

**SMDC**



With the continuous development of businesses in Muntinlupa, and the constant growth of population in the area, Leaf Residences provides a convenient family home for the modern day Filipino.

Leaf Residences offers a safe and secure development with modern facilities and tropical rain forest inspired amenities thus providing a new take on suburban living.

# Vicinity Map



# At the Heart of Progress and Developments in the South



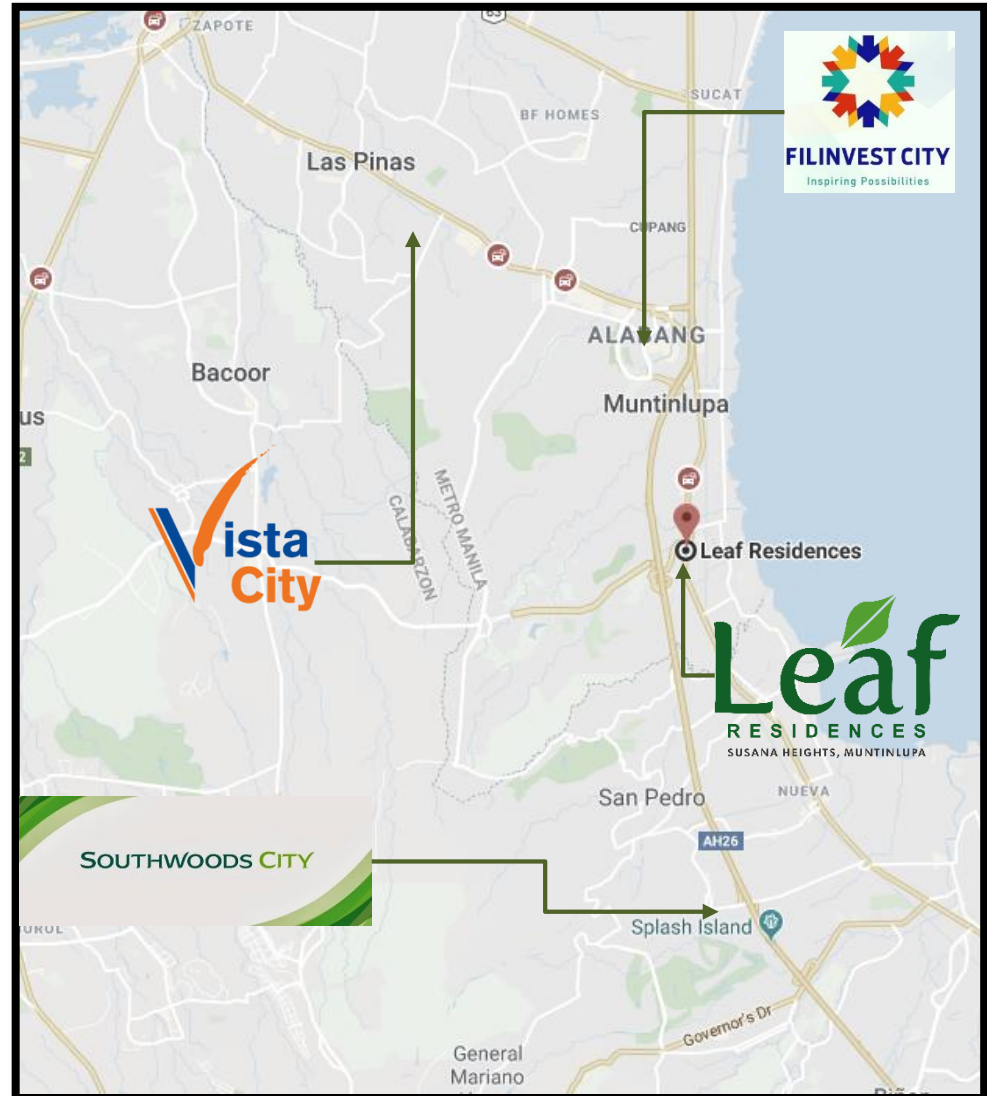
3 kms



3.7 kms



7 kms



# Infrastructure Updates



## Laguna Lake Highway (Phase II)

Alternative route from Susana to Taytay Rizal

<http://primer.com.ph/blog/2017/11/05/second-phase-of-laguna-lake-highway-now-open-to-motorists/>



## SLEX and Skyway Expansion

Improvements in traffic flow

<http://bworldonline.com/smc-eyes-expansion-slex-skyway-naiax/>



## PNR South Commuter

Additional mode of transportation from Calamba to Manila

<http://www.build.gov.ph/Home/Summary/36?Agency=DOTr>

# Office Developments in Muntinlupa



Over 1,850 companies and SMEs can be found in Muntinlupa

<https://www.businesslist.ph/location/muntinlupa>

By 2021 Office Supply for Alabang is expected to grow by 27%

Colliers International Philippines 2018



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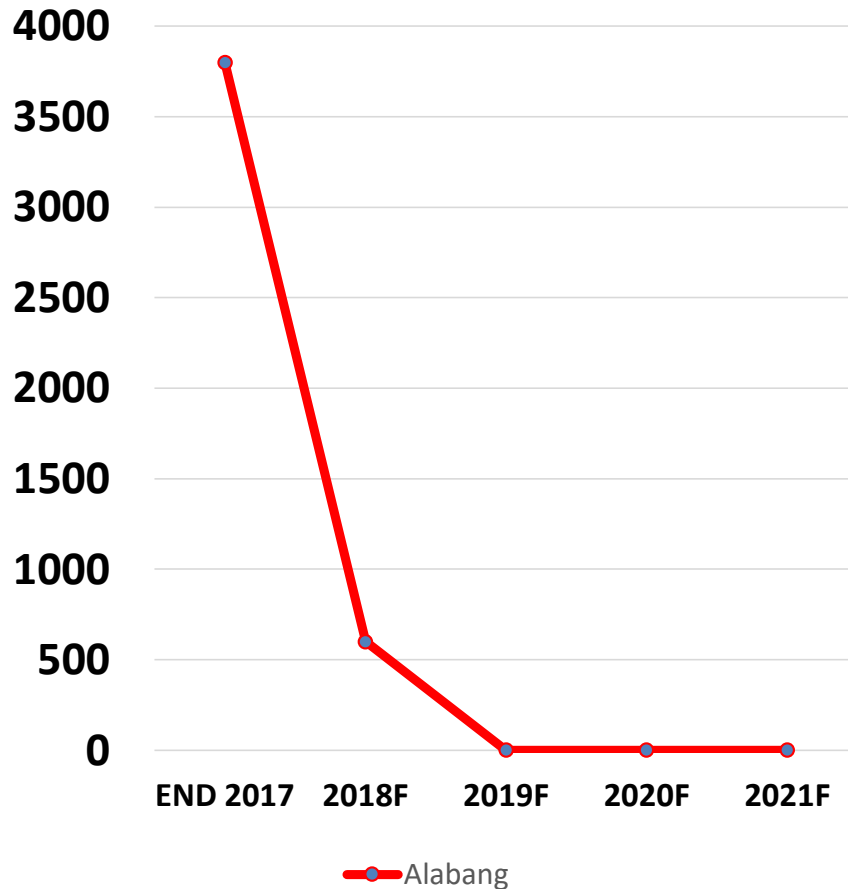
# Philippine Offshore Gaming Operators



- 250K – 300K POGO Employees
- Muntinlupa has 1% POGO Share in the Philippines
- 5% growth in rental yields in Alabang
- 75% Home Take-up in Muntinlupa

# Residential Supply Forecast

## Residential Unit Supply



**Population of Muntinlupa (2015):**  
505,000

**Average Rate of population increase:**  
1.78% per year (±9,000 Individuals)

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**Average Population Growth by 2021:**  
45,000

**Forecasted Office Population by 2021:**  
802,100

Source: Colliers International Philippines 2018 ; <http://population.city/philippines/muntinlupa/>

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# Development Details



**Company Name:**

Springtown Development Corporation

**Address:**

Lot 9, National Highway corner  
Susana Avenue, Brgy. Tunasan,  
Muntinlupa City

**Lot Area:**

Approximately 1.8 hectares

**No. of Units:**

804 units; No. of Floors: 7 floors  
excluding 4th  
(GF - 5<sup>th</sup> Regular)  
(6<sup>th</sup> – 8<sup>th</sup> Premium)

