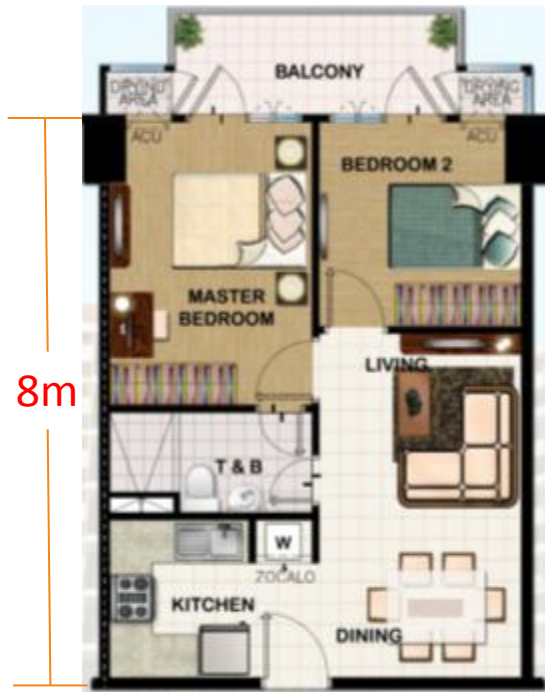
## BUILDING 1

1-Bedroom  
Standard  
24.7 sqm



# UNIT FLOOR PLANS

## BUILDING 1



2-Bedroom  
Middle Unit  
55.64 sqm



2-Bedroom  
Corner  
58.46 sqm



2-Bedroom  
Suite  
83.57 sqm

# BUILDING 2 AND 8





# BUILDING FLOOR PLAN

## BUILDING 2 & 8

Amenity View

Typical 2<sup>nd</sup> Floor Plan



Front View

Legend:



1-bedroom



1-bedroom w/balcony



2-bedroom corner unit



2-bedroom corner



2-bedroom tandem



# BUILDING FLOOR PLAN

## BUILDING 2 & 8

## Typical 3<sup>rd</sup> to 8<sup>th</sup> Floor Plan

Amenity View



Front View

Legend:



