

A stylized tree logo with a thick trunk and a canopy of rounded, overlapping shapes, positioned to the left of the main text.

STrees

RESIDENCES
NOVALICHES, QUEZON CITY

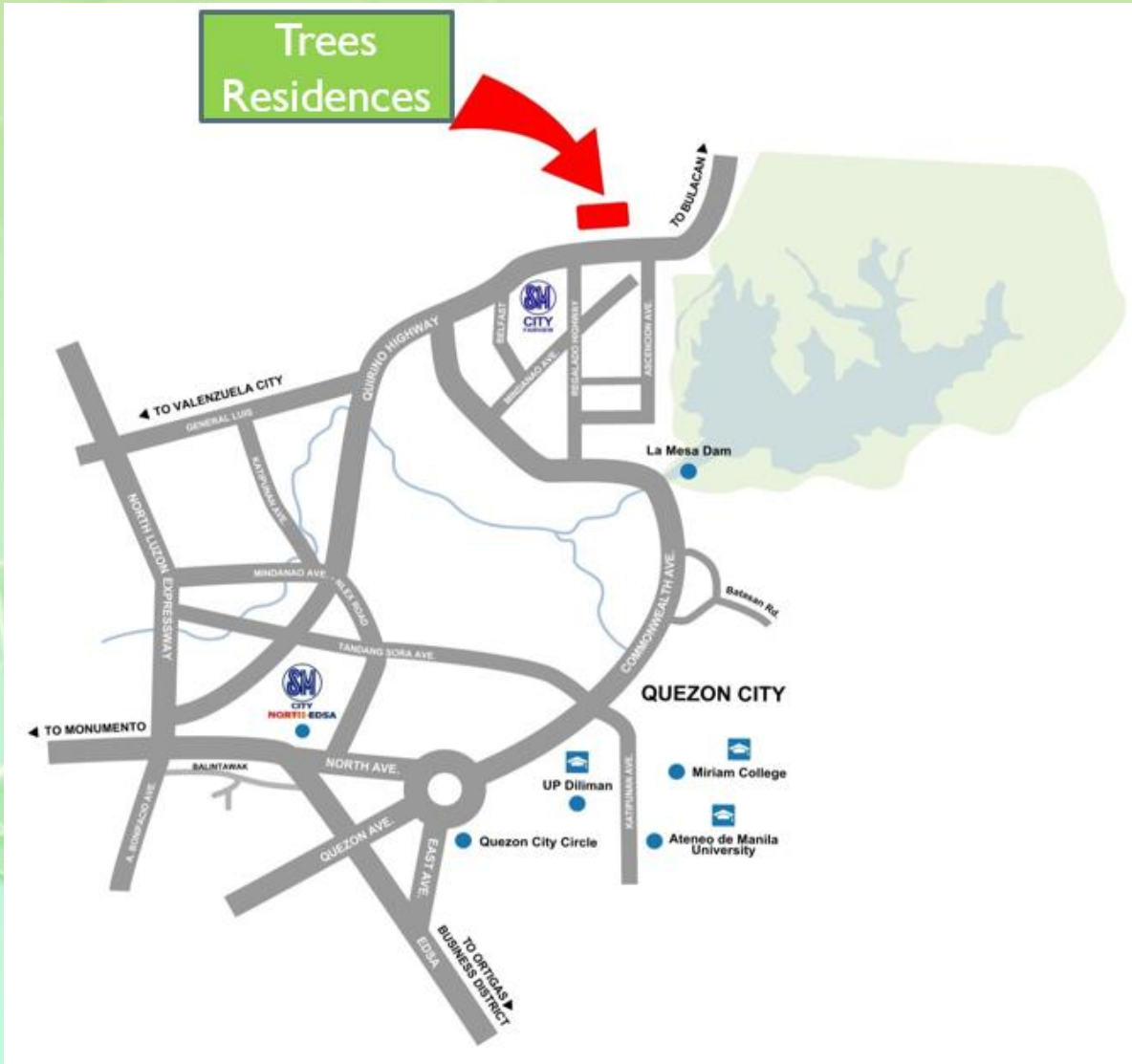
Value Proposition

Trees Residences is centrally located in Novaliches, Quezon City, one of the most popular residential communities in Metro Manila. SM City Fairview and La Mesa EcoPark are just a few minutes away while commercial retail strip is right outside your door. It is also readily accessible to QC Memorial Circle, major thoroughfares and transportation hubs. It is also nearby proposed MRT7 which will connect SM North to San Jose Del Monte, Bulacan via Quirino Highway.

This project is composed of 19 medium rise residential development inspired with modern contemporary design built on an 8.3 hectare property. This gated community is the perfect address for those who want to everything within easy reach, while maintaining security and privacy in the urban jungle.



Location and Accessibility



- Along Quirino Highway, Novaliches, Quezon City
- 5 minutes away from SM City Fairview, Ayala Fairview Terraces and Robinsons Nova Market
- Near schools (Our Lady of Fatima, etc.)
- Access to public transportation (SM City Fairview Terminal)
- Nearby proposed MRT7

Vicinity Profile



MALLS/SHOPPING CENTERS AND GROCERIES

- SM City Fairview
- The Strip at Trees Residences
- Ayala Fairview Terraces
- Robinsons Novaliches

EDUCATIONAL INSTITUTIONS

- Access Computer School
- Our Lady of Fatima University
- Mater Carmeli School

HEALTH INSTITUTIONS

- Commonwealth Hospital and Medical Center
- San Lorenzo Hospital

PLACES OF WORSHIP

- Mary the Queen Parish
- Ascension of our Lord Parish



Vicinity Profile

MALLS/SHOPPING CENTERS AND GROCERIES

- SM City Fairview
- The Strip at Trees Residences
- Ayala Fairview Terraces
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PLACES OF WORSHIP

- Mary the Queen Parish
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Vicinity Profile

COMMERCIAL ESTABLISHMENTS

- Food: Shakey's, McDonald's, Jollibee
- Banks: BDO, BPI, China Bank
- Gas Stations: Petron, Caltex



TRANSPORTATION TERMINALS

- SM Fairview Terminal
- Public Jeepneys and Buses



CENTRAL BUSