



Vine

RESIDENCES

SM CITY NOVALICHES



SMDC

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

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

SMDC Developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Makati, Ortigas, Taguig, Quezon City, Pasay, Parañaque and Las Piñas.

Vine

RESIDENCES

NOVALICHES, QUEZON CITY

Get more out of life at Vine Residences! This expansive condominium development of SMDC is full of amenities that provide families with a variety of activities to enjoy. Located within SM City Novaliches, residents would never run out of options when it comes to shopping, dining, and entertainment.



PROJECT OVERVIEW

Enjoy the outdoors even while inside the safe confines of Vine Residences, at its very own Nature Park. Enjoy the sundown at the Camp Hill Site or share stories while trekking along the Eco Trail. Build lasting memories. Experience the beauty of nature at your very own backyard in the city.

LAND AREA:

- xx hectares

NUMBER OF BUILDINGS:

- x buildings

NUMBER OF FLOORS PER BUILDING:

- xx floors - building 1
- xx floors - building 2

NUMBER OF UNITS PER BUILDING

- xx units - building 1
- xx units - building 2

NUMBER OF PARKING SLOTS

- xx parking slots

UNIT TYPES AVAILABLE

- Two-Bedroom Units (xx sqm to xx sqm)
- Two-Bedroom End Units (xx sqm to xx sqm)
- Two-Bedroom Units with Balcony (xx sqm to xx sqm)
- Two-Bedroom End Units with Balcony (xx sqm to xx sqm)



HLURB LS No. ENCRFO-12345

Brgy. San Bartolome, Novaliches, Quezon City

Completion Date

- Phase 1 - Q2 2020 / Phase 2 - Q2 2021 / Phase 3 - Q2 2022

LOCATION & ACCESSIBILITY



Located right inside SM City Novaliches complex, everything is within reach – shop in any of the 200 retail stores, dine in over 40 restaurants or watch a movie in any of its digital cinemas, a lifestyle like no other.”



PLACES OF INTEREST

With its great location inside the SM City Novaliches complex, the residents are right in the heart of a progressive hub in Quezon City. Being near major thoroughfares, terminals, and transport hubs makes traveling very easy. Nearby institutions like schools and hospitals will just be few minutes away.

EDUCATIONAL HUBS



- St. James College 3.50 KM
- Our Lady of Lourdes Technological College 1.10 KM
- AMA University 5.00 KM
- FEU – NRMF (3.35 km) 3.35 KM
- Sacred Heart Academy 3.00 KM

HEALTH INSTITUTIONS



- FEU – NRMF Hospital 3.30 KM
- Veterans Memorial Medical Center 5.00 KM
- National Kidney and Transplant Institute 5.00 KM
- Lung Center of the Philippines 5.00 KM
- Philippine Heart Center 5.00 KM



SITE DEVELOPMENT PLAN



LEGEND

- | | |
|---------------------------|----------------------|
| 01. Swimming Pool | 09. Paved Area |
| 02. Lap Pool | 10. Basketball Court |
| 03. Children's Pool | 11. Walkway |
| 04. Lawn Area | 12. Gazebo |
| 05. Children's Playground | 13. Open Below |
| 06. Pool Deck | 14. Pond |
| 07. Tree House | 15. Covered Walkway |
| 08. Sunken Deck | |

AMENITIES

Strewn around its 1.1 hectare amenity area are spaces of fun and leisure like Parks, Pools, Fitness Zones, Play Areas, and Lounges. It also has its own Vine Nature Park with a Camp Site where priceless moments with loved ones could be spent.

LIST OF AMENITIES

- Central Park with Sunken Gardens
- Jogging Trail
- Adult Lounge Pools
- Children's Splash Pool
- Children's Play Zone
- Fitness Circuit Zone
- Lounge Pods
- Vine Nature Park
 - Camp Hill Site
 - Eco Trail
 - Sports Grounds with Basketball and Volleyball Court



AMENITIES

Stroll leisurely along the manicured pathways of the Central Park and admire the Sunken Garden decked with trees and vibrant foliage.

Jumpstart your day with an invigorating swim at any of the two adult pools or take your children to their first dip at the children's splash pool.



