



RESIDENCES

Five-star Homes in Prime Locations



Technical Briefing Presentation

KEY MESSAGE



The 15-hectare Wind Residences is located in the cool surroundings of Tagaytay City, a premier destination for both local and foreign tourists.

Imagine you and your family living in a vacation spot such as Tagaytay, with its fresh mountain breeze and panoramic view of Taal.

Enjoy a weekend getaway from the pressures of city living at Wind Residences – perfect for the family looking for comfort, security and relaxation. It's everything you ever dreamed of in a resort-like condominium living!

Primary Target Market:

- Age Range: 36 years old above
- Life Stage: Full and Empty Nesters
- Working and Business Entrepreneur
 - Want to have second home in Tagaytay City

Secondary Target Market:

- Retirees, OFW
- Investors for rental income

PROJECT INFORMATION



Timetable (tentative)	: 1Q2010 – 2020
Duration	: 11 yrs
<u>Location</u>	: Along E. Aguinaldo Highway. Brgy. Maharlika West. Tagaytay City (between Petron and Robinson's Summit Ridge Hotel)
Description	: 10 Towers, 20 sty each (with commercial space @ Upper Ground Floor and parking @ Lower Ground Floor)
Land Area (sqm)	: 154,509 m2 (Whole Master Plan)
GFA (sqm)	: 344,357.63 m2 for 10 Towers and Amenities
Phase 1 Development	5 Towers with Total GFA of 171,980 m2 Land Development of approx. 104,207 m2, including amenities
Construction Duration	: 30 months per Tower

VICINITY MAP



Along Aguinaldo Highway, Barangay Maharlika West, Tagaytay City.

AMENITIES



Amenities

- Swimming Pool
- Clubhouse
- Function Rooms
- Basketball Court
- Tennis Court
- Badminton Courts
- Garden/Lawn
- Playground Area
- Recreational Area
- Jogging paths



COMMERCIAL AREA



TOWER 1



GFA	: 34,647.61sqm.
NSA	
Residential	: 21,819.59 sqm.
Parking	: 787.50 sqm.
Leasable	: 636.98 sqm.
Launch Date	: September, 2010
Construction	: 30 months
Start	: January, 2011
End	: July, 2013
Turnover Date	: 1 st Qtr, 2014
No. of Units	: 650
Parking Slots	: 63

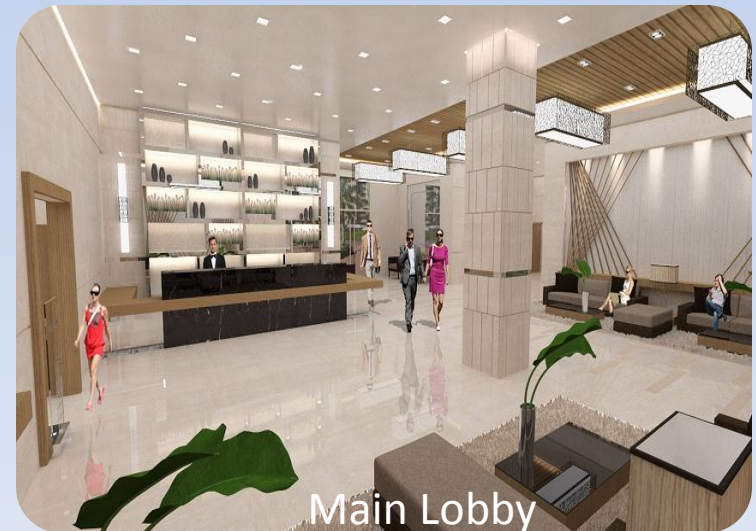
BASIC FINISH		
UNIT TYPE	AVE. AREA	NO. OF UNITS
1 BR	32.57	641
2BR	63.36	2
3 BR	116.88	7

LOWER GROUND FLOOR – TOWER 1



- 52 Parking slots
- Main Lobby
- Mail Room
- Pump Room
- EE Room
- Storage

TOWER 1 - LOWER GROUND FLOOR



TOWER 1- UPPER GROUND FLOOR



LEGEND:

- RESORT RESIDENTIAL UNIT - 1
- RESORT RESIDENTIAL END UNIT - 1
- COMMERCIAL
- COMMERCIAL

- 8 Commercial units
- 14 Residential Units

TOWER 1 - UPPER GROUND FLOOR

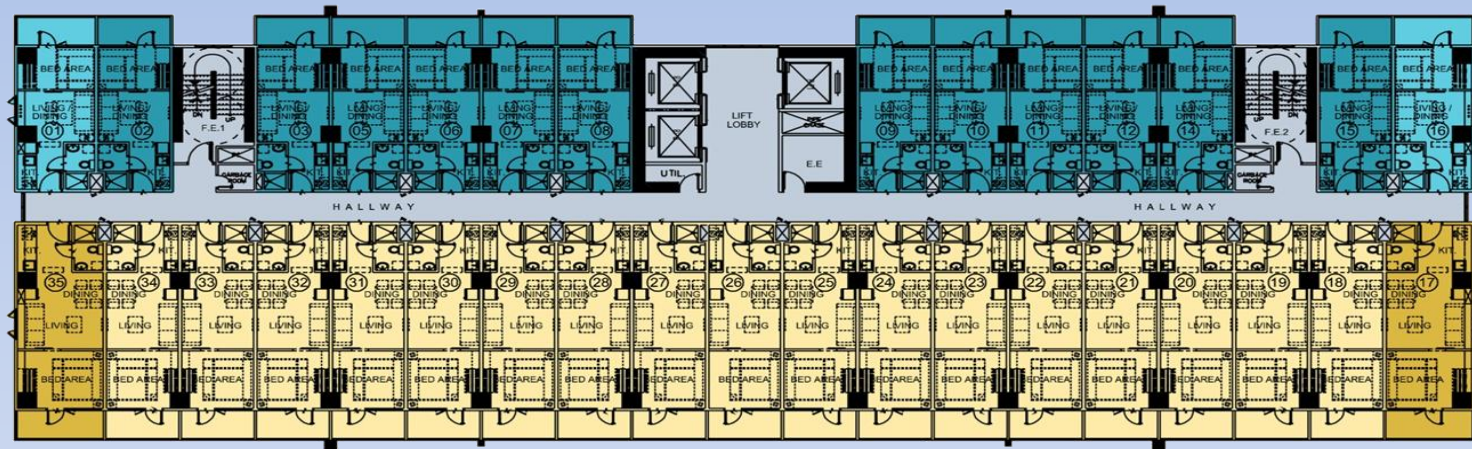


WIND RESIDENCES
Tagaytay City

AS OF 19 OCTOBER 2011

ASYA DESIGN

TOWER 1- TYPICAL FLOOR PLAN



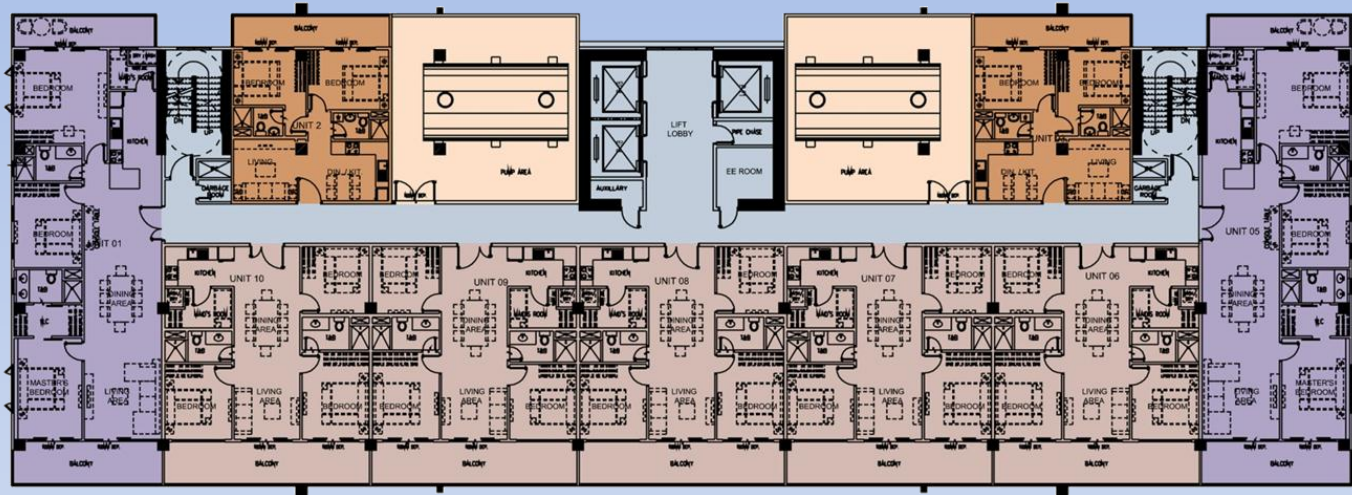
LEGEND:

