

**SMDC**

JOY

RESIDENCES

 CITY BALIWAG, BULACAN

# THE JOY OF A NEW LIFE

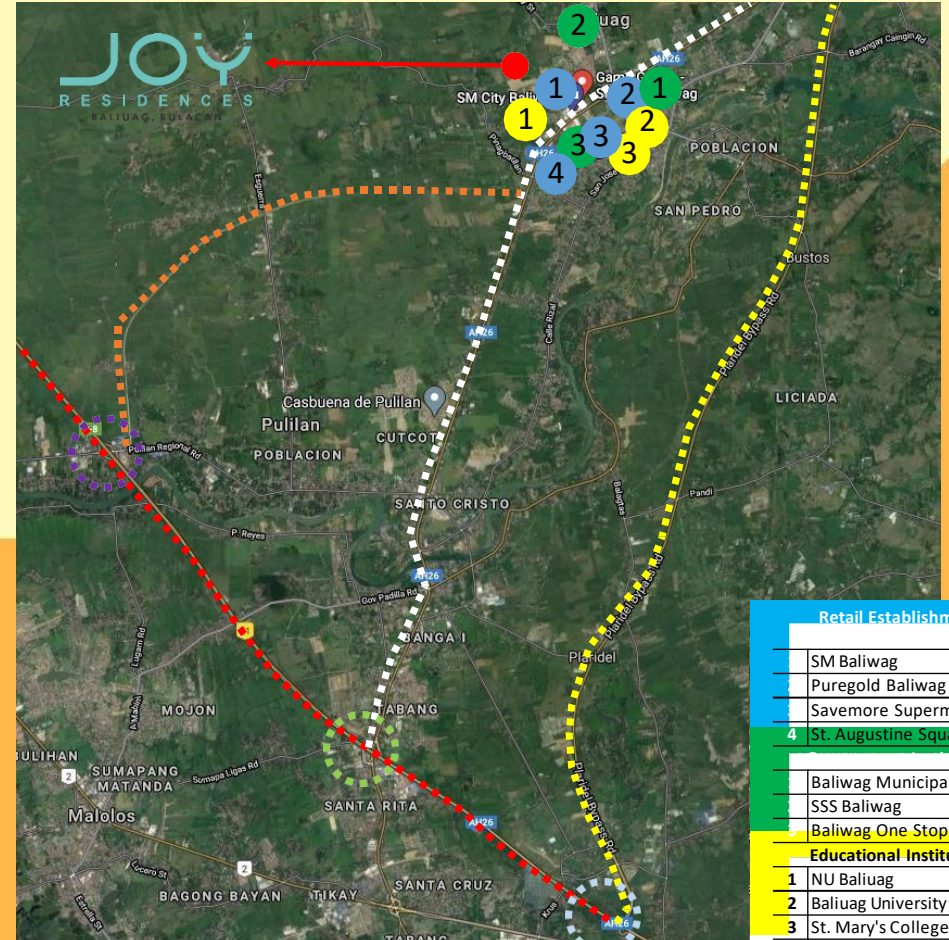
Set in a 5-hectare prime real estate within SM City Baliwag lifestyle district, *Joy Residences* is an investment that will have you jumping for JOY, as it offers a suburban garden community that promises an upgraded lifestyle of comfort and convenience with endless shopping, dining, entertainment and educational options.

*Joy Residences* is the safest and newest trend of modern living in Baliwag, Bulacan.





# LOCATION



Retail Establishments	Distance
SM Baliwag	100m
Puregold Baliwag	950m
Savemore Supermarket	2km
4 St. Augustine Square	800m
Baliwag Municipal Hall	2.5km
SSS Baliwag	1.3km
Baliwag One Stop Shop	300m
Educational Institutions	
1 NU Baliuag	100m
2 Baliuag University	1.9km
3 St. Mary's College	1.7km

*\*Distance from Joy Residences*

**NLEX Interchanges**

- Pulilan Exit
- Sta. Rita Exit
- Balagtas Exit

**Major Road Networks**

- Plaridel-Balagtas Bypass Road
- North Luzon Expressway
- Pan-Philippine Highway
- Pulilan-Baliuag Bypass Road

# INFRASTRUCTURE DEVELOPMENTS



SKY WAY STAGE 3

South – Nagtahan – Sta Mesa –  
Quezon Ave – A Bonifacio –  
Balintawak



BULACAN  
INTERNATIONAL AIRPORT

2,500 hectares in Bulacan,  
Bulacan  
4 Runways  
100M passengers yearly



METRO MANILA RAIL TRANSIT  
SYSTEM LINE 7 (MRT-7)

33 hectare property in Bulacan  
North Ave QC – San Jose Del  
Monte



# PLACES OF INTERESTS/ QUICK FACTS

Landmarks	KM
SM City Baliwag	100 m
SM Central Terminal	300 m
NU Baliwag	300 m
Baliwag Water District	1 km
Allied Care Experts Medical Center	1 km
Baliwag University	1.4 km
Baliwag Transit Terminal	1.4 km
Baliwag Municipal Hall	2.5 km
San Agustin Church	2.8 km
Our Lady of Mount Carmel	2.8 km





# INFRASTRUCTURE DEVELOPMENTS





# INFRASTRUCTURE DEVELOPMENTS





# INFRASTRUCTURE DEVELOPMENTS





# INFRASTRUCTURE DEVELOPMENTS



*as of April 2021*



## Plaridel By-Pass, Phase III

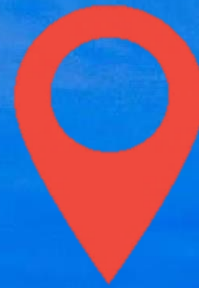
Description: Widening of 24.61 km bypass road from 2 lane to 4 lane including 12 bridges, drainage facilities, and slope stabilization works.

Indicative Cost: P5.26 B (\$105.2M)

Schedule: 2018-2021

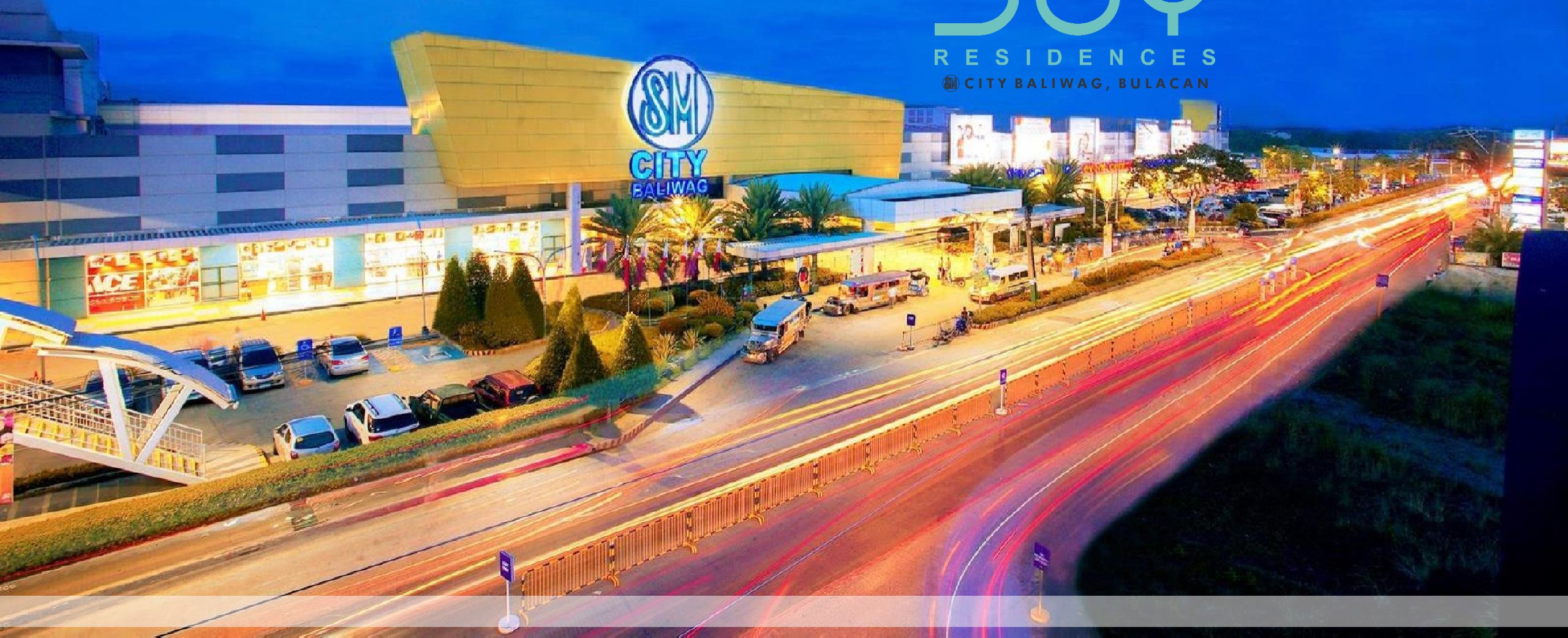


SM CITY BALIWAG  
NATIONAL UNIVERSITY - BALIWAG  
SM BALIWAG CENTRAL TERMINAL  
JOY RESIDENCES



**SMDC**

**JOY**  
RESIDENCES  
SM CITY BALIWAG, BULACAN





# SM CITY BALIWAG COMPLEX





# NATIONAL UNIVERSITY - BALIWAG





# PROJECT OVERVIEW



<b>Owner/ Developer</b>	<b>SM Prime Holdings, Inc.</b>
<b>Location</b>	<b>Brgy. Pagala, Baliuag, Bulacan</b>
<b>Land Area</b>	<b>5.3 has</b>
<b>Product Type</b>	<b>Medium-Rise Building</b>
<b>Number of Residential Buildings</b>	<b>15 buildings Ph1 – 8 Buildings Ph2 - 7 Buildings</b>
<b>Number of Residential Floors</b>	<b>4 floors (all buildings)</b>
<b>Number of Residential Units</b>	<b>2,823 units Ph1 - 1,458 units Ph2 - 1,365 units</b>
<b>Unit Mix &amp; Type</b>	<b>96% 1 Bedroom 3% Studio End 1% Studio</b>
<b>Parking Slots</b>	<b>476 slots Ph 1 – 246 Ph 2 - 230</b>
<b>Features and Amenities</b>	<b>Gazebo/Pavilion, Covered Basketball Court, Linear Parks, Children's Playground, Swimming Pools, Clubhouse</b>





# PROJECT OVERVIEW



## Breakdown of Units (Phase 1)

- Building A - 140 units
- Buildings F & L - 184 units
- Buildings G & J - 200 units
- Building H - 199 units
- Building I - 168 units
- Building K - 183 units

## No. of Units per Unit Type (Phase 1)

- 1BR - 1,391 units
- Studio - 12 units
- Studio End - 55 units

**Total No. of Parking Slots:** 246 slots

**Project Launch Date:** August 2021

**Project Completion Date:**

- February 2025 - Bldgs A, J, K, L
- July 2025 - Bldgs F, G, H, I



# PROJECT OVERVIEW



## Breakdown of Units (Phase 2)

- Buildings B & N - 199 units
- Buildings C, M & O - 200 units
- Building D - 184 units
- Building E - 183 units

## No. of Units per Unit Type (Phase 2)

- 1BR - 1,308 units
- Studio - 8 units
- Studio End - 49 units

**Total No. of Parking Slots: 230**

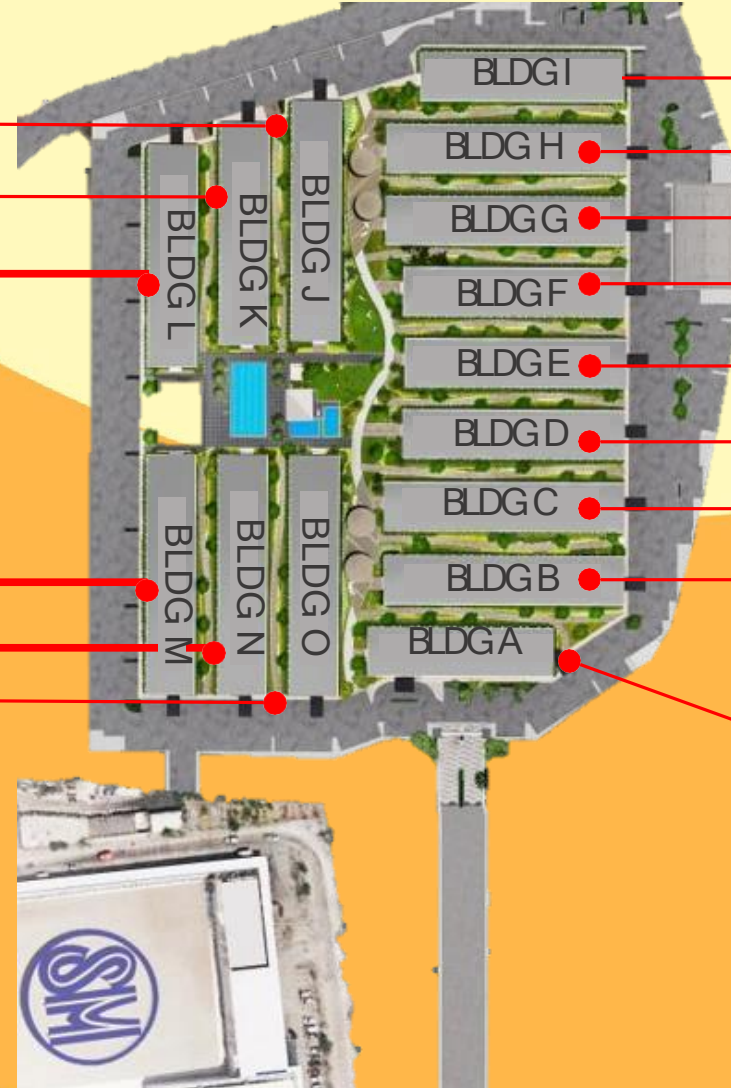
**Project Launch Date: April 2022 (Phase 2)**

**Project Completion Date:**

- July 2026 - Buildings B, C, D, E, M, N, O



# SITE DEVELOPMENT PLAN



**PHASE 1**

Building J  
Building K  
Building L

**PHASE 1**

Building I  
Building H  
Building G  
Building F

**PHASE 2**

Building E  
Building D  
Building C  
Building B

**PHASE 2**

Building M  
Building N  
Building O

**PHASE 1**

Building A





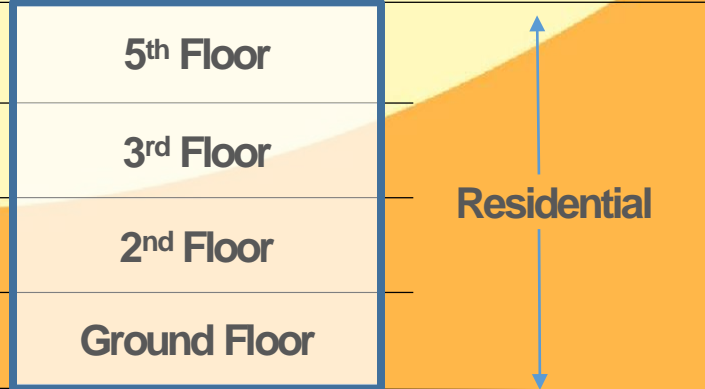
# UNIT DELIVERABLES

TYPICAL UNIT FINISHES	
<b>WALL FINISH</b>	Bedroom: Semi-gloss paint finish Living/Dining/Kitchen: Semi-gloss paint finish T&B: Semi-gloss paint finish with 1.2m-high tiles on shower area and tiled baseboard
<b>FLOOR FINISH</b>	Ceramic tiles
<b>DOORS</b>	Bedroom: Laminated Wood Door T&B: PVC Door Main: Laminated Wood Door
<b>WINDOWS</b>	Aluminum Casement Window
<b>TOILET &amp; BATH</b>	Water closet, lavatory, soap holder, tissue holder and shower assembly fixtures
<b>KITCHEN</b>	Polished tiles on concrete kitchen countertop with base cabinets





