

VANCOUVER

L A N D S I N C .

Turf

RESIDENCES

BIÑAN, LAGUNA



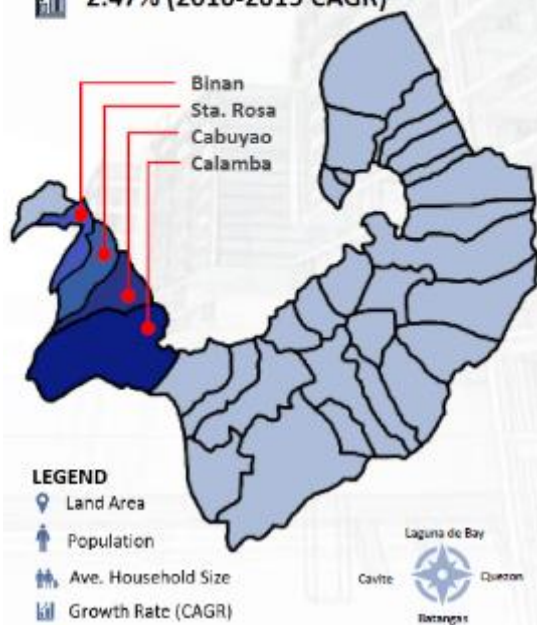
**THE LOCATION CREATES
DESIRABILITY...**

**DESIRABILITY CREATES
DEMAND...**

**AND DEMAND RAISES
REAL ESTATE PRICES**

THE PROVINCE OF LAGUNA

-  175,973 Hectares
-  3.5M (2021-Projected)
-  3.9 Persons
-  2.47% (2010-2015 CAGR)



Economic Profile

Overview of Laguna (Binan, Sta. Rosa, Cabuyao, Calamba)

LEECHIU
PROPERTY CONSULTANTS
Our Insights. Your success.

digital cities 2025

Part of Digital Cities 2025: aims to transform high-potential areas into IT-BPM hubs in the next 5 years
Laguna Cluster (Calamba, Los Banos, San Pablo)



CONVERGYS
IBM
CONCENTRIX
TeleTech
iqor



Over 21 PEZA Zones
Majority are in Binan, Sta. Rosa, & Calamba

Home to Major
Manufacturing
Plants:



Largest PEZA in Binan & Sta. Rosa
460 Hectares

Notable Developers:



Notable Schools/Universities:



BIÑAN CITY: THE TRADING CENTER OF THE SOUTH

- Center of Commerce
- Growing Cottage Industry
- Popular Tourism Destination
- Rich in Agricultural Resources
- More than 20 industrial and investment sites
- Rising shopping and entertainment destinations
- Home of Prominent International Schools



HIGHLY ACCESSIBLE
RIGHT AT THE
CROSSROADS OF
SLEX AND CALAX
MAMPLASAN EXITS



**SHOPPING, DINING
AND
ENTERTAINMENT IN
JUST 2-5 MINUTES
AWAY.**



**MAJOR
TRANSPORT HUB
IN JUST 2-5 MINUTES
AWAY.**



**RIGHT ACROSS
BRENT
INTERNATIONAL
SCHOOL AND
BRENTVILLE
INTERNATIONAL**



COMPETITIVE LANDSCAPE



	Turf	Brentville International
Developer	SMDC	Filinvest
Location	Brgy. Mamplasan	Brgy. Mamplasan
Product Type	MRB 3	House & Lots
Unit Area Range	17-26 sqm.	113-135 sqm.
Ave. Price/sqm	132k	Townhouse - 148k Single - 221K
Ave. Price	3.2M	25M

***Data for Prominence II (Single-detached homes and townhomes)**



TARGET MARKET END USERS

- Start-up families and young professionals aspiring to live in the upscale Brentville community
- Local upgraders
 - Faculty and staff of Brent International School
 - Employees of Unilab Pharma and other nearby multinational manufacturing plants



TARGET MARKET SMDC INVESTORS

- High capital appreciation
- Unlimited potential for rental market
- Brentville Crowd

***MY HOME.
MY TURF.***





Turf

RESIDENCES
BIÑAN, LAGUNA

Owner/Developer	Vancouver Lands, Inc.
Product Type	MRB 3
Address	Biñan-Sta. Rosa Access Road, Biñan, Laguna
Gross Land Area	61,773 sqm
FAR	1.52
No. of Buildings	18
No. of Floors	4
No. or Residential Units	3,310
No. of Parking Slots	540
Project Launch (1N-1R)	November 2023*
Completion Date (1N-1R)	January 2028*
Unit Types	Studio – 17.63 - 18.21 sqm Studio End Unit – 23.81 sqm 1 Bedroom – 24.11 - 25.96sqm *** <i>Combined Units</i>

VICINITY MAP



- SLEX and CALAX Mamplasan Exit
- SM City Santa Rosa
- Santa Rosa Integrated Bus Terminal
- Brent International School
- Brentville International

LIST OF AMENITIES

BRENTVILLE INTERNATIONAL

Common Amenities

- Main Clubhouse
- Basketball Court
- Swimming Pool
- Tennis Court
- Jogging Trail

Per Cluster will have their own cabana, park and playground

SMDC TURF RESIDENCES

- Clubhouse with co-working spaces
- Hotel-like Lobby
- Greenway and Linear Parks
- Covered Basketball Court
- Outdoor Lounges
- The Pavilion
- Lap Pool
- Kiddie Pool
- Jogging & Bike Trail
- Outdoor Workout Area
- Outdoor Kids Play Area
- Space for Convenient Store

Turf

RESIDENCES

BIÑAN, LAGUNA

AMENITY RENDERS



SMDC

Turf
RESIDENCES

GRAND GATEWAY
ENTRANCE



ROTUNDA



MAIN LOBBY





CLUBHOUSE



KIDDIE POOL



LAP POOL



LINEAR PARK



OUTDOOR GYM



**COVERED BASKETBALL
COURT**

PROFESSIONAL PROPERTY MANAGEMENT

GREENMIST
PROPERTY MANAGEMENT CORP.



