

DMCI HOMES



# FAIRLANE

RESIDENCES

A Paradigm of Modern Living

PROPERTY BRIEF - January 2018

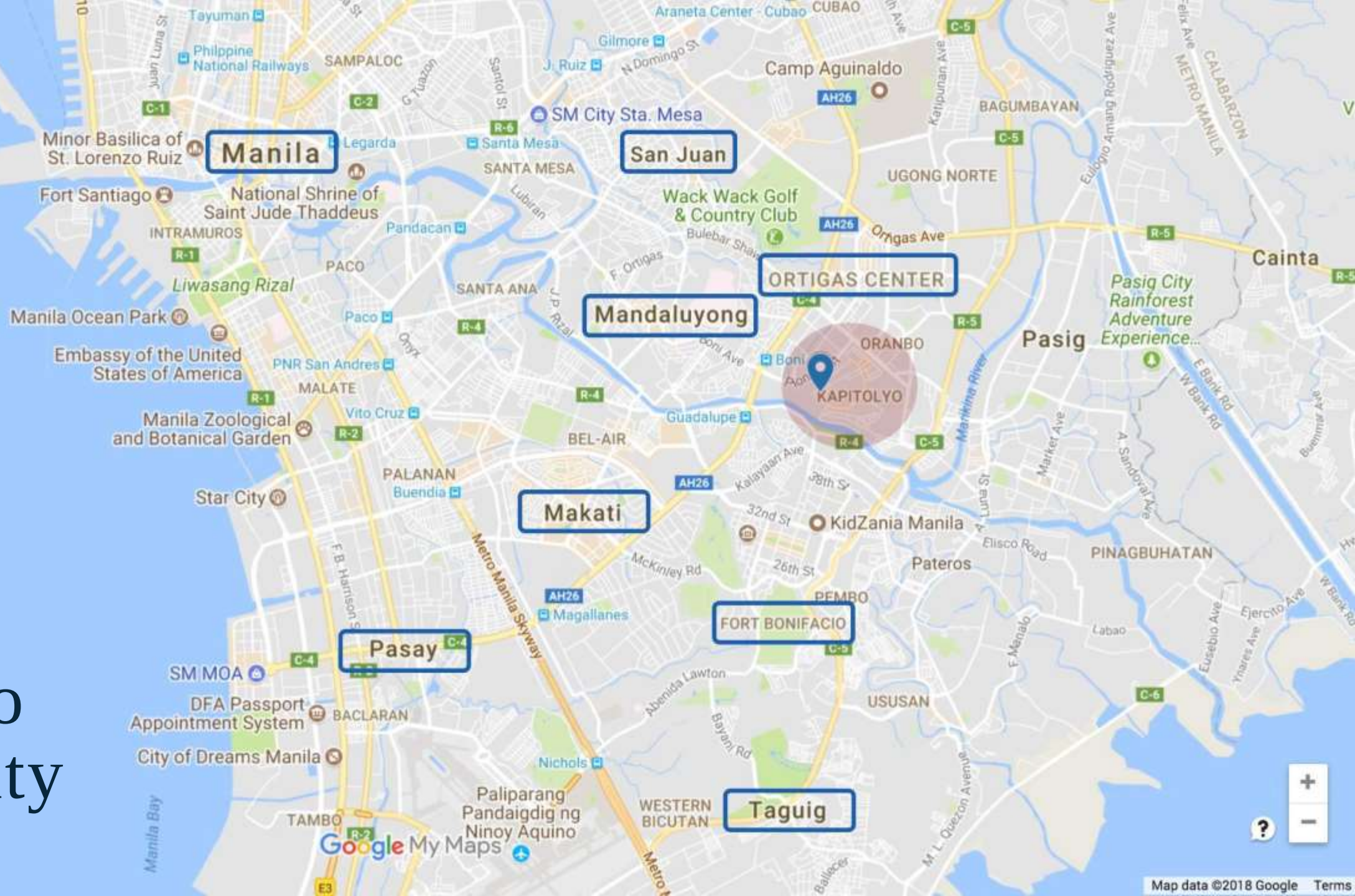




# THE LOCATION

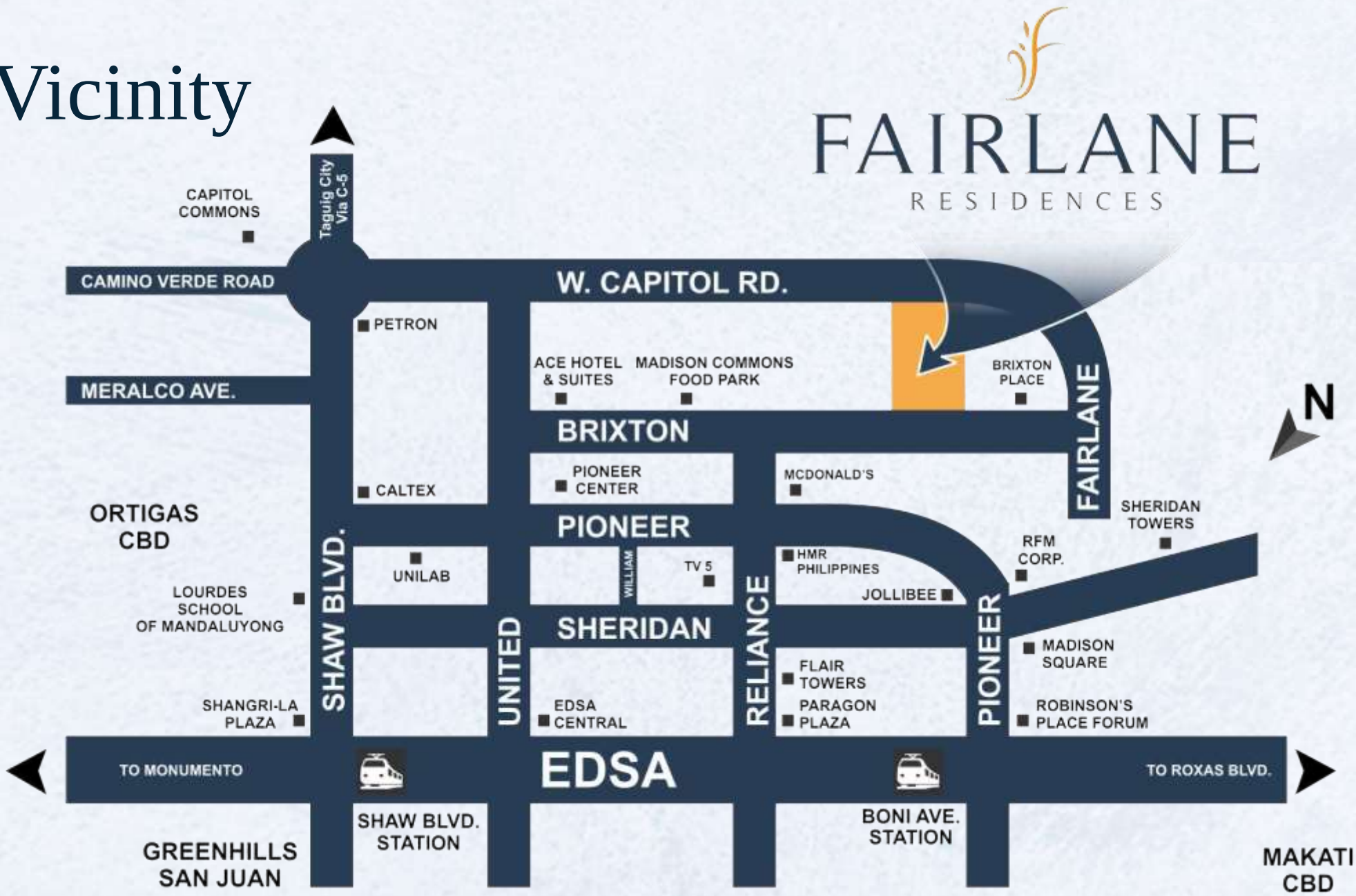


# Macro Vicinity





# The Vicinity



# The Vicinity

|                                                                                     | Landmark                            | Distance (km) | ETA (mins) |
|-------------------------------------------------------------------------------------|-------------------------------------|---------------|------------|
|    | Pioneer Supermarket                 | 0.8           | 4          |
|                                                                                     | Capitol Commons (Estancia Mall)     | 1.3           | 3          |
|                                                                                     | Greenfield District                 | 1.5           | 4          |
|                                                                                     | Shangri-La Mall                     | 1.6           | 6          |
|                                                                                     | Robinsons Pioneer                   | 1.6           | 7          |
|                                                                                     | SM Megamall                         | 2.5           | 7          |
|    | St. Paul College Pasig              | 2.0           | 6          |
|                                                                                     | Lourdes School of Mandaluyong       | 2.1           | 6          |
|                                                                                     | University of Asia & the Pacific    | 3.0           | 8          |
|    | Victor R. Potenciano Medical Center | 2.4           | 11         |
|                                                                                     | The Medical City                    | 4.3           | 22         |
|                                                                                     | St. Luke's BGC                      | 5.0           | 22         |
|  | Oriental Pearl Cantonese            | 55 m          | 1          |
|                                                                                     | Silantro Fil-Mex Cantina            | 351 m         | 2          |
|                                                                                     | Three Sisters                       | 229 m         | 2          |
|                                                                                     | Gastro Park Kapitolyo               | 754 m         | 2          |
|                                                                                     | Madison Commons Food Park           | 855 m         | 2          |
|  | MRT Shaw Station                    | 1.8           | 5          |
|                                                                                     | MRT Boni Station                    | 2.7           | 15         |