1-bedroom



1-bedroom w/balcony



2-bedroom corner unit



2-bedroom corner



2-bedroom tandem



2-bedroom suite



# UNIT FLOOR PLANS

## BUILDING 2 & 8



1-Bedroom  
Standard  
24.33 sqm



1-Bedroom  
Standard w/ balcony  
28.35 sqm

# UNIT FLOOR PLANS

## BUILDING 2 & 8



1-Bedroom Deluxe  
Facing Amenities  
54.57 sqm



1-Bedroom Deluxe  
Front View  
55.06 sqm

# UNIT FLOOR PLANS

## BUILDING 2 & 8



2-Bedroom  
Corner Unit  
54.04 sqm



2-Bedroom  
Suite  
82.41 sqm

BUILDING 3

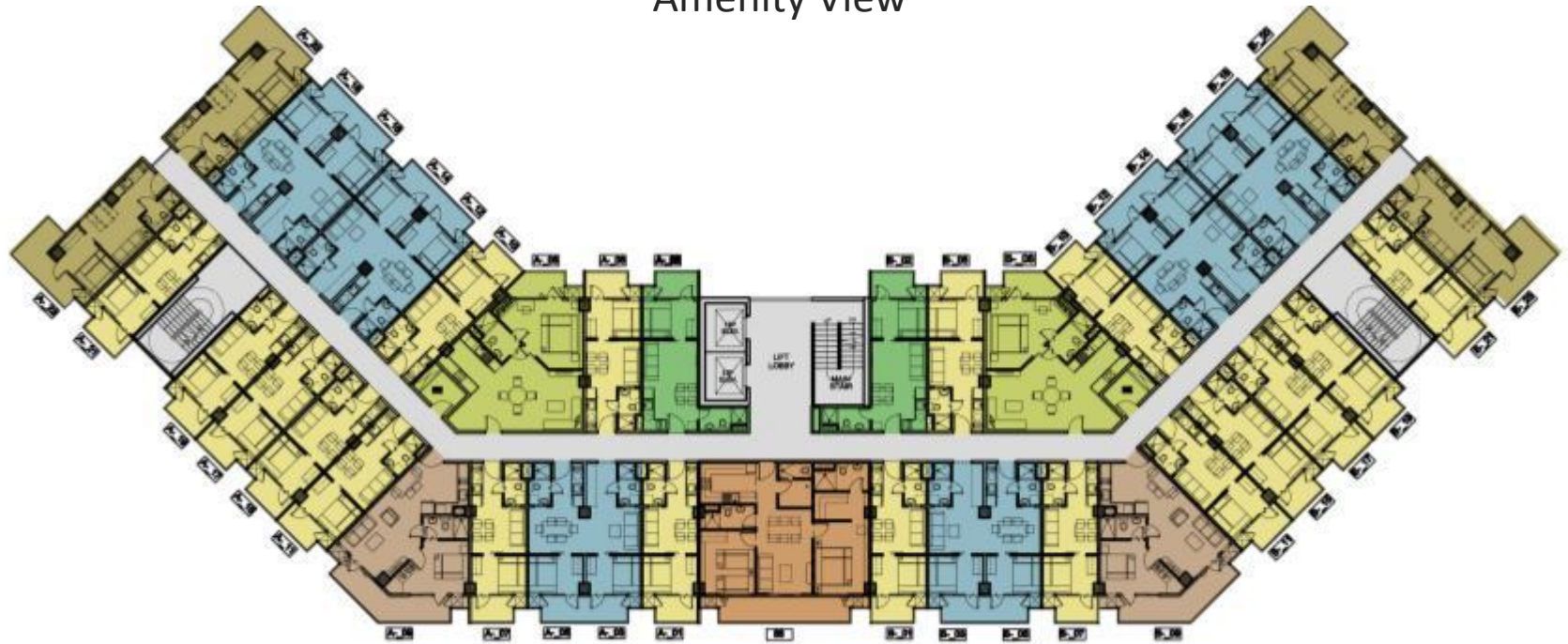


# BUILDING FLOOR PLAN

## BUILDING 3

## Typical 3<sup>rd</sup> to 8<sup>th</sup> Floor Plan

Amenity View



Front View

Legend:



Standard



Std Deluxe



Deluxe



Corner



Suite



# UNIT FLOOR PLANS

## BUILDING 3



1-Bedroom  
Standard Deluxe  
32.21 sqm



1-Bedroom  
Standard  
27.64 sqm



1-Bedroom  
Corner  
35.57 sqm



# UNIT FLOOR PLANS

## BUILDING 3



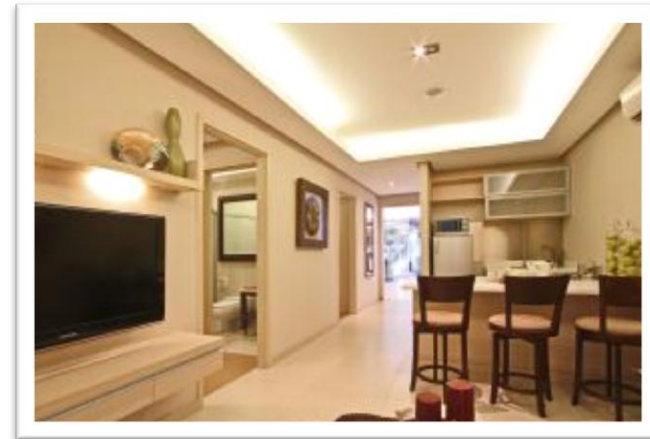
1-Bedroom  
Deluxe  
53.95 sqm



2-Bedroom  
Suite  
82.91 sqm

# TYPICAL UNIT FINISHES

- Floor Finishes
  - Living, Dining & Kitchen : Ceramic floor tiles
  - Bedroom : Ceramic floor tiles
  - Toilet and Bath : Unglazed ceramic floor tiles
  - Balcony : Ceramic floor tiles
- Wall Finishes
  - Interior & Exterior Walls : Painted plain cement finish
  - Toilet & Bath : Painted plain cement finish above ceramic floor tiles
- Ceiling Finishes
  - Living & Dining : Painted plain cement finish
  - Kitchen, Toilet & Bath : Painted ficem board ceiling
- Kitchen Area : Granite kitchen countertop with cabinet
- Door
  - Main Door : Solid wood laminated door
  - Bedroom : Solid wood laminated door
  - Toilet : Solid wood laminated door
  - Balcony : Aluminum framed door
- Windows : Aluminum windows



# UNIT FURNISHINGS

## Only for All 1-bedroom Units (24.33 and 28.35 sqm) and Tandem Units

### 1 Bedroom Unit

- Living Room
  - 1 pc Sofa
  - 1 pc Side Table
  - 1 pc LCD TV
  - 1 pc DVD Player
- Dining Room
  - 1 pc Dining Table (for 3)
  - 3 pcs Dining Chairs
- Kitchen
  - 1 pc 2-burner electric cooktop
  - 1 pc Rangehood
  - 1 pc Refrigerator
  - 1 set overhead and under counter kitchen cabinet

