



# Field

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## RESIDENCES

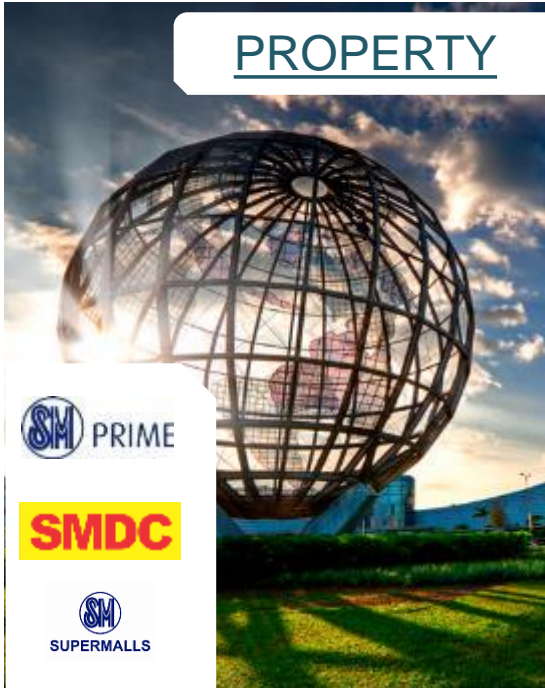
**SUCAT, PARAÑAQUE CITY**

Project Briefing as of April 2024

**SMD C**



## PROPERTY



## BANKING



## RETAIL



*SM Prime and SMIC: The First Two Philippine Companies to breach  
PHP 1 Trillion in Market Capitalization*



# Group Company Rankings

## Philippine Conglomerates

Market Cap (USD bn)

<b>SMIC</b>	<b>21.9</b>
Ayala Corp	11.3
JG Summit	9.2
SMC	7.9
Aboitiz Equity	6.6
GT Capital	3.7
LT Group	3.1
DMCI	2.9
Metro Pacific	2.9
Alliance Global	2.7

Source: Bloomberg;  
Figures as of Feb. 28, 2019

## Philippine Retailers

FY 2017 Total Sales (USD mn)

<b>SM Retail</b>	<b>5,779</b>
Puregold	2,493
Robinsons	2,307

## Philippine Retailers

2017 Store Count

<b>SM Retail</b>	<b>2,302</b>
Puregold	372
Robinsons	1,718

Source: Company Information end-2017

## Philippine Banks

Total Resources (USD bn)

<b>BDO</b>	<b>53.5</b>
Metrobank	39.6
BPI	36.3
Landbank	33.0
PNB	16.8
<b>China Bank</b>	<b>15.1</b>
Security Bank	13.6
UBP	11.8
DBP	11.8
RCBC	11.4

Source: Company Information, 9M 2018

## Property Developers

Market Cap (USD bn)

<b>SMPH</b>	<b>21.4</b>
Ayala Land	12.5
Megaworld	3.2
Robinsons Land	2.4
Vistaland	1.8
Double Dragon	1.0
Filinvest	0.7

Source: Bloomberg;  
Figures as of February 28, 2019



**MALLS**



**OFFICES**



**RESIDENCES**



**HOTELS AND  
CONVENTION CENTERS**





# 1<sup>st</sup> Philippine Property Company to breach **PHP 1 Trillion** in Market Capitalization



# The Vision



*"I want the Philippines to be a nation of homeowners..."*

*I want everybody to be affluent so we will have a better life, primarily with a roof on our heads and a good, clean environment to live in.*

*The environment plays a big role in your present and future because it shapes you."*

Henry T. Sy, Jr.  
SMDC Chairman

**SMDC**

SM Development Corporation commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its residents access to a truly cosmopolitan lifestyle.



In just 12 Years:

Launched over  
**43 Projects**

Sold over  
**150,000 units**

And delivered over  
**60,000 units**



**SMDC**

# Keys to Success

Prime Locations



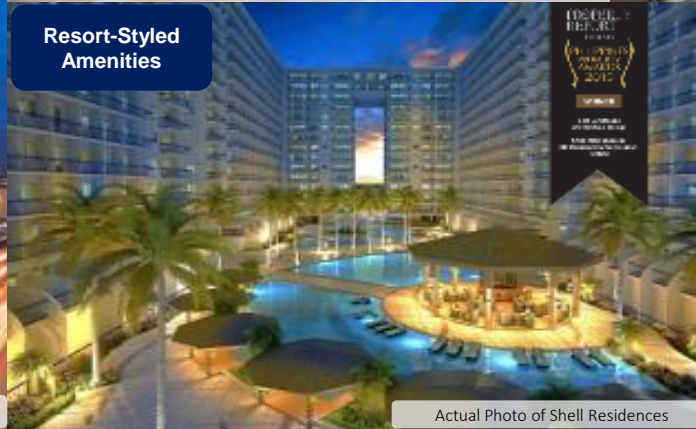
Integration of Residential Condos to SM Malls



