

**SMDCC**

**SMDC**

JOY

RESIDENCES

 CITY BALIWAG, BULACAN

# BALIWAG QUICK FACTS

- ✓ **Buntal Hat Capital of the Philippines**
- ✓ **1<sup>st</sup> Class Urban Municipality**

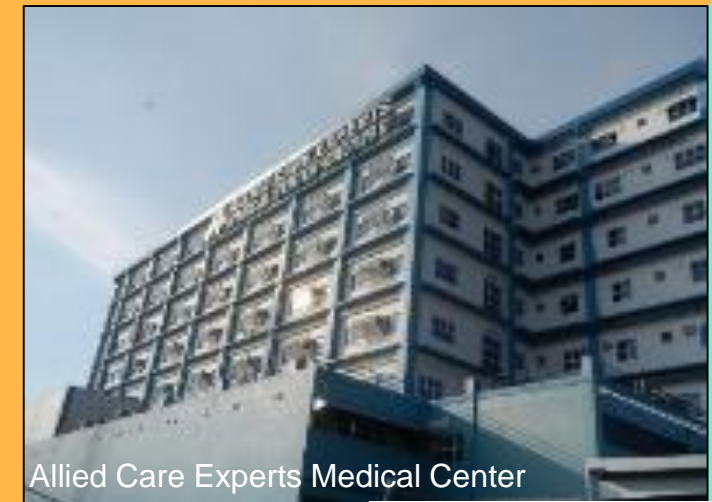
## **2020 National Competitiveness Index Awards:**

- ✓ **Top 3 Most Competitive Municipality**
  - ✓ **Top 1 in Infrastructure**
  - ✓ **Top 6 in Economic Dynamism**
  - ✓ **Top 4 in Governance Efficiency**
  - ✓ **Top 6 in Resiliency**
- 
- ✓ **A lesser possibility of flood considering its density of 3,300 km<sup>2</sup> and a highest elevation of 23m.**



# PLACES OF INTERESTS / QUICK FACTS

Landmarks	KM
SM City Baliwag	100 m
SM Central Terminal	300 m
Baliwag Water District	1 km
Allied Care Experts Medical Center	1 km
Baliwag University	1.4 km
Baliwag Transit Terminal	1.4 km
Baliwag Municipal Hall	2.5 km
San Agustin Church	2.8 km
Our Lady of Mount Carmel	2.8 km





# INFRASTRUCTURE DEVELOPMENTS



SKY WAY STAGE 3

2020 completion / opening  
South – Nagtahan – Sta Mesa –  
Quezon Ave – A Bonifacio -  
Balintawak



BULACAN  
INTERNATIONAL AIRPORT

Ground breaking : Q4 2019  
2,500 hectares in Bulacan,  
Bulacan  
4 Runways  
100M passengers yearly



METRO MANILA RAIL TRANSIT  
SYSTEM LINE 7 (MRT-7)

2021 partial completion  
33 hectare property in Bulacan  
North Ave QC – San Jose Del  
Monte



# INFRASTRUCTURE DEVELOPMENTS



### METRO MANILA SKYWAY STAGE 3 PROJECT

The mostly six-lane Metro Manila Skyway Stage 3 will connect the South Luzon Expressway and the North Luzon Expressway (NLEX) from Buendia Avenue to Balintawak.

**BALINTAWAK**  
**SGT. RIVERA**  
**QUEZON AVE.**  
**E. RODRIGUEZ**  
**AURORA BLVD.**  
**NAGTAHAN**  
**QUIRINO**  
**BUENDIA**

- Length: 14.8 Kilometers
- Estimated time travel: 15-20 minutes
- Cost: P26.59 billion
- Funded through: Public-Private Partnership (PPP)
- Construction Period: April 2014 to 2017

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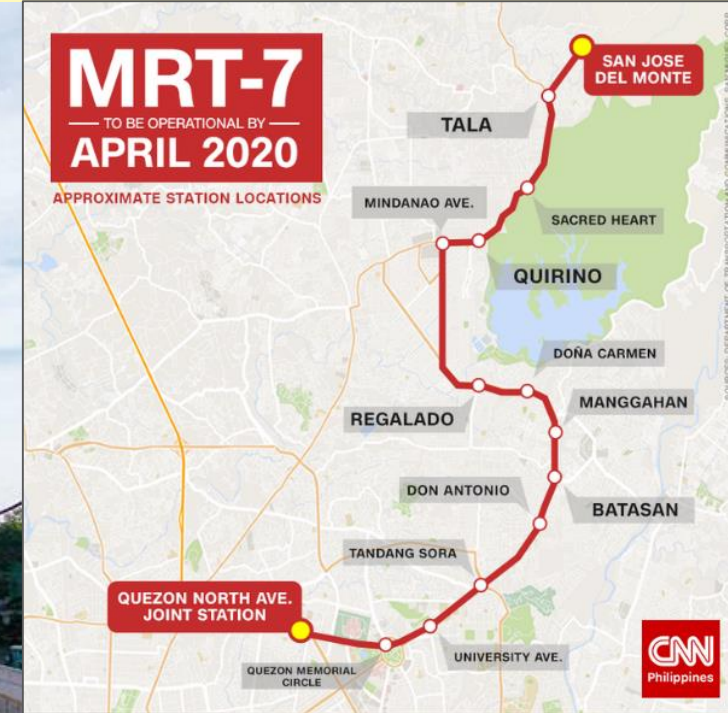