**HASSLE-FREE
LEASING SERVICES**



SMDC GOOD STAYS



Turf

RESIDENCES

BIÑAN, LAGUNA

TECHNICAL DETAILS

SITE DEVELOPMENT PLAN:

1. Main Amenity Area
2. Greenway Park
3. Linear Park
4. Covered Basketball Court
5. Grand Gateway
6. Rotunda
7. Parking Spaces



DEVELOPMENT & BUILDING FEATURES:

- ✓ More than 1.9 hectares allocated for amenities and landscaped areas
- ✓ 24-hour security services
- ✓ Cistern tanks to provide ample water supply
- ✓ 1 Elevator per Building
- ✓ 1 Grand Lobby at Building A
- ✓ Back-up power system
- ✓ Fire alarm and sprinkler system
- ✓ Centralized mailroom
- ✓ Centralized garbage collection and disposal system
- ✓ Detention tank to mitigate flooding problems
- ✓ LED Lights in common areas
- ✓ Commercial Area
- ✓ Property Management Office (GPMC)
- ✓ Leasing Services (Good Stays)



Turf

RESIDENCES

BIÑAN, LAGUNA

BUILDING DETAILS

BATCH 1 – BUILDINGS 1N, 1O, 1P, 1Q, 1R

BUILDING	NO. OF UNITS
1N	200
1O	199
1P	200
1Q	200
1R	199
TOTAL	998



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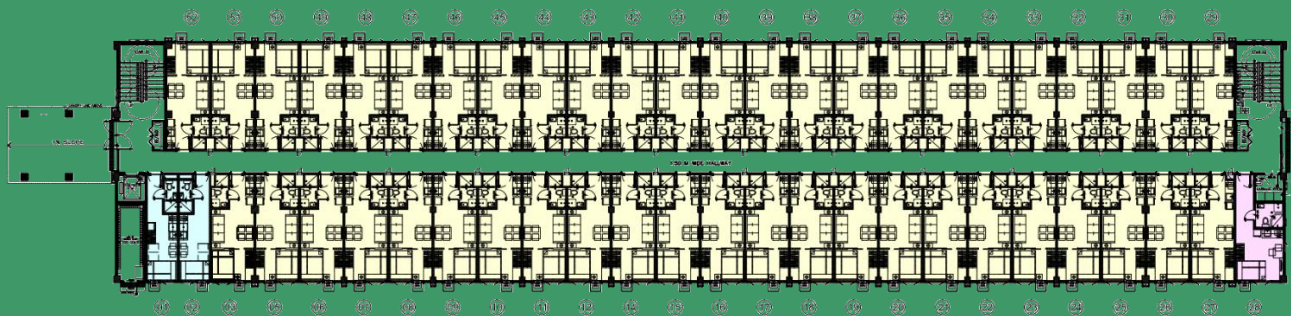
RESIDENCES
BIÑAN, LAGUNA

FLOOR PLANS & UNIT LAYOUTS

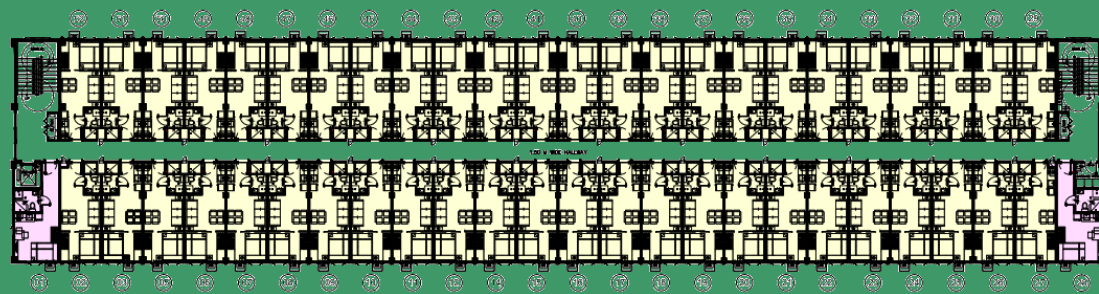
BUILDING 1N

UNIT TYPE	AREA	UNIT COUNT
Studio	17.63	1
Studio	18.21	1
Studio End	23.81	7
1 Bedroom	24.11	7
1 Bedroom	24.41	176
1 Bedroom	24.99	8
TOTAL		200

GROUND FLOOR



3RD-4TH FLOOR

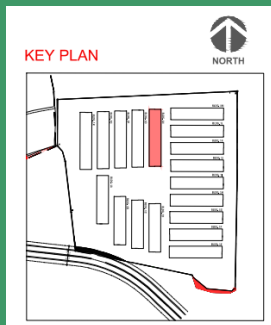


Unit Breakdown:

- Ground Floor to 4th Floor: 50 units per floor

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



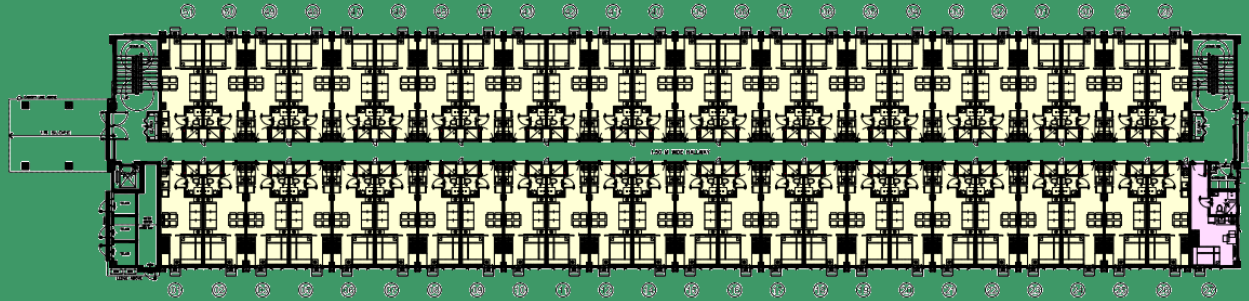
BUILDING 10

UNIT TYPE	AREA	UNIT COUNT
Studio End	23.81	7
1 Bedroom	24.11	7
1 Bedroom	24.41	176
1 Bedroom	24.99	9
TOTAL		199

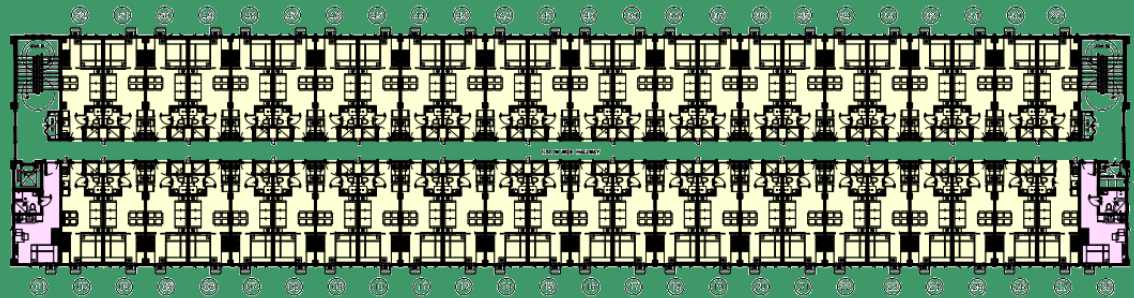
Unit Breakdown:

- Ground Floor: 49 units
- 2nd Floor-4th Floor: 50 units per floor



GROUND FLOOR

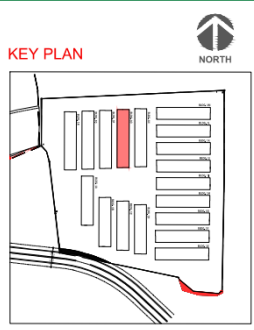


3RD-4TH FLOOR



LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



BUILDING 1P

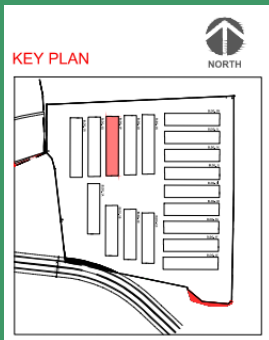
UNIT TYPE	AREA	UNIT COUNT
Studio	17.63	1
Studio	18.21	1
Studio End	23.81	7
1 Bedroom	24.11	7
1 Bedroom	24.41	176
1 Bedroom	24.99	8
TOTAL		200

Unit Breakdown:

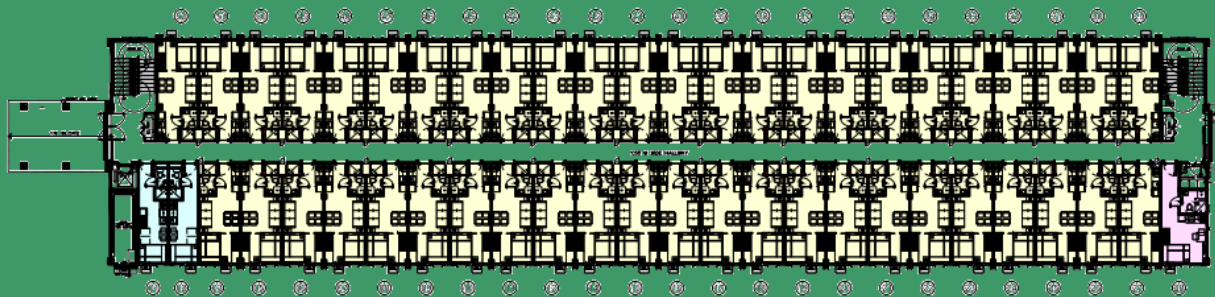
- Ground Floor to 4th Floor: 50 units per floor

LEGENDS:

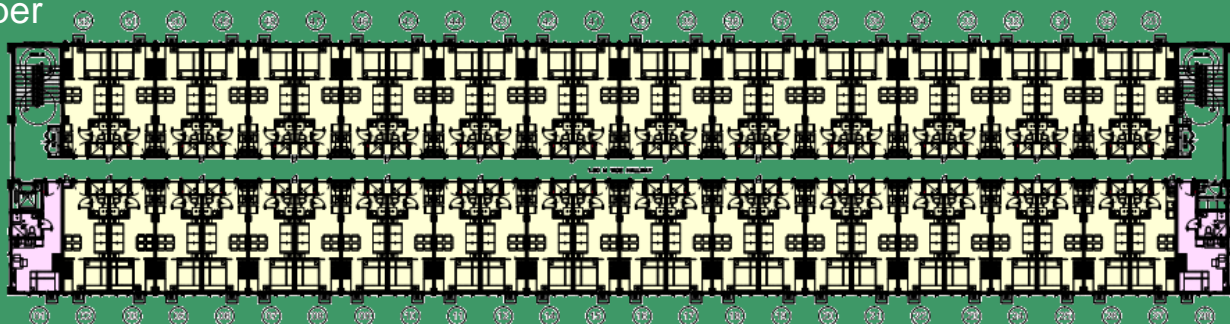
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



GROUND FLOOR



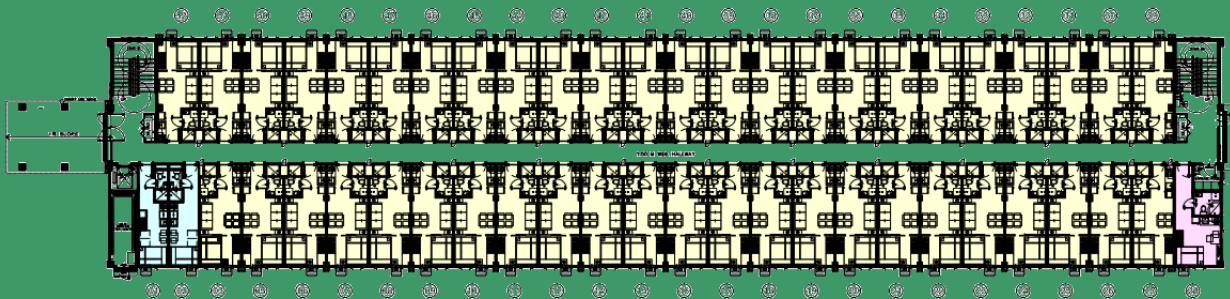
3RD-4TH FLOOR



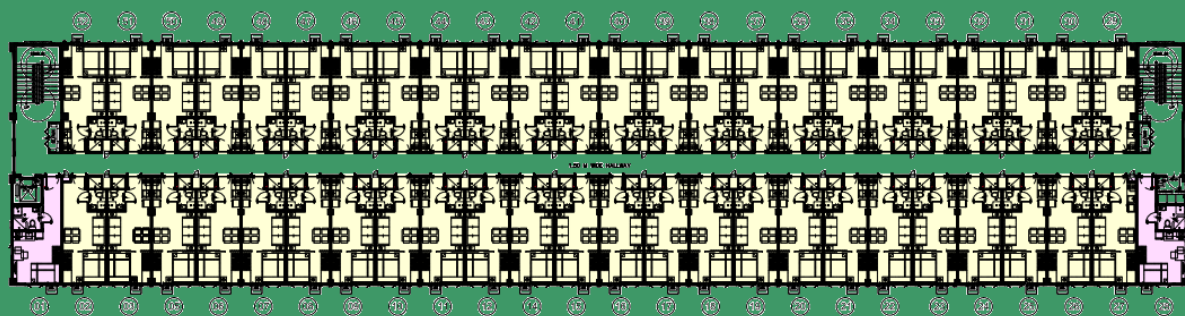
BUILDING 1Q

UNIT TYPE	AREA	UNIT COUNT
Studio	17.63	1
Studio	18.21	1
Studio End	23.81	7
1 Bedroom	24.11	7
1 Bedroom	24.41	176
1 Bedroom	24.99	8
TOTAL		200

GROUND FLOOR



3RD-4TH FLOOR

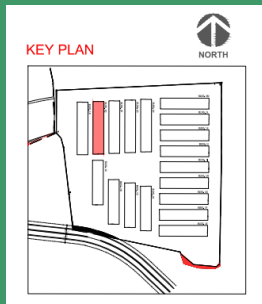


Unit Breakdown:

- Ground Floor to 4th Floor: 50 units per floor

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

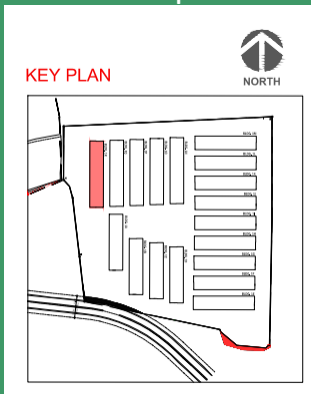


BUILDING 1R

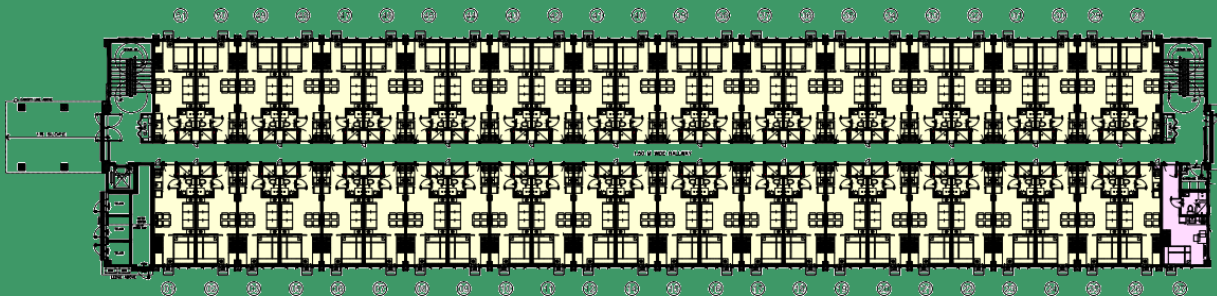
UNIT TYPE	AREA	UNIT COUNT
Studio End	23.81	7
1 Bedroom	24.11	7
1 Bedroom	24.41	176
1 Bedroom	24.99	9
TOTAL		199