# BUILDING CHART





# BUILDING A DETAILS



- 140 residential units
  - Ground Floor - 26 units
  - 2<sup>nd</sup> - 5<sup>th</sup> Floor - 38 units per floor

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 25.96	132
Studio End	23.51	6
Studio	17.63 to 18.21	2
TOTAL		140



# BUILDING B

## DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	192
Studio End	23.51	7
TOTAL		199

- 199 residential units
  - Ground Floor - 49 units
  - 2<sup>nd</sup> - 5<sup>th</sup> Floor - 50 units per floor



# BUILDING C

## DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	191
Studio End	23.51	7
Studio Unit	17.63 to 18.21	2
TOTAL		200

- 200 residential units
  - GF - 5<sup>th</sup> Floor - 50 units per floor

# BUILDING D DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	175
Studio End	23.51	7
Studio Unit	17.63 to 18.21	2
TOTAL		184

- 184 residential units
  - GF - 5<sup>th</sup> Floor - 46 units per floor



# BUILDING E

## DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	176
Studio End	23.51	7
TOTAL		183

- 183 residential units
  - Ground Floor - 45 units
  - 2<sup>nd</sup> - 5<sup>th</sup> Floor - 46 units per floor

# BUILDING F

## DETAILS



- 184 residential units
  - GF - 5<sup>th</sup> Floor - 46 units per floor

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	175
Studio End	23.51	7
Studio	17.63 to 18.21	2
TOTAL		184



# BUILDING G

## DETAILS



- 184 residential units
  - GF - 5<sup>th</sup> Floor - 50 units per floor

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	191
Studio End	23.51	7
Studio	17.63 to 18.21	2
TOTAL		200

# BUILDING H DETAILS



- 199 residential units
  - Ground Floor - 49 units
  - 2<sup>nd</sup> - 5<sup>th</sup> Floor - 50 units per floor

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	192
Studio End	23.51	7
TOTAL		199



# BUILDING I DETAILS



- 168 residential units
  - GF - 5<sup>th</sup> Floor - 42 units per floor

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 25.96	159
Studio End	23.51	7
Studio	17.63 to 18.21	2
TOTAL		168

# BUILDING J

## DETAILS



- 200 residential units
  - GF - 5<sup>th</sup> Floor - 50 units per floor

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 25.96	191
Studio End	23.51	7
Studio	17.63 to 18.21	2
TOTAL		200



# BUILDING K DETAILS



- 183 residential units
  - Ground Floor - 45 units
  - 2<sup>nd</sup> - 5<sup>th</sup> Floor - 46 units per floor

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	176
Studio End	23.51	7
TOTAL		183

# BUILDING L DETAILS



- 184 residential units
  - GF - 5<sup>th</sup> Floor - 46 units per floor

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 25.96	175
Studio End	23.51	7
Studio	17.63 to 18.21	2
TOTAL		184



# BUILDING M DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	191
Studio End	23.51	7
Studio	17.63 to 18.21	2
TOTAL		200

- 200 residential units
  - GF - 5<sup>th</sup> Floor - 50 units per floor

# BUILDING N DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	192
Studio End	23.51	7
TOTAL		199

- 199 residential units
  - Ground Floor - 49 units
  - 2<sup>nd</sup> - 5<sup>th</sup> Floor - 50 units per floor



# BUILDING 0 DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	191
Studio End	23.51	7
Studio	17.63 to 18.21	2
TOTAL		200

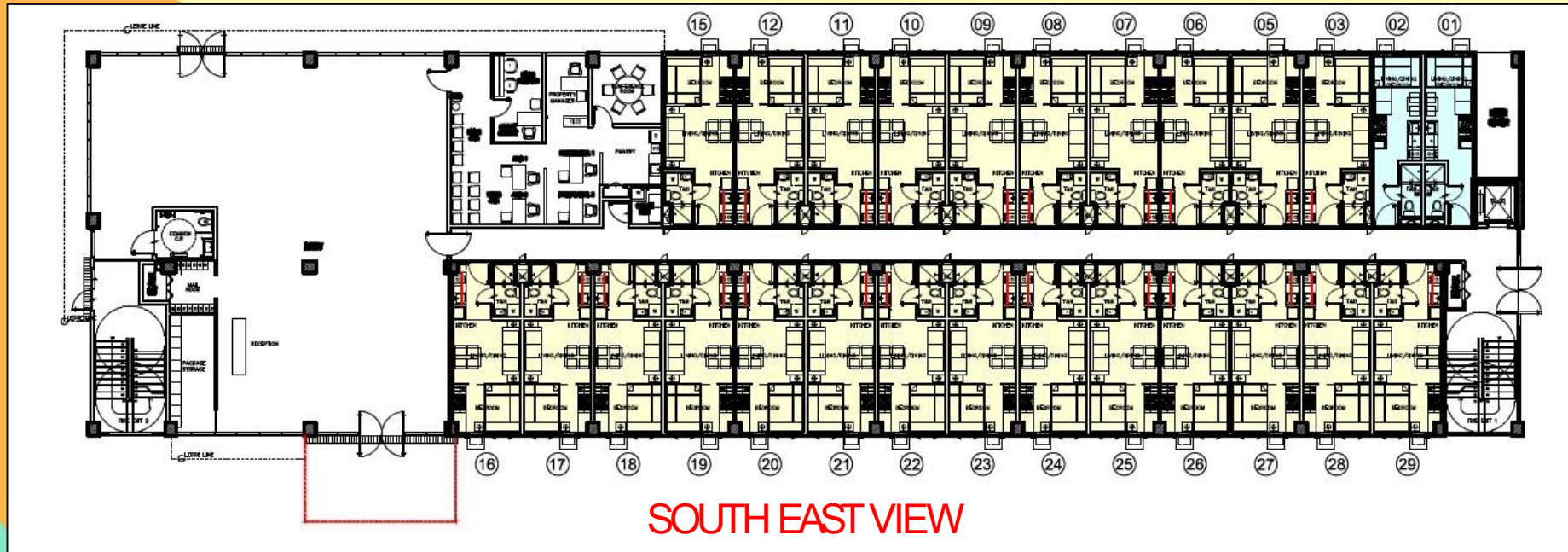
- 200 residential units
  - GF - 5<sup>th</sup> Floor - 50 units per floor

# FLOOR PLANS & UNIT LAYOUTS



# FLOOR PLANS – BUILDING A

LINEAR PARK VIEW



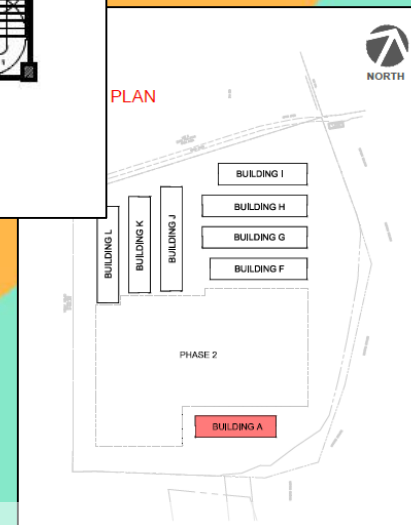
SOUTH EAST VIEW

**Ground Floor**

**LEGENDS:**

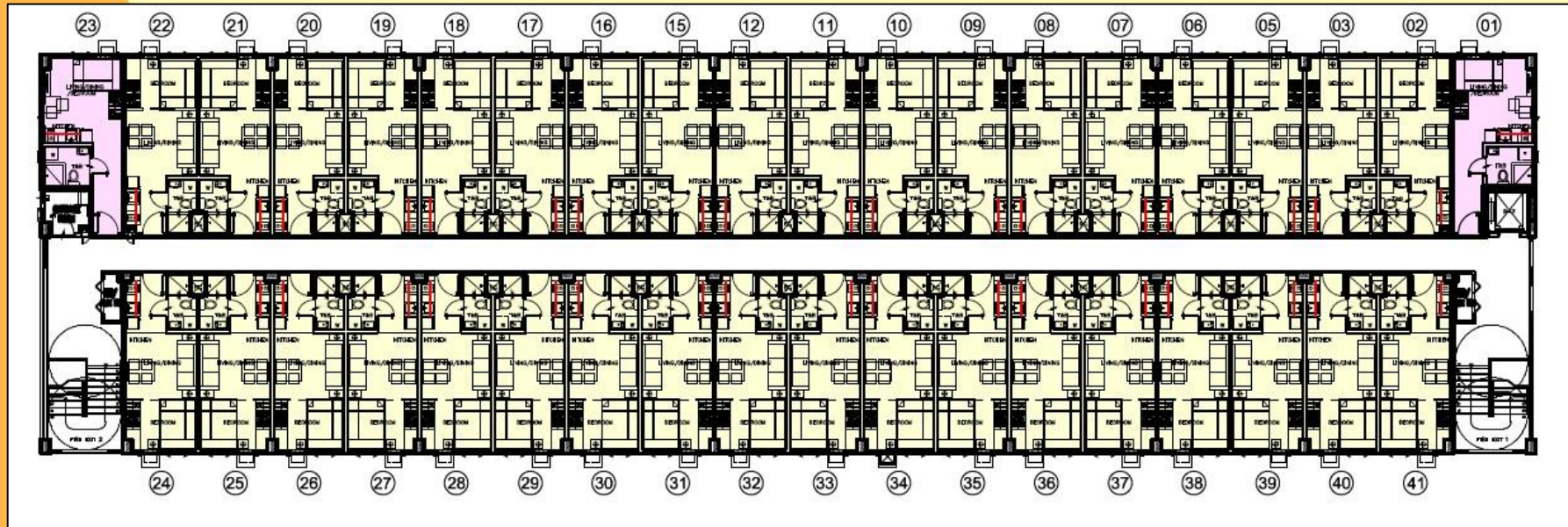
- STUDIO UNIT
- 1 BEDROOM UNIT

PLAN



# FLOOR PLANS – BUILDING A

LINEAR PARK VIEW

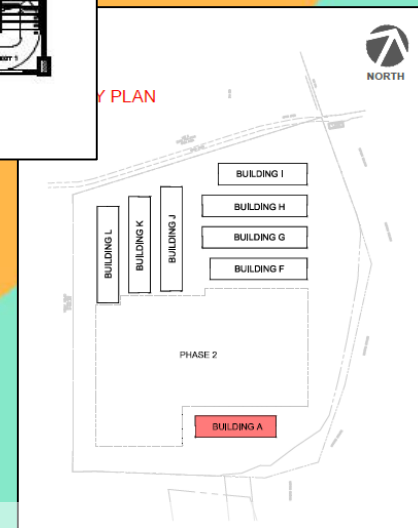


SOUTH EAST VIEW

2<sup>nd</sup> to 5<sup>th</sup> Floor

LEGENDS:

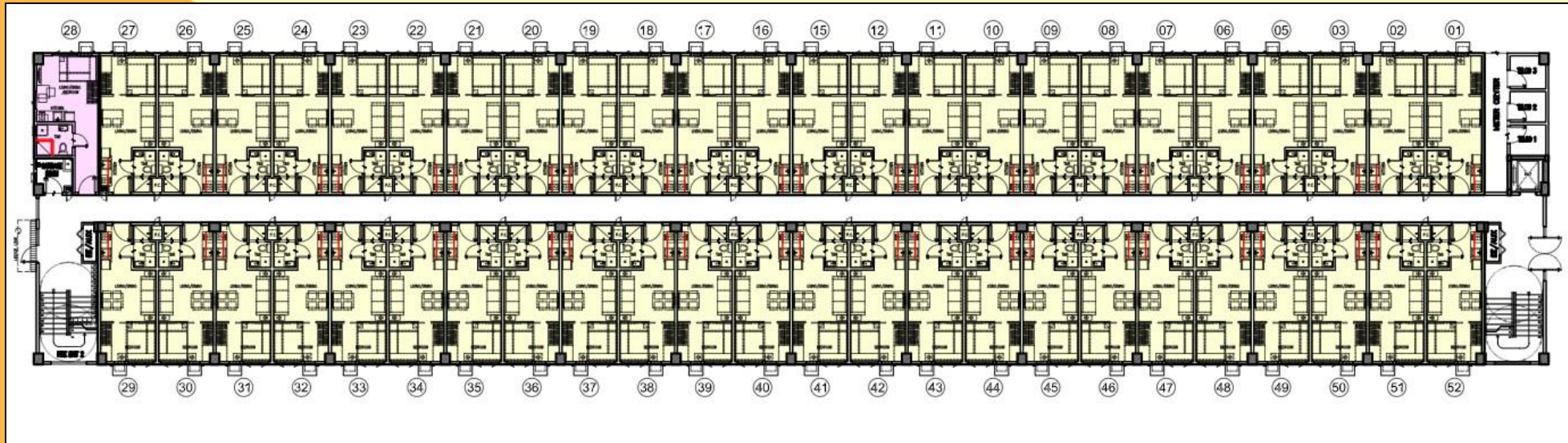
- STUDIO END UNIT
- 1 BEDROOM UNIT





# FLOOR PLANS – BUILDING B

LINEAR PARK VIEW

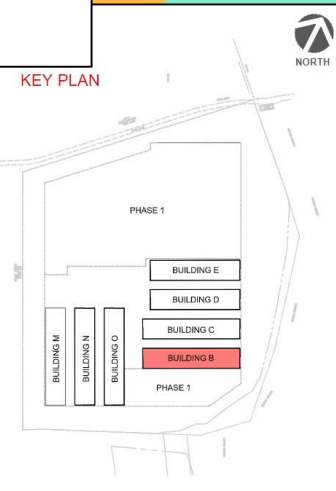


LINEAR PARK VIEW

LEGENDS:

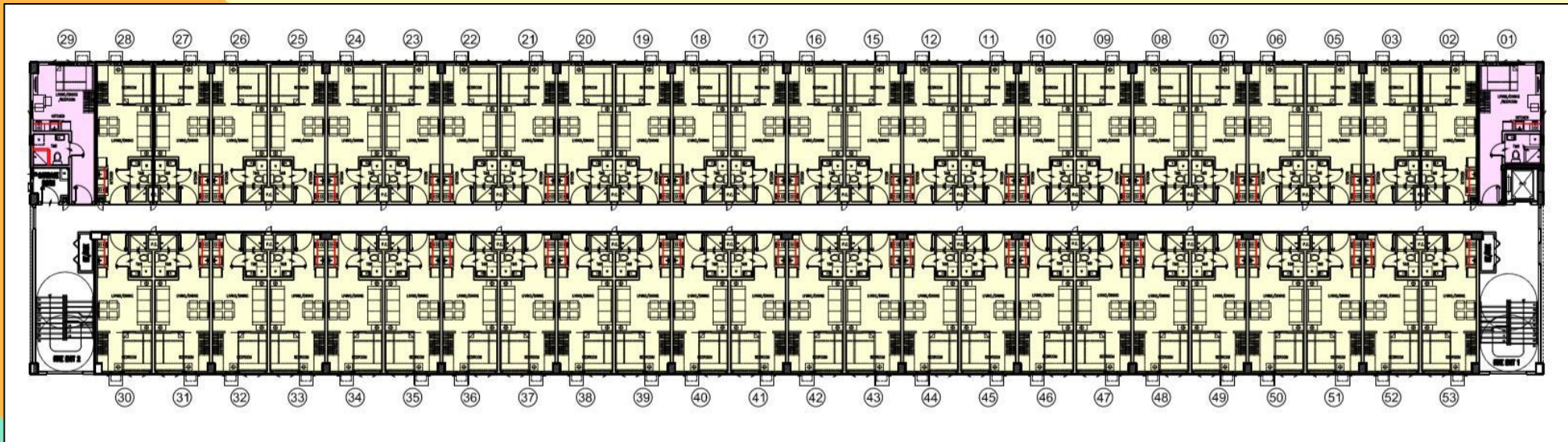
- STUDIO END UNIT
- 1 BEDROOM UNIT

Ground Floor



# FLOOR PLANS – BUILDING B

LINEAR PARK VIEW

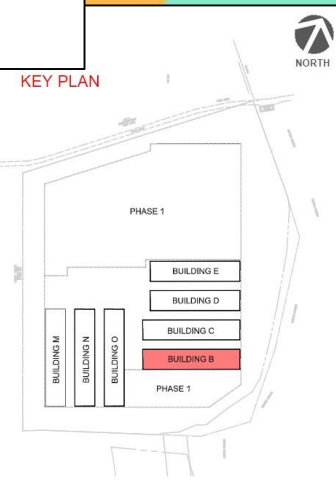


LINEAR PARK

2<sup>nd</sup> to 5<sup>th</sup> Floor

LEGENDS:

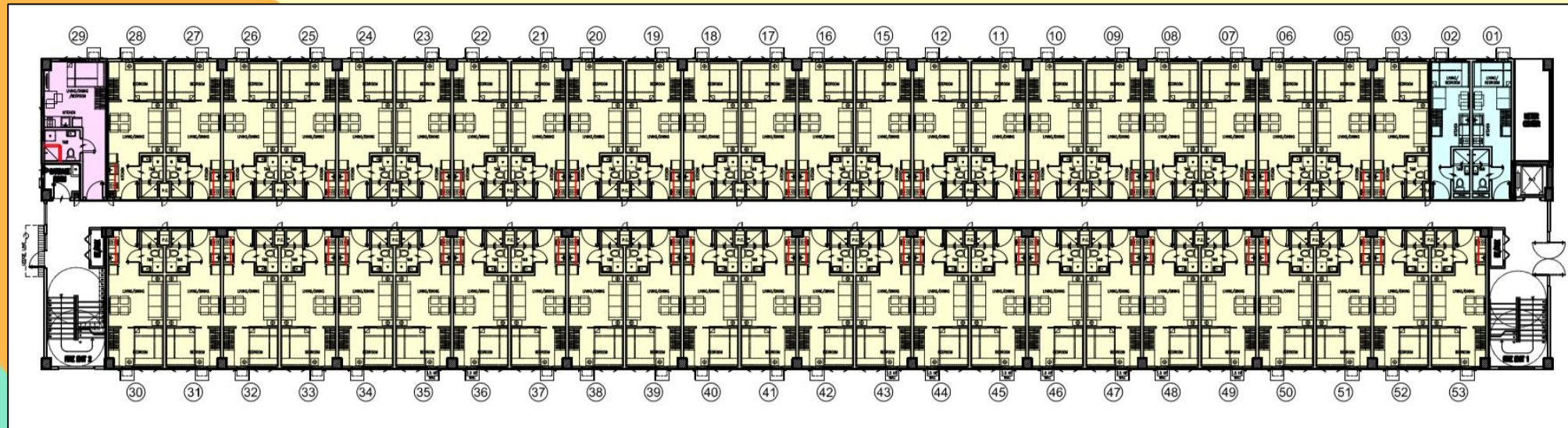
- STUDIO END UNIT
- 1 BEDROOM UNIT





# FLOOR PLANS – BUILDING C

LINEAR PARK VIEW



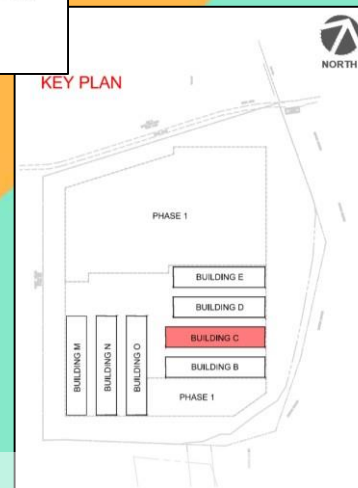
LINEAR PARK VIEW

**Ground Floor**

**LEGENDS:**

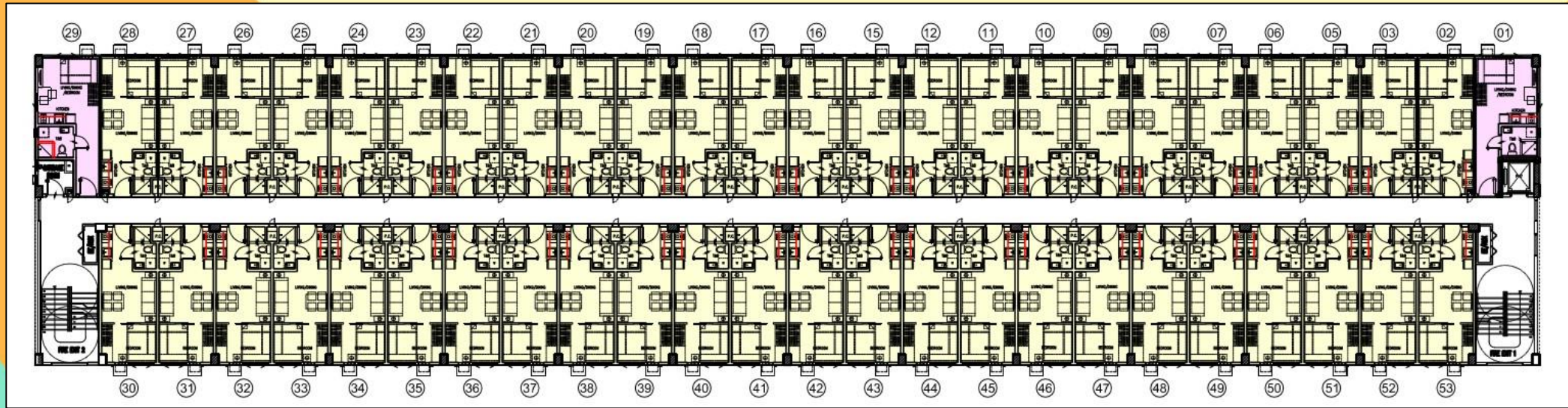
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

**KEY PLAN**



# FLOOR PLANS – BUILDING C

LINEAR PARK VIEW



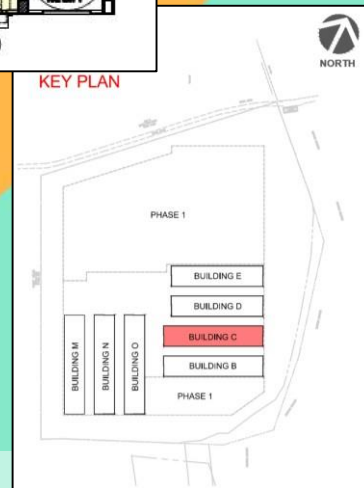
LINEAR PARK

2<sup>nd</sup> to 5<sup>th</sup> Floor

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

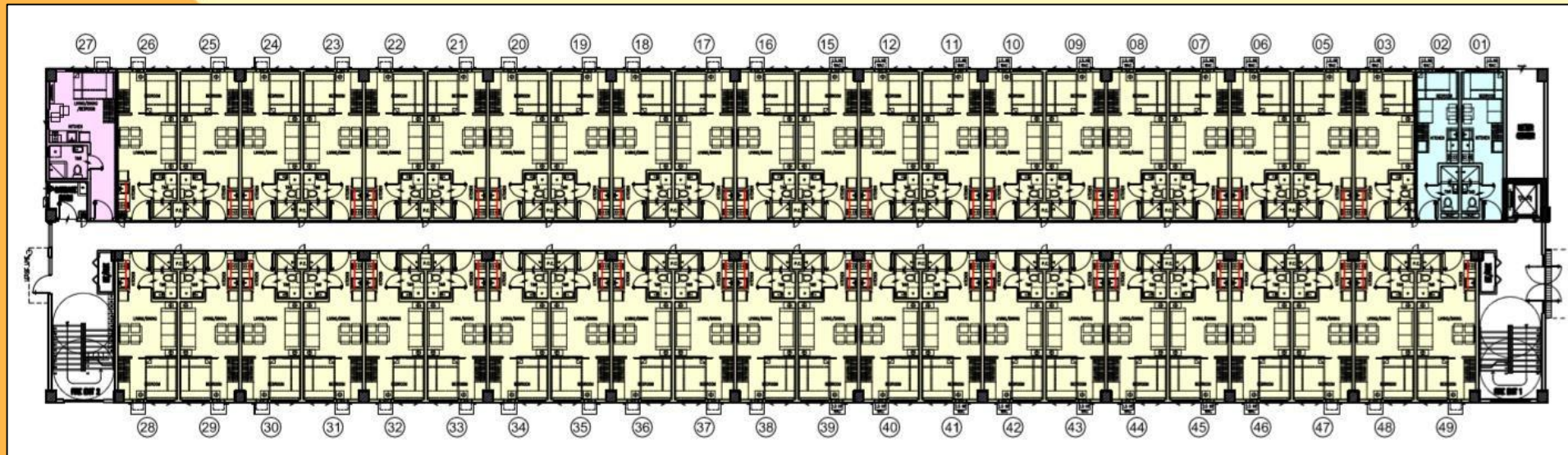
KEY PLAN





# FLOOR PLANS – BUILDING D

LINEAR PARK VIEW

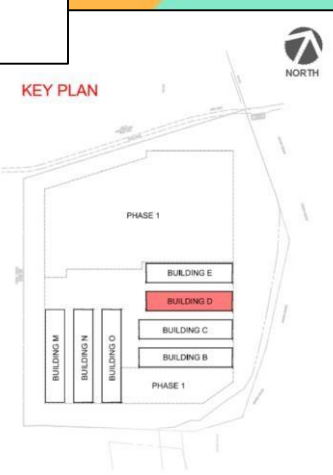


LINEAR PARK VIEW

Ground Floor

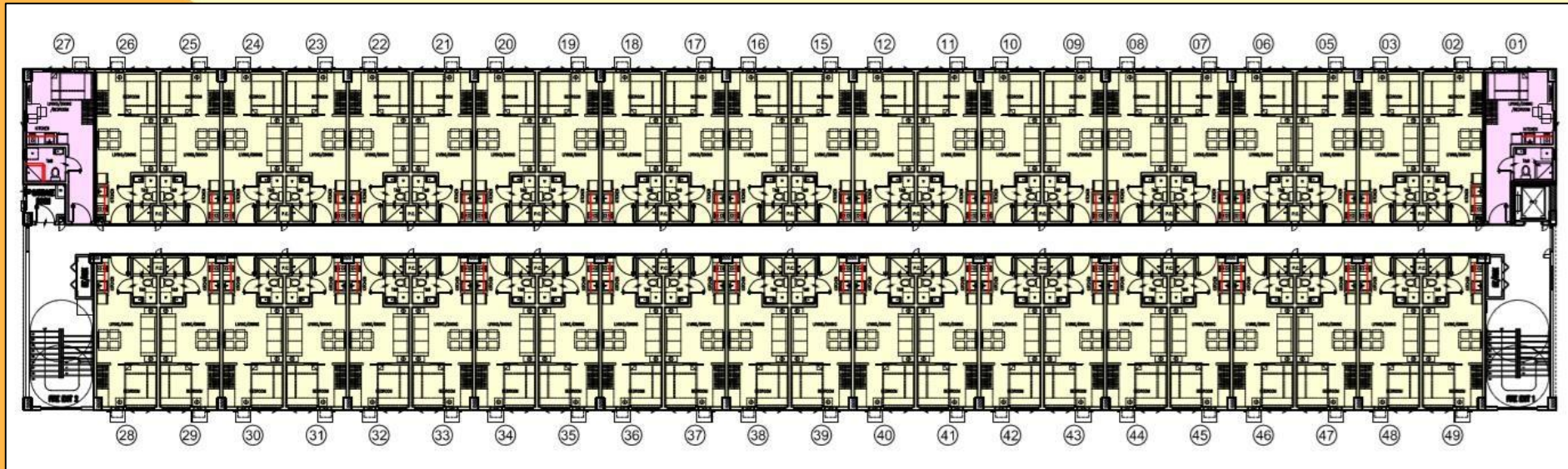
LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



# FLOOR PLANS – BUILDING D

LINEAR PARK VIEW

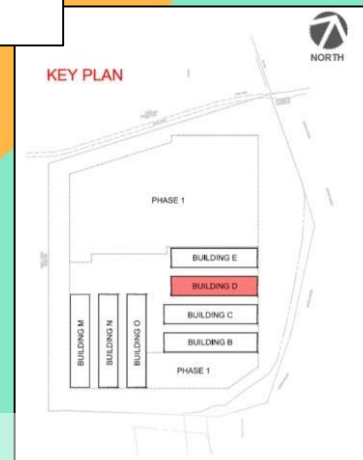


LINEAR PARK VIEW

**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT

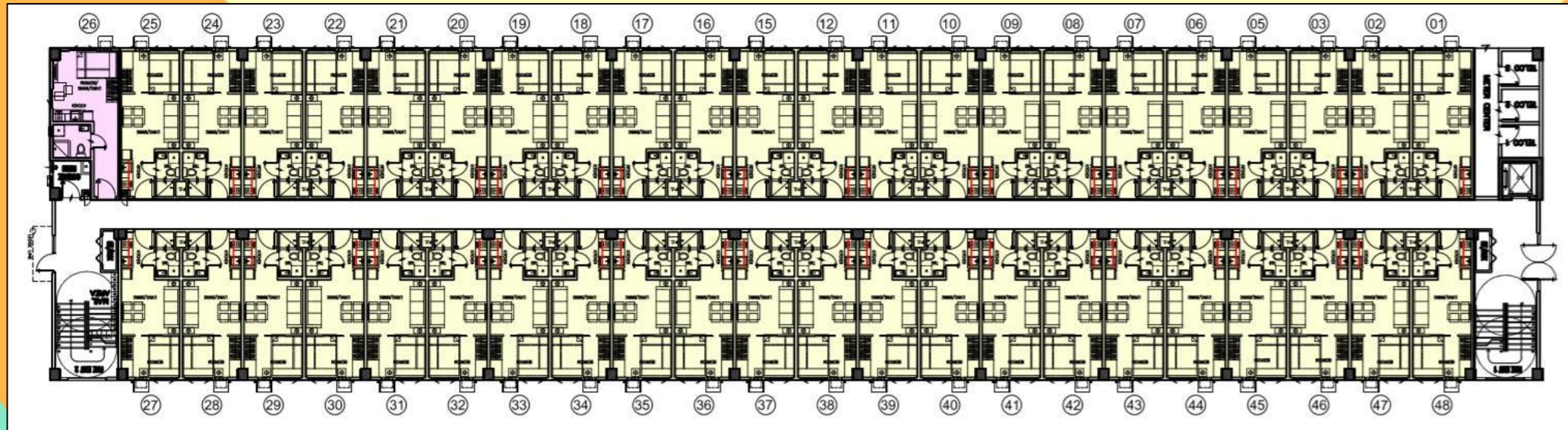
**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# FLOOR PLANS – BUILDING E