Hotel-Like Lobbies



Resort-Styled Amenities



Professional Property Management







Prime Locations  
with access to  
Transport Hubs

Landmarks	KM
SM City Sucat	200 m
C5 Road Extension	200 m
Olivarez College	400 m
LRT Extension – DR A Santos Station	500 m
Premiere Medical Center	800 m
Sanctuario de San Ezekiel Moreno Church	1.60km
NAIA	3 km
Paranaque City Hall	3.30 km
Entertainment City	4.50 km
Mall of Asia	5 km
National Shrine of Our Lady of Perpetual Help	5.6 km
Makati City	8 km



# LRT Extension Project Update – January 2024



[https://ppp.gov.ph/ppp\\_projects/lrt-line-1-south-extension-and-operation-maintenance/?wppa-occur=1&wppa-cover=0&wppa-album=89&wppa-photo=1209](https://ppp.gov.ph/ppp_projects/lrt-line-1-south-extension-and-operation-maintenance/?wppa-occur=1&wppa-cover=0&wppa-album=89&wppa-photo=1209)



The current LRT Line 1 will be extended starting from its existing Baclaran Station to the future Niog Station in Bacoor, Cavite (approx 11.7 KM). The extension project is expected to be completed by the 3<sup>rd</sup> quarter of 2024.



## LRT Extension Project Update – January 2024



*Transportation Secretary Arthur P. Tugade and Metro Pacific Investments Corp. Chairman Manuel V. Pangilinan led the ceremony on Tuesday for the start of construction works for the Light Rail Transit Line 1 (LRT-1) Cavite extension. Also in photo (left to right) are Transportation Undersecretary Timothy John R. Batan, Light Rail Manila Corp. President and CEO Juan Felipe A. Alfonso, Light Rail Transit Authority Administrator Reynaldo I. Berroya, Public Works and Highways Secretary Mark A. Villar and representatives from the project's contractors. — DENISE A. VALDEZ*

<https://www.bworldonline.com/construction-of-lrt-1-cavite-extension-gets-under-way-partial-operations-by-2021/>



## Integration of Residential Condos to SM Malls

### Mall Demographics

- Daily Mall Foot Traffic: 45,000 – 50,000
- Daily Vehicle Count: 7,000 - 8000
- Basket Size: P1000 / Customer
- Top 1 Factor: Go to SM Sucat for Dining & Entertainment

### Mall Features:

- Number of shops: 250+
- Number of Dining Options: 40+
- 4 SM Cinemas
- SM Store
- SM Appliance
- Hypermarket / SM Foodcourt

### Accessibility:

- Transport Terminals: Jeepney / Tricycle, Taxi and UV Express Bay
- Major Access Roads: Dr. A Santos Rd., (Sucat Hi-way) C5 Road Extension, SLEX

## Right Behind SM City Sucat





**Actual Photo, Field Residences Lobby**



**Actual Photo,  
Field Residences Swimming Pools**

*"For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer."*





- Enclosed clubhouse and poolside area for Events and Functions
- Kiddie pools
- Adult Pools
- Open playfield
- Picnic Area
- Basketball Court
- Badminton Court
- Jogging Trail



**Actual Photo,  
Field Residences Swimming Pools**



- Quality Customer Service
- Stringent Safety and Security
- First Rate Facility Management
  - Spotless Cleanliness
  - Transparent Transaction

