

ANCHOR SKYSUITES

Ongpin St. Binondo, Manila
Gotamco Realty Investment Corporation



AI Anchor Land Holdings Inc.
安泰地產(集團)有限公司



PROJECT BRIEF

January 25, 2011

What is the exact location of the property?

The property is located at Ongpin St. Binondo, Manila City

What are the views that can be enjoyed by the residential unit owners?

Manila Bay, Manila Skyline, Makati Skyline & Binondo Skyline

PROPERTY AND STRUCTURE DIMENSIONS

What is the total lot area of the structure?

The total lot area is **3,066.00** square meters.

What is the building footprint?

Building footprint is 2,729.59 square meters.

What is the total gross floor area of the project?

The total gross floor area of the project is approximately **109,117.49** square meters (including the amenities, deck, and parking).

What is the total height of the building? (No. of floors and heights in meters)

The building is composed of 56 levels above surface (excluding 13th, 14th, 24th, 34th, 44th, and 54th floors) elevated from the sidewalk by 0.60m, which includes a grand lobby area at the ground floor, an 9 level podium parking, 4 levels dedicated to amenities, residential levels, penthouse floor, and machine room deck. It has a total height of approximately 188.15 meters from the adjoining sidewalk level up to the roof deck level. Numbering of floors is up to 56th level (marketing count).

How many towers are there?

There is a total of one (1) tower which houses the residential units.

LOBBY AND ELEVATORS

How many lobbies will there be?

There will be one (1) main lobby located at the ground floor.

What is the floor to ceiling clear vertical height of the main lobby?

The lobby will have a vertical height of approximately 6.50 meters. (Refer to interior designer for the enhancement)

What is the area measurement of the main lobby?

The total area of the lobby including reception, lounge and elevator lobby is approximately 209.63 square meters.

What materials will be used for the interior of the grand lobby?

As per architectural:

- a. Floor : Granite stone
- b. Ceiling : 12mm thk Gypsum Board Painted Finish
- c. Walls : 20mm thk Natural Granite Stone
Plain Cement Painted Finish

(Refer to interior designer for the enhancement)

What materials will be used for the interior of the typical lift lobby?

As per architectural:

- a. Floor : Granite stone
- b. Ceiling : 12mm thk Gypsum Board Painted Finish
- c. Walls : 20mm thk Natural Granite Stone
Plain Cement Painted Finish

(Refer to interior designer for the enhancement)

How many elevators will be provided in each tower?

Six high speed elevators will be provided with corresponding zoning. (5-15 person capacity and 1-21 person capacity)

TOWER RESIDENTIAL UNITS

What floors will be covered by the tower residential units?

The floors that will be covered by residential units will be from 8th level up to the 56th level (marketing count).

How many units will there be?

There will be a total of 346 (100%) residential units, from the 8th – 56th level tallied as follows:

| No. of units | Type | Percentage (%) | Area Range |
|--------------|------------------------------|----------------|----------------------|
| 82 | Two bedroom unit | 23.69% | 118.50-124.50 SQ.M |
| 101 | Three bedroom unit | 29.19% | 160.80-167.80 SQ.M |
| 101 | Four bedroom unit | 29.19% | 186.50-199.60 SQ.M |
| 40 | Five bedroom unit | 11.56% | 293.80-461.00 SQ.M |
| 10 | Four bedroom unit (Bi-level) | 2.89% | 239.00-241.20 SQ.M |
| 10 | Five bedroom unit (Bi-level) | 2.89% | 239.00 – 270.70 SQ.M |
| 2 | Townhouse unit | 0.59% | 339.00-461.00 SQ.M |

What is the floor to floor height of the residential levels?

The floor to floor height of typical residential floors 9th – 29th floors (except 8th & 8th mezzanine) and 31st – 53rd (except 32nd floor) shall be 3.25m. Townhouse bi-level units @ the 8th and 8th mezzanine floors shall have 3.60m for the lower level (8th floor) and 3.90m for the upper floor (8th mezzanine). The 30th level shall have a 3.80m floor to floor height; the 32nd floor shall have a 3.75m floor to floor height. The 55th floor shall have a floor to floor height of 4.50m, and 4.0m floor to floor height for the 56th level which serves as the penthouse.

What is the width of the hallway?

The width of the hallway is 1.80 meters.

What is the width of the elevator lobby at residential levels?

The width of the elevator lobby at residential levels is 4.0 meters.

What materials will be used for the interior of the residential units?