### Tandem / Combined 1 Bedroom Unit

- Living Room
  - 1 pc Sofa
  - 1 pc Side Table
  - 1 pc LCD TV
  - 1 pc DVD Player
- Dining Room
  - 1 pc Dining Table (for 5)
  - 5 pcs Dining Chairs
- Kitchen
  - 1 pc 4-burner electric cooktop
  - 1 pc Rangehood
  - 1 pc Refrigerator
  - 1 set overhead and under counter kitchen cabinet

# UNIT FURNISHINGS

## Only for All 1-bedroom Units (24.33 and 28.35 sqm) and Tandem Units

### 1 Bedroom Unit

- **Bedroom**
  - 1 pc Double Bed with Frame, Mattress and Bedsheet
  - 2 pcs Pillows with Pillowcase
  - 1 pc Wardrobe Closet
  - 1 pc 1.5 HP Aircon
- **Bathroom**
  - Water closet
  - Lavatory
  - Rain Shower Set
  - Soap Holder
  - Tissue Holder
  - Towel Bar
  - Shower Glass Enclosure
  - Facial Mirror
  - Laundry Clothesline

### Tandem / Combined 1 Bedroom Unit

- **Bedroom**
  - 1 pc Double Bed and 1 pc Single Bed with Frames, Mattress and Bedsheets
  - 4 pcs Pillows with Pillowcase
  - 2 pc Wardrobe Closet
  - 1 pc LCD TV
  - 1 pc 1.5 HP Aircon / room
- **Bathroom (1 set per bathroom)**
  - 1 pc Water closet
  - 1 pc Lavatory
  - 1 pc Rain Shower Set
  - 1 pc Soap Holder
  - 1 pc Tissue Holder
  - 1 pc Towel Bar
  - 1 pc Shower Glass Enclosure
  - 1 pc Facial Mirror
  - 1 pc Laundry Clothesline

# RESIDENTIAL UNIT FEATURES

- Provision for Telephone and Internet Facilities
- Provision for Cable TV
- Provision for Water Heater at Master's Bedroom Toilet and Bath
- Individual Electric and Water Meter
- High Ceiling Units (3.00 meters)
- Balcony for 1-Bedroom Deluxe Units and 2-Bedroom Units
- Provision for Drying Area



# BUILDING FACILITIES and SERVICE

- Individual mail boxes
- Common garbage disposal area on every floor
- Upper and lower ground floor Parking with Storage Room on selected areas
- Centralized overhead water tank
- Sufficient fire exits
- Stand-by generator set for common areas
- Centralized cistern tank
- Automatic fire alarm sprinkler system
- Natural air ventilation for common area
- Spacious lobby and corridors
- Service stairs



# Construction Updates



# Construction Milestones

## Building 1

Start: December 2008

Finish: March 2010

## Building 2

Start: January 2010

Finish: May 2011

## Building 8

Start: June 2010

Finish: November 2011

## Building 3

Start: February 2011

Finish: August 2012

## Phase 1 of Amenities:

Start: December 2008

Finish: November 2009





# Frequently Asked Questions



# FREQUENTLY ASKED QUESTIONS



## RESIDENTIAL UNITS

### 1. Can a residential unit be used for commercial activities?

All residential units shall be used for residential purposes only. Commercial activities are not allowed in any part of the building except in areas that are designated for such purposes, if any.

### 2. Can a signage be put on any part of a residential unit?

Commercial and advertising signages shall not be placed, constructed nor erected on any part of the building that is visible from the lobby, corridors, hallways or exterior of the building, except in areas that are designated for such purposes, if any.

### 3. Are the drying/storage area and balcony, if any, part of the residential area?

The balcony and drying/storage area are part of the residential area of the building. The unit owner is not allowed to alter or put any structure that is visible from the exterior of the building where the balcony and storage/drying area are located.

### 4. Are pets allowed in the residential building or community?

Household pets contained in an aquarium or terrarium and do not need to be taken out from the residential units may be allowed as long as; they are properly taken cared of, their presence do not cause unreasonable noise, smell, harm or damage to the community and the general public and they do not interfere with the normal enjoyment of a peaceful, sanitary and safe environment. Pets are to be properly vaccinated against rabies, communicable diseases, etc.

