

THE MONARCH PARKSUITES

Bradco Avenue, Parañaque City.
Posh Properties Development Corporation

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



PROJECT BRIEF: WINDSOR TOWER

July 06, 2012

What is the exact location of the property?

The property is located along Bradco Avenue corner J. W. Diokno, Parañaque. It is bounded by commercial, office, institutional and civic centers.

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

From the west side of the property is a vista of the Manila Bay, looking to the east is the Roxas Boulevard Skyline, towards the south-west is a view of PAGCOR City and the SM Mall of Asia Complex which is visible towards the north-west.

Property and Structure Dimensions

What is the total lot area of the structure?

The total lot area is **18,119.40** square meters.

What is the building footprint?

The development's podium footprint is **15,480.93** square meters.

What is the total saleable floor area of the project?

WINDSOR TOWER:

The residential tower saleable floor area is approximately **14,642.10** square meters (excluding the landscaped areas, deck, and parking).

What is the total height of the building above grade? (no. of floors and height in meters)

WINDSOR TOWER:

The tower has a total of 14 floors including the roof deck and has a total height of 48.00 meters approximately above mean sea level up to the parapet of the roof deck. Numbering of floors is up to 16th floor, excluding 4th, 13th and 14th floors.

Height of structure per floor

WINDSOR TOWER:

Basement Level = 3.30 meters height from floor to floor

Note: All information and values stated here are based on July 03, 2012 floor plans and not yet duly signed as official project brief. This should serve as an advance reference only.

Ground Floor = 4.0 meters height from floor to floor
 Second Floor = 3.50 meters height from floor to floor
 3rd Floor – 16th Floor (Typical Tower) = 3.10 meters height from floor to floor

Lobby and Elevators

How many lobbies will there be?

WINDSOR TOWER:

The tower has one main lobby located at the ground floor.

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

The minimum vertical height from floor to beam soffit is 3.0 meters.
 (Refer to interior design for enhancement)

What is the area measurement of the main lobby?

WINDSOR TOWER:

Main lobby has an area of 259.60 square meters.

What materials will be used for the interior of the main lobbies?

As per architectural:

- a. Floor : Natural Granite Stone Finish
- b. Ceiling : 12 mm thick Plasterboard Painted finish
- c. Walls : Latex Semi-gloss Enamel Painted Finish

(Refer to interior design for enhancement)

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

As per architectural:

- a. Floor : Homogenous Tiles
- b. Ceiling : 12 mm thick Plasterboard Painted finish
- c. Walls : Latex Semi-gloss Enamel Painted Finish

(Refer to interior design for enhancement)

How many elevators will be provided in each tower?

WINDSOR TOWER:

Four(4) 18-person capacity elevators for each tower:

- Three (3) passenger elevators
- One (1) service elevator

Residential Units

What floors will be covered by the residential units?

WINDSOR TOWER:

The floors that will be covered by residential units will be from 3rd floor up to the 16th floor.

How many units will there be?

WINDSOR TOWER:

There will be a total of 172 (100%) residential units from 3rd floor – 16th floor tallied as follows

No. of Units	Unit	Percentage (%)	Area Range
7	Garden unit	4.07	55 – 131 sq. m
42	1 Bedroom unit with balcony	24.42	40 – 50 sq. m
85	2 Bedroom unit with balcony	49.42	77 – 79 sq. m
34	3 Bedroom unit with balcony	19.77	130 – 131 sq. m
4	Loft unit	2.33	214 sq. m

What is the floor to slab soffit clear height of each residential floor?

The floor to floor height of each residential unit is 3.10 m. Minimum floor to slab soffit clear height is 2.85 meters.

What is the width of the hallway?

The width of the hallway is 1.50 meters.

What is the width of the elevator lobby per residential floor?

The width of the elevator lobby per residential floor is 3.00 meters.