- RESORT RESIDENTIAL UNIT - 1
- RESORT RESIDENTIAL END UNIT - 1
- RESORT RESIDENTIAL UNIT - 2
- RESORT RESIDENTIAL END UNIT - 2

- 14 Units - Facing Amenity
- 19 Units - Facing Taal

TOWER 1 - TYPICAL FLOOR PLAN

TOWER 1 – PENTHOUSE – 24TH FLOOR



LEGEND:

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

▪ 9 Penthouse Units

TOWER 1 - PENTHOUSE UNIT

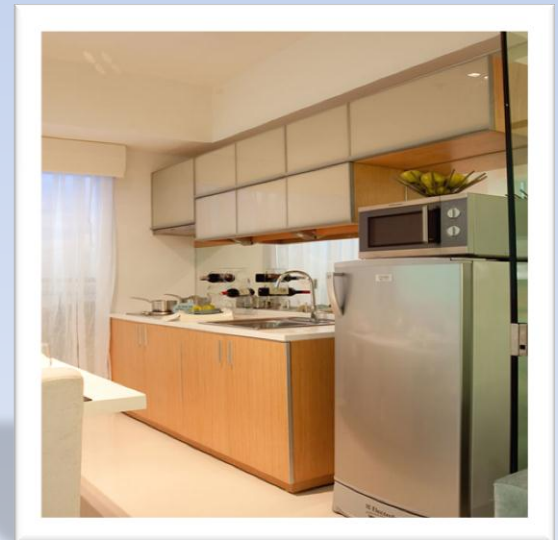
TOWER 1 – UNIT LAY-OUT



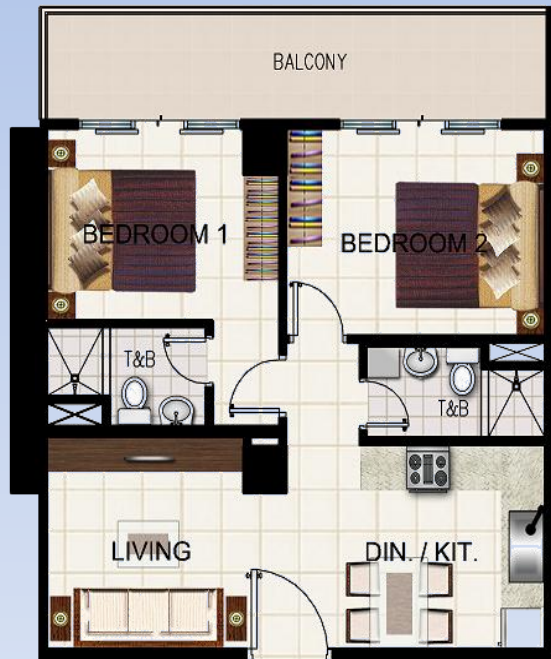
Resort Residential Unit 1
28.19 sqm.



Resort Residential Unit 2
34.81 sqm.



TOWER 1 – PENTHOUSE UNITS



2BR Unit with Balcony -63.36 sqm.



3BR Unit with Balcony – 148 sqm.



3BR Unit with Balcony – 104.42 sqm.

PROGRESS PHOTOGRAPHS – TOWER 1



FRONT AND RIGHT-SIDE VIEW



FRONT VIEW ALONG E. AGUINALDO

TOWER 2

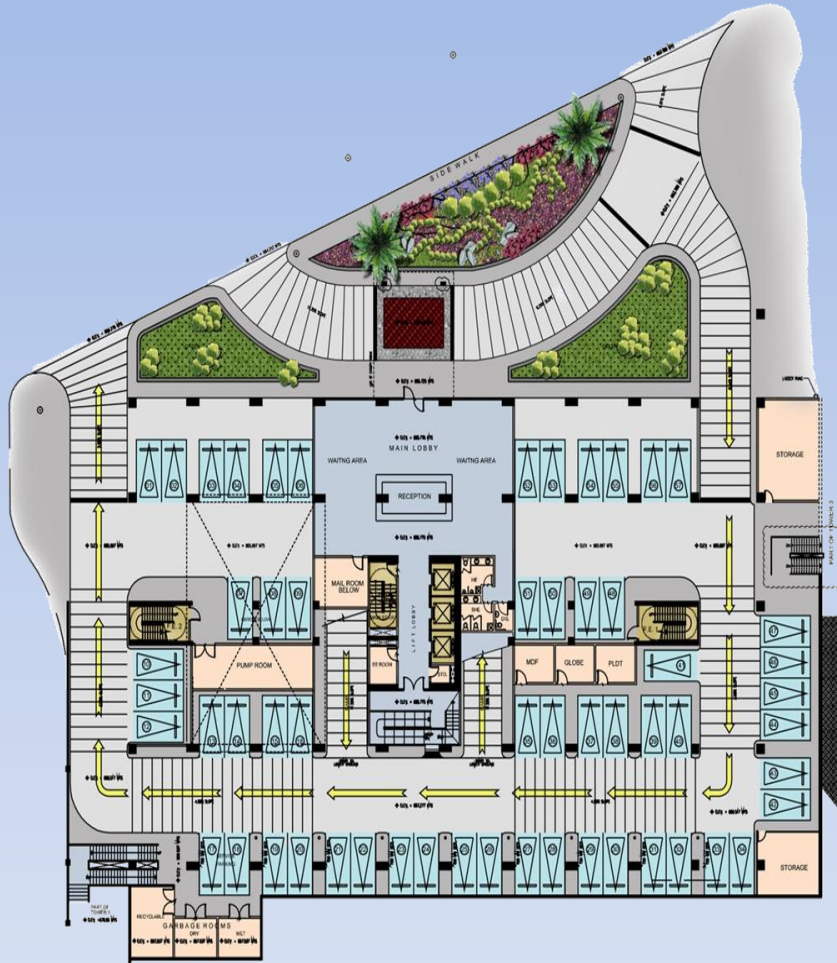


GFA	: 44,906.61 sqm.
NSA	
Residential	: 24,390.03 sqm.
Parking	: 1,312.50 sqm.
Leasable	: 1,304.51 sqm.
Launch Date	: December, 2009
Construction	: 30 months
Start	: September, 2010
End	: March, 2013
Turnover Date	: 3rd Qtr. 2013
No. of Units	: 864
Parking Slots	: 109