# The Target Market



**Upgraders**



**End-user**



**Young Professionals  
Executives  
Expats**





# UPCOMING DEVELOPMENTS



As of January 9, 2018

Santa Monica St., Kapitolyo

J.P. Rizal St., Makati

# BGC-ORTIGAS CENTER LINK

[STA. MONICA TO LAWTON BRIDGE AND LAWTON AVENUE TO GLOBAL CITY VIADUCT]

BGC to Ortigas, 12 minutes na lang.

COMING SOON



[www.build.gov.ph](http://www.build.gov.ph) | #PartnersForChange | #BuildBuildBuild

BUILD  
BUILD BUILD





# Office Development



**Rockwell Business Center Sheridan**  
(United street, Mandaluyong City)

|                           |                     |
|---------------------------|---------------------|
| Developer                 | Rockwell Land       |
| Launch Date               | 2Q 2015             |
| # of Floors               | 16 Floors per tower |
| Total Gross Leasable Area | 44,000sq. m.        |
| Typical Floor Plate       | 2,440sq. m.         |
| Target Completion         | 2Q 2017             |



**Mayflower**  
(Mayflower St., Greenfield District, Mandaluyong City)

|                           |                                    |
|---------------------------|------------------------------------|
| Developer                 | Greenfield Development Corporation |
| Launch Date               | 1Q 2015                            |
| # of Floors               | 29 Floors                          |
| Total Gross Leasable Area | 99,418sq. m.                       |
| Typical Floor Plate       | 3,428sq. m.                        |
| Target Completion         | 4Q 2017 or 1Q 2018                 |



# Unimart at Capitol Commons

  
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# Key Takeaways



## **Strategic location**

- **Close to CBDs,  
commercial hubs  
and new offices**



## **Value-for-money investment**



## **Take advantage of the high demand in the area and nearby cities**



## **Competitive pricing**





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## PROPERTY DETAILS

|                                  |              |
|----------------------------------|--------------|
| <b>Lot Area:</b>                 | <b>6,105</b> |
| <b>No. of Building/s</b>         | <b>1</b>     |
| <b>No. of Residential Floors</b> | <b>50</b>    |
| <b>No. of Units</b>              | <b>1140</b>  |
| <b>No. of Basement Levels</b>    | <b>6</b>     |
| <b>No. of Parking Slots</b>      | <b>799</b>   |
| <b>PS Ratio</b>                  | <b>70%</b>   |





# PROJECT THEME MODERN TROPICAL

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**Balancing Nature and Structure**

**Bringing the Outdoors Indoors**

**Life in the Tropics**

ARTIST'S ILLUSTRATION OF THE BUILDING FACADE





# UNIT MIX

| Unit Type    | Unit Area | Balcony Area | Gross Area | No of Units |
|--------------|-----------|--------------|------------|-------------|
| 2- Bedroom A | 54.00     | 8.00         | 62.00      | 240         |
| 2- Bedroom B | 54.00     | 8.00         | 62.00      | 100         |
| 2- Bedroom C | 44.50     | 8.00         | 52.50      | 200         |
| 2- Bedroom D | 45.50     | 8.00         | 53.50      | 200         |
| 2- Bedroom E | 45.50     | 8.00         | 53.50      | 200         |
| 3- Bedroom A | 70.00     | 11.50        | 81.50      | 200         |
| TOTAL        |           |              |            | 1140        |





# SITE DEVELOPMENT PLAN

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ARTIST'S ILLUSTRATION OF THE SITE DEVELOPMENT PLAN

- 1 ENTRANCE GATE
- 2 DROP OFF AREA
- 3 JR. BASKETBALL COURT
- 4 PICNIC AREA
- 5 LAP POOL
- 6 LOUNGE POOL
- 7 KIDDIE POOL w/ ROCK SLIDE
- 8 PLAY AREA
- 9 LINEAR PARK



# AMENITIES

## outdoor



**Lap, Lounge and Kiddie  
Pool with Rock Slide**



**Junior Basketball  
Court**



**Linear Park**



**Picnic and BBQ**



**Play Area**



**Roof Deck**



# AMENITIES

**indoor**



**Fitness Gym**



**Audio- Video Room**



**Game Area**



**Open Lounge**



**Multi-Purpose Area**



# FACILITIES



**Convenience Store**



**Laundry Station**



**Water Station**





# PERSPECTIVES



An aerial perspective of a modern, multi-story apartment complex. The building features a light-colored facade and numerous balconies with glass railings. Adjacent to the building is a large, rectangular swimming pool with blue water and lane markings. The surrounding area is lush with greenery, including palm trees and other tropical plants. A paved road with a white car is visible near the building's entrance. In the background, other residential structures and a road are visible. A semi-transparent dark banner with white text is overlaid across the middle of the image.

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*Fuels real good to be home*

ARTIST'S ILLUSTRATION OF THE AMENITY AERIAL VIEW



An artist's illustration of a modern, multi-story apartment building with a large outdoor lap pool. The building features white balconies with glass railings and a ground-floor entrance with decorative metal screens. The pool is rectangular with blue lane lines and is surrounded by a wooden deck and lush landscaping, including palm trees and white flowers. Several people are shown enjoying the pool and the surrounding area.

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An artist's illustration of a long, rectangular lap pool in a modern residential complex. The pool is flanked by tall palm trees and lush greenery. On the left, a multi-story building with balconies and arches is visible. In the foreground, a woman and a child are sitting on a lounge chair near a beach ball. The pool has lane lines and a few people are swimming in the distance. The sky is blue with some clouds.

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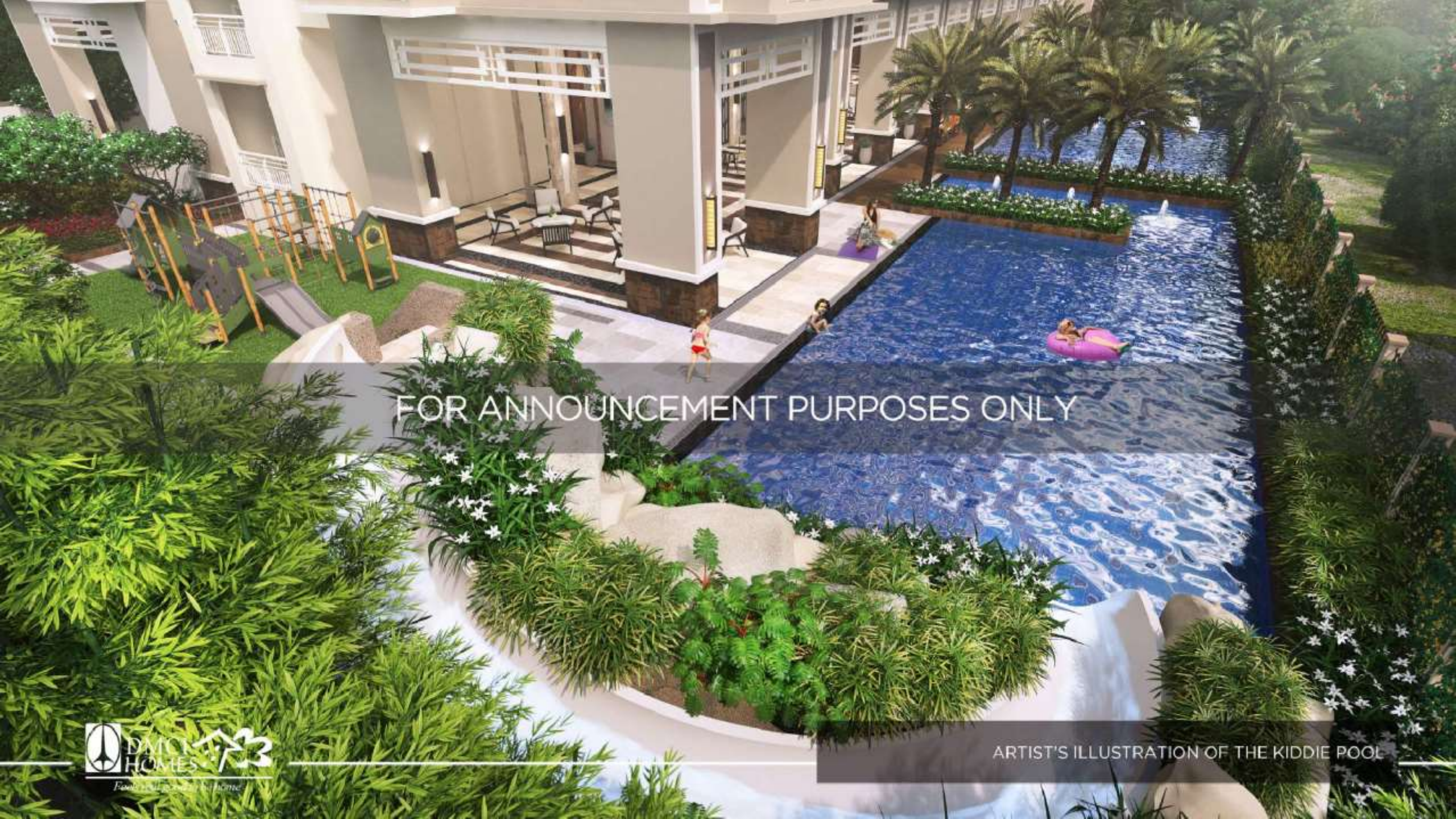
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An artist's illustration of a modern sky patio. The space features a wooden deck floor, built-in wooden benches, and large planters with greenery. A couple is standing on the left, and a person is sitting on a bench in the center. Large windows provide a view of a city skyline with a prominent palm tree in the foreground. A semi-transparent dark band across the middle contains the text "FOR ANNOUNCEMENT PURPOSES ONLY".

