

VANCOUVER

---

L A N D S I N C .

*Turf*

**RESIDENCES**

**BIÑAN, LAGUNA**







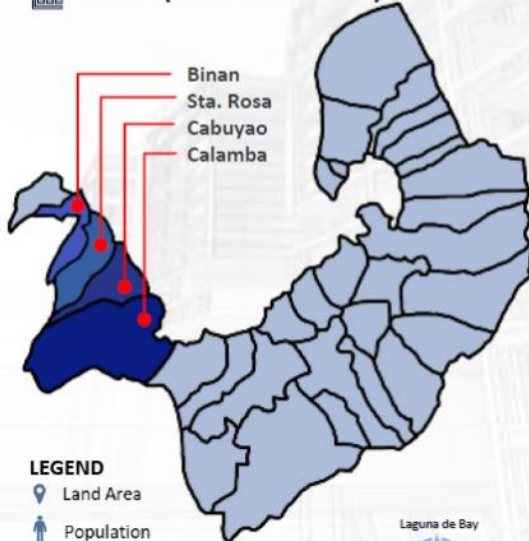
**THE LOCATION CREATES  
DESIRABILITY...**

**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 Baños, San Pablo)



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**





# 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

Welcome to Turf Residences, the home you have always dreamed of.

Situated opposite Brent International School, relish the luxury and privacy of residing within the sophisticated suburban enclave in the South of the Metro.



# Turf

**RESIDENCES**  
**BIÑAN, LAGUNA**

<b>Owner/Developer</b>	Vancouver Lands, Inc.
<b>Product Type</b>	MRB 3
<b>Address</b>	Biñan-Sta. Rosa Access Road, Biñan, Laguna
<b>Gross Land Area</b>	61,773 sqm
<b>FAR</b>	1.52
<b>No. of Buildings</b>	5
<b>No. of Floors</b>	4
<b>No. of Residential Units</b>	998
<b>No. of Parking Slots</b>	161
<b>Project Launch (1N-1R)</b>	November 21, 2023
<b>Completion Date (1N-1R)</b>	January 2028*
<b>Unit Types</b>	Studio – 17.63 - 18.21 sqm Studio End Unit – 23.81 sqm 1 Bedroom – 24.11 - 25.96sqm *** <i>Combined Units</i>

# VICINITY MAP

Immerse in life's pleasures at the heart of the trading center of the south. Set between SLEX-CALAX Interchange and SM City Santa Rosa Lifestyle District, this serene spot embodies nature's vibrancy and the freedom of seamless travel.

Turf Residences offers unmatched convenience, connecting you to malls, business districts, transport hubs, and leisure destinations.