FULLY FURNISHED		
UNIT TYPE	AVE. AREA	NO. OF UNITS
STUDIO	20.48	156
1 BR	29.31	702
3BR	95.91	4
4 BR	147.42	2

BASEMENT PLAN- TOWER

2



Tower 2

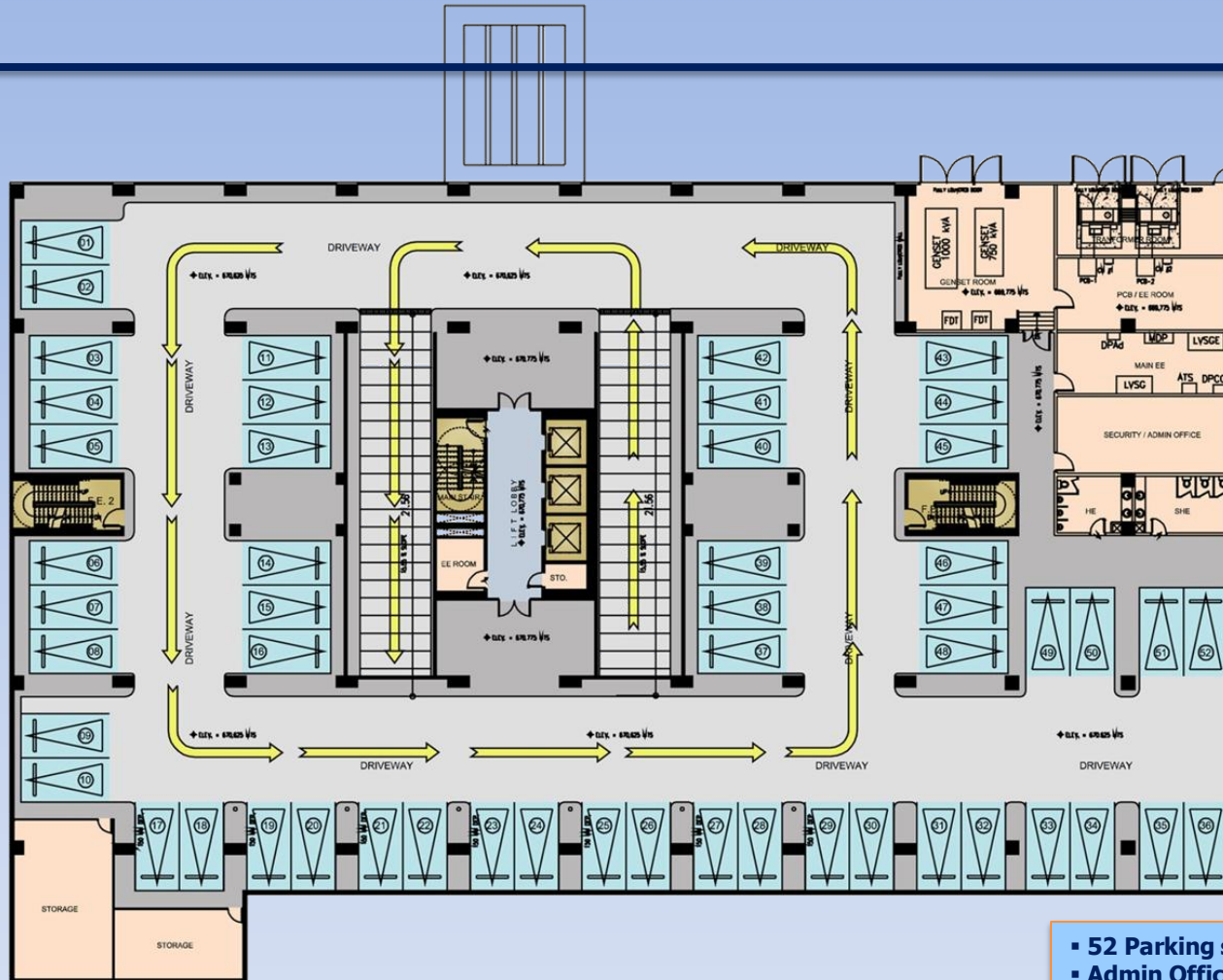


Main Lobby

- 57 Parking slots
- Main Lobby
- Mail Room
- Pump Room
- EE Room
- Storage

TOWER 2 - BASEMENT PLAN

LOWER GROUND FLOOR – TOWER 2



Tower 2

TOWER 2 - LOWER GROUND FLOOR PLAN

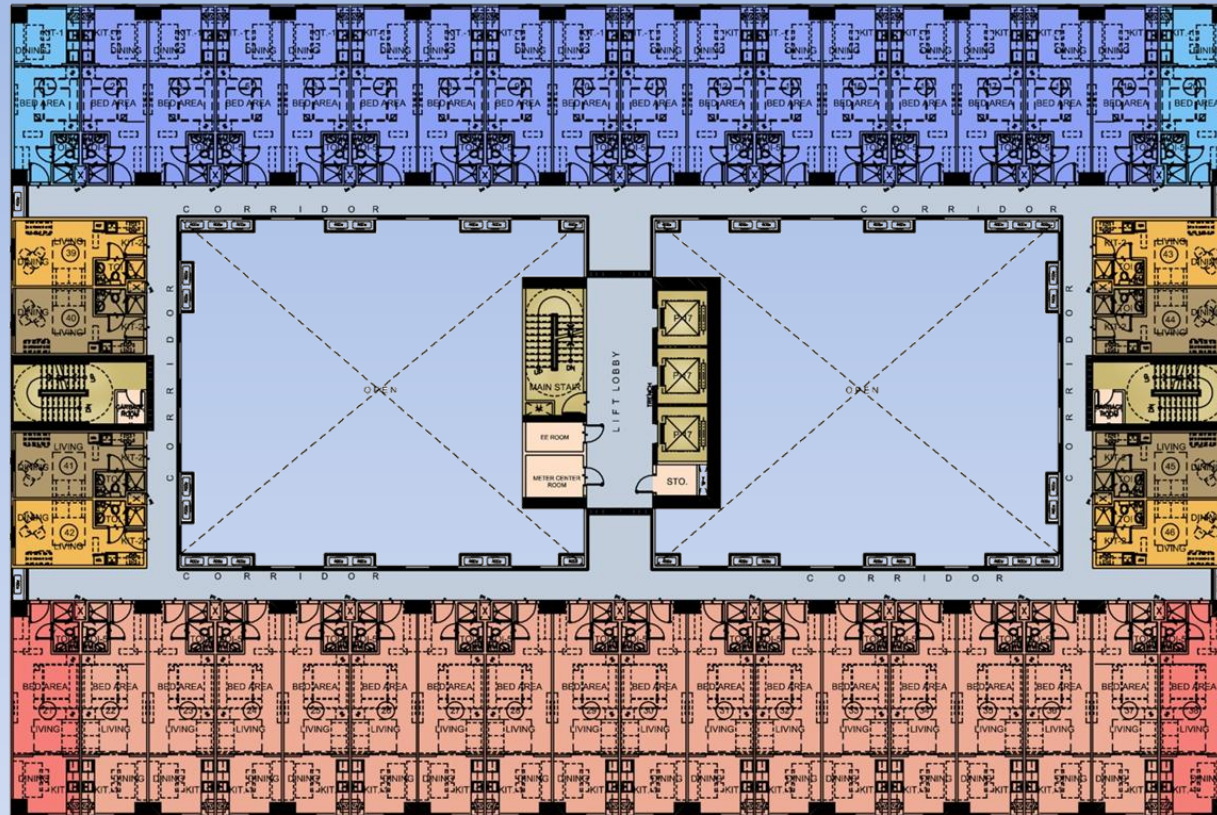
- 52 Parking slots
- Admin Office
- Mail Room
- Pump Room
- EE Room
- Storage

UPPER GROUND FLOOR – TOWER 2



TOWER 2

TYPICAL FLOOR PLAN – TOWER 2



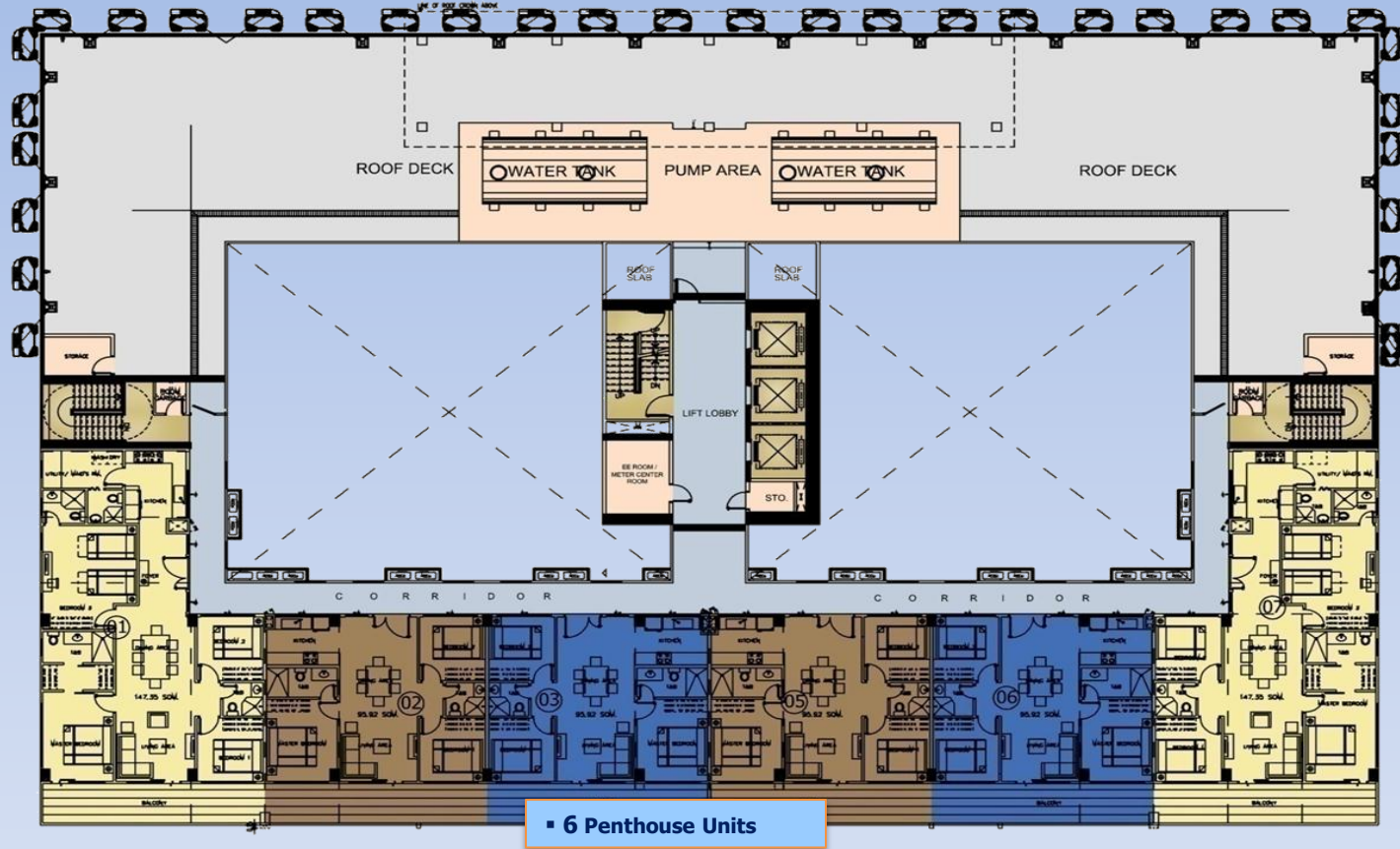
LEGEND:

- RESORT RESIDENTIAL END UNIT - 2
- RESORT RESIDENTIAL UNIT - 2
- DELUXE END UNIT
- DELUXE UNIT W/ SHEARWALL
- RESORT RESIDENTIAL END UNIT - 1
- RESORT RESIDENTIAL UNIT - 1

- 18 Units Facing Amenity
- 18 Units Facing Taal
- 8 Units Facing Amadeo/Palace in the Sky
-

TOWER 2 - TYPICAL FLOOR PLAN

PENTHOUSE FLOOR PLAN – TOWER 2

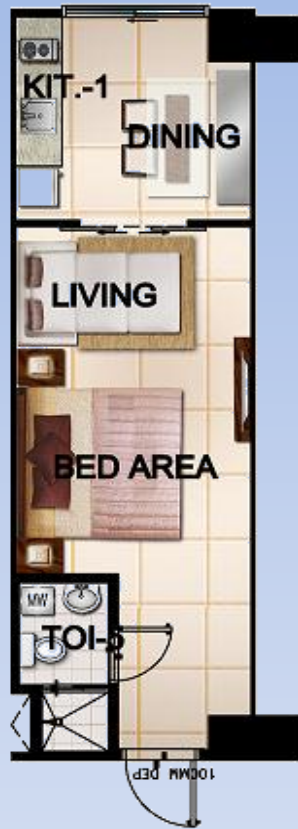


LEGEND:

- 4 BEDROOM PENTHOUSE UNIT
- 3 BEDROOM PENTHOUSE UNIT
- 3 BEDROOM PENTHOUSE UNIT

TOWER 2 - PENTHOUSE FLOOR PLAN

UNIT LAY-OUT – TOWER 2



Resort Residential Unit 1 –
31.97 sqm .



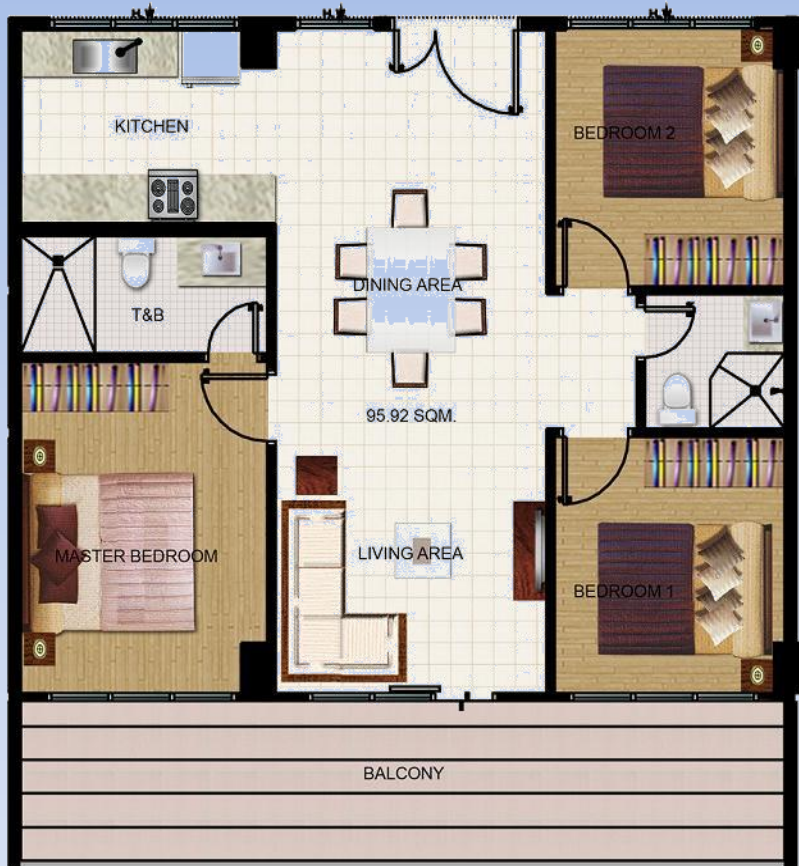
Resort Residential Unit 2 –
26.62 sqm .



Deluxe Unit
20.64 sqm .



TOWER 2- PENTHOUSE UNIT – BASIC FINISHED



3 BR Unit with Balcony - 95.91 sqm



4 BR Unit with Balcony – 147.42 sqm

LIST OF FURNISHINGS – TOWER 2

List of Furnishings for Fully-Furnished 1-BR / Studio Units

LIVING ROOM

Sofa set	set	1
Side table	piece	1
LCD TV	piece	1
DVD player	piece	1

DINING ROOM

Dining table	set	1
Dining chairs	piece	4

KITCHEN

2 Burner Electric Cooktop	piece	1
Range Hood	piece	1
Refrigerator	piece	1
Overhead and Under Counter	piece	1
Kitchen Cabinet	piece	1

BEDROOM

Double size Bed with Frame, Mattress and Bed Sheet	piece	1
Wardrobe Closet	piece	1
Pillows with Pillowcases	piece	2
1.5 HP Aircon	piece	1

BATHROOM

Water Closet	piece	1
Lavatory	piece	1
Soap Holder	piece	1
Tissue Holder	piece	1
Towel Bar	piece	1
Shower Glass Enclosure	piece	1
Facial Mirror	piece	1
Laundry Clothesline	piece	1



PROGRESS PHOTOGRAPHS – TOWER 2



FRONT VIEW



FRONT VIEW ALONG E. AGUINALDO

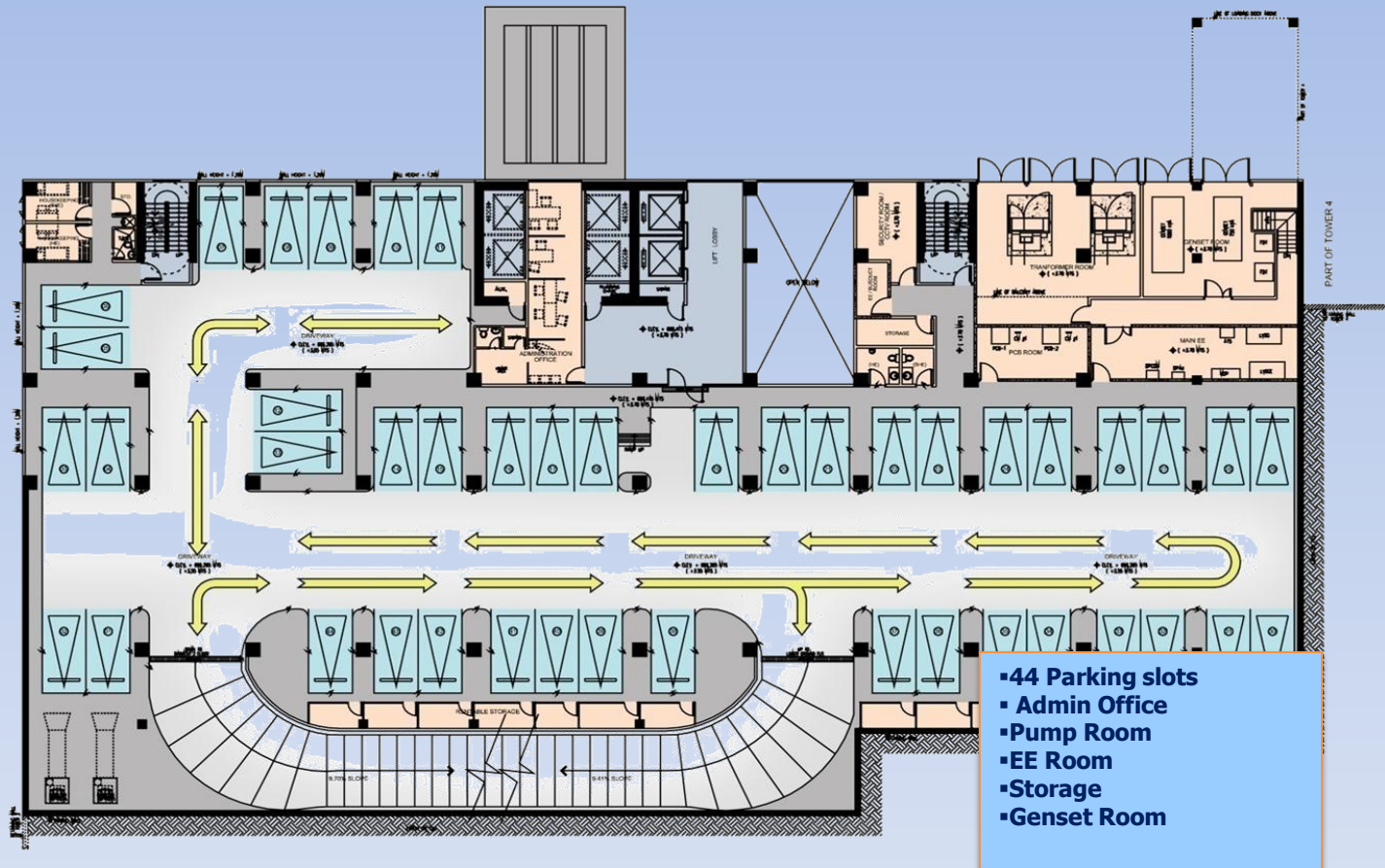
TOWER 3



GFA	: 39,342.10 sqm.
NSA	
Residential	: 21,927.70 sqm.
Parking	: 1,775 sqm.
Leasable	: 872.36 sqm.
Launch Date	: April, 2011
Construction Start	: 30 months
End	: October, 2011
	: March, 2014
Turnover Date	: 4 th Qtr, 2014
No. of Units	: 634
Parking Slots	: 132

