

**SMDC**

# CHEERFUL HOMES

MABALACAT, PAMPANGA

# DEVELOPER

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The logo for SMDC, consisting of the letters 'SMDC' in a bold, red, sans-serif font, centered on a bright yellow rectangular background.

# TARGET MARKET

Local Upgraders	OFWS
First Home that has access to transportation hub	Wise Investment
Close to their workplace	
A secured environment for the family	
In a familiar setting	

## Target Market Aspirations



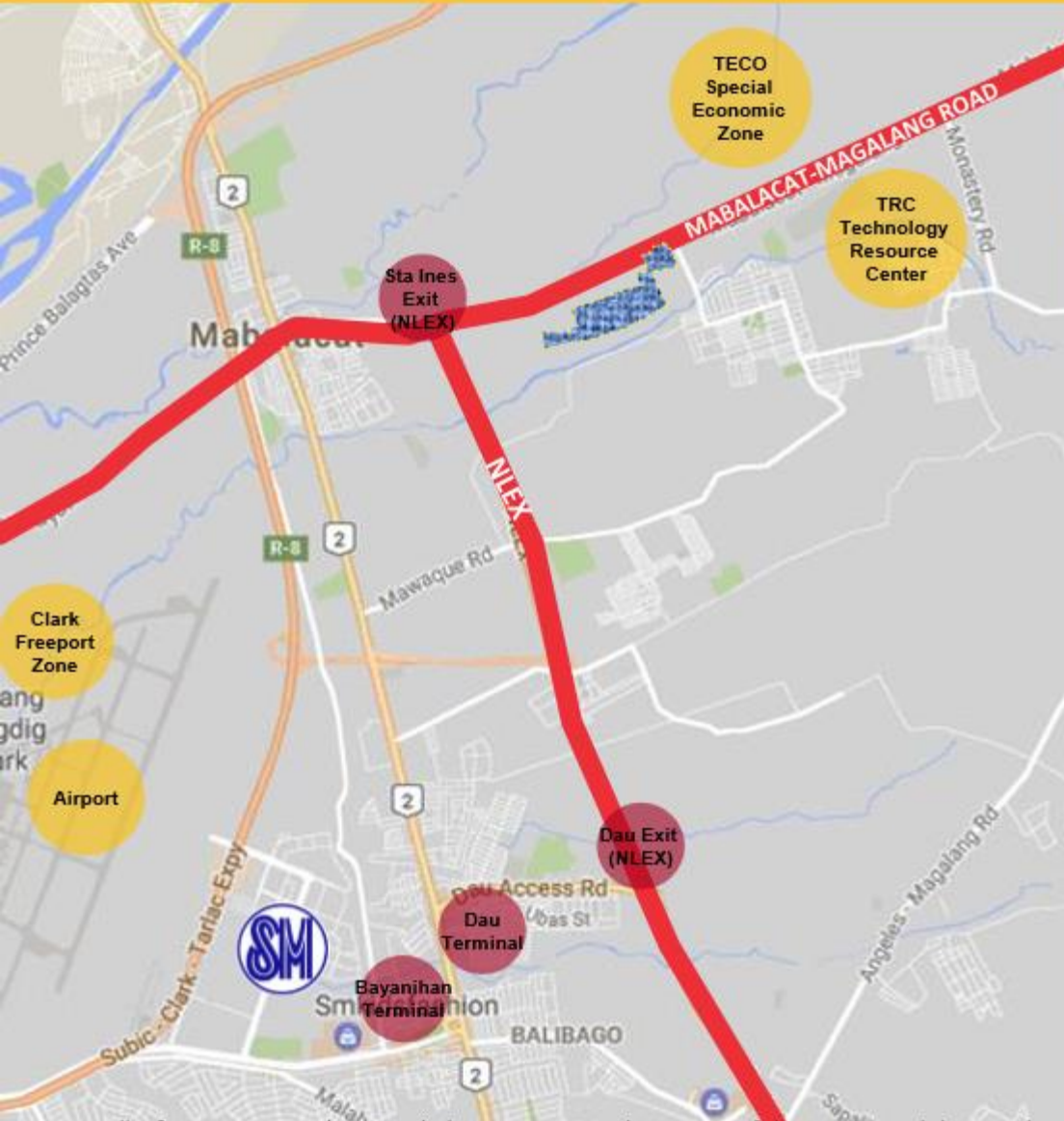
## The Sure and Wise Choice

Providing affordable yet quality homes that feature:

1. Prime Location
2. Full Integration with a Commercial Area
3. 24/7 Security
4. Complete Set of Features and Amenities
5. Well-designed Affordable Homes
6. Professional Property Management

Making Cheerful Homes the **IDEAL COMMUNITY**  
for you and your family

# LOCATION AND ACCESSIBILITY



## Entry along Mabalacat – Magalang Road

Close to NLEX – Sta. Ines Exit

## Close proximity to transportation hubs

- Clark International Airport
- Mabalacat Bus Terminal
- Dau Terminal
- Bayanihan Terminal

## Close proximity to schools

- Ateneo Graduate School of Business (Clark, Pampanga)
- Philippine Science Highschool Central Luzon
- Mabalacat National Highschool

## Close proximity to malls

- SM City Clark, Pampanga
- Marquee Mall
- Robinsons Angeles
- City Mall Dau

## Close proximity to churches

- Barasoain Church
- Our Lady of Grace Parish Church

# SITE DEVELOPMENT PLAN

**25-hectare** development with  
**Full Integration of Commercial Area**



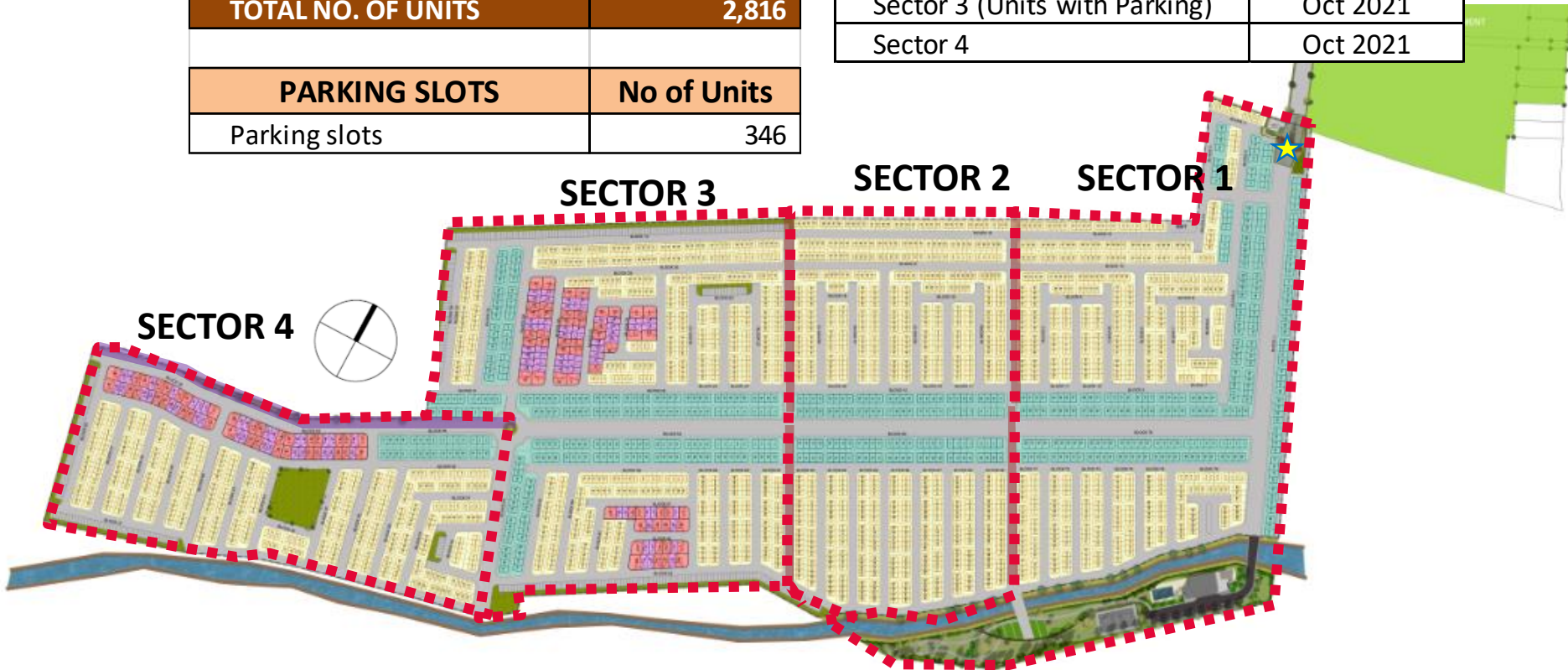
# PROJECT OVERVIEW

**LAND AREA: 25 hectares**

HOUSE TYPES	No of Units
Flexi Homes A	610
Flexi Homes B	2,029
Flexi Homes C (w/ parking)	88
Flexi Homes D (w/ parking)	89
<b>TOTAL NO. OF UNITS</b>	<b>2,816</b>
PARKING SLOTS	No of Units
Parking slots	346

**LAUNCH DATE: MAY 2017**

TURNOVER DATES	
Sector 1	on-going
Sector 2	on-going
Sector 3 (Zone 1)	on-going
Sector 3 (Zone 2)	Aug 2021
Sector 3 (Units with Parking)	Oct 2021
Sector 4	Oct 2021



# FEATURES AND AMENITIES





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## **The Park** *(Amenity Block 1)*

### **Cheerful Park**

- Clubhouse
- Garden Area
- Open Basketball Court
- Children's Play Area
- Bike Path
- Jogging Trails
- Gazebos