Note: (Refer to interior designer for the enhancement)

Floor

| | | |
|-----------------|---|---------------------------------------------------------|
| Living & Dining | : | 600mm x 600mm Homogenous Tiles |
| Kitchen | : | 300mm x 300mm Unglazed Ceramic Tile with Waterproofing |
| Bedrooms | : | Wood laminated finish |
| Toilet | : | 300mm x 300mm unglazed ceramic tiles with waterproofing |

Walls

| | | |
|---------------------|---|------------------------------------------------------------------------|
| Unit Partitions | : | 6" thick CHB walls, latex semi gloss paint finish |
| Interior Partitions | : | 4" thick CHB walls, latex semi gloss paint finish |
| Toilet | : | 300mm x 300mm ceramic wall tiles 20mm thk Polish Granite Countertop |

Ceiling

| | | |
|-------------------------|---|-----------------------------------------------------------|
| Living, Dining, Kitchen | : | Plain cement painted finish (some portion gypsum painted) |
| Bedrooms | : | |

Windows

12mm thk tempered glass on aluminum powder coated frame finish

Doors

| | | |
|----------------------|---|------------------------|
| Main Door | : | Wooden Panel door |
| Bedroom doors | : | Hollow core flush door |
| Toilet & Bath doors: | : | Flush type wooden door |
| Maid's Room | : | PVC Panel Door |

| | | |
|--------------|---|----------------------------------------|
| Cabinets | : | MFC cabinet full ceiling height |
| T&B cabinets | : | Marine Plywood or ducco painted finish |

STRUCTURAL SPECIFICATION AND UTILITIES

Is there a provision for air-conditioning units?

All residential units have electrical provision for split type air conditioning.

What type of foundation will be used for the building?

The building will use a combination of bored piling and mat footing works.

Is there a provision for hot and cold water in each residential unit?

There would be an electrical provision for water heater. However, single point water heater to supply shower heads will be provided by the unit owner.

Where will the water tanks be located?

There will be a total of three (2) water tanks at the penthouse level: two (2) water storage tanks with a total capacity of 20,000 US gals

Below the ground floor, a total of two (2) tanks, a fire reserve water storage tank with a capacity of 60,000 US gals and a central domestic water storage tank having a capacity of 140,000 US gals.

Will there be individualized electric and water meters?

All residential units will be provided with individual electrical sub-metering. Emergency power consumption will be billed on a pro-rated basis. No metering for emergency power. Individual water meters are also provided for each unit.

Is there a back-up power?

In the event of normal power failure, generator sets will be utilized as standby power source of the building. The common areas will have 100% back-up power while each residential unit will be provided with a limited power enough to run basic appliances and light. The emergency power will be diesel-fueled engine generator sets.

Can the genset provide enough power for the entire building?

The following percentage will be provided by the genset:

- a. 100% lighting and receptacle outlet for common area.
- b. 100% life safety and essential load.
- c. 30% lighting and receptacle load for commercial area.
- d. For residential convenience outlets: 1 outlet for refrigerator; 1 outlet for living area; 1 outlet for dining area; and 1 outlet for master's bedroom. For residential lighting receptacles (100watt capacity per lighting receptacle): 1 receptacle for living area; 1 receptacle for dining area; 1 receptacle for kitchen; and 1 receptacle per bedroom (except maid's room)

AMENITIES, SERVICES AND OTHER FEATURES

What are the amenities of the project?

- Function Rooms
- Game Room
- Kitchen
- Bar
- Mini-Theater
- Karaoke Room
- Fitness Gym
- Aerobics/ Dance Floor
- Golfer's rest area/ Café
- Table Tennis Room
- Lounge/ Café
- He and She Rooms
- 25M Lap Pool
- Kiddie Pool
- Knockdown Basketball Court
- Badminton Court
- Library
- Floating Seating
- Lounge/ Seating @ 31st floor

meter clear vertical height from the floor to the bottom of beam. There will be an approximately 2.95 meters vertical clearance from the floor to the bottom of the beam for the parking levels 2nd - 6th. There will be an approximately 3.65 meter vertical clearance from the floor to the bottom of the beam for the 7th level parking

For the ground level split parking there will be a 2.48 meters vertical clearance from the floor to the bottom of the beam in some areas and 5.90m vertical clearance from the floor to the bottom of the beam in some areas as well.

What is the width of the driveway of the parking area?

The width of the driveways in the parking levels range from 4-6 meters.

Where is the entrance/exit point of the car park?

The entrance / exit points are along Ongpin street and Alonzo street.

Advantages of tenants for having a unit in this project:

- a. Centralized mail room and service lift
- b. Every residential level has three (3) fire escape stairs.
- c. Refuge floors are provided in case of emergencies.
- d. Proximity to Binondo commercial/business district, malls, offices, churches, hospital, schools, and other necessities
- e. Unique amenities at 8th – 8th mezzanine, 31st – 32nd and 56th floors
- f. Separate titles per unit.
- g. Units have provision for card key access.
- h. Most of the Master's Bedrooms have balconies.
- i. All of the units have provision for maid's room and utility area for washing and drying.
- j. A structurally sound building certified by the Asian Institute of Technology (AIT) Thailand. The professional team is comprised by the following:

Project Manager & Principal Analyst - Dr. Naveed Anwar, D. Eng. AIT, Thailand

Adviser for Earthquake & Wind Analysis - Dr. Pennung Wamitchai, D. Eng. University of Tokyo, Japan

Structural Analysts & Designers - Keerati Tunthasuwattana, M. Eng. AIT, Thailand
- Thaung Htut Aung, M. Eng., AIT, Thailand
- Deepak Rayamajhi, M.Eng., AIT, Thailand

- k. The Anchor Skysuites is located in a very accessible area for public and private transportation.

Note: The developer reserves the right to change, alter and/ or improve specification and details appearing herein without prior notice. The information is for identification and reference purposes only and does not authorize any person to render any representation or warranty regarding this project.

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