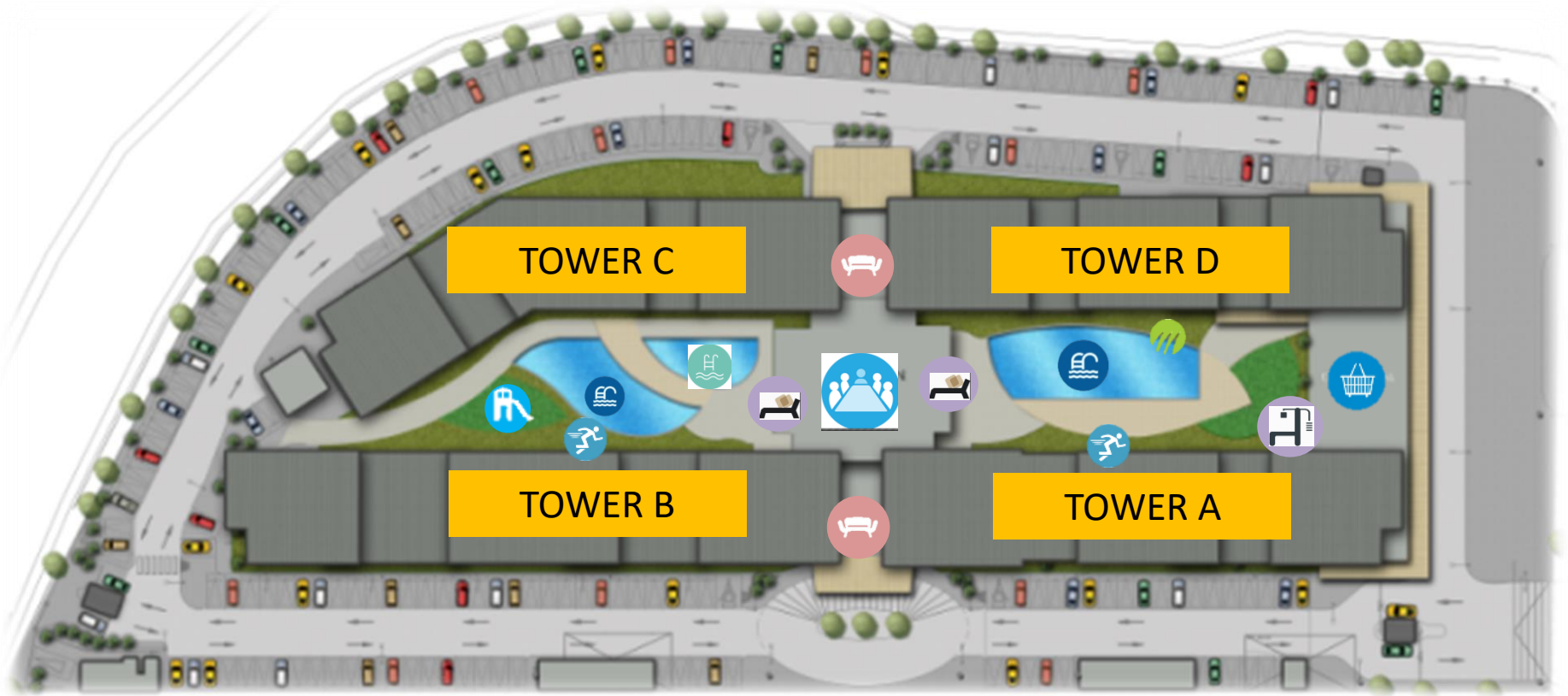
# Development Details













- Adult Pool
- Children's Pool
- Landscape Walkway
- Outdoor Playspace
- Outdoor Lounges
- Pocket Parks
- Fitness Stations (ideal for Pilates & Yoga)
- Function Room
- Commercial Area
- Grand Residential Lobbies



# Development Details



-  Adult Pool
-  Children's Pool
-  Outdoor Lounges
-  Children's Playground
-  Jogging Trails
-  Fitness Stations
-  Landscaped Walkway/ Pocket parks
-  Grand Residential Lobbies
-  Commercial Area
-  Function Room

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# 2 Bedroom Units



Area: +/- 28.52 SQM



Model Unit, Artist's Perspective

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# 2 Bedroom Units



## Typical - 2 Bedroom Unit

Unit Area: +/- 28.52 sqm

### ROOM PARTITION:

- Painted interior drywall and laminated low wall partition on bedrooms

### FLOOR FINISH:

- Homogenous tiles for Living, Dining, Bedroom
- Ceramic Tiles for Toilet and Shower Area and Balcony (if applicable)

### CEILING FINISH:

- Concrete slab in painted off-form finish for Living, Dining and Bedroom
- Painted Finish Drop Ceiling for Toilet and Bath

### KITCHEN:

- Homogenous Tile Finish Kitchen Countertop over Base Cabinet

### TOILET & BATH FIXTURES:

- Water closet with soap and tissue holder
- Lavatory
- Shower Head
- Provision of tapping point for water heater in the shower area only