# INFRASTRUCTURE DEVELOPMENTS





# INFRASTRUCTURE DEVELOPMENTS





# INFRASTRUCTURE DEVELOPMENTS



as of April 2021



## Plaridel By-Pass, Phase III

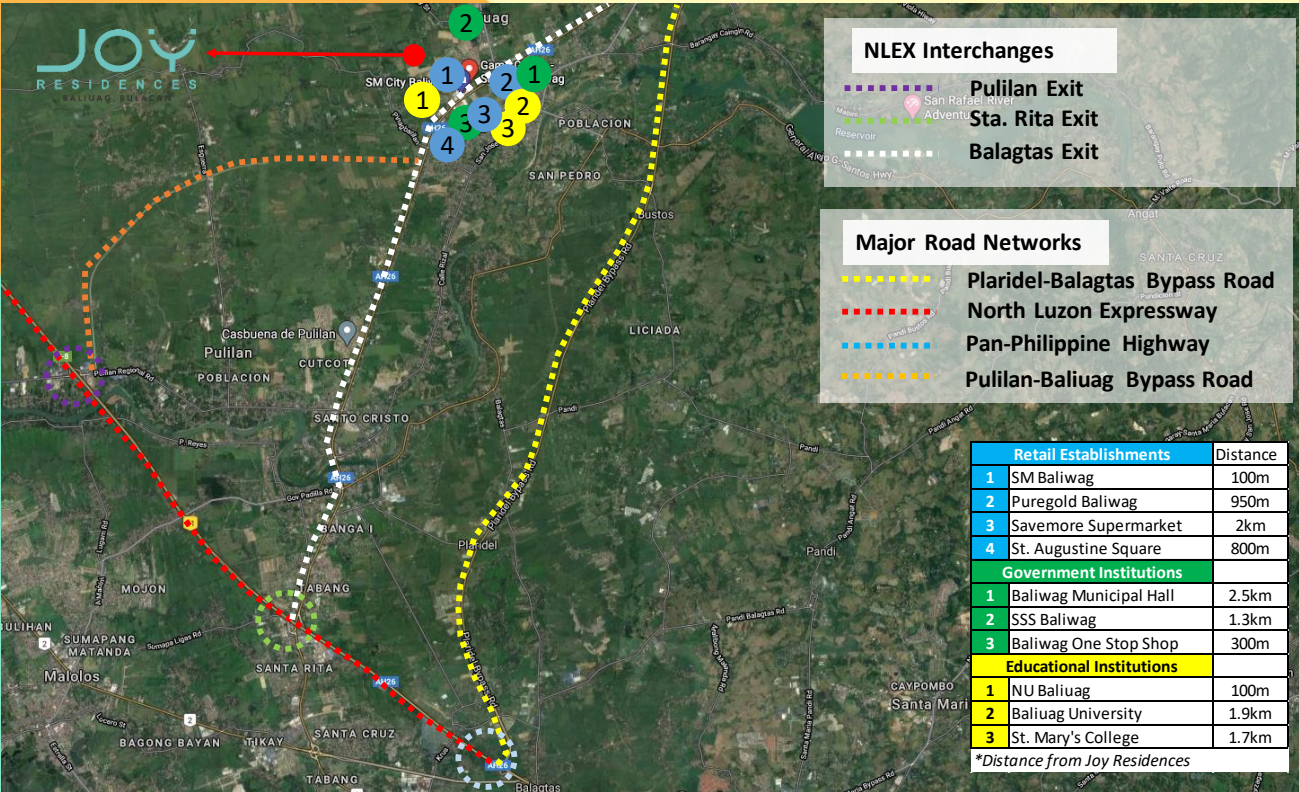
Description: Widening of 24.61 km bypass road from 2 lane to 4 lane including 12 bridges, drainage facilities, and slope stabilization works.

Indicative Cost: P5.26 B (\$105.2M)

Schedule: 2018-2021

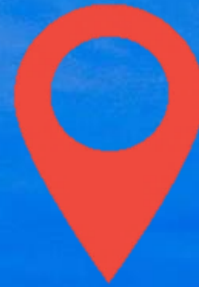


# LOCATION





SM CITY BALIWAG  
NATIONAL UNIVERSITY - BALIWAG  
SM BALIWAG CENTRAL TERMINAL  
JOY RESIDENCES



**SMDC**

**JOY**  
RESIDENCES  
SM CITY BALIWAG, BULACAN





# SM CITY BALIWAG COMPLEX





# NATIONAL UNIVERSITY - BALIWAG



# THE JOY OF A NEW LIFE

Set in a 5-hectare prime real estate within SM City Baliwag lifestyle district, *Joy Residences* is an investment that will have you jumping for JOY, as it offers a suburban garden community that promises an upgraded lifestyle of comfort and convenience with endless shopping, dining, entertainment and educational options.