Unit Breakdown:

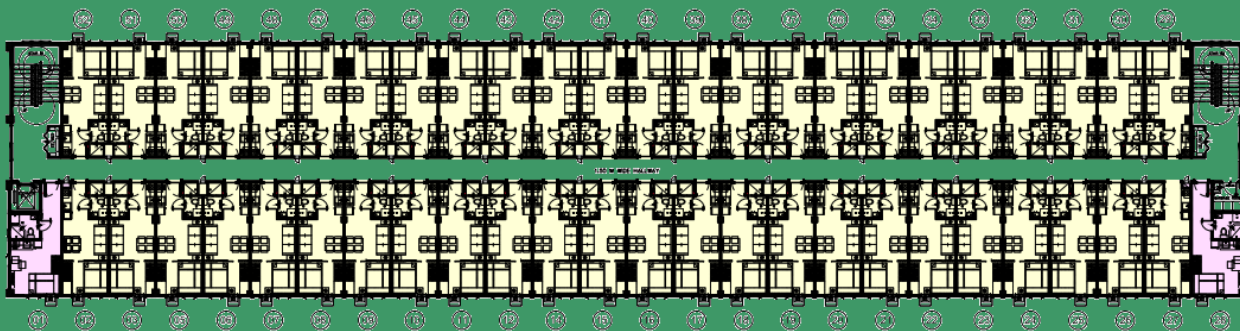
- Ground Floor: 49 units
- 2nd Floor-4th Floor: 50 units per floor



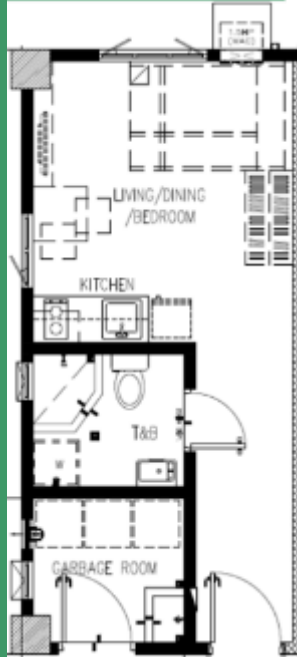
GROUND FLOOR



3RD-4TH FLOOR



TYPICAL UNIT PLAN: STUDIO END UNIT



STUDIO END UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bed room/ Kitchen Area	19.31	207.85
Toilet & Bath	4.50	48.44
TOTAL	±23.81	±256.04



Studio End Unit
11- 23.81 sqm





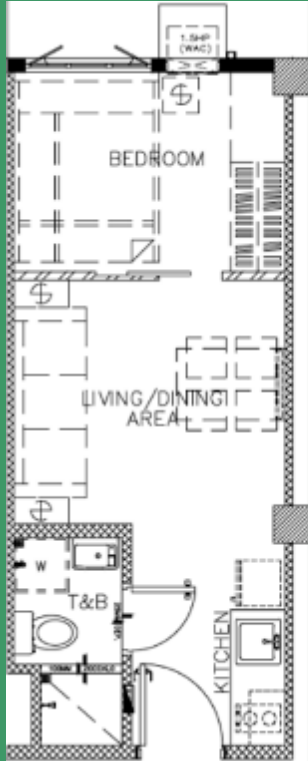
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Studio End Unit
+/- 23.81 sqm