LINEAR PARK VIEW

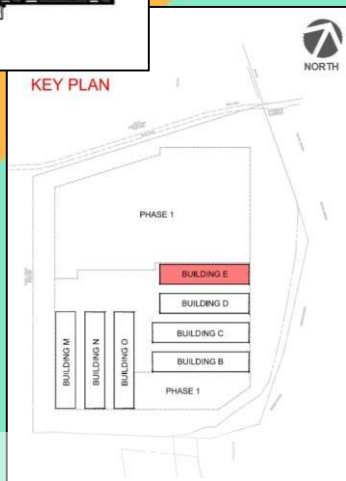


LINEAR PARK VIEW

**Ground Floor**

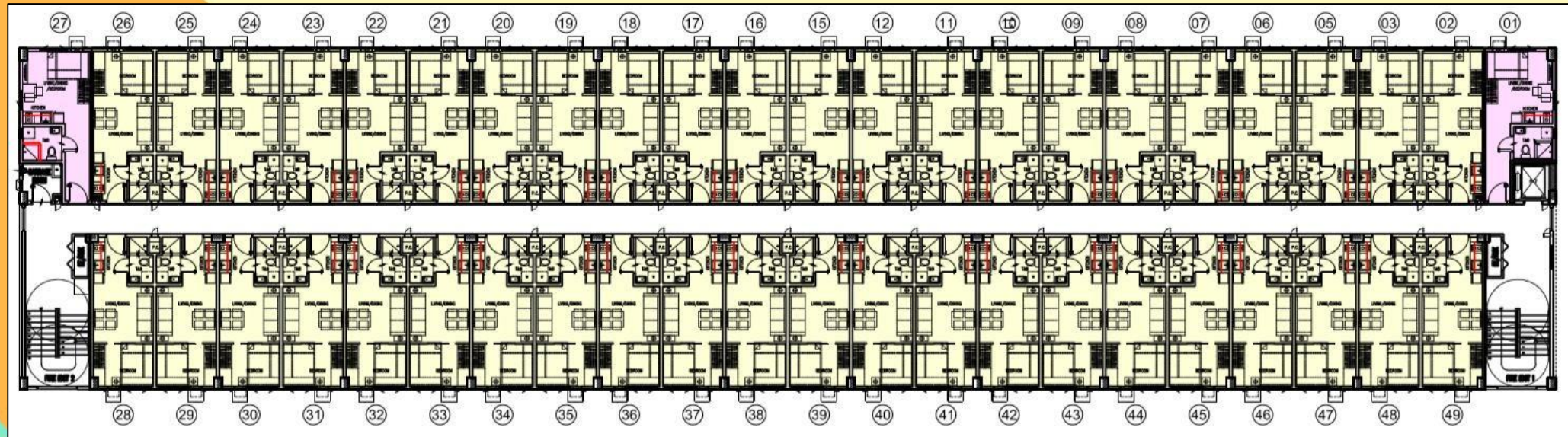
**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT



# FLOOR PLANS – BUILDING E

LINEAR PARK VIEW



LINEAR PARK VIEW

**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT

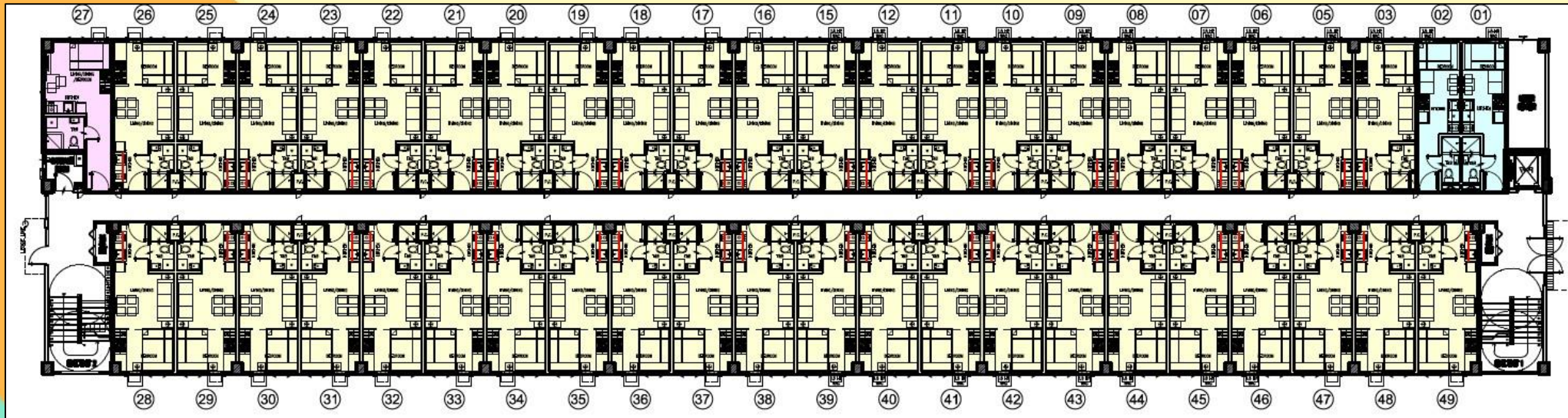
**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# FLOOR PLANS – BUILDING F

LINEAR PARK VIEW

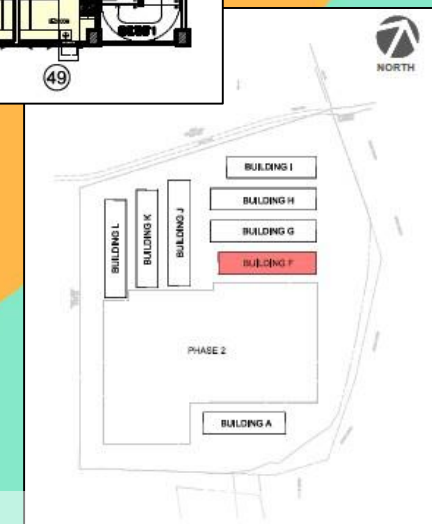


LINEAR PARK VIEW

Ground Floor

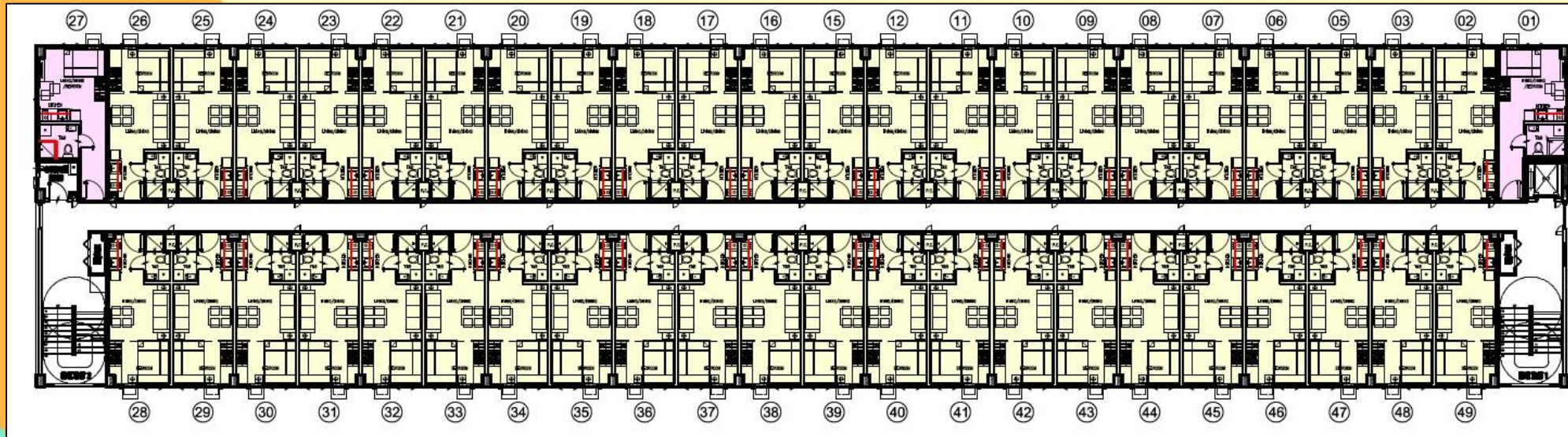
**LEGENDS:**

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



# FLOOR PLANS – BUILDING F

LINEAR PARK VIEW

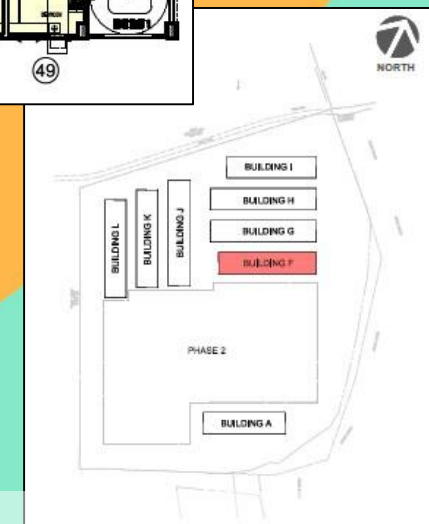


LINEAR PARK VIEW

**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT

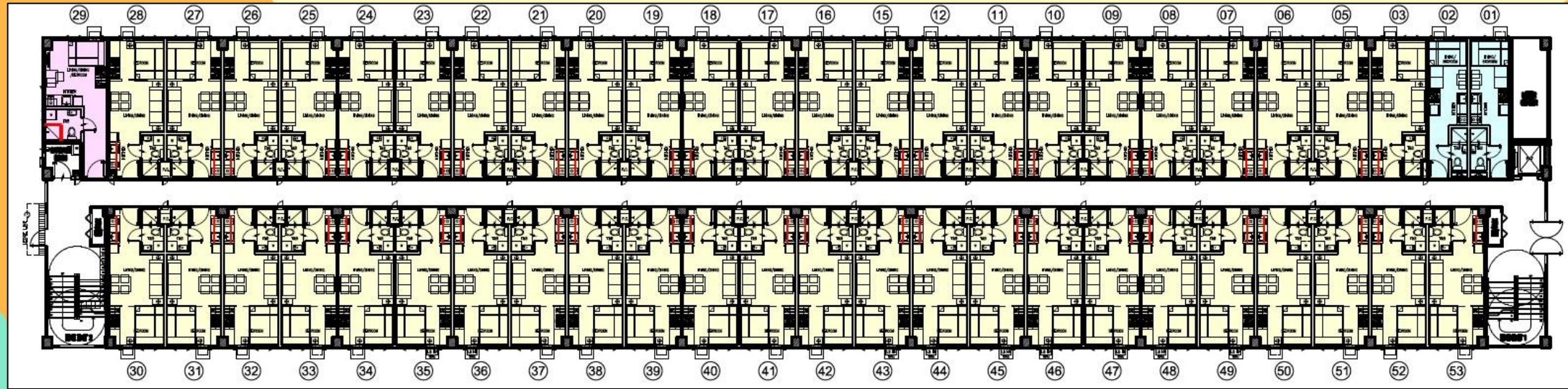
**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# FLOOR PLANS – BUILDING G

LINEAR PARK VIEW

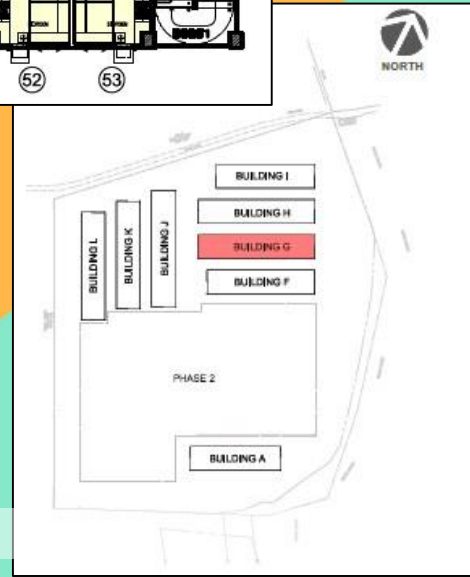


LINEAR PARK VIEW

**LEGENDS:**

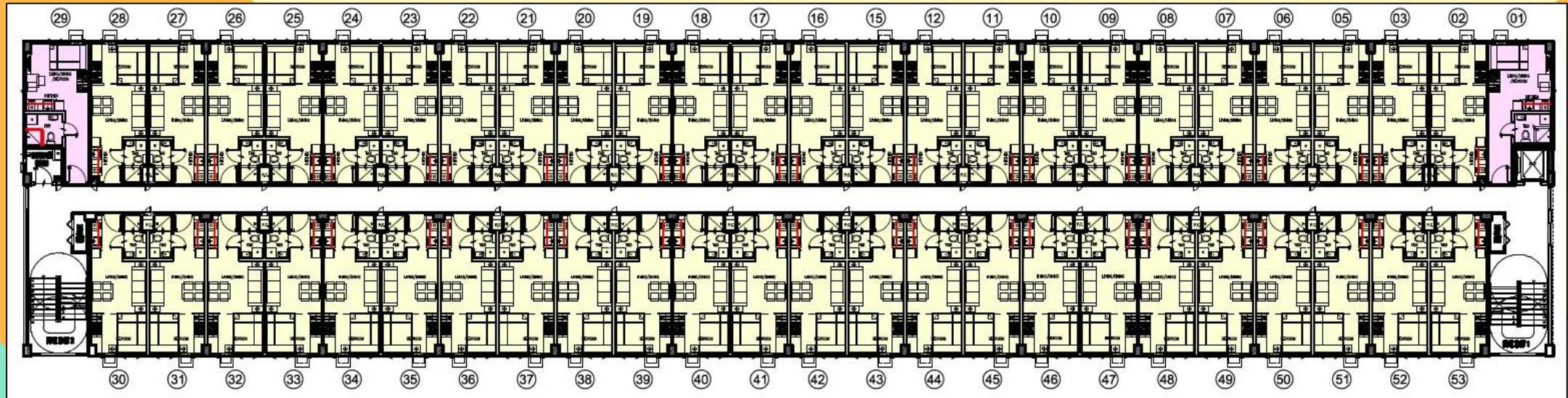
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

