

OXFORD PARKSUITES

La Torre St., Corner Masangkay and Benavidez St., Sta. Cruz, Manila
Anchorland Properties Corporation



PROJECT BRIEF

June 22, 2012

What is the exact location of the property?

The property is located at La Torre St., corner Masangkay and Benavidez St., Sta. Cruz, Manila.

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

The residential unit owners will have the privilege to enjoy the views of the Manila skyline enhanced by Manila Bay. Residents will also be able to enjoy landmark sites such as Rizal Park, Intramuros and the whole vicinity of China Town.

PROPERTY AND STRUCTURE DIMENSIONS

What is the total lot area of the structure?

The total lot area is **810.90** square meters.

What is the building footprint?

Building footprint is approximately **619.61** square meters.

What is the total gross floor area of the project?

The total gross floor area of the project is approximately **32,660.29** square meters (including parking areas).

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

The building is composed of 40 levels excluding roof deck and machine room deck for elevator and ground floor is elevated by 0.60 meters from the sidewalk. It has a total height of 145.70

meters approximately from the adjoining sidewalk up to the service deck. Numbering of floors is up to the 39th level, excluding roof deck and 13th level.

LOBBIES AND ELEVATORS

How many lobbies will there be?

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

What is the headroom clearance height of the main lobby?

The lobby will have a vertical height of 3.50 meters from floor to beam soffit (Refer to interior design for enhancement)

What is the area measurement of the main lobby?

Total area of the lobby including reception, lounge and elevator lobby is 104.60 square meters.

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

As per architectural:

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

(Refer to interior design for enhancement)

How many elevators will be provided in each tower?

Four (4) high speed elevators will be provided (3-14 passenger elevators, 1 service elevator)

RESIDENTIAL UNITS

What floors will be covered by the residential units?

The floors that will be covered by residential units will be from 9th floor up to the 39th floor.

How many units will there be?

There will be a total of 210 (100%) residential units from the 9th – 39th (excluding 13th) floor tallied as follows:

No. of Units	Type	Percentage (%)	Saleable Area / Unit
30	Studio Unit	14.29%	37.40 SQM
60	One-Bedroom Unit	28.57%	53.90 – 56.30 SQM
60	Two-Bedroom Unit	28.57%	95.20 – 99.70 SQM
60	Three-Bedroom Unit	28.57%	127.80 – 148.90 SQM
Total:		210 units	

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

The floor to floor height of each residential unit is 3.25 m.

What is the width of the hallway?

The width of the hallway at the residential floor is 1.50 meters.

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

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

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

Note: (Refer to interior design for enhancement)

Floor

Living & Dining	:	Homogenous tiles
Kitchen	:	Ceramic tiles
Bedrooms	:	Wood floor finish
Toilet	:	Homogenous 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	:	Homogenous wall & floor tiles
Kitchen	:	Ceramic tiles with backsplash

Ceiling

Living, Dining, Kitchen	:	Poured concrete off-form skim coated painted finish
Bedrooms	:	Cladding of Gypsum Board as needed

Windows

Tempered glass on aluminum powder coated frame

Doors

Main Door	:	Solid-core Wood door
Bedroom doors	:	Hollow-core Flush Wood door
Toilet & Bath doors:	:	Hollow-core Flush Wood door
Maid's Room	:	PVC Door
Cabinets	:	Laminated MFC cabinets

PARKING LEVELS**How many parking levels will be provided?**

There will be eight (8) parking levels at the podium, starting from the Mezzanine level up to the 7th level.

What is the total number of the parking slots?

Floor	Car Parking Slots	Motorcycle Slots
Mezzanine Level	8 slots*	1 slot
First Level	13 slots*	1 slot
Second Level	15 slots*	1 slot
Third Level	15 slots*	1 slot
Fourth Level	15 slots*	1 slot
Fifth Level	15 slots*	1 slot
Sixth Level	15 slots*	1 slot
Seventh Level	16 slots*	1 slot
Total:	112 slots*	8 slots

* No Tandem and Carlift Parking included as of June 21, 2012

What is the size of each parking slot?

The size of each car parking slot is 2.50 meters wide by 5.0 meters in length with a total area of 12.50 sqm. While for each motorcycle parking slot is 1.20 meters wide by 2.00 meters in length with a total area of 2.40 sqm.

What is the headroom clearance of the carpark?

Maximum headroom clearance from floor to the bottom of the beam is approximately 2.45 meters.

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

The width of the driveways in the parking levels is 6.00 meters.

Where is the entrance/exit point of the carpark?

The entrance / exit point is along Benavidez St.

AMENITIES, SERVICES, AND OTHER FEATURES

The amenities are listed as follows:

- Adult lap pool (20.00 x 5.00 meters)
- Kiddie Pool (3.50 x 5.00 meters)
- Function room (for parties, birthdays, corporate events, meetings, family gatherings, etc) equipped with a Kitchenette
- Tutorial rooms
- A spacious He / She shower rooms
- Fitness center overlooking the pool
- Game room with Billiards and Table Tennis
- Reading Lounge/ Library

What are the other features of the project?

- a. 24-hr security.
- b. 8 levels of parking
- c. 4 high speed elevators
- d. Automatic fire alarm and sprinkler system
- e. CCTV
- f. Natural ventilation at lift lobby
- g. Card Access Security

What are the safety features of the building?

- a. Building life safety compliance to local fire code and NFPA 101 safety code.
- b. Every residential level will have 2 fire exits
- c. Semi-addressable Fire Detection and Alarm System.
- d. Automatic Fire Sprinkler System (AFSS)
- e. Two fire escape locations at all levels.
- f. All equipment provided with accessible clearance for maintenance.
- g. Fire rated residential doors
- h. Security intercom

What is the headroom clearance of the amenities floor?

Maximum headroom clearance from floor to the bottom of the beam is approximately 5.70 meters.

STRUCTURAL SPECIFICATION AND UTILITIES

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

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

Is there a provision for air-conditioning units?

All residential units have electrical provision for split type air-conditioning unit for living/ dining, and bedrooms. Space for condensing units is also provided.

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

Electrical provision would be provided for water heater. Multi-point water heater to supply shower heads will be provided by the unit owner.

Where will the water tanks be located?

Water tanks at the roof deck shall have a capacity of 30,000 U.S. gals. Located at the basement level are the Cistern with 75,000 U.S. gals., and fire reserve tank with 60,000 U.S. gals. capacity.

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, 1 receptacle for refrigerator, 1 for living area and 1 for master's bedroom.

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.

Advantages of tenants for having a unit in this project:

- a. Unique amenities at the 8th floor such as the pool area, function room, fitness center, tutorial rooms, and a reading lounge/library
- b. Proximity to Binondo commercial/business district, malls, offices, churches, hospital, schools, and other necessities
- c. Separate title per unit
- d. Most of units will have provision for a maid's room and a utility area for washing and drying.
- e. The Oxford Parksuites 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.



REALS ALLIED AND PARTNERSHIP COMPANY

Room 203, J & L Building, Juan Luna Avenue, Mabolo Cebu City

Telephone: (032) 266-9356 | (032) 580-8304 Mobile: +639328652976 | 09154529931