FACILITIES

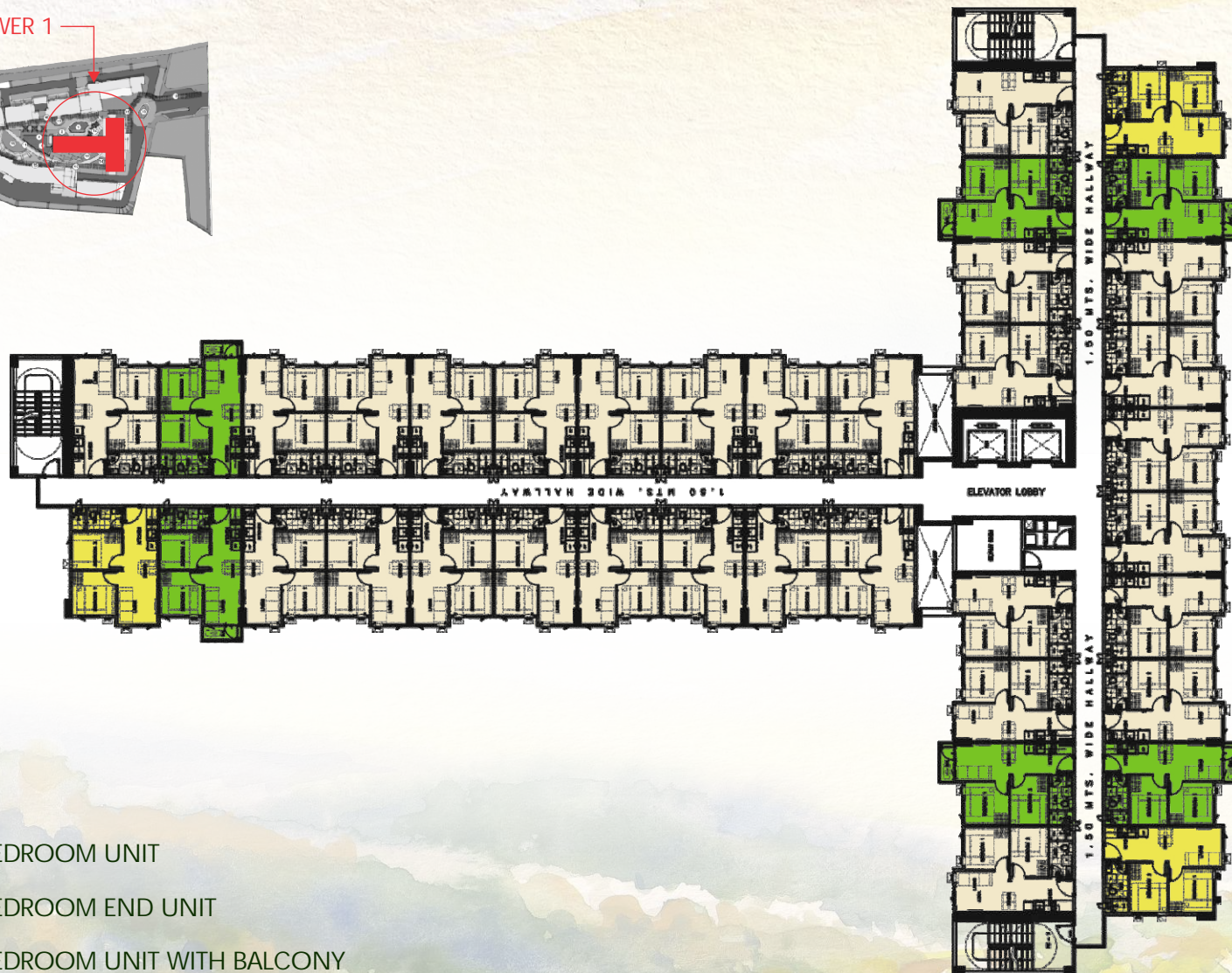
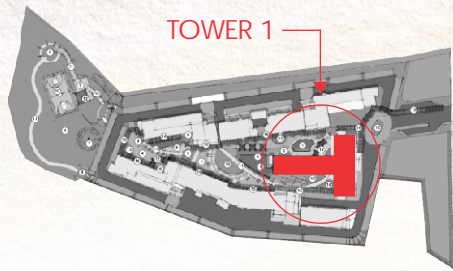
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