**Ground Floor**



# FLOOR PLANS – BUILDING G

LINEAR PARK VIEW

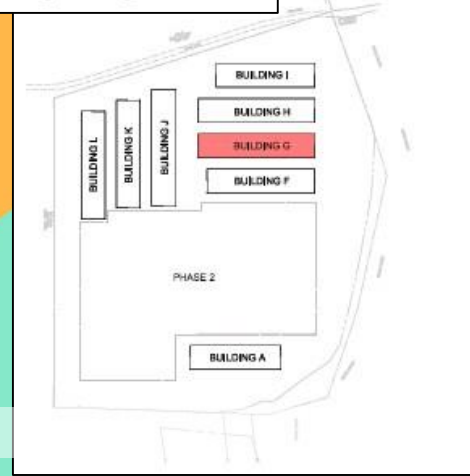


LINEAR PARK VIEW

**2<sup>nd</sup> to 5<sup>th</sup> Floor**

**LEGENDS:**

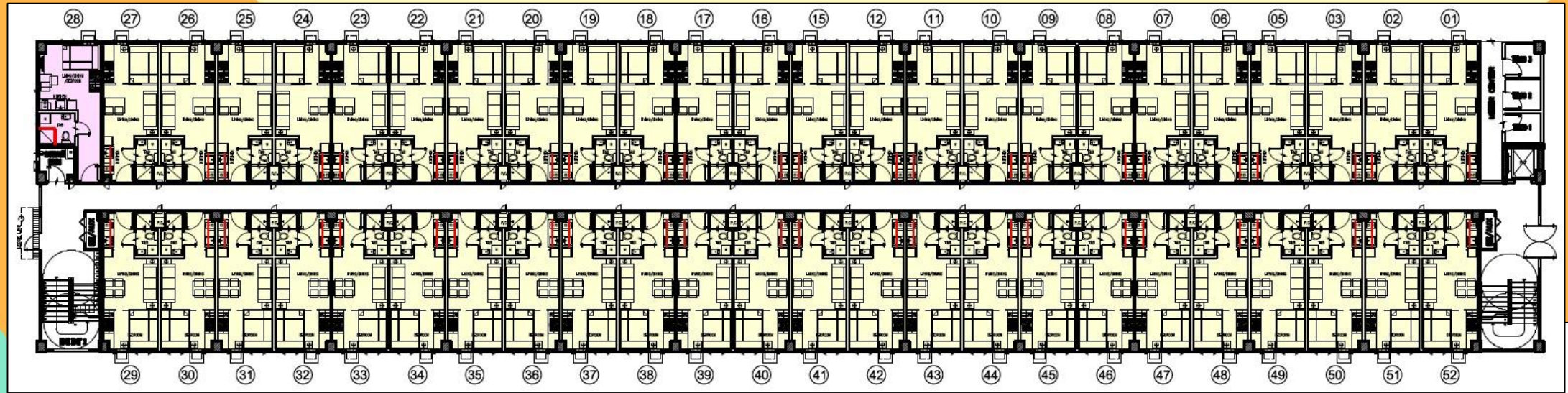
- STUDIO END UNIT
- 1 BEDROOM UNIT





# FLOOR PLANS – BUILDING H

LINEAR PARK VIEW

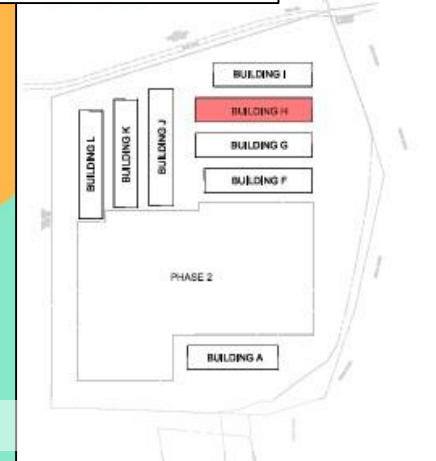


LINEAR PARK VIEW

**Ground Floor**

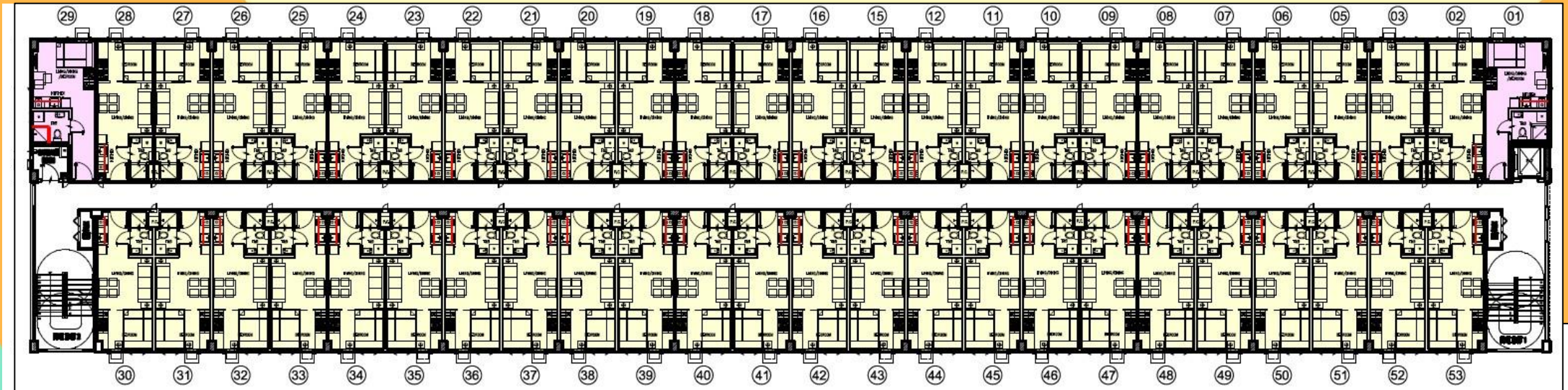
**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT



# FLOOR PLANS – BUILDING H

LINEAR PARK VIEW

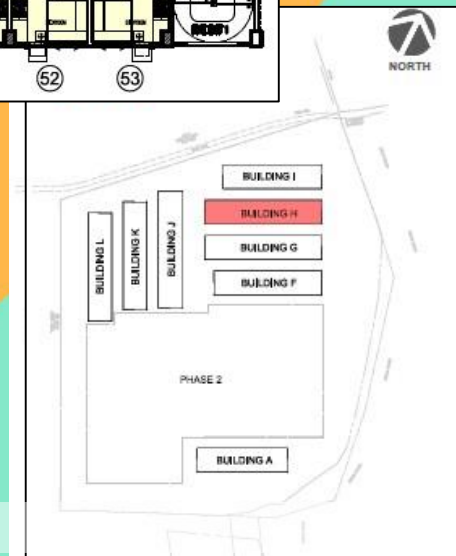


LINEAR PARK VIEW

**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT

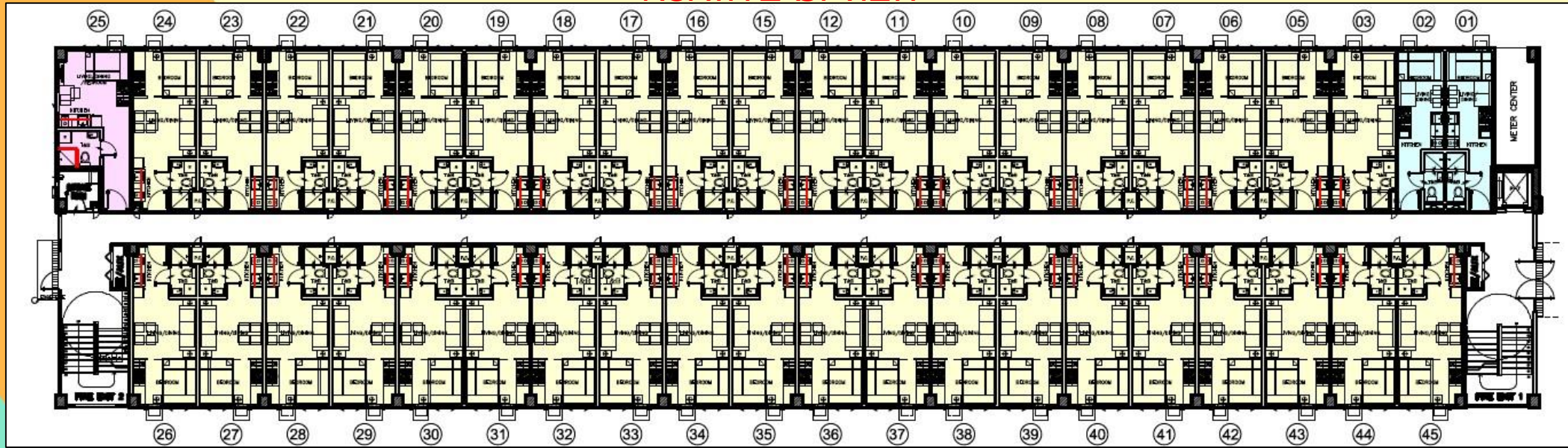
**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# FLOOR PLANS – BUILDING I

**NORTH EAST VIEW**

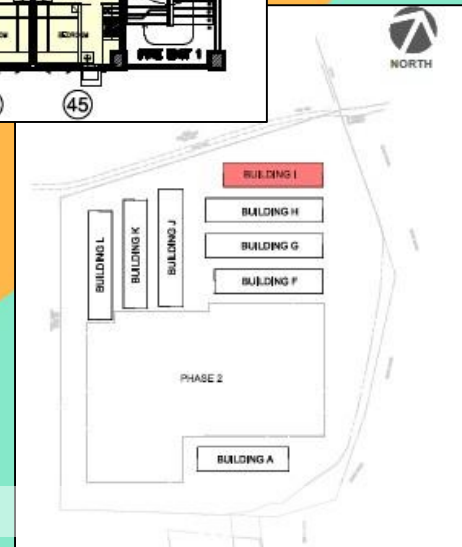


**LINEAR PARK VIEW**

**LEGENDS:**

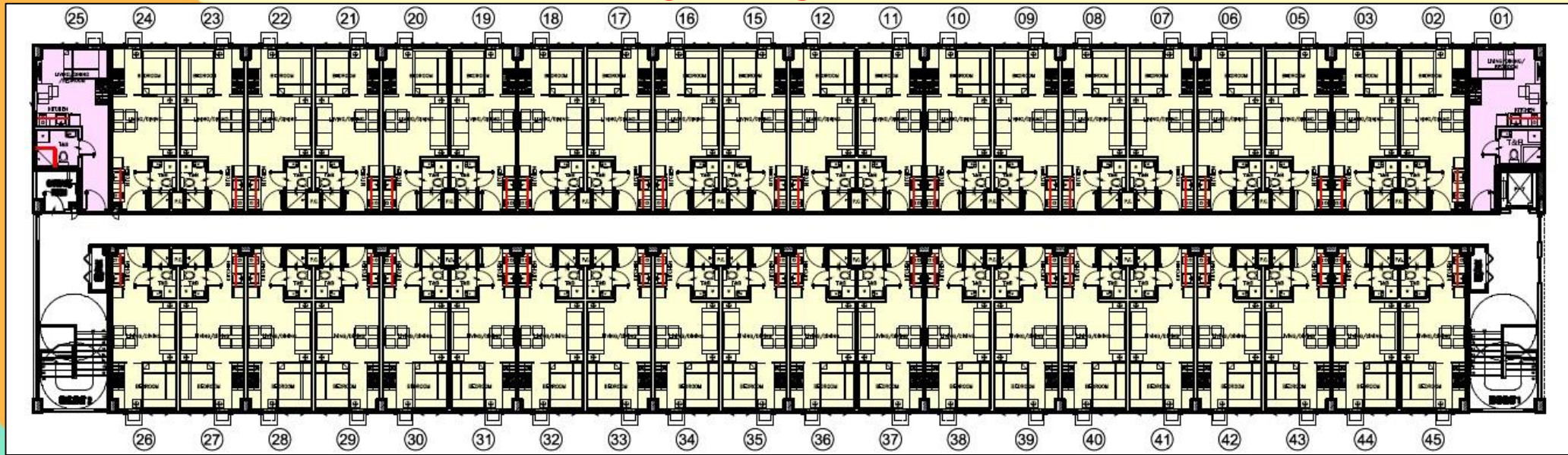
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

## Ground Floor



# FLOOR PLANS – BUILDING I

**NORTH EAST VIEW**

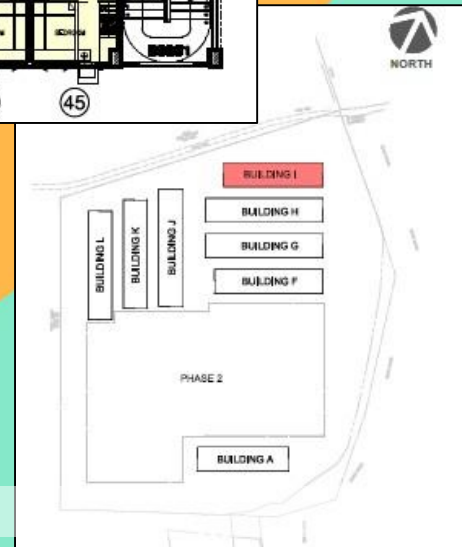


**LINEAR PARK VIEW**

**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT

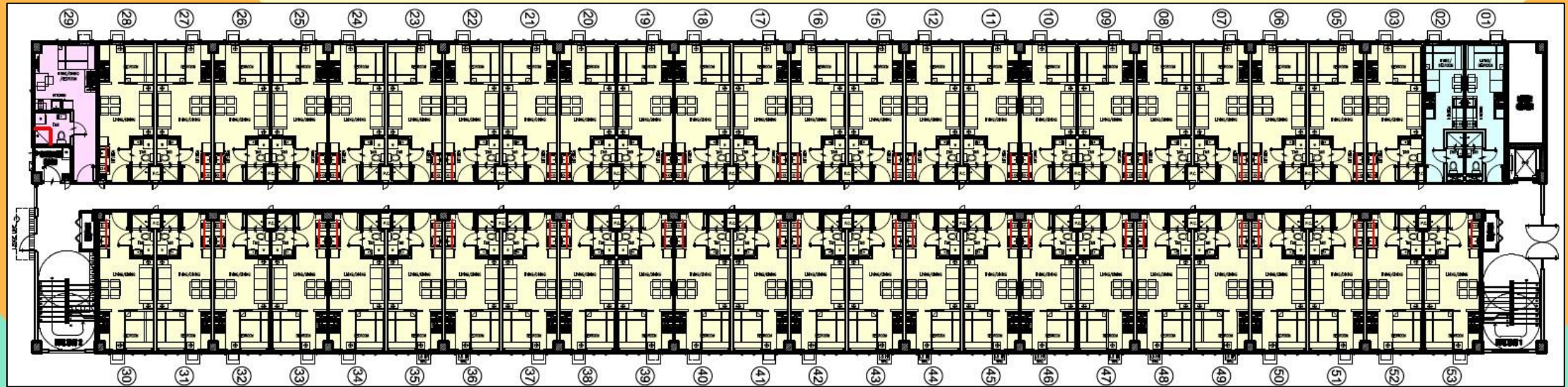
**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# FLOOR PLANS – BUILDING J