### **Nature Park**

- Fruit-bearing Tree Park
- Picnic Area
- Boardwalk Garden

## **The Playground** *(Amenity Block 2)*

- Multipurpose court
- Landscaped perimeter

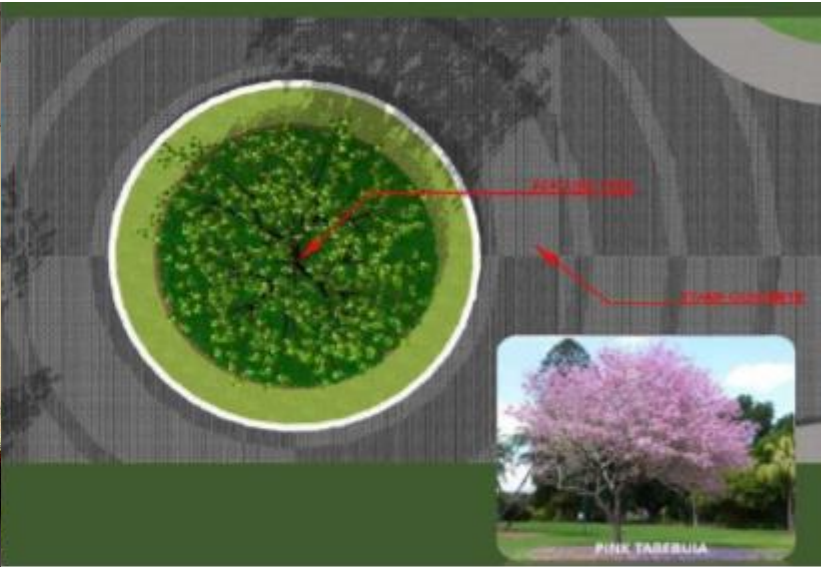
## **Other Features**

- Gate and Guardhouse
- Two Elevated Water Tanks
- Property Management: GPMC

# FEATURES AND AMENITIES



**Tree-lined Streets**

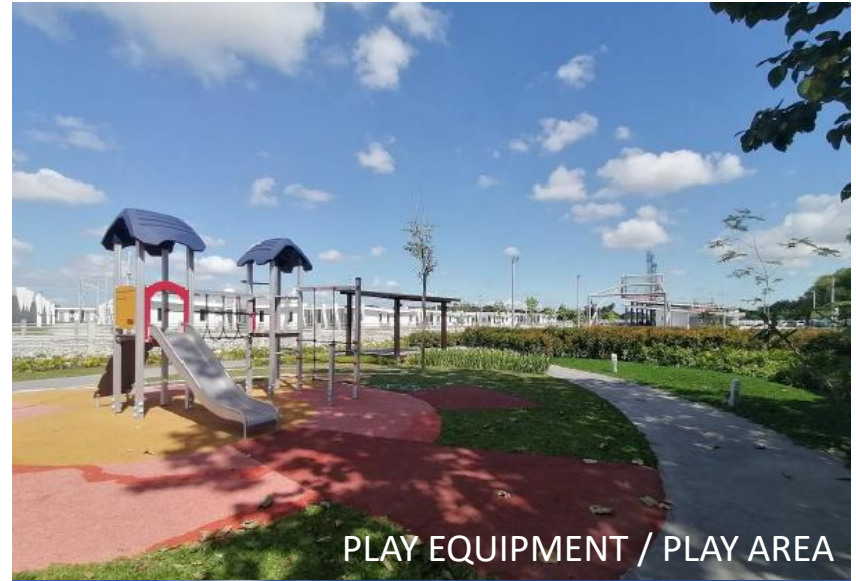


**KEY PLAN**

# FEATURES AND AMENITIES



BASKETBALL COURT



PLAY EQUIPMENT / PLAY AREA



SWIMMING POOL



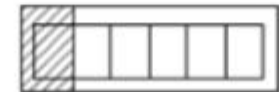
CLUBHOUSE

# HOUSE MODELS

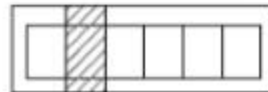
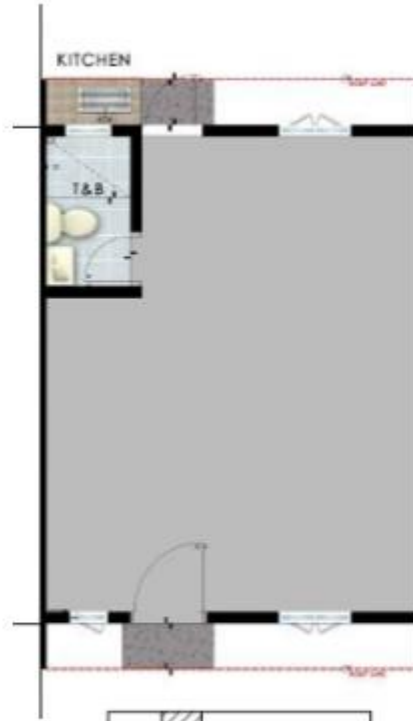
House and Lot Types	Lot Area (sqm)	Unit Area (sqm)	Configuration
Cheerful Homes Original SDP			
1 Flexi Home A	50 (minimum) 5 x 10	32.5	Rectangular
2 Flexi Home B	36 (minimum) 4 x 9	22	Rectangular
Cheerful Homes Altered Areas			
3 Flexi Home C (w/ Parking)	60 (minimum) 6 x 10	29.6	L-Type
4 Flexi Home D (w/ Parking)	50 (minimum) 5 x 10	25.5	L-Type

# HOUSE LAYOUT - FLEXI HOME A

Lot Area (sqm)	Unit Area (sqm)	Configuration	Price Range
50 (min)	32.5	Rectangular	P1,575,000 (min)
100 (max)			P1,700,000 (max)



**FLEXI HOME A END**



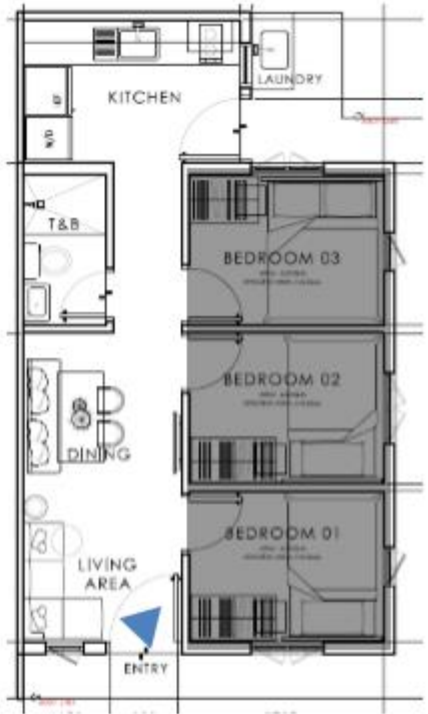
**FLEXI HOME A INNER**



**RECOMMENDED UNIT LAYOUT**

# HOUSE LAYOUT - FLEXI HOME A

## Suggested Unit Layout



**Approx. 38 sqm**

# HOUSE LAYOUT - FLEXI HOME A

Suggested Unit Layout

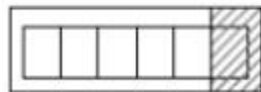


**Approx. 38 sqm**

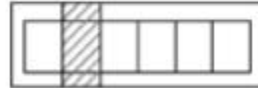


# HOUSE LAYOUT - FLEXI HOME B

Lot Area (sqm)	Unit Area (sqm)	Configuration	Price Range
36 (min)	22	Rectangular	P1,090,000 (min)
88 (max)			P1,662,000 (max)



**FLEXI HOME B END**



**FLEXI HOME B INNER**



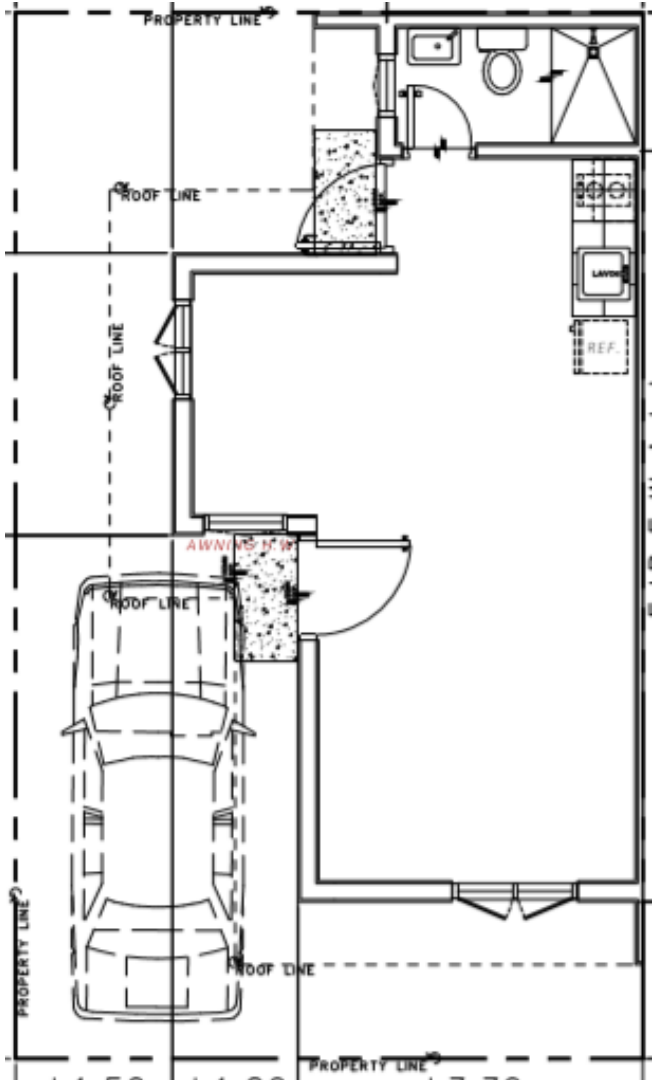
**RECOMMENDED UNIT LAYOUT**

# HOUSE LAYOUT - FLEXI HOME B

## Suggested Unit Layout

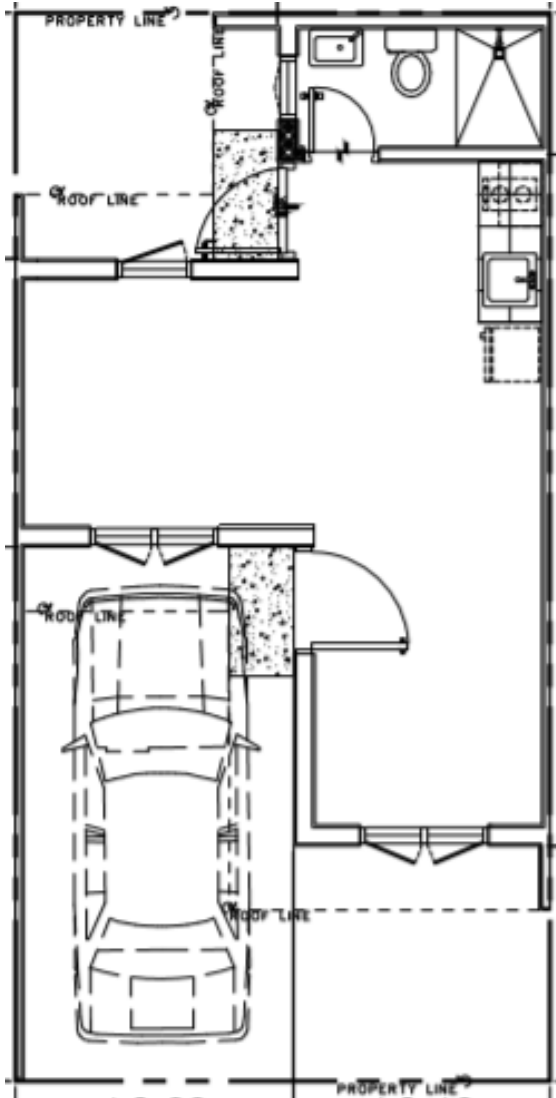


# HOUSE LAYOUT-FLEXI HOME C



Lot Area (sqm)	Unit Area (sqm)	Configuration	Price Range
60 (min)	29.6	L-Type	P,1,700,000
105 (max)			

# HOUSE LAYOUT-FLEXI HOME D



Lot Area (sqm)	Unit Area (sqm)	Configuration	Price Range
50 (min)	25.5	L-Type	P1,575,000 (min)
59 (max)			P1,700,000 (max)

# HOUSE FINISHES

<b>LIVING/DINING</b>	
Floor	Plain Cement Finish
Wall	Semi-gloss / Sheen Paint Finish (Primer - 1 Coat)
Ceiling	Flat Paint Finish (Primer - 1 Coat)
Main Door / Rear Door	Solid Core (Single Leaf), Marine Plywood
Window	Anodized Aluminum Casement (front), Steel Casement (other areas)
Glass/Glazing	6mm thk. Clear Glass (annealed)
Kitchen Counter (Exterior)	Ceramic Counter Top w/ single s/s kitchen sink and accessories
<b>BEDROOM</b>	
Floor	Plain Cement Finish
Wall	Semi-gloss / Sheen Paint Finish (Primer - 1 Coat)
Ceiling	Flat Paint Finish (Primer - 1 Coat)
Window	Anodized Aluminum Casement (front), Steel Casement (other areas)
Glass/Glazing	6mm thk. Clear Glass (annealed)
<b>T&amp;B</b>	
Floor	300mm x 300mm Ceramic Tiles
Wall (Lav and WC Area)	Semi-gloss / Sheen Paint Finish (Primer - 1 Coat); tiled baseboard
Wall (Shower Area)	Semi-gloss / Sheen Paint Finish (Primer - 1 Coat) and 300mm x 300mm Ceramic tiles (1.2m high)
Ceiling	Flat Paint Finish (Primer - 1 Coat)
Door	PVC door w/ non-keyed cylindrical lockset
Window	Steel Casement Window
Water Closet (WC)	Tank-type (2-piece)
Lavatory (Lav)	Wall-hung type, white
Shower Set	Chrome Finish

# CONSTRUCTION UPDATES

## SECTOR 1



CONSTRUCTION: 100%  
TURNOVER: ON-GOING (390 units turned over to residents)

# CONSTRUCTION UPDATES

## SECTOR 2



CONSTRUCTION: 100%  
TURNOVER: ON-GOING (279 units turned over to residents)

# CONSTRUCTION UPDATES

## SECTOR 3



CONSTRUCTION: ON GOING



# CONSTRUCTION UPDATES

## SECTOR 4



CONSTRUCTION: ON GOING

# PRICING INFO

3Q 2021

**Average TLP: P1,337,308.24**

STANDARD PAYMENT TERMS			
PAYMENT SCHEME	PARTICULARS	TLP DISCOUNT	
		H & L	Parking
Spot Cash	100% Spot Cash in 30 Days	10.00%	4%
Deferred Cash	100% Payable in 12 months	2.00%	-
Spot DP	10% Spot / 90% in 11 months	2.00%	-
	20% Spot / 80% in 11 months	4.00%	-
	50% Spot / 50% in 11 months	5.00%	-