## SCHOOL

- Brent International School +/- 0.7 km

## SHOPPING CENTERS

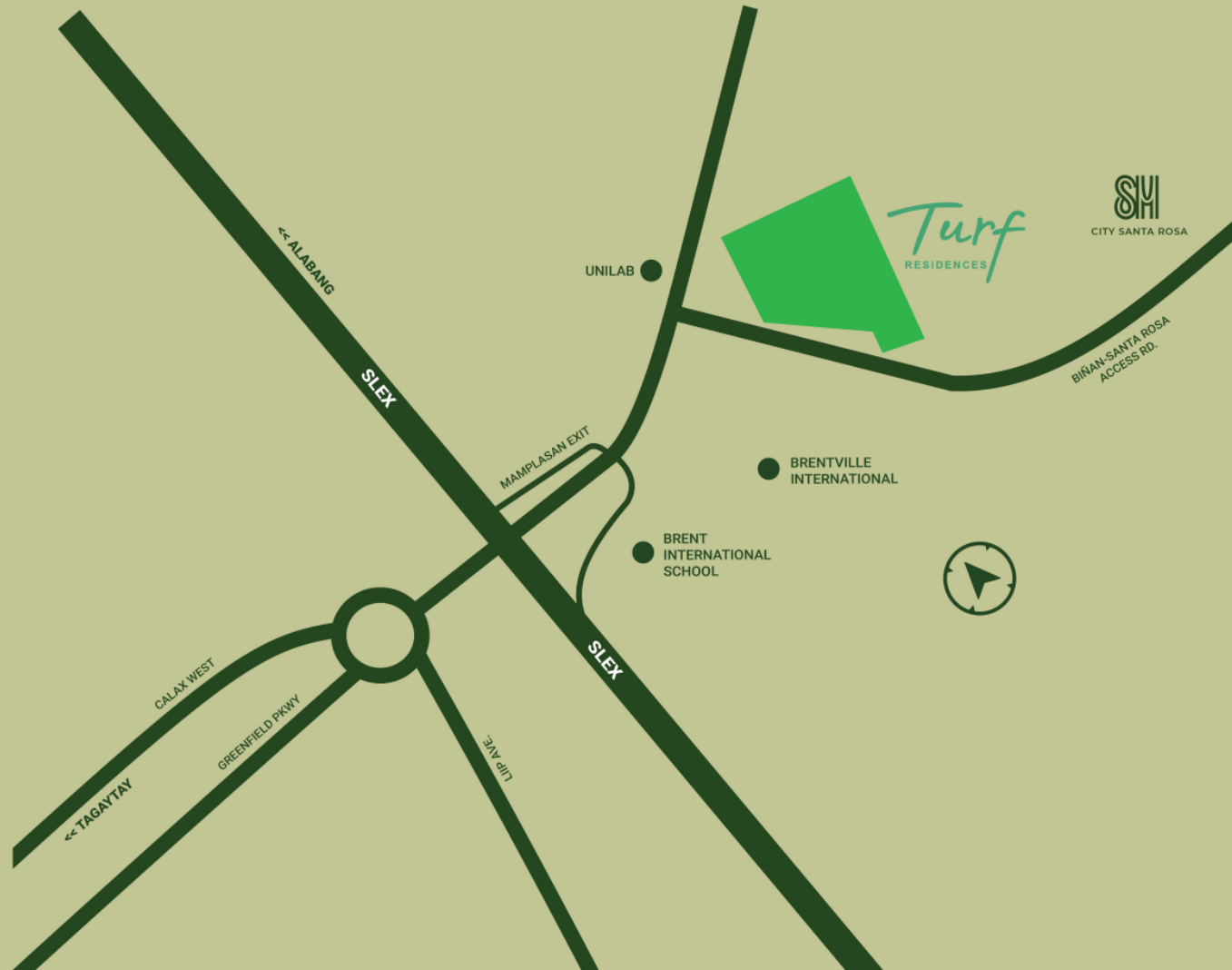
- Southwoods Mall +/- 2.0 km
- SM City Santa Rosa +/- 1.4 km
- Robinsons Place Santa Rosa +/- 1.7 km
- Pavilion Mall +/- 2.6 km
- Central Mall Biñan +/- 2.9 km
- Walter Mart Santa Rosa +/- 2.3 km

## TRANSPORT HUB

- SM City Santa Rosa Terminal +/- 1.4 km
- Balibago Complex Terminal +/- 2.2 km

## INDUSTRIAL PARK

- Science Park Biñan +/- 5.8 km



*Turf*

**RESIDENCES**

**BIÑAN, LAGUNA**

**AMENITY RENDERS**

*Turf*  
RESIDENCES

SMDC

GRAND GATEWAY  
ENTRANCE





MAIN LOBBY








KIDDIE POOL



LAP POOL



A vibrant, modern playground with colorful equipment and a multi-story building in the background. The scene is set during the golden hour, with the sun low on the horizon, casting a warm glow over the area. The playground features a large, colorful structure with yellow slides and blue and red arches. The ground is covered in a multi-colored rubber mat. In the background, there are several multi-story buildings with a modern architectural style, surrounded by lush green trees and landscaping. The sky is a mix of soft pinks, oranges, and blues, suggesting a sunset or sunrise. A large green curved shape is visible in the top left corner of the image.

Unleash your child's imagination and energy in our spacious playground and open field. From swinging on monkey bars to running across the field, they can go on an adventure, forge new friendships, and craft lasting memories.

**Boundless  
Fun and  
Games**

# Energize Your Run Along the Lush Jog Path

Rejuvenate your daily run on the scenic jog path encircling our property. Lush landscapes and captivating vistas inspire you to push your limits.

START

Jogging Path, Artist's Perspective







OUTDOOR GYM



**COVERED BASKETBALL  
COURT**

## Property Management

SMDC's professional property management team crafts a five-star lifestyle tailored to your needs. Enjoy the peace of mind that comes with 24-hour security, well-kept amenities, and the confidence that your investment is in good hands.