- 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 AREAS
- SPACIOUS LOBBY AND CORRIDORS
- SERVICE STAIRS



BUILDING FLOOR PLAN

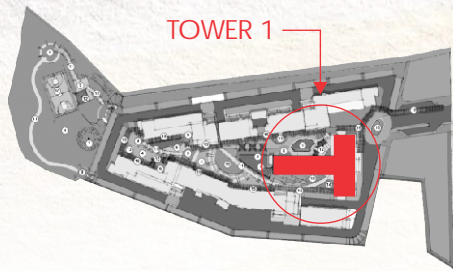
TOWER 1 - 2nd to 11th FLOOR PLAN






-  TWO-BEDROOM UNIT
-  TWO-BEDROOM END UNIT
-  TWO-BEDROOM UNIT WITH BALCONY

BUILDING FLOOR PLAN

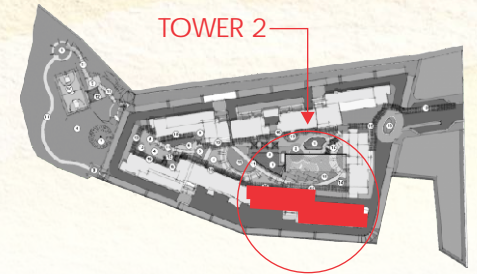
TOWER 1 - 12th FLOOR PLAN






-  TWO-BEDROOM UNIT
-  TWO-BEDROOM UNIT WITH BALCONY
-  TWO-BEDROOM END UNIT WITH BALCONY

BUILDING FLOOR PLAN

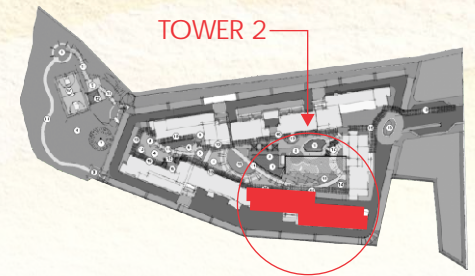
TOWER 2 - 2nd to 11th FLOOR PLAN






-  TWO-BEDROOM UNIT
-  TWO-BEDROOM END UNIT
-  TWO-BEDROOM UNIT WITH BALCONY

BUILDING FLOOR PLAN

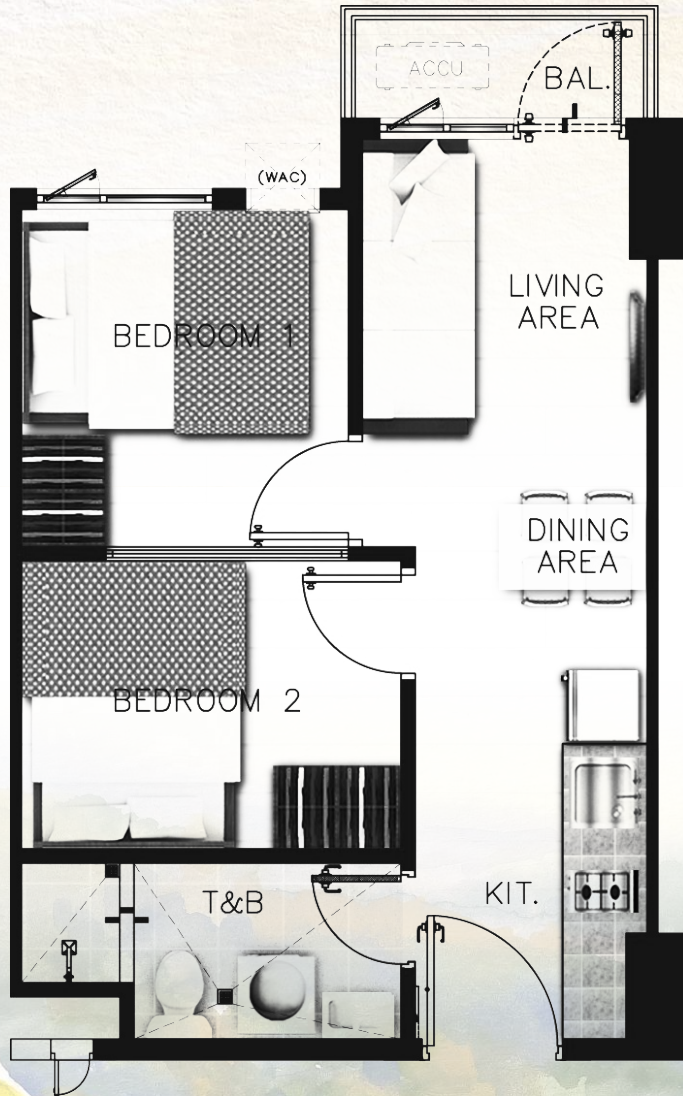
TOWER 2 - 12th FLOOR PLAN



-  TWO-BEDROOM UNIT
-  TWO-BEDROOM UNIT WITH BALCONY
-  TWO-BEDROOM END UNIT WITH BALCONY

UNIT FLOOR PLAN

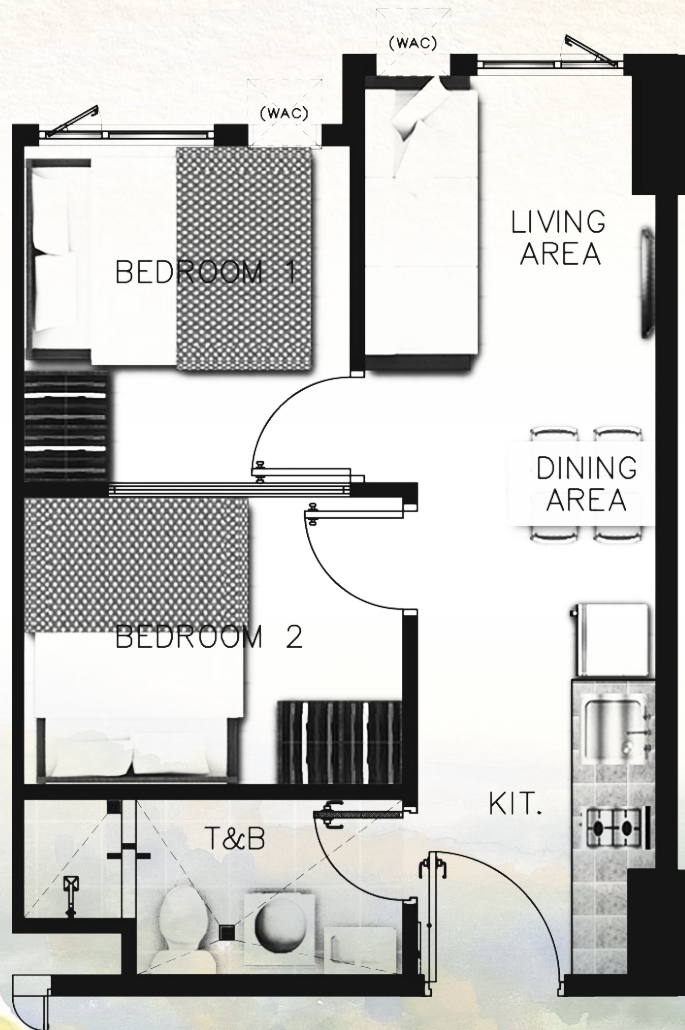
TWO-BEDROOM UNIT with BALCONY
31 sqm.



UNIT FLOOR PLAN

TWO-BEDROOM UNIT

29 sqm.



UNIT FINISHES

FLOOR FINISHES

LIVING, DINING & KITCHEN	Ceramic Floor Tiles
BEDROOM	Ceramic Floor Tiles
TOILET & 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 Wall Tile

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

WINDOW

Aluminum Window

RESIDENTIAL UNIT FEATURES

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Maecenas accumsan mi a vehicula tincidunt. In vitae enim accumsan neque fermentum vestibulum. Integer ultricies cursus lorem.

- PROVISION FOR TELEPHONE AND INTERNET FACILITIES
- PROVISION FOR CABLE TV FACILITIES
- PROVISION FOR WATER HEATER AT TOILET AND BATH
- INDIVIDUAL ELECTRIC AND WATER METER
- HIGH CEILING UNITS (± 2.90 METERS)
- BALCONY FOR 1-BEDROOM DELUXE UNITS AND 2-BEDROOM UNITS
- PROVISION FOR DRYING AREA



REASONS TO INVEST

PRIME LOCATION

- Located inside the SM City Novaliches Complex
- Lorem ipsum dolor sit amet, consectetur adipiscing elit.
- Maecenas accumsan mi a vehicula tincidunt. In vitae enim accumsan neque fermentum vestibulum.