**GREENMIST**  
PROPERTY MANAGEMENT CORP.







## SMDC GOOD STAYS

### SERVICES OFFERED

**Long-Term Lease  
Enrollment  
Package**

Basic & Premium

**Daily Lease  
Enrollment  
Package**

Key Areas

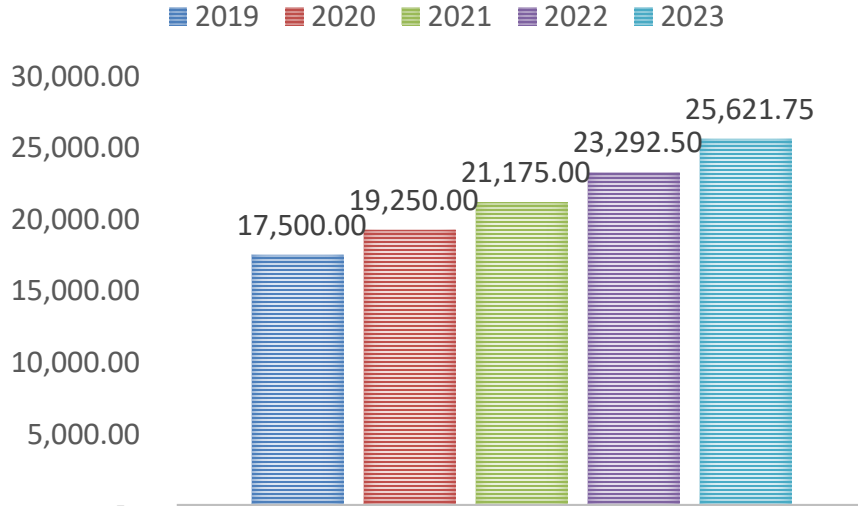
**Tenancy  
Management**

Cleaning, Repair,  
Maintenance, &  
Messengerial Services

**Unit Furnishing  
Package**

Partnership with Our  
Home, SM Home, SM  
Appliance, & Ace  
Hardware

## RENTAL INCOME OPPORTUNITIES




## Tourist Arrivals to the Philippines, FY 2018

(Volume in Thousand)

Top 10	2015	2016	2017	2018
Korea	1,340	1,475	1,608	1,588
China	491	676	968	1,255
USA	779	869	958	1,034
Japan	496	535	584	632
Australia	241	251	259	280
Taiwan	156	176	201	241
Canada	178	229	237	226
UK	155	173	183	201
Singapore	181	176	169	172
Malaysia	156	139	144	145
<b>Total</b>	<b>5,361</b>	<b>5,967</b>	<b>6,621</b>	<b>7,128</b>

Ranking based on FY 2018 performance


Source: Department of Tourism



1BR with Balcony at Field Residences behind SM Sucat.

**P 20,000**  
/Month  
28 sqm.


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1BR Fully Furnished Condo with Balcony at SM Field Residences

**P 17,000**  
/Month  
28 sqm.

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Fully Furnished 1 Bedroom with Balcony in Field Residences

**P 16,000**  
/Month  
28 sqm.

<https://rentpad.com.ph/places/field-residences/e8271612>

# REASONS TO INVEST



SUCAT, PARAÑAQUE CITY

**BUILDING 9 and 10**

## Why invest in FIELD Residences?

- Prime Location
- Completeness / Convenience
- Beside an SM Mall / Lifestyle Shopping Center
- Proximity to Transport Hubs  
(Land / Sea – Manila Bay Ferry / Air)
- Multiple Amenities = Better Quality Time with the Family
- Vastness / Bigness of a gated community
- Great Investment – Maximum return of your property investment





SUCAT, PARAÑAQUE CITY

**Target Market: Primary**  
**End Users / Achiever. Career-oriented.**

**Who are they:**

Corporate executives and Business owners working near the Airport (logistics or airline industries), Pasay City, Entertainment / Bay Area and Makati CBDs who have the financial capacity and are looking for a home near their places of work. They are highly successful people in their own field and are well travelled both for leisure and work. They can also be a family member, relatives or friends of a happy FIELD Residences unit owner.



**Target Market: Secondary**  
**Investors**

**Who are they:**

Capitalist / Entrepreneur who are looking into earning passive income by purchasing a condominium unit. Knows the value of capital appreciation in this aggressive market.