BASIC FINISH		
UNIT TYPE	AVE. AREA	NO. OF UNITS
1 BR	33.40	628
2BR	63.36	2
3 BR	192.31	2
4 BR	216.63	2

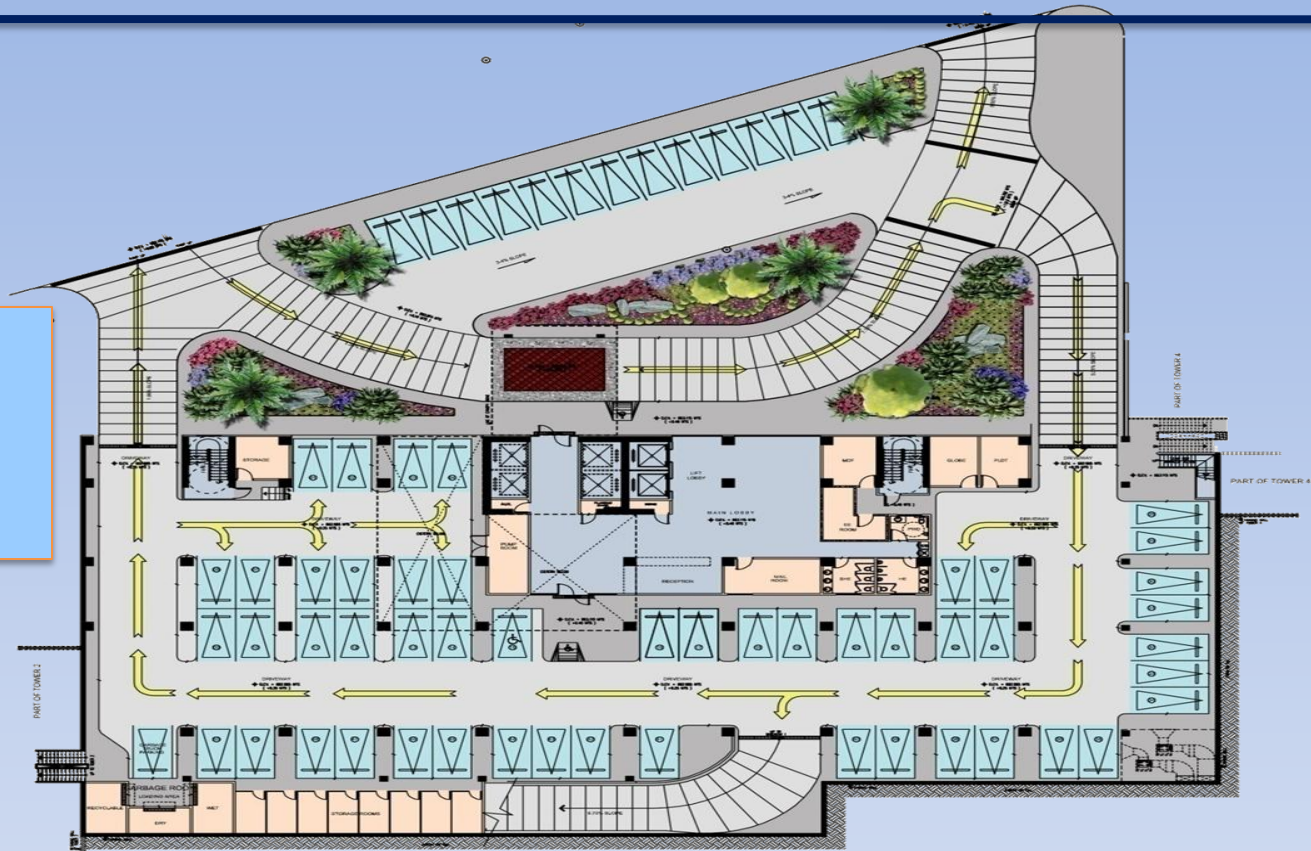
BASEMENT PLAN 1



TOWER 3 - BASEMENT PLAN 1

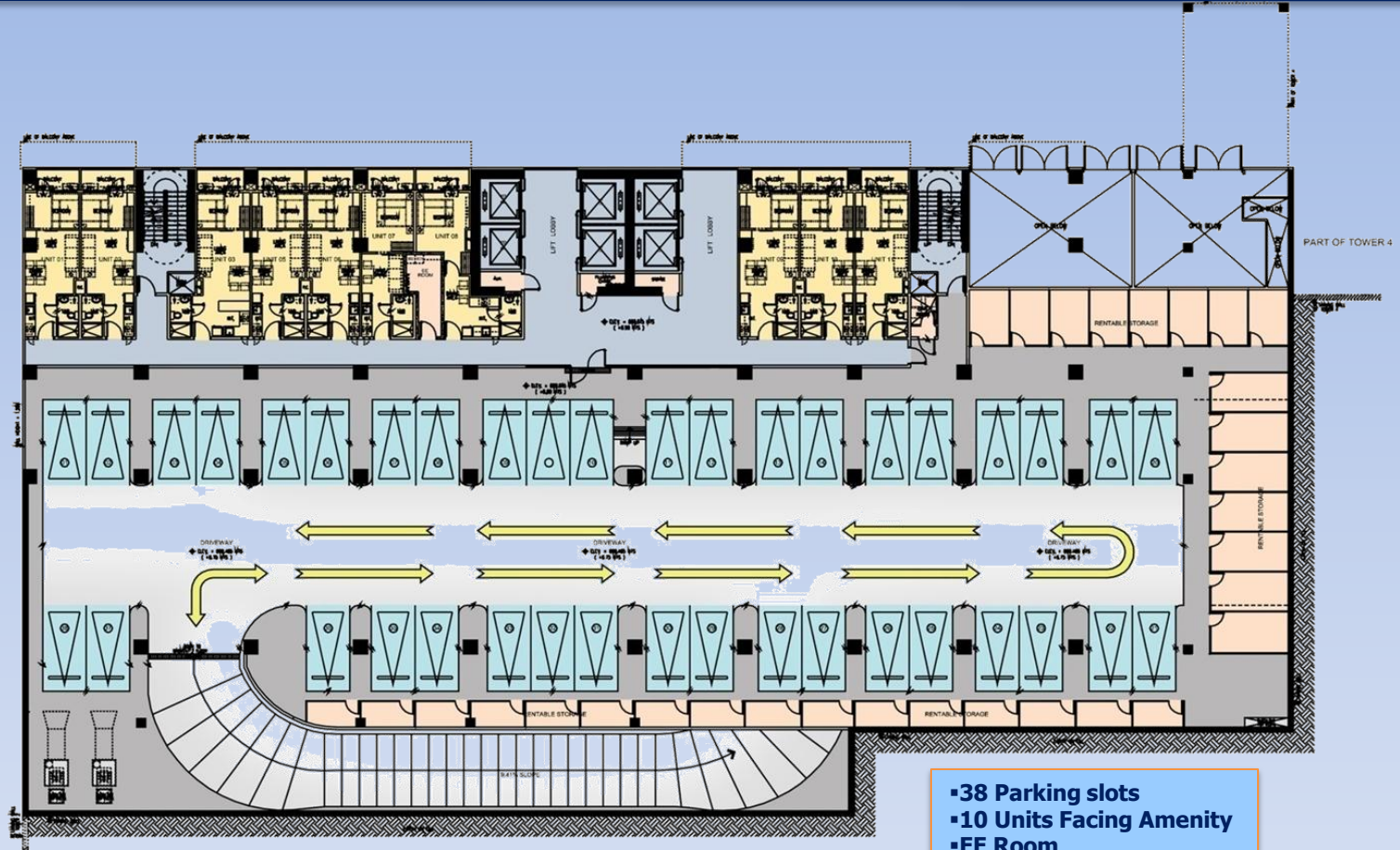
BASEMENT PLAN-TOWER 3

- 50 Parking slots
- Main Lobby
- Pump Room
- EE Room
- Storage
- Genset Room
- Mail Room