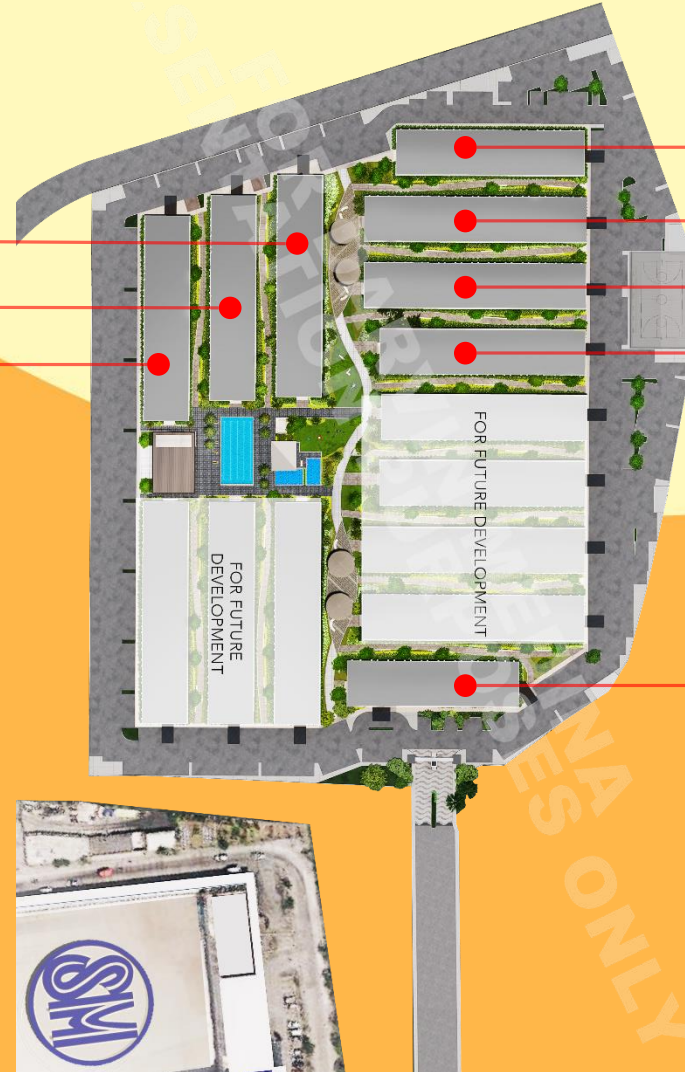
*Joy Residences* is the safest and newest trend of modern living in Baliwag, Bulacan.





# SITE DEVELOPMENT PLAN

Building J  
Building K  
Building L



Building I  
Building H  
Building G  
Building F

Building A



# PROJECT OVERVIEW



## PROJECT DETAILS

<b>Lot Area</b>	<b>5.3 has</b>
<b>Number of Residential Buildings</b>	<b>15 buildings Ph1 - 8 Buildings Ph2 - 7 Buildings</b>
<b>Number of Residential Floors</b>	<b>4 floors (all buildings)</b>
<b>Average Units per Floor</b>	<b>46 units</b>
<b>Number of Residential Units</b>	<b>2,823 units Ph1 - 1,458 units Ph2 - 1,365 units</b>



# PROJECT OVERVIEW



## Breakdown of Units (Phase 1)

- Building A - 140 units
- Buildings F & L - 184 units
- Buildings G & J - 200 units
- Building H - 199 units
- Building I - 168 units
- Building K - 183 units

## No. of Units per Unit Type (Phase 1)

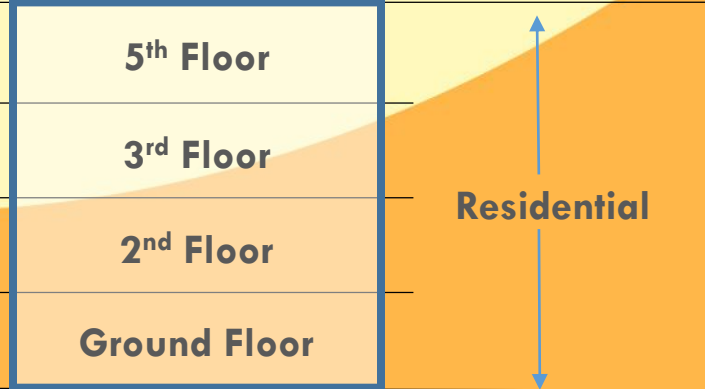
- 1BR - 1,391 units
- Studio - 55 units
- Studio End - 12 units

**Total No. of Parking Slots:** 476 slots (246 for Ph1)

**Project Launch Date:** May 2021

**Project Completion Date:** July 2024 (Phase 1)

# BUILDING CHART



# BUILDING H DETAILS



- 199 residential units
  - Ground Floor – 49 units
  - 2<sup>nd</sup> – 5<sup>th</sup> Floor – 50 units per floor

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	192
Studio End	23.51	7
TOTAL		199

# BUILDING I DETAILS



- 168 residential units
  - GF – 5<sup>th</sup> Floor – 42 units per floor

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 25.96	159
Studio End	23.51	7
Studio	17.63 to 18.21	2
TOTAL		168



# PROJECT FEATURES

- ✓ Gated community with 24/7 security
- ✓ Centralized Mailroom at Building A Ground Floor
- ✓ CCTV per floor and elevator car
- ✓ Centralized garbage room in every floor
- ✓ Property management services
- ✓ Power by Meralco