**GREENMIST**  
PROPERTY MANAGEMENT CORP.





## SMDC GOOD STAYS

SMDC Good Stays provides premium leasing and tenancy management assistance to turn your space into a profitable investment through the following services:

LONG-TERM LEASE,  
DAILY LEASE,  
TENANCY MANAGEMENT

SMDC Good Stays Hotline:  
0917 552 5943 • (02) 8857-0100 loc. 0328  
[smdc\\_leasing@smdevelopment.co](mailto:smdc_leasing@smdevelopment.co)

# 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
<b>TOTAL</b>	<b>998</b>



# Turf

**RESIDENCES**

**BIÑAN, LAGUNA**

**FLOOR PLANS & UNIT LAYOUTS**

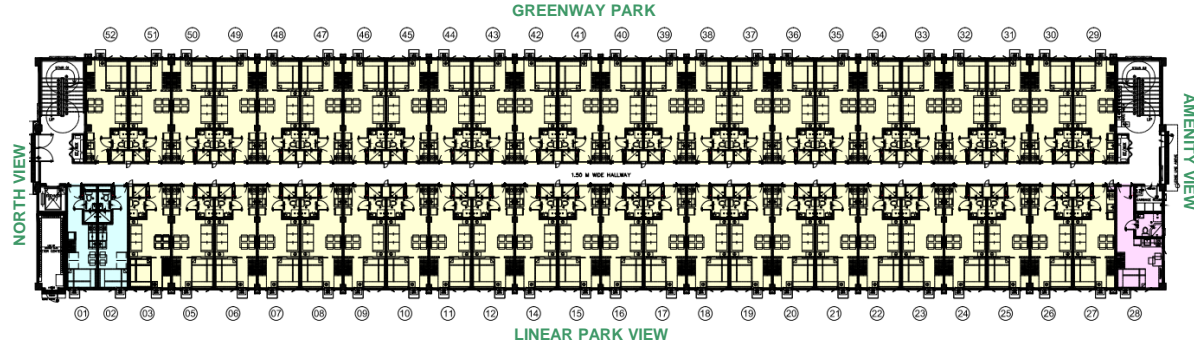
# BUILDING 1N

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
<b>TOTAL</b>		<b>200</b>

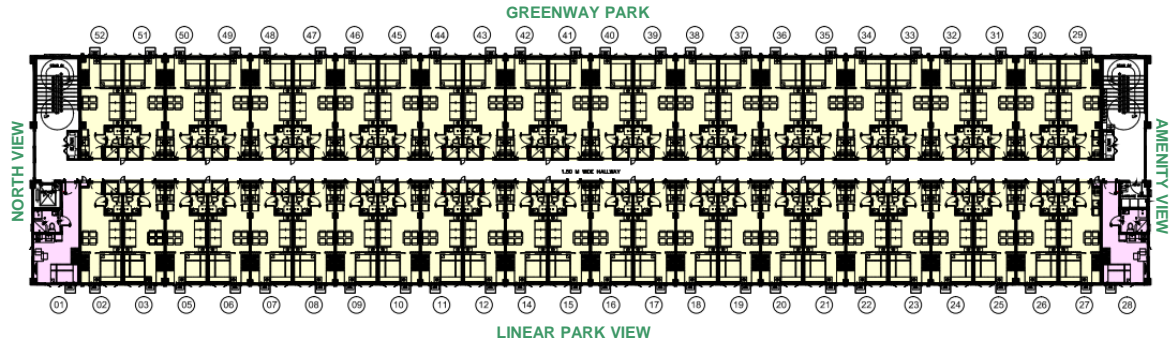
## Unit Breakdown:

- Ground Floor to 4<sup>th</sup> Floor: 50 units per floor

## GROUND FLOOR



## 3RD-4TH FLOOR

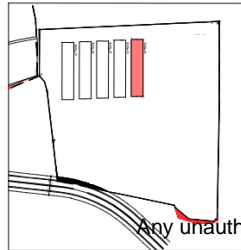


KEY PLAN



LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



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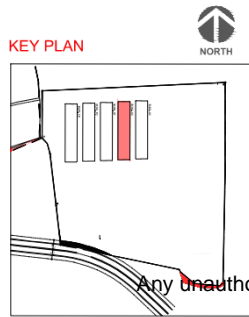
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# BUILDING 10