### 5. How many persons are recommended to stay in a particular unit?

In order for a unit owner and their family to fully enjoy the comfort and convenience in staying in a particular unit, the recommended maximum number of people staying in a particular unit are as follows:

- |                             |         |
|-----------------------------|---------|
| a. Floor area below 30 sqm. | - 4 pax |
| b. Floor area below 50 sqm. | - 5 pax |
| c. Floor area below 70 sqm. | - 6 pax |
| d. Floor area above 71 sqm. | - 8 pax |

### 6. When can a unit owner move-in to their unit?

Buyers will be allowed to move-in 30 days after all the following conditions are achieved:

- Full payment of required down payment,
- Submitted and signed all documentary requirements needed for moving-in.
- Paid all the necessary fees required prior to moving-in.
- Signed certificate of acceptance by the unit owner
- Letter of guarantee issued by the bank or approval of in-house financing.

# FREQUENTLY ASKED QUESTIONS



## ASSOCIATION DUES

### 1. What is the purpose in collecting association dues from the unit owners?

The association dues collected from the unit owners are used for the maintenance of the condominium and for safeguarding the welfare of the residents of the community. Payments are made for the following services:

- a. Security for the entrance gate, for the perimeter of the property, for common areas and open spaces of the community as well as for the residential building premises.
- b. Maintenance of amenities, including the lobby and corridors of the residential building, facilities, roads and landscaped areas of the community.
- c. Utilities (i.e. electricity, water, etc.) for the amenities, including the lobby and corridors of the residential building, facilities, roads and landscaped areas of the community.
- d. Collection of garbage from the residential units and within the community.

Association dues are also used to pay the following expenses:

- a. Insurance expenses to cover the amenities and buildings in the community.
- b. Real estate taxes on the common areas and facilities.
- c. Permits and licenses fees paid to the government.

### 2. How much is the monthly association dues?

#### Residential Unit

The monthly association dues to be charged to the unit owners is estimated to be at least P60.00 per square meter. The P60.00 per square meter charge is based on the actual size of the residential unit.

#### Sample Computation:

Floor Area of a Residential Unit	:	55.56 sqm.
Association Due per sqm.	:	x 60.00 (PhP)
Monthly Association Due	:	2,222.40 (PhP)

#### Parking Slots

Owners or lessee of a parking slot will likewise be charged monthly association dues as follows:

#### Parking within the Residential Building

- a. Ground floor parking with storage room - P1,260.00 per slot
  - b. Ground floor parking without storage room - P 720.00 per slot
- Open Area Parking - P 720.00 per slot

# FREQUENTLY ASKED QUESTIONS



## 3. When does a unit owner start paying for association dues?

A unit owner will start paying for association dues if any of the following conditions are met:

- a. Once the unit has been turned-over, even if the unit owner is not yet using the unit.
- b. If the residential unit is deemed accepted by the unit owner.

## PARKING SLOTS

### 1. Who can purchase a parking slot?

Only unit owners can purchase a parking slot within the community. Since the parking slot is limited, the purchase shall be on a first come-first serve basis.

### 2. Is there a limit to the number of parking slots that can be purchased by a unit owner?

Due to the limited slots available, there is a limit to the number of parking slots a unit owner can purchase. Details below:

- |                             |   |         |
|-----------------------------|---|---------|
| a. Floor area below 30 sqm. | - | 1 slot  |
| b. Floor area below 50 sqm. | - | 1 slot  |
| c. Floor area below 70 sqm. | - | 2 slots |
| d. Floor area above 71 sqm. | - | 3 slots |

### 3. If a residential unit purchased was cancelled by the buyer, what happens to the parking slot purchased?

In this scenario, the parking slot purchased will also be cancelled.

### 4. Are there any free parking slots allotted for the unit owners?

There will be no free parking slots allotted for the unit owners. All parking slots available will be for sale on a first come -first serve basis.

### 5. What happens if a unit owner does not get a parking slot?

An hourly rate will be charged to the guest and visitors for use of the parking slot. Unit owners who did not purchase parking slots may opt to rent parking slots from the Property Management Office or from other unit owners who are not using their parking slots.

## FACILITIES AND AMENITIES

### 1. Are there any fees to be collected for using the facilities in the community?

The exclusive use of the clubhouse or other facilities by the unit owners and their guests are subject to minimal charges to cover the maintenance or replacement cost of the area and equipment, as well as utility expenses.