# PRICING INFO

Effective until 3Q 2021

SPECIAL PAYMENT TERM		
Payment Scheme	Particulars	Applicable Units
Stretched DP Special	10% in 12 months / 90% Balance	<b>Rectangular Type Models</b> Blocks 5-25 Block 26 Lots 1-4 Block 27 Lots 1-10, 27-34 Block 28 Lot 15-37 Blocks 30-33 Blocks 62-76
Stretched DP Special	10% in 18 months / 90% Balance	<b>Rectangular Type Models</b> Blocks 1-4 Blocks 37-40 Blocks 43-52 Blocks 54 to 56 Blocks 57 Lots 12-28 Blocks 59 to 61
Deferred Special	100% Payable in 18 months	
Spot DP Special	10% Spot / 90% in 18 months	<b>L-Type Models (all units)</b> Block 26 Lots 5-12 Block 27 Lots 11-26 Block 28 Lots 1-14, 38-50 Block 29 Block 36 Block 42 Block 57 Lots 1-11, 29-34 Block 58
	20% Spot / 80% in 18 months	
	50% Spot / 50% in 18 months	
Special Term - Parking	100% payable in 60 months	All Parking slots
	5% Spot / 95% in 59 months	

# PRICING INFO

Effective until 3Q 2021

## SAMPLE COMPUTATION

### 10% DP in 12 months – Sectors 1 and 2

Model Types	AVE. FLOOR AREA	AVE. LOT AREA	TLP	OC	TCP	MA 10% in 12 months	FOR TAKE OUT	BANK MA (15yrs @ 7%)	HDMF (30years @ 6.375% - 3yr fixing period)
Flexi Home Inner B	22.00	36	1,110,000	72,150	1,182,150	9,018	1,063,935	9,563	6,638
Flexi Home End B	22.00	50	1,254,000	81,510	1,335,510	10,296	1,201,959	10,804	7,499
Flexi Home Inner A	32.50	50	1,575,000	102,375	1,677,375	13,145	1,509,638	13,569	9,418

### 10% DP in 18 months – Sectors 3 and 4

Model Types	AVE. FLOOR AREA	AVE. LOT AREA	TLP	OC	TCP	MA 10% in 18 months	FOR TAKE OUT	BANK MA (15yrs @ 7%)	HDMF (30years @ 6.375% - 3yr fixing period)
Flexi Home Inner B	22.00	36	1,110,000	72,150	1,182,150	6,012	1,063,935	9,563	6,638
Flexi Home End B	22.00	50	1,254,000	81,510	1,335,510	6,864	1,201,959	10,804	7,499
Flexi Home Inner A	32.50	50	1,575,000	102,375	1,677,375	8,763	1,509,638	13,569	9,418

## Where do we park our vehicles?

*One side parking at Sectors 1 and 2*

*There are **346 parking slots** available for sale at Sectors 3 and 4.*

## Will we be allowed to extend our house horizontally?

*Yes, but within the allowable areas, as stipulated in the Deed of Restrictions (DOR).*

*Client will engage his own contractor and will submit proposed plan to Property Management for approval.*

## Will we be allowed to extend our house vertically?

*No*

## Are we allowed to combine units?

*Yes, units can be combined subject for approval and as long as the façade of the housing units remain unaltered.*

*However, units will be treated separately in terms of HOA Dues collection.*

## Who will be the water provider for SMDC Cheerful Homes?

*Water facilities are designed, constructed and managed in partnership with Manila Water Philippine Ventures (MWPV).*

## What is the association dues rate?

*Association dues rate were determined by property management, depending on the projected operational cost of the project during turnover. This will be used for the maintenance of all common areas*

***HOA Dues: P15.00 per square meters of lot area.***

## Will SMDC Cheerful Homes be placed under the care of a property management group?

*Yes. SMDC Cheerful homes will be managed by Greenmist Property Management Corporation (GPMC).*

## When is the land development completion?

*Land development is 99% completed. A request is applied to DHSUD for extension of time to complete development until December 2021.*



**THANK YOU!**