Architect's Rendition of the Main Lobby

LOWER GROUND FLOOR – TOWER 3



TOWER 3 - LOWER GROUND FLOOR PLAN

UPPER GROUND FLOOR – TOWER 3



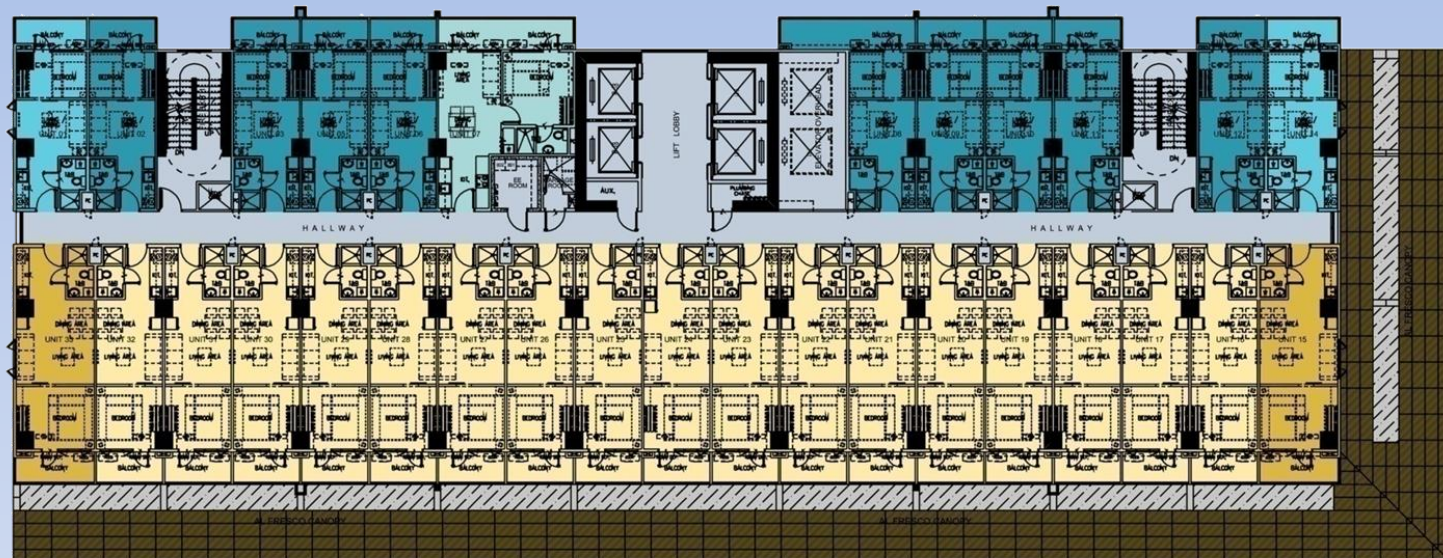
LEGEND:

- RESORT RESIDENTIAL UNIT - 1
- RESORT RESIDENTIAL END UNIT - 1
- COMMERCIAL
- COMMERCIAL

▪ 8 Commercial Units
▪ 11 Residential Units

TOWER 3 - UPPER GROUND FLOOR PLAN

SECOND FLOOR PLAN- TOWER 3



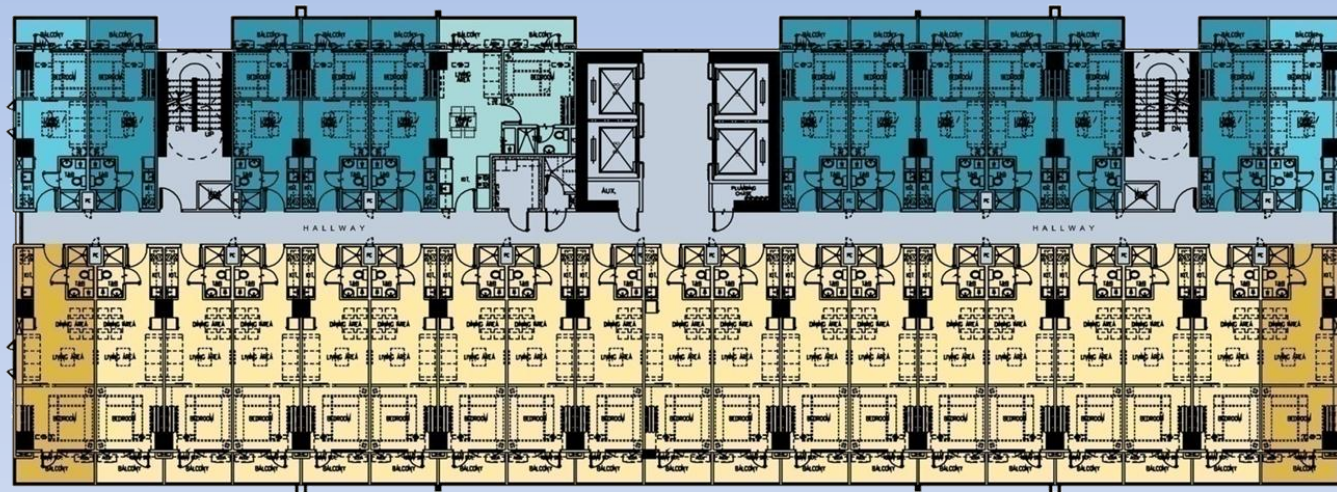
- 12 Units Facing Amenity
- 19 Units Facing Taal

LEGEND:

- RESORT RESIDENTIAL UNIT - 1
- RESORT RESIDENTIAL END UNIT - 1
- RESORT RESIDENTIAL UNIT - 2
- RESORT RESIDENTIAL END UNIT - 2
- RESORT RESIDENTIAL 1 DELUXE UNIT

TOWER 3 - SECOND FLOOR PLAN

TYPICAL FLOOR PLAN-TOWER 3



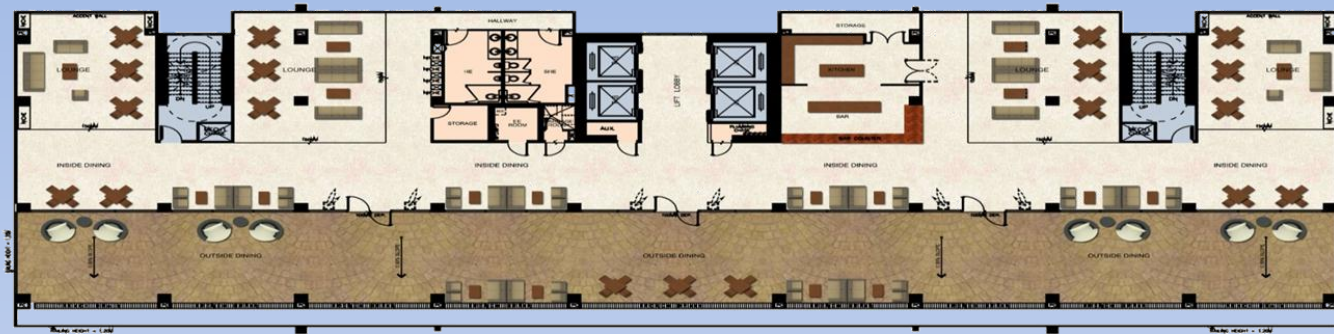
- 13 Units Facing Amenity
- 19 Units Facing Taal

LEGEND:

- RESORT RESIDENTIAL UNIT - 1
- RESORT RESIDENTIAL END UNIT - 1
- RESORT RESIDENTIAL UNIT - 2
- RESORT RESIDENTIAL END UNIT - 2
- RESORT RESIDENTIAL 1 DELUXE UNIT

TOWER 3 - TYPICAL FLOOR PLAN

SKYLOUNGE – TOWER 3



TOWER 3 - SKYLOUNGE FLOOR PLAN



WIND RESIDENCES
Tagaytay City
AS OF 19 OCTOBER 2011

ASYA DESIGN



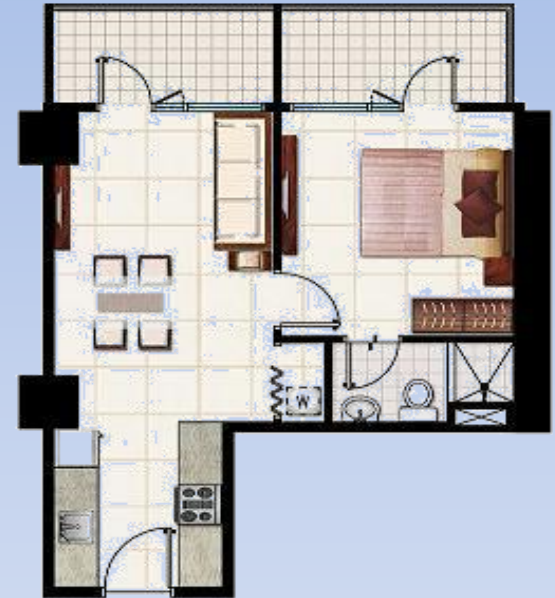
UNIT LAY-OUT – TOWER 3



Resort Residential Unit 1
28.27 sqm.