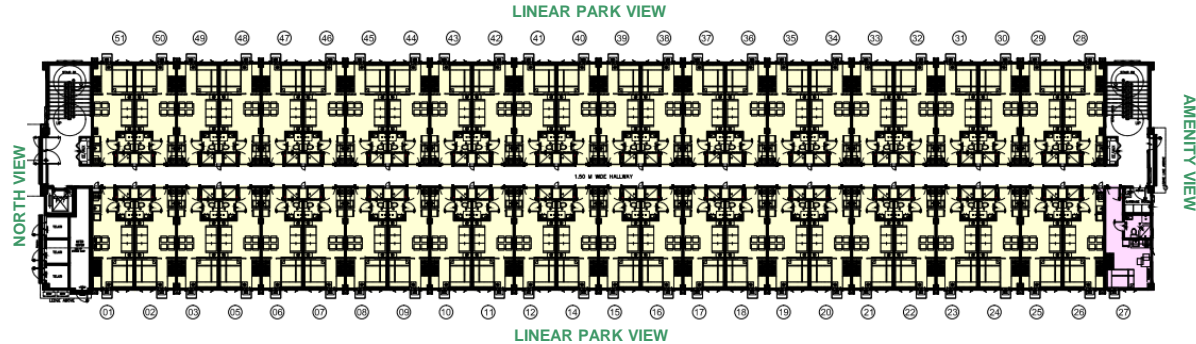
UNIT TYPE	AREA	UNIT COUNT
Studio End	23.81	7
1 Bedroom	24.11	7
1 Bedroom	24.41	176
1 Bedroom	24.99	9
<b>TOTAL</b>		<b>199</b>

## Unit Breakdown:

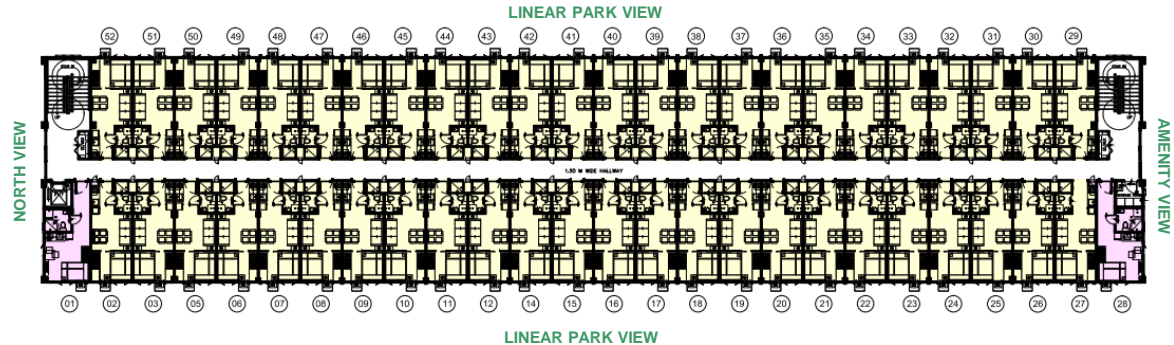
- Ground Floor: 49 units
- 2<sup>nd</sup> Floor-4<sup>th</sup> Floor: 50 units per floor



## GROUND FLOOR



## 3RD-4TH FLOOR



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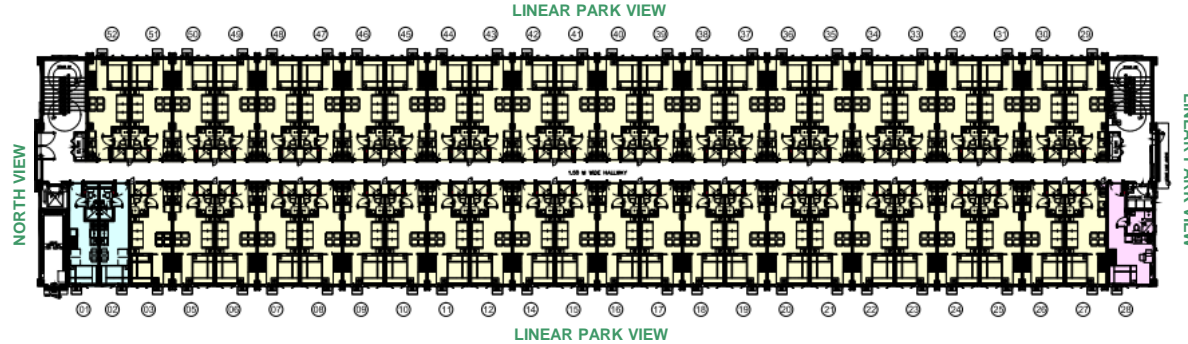
# BUILDING 1P