SOUND INVESTMENT

- Good Capital Appreciation
- Healthy Return of Investment (ROI)

RENTABILITY

- Close proximity to colleges and universities
- Near the LRT, MRT and transport take off points to various provinces
- Near CBDs (Manila, Makati, BGC) and other institutions and government agencies
- Proximity to various embassies and international offices

STAND-IN

REASONS TO INVEST

THE SM BRAND

Largest retail chain with 177 stores by April 2012.

DOMINANT IN
RETAIL

No. 1 in terms of Sales Revenues among Property Developers in Metro Manila in 2011.

DOMINANT IN
PROPERTY
DEVELOPMENT

Largest banking network with significant interests in BDO and China Bank.

DOMINANT IN
BANKING
AND FINANCIAL
SERVICES

One of the fast emerging players in commercial, resorts, hotels and conventions development.

HOTELS AND
CONVENTIONS

DOMINANT IN
MALL OPERATIONS

42 Malls in the Philippines with a GFA of 5.1 million sqm.



FREQUENTLY ASKED QUESTIONS

RESIDENTIAL UNITS:

1. CAN A RESIDENTIAL UNIT BE USED FOR COMMERCIAL PURPOSES?

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

3. ARE THE DRYING/STORAGE AREA AND BALCONY, PART OF THE RESIDENTIAL AREA?

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

4. ARE PETS ALLOWED IN THE RESIDENTIAL BUILDING?

Only household pets contained in an aquarium 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. Dogs, cats and the like are not allowed. This is part of the House Rules of the Condominium Corporation.

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 occupants are as follows:

- a. 1-bedroom - 3 pax
- b. 2-bedroom - 5 pax
- c. 3-bedroom - 8 pax

6. WHEN CAN A UNIT OWNER MOVE-IN TO THEIR UNIT?

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

- a. Buyer has met payment requirements for move-in:
 - i. Spot Cash Buyers - Full payment of Total Contract Price (TCP)
 - ii. Deferred Cash Buyers - Payment of at least 50% of TCP and submission of complete post-dated checks (PDCs) for balance; Payment of other Charges.
 - iii. Bank & Other External Financing Buyers - Full payment of downpayment and actual loan release covering full lump sum balance.

FREQUENTLY ASKED QUESTIONS

- b. Attendance in orientation on the House Rules conducted by the Property Administrator.
- c. Payment of 6 months advance Condominium Dues.
- d. Submission of filled out Move-in Forms
 - i. List of Registered Occupants
 - ii. Owner Resident Information Form
 - iii. Move-in Agreement.
- e. Signed Certificate of Acceptance by the unit owner.
- f. Submission of the following:
 - i. 2 copies of 1x1 and 2x2 ID pictures
 - ii. Photocopy of Contract to Sell (CTS) and government issued ID.

CONDOMINIUM DUES:

WHAT IS THE PURPOSE OF COLLECTING ASSOCIATION DUES FROM THE UNIT OWNERS?

1. Association dues are used to pay the following expenses:
 - a. Operating and maintenance expenses of the condo corporation.
 - b. Insurance expenses to cover the amenities and buildings in the community.
 - c. Real estate taxes on the common areas and facilities.
 - d. Permits and licenses fees paid to the government.

HOW MUCH ARE THE MONTHLY ASSOCIATION DUES?

2. RESIDENTIAL UNIT

The monthly association dues to be charged to the unit owners is Php 56.00 per square meter, based on the actual size of the residential unit.

Sample Computation:

Floor Area of a Residential Unit:	48.00 sqm.
Association Due per sqm.(w/ VAT):	x 56.00 (Php)
Monthly Association Due:	Php 2,688.00

FREQUENTLY ASKED QUESTIONS

PARKING SLOTS

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

Lower Ground floor parking : P700.00 per slot
(P56.00 x 12.5 sqm – size of parking slot)

Association dues are subject to change upon approval of Condominium Corporation.