# *TECHNICAL DETAILS*



SUCAT, PARAÑAQUE CITY



FIELD Tower 9 & 10

*"For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer."*

# Project Details

- Mobilization Date : Q3 2019
- Turnover Date : July 31, 2024  
ETD July 2024
- Total # of Floors : **12 Levels (Physical)**
  - : 3<sup>rd</sup>-15<sup>th</sup> Floor (no 4<sup>th</sup>,12<sup>th</sup>,13<sup>th</sup>)
  - : 2<sup>nd</sup> Level (opening on lobby)
  - : 1 Ground Floor/Lobby
- Number of Units : 604 units
  - Building 9 : 314
  - Building 10 : 290

Parking Slots are Available in Parking Building



Field Residence Building 9 and 10 Perspective

Unit Type	Average Size	Number of Units
1 Bedroom	24.80 - 26.40	566
1 Bedroom Unit w/ Balcony (GF)	24.80 - 30.80	38
<b>Grand Total</b>	<b>25.61</b>	<b>604</b>


Developed with vast open spaces to exude the experience of an urban sanctuary, **Field Residences** promotes a well-balanced lifestyle with an offering of amenities including lap pools, open playing fields, gardens, recreation halls, and conference rooms.





"For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer."





# Field Residences SDP Amenity Legend


- 


Amenity Area
- 


Open Field
- 


Children's
- 


Playground  
Club House
- 

Picnic Areas
- 

Grocery & Shopping
- 

Basketball Court
- 

Jogging Trails
- 

Lobbies
- 

Badminton Court

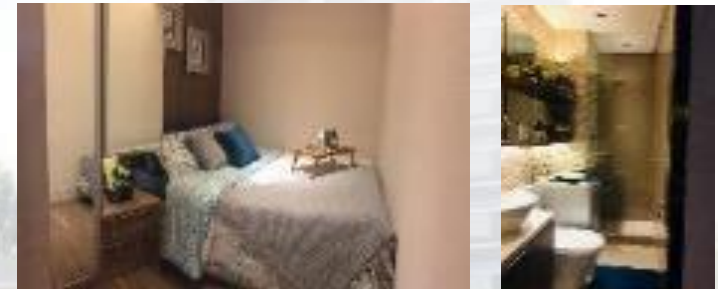


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# Building & Unit Features

- Lobby and reception area
- 24/7 CCTV cameras for each elevator, hallway, lift lobbies and main lobby
- Mailroom
- High-speed elevators
- 100% Back up in common areas
- Property Management Services
- GF height at 3.30m, 2.40m hallway ceiling height

- 1BR unit partition configuration
- Split Type Aircon Provision
- Power Back Up per Unit (2 Convenience Outlets + 1 Light)
- CATV and Telephone Provision



# Field Building 9 and 10 Elevation Chart



3-12<sup>th</sup> Typical Floor

2<sup>nd</sup> Floor

Ground Floor Lobby

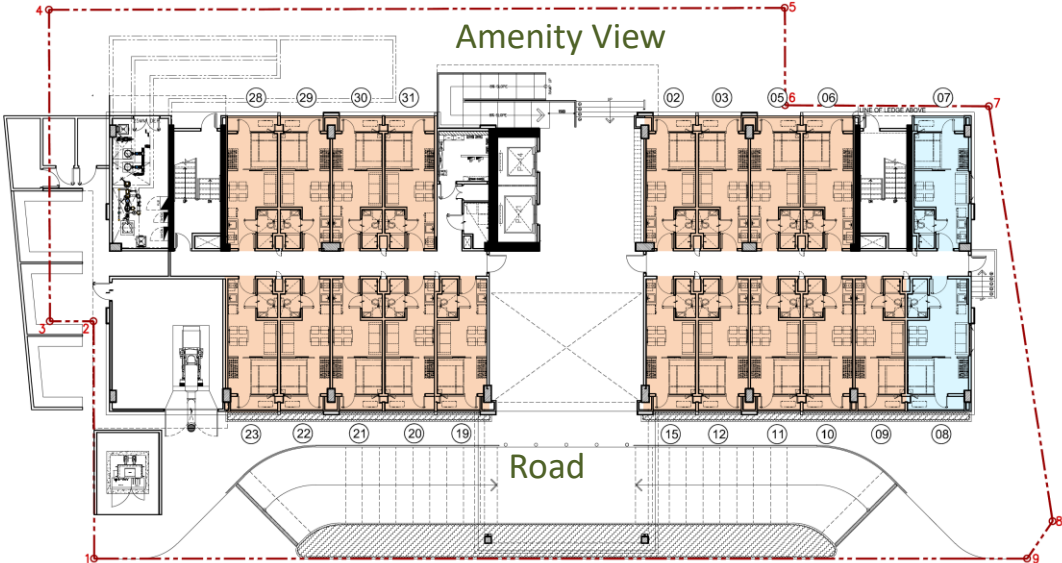
\*Field Residences Building Ranges from 10-12 levels per Building