Resort Residential Unit 2
34.88 sqm.



Resort Residential Unit 1 Deluxe Unit
47.11 sqm.

PROGRESS PHOTOGRAPHS – TOWER 3



FRONT AND RIGHT-SIDE VIEW



VIEW FROM SHOWROOM

TOWER 4



GFA	: 46,641.76 sqm.
NSA	
Residential	: 23,601.99sqm.
Parking	: 1,887.50.00 sqm.
Leasable	: 2,535.17 sqm.
Launch Date	: February, 2012
Construction	: 30 months
Start	: 3 rd Quarter, 2012
End	: 1 st Quarter, 2015
Turnover Date	: 3 rd Quarter, 2015
No. of Units	: 726
Parking Slots	: 164

BASIC FINISH		
UNIT TYPE	AREA	NO. OF UNITS
1 BR	26.62 – 32.99	626
2 BR	41.76 – 66.23	90
3BR	95.94	4
4 BR	149.66	2

TYPICAL FLOOR PLAN-TOWER 4

26.6175 SQM. UNITS FACING AMENITIES



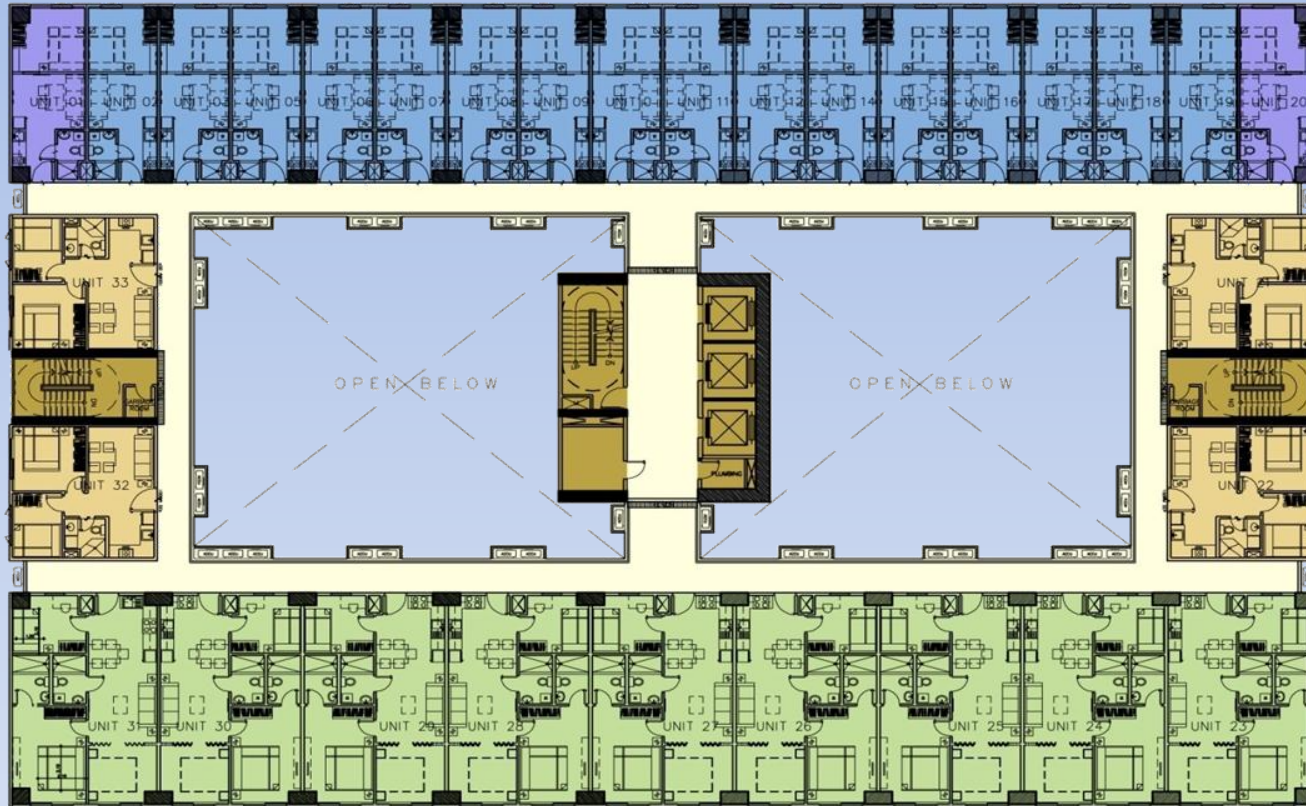
LEGEND:

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

TOWER 4

TYPICAL FLOOR PLAN

22ND- 23RD FLOOR PLAN- TOWER 4



22ND -23RD FLOOR PLAN
SCALE 1:200 MTS.



WIND RESIDENCES @ TAGAYTAY (TOWER 4)
PROJECT NO. 19130403-004
DATE: 06-29-2012

ASYA DESIGN

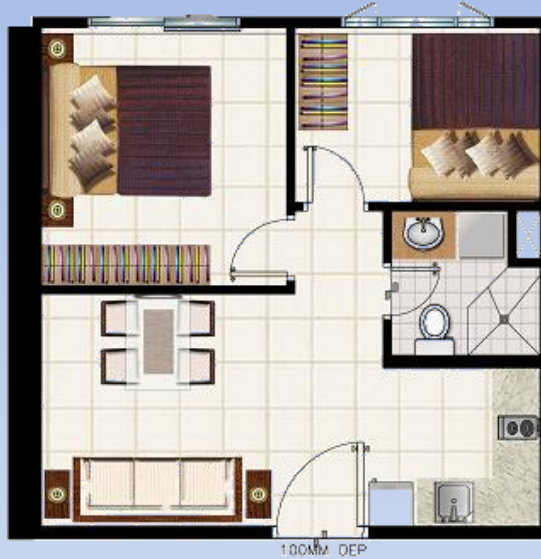
UNIT LAY-OUT – TOWER 4



1BR-26.62 sqm
Facing Amenity



1 BR - 31.97sqm
Facing Taal



2BR-41.76sqm
Side Units



2BR-63.95 sqm
Facing Taal



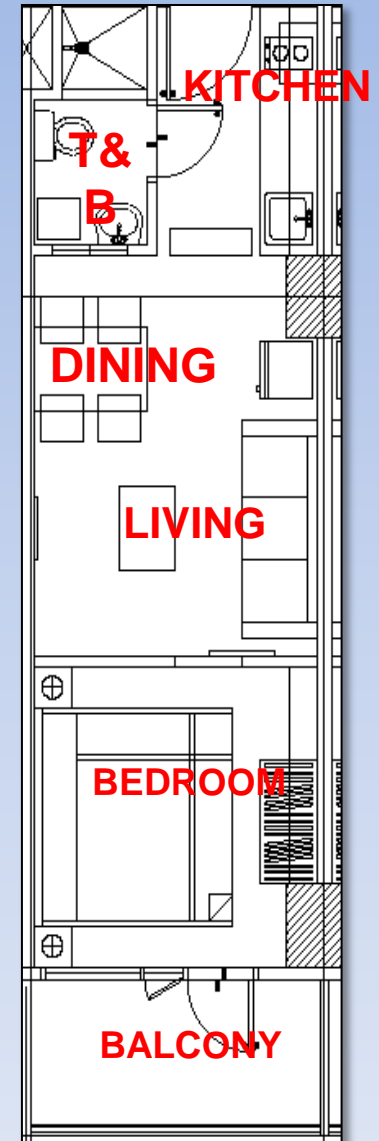
BASIC RESIDENTIAL UNIT DELIVARABLES**TOWER 1**

TYPE OF ROOM	FLOOR FINISHES	WALL FINISHES	CEILING	OTHERS
Living Area	600mm x 600 mm Homogeneous Floor Tiles	Plain cement,semi gloss painted finish	Off-form, flat painted finish	Main Door: Steel Moulded Door, painted finish, with door hardwares & accessor
Dining Area				Under the counter moisture resistant kitchen cabinet
Kitchen				Counter Top : Granite Jet Black China Kitchen faucet - single lever Grease trap - stainless steel
Bedroom				PVC wooden laminated partition wall w/ sliding door.
Toilet & Bath	Matte Granite Tiles Floor Tiles: 300 mm x 300 mm	Granite Tiles Floor Tiles: 300mm x 300 mm	Moisture resistant gypsum, board ceiling painted finished.	w/ plumbing fixtures, wash basin with short pedestal, single lever lavatory faucet, soap holder, tissue holder
Balcony	300mm x 300 mm Ceramic Floor Tiles	Elastromeric Paint Finish - color off- white	Off-form, elastromeric paint finish.	Balcony Railings: Handrail : Stainless steel tubular, Balluster : MS Square Bar