FOR ANNOUNCEMENT PURPOSES ONLY

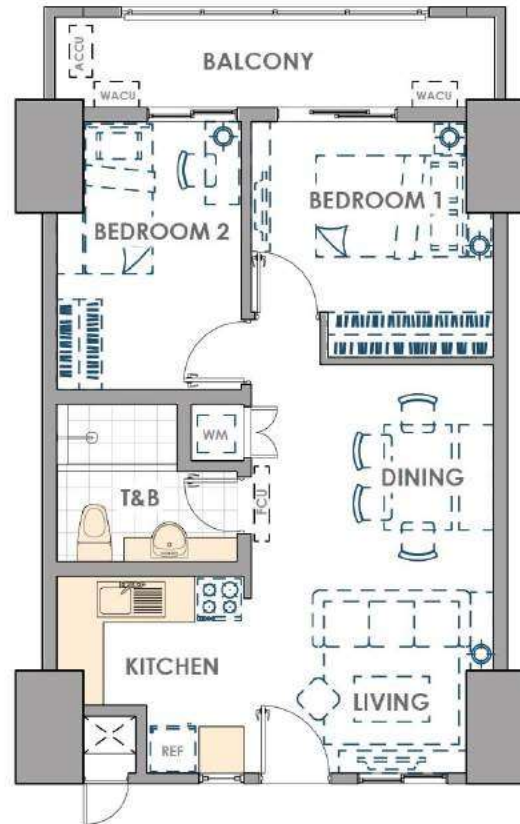




# UNIT LAYOUTS



|              |            |
|--------------|------------|
| UNIT TYPE    | 2 BR A     |
| LOCATION     | Inner Unit |
| FLOOR LEVEL  | 2F-PH      |
| NO. OF UNITS | 240 units  |
| UNIT AREA    | 54.0 sqm   |
| GROSS AREA   | 62.0 sqm   |
| MIN PRICE*   | 5.98 Mn    |
| MAX PRICE*   | 7.51 Mn    |



## 2-BEDROOM A INNER UNIT

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 19.90 sqm |
| KITCHEN         | 7.40      |
| BEDROOM 1       | 10.75     |
| BEDROOM 2       | 10.05     |
| TOILET & BATH   | 5.90      |
| BALCONY         | 8.00      |

**APPROX. GROSS FLOOR AREA:** 62.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

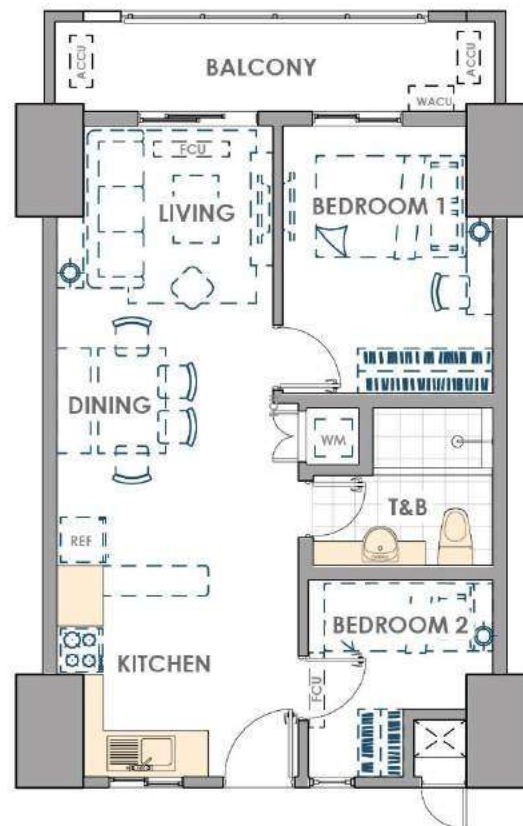


EFFECTIVE JANUARY 2018

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



|              |            |
|--------------|------------|
| UNIT TYPE    | 2 BR B     |
| LOCATION     | Inner Unit |
| FLOOR LEVEL  | 2F-PH      |
| NO. OF UNITS | 100 units  |
| UNIT AREA    | 54.0 sqm   |
| GROSS AREA   | 62.0 sqm   |
| MIN PRICE*   | 6.06 Mn    |
| MAX PRICE*   | 7.35 Mn    |



## 2-BEDROOM B INNER UNIT

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 21.60 sqm |
| KITCHEN         | 7.70      |
| BEDROOM 1       | 11.35     |
| BEDROOM 2       | 7.45      |
| TOILET & BATH   | 5.90      |
| BALCONY         | 8.00      |

**APPROX. GROSS FLOOR AREA:** 62.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

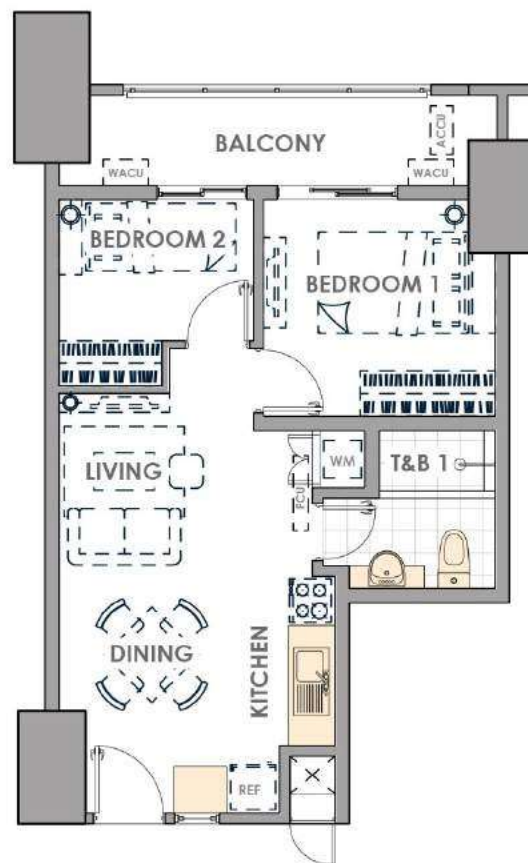


EFFECTIVE JANUARY 2018

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| UNIT TYPE    | 2 BR C     |
|--------------|------------|
| LOCATION     | Inner Unit |
| FLOOR LEVEL  | 2F-PH      |
| NO. OF UNITS | 200 units  |
| UNIT AREA    | 44.5 sqm   |
| GROSS AREA   | 52.5 sqm   |
| MIN PRICE*   | 5.08 Mn    |
| MAX PRICE*   | 6.12 Mn    |



## 2-BEDROOM C INNER UNIT

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 14.30 sqm |
| KITCHEN         | 7.70      |
| BEDROOM 1       | 10.30     |
| BEDROOM 2       | 6.70      |
| TOILET & BATH   | 5.50      |
| BALCONY         | 8.00      |