*"For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer."*

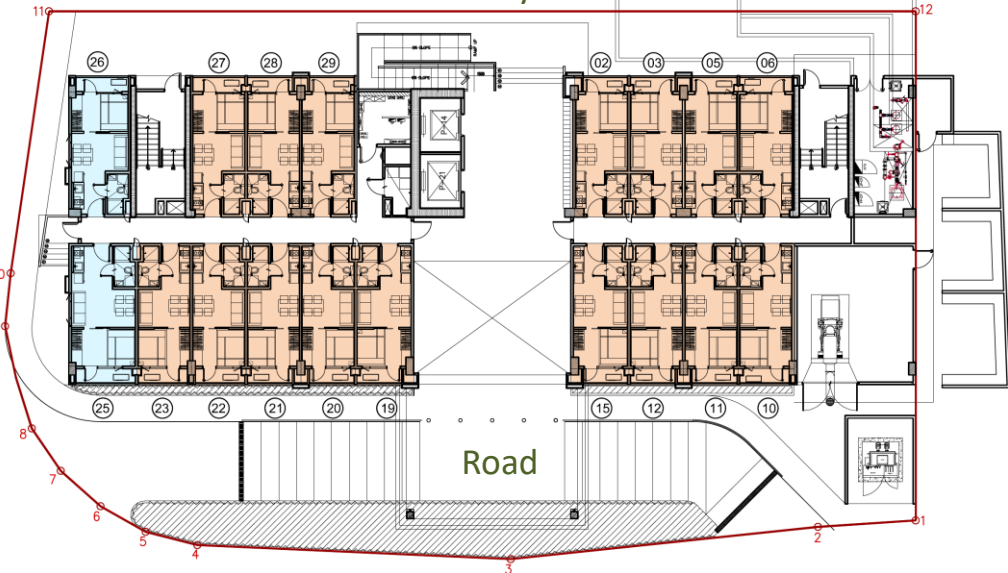


# Ground Floor

Field 9  
20 units



Amenity View

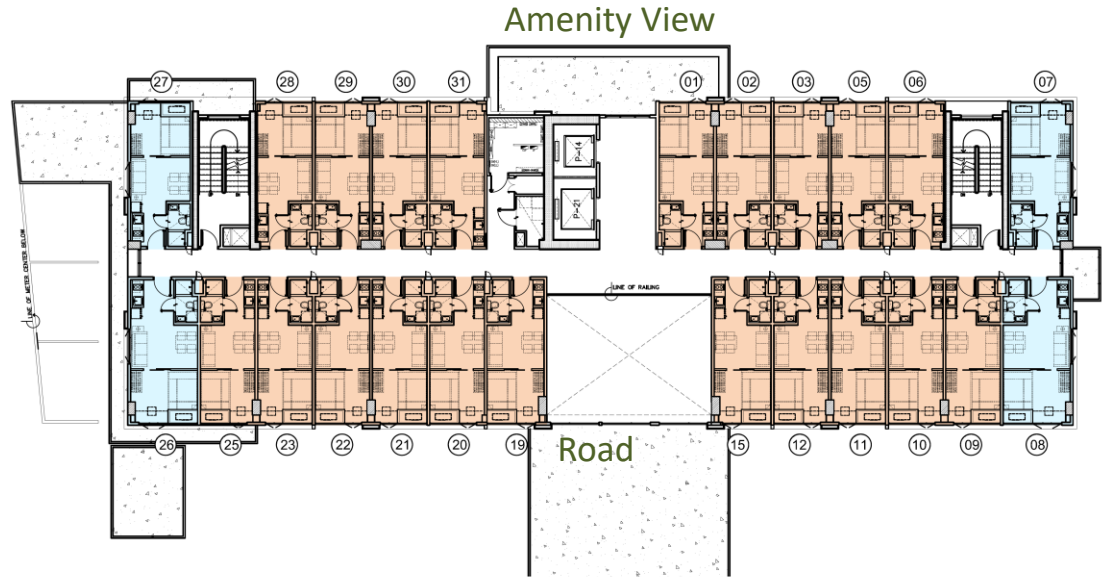


Field 10  
18 units

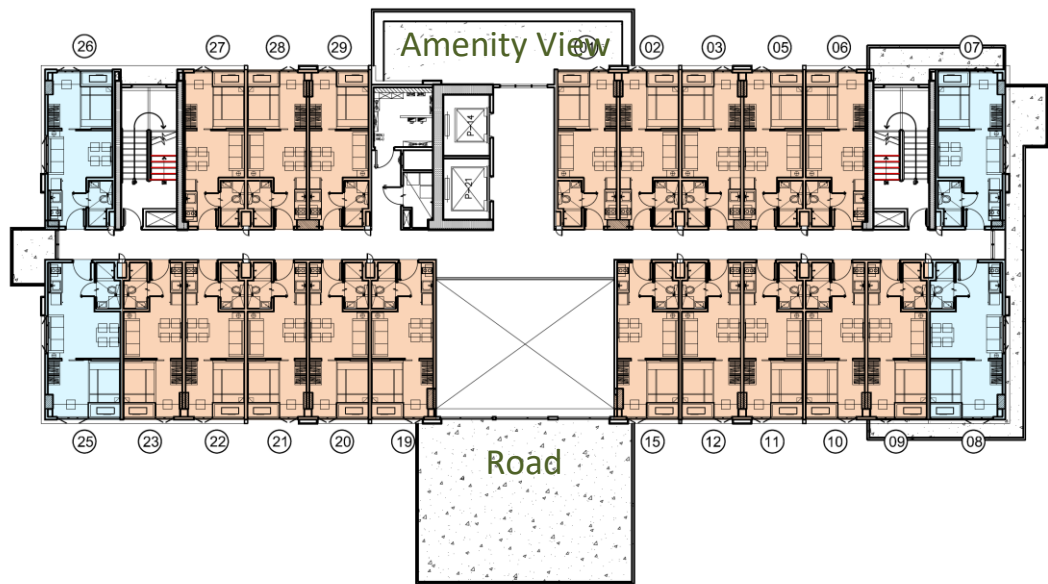
\* For presentation purposes only. Plans and details subject to change without prior notice