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
<b>TOTAL</b>		<b>200</b>

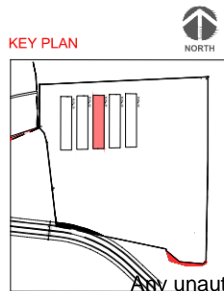
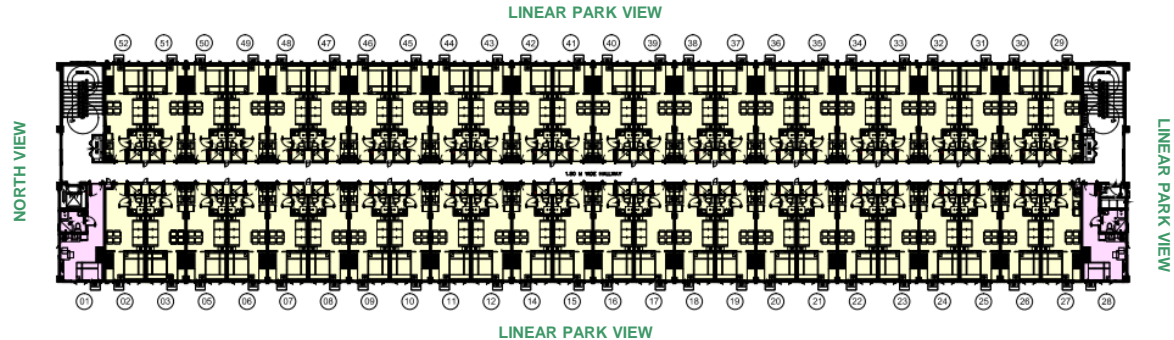
## Unit Breakdown:

- Ground Floor to 4<sup>th</sup> Floor: 50 units per floor

## GROUND FLOOR



## 3RD-4TH FLOOR



### LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

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# BUILDING 1Q

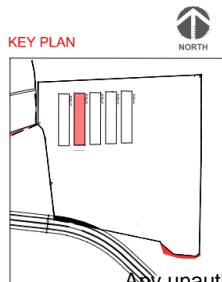
UNIT TYPE	AREA	UNIT COUNT
Studio	17.63	1
Studio	18.21	1
Studio End	23.81	7
1 Bedroom	24.11	7
1 Bedroom	24.41	176
1 Bedroom	24.99	8
<b>TOTAL</b>		<b>200</b>

## Unit Breakdown:

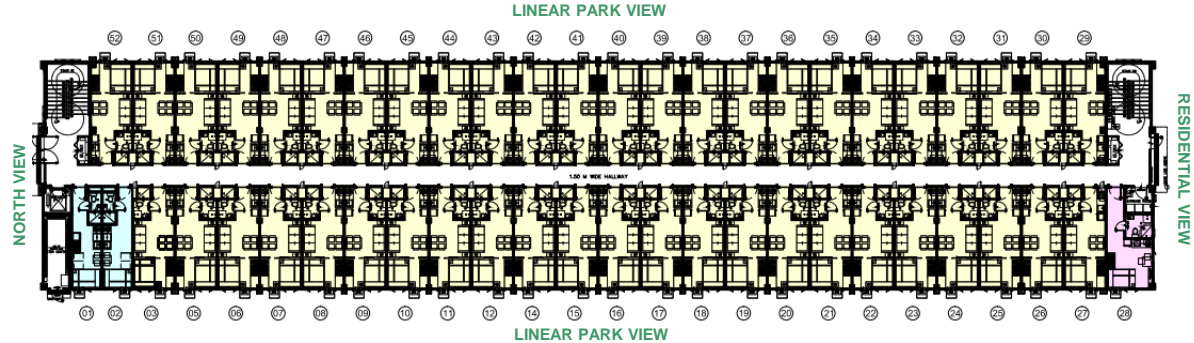
- Ground Floor to 4<sup>th</sup> Floor: 50 units per floor