# AMENITIES

## Phase 2 Amenities

Children's  
Playground

Lap Pool

Clubhouse

Pavilion

Kiddie Pools



## Phase 1 Amenities

Gazebo

Covered Basketball Court

Linear Park



# AMENITIES





# AMENITIES





# AMENITIES





# AMENITIES





# AMENITIES





# AMENITIES





# CENTRAL LOBBY



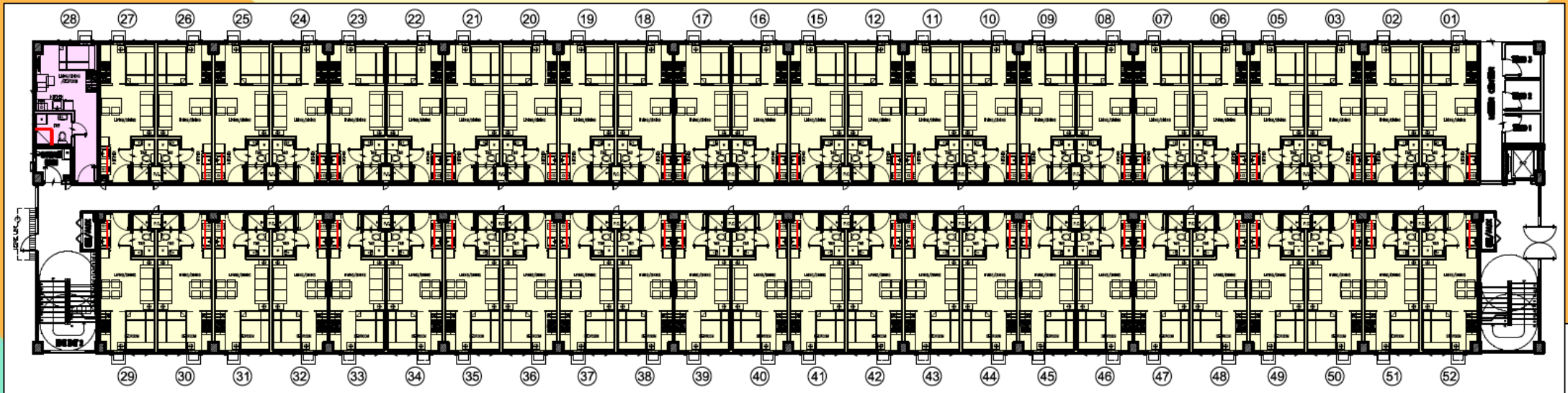


# FLOOR PLANS & UNIT LAYOUTS



# FLOOR PLANS – BUILDING H

LINEAR PARK VIEW

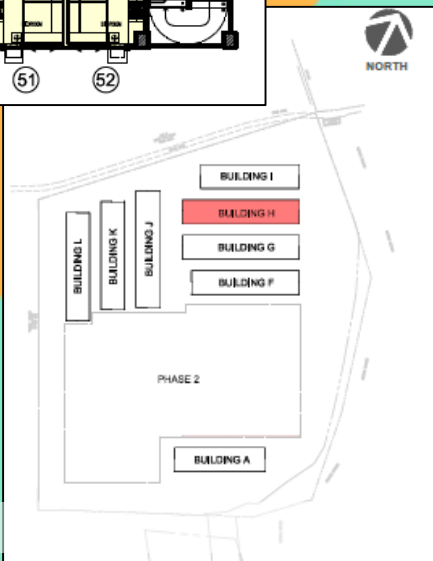


LINEAR PARK VIEW

## Ground Floor

LEGENDS:

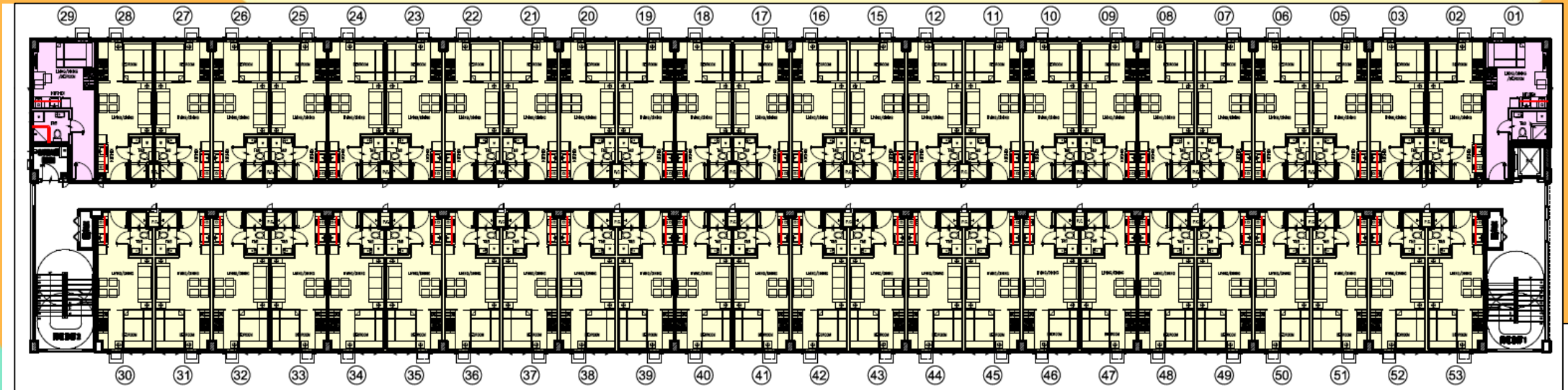
- STUDIO END UNIT
- 1 BEDROOM UNIT





# FLOOR PLANS – BUILDING H

LINEAR PARK VIEW

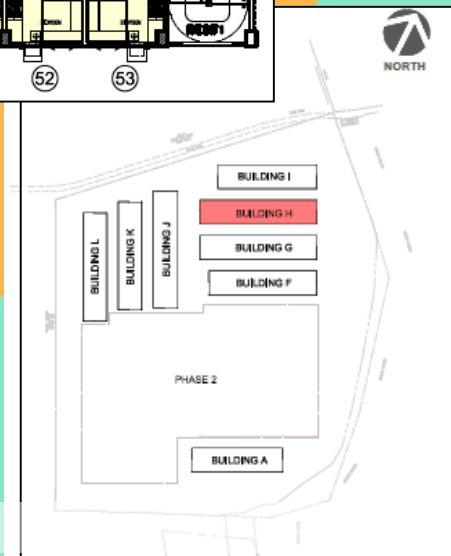


LINEAR PARK VIEW

**LEGENDS:**

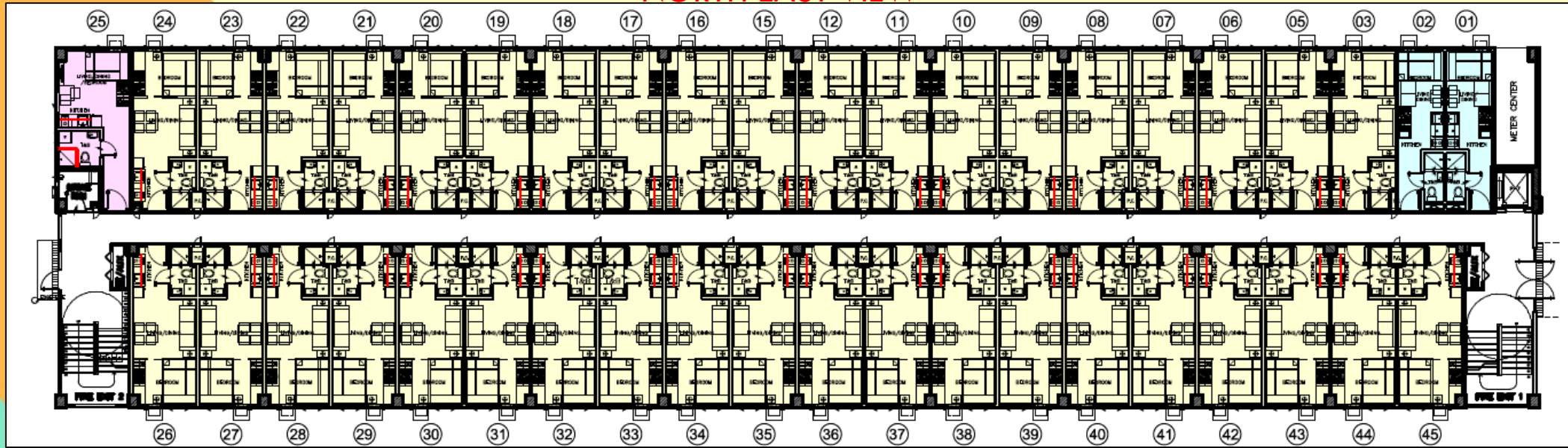
- STUDIO END UNIT
- 1 BEDROOM UNIT

**2<sup>nd</sup> to 5<sup>th</sup> Floor**



# FLOOR PLANS – BUILDING I

**NORTH EAST VIEW**

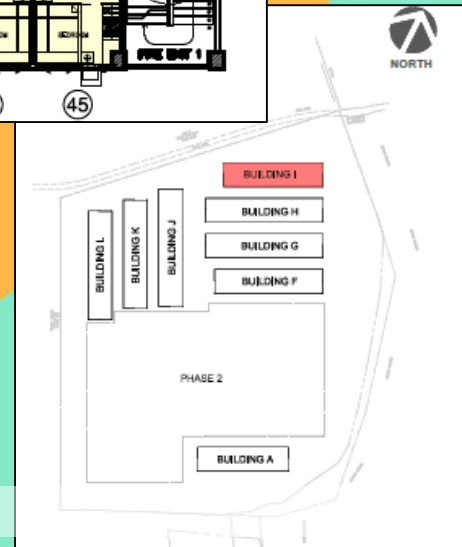


**LINEAR PARK VIEW**

**LEGENDS:**

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

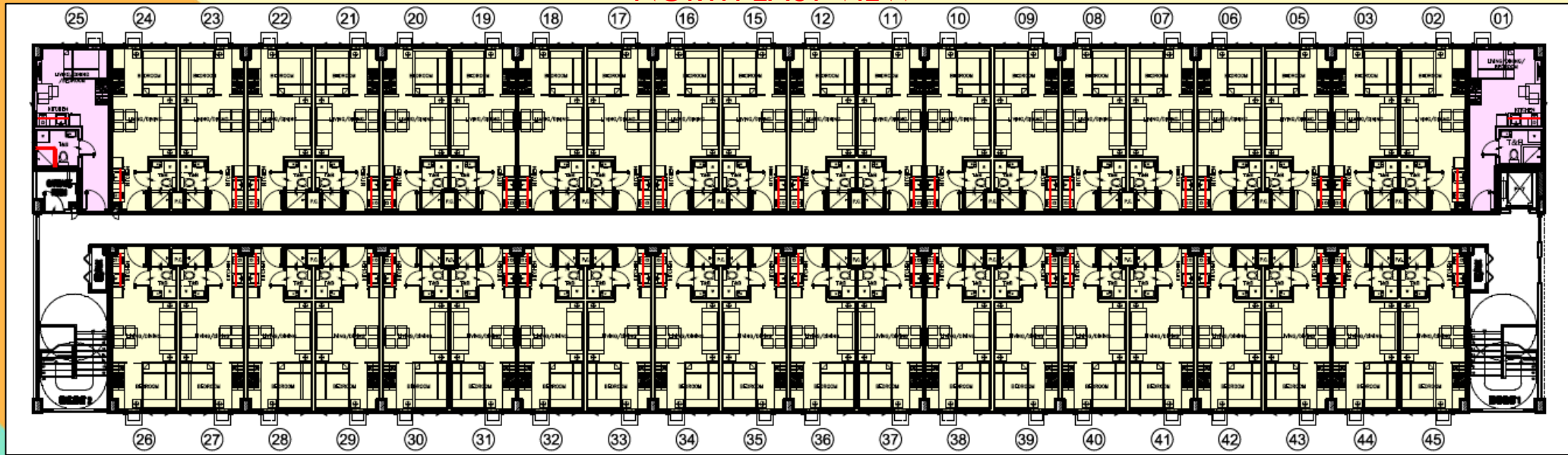
## Ground Floor





# FLOOR PLANS – BUILDING I

**NORTH EAST VIEW**

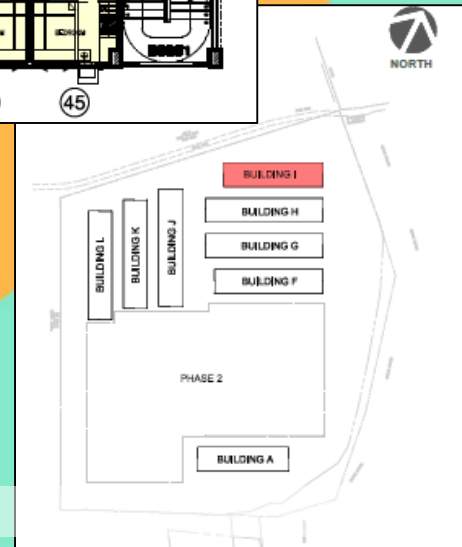


**LINEAR PARK VIEW**

**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT


## 2<sup>nd</sup> to 5<sup>th</sup> Floor



# UNIT LAYOUTS - STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining/ Bedroom/Kitchen Area	14.31	154.03
Toilet & Bath	3.32	35.74
<b>TOTAL</b>	<b>±17.63</b>	<b>±189.77</b>

 **STUDIO UNIT**  
 SCALE: NOT TO SCALE





# UNIT LAYOUTS - STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining/ Bedroom/Kitchen Area	14.89	160.27
Toilet & Bath	3.32	35.74
<b>TOTAL</b>	<b>±18.21</b>	<b>±195.95</b>


1 STUDIO UNIT  
SCALE: NOT TO SCALE



# UNIT LAYOUTS – STUDIO END



STUDIO END UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining/Bedroom/Kitchen Area	19.01	204.62
Toilet & Bath	4.50	48.44
<b>TOTAL</b>	<b>±23.51</b>	<b>±253.06</b>

 **STUDIO END UNIT**  
 SCALE: NOT TO SCALE