# Second Floor

Field 9  
24 Units



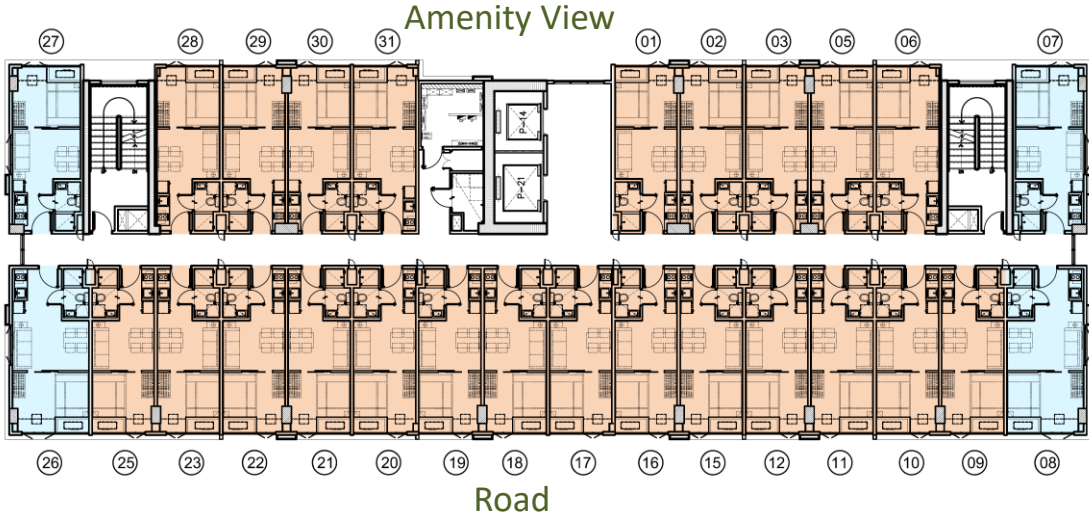
Field 10  
22 Units



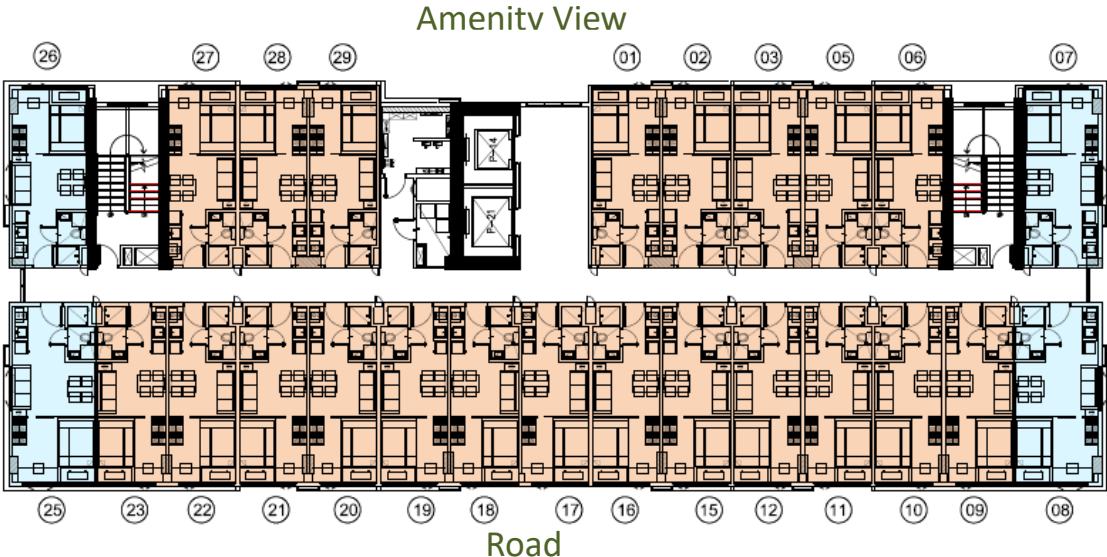
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# Typical Floor (3<sup>rd</sup> to 15<sup>th</sup> Floor)

Field 9  
27 Units



Field 10  
25 Units



\* For presentation purposes only. Plans and details subject to change without prior notice



# Field Building 9 and 10: 1 BR Unit



24.80 sqm



24.80 sqm  
Ground Floor Only



30.80 sqm

**Complete and Compact, 1BR offering**  
*gives adequate space for empowered  
individuals and professionals*

# Field Building 9 and 10: Unit Breakdown

UNIT TYPE	NO. OF UNITS	MIN. UNIT AREA	MIN. UNIT PRICE	MAX UNIT AREA	MAX UNIT PRICE
1-BEDROOM	478	24.8	4,469,000.00	26.4	5,401,000.00
1BR WITH BALCONY	34	24.8	4,467,000.00	26.4	5,289,000.00
1BR END UNIT	88	28	5,833,000.00	30.8	6,046,000.00
1BR END UNIT WITH BALCONY	4	28	5,830,000.00	30.8	5,912,000.00