**APPROX. GROSS FLOOR AREA:** 52.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

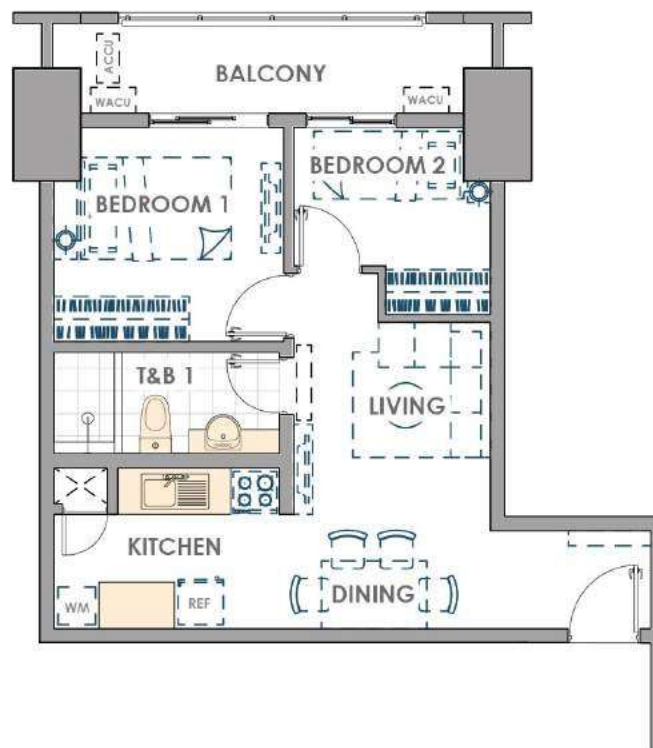


EFFECTIVE JANUARY 2018

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| UNIT TYPE    | 2 BR D     |
|--------------|------------|
| LOCATION     | Inner Unit |
| FLOOR LEVEL  | 2F-PH      |
| NO. OF UNITS | 200 units  |
| UNIT AREA    | 45.5 sqm   |
| GROSS AREA   | 53.5 sqm   |
| MIN PRICE*   | 5.20 Mn    |
| MAX PRICE*   | 6.28 Mn    |



## 2-BEDROOM D INNER UNIT

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 16.25 sqm |
| KITCHEN         | 7.70      |
| BEDROOM 1       | 10.00     |
| BEDROOM 2       | 6.75      |
| TOILET & BATH   | 4.80      |
| BALCONY         | 8.00      |

**APPROX. GROSS FLOOR AREA:** 53.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



EFFECTIVE JANUARY 2018

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|              |            |
|--------------|------------|
| UNIT TYPE    | 2 BR E     |
| LOCATION     | Inner Unit |
| FLOOR LEVEL  | 2F-PH      |
| NO. OF UNITS | 200 units  |
| UNIT AREA    | 45.5 sqm   |
| GROSS AREA   | 53.5 sqm   |
| MIN PRICE*   | 5.20 Mn    |
| MAX PRICE*   | 6.43 Mn    |



## 2-BEDROOM E INNER UNIT

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 13.20 sqm |
| KITCHEN         | 10.50     |
| BEDROOM 1       | 10.65     |
| BEDROOM 2       | 6.35      |
| TOILET & BATH   | 4.80      |
| BALCONY         | 8.00      |

**APPROX. GROSS FLOOR AREA:** 53.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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- KEY PLAN IS BASED ON TYPICAL FLOOR



EFFECTIVE JANUARY 2018

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|              |           |
|--------------|-----------|
| UNIT TYPE    | 3 BR A    |
| LOCATION     | End Unit  |
| FLOOR LEVEL  | 2F-PH     |
| NO. OF UNITS | 200 units |
| UNIT AREA    | 70.0 sqm  |
| GROSS AREA   | 81.5 sqm  |
| MIN PRICE*   | 7.59 Mn   |
| MAX PRICE*   | 9.24 Mn   |



## 3-BEDROOM END UNIT

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 23.30 sqm |
| KITCHEN         | 8.60      |
| BEDROOM 1       | 12.25     |
| BEDROOM 2       | 9.25      |
| BEDROOM 3       | 6.60      |
| TOILET & BATH 1 | 5.90      |
| TOILET & BATH 2 | 4.10      |
| BALCONY 1       | 7.00      |
| BALCONY 2       | 4.50      |

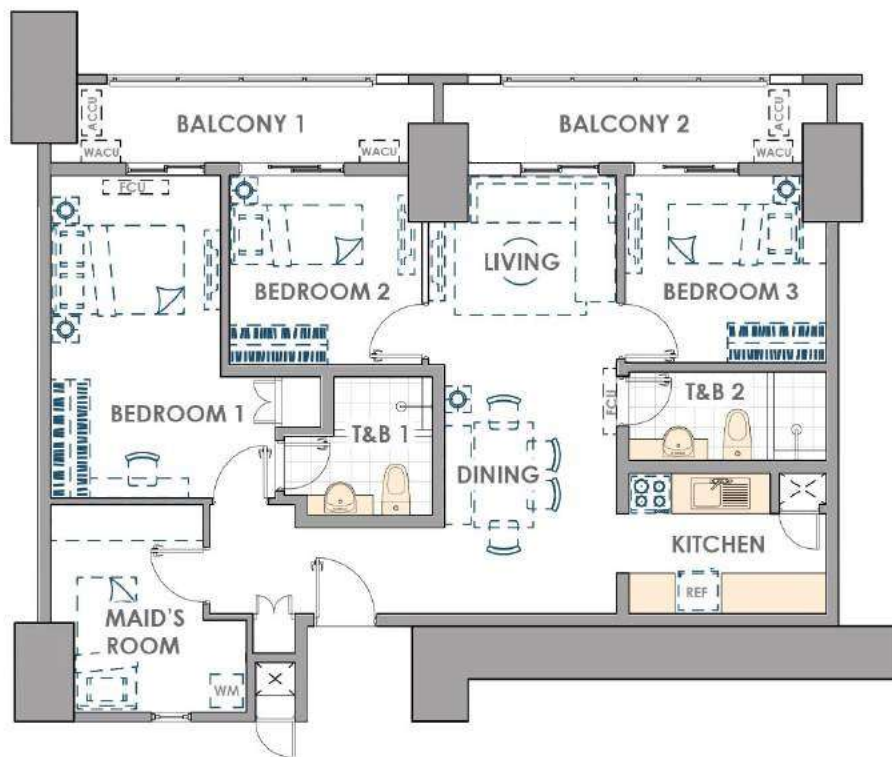
**APPROX. GROSS FLOOR AREA:** 81.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE JANUARY 2018

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## TANDEM UNIT A

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 26.50 sqm |
| KITCHEN         | 7.74      |
| BEDROOM 1       | 15.80     |
| BEDROOM 2       | 9.80      |
| BEDROOM 3       | 10.03     |
| MAID'S ROOM     | 9.93      |
| TOILET & BATH 1 | 5.40      |
| TOILET & BATH 2 | 4.80      |
| BALCONY 1       | 8.00      |
| BALCONY 2       | 8.00      |

**APPROX. GROSS FLOOR AREA:** 106.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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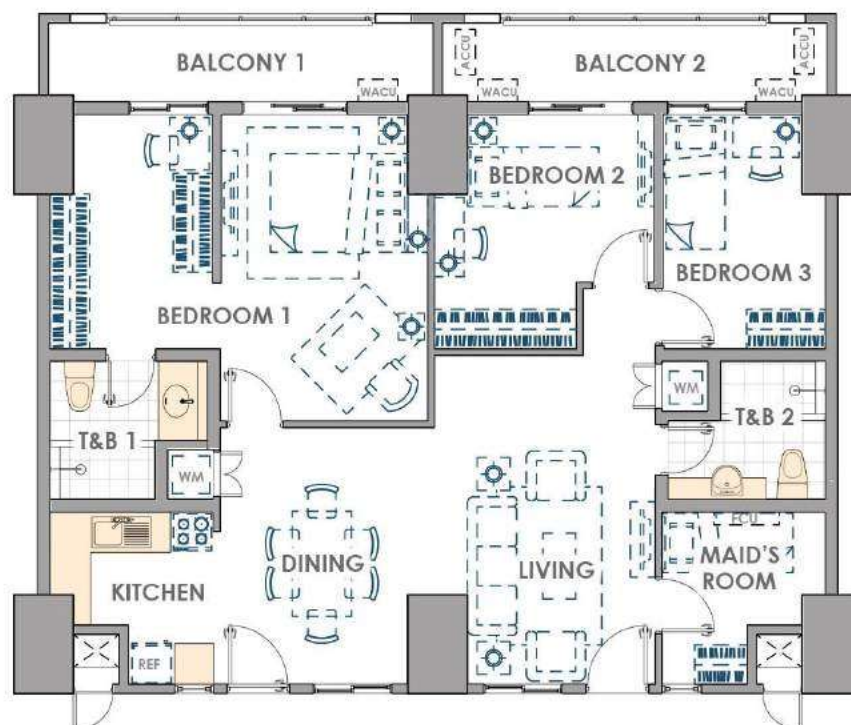
EFFECTIVE JANUARY 2018