3. WHEN WILL A UNIT OWNER START PAYING FOR THE ASSOCIATION DUES?

A unit owner will start paying for association dues if one of the following conditions occurs:

- 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. Purchase of parking slots shall be on a first come - first served basis.

2. IF A RESIDENTIAL UNIT PURCHASED WAS CANCELLED BY THE BUYER, WHAT HAPPENS TO THE PARKING SLOT PURCHASED?

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

3. ARE THERE ANY FREE PARKING SLOTS ALLOTTED FOR THE UNIT OWNERS?

No parking slot will be available to unit owners for free. All parking slots available will be for sale on a first-come-first-served basis.

4. WHAT HAPPENS IF A UNIT OWNER DOES NOT GET A PARKING SLOT?

Unit owners who did not purchase parking slots may opt to rent parking slots from the Property Management 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.

FREQUENTLY ASKED QUESTIONS

ABOUT THE BUILDING

A. What establishments and landmarks are near Vine Residences?

- MALLS/SHOPPING CENTERS AND GROCERIES

- 1.
- 2.

- LEISURE DESTINATION

- 1.
- 2.

- CONVENTION, TRADE AND EVENT CENTERS

- 1.
- 2.

- EDUCATIONAL INSTITUTIONS

- 1.
- 2.

- HOSPITALS

- 1.
- 2.

- PLACE OF WORSHIP

- 1.
- 2.

- GOVERNMENT OFFICES

- 1.
- 2.

B. What will be located at the Ground Floor?

- a. Tower 1 – Main Lobby (Air Conditioned), Function Room
- b. Tower 2 – Lobby (Naturally Ventilated), Admin Office
- c. Tower 3 & 4 – Lobby (Naturally Ventilated), 6 residential units per tower
- d. Tower 5 – Lobby (Naturally Ventilated)

- C. What is the back-up power?
 • Generator
- D. What will be the ventilation on the typical residential floors?
 • Naturally Ventilated
- E. What are the corridor measurements?
- | | |
|---------------------------------|------------------|
| Hallway Width | ± 1.5 meters |
| Hallway Floor to Ceiling Height | ± 2.4 meters |
- F. How many elevators are there?
 • Per Building: 2 elevators per tower
 • Total: 10 elevators

ABOUT THE UNIT

- A. What is the floor to floor and floor to ceiling height?
 • Unit
 Residential Floor to Ceiling Height: ± 2.9 meters
 Residential Floor to Floor Height: ± 3.1 meters
- B. What are the unit measurements?
 • Unit
 Balcony Railing Height: ± 1.2 meters
 Partition Wall Height: ± 2.4 meters
- C. What is the allowable AC Capacity?
 • 1 – 1.5 HP
- D. What are the unit deliverables/finishes?
 a. Wall Finishes : Painted Cement Finish
 b. Floor Finishes : Vinyl Tiles
 c. Doors: Main and Bedroom – Laminated Wood Door
 Toilet and Bath – PVC Door
 d. Bedroom Partition : Dry Wall Partitions

- e. Toilet and Bath: Wall – Combination of Ceramic Tiles and Painted Wall Finish
 Floor – Ceramic Tiles
 Ceiling – Painted Finish
 Fixtures – Water Closet, Lavatory, Shower Set, Soap & Tissue Holder
- f. Kitchen: Base Cabinets with Kitchen Sink
- g. Balcony (if applicable): Floor – Ceramic tiles
 Railing – Painted Metal Railing

- E. What are the materials that we will be using in the unit?
- Brand/Type of material may still vary unless awarded.

Other Questions

1. What is the implication of the development of additional phase to Vine Residences?
 - Project is a 5 tower building development which will be launched in phases which are initially set to be launched 2 years apart, however sales velocity will dictate whether other phases.
2. What does it mean when the phases are registered under one Condominium Corporation?
 - This means that the three proposed phases of the project will only have one condominium corporation
3. When is the project completion?

Phase 1	Q2 2020
Phase 2	Q2 2021
Phase 3	Q3 2023

4. What is the condo dues rate?
 - May still vary depending on the projected operational cost of the project during turnover.
5. What is the rental rate?
 - May still vary on market value at the time of completion

	1BR	2BR
Bare		
Semi-Furnished		
Fully Furnished		

- All Two-Bedroom units, with standard finishes