### LEGENDS:

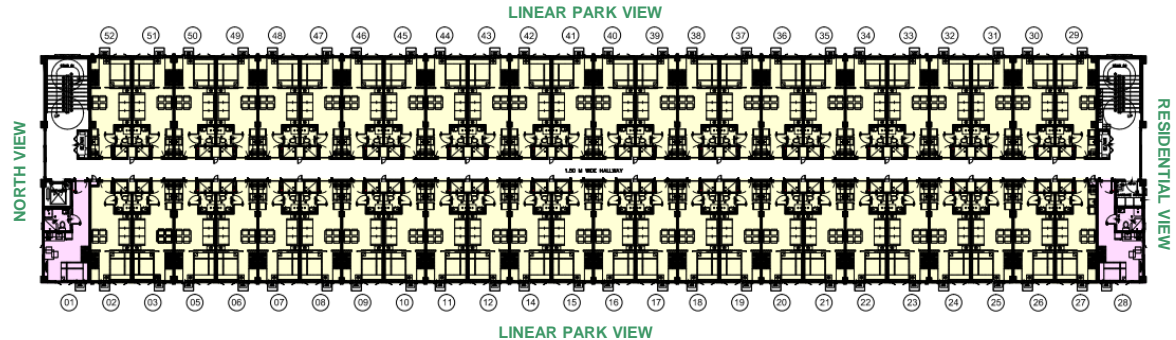
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



## GROUND FLOOR



## 3RD-4TH FLOOR



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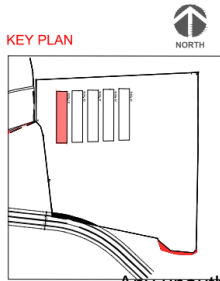
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# BUILDING 1R

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
<b>TOTAL</b>		<b>199</b>

## Unit Breakdown:

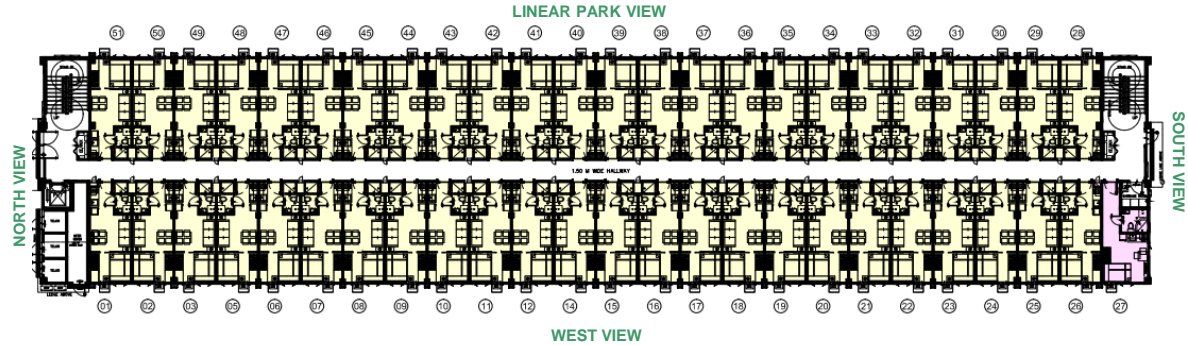
- Ground Floor: 49 units
- 2<sup>nd</sup> Floor-4<sup>th</sup> Floor: 50 units per floor



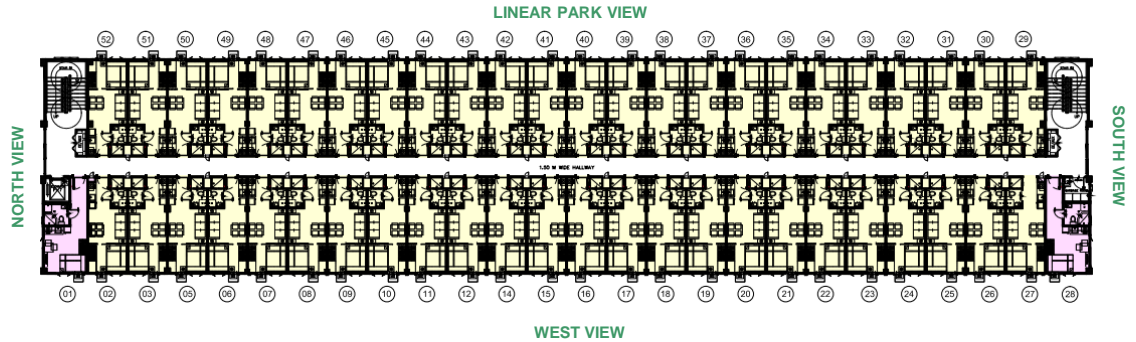
### LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