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## TANDEM UNIT B

### AREA ALLOCATION



|                 |           |
|-----------------|-----------|
| LIVING & DINING | 33.05 sqm |
| KITCHEN         | 7.40      |
| BEDROOM 1       | 26.20     |
| BEDROOM 2       | 11.95     |
| BEDROOM 3       | 10.10     |
| MAID'S ROOM     | 7.50      |
| TOILET & BATH 1 | 5.90      |
| TOILET & BATH 2 | 5.90      |
| BALCONY 1       | 8.00      |
| BALCONY 2       | 8.00      |

**APPROX. GROSS FLOOR AREA:** 124.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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- KEY PLAN IS BASED ON TYPICAL FLOOR



EFFECTIVE JANUARY 2018

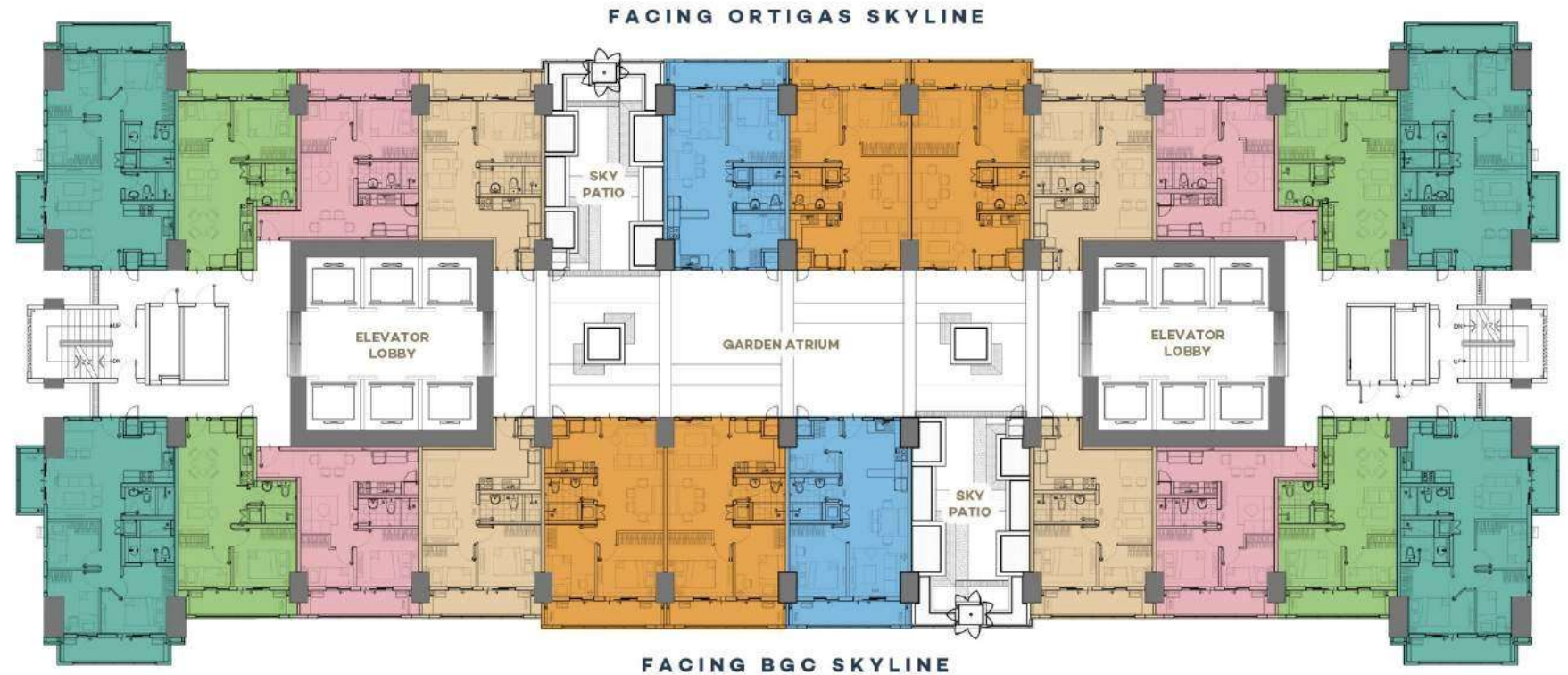
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# FLOOR PLANS





**2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom C (Inner Unit)**  
Approx. Gross Floor Area: 52.50 sqm

**2 Bedroom D (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**2 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 81.50 sqm



## 2nd Floor Level Plan

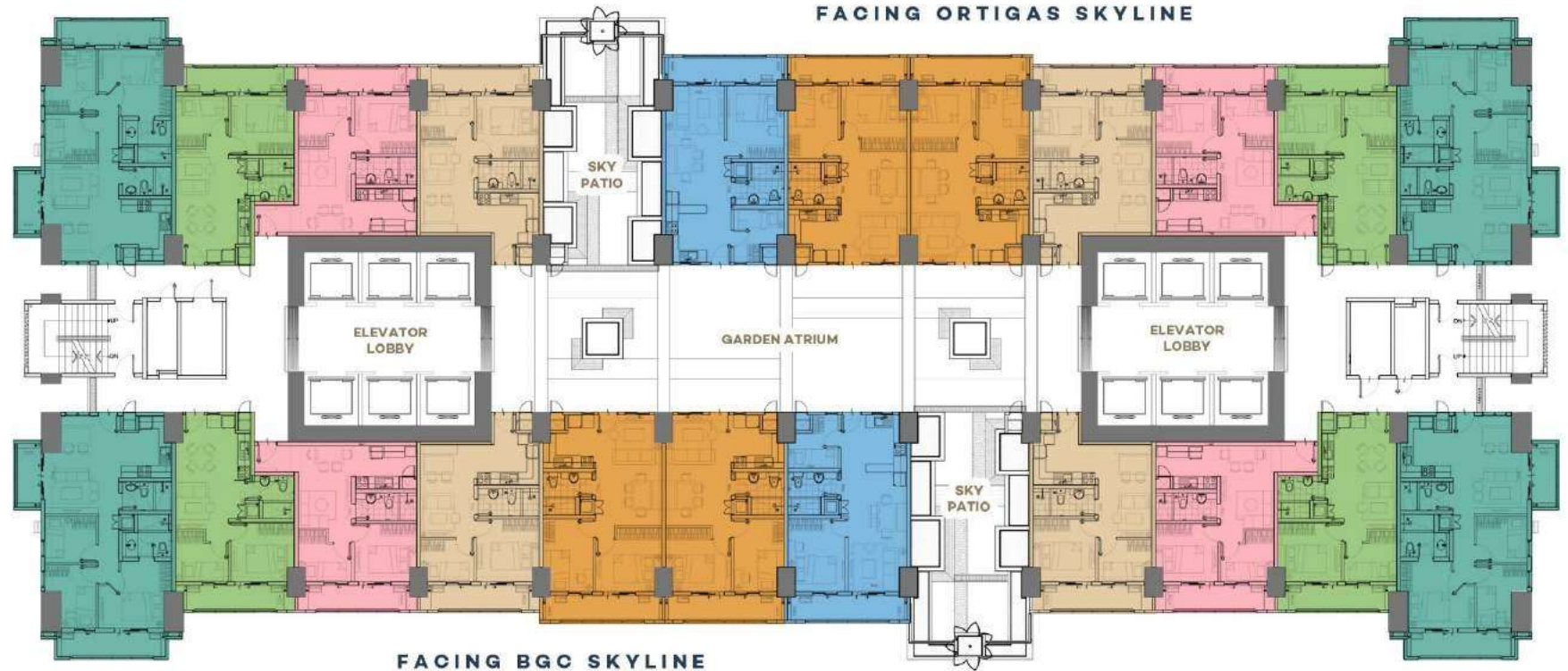
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EFFECTIVE JANUARY 2018

22 units per floor

Note: Standard policy regarding request for tandem shall apply.