# Reasons to Invest

- **Prime Location** with easy access to growing districts near the development
- **Continuous infrastructure** developments in the area
- **Increasing Demand** and low supply of residential developments
- **A Complete family home**

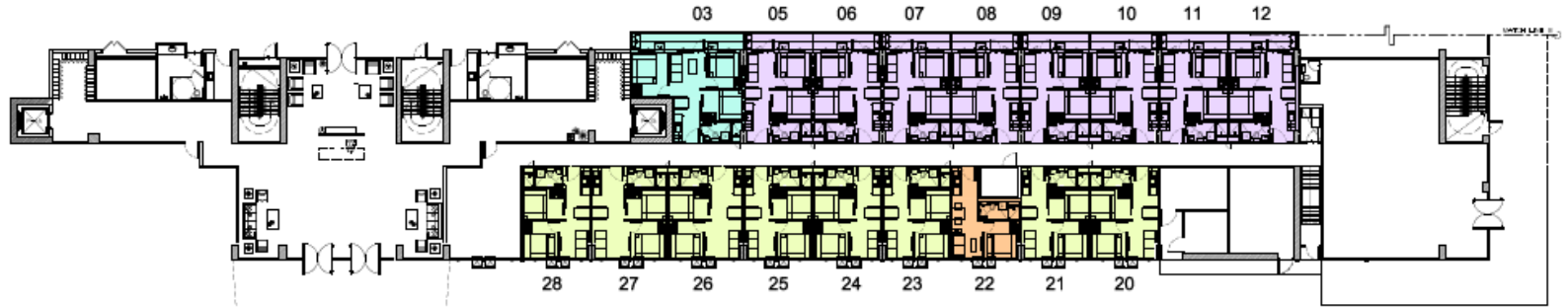


# Bldg A: Ground Floor

## Amenity Area Orientation

Amenity Area Orientation

Laguna de Bay Orientation



## Laguna Area Orientation

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 3 BEDROOM UNIT W/ BALCONY

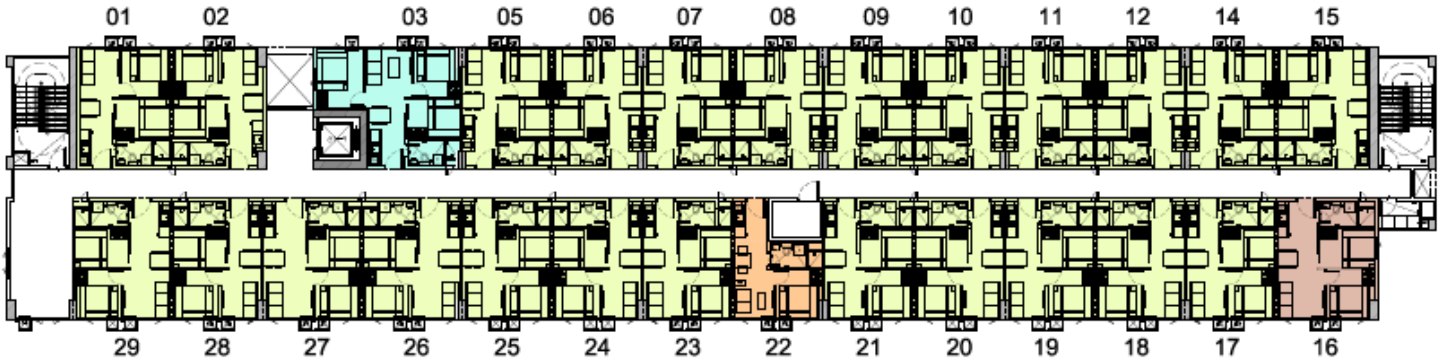


# Bldg A: Typical Floor (2<sup>nd</sup> – 8<sup>th</sup>)

Amenity Area Orientation