## GROUND FLOOR



## 3<sup>RD</sup>-4<sup>TH</sup> FLOOR



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# Studio End Unit

Set yourself to a brand new start in a home that cultivates your hopes and dreams for a better future.



+/- 23.81 sqm



**Studio End Unit**  
+/- 23.81 sqm



**Studio End Unit**  
+/- 23.81 sqm



Studio End Unit  
+/- 23.81 sqm



**Studio End Unit**  
+/- 23.81 sqm



**Studio End Unit**  
+/- 23.81 sqm

Be on the road , chase bigger dreams and go home to recharge in a space you and your loved once can truly call your own.

# One Bedroom Unit



+/- 24.41 sqm





**One Bedroom Unit**  
+/- 24.41 sqm





**One Bedroom Unit**  
+/- 24.41 sqm



One Bedroom Unit  
+/- 24.41 sqm



**One Bedroom Unit**  
+/- 24.41 sqm



**One Bedroom Unit**  
+/- 24.41 sqm



# Combined Unit

Discover a cozy yet inviting haven for your small family to thrive and craft cherished memories together in our thoughtfully designed 2 bedroom unit.



Studio and One Bedroom Unit

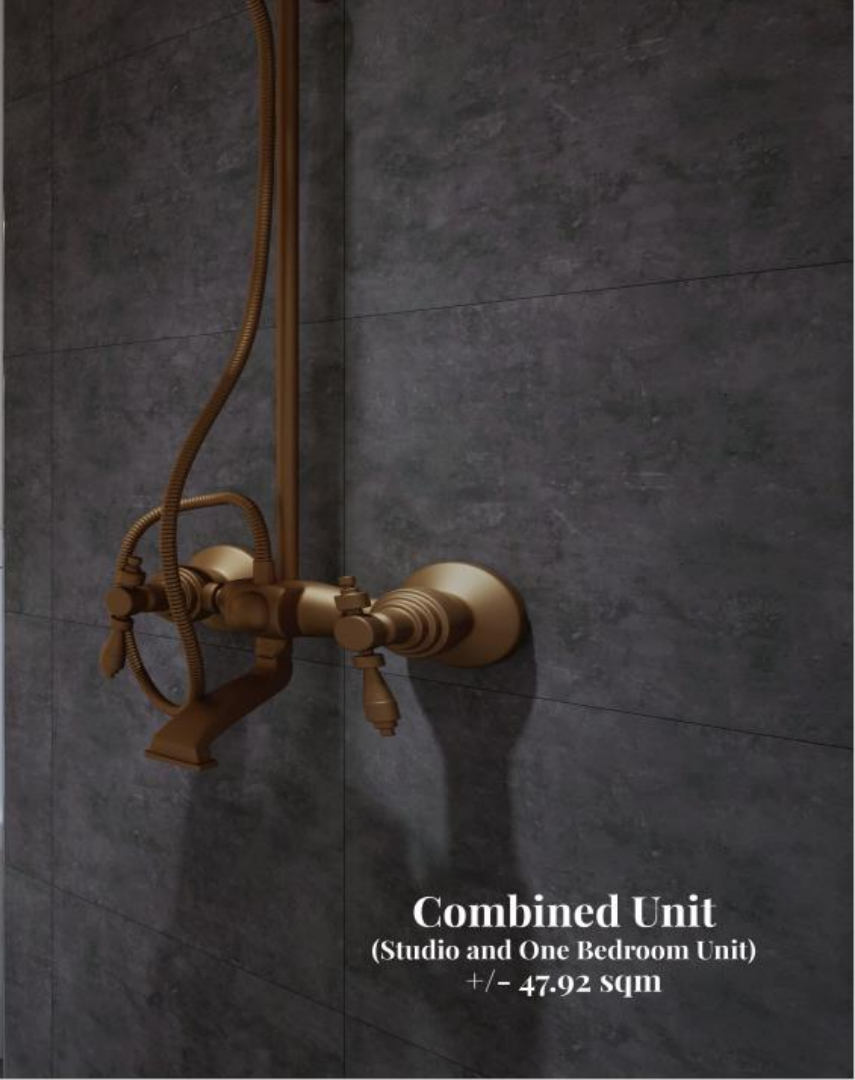
+/- 47.92 sqm



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



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



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





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



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



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



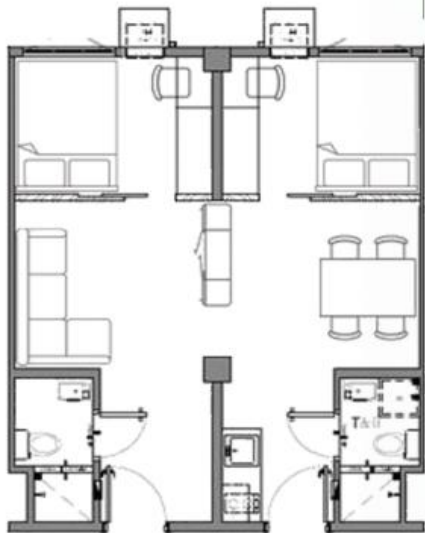
**Combined Unit**  
(Studio and One Bedroom Unit)  
+/- 47.92 sqm



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

Be on the road , chase bigger dreams and  
go home to recharge in a space you and  
your loved ones can truly call your own.

## Combined Unit



Two Bedroom Unit  
+/- 47.92 sqm





**Combined Unit**  
(Two Bedroom Unit)  
+/- 48.82 sqm



**Combined Unit**  
(Two Bedroom Unit)  