LINEAR PARK VIEW



LINEAR PARK VIEW

Ground Floor

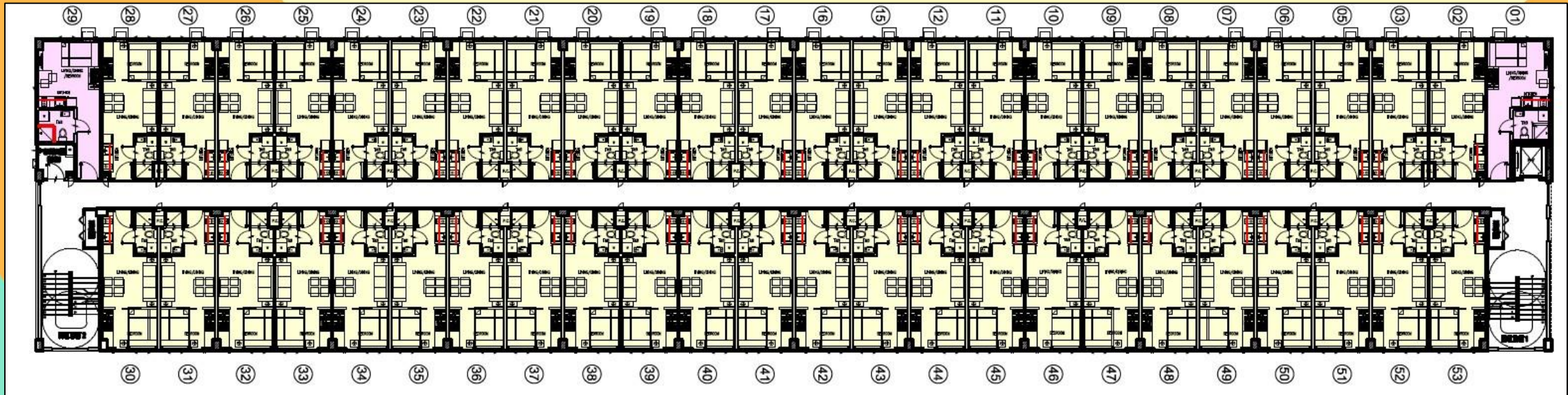
LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



# FLOOR PLANS – BUILDING J

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

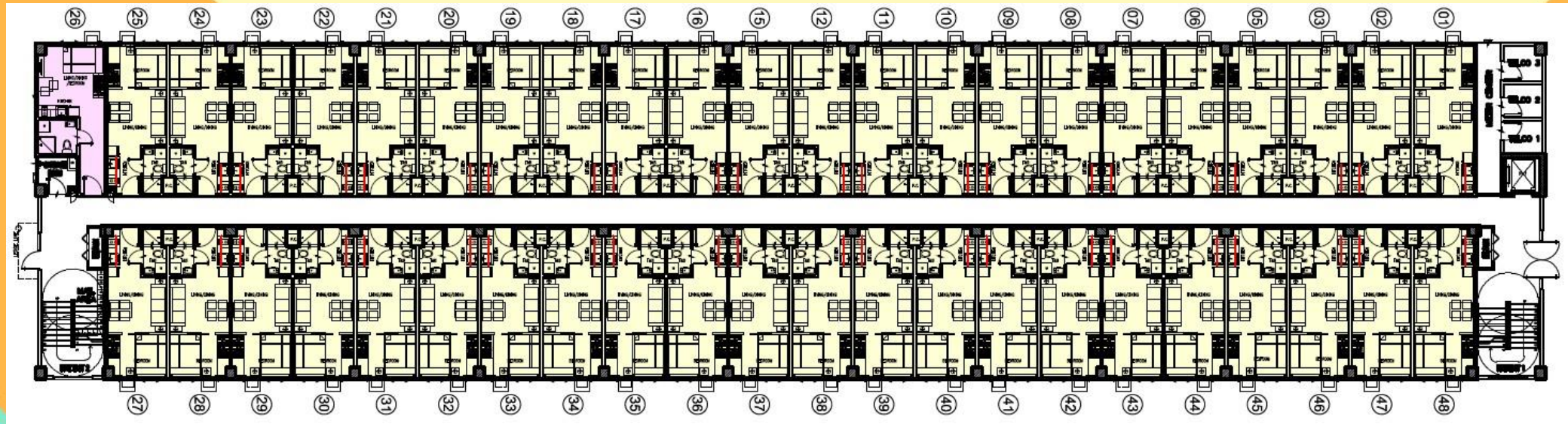
**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# FLOOR PLANS – BUILDING K

LINEAR PARK VIEW

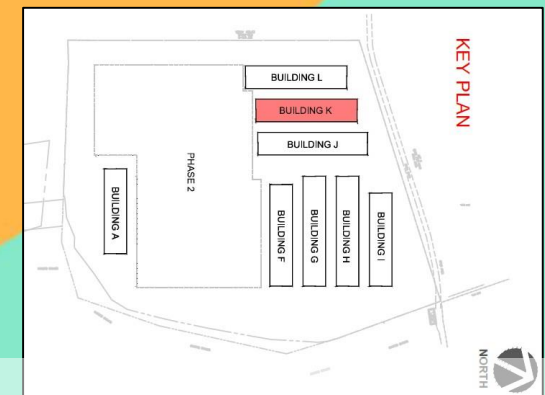


LINEAR PARK VIEW

Ground Floor

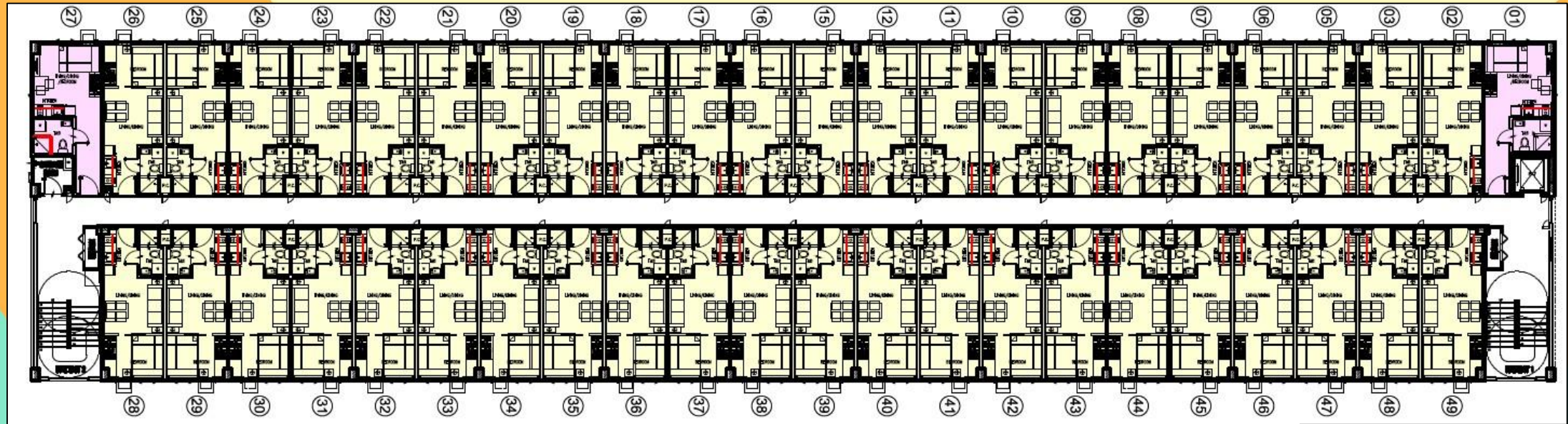
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



# FLOOR PLANS – BUILDING K

LINEAR PARK VIEW

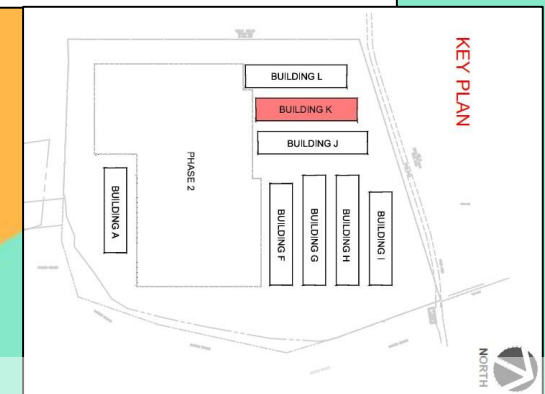


LINEAR PARK VIEW

**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT

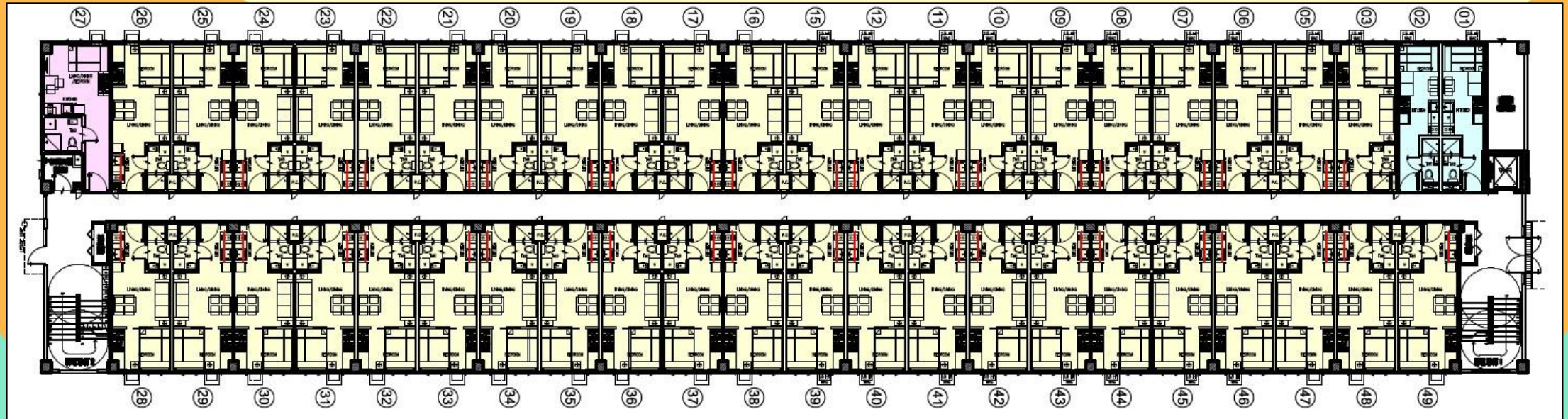
**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# FLOOR PLANS – BUILDING L

**SOUTH WEST VIEW**

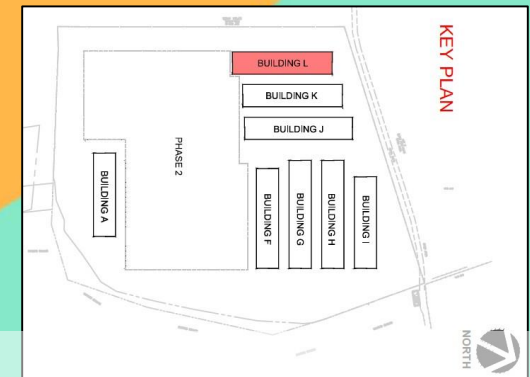


**LINEAR PARK VIEW**

**Ground Floor**

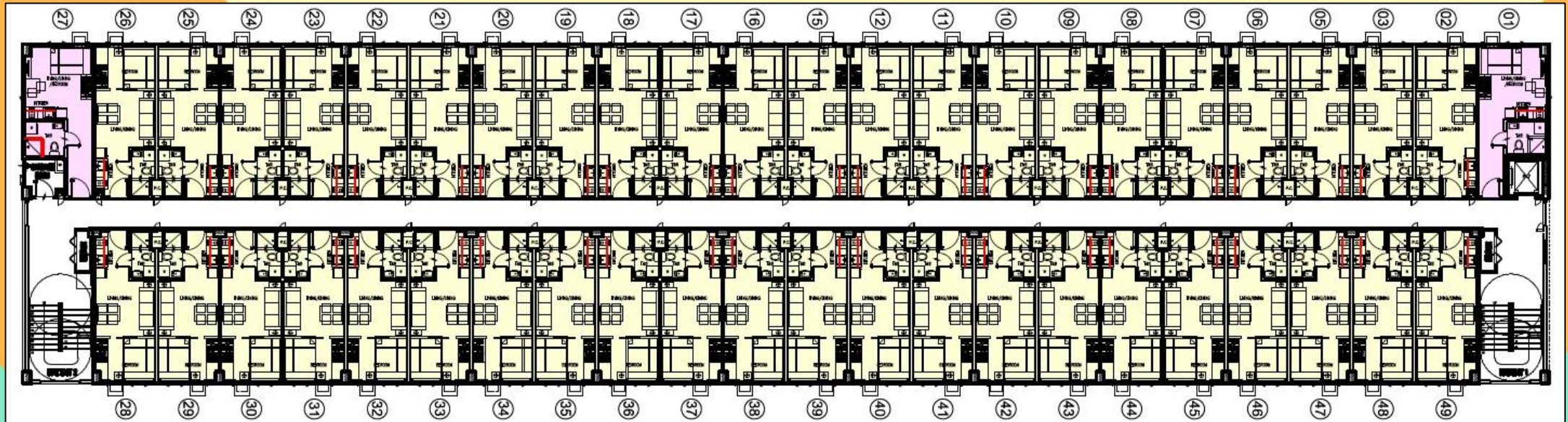
**LEGENDS:**

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



# FLOOR PLANS – BUILDING L

**SOUTH WEST VIEW**

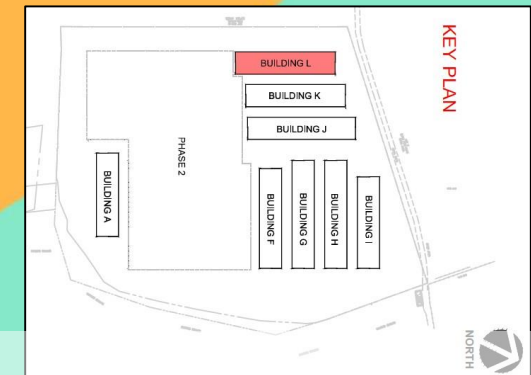


**LINEAR PARK VIEW**

**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT

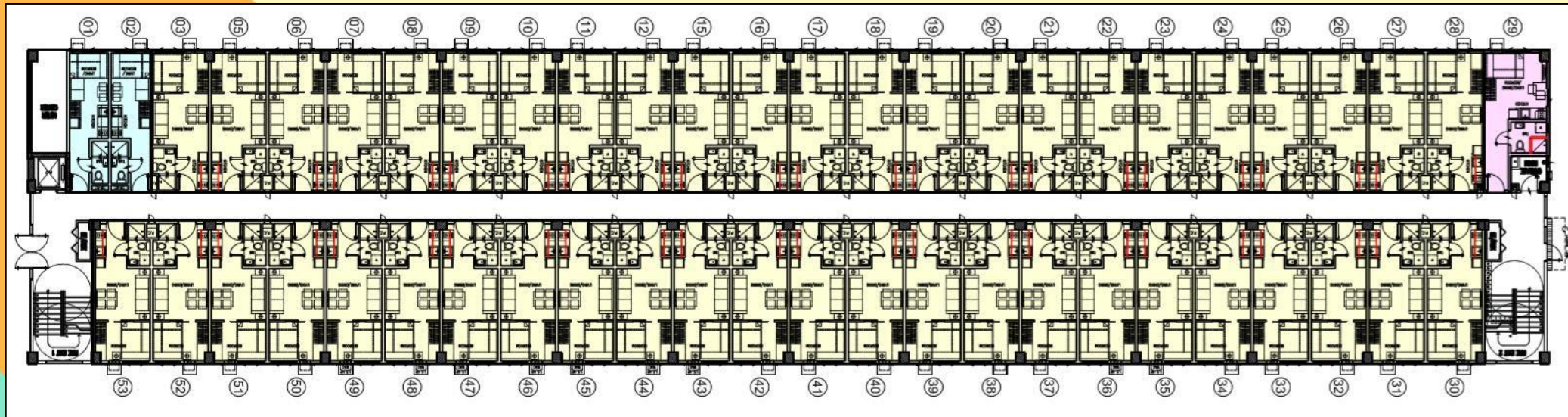
**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# FLOOR PLANS – BUILDING M