Amenity Area Orientation

Laguna de Bay Orientation



Laguna Area Orientation

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT

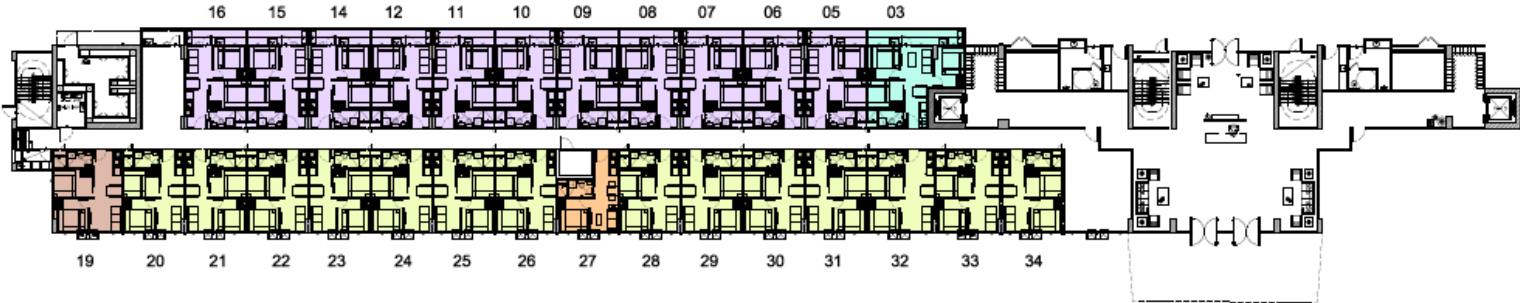


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# Bldg B: Ground Floor

## Amenity Area Orientation

Alabang Orientation



Amenity Area Orientation

## Laguna Area Orientation

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 3 BEDROOM UNIT W/ BALCONY



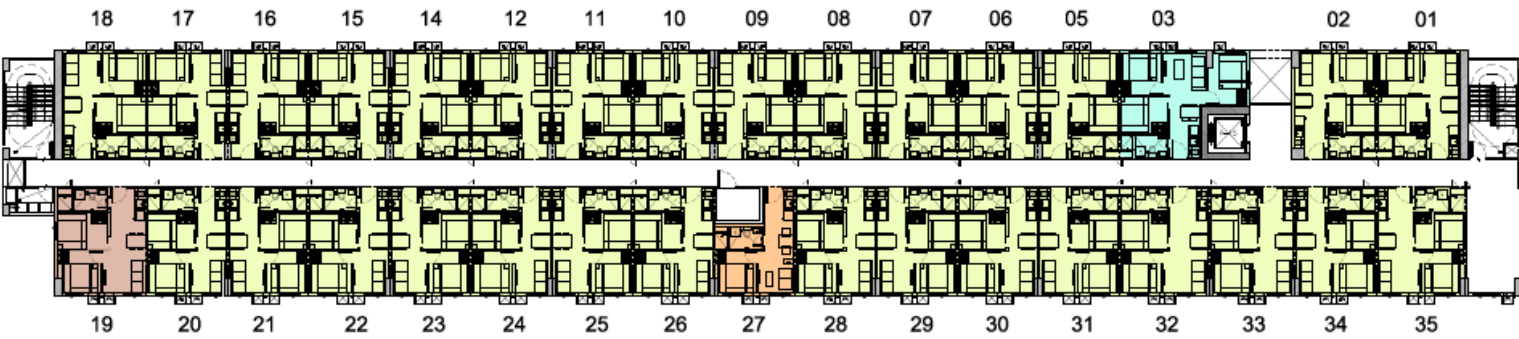
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# Bldg B: Typical Floor (2<sup>nd</sup> – 8<sup>th</sup>)