**THANK YOU**



# Financing Schemes



# COMPUTATION OF TCP / TLP

Building	1	2	8
Unit No.	A-203	B-219	A-227
Unit Type	Std. w/o bal	De luxe	Corner
No. of BR	1-br	2-br	2-br
Area	24.7	55.06	54.04
Price/sqm	57,000.00	52,000.00	54,000.00
<b>TLP</b>	<b>1,407,900</b>	<b>2,863,120</b>	<b>2,918,160</b>
Misc. (5.5%)	77,434.50	157,471.600	160,498.800
Vat (12%)	-	343,574.40	350,179.20
<b>TCP</b>	<b>1,485,334.50</b>	<b>3,364,166.00</b>	<b>3,428,838.00</b>
<b>Reservation Fee</b>	<b>25,000.00</b>	<b>25,000.00</b>	<b>25,000.00</b>

# OPTION 1: SPOT CASH PAYMENT

## Spot Cash

TCP	1,485,334.50	3,364,166.00	3,428,838.00
Discount	10%	12%	12%
less: Discount	148,533.45	403,699.92	411,460.56
less: RF	25,000.00	25,000.00	25,000.00
<b>Spot Cash Payment</b>	<b>1,311,801.05</b>	<b>2,935,466.08</b>	<b>2,992,377.44</b>



# OPTION 2: DEFERRED CASH PAYMENT

## Deferred Cash

TCP	1,485,334.50	3,364,166.00	3,428,838.00
Months to pay	12		
Discount	6%	7%	7%
less: Discount	89,120.07	235,491.62	240,018.66
less: RF	25,000.00	25,000.00	25,000.00
<b>Monthly Payments</b>	<b>114,267.87</b>	<b>258,639.53</b>	<b>263,651.61</b>

Months to pay	6	15	15
Discount	8%	5%	5%
less: Discount	118,826.76	168,208.30	171,441.90
less: RF	25,000.00	25,000.00	25,000.00
<b>Monthly Payments</b>	<b>223,584.62</b>	<b>211,397.18</b>	<b>215,493.07</b>

# OPTION 3: SPOT DOWNPAYMENT

## Spot Down Payment

TCP		1,485,334.50	3,364,166.00	3,428,838.00
Discount		7%	9%	9%
less: Discount		103,973.42	302,774.94	308,595.42
Net Contract Price		1,381,361.09	3,061,391.06	3,120,242.58
DP	20%	276,272.22	612,278.21	624,048.52
less: RF		25,000.00	25,000.00	25,000.00
<b>Spot DP</b>		<b>251,272.22</b>	<b>587,278.21</b>	<b>599,048.52</b>

# OPTION 4: DEFERRED DOWNPAYMENT

## Deferred DP

TCP		1,485,334.50	3,364,166.00	3,428,838.00
less: Discount	0%	-	-	-
<b>Net Contract Price</b>		<b>1,485,334.50</b>	<b>3,364,166.00</b>	<b>3,428,838.00</b>
DP	10%	148,533.45	336,416.60	342,883.80
less: RF		25,000.00	25,000.00	25,000.00
Months to pay	12			
<b>Monthly DP</b>		<b>10,294.45</b>	<b>25,951.38</b>	<b>26,490.32</b>

# BALANCE: BANK FINANCING

## Bank Financing

TCP		1,485,334.50	3,364,166.00	3,428,838.00
Balance	80%	1,188,267.60	2,691,332.80	2,743,070.40
5-year Loan				
Interest Rate		10.25% per annum	10.25% per annum	10.25% per annum
<b>Monthly Ammortization</b>		<b>25,393.59</b>	<b>57,514.49</b>	<b>57,514.49</b>
<b>Factor Rate</b>		<b>0.02137026</b>	<b>0.02137026</b>	<b>0.02137026</b>

10-year Loan				
Interest Rate		11.0% per annum	11.0% per annum	11.0% per annum
<b>Monthly Ammortization</b>		<b>16,368.39</b>	<b>37,073.11</b>	<b>37,073.11</b>
<b>Factor Rate</b>		<b>0.01377500</b>	<b>0.01377500</b>	<b>0.01377500</b>

15-year Loan				
Interest Rate		11.25% per annum	11.25% per annum	11.25% per annum
<b>Monthly Ammortization</b>		<b>13,692.94</b>	<b>31,013.43</b>	<b>31,013.43</b>
<b>Factor Rate</b>		<b>0.01152345</b>	<b>0.01152345</b>	<b>0.01152345</b>