TYPICAL UNIT PLAN: ONE BEDROOM



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



One Bedroom Unit
1/- 24.41 sqm

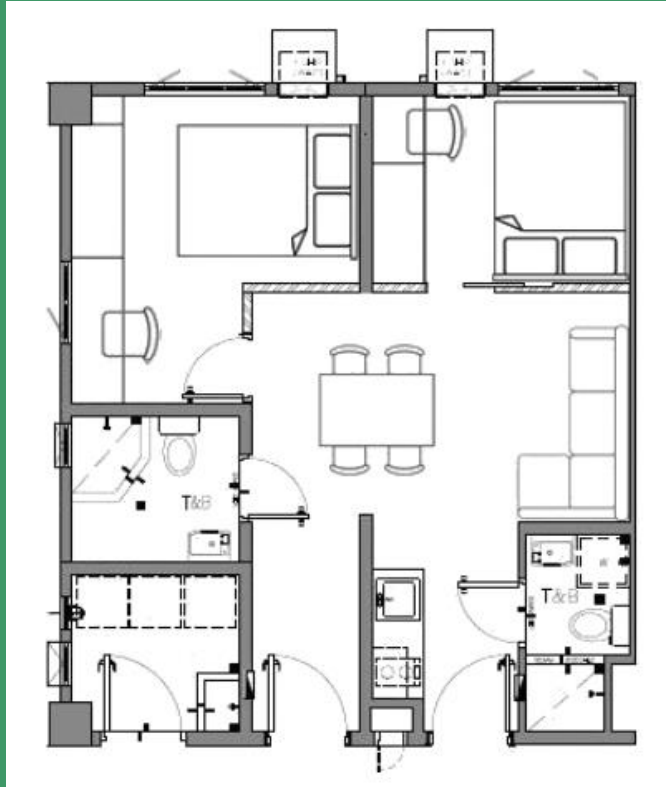








TYPICAL UNIT PLAN: COMBINED UNIT - STUDIO and 1BR





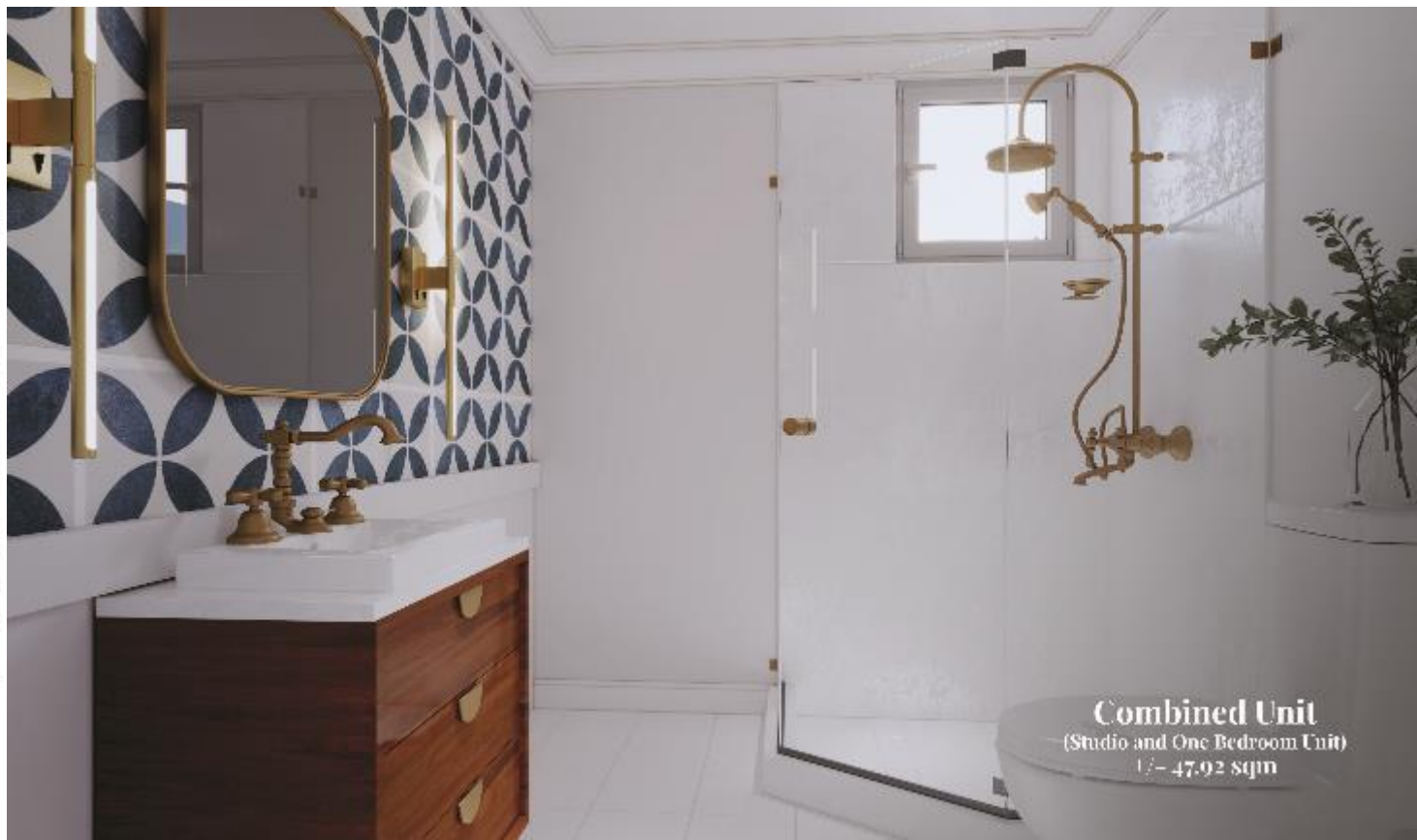




Combined Unit
(Studio and One Bedroom Unit)
17 - 47.92 sqm



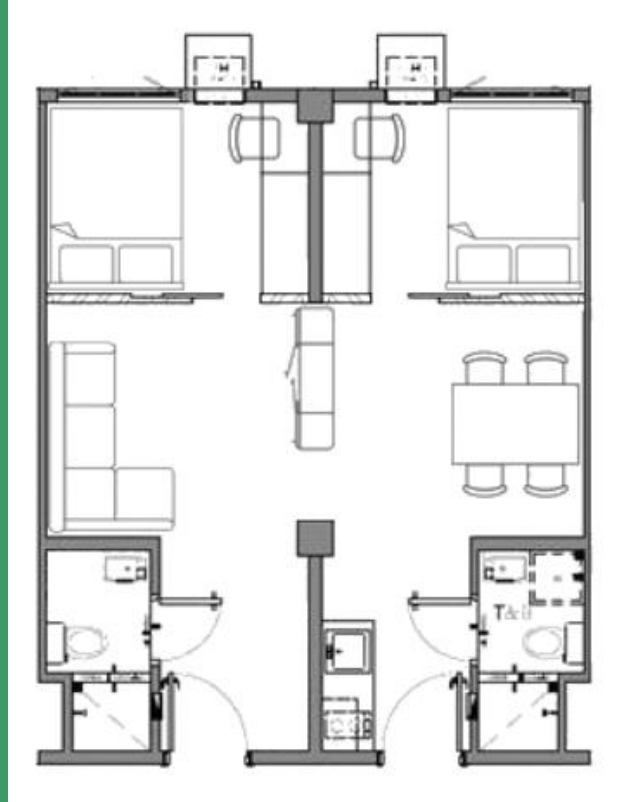


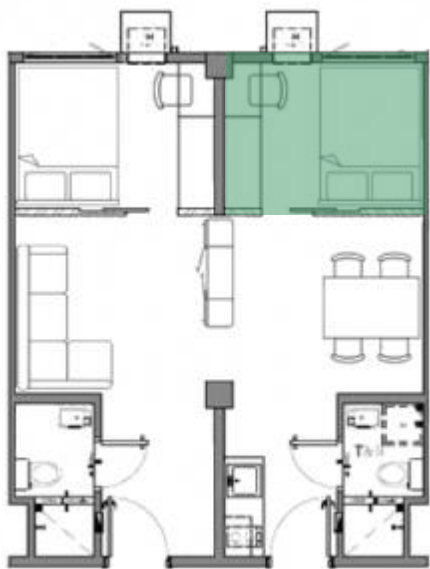


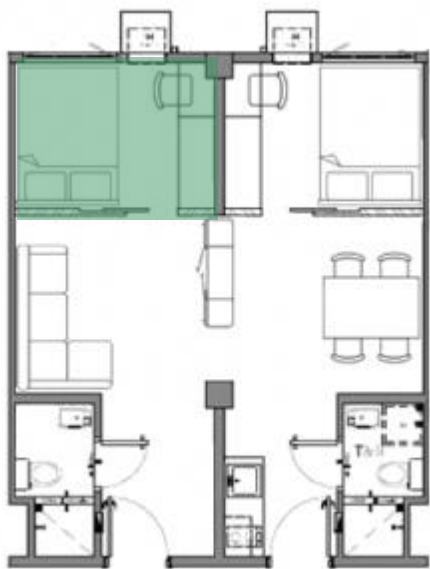