Amenity Area Orientation

Alabang Orientation

Amenity Area Orientation



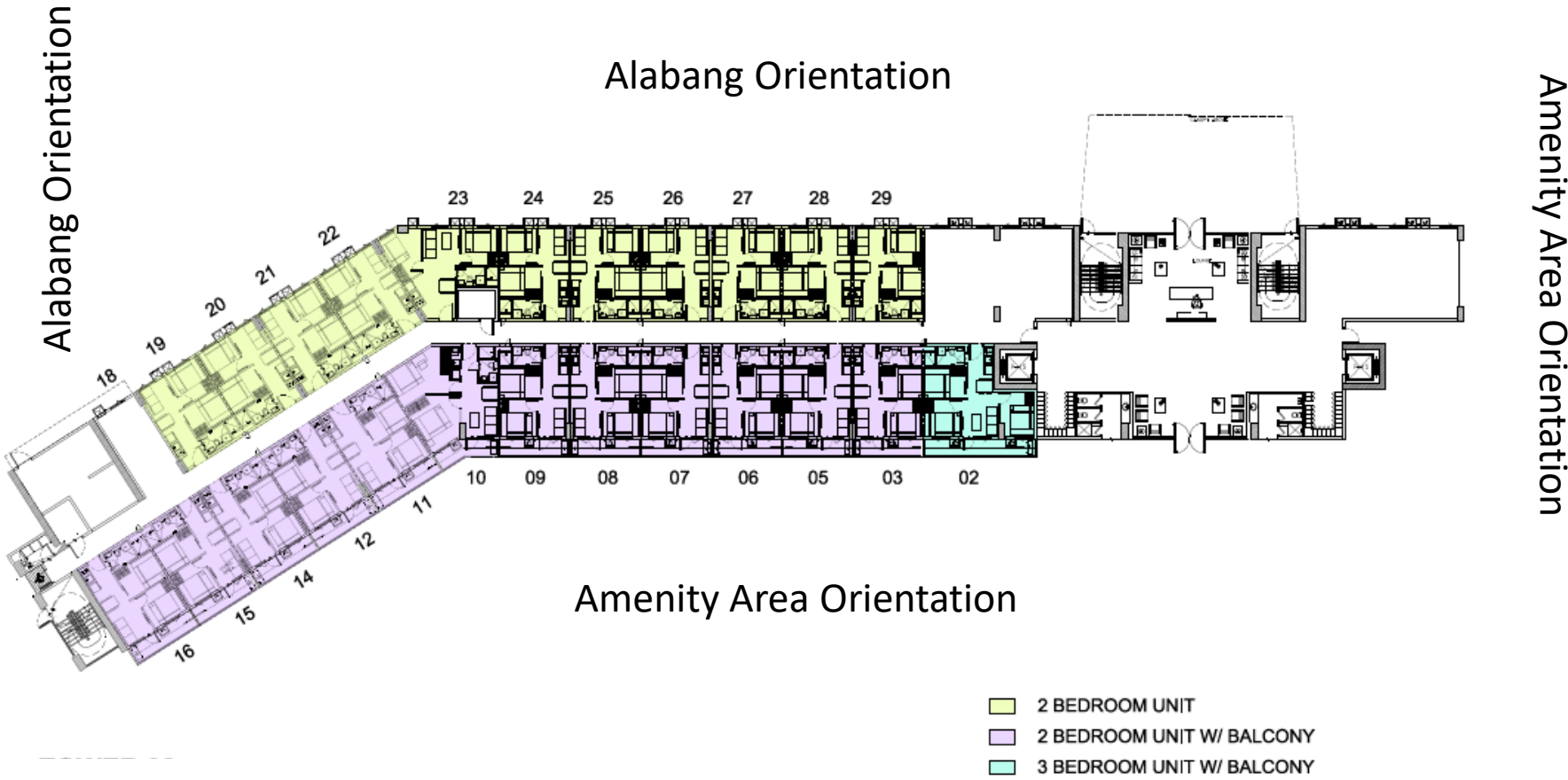
Laguna Area Orientation

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT



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# Bldg C: Ground Floor



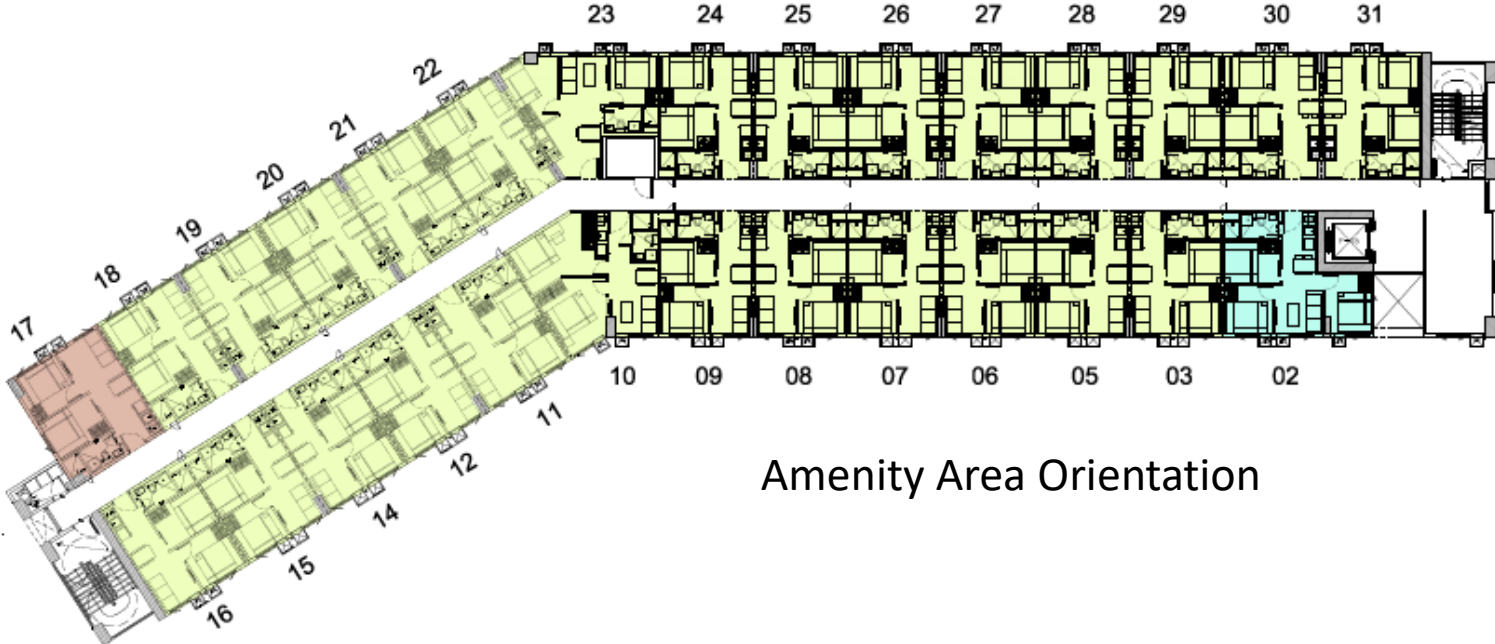
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# Bldg C: Typical Floor (2<sup>nd</sup> – 8<sup>th</sup>)