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

As per architectural:

Floor: Homogenous Tiles for living, dining area, and bedrooms

W/ ceiling: ½" THK Gypsum Board Painted Finish

W/o ceiling: Poured Concrete- Skim coat Finish Painted on Off Form Concrete Slab

Wall: Latex Semi-gloss Enamel Paint Finish; with ceramic tiles backsplash finish (for kitchen area)

Toilet & Bath:

Floor: Homogenous tiles

Ceiling: ½" THK Gypsum Board Moisture Resistance Painted Finish

Wall: Homogenous tiles from floor to ceiling

Shower area: Homogenous tiles from floor to ceiling

(Refer to interior design for enhancement)

Structural Specification and Utilities

What is the type of foundation that will be used for the building?

Driven pile foundation. (Definition of Driven Pile = any pile, such as pre-cast pile, which is driven into position at its final position at the site.)

Is there a provision for air-conditioning units?

All residential units have electrical provisions for split type air-conditioning unit. Space for condensing units of split type air-conditioning is provided.

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

Electrical and piping provisions are provided for multi-point water heater for each unit.

Where will the water tanks be located?

One Domestic water storage tank and One Fire Reserved Water storage are located at the basement floor.

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, one convenience outlet for refrigerator and one emergency light for living and dining area.

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.

Amenities, Services and Other Features

What are the amenities of the project?

With an approximately 8,011.80 square meters of amenities for the whole development, the amenities are listed as follows:

OUTDOOR:

- Pool 8m x 25m
- Pool 6m x46m
- Pool Deck
- Pedestrian Walkway

- Jogging Track
- Multipurpose Court
- Jacuzzi
- Kid's Pool
- Lawn
- Stepped Sunken Gathering Space
- Deck Chairs
- Barbecue Garden
- Water Garden
- Parterre
- Shower
- Shrub Maze
- Deck Chairs
- Children's Play Area
- Screen Garden
- Viewing Deck

INDOOR:

- Function Room
- Gourmet Dining Suite
- Game Room/Billiard Room
- Karaoke Room

- Library/Reading Room
- Fitness Gym
- Yoga Room
- Sauna/Steam Room
- Shower Room (Male)
- Shower Room (Female)

What are the other features of the project?

- a. 24-hr security.
- b. Tenant Card Access System at the main entrance, amenity floor and designated floor
- c. Routine shuttle bus going to MOA.
- d. Basement parking for residential units
- e. 4 elevators for each tower.
- f. Automatic fire alarm and sprinkler system
- g. CCTV
- h. Natural ventilation at typical floors

What are the safety features of the building?

- a. Building life safety compliance to local fire code and NFPA 101 safety code.
- b. Semi-addressable Fire Detection and Alarm System.
- c. Automatic Fire Sprinkler System (AFSS)
- d. Two fire exit stairs for every tower, and 5 fire exits for the podium.
- e. All equipment provided with accessible clearance for maintenance.

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- f. Four fire hose cabinets will be provided on each floor.

Parking Levels

How many parking levels will be provided?

The project has parking provisions located at the basement level and ground floor level.

What is the total number of the parking slots of the project?

Floor	Slots	For
	Vehicular (Tandem Counted)	
WINDSOR TOWER:	212	Residential

What is the size of each parking slot?

The size of each parking slot is 2.50 meters wide by 5.0 meters in length with a total of 12.50sq.m.

What is the vertical clearance of the carpark?

The vertical clearance for the basement carpark is a minimum of 2.40 meters.

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

The width of the driveway for the parking areas is 6.0 meters clear.

Where is the entrance/exit point of the carpark?

Two entrance/exit point is located along a service road, and one entrance/exit point is located along Diokno Avenue.

Advantages of tenants for having a unit in this project:

- a. Walking distance to the SM Mall of Asia Complex, one of the largest shopping malls in the world. Great access to entertainment, lifestyle, I.T. center, restaurants, SMX Trade & Convention Center, SM mall of Asia, SM Arena, Church and Esplanade Sunset Strip.
- b. Great view of the Manila Bay, famous of its breathtaking sunset.
- c. Commercial component like restaurants and al fresco dining at ground and 2nd floor.
- d. Various amenities at the 3rd floor level
- e. Fresh air from the sea breeze.
- f. Separate title per unit.
- g. Only 16 storey-high, which means higher tenant exclusivity.



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