24.80 sqm

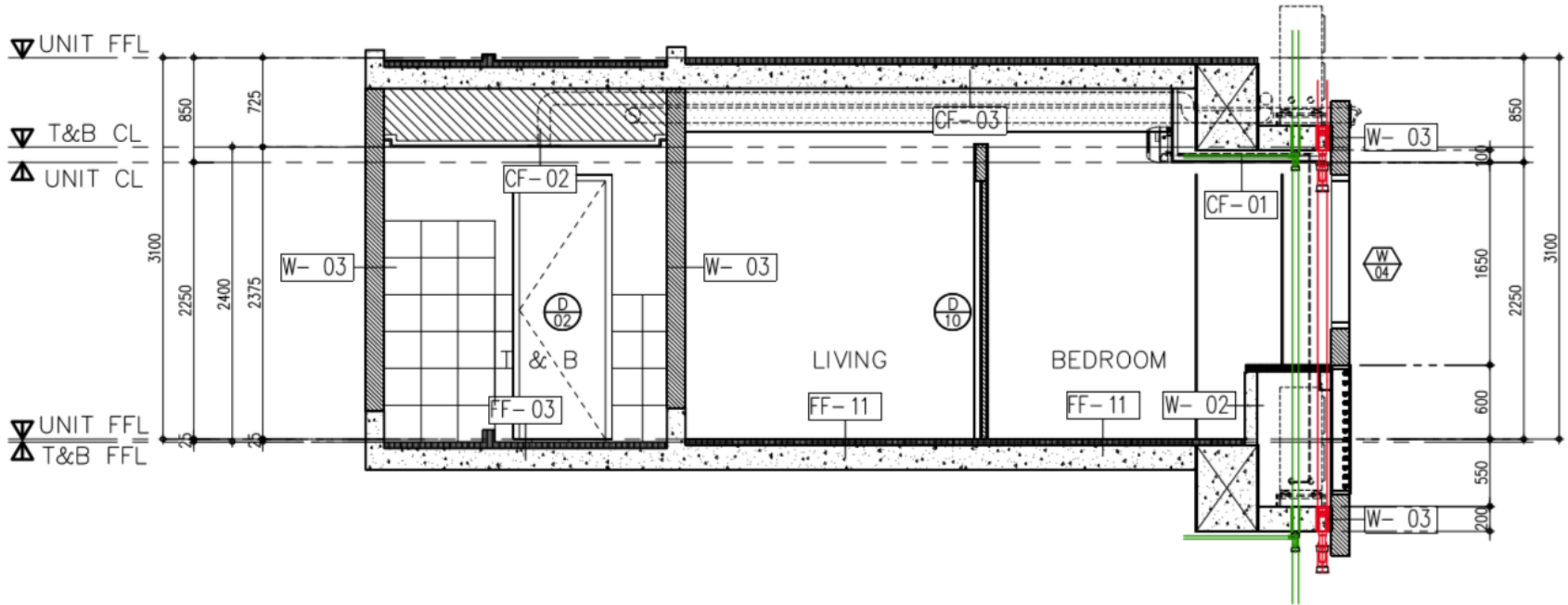


24.80 sqm



30.80 sqm

# Field Building 9 and 10: 1 BR Unit





# Specifications

## ROOM PARTITION:

- CHB Wall and Dry Wall in Plain Cement Finish
- Laminated low wall partition

## TOILET PARTITION: CHB Wall Plastered Plain Cement Finish

## FLOOR FINISHES:

- 60x60cm Homogenous tiles for Living, Dining, Bedroom, & Hallway
- 30x30cm Ceramic Tiles for Toilet and Shower Area and Balcony

## BALCONY: Coated Steel Railings

## WALL FINISHES:

- Painted Finish for Living, **Dining** and Bedroom with refrigerant pipe provision for split type Aircon
- Painted Finish w/ Baseboard for Hallway
- Ceramic Tiles at 1.8m for Shower Area & 1.2m tile height on Toilet Area

## CEILING FINISH:

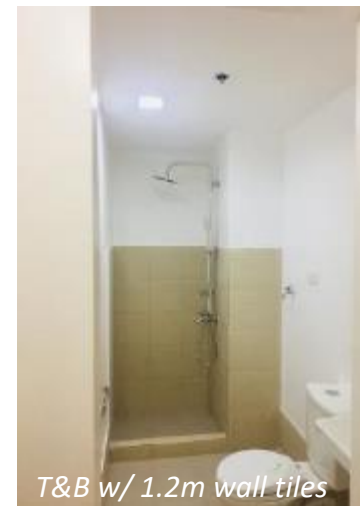
- Concrete slab in painted finish for Living, Dining and Sleeping area
- Painted Finish Gypsum Board Ceiling for T&B & Foyer

## KITCHEN:

- Granite Kitchen Countertop over Modular Base Cabinet

## TOILET & BATH FIXTURES:

- Wood Laminated Door and Frame for Toilet and Bath door
- Ceramic Water closet with accessories including facial mirror
- Ceramic Lavatory
- Rain Shower Set



# Actual Photos Field 9 and 10 *as of July 2022*



D Tower 9 & 10



# Frequently Asked Questions

## Where is Field Building 9 and 10 located?

Field 9 and 10 is located in the premium mid-rise development Field Residences located along Dr. A. Santos Avenue, Barangay San Dionisio, Paranaque City. It is adjacent to SM City Sucat in Paranaque.

## Is there flooding in the area?

The area is not prone to flooding. The LGU has already fixed the problem by providing proper sewage system and creek.

## Does the area experience heavy traffic?

Area is not congested and ideal for living as it is highly accessible. New access such as NAIA EX and C5 extension makes commute to the project easy.

## What are the corridor dimensions in the project?

Corridor	
Hallway Width	+1.5 meters
Hallway Floor to Ceiling Height	+2.4 meters

## How much is the condo dues for the development?

Current Rate of Association Dues for the Project is under Php 81 pesos for units and Php 17 pesos per sqm for parking.

## What is the allowable AC Capacity?

1-1.5 HP Aircon

## Where are the parking located?

Parking of Field Residences are located in the lower ground floor of some buildings and parking building. There are also parking for lease in the development located in the open parking on the perimeter of the development.





**SUCAT, PARAÑAQUE CITY**

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**Asst. Project Director**

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**Thank you!**

*D Tower 9 & 10*