TOWER 2

TYPE OF ROOM	FLOOR FINISHES	WALL FINISHES	CEILING	OTHERS
Living Area	Homogeneous Floor Tiles	Plain cement,semi gloss painted finish	Off-form, flat painted finish	Main Door: Steel Moulded Door, painted finish, with door hardwares & accessor
Dining Area				Under and over the counter moisture resistant kitchen cabinet
Kitchen				Counter Top : Granite Jet Black China Kitchen faucet - single lever Grease trap - stainless steel
Bedroom				Clear glass partition wall with sliding door.
Toilet & Bath	Matte Granite Tiles Floor Tiles: 300 mm x 300 mm	Granite Tile Floor Tiles: 300mm x 300 mm	Moisture resistant gypsum, board ceiling painted finished.	w/ plumbing fixtures, wash basin with short pedestal, single lever lavatory faucet, soap holder, tissue holder

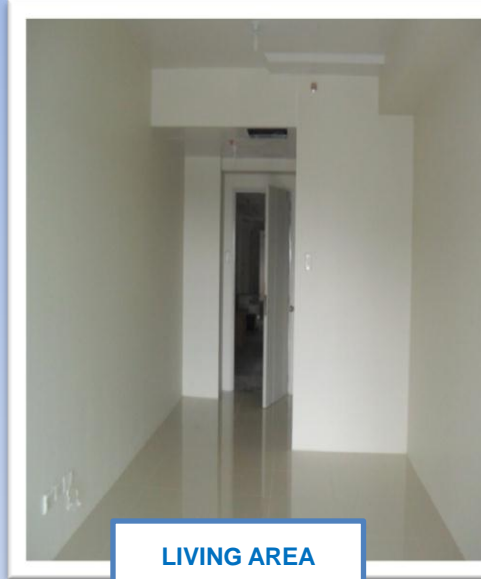
BASIC RESIDENTIAL UNIT DELIVERABLES – TOWER 1



BASIC RESIDENTIAL UNIT DELIVERABLES – TOWER 2 (EXCLUDING FURNISHINGS)



KITCHEN AREA



LIVING AREA



T & B AREA



STEEL MOULDED DOOR
(RESIDENTIAL MAIN ENTRY)

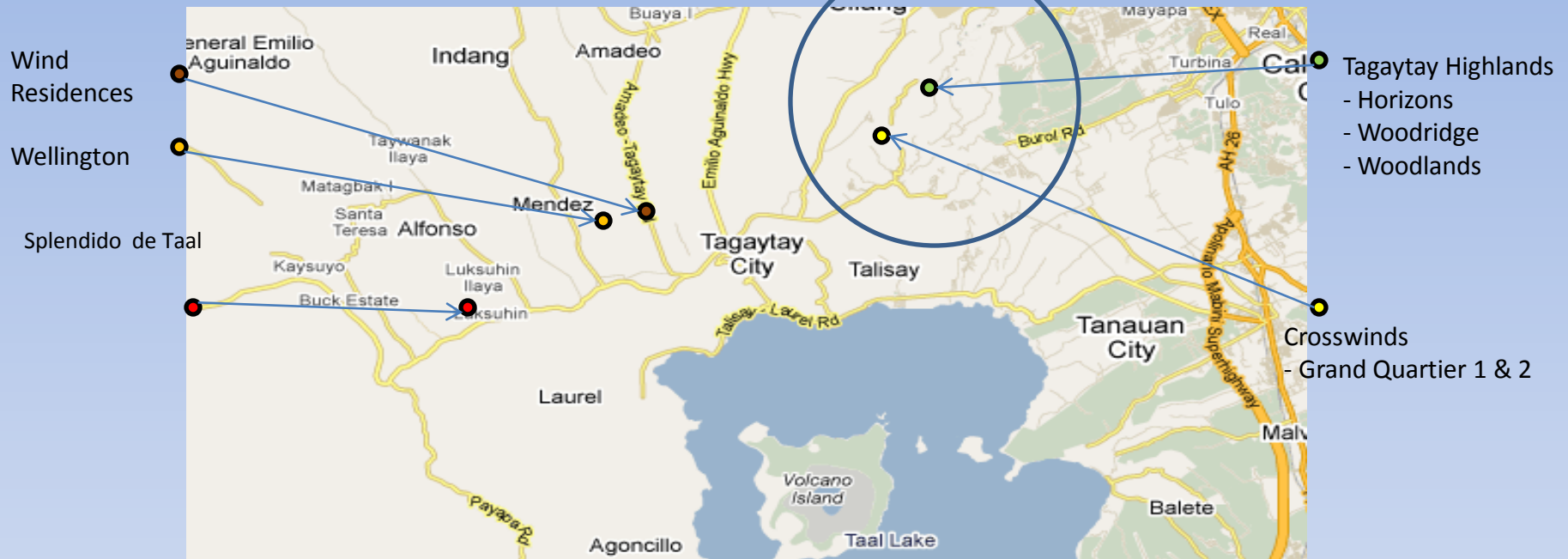


BASIC RESIDENTIAL UNIT DELIVERABLES – TOWER 1



COMPETITOR STUDY

HPI Glass Residences Comp Scan 1H 10




						PPS (in 000)	TCP (in millions)
Project Name	Developer	Sales Launch	Total Units Launch to Date	% Sold	Units Sold to Date	Ave	Ave
Crosswinds Grand Quartier 1 & 2	Brittany Corp.	Jun-05	140	86%	120	97	6.6
Splendido Taal Towers	Sta. Lucia Realty	May-08	142	72%	102	74	4.7
Tagaytay Highlands - Woodridge Park	Highlands Prime	Jan-06	71	100%	70	64	14.8
Tagaytay Highlands – Woodridge Linden	Highlands Prime	May -10	44	23%	5	123	20.5
Tagaytay Midlands - The Horizon	Highlands Prime	Jul-05	108	100%	91	62	8.9
Wellington Courtyard	Robinsons	Jan-09	175	80%	112	68	2.8
Wind Residences - Towers 1, 2, 3 & 4	SMDC	Dec-09	2,874	85%	2,437	100	3.0
Kasa Luntian	Alveo		343			105	4.2
Tagaytay prime Residences	Cityland						

CAPITAL APPRECIATION



WIND TOWER	Launch Date	Selling Price/sqm upon Launch	Ave. Selling Price/sqm to Date	Increase in Capital Value (P/sqm)
TOWER 1	Aug-10	P80,000	P105,000	P25,000 31%
TOWER 2	Dec-09	P80,000	P110,000	P30,000 38%
TOWER 3	Apr-11	P83,000	P101,000	P18,000 22%
TOWER 4	Feb-12	P85,000	P99,00	P14,000 16%



Estimated SP/sqm in the area
is 120k/sqm++



*There is still room for capital
appreciation of 10%*

RETURN ON INVESTMENT



	Estimated Monthly Rental Rate in Tagaytay	Cost of Condo Unit at Wind Residences	Estimated Annual Return
Studio	P12,000	P2.0M	7%
1-BR	P16,000	P3.0M	6%
Penthouse	P80,000	P13.0M	7%

PROJECT DESIGN & MANAGEMENT TEAM

OWNER	: SM Development Corporation
Architect	: ASYA Design Partner
Structural	: SyΔ2 + Associates, Inc.
Mechanical	: Domingo L. Lagman & Co.
Electrical	: Pedro C. Santiago Phils. Inc.
Plumbing and Fire Pro	: F.L. Figueroa & Associates Inc.

EXTERNAL CONSTRUCTION MANAGER : ARKNET, Inc.

GENERAL CONTRACTOR – EEI CORPORATION

CONSTRUCTION UPDATE



VIEW ALONG AGUINALDO HIGHWAY



REAR PERSPECTIVE VIEW

- **What is the floor to floor and floor to ceiling heights of residential units?**
 - Floor to floor: 3.1 meters
 - Floor to ceiling: 2.4 meters
- **How many elevators do we have?**
 - Tower 1,2 & 4 – 3 elevators, Tower 3 – 4 elevators
- **What air-conditioning unit is allowed?**
 - Split type
- **What will be ventilation on the typical residential floors?**
 - Common Area/Hallway: Natural Ventillation
 - Residential Units: Mechanical Ventilation (AC units)
- **What is the allowed aircon capacity?**
 - 1.5 HP per unit
- **What is back-up power?**
 - For Common Area: 100% back-up power
 - For Residential Units: 1 convenience outlet + 1 ref outlet + 1 light

**Thank
You**