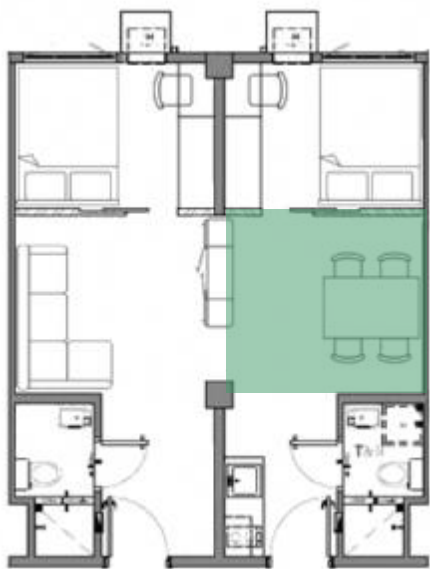
Combined Unit
(Studio and One Bedroom Unit)
+/- 47.92 sqm

TYPICAL UNIT PLAN: COMBINED UNIT – 2 1BR UNITS





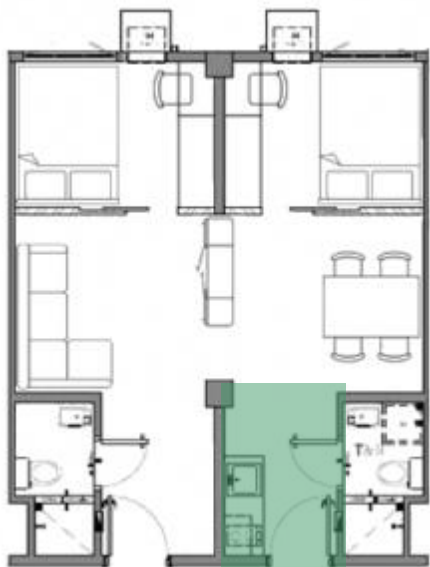


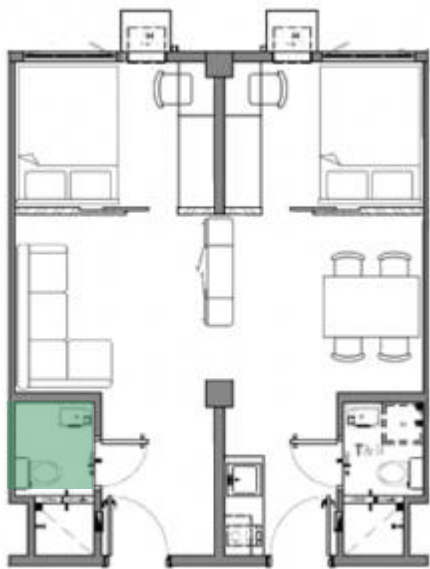


Combined Unit
(Two Bedroom Unit)
~ 48.82 sqm

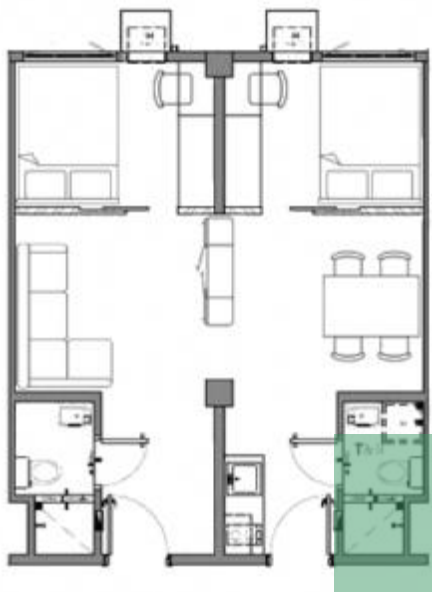


Combined Unit
(Two Bedroom Unit)
1/- 48.82 sqm





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SHOWROOM

LOCATION:

2ND FLOOR, SM CITY SANTA
ROSA ALONG OLD
NATIONAL HIGHWAY, BRGY.
TAGAPO SANTA ROSA,
LAGUNA.



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UNIT DELIVERABLES

FLOOR FINISHES

- Ceramic floor tiles in all areas of the unit

WALL FINISHES

- Semi-gloss paint finish on interior walls and flat paint finish on ceiling

CEILING FINISHES

- Off-form skim coat, painted finish ceiling for Living/Dining and Bedroom
- Gypsum flat paint finish for kitchen

KITCHEN

- Kitchen countertop, cabinet and sink

BEDROOM

- Low Wall Partition
- Laminated wood door

TOILET AND BATH

- Lavatory and shower set with ceramic floor tiles, PVC ceiling and door
- Provision for water heater

LAUNCH PAYMENT TERMS

STANDARD PAYMENT TERMS

PAYMENT SCHEME	PARTICULARS	DISCOUNT ON TLP
Spot Cash	100% Spot Cash in 30 days	10%
Spot DP	5% Spot DP / 15% in 53 months / 80% Balance thru Cash or Bank	5%
Spread DP	20% in 54 months / 80% Balance thru Cash or Bank	-
SERP	100% in 120 months (For SM Employees only)	-

SPECIAL PAYMENT TERM

PAYMENT SCHEME	PARTICULARS	DISCOUNT ON TLP
Spread DP	5% in 6 months / 15% in 48 months / 80% Balance thru Cash or Bank	3%

Applicable to all residential units

Reservation Fee – PHP 25,000

Other Charges – 8.5%

PRICING OF RESIDENCIAL UNITS

UNIT TYPE	AREA	PRICE
STUDIO UNIT	17.63 – 18.21 sqm	P2.5M – P2.6M
STUDIO END UNIT	23.81 sqm	P3.0M – P3.2M
ONE BEDROOM UNIT	24.11 – 25.96 sqm	P3.1M – P3.5M

BUILDINGS 1N, 1O, 1P, 1Q & 1R							
UNIT TYPE	AREA (sq.m.)	TOTAL LIST PRICE			MONTHLY AMORTIZATION		
		AVERAGE	LOWEST	HIGHEST	AVERAGE	LOWEST	HIGHEST
STUDIO	17.63; 18.21	2,538,500	2,502,000	2,575,000	7.4k	7.2k	7.5k
STUDIO END	23.81	3,108,257	3,081,000	3,130,000	9k	8.9k	9.1k
ONE BEDROOM	24.11; 25.96	3,185,532	3,131,000	3,247,000	9.2k	9.1k	9.4k

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SAMPLE COMPUTATION

	SPOT DP	SPREAD DP
	5% Spot / 15% in 53 months / 80% Balance thru Cash or Bank	5% in 6 months / 15% in 48 months / 80% thru Cash or Bank
TLP	3,247,000	3,247,000
Discount	(5%) 162,350	(3%) 97,410
NLP	3,084,650	3,149,590
TAP	3,346,845	3,417,305
SPOT	147,342	-
MA	9,472	25,144 / 10,679
BALANCE	2,677,476	2,733,844

In PHP / Subject to change without prior notice.

RESERVATION FEE – PHP 25,000

OTHER CHARGES 8.5%

FREQUENTLY ASKED QUESTIONS

Who is the Owner and Developer of Turf Residences?

- Vancouver Lands, Inc. (VLI)

What will be the effect on documentation if Owner and Developer is VLI?

- Standard documents shall be used, only the documents will reflect VLI
- All Buyer's Checks and Payments should be made payable to **Vancouver Lands, Inc.**
- All Official Receipts will be issued by Vancouver Lands, Inc.

What is the Ceiling Height of the Unit?

Kitchen, Toilet and Bath – 2.4 meters

Other Areas – 2.8 meters

What is the Hallway or Corridor width?

1.5 meters

How many elevators are provided?

- 1 Elevator per Building (8-person capacity)

FREQUENTLY ASKED QUESTIONS

How many Garbage Rooms are provided?

- 1 Garbage Room per floor (located at the end of each floor)

What are the Utility Providers?

- Power – MERALCO
- Water – Laguna Water

How much is the Reservation Fees?

Residential Unit – Php 25,000

Parking – Php 10,000

How much is Other Charges?

8.5%

Turf

RESIDENCES
BIÑAN, LAGUNA

- ✓ **Highly Strategic Location**
- ✓ **Ideal Homes for a Young and Active Lifestyle**
- ✓ **Lush Suburban Garden Community**
- ✓ **Sustainable Master-planned Development**
- ✓ **Lucrative Investment**



DHSUD LTS NO: 0001672

<https://smdc.com/properties/turf-residences/>

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