**2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom C (Inner Unit)**  
Approx. Gross Floor Area: 52.50 sqm

**2 Bedroom D (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**2 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 81.50 sqm



### 12th, 23rd, 33rd & 43rd Floor Level Plan

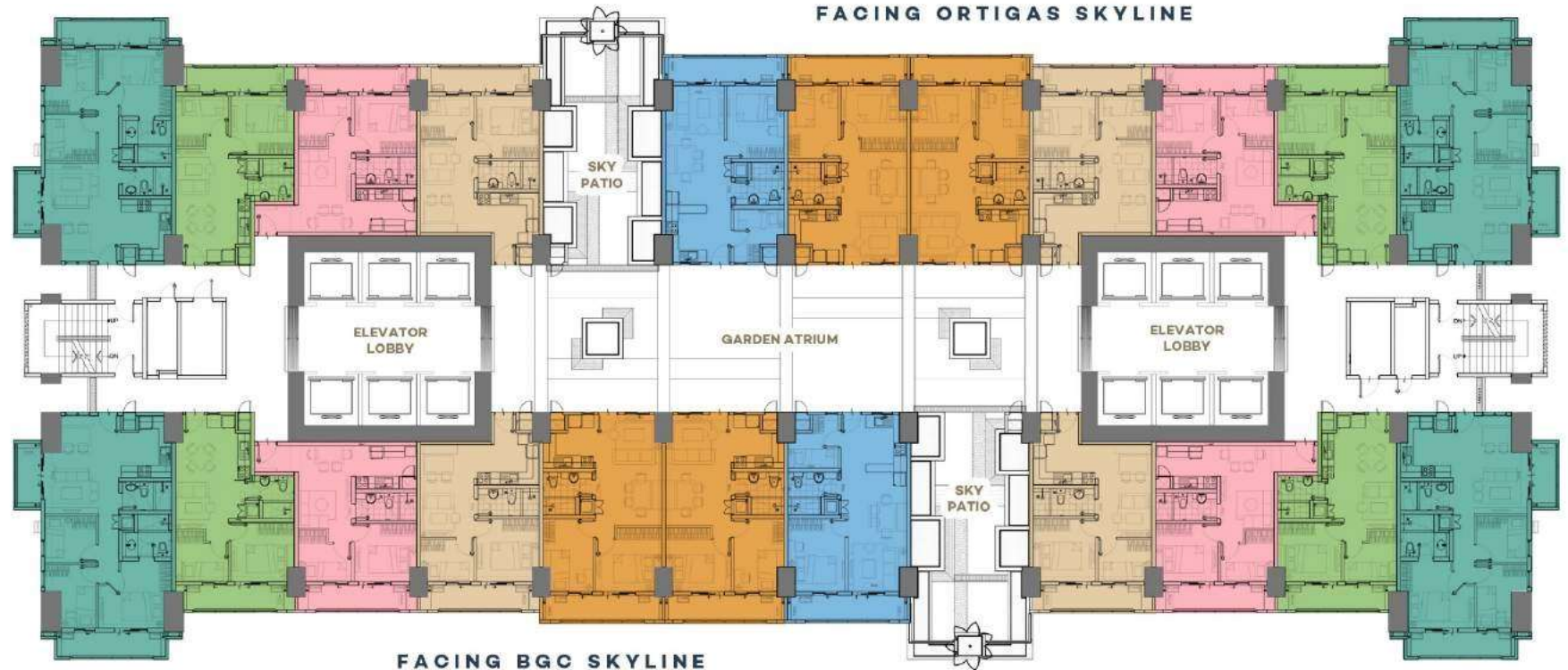
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EFFECTIVE JANUARY 2018

**22 units per floor**

*Note: Standard policy regarding request for tandem shall apply.*





**2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom C (Inner Unit)**  
Approx. Gross Floor Area: 52.50 sqm

**2 Bedroom D (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**2 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 81.50 sqm



### 12th, 23rd, 33rd & 43rd Floor Level Plan

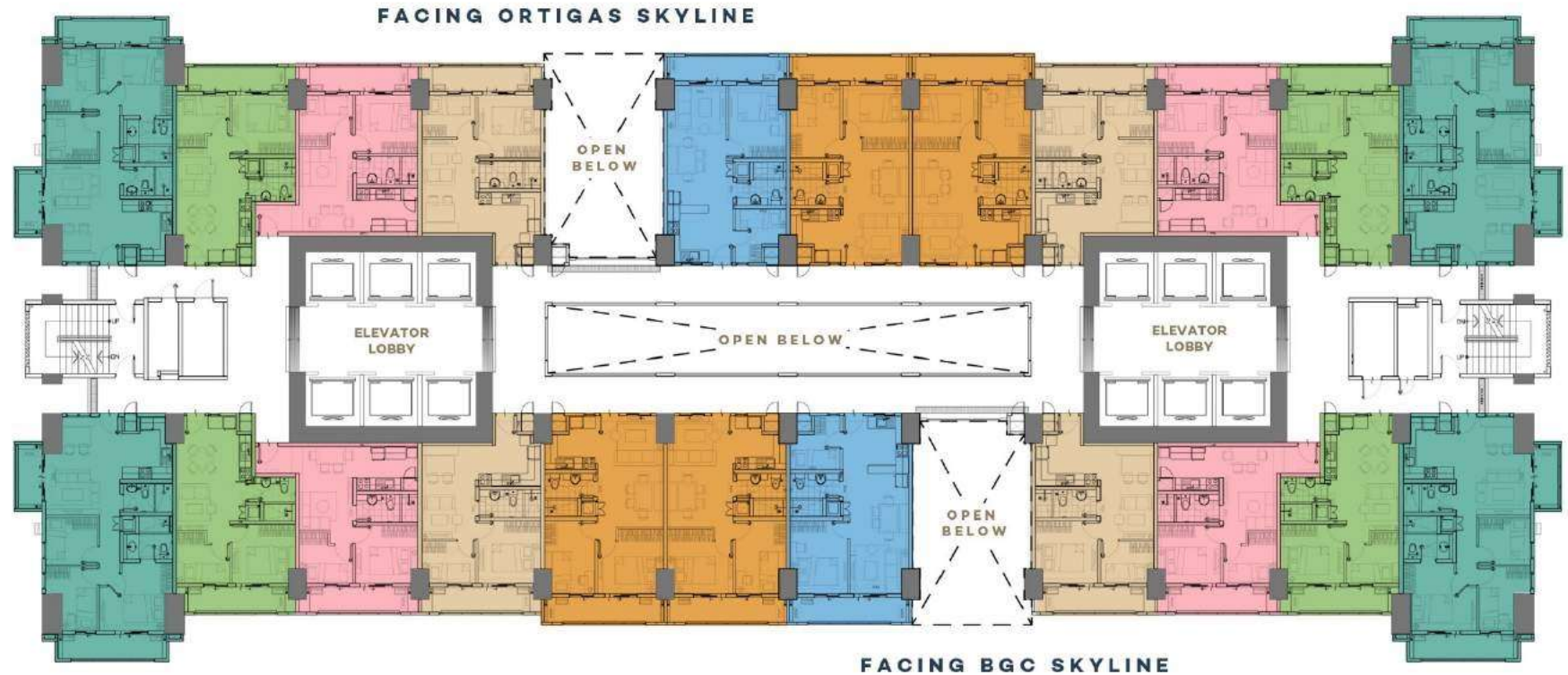
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EFFECTIVE JANUARY 2018

**22 units per floor**

*Note: Standard policy regarding request for tandem shall apply.*





**2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom C (Inner Unit)**  
Approx. Gross Floor Area: 52.50 sqm

**2 Bedroom D (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**2 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 81.50 sqm