SOUTH WEST VIEW

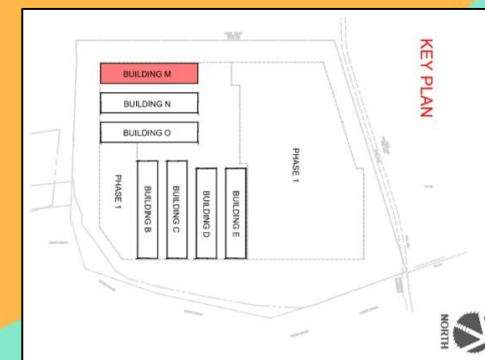


LINEAR PARK VIEW

Ground Floor

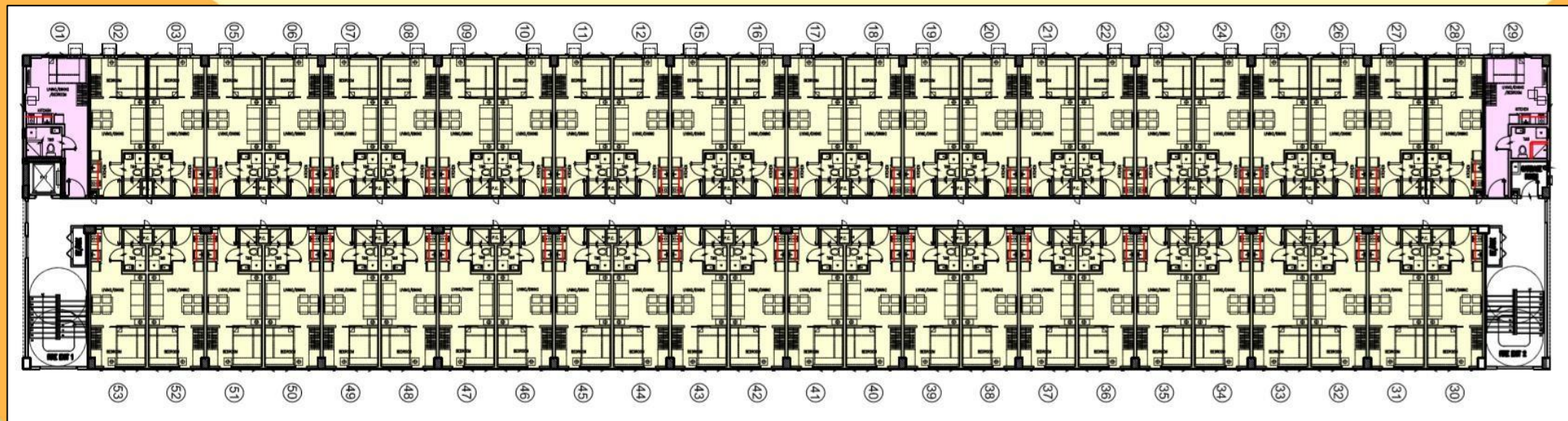
LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



# FLOOR PLANS – BUILDING M

**SOUTH WEST VIEW**

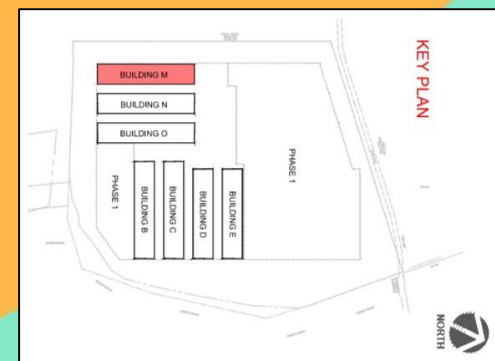


**LINEAR PARK VIEW**

**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT

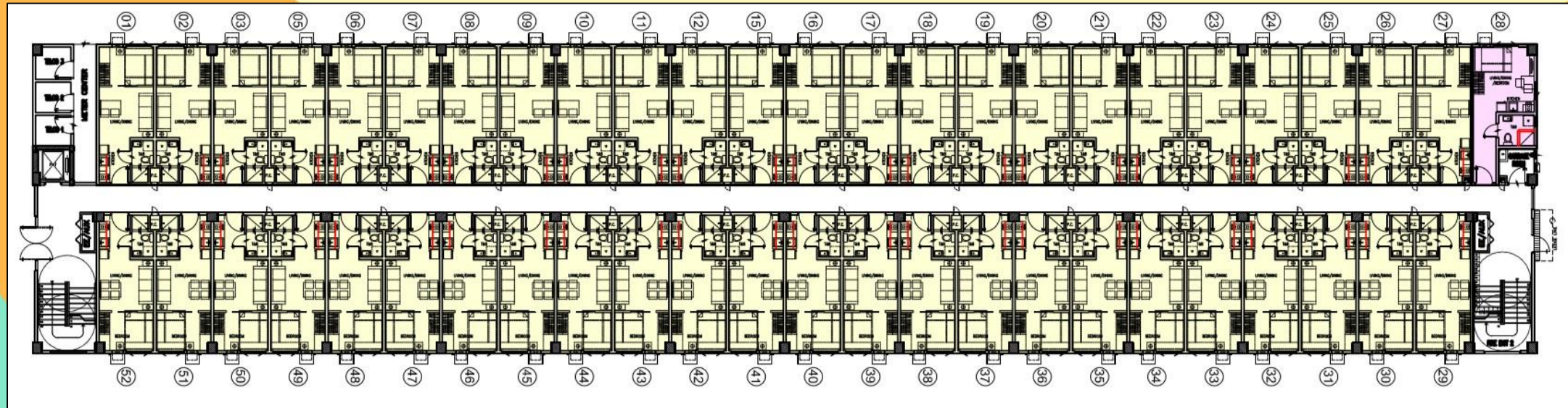
**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# FLOOR PLANS – BUILDING N

LINEAR PARK VIEW

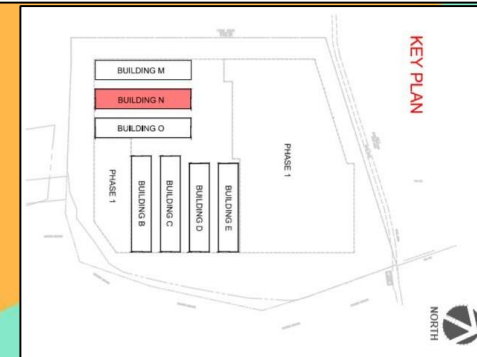


LINEAR PARK VIEW

LEGENDS:

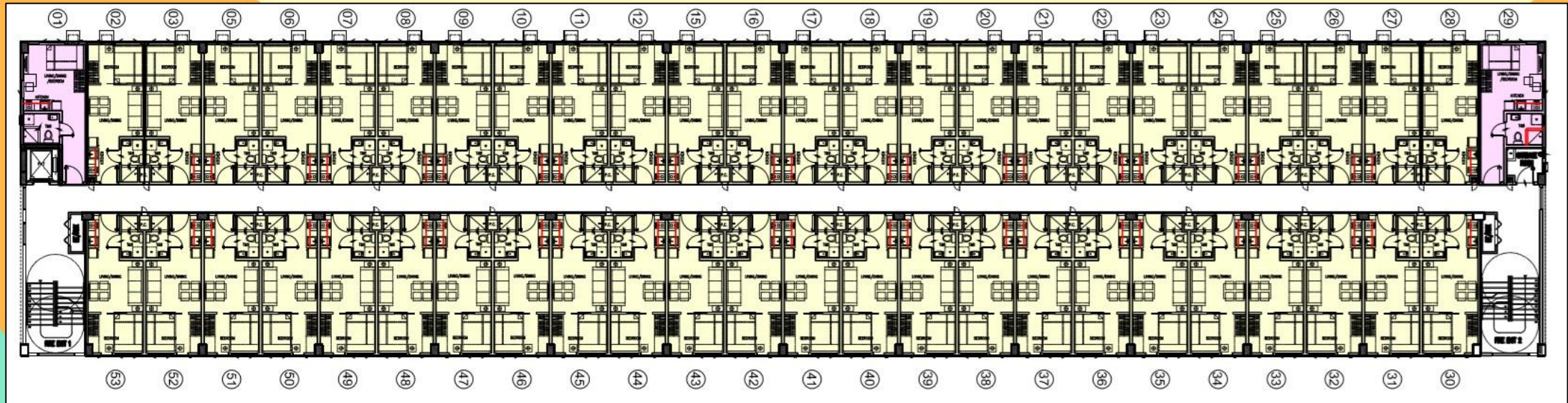
- 1 BEDROOM UNIT
- STUDIO END UNIT

Ground Floor



# FLOOR PLANS – BUILDING N

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

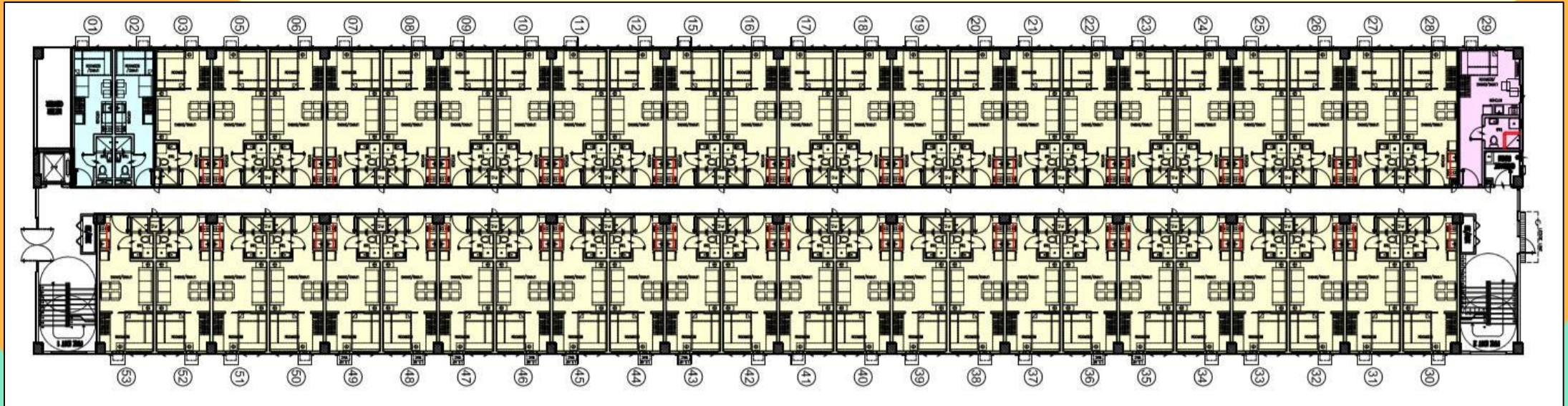
**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# FLOOR PLANS – BUILDING O

LINEAR PARK VIEW

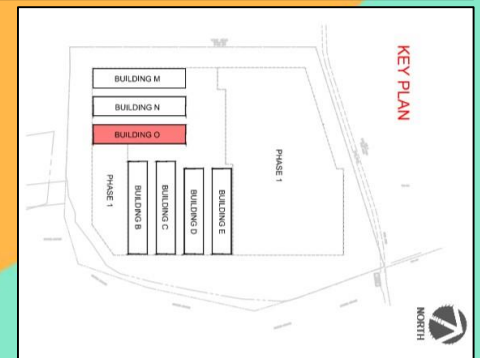


LINEAR PARK VIEW

**LEGENDS:**

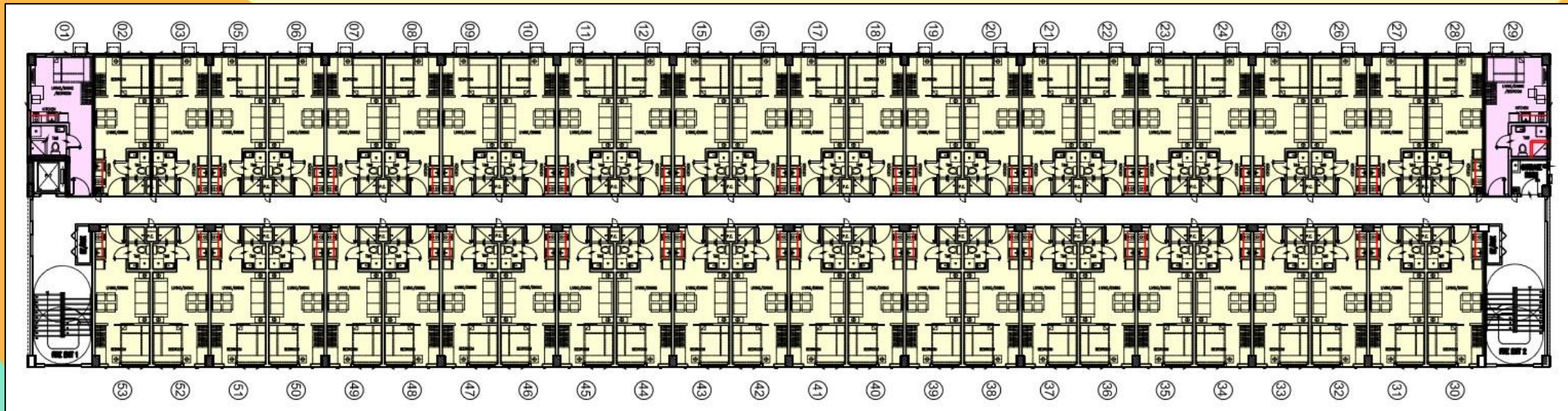
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

**Ground Floor**



# FLOOR PLANS – BUILDING O

LINEAR PARK VIEW

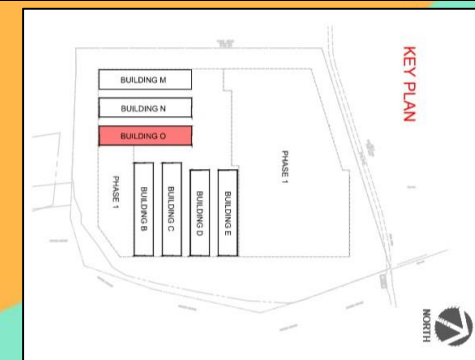


LINEAR PARK VIEW

**LEGENDS:**

- STUDIO END UNIT
- 1 BEDROOM UNIT

**2<sup>nd</sup> to 5<sup>th</sup> Floor**





# UNIT LAYOUTS - STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining/Bedroom/Kitchen Area	14.31	154.03
Toilet & Bath	3.32	35.74
<b>TOTAL</b>	<b>±17.63</b>	<b>±189.77</b>