±/- 48.82 sqm





**Combined Unit**  
(Two Bedroom Unit)  
+/- 48.82 sqm





**Combined Unit**  
(Two Bedroom Unit)  
+/- 48.82 sqm



**Combined Unit**  
(Two Bedroom Unit)  
+/- 48.82 sqm



**Combined Unit**  
(Two Bedroom Unit)  
+/- 48.82 sqm



**Combined Unit**  
(Two Bedroom Unit)  
— 48.82 sqm

# SHOWROOM

LOCATION:

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



# UNIT DELIVERABLES

## FLOOR FINISHES

- Floor tiles in all areas of the unit

## WALL FINISHES

- Painted cement finish on interior walls

## CEILING FINISHES

- Painted finish ceiling for Living/Dining and Bedroom

## KITCHEN

- Pre-painted PVC ceiling.
- Kitchen countertop, cabinet and sink

## BEDROOM

- Low Wall Partition
- Laminated wood door

## TOILET AND BATH

- Water closet, lavatory, soap holder, tissue holder and shower set, Pre-painted PVC ceiling.
- Provision for water heater.

# 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

## How much is Other Charges?

-8.5%

## A purchase of 2 adjacent Non-VAT units: will it become VATABLE if the client decides to combine the units?

-Based on BIR Revenue Regulations (RR) No. 13-2012 dated October 12, 2012, the sale of two adjacent units by the same buyer that is priced below PHP 3,199,200 will go over the VAT threshold and will become VATABLE.

# FREQUENTLY ASKED QUESTIONS

**Where is the Elevator located?**

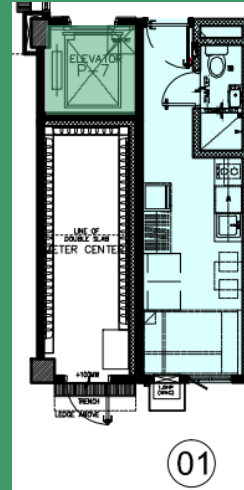
-Located at the end of the hallway. (refer to the floor plan)

**What is the parking ratio?**

- 1:6

**How far is the distance of one building to the other?**

- 8 meters



# 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**

**SMDC**

**VANCOUVER**  
LANDS INC.

*Turf*  
**RESIDENCES**  
BIÑAN, LAGUNA

DHSUD LTS NO: 0001672

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

mae.vinas@smdevelopment.com

Asst. Project Director