### 3rd - 4th Floor Level Plan

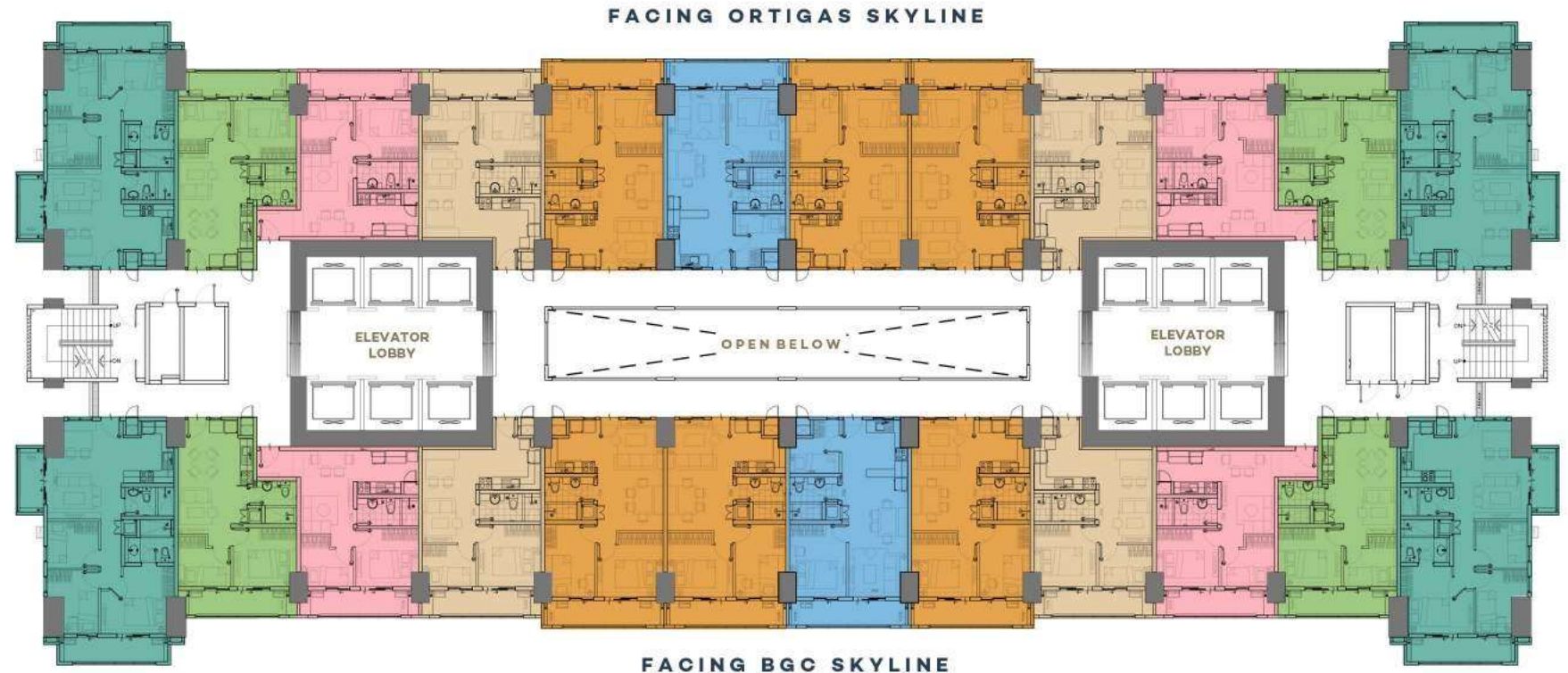
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EFFECTIVE JANUARY 2018

22 units per floor

Note: Standard policy regarding request for tandem shall apply.





**2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom C (Inner Unit)**  
Approx. Gross Floor Area: 52.50 sqm

**2 Bedroom D (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**2 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 81.50 sqm



**5th-6th, 10th-11th, 16th-17th, 21st-22nd  
26th-27th, 31st-32nd, 36th-37th, 41st-42nd  
46th-47th, 51st & Penthouse Floor Level Plan**

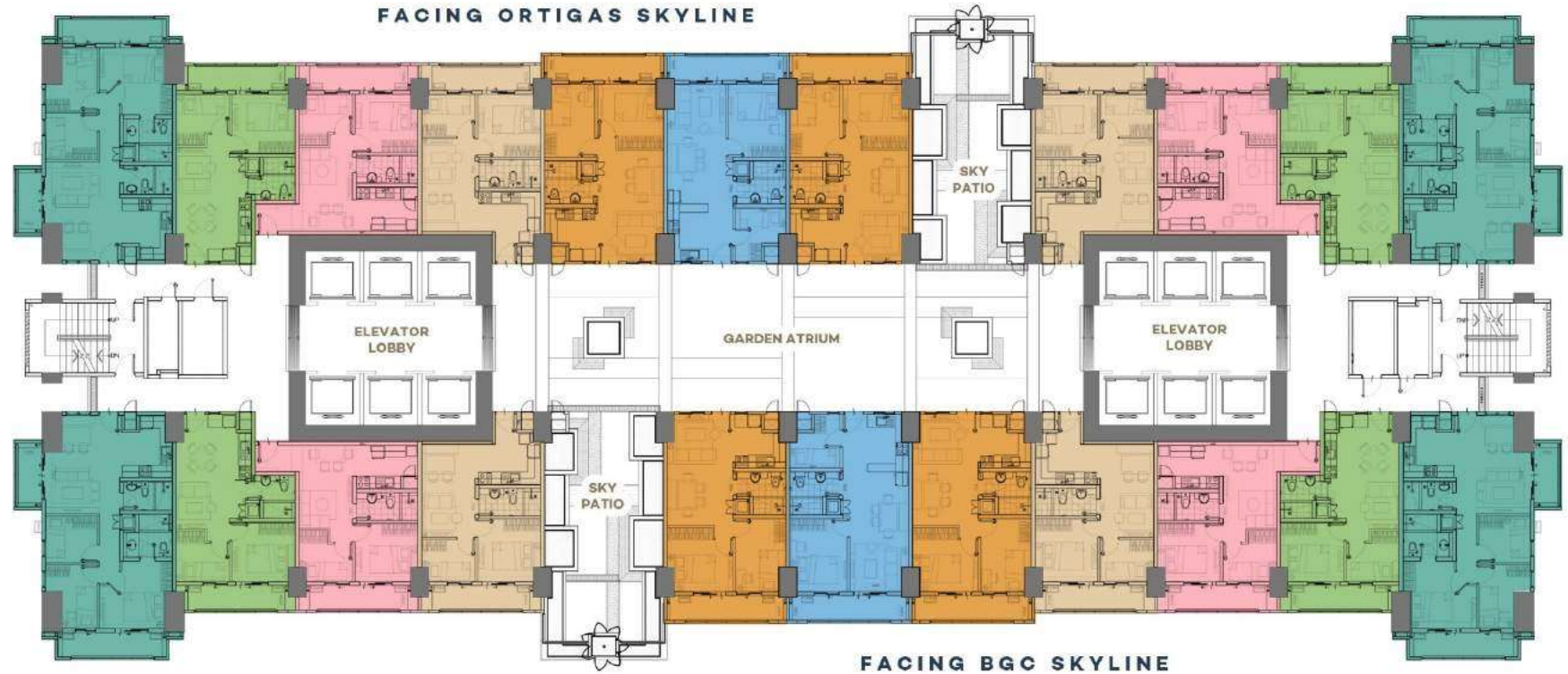
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EFFECTIVE JANUARY 2018

**24 units per floor**

*Note: Standard policy regarding request for tandem shall apply.*





**2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom C (Inner Unit)**  
Approx. Gross Floor Area: 52.50 sqm

**2 Bedroom D (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**2 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 81.50 sqm



### 7th, 18th, 28th, 38th & 48th Floor Level Plan

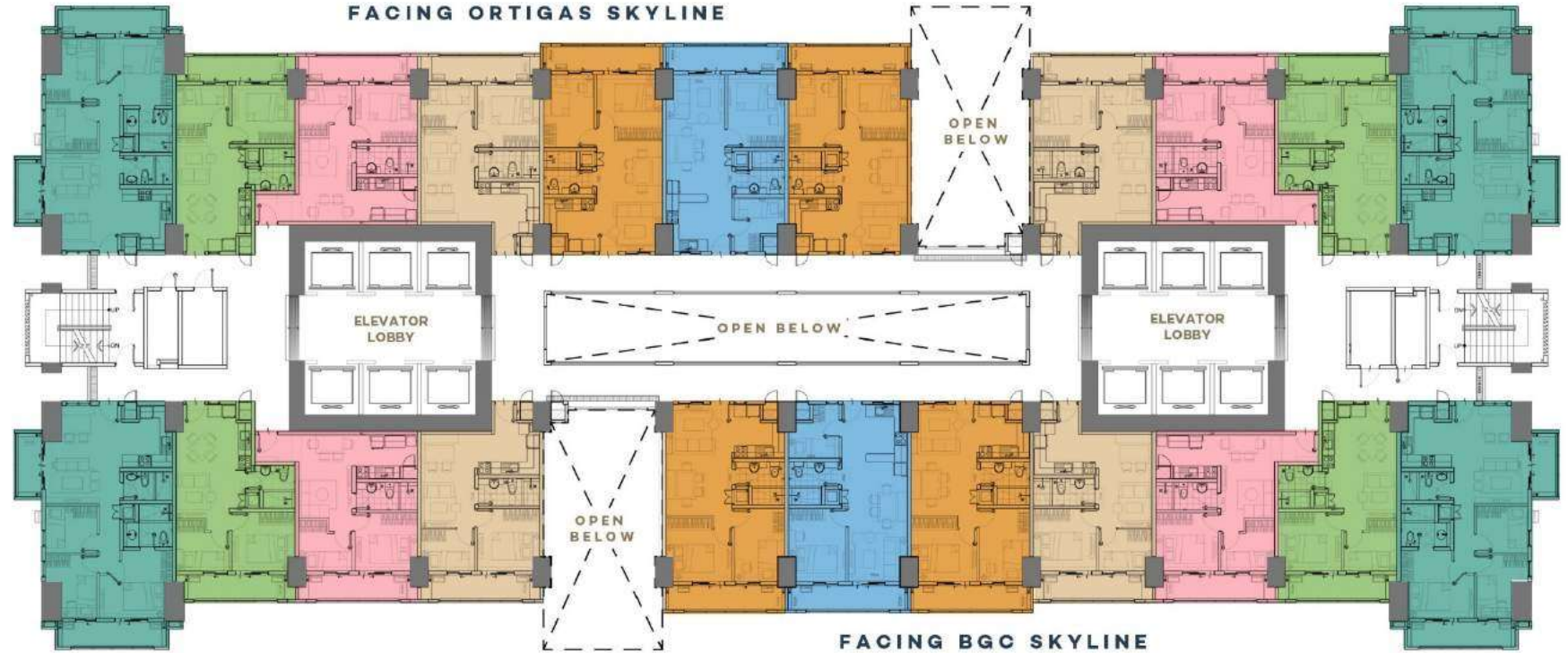
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- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