**STUDIO UNIT**  
 SCALE: NOT TO SCALE



# UNIT LAYOUTS - STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining/ Bedroom/Kitchen Area	14.89	160.27
Toilet & Bath	3.32	35.74
<b>TOTAL</b>	<b>±18.21</b>	<b>±195.95</b>

 **STUDIO UNIT**  
 SCALE: NOT TO SCALE



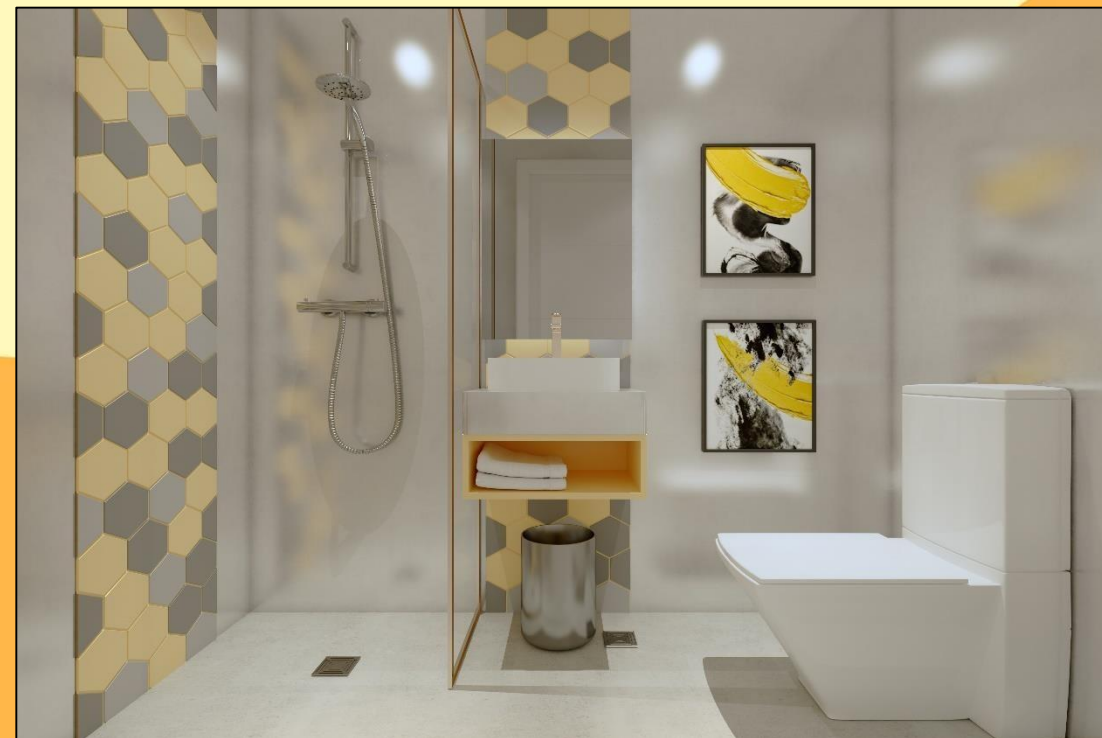


# UNIT LAYOUTS – STUDIO END



STUDIO END UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining/Bedroom/Kitchen Area	19.01	204.62
Toilet & Bath	4.50	48.44
<b>TOTAL</b>	<b>±23.51</b>	<b>±253.06</b>


**STUDIO END UNIT**  
 SCALE: NOT TO SCALE



# UNIT LAYOUTS – 1- BEDROOM



**TYPE A**  
2 columns



**TYPE B**  
1 column



**TYPE C**  
columnless

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
<b>TOTAL</b>	<b>±24.41</b>	<b>±262.74</b>

1 1 BEDROOM UNIT  
SCALE: NOT TO SCALE



# UNIT LAYOUTS – 1- BEDROOM



**TYPE A**  
columnless



**TYPE B**  
2 columns

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	7.54	81.16
Living/Dining Area	9.10	97.95
Toilet & Bath	3.58	38.53
Kitchen	4.77	51.34
<b>TOTAL</b>	<b>±24.99</b>	<b>±268.98</b>

1 BEDROOM UNIT  
SCALE: NOT TO SCALE

# UNIT LAYOUTS – 1- BEDROOM





# UNIT VIEWS

- Linear Park View
- North West View
- South West View
- South East View

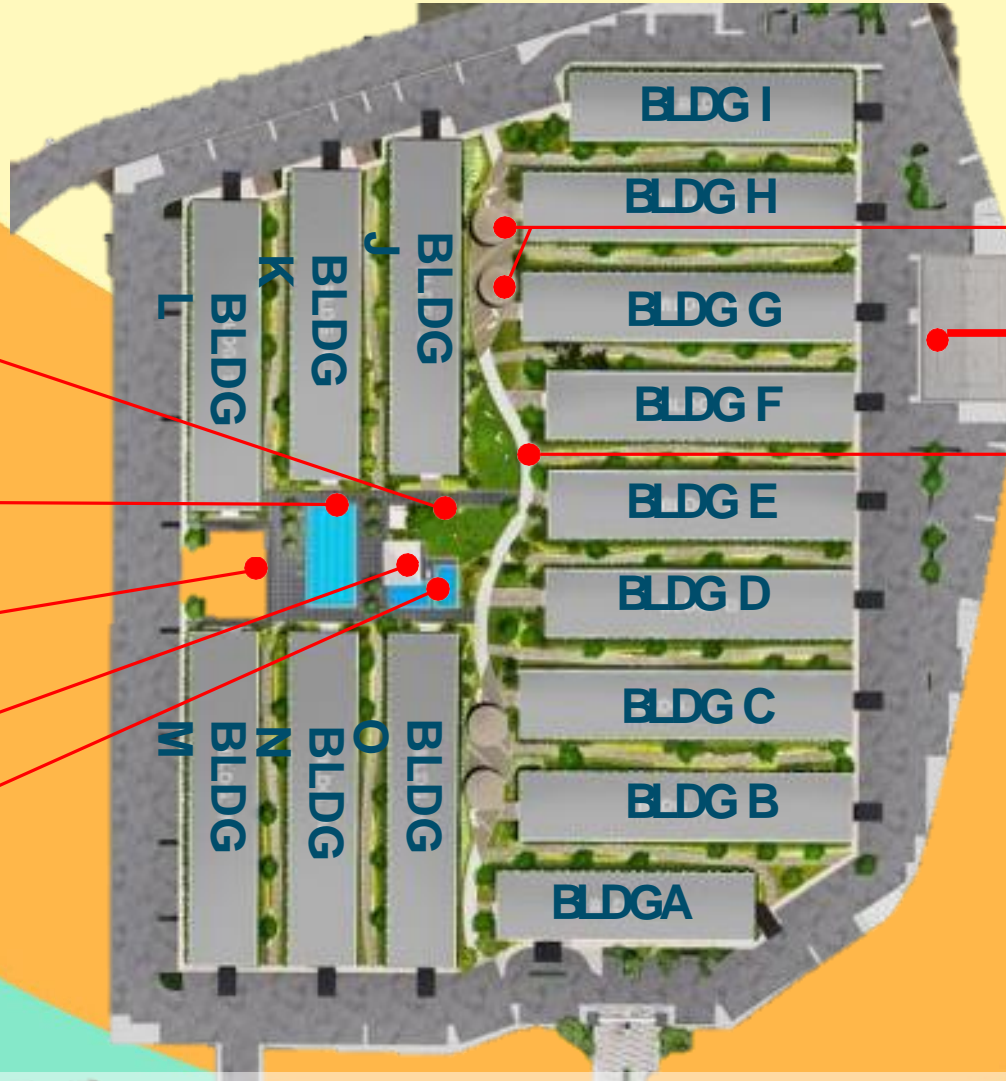


# AMENITIES

## Phase 2 Amenities

## Phase 1 Amenities

- Children's Playground
- Lap Pool
- Clubhouse
- Pavilion
- Kiddie Pools



- Gazebo
- Covered Basketball Court
- Linear Park



# AMENITIES





# COVERED BASKETBALL COURT





# LINEAR PARKS





# GAZEBO





# CHILDREN'S PLAYGROUND





# LAP POOL





# CENTRAL LOBBY



# PROJECT FEATURES

---

- ✓ Gated community with 24/7 security
- ✓ Centralized Mailroom at Building A Ground Floor
- ✓ CCTV per floor and elevator car
- ✓ Centralized garbage room in every floor
- ✓ Property management services
- ✓ Power by Meralco





# PROPERTY MANAGEMENT

**GREENMIST**  
PROPERTY MANAGEMENT CORP.



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

Our commitment to you does not end when we give you the key to your property. We enable you to realize the maximum return of your property investment through SMDC Leasing.

### SMDC Leasing Range of Services

- Property Listing Management
- Unit viewing arrangements
- Negotiation of lease terms
- Preparation of lease contract
- Tenant move-in assistance





# FAQs

## Who is the owner and developer of Joy Residences?

- **SM Prime Holdings Inc.**



## What will be the effect on documentation if owner and developer is SMPHI?

- Standard documents shall be used. The documents will reflect **SMPHI** instead of SMDC.
- All buyers' checks and payments should be made payable to SM Prime Holdings Inc.
- All Official Receipts will be issued by SM Prime Holdings Inc.

## What is the floor to floor and floor to ceiling height?

Residential Floor to Ceiling Height :2.4 m (Kitchen and T & B)  
2.8 m (Other areas)

## What are the corridor measurements?

Hallway width :1.5m

Hallway floor to ceiling height :2.4m



# FAQs

---

## How many elevators are there?

- Per building :1 (One)
- Capacity :8 (Eight) persons

## How many garbage rooms are there?

- Per Floor :1 (One) located at the end of the bldg

## Do we allow unit alteration and/or combination?

- Yes, we will allow such request based on the approved SMDC policy
- Request for alteration and/or combination must be submitted before the deadline

### Alteration

- a. Non installation of toilet and bath fixtures
- b. Non installation of kitchen cabinet and counter top
- c. Non installation of finishes

### Combination

- a. Wall/ door opening between combined units



## Do we allow unit alteration and/or combination? (Cont.)

- Buyer's requests will only be entertained upon compliance and submission of the Unit Alteration/Combination (Form) and other requirements (form must be submitted before the alteration deadline)
  - a. Payment of UACF Fee (see below)
  - b. Buyer must have paid at least 15% of the TAP
  - c. Buyer must not have any past due payable or unpaid penalties

Unit Alteration		Unit Combination	
Per Set / Per Item	Php 10,000	Door Opening	Php 15,000
<ul style="list-style-type: none"><li>• Bedroom / Partition Walls</li><li>• Toilet and bath fixtures (1 pc. or entire set)</li><li>• Finishes (i.e. floor tiles wall tiles, etc.)</li><li>• Kitchen cabinets and countertop</li></ul>		Wall Opening	Php 25,000

## Do we allow unit alteration and/or combination? (Cont.)

Buyer's requests for unit alteration and/or combination for **Joy Phase 1** will only be allowed within below cut-off dates:

Building	Floor			
	GF	2F	3F	5F
A	April 30, 2022	July 31, 2022	September 30, 2022	November 30, 2022
J	April 30, 2022	July 31, 2022	September 30, 2022	November 30, 2022
K	April 30, 2022	July 31, 2022	September 30, 2022	November 30, 2022
L	April 30, 2022	July 31, 2022	September 30, 2022	November 30, 2022
F	June 30, 2022	September 30, 2022	November 30, 2022	January 31, 2023
G	June 30, 2022	September 30, 2022	November 30, 2022	January 31, 2023
H	June 30, 2022	September 30, 2022	November 30, 2022	January 31, 2023
I	June 30, 2022	September 30, 2022	November 30, 2022	January 31, 2023



## Do we allow unit alteration and/or combination? (Cont.)

Buyer's requests for unit alteration and/or combination for **Joy Phase 2** will only be allowed within below cut-off dates:

Building	Floor			
	GF	2F	3F	5F
<b>B</b>	February 28, 2023	May 31, 2023	July 31, 2023	September 30, 2023
<b>C</b>	February 28, 2023	May 31, 2023	July 31, 2023	September 30, 2023
<b>D</b>	February 28, 2023	May 31, 2023	July 31, 2023	September 30, 2023
<b>E</b>	February 28, 2023	May 31, 2023	July 31, 2023	September 30, 2023
<b>M</b>	April 30, 2023	July 31, 2023	September 30, 2023	November 30, 2023
<b>N</b>	April 30, 2023	July 31, 2023	September 30, 2023	November 30, 2023
<b>O</b>	April 30, 2023	July 31, 2023	September 30, 2023	November 30, 2023

Do we have existing promo for Joy Residences?

## TLP Discount

- 5% TLP Discount
- All Residential units



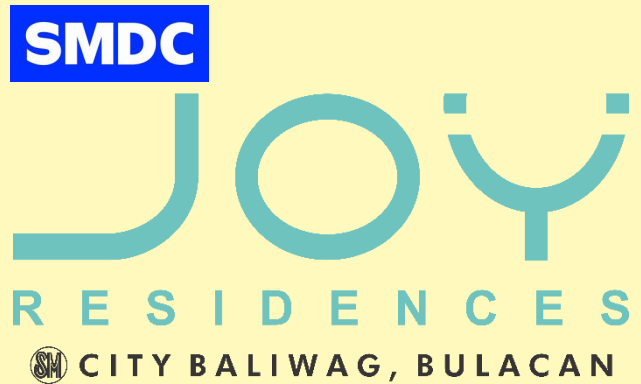
## What is the back-up power?

- Standby Generator Sets
  - Residential :1 ref outlet, 1 convenience outlet and 1 light
  - 100% Power :STP, FDAS, pumps, cistern
  - 100% Power :Lobby, Elevators, Clubhouse
  - 50% Power : Admin Office, Parking
  - 30% Power :Landscaped Areas

## What are the utility providers?

- Power :Meralco
- Water :Baliwag Water District
- Telephone :TBD
- CATV : TBD





*A real estate investment that will have you  
jumping for JOY!*

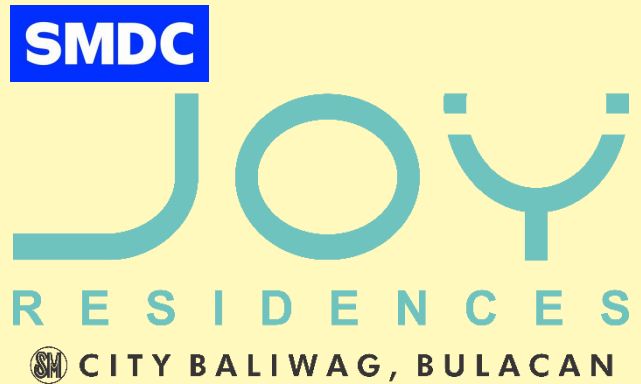
**RELAXING SUBURBAN  
GARDEN COMMUNITY**

**SUSTAINABLE MASTER-  
PLANNED DEVELOPMENT**

**IDEAL HOMES FOR  
WORKING FAMILIES**

**LUCRATIVE  
INVESTMENT**





# THANK YOU!

Erwin Mark Nerizon  
[erwin.nerizon@smdevelopment.com](mailto:erwin.nerizon@smdevelopment.com)

Joseph Lawrence Cruz  
[joseph.cruz@smdevelopment.com](mailto:joseph.cruz@smdevelopment.com)  
02-8857-0100 loc. 2327