Alabang Orientation

Alabang Orientation

Amenity Area Orientation



Amenity Area Orientation

- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT



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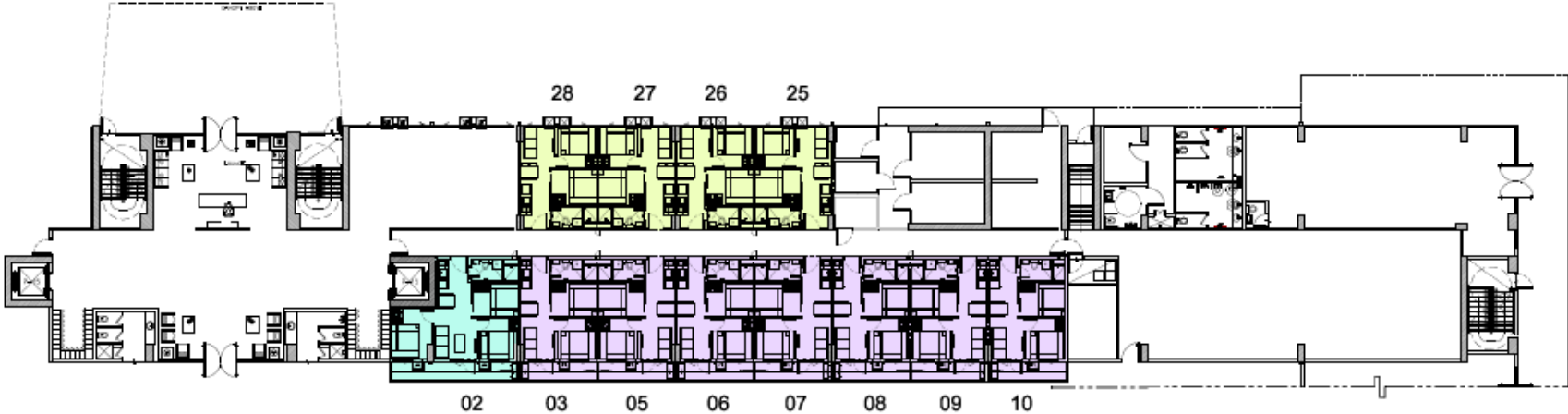