EFFECTIVE JANUARY 2018

**22 units per floor**

*Note: Standard policy regarding request for tandem shall apply.*





**2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 62.00 sqm

**2 Bedroom C (Inner Unit)**  
Approx. Gross Floor Area: 52.50 sqm

**2 Bedroom D (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**2 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 53.50 sqm

**3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 81.50 sqm



## 8th-9th, 19th-20th, 29th-30th, 39th-40th & 49th-50th Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

EFFECTIVE JANUARY 2018

**22 units per floor**

*Note: Standard policy regarding request for tandem shall apply.*





# TURNOVER FINISHES





# TURNOVER SPECIFICATIONS

| RESIDENTIAL AREA           | 2BR                                                         |             |             | 3BR         |
|----------------------------|-------------------------------------------------------------|-------------|-------------|-------------|
|                            | 44.50 sq.m.                                                 | 45.50 sq.m. | 54.00 sq.m. | 70.00 sq.m. |
| FLOOR FINISHES             |                                                             |             |             |             |
| Living, Dining and Kitchen | Ceramic Tiles with baseboard                                |             |             |             |
| Bedrooms                   | Vinyl planks with baseboard                                 |             |             |             |
| Balcony                    | Ceramic tiles with pebble washout                           |             |             |             |
| Toilet & Bath              | Unglazed ceramic tiles                                      |             |             |             |
| WALL FINISHES              |                                                             |             |             |             |
| Interior Walls             | Painted finish                                              |             |             |             |
| Toilet                     | Ceramic tiles; Painted plain cement finish above wall tiles |             |             |             |
| CEILING FINISHES           |                                                             |             |             |             |
| Living, Dining and Kitchen | Painted plain cement finish                                 |             |             |             |
| Bedrooms                   | Painted plain cement finish                                 |             |             |             |
| Toilet & Bath              | Painted ficemboard ceiling                                  |             |             |             |
| SPECIALTIES                |                                                             |             |             |             |
| Kitchen Area               | Granite finish kitchen countertop with cabinet system       |             |             |             |
| Toilet and Bath            | Granite finish lavatory countertop                          |             |             |             |
| DOORS                      |                                                             |             |             |             |
| Entrance Door              | Wooden door on metal jamb                                   |             |             |             |
| Bedroom Door               | Wooden door on metal jamb                                   |             |             |             |
| Toilet Door                | Wooden door with half louver on metal jamb                  |             |             |             |
| Balcony Door               | Aluminum sliding framed glass panel with insect screen      |             |             |             |





# TURNOVER SPECIFICATIONS

| RESIDENTIAL AREA                   | 2BR                                                                    |             |             | 3BR                                                                     |
|------------------------------------|------------------------------------------------------------------------|-------------|-------------|-------------------------------------------------------------------------|
|                                    | 44.50 sq.m.                                                            | 45.50 sq.m. | 54.00 sq.m. | 70.00 sq.m.                                                             |
| <u>WINDOWS</u>                     |                                                                        |             |             |                                                                         |
|                                    | Aluminum framed glass panel with insect screen (except awning windows) |             |             |                                                                         |
| <u>FINISHING HARDWARE</u>          |                                                                        |             |             |                                                                         |
| Main Door Lockset                  |                                                                        |             |             | Mortise type keyed lockset                                              |
| Bedroom Lockset                    |                                                                        |             |             | Lever type keyed lockset                                                |
| Toilet Lockset                     |                                                                        |             |             | Lever type privacy lockset                                              |
| <u>TOILET AND KITCHEN FIXTURES</u> |                                                                        |             |             |                                                                         |
| Water Closet                       | Top flush, one-piece type                                              |             |             |                                                                         |
| Lavatory                           | Semi-counter top basin                                                 |             |             | Undercounter type lavatory and wall-hung w/ semi-pedestal type lavatory |
| Shower Head and Fittings           | Exposed Shower and mixer type                                          |             |             |                                                                         |
| Toilet Paper Holder                | Recessed type                                                          |             |             |                                                                         |
| Soap Holder                        | Shower ledge                                                           |             |             | Shower ledge and niche at wall                                          |
| Kitchen Sink                       | Stainless steel, single bowl with one-side drainboard                  |             |             |                                                                         |
| Kitchen Faucet                     | Rotary lever type                                                      |             |             |                                                                         |
| Toilet Exhaust                     | Ceiling-mounted exhaust fan                                            |             |             |                                                                         |
| Kitchen Exhaust                    | Rangehood Provision                                                    |             |             |                                                                         |
| <u>AIR CONDITION</u>               |                                                                        |             |             |                                                                         |
|                                    | Provision for Window-type and Split-type Air Conditioning Unit         |             |             |                                                                         |





# TURNOVER SPECIFICATIONS

## COMMON AREA

### FLOOR FINISH

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Stairs            | Straight to finish concrete with steel angle nosing guard |
| Hallway/ Corridor | Ceramic tiles with pebble washout                         |
| Roof Deck         | Natural stone / homogeneous tile with pebble washout      |
| Driveway/ Parking | Straight to finish concrete                               |

### WALL FINISH

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Exterior Wall Finish | Combination of plain and textured paint on cement finish |
| Hallway              | Painted plain cement finish                              |
| Stairwell            | Painted plain cement finish                              |

### CEILING FINISH

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Hallway           | Painted plain cement finish with ficem / gypsum board cladding |
| Stairwell         | Painted plain cement finish                                    |
| Driveway/ Parking | Straight to finish concrete                                    |





# UNIT MIX & PRICING





# UNIT MIX AND PRICING

| Unit Type    | No of Units | Unit Area | Gross Area | List Price (in Million PHP) |         |
|--------------|-------------|-----------|------------|-----------------------------|---------|
|              |             |           |            | Minimum                     | Maximum |
| 2BRA – Inner | 240         | 54        | 62         | 5.98 Mn                     | 7.51 Mn |
| 2BRB – Inner | 100         | 54        | 62         | 6.06 Mn                     | 7.35 Mn |
| 2BRC – Inner | 200         | 44.5      | 52.5       | 5.08 Mn                     | 6.12 Mn |
| 2BRD – Inner | 200         | 45.5      | 53.5       | 5.20 Mn                     | 6.28 Mn |
| 2BRE – Inner | 200         | 45.5      | 53.5       | 5.20 Mn                     | 6.43 Mn |
| 3BRA – End   | 200         | 70        | 81.5       | 7.59 Mn                     | 9.24 Mn |





# SELLING PROGRAM & IMPLEMENTING GUIDELINES



**JAN2018**

**Release of Pricelist, Availability Plans and Turnover Specifications**

**FEB21, 2018**

**Effective Date of Pricelist**

**RFO Date**

**For confirmation**



# **Minimum Downpayment 30% of List Price.**

**Discount & factor rates, other discounts and payment terms, spot cash discount rates  
stated in memo released by finance with reference  
#FIN-12-03-030 dated March 29, 2012.**





**Fairlane Residences bears the DMCI Homes Quality Seal, which represents our commitment to deliver homes that are built to last. Your new home is subject to our proprietary quality management system, and comes with a 2-year limited warranty\*.**

\*Property developers typically provide a one-year warranty. DMCI Homes' 2-year limited warranty covers most unit deliverables, except operable items subject to daily wear and tear.

Terms and conditions apply.