# UNIT LAYOUTS –

## 1- BEDROOM



**TYPE A**



**TYPE B**



**TYPE C**

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
<b>TOTAL</b>	<b>±24.41</b>	<b>±262.74</b>

1 BEDROOM UNIT  
 SCALE: NOT TO SCALE

# UNIT LAYOUTS – 1- BEDROOM



**TYPE A**



**TYPE B**

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	7.54	81.16
Living/Dining Area	9.10	97.95
Toilet & Bath	3.58	38.53
Kitchen	4.77	51.34
<b>TOTAL</b>	<b>±24.99</b>	<b>±268.98</b>

1 1 BEDROOM UNIT  
SCALE: NOT TO SCALE



# UNIT LAYOUTS – 1- BEDROOM



1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
<b>TOTAL</b>	<b>±25.96</b>	<b>±262.74</b>

1 BEDROOM UNIT  
 SCALE: NOT TO SCALE



# UNIT LAYOUTS – 1- BEDROOM





# UNIT DELIVERABLES

TYPICAL UNIT FINISHES	
WALL FINISH	Bedroom: Semi-gloss paint finish Living/Dining/Kitchen: Semi-gloss paint finish T&B: Semi-gloss paint finish with 1.2m-high tiles on shower area and tiled baseboard
FLOOR FINISH	Ceramic tiles
DOORS	Bedroom: Laminated Wood Door T&B: PVC Door Main: Laminated Wood Door
WINDOWS	Aluminum Casement Window
TOILET & BATH	Water closet, lavatory, soap holder, tissue holder and shower assembly fixtures
KITCHEN	Polished tiles on concrete kitchen countertop

# PROPERTY MANAGEMENT

**GREENMIST**  
PROPERTY MANAGEMENT CORP.

  
**primekey**

- Quality Customer Service
- Stringent Safety and Security
- First Rate Facility Management
- Spotless Cleanliness
- Transparent Transaction

Our commitment to you does not end when we give you the key to your property. We enable you to realize the maximum return of your property investment through SMDC Leasing.