# Bldg D: Ground Floor




Amenity Area Orientation

Alabang Orientation

Laguna de Bay Orientation



Amenity Area Orientation

-  2 BEDROOM UNIT
-  2 BEDROOM UNIT W/ BALCONY
-  3 BEDROOM UNIT W/ BALCONY



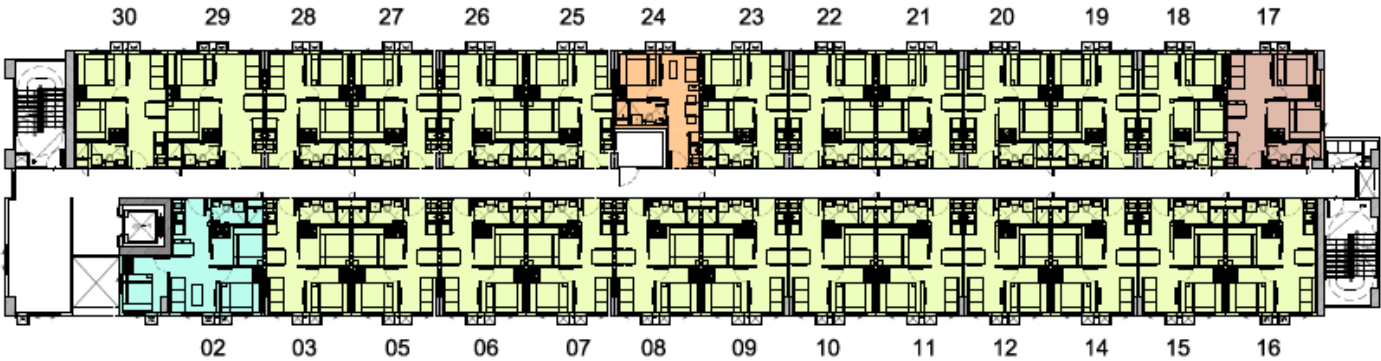
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# Bldg D: Typical Floor (2<sup>nd</sup> – 8<sup>th</sup>)

Alabang Orientation

Amenity Area Orientation

Laguna de Bay Orientation



Amenity Area Orientation

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT



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# Construction in Full Swing





# Construction in Full Swing



# May 2019 Promos

**Special RF of Php15,000**

**Special Payment term** *(for all vatable residential units)*

Payment Scheme	Particulars
Spread DP	12% in 33 mos, 88% Cash/ Bank Financing
	12% in 33 mos, 88% Cash/ Bank Financing
	P9900/month
	Catch-up every six (6) mos.
	Remaining balance on last year to pay-off on the 33 <sup>rd</sup> month.

Payment Scheme	Particulars
Spread DP	10% in 33 mos, 90% Cash/ Bank Financing
	10% in 33 mos, 90% Cash/ Bank Financing
	P9900/month
	Catch-up every six (6) mos.
	Remaining balance on last year to pay-off on the 33 <sup>rd</sup> month.

**Discount** To release 15% discount with the following salient points.

- a. Discount applicable on the first 300 buyers.
- b. Applicable for new reservation only from date of LTS release. (Units under manual holding are not valid for the 15% discount.)
- c. Promo cannot be availed on top of other discounts (including term and event discounts)
- d. Promo discount can only be availed as long as Net TLP remains vatable. (*As such, if applying above promo results to non-vatable Net TLP, then said promo cannot be availed*)
- e. When applicable, Transfer of Right to another buyer is not allowed prior to release of title under the buyer's name, otherwise discount will be forfeited



# Sample Computation

## Payment Term Comparison (Standard VS. Proposed Special Payment Term)

MIN.	Standard Payment Term		Special Payment Term		Supplement Payment Term	
Unit Size		<b>28.52</b>		<b>28.52</b>		<b>28.52</b>
TLP		3,241,500		3,241,500		3,241,500
Discount	12%	388,980		-		-
NLP		2,852,520		3,241,500		3,241,500
VAT/OC	18.50%	527,716	6.50%	210,698	6.50%	210,698
TAP		3,380,236		3,452,198		3,452,198
RF		25,000		15,000		15,000
DP	15%	507,035	12%	414,264	10%	345,220
DP Amort	33	14,607	33	12,099	33	10,007
Balance	85%	2,873,201	88%	3,037,934	90%	3,106,978
MAX.	Standard Payment Term		Special Payment Term		Supplement Payment Term	
Unit Size		<b>28.52</b>		<b>28.52</b>		<b>28.52</b>
TLP		8,495,500		8,495,500		8,495,500
Discount	12%	1,019,460	15%	1,274,325	15%	1,274,325
NLP		7,476,040		7,221,175		7,221,175
VAT/OC	18.50%	1,383,067	18.50%	1,335,917	18.50%	1,335,917
TAP		8,859,107		8,557,092		8,557,092
RF		25,000		15,000		15,000
DP	15%	1,328,866	12%	1,026,851	10%	855,709
DP Amort	33	39,511	33	30,662	33	25,476
Balance	85%	7,530,241	88%	7,530,241	90%	7,701,383

**SMDC**