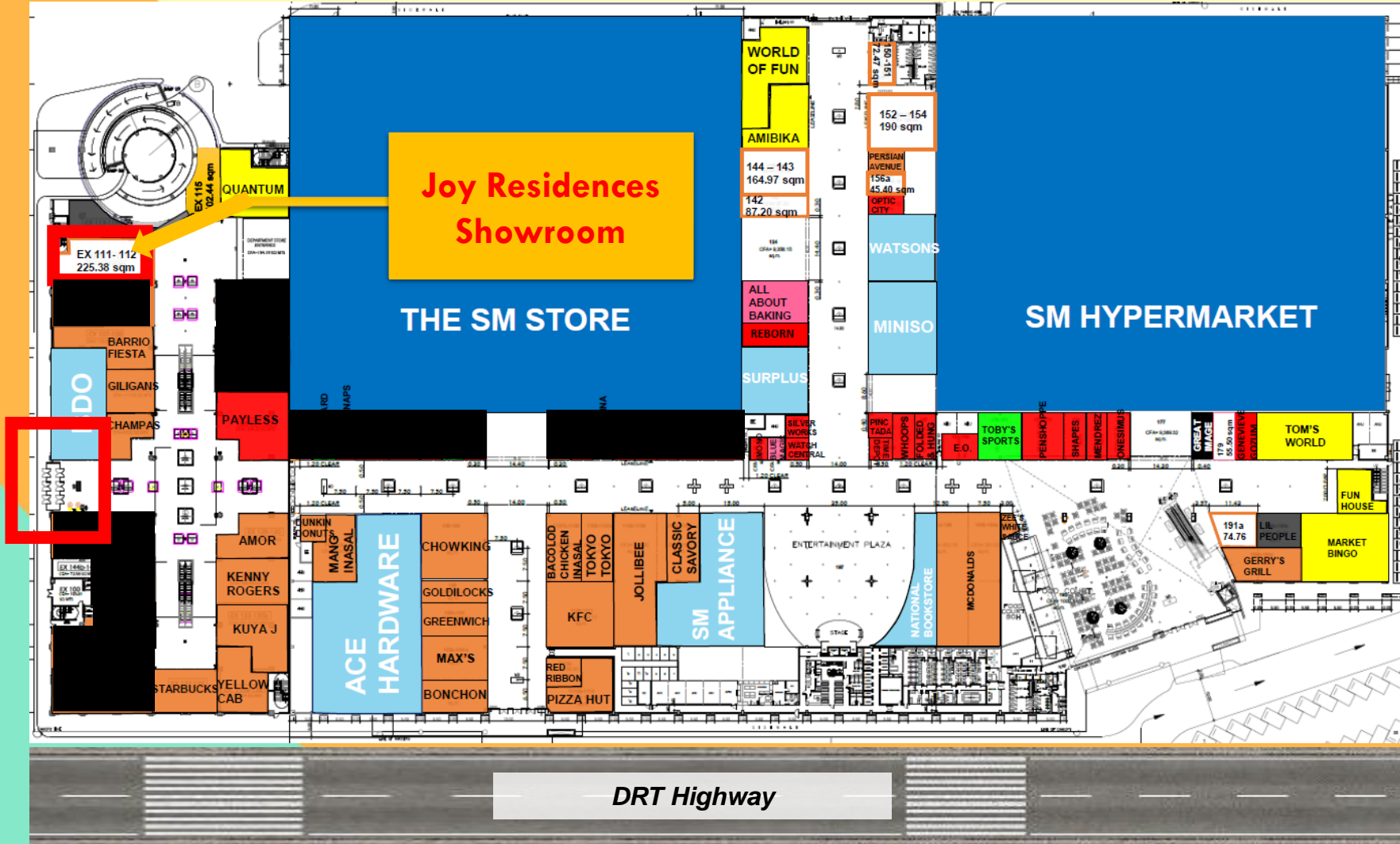
#### SMDC Leasing Range of Services

- Property Listing Management
- Unit viewing arrangements
- Negotiation of lease terms
- Preparation of lease contract
- Tenant move-in assistance



# SHOWROOM LOCATION

**MALL ENTRANCE**



**Ground Floor  
In front of  
THE SM STORE**

# LAUNCH PRICE & PAYMENT TERMS





# PRICING

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<b>Residential Unit</b>	<b>Average Selling Price (TLP)</b>
<b>1-Bedroom Unit</b>	₱ 3,040,000
<b>Studio End Unit</b>	₱ 2,927,000
<b>Studio Unit</b>	₱ 2,359,000

# PAYMENT TERMS - RESIDENTIAL

Payment Scheme	Particulars	Discount on TLP
<b>Spot Cash</b>	100% Spot Cash in 30 Days	10.0%
<b>Deferred Cash</b>	100% Payable in 39 months	2.0%
<b>Spot DP</b>	10% Spot / 90% in 39 months	2.0%
	20% Spot / 80% in 39 months	4.0%
	50% Spot / 50% in 39 months	5.0%
<b>Spread DP</b>	15% in 39 months / 85% through cash or bank	-
	20% in 39 months / 80% through cash or bank	-
<b>Easy Payment Scheme</b>	10% Spot / 10% in 38 months / 80% through cash or bank	0.50%
	20% Spot / 10% in 38 months / 70% through cash or bank	1.0%



# SPECIAL TERM

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Payment Scheme	Particulars	Discount on TLP
<b>Spread DP</b>	10% in 39 months / 90% through cash or bank	-

---

# SAMPLE COMPUTATION

	Standard Payment Terms				
	Spot Payment	Deferred Payment	10% Spot / 90% in 39 months	20% Spot / 80% in 39 months	50% Spot / 50% in 39 months
<b>TLP</b>	2,928,000.00	2,928,000.00	2,928,000.00	2,928,000.00	2,928,000.00
<b>Discount</b>	292,800.00	58,650.00	58,650.00	117,120.00	146,400.00
<b>NLP</b>	2,635,000.00	2,869,440.00	2,869,440.00	2,810,880.00	2,781,600.00
<b>TAP</b>	<b>2,806,488.00</b>	<b>3,055.953.60</b>	<b>3,055.953.60</b>	<b>2,993,587.20</b>	<b>2,962,404.00</b>
<b>Down Payment</b>	2,791,488.00	-	290,595.36	583,717.44	1,466,202.00
<b>MA</b>	-	77,973.17	70,522.01	61,406.92	37,979.54
<b>Balance</b>	-	-	-	-	-

**RF: P15K**  
**OC: 6.5%**



# SAMPLE COMPUTATION

**RF: P15K**  
**OC: 6.5%**

	Standard Payment Terms			
	15% in 39 months / 85% thru cash or bank	20% in 39 months / 80% thru cash or bank	10% Spot / 10% in 38 months / 80% through cash or bank	20% Spot / 10% in 38 months / 70% through cash or bank
<b>TLP</b>	2,928,000.00	2,928,000.00	2,928,000.00	2,928,000.00
<b>Discount</b>	-	-	14,640.00	29,280.00
<b>NLP</b>	2,928,000.00	2,928,000.00	2,913,360.00	2,898,720.00
<b>TAP</b>	<b>3,118,320.00</b>	<b>3,118,320.00</b>	<b>3,102,728.40</b>	<b>3,087,136.80</b>
<b>Down Payment</b>	-	-	295,272.84	602,427.36
<b>MA</b>	11,608.92	15,606.77	8,165.07	8,124.04
<b>Balance</b>	2,650,572.00	2,494,656.00	2,482,182.72	2,160,995.76

# SAMPLE COMPUTATION

## Residential Unit

**LESS THAN 8K  
 MONTHLY!!!!**

**RF: P15K**  
**OC: 6.5%**

	Special Term
	10% in 39 months / 90% thru cash or bank
NLP	2,928,000.00
TAP	3,118,320.00
Down Payment	-
<b>MA</b>	<b>7,611.08</b>
Balance	2,806,488.00





# LOI GUIDELINES

Parameters	Definition
<b>Units subject for LOI</b>	<ul style="list-style-type: none"><li>• 2 Buildings (Buildings H &amp; I)</li><li>• Pricelist and inventory of assigned units per Sales Team shall be released thru the Sales Operations representative</li></ul>
<b>Buyer Requirements for LOI</b>	<ul style="list-style-type: none"><li>• Filled-out Letter of Intent and ID</li><li>• Payment/collection of Reservation Fee will be discouraged during the LOI period</li></ul>

- ✓ Get list of units from your Sales Operations representative
- ✓ Ask your clients to fill-out the LOI form and submit it (plus the valid ID) to your Sales Operations representative
- ✓ Once LOI period is lifted, ASD shall receive RQ Number with details needed for RF payment thru Bills Payment

# LOI GUIDELINES – LOI Form

## LETTER OF INTENT

Name of Buyer/s: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Contact No: \_\_\_\_\_

I/We take this opportunity to declare our intention to purchase a condominium unit from Joy Residences located at Barangay Pagala, Baliwag, Bulacan. Below are the details of the unit I/we want to purchase:

Building: \_\_\_\_\_

Unit Number: \_\_\_\_\_

Floor: \_\_\_\_\_

Unit Area: \_\_\_\_\_

Unit Price: \_\_\_\_\_

Attached with this letter is a copy of my ID. Thank you.

\_\_\_\_\_  
Buyer/s Name and Signature

\_\_\_\_\_  
Seller's Name and Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



# LOI GUIDELINES – LOI Holding Form

## LOI HOLDING (SALES TEMPLATE)

FOR LOI HOLDING

(DATE)

No.	Unit ID	BUYERS NAME	PS	ASD	SD	DSH	BP NUMBER	BP ROLE	REMARKS
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									

PREPARED BY: \_\_\_\_\_  
Signature over Printed Name

ACKNOWLEDGED BY: \_\_\_\_\_  
Signature over Printed Name

To be prepared by  
Sales Operations  
Representative



*A real-estate investment that will have you  
jumping for JOY!*

**RELAXING SUBURBAN  
GARDEN COMMUNITY**

**IDEAL HOMES FOR  
WORKING FAMILIES**

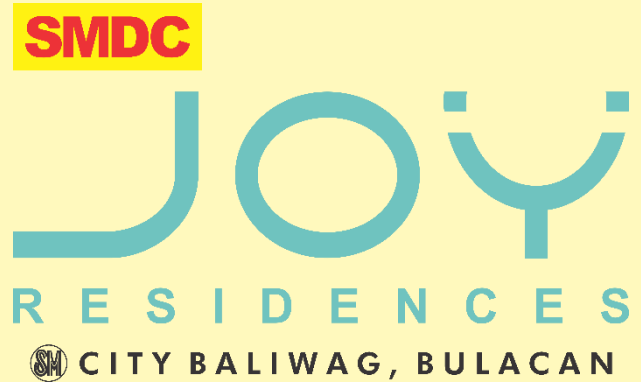
**SUSTAINABLE MASTER-  
PLANNED DEVELOPMENT**

**LUCRATIVE  
INVESTMENT**

**INTEGRATED WITHIN SM  
BALIWAG MALL  
COMPLEX**







THANK YOU AND HAPPY SELLING!

Email: [darwin.medina@smdevelopment.com](mailto:darwin.medina@smdevelopment.com)

Local: 02-8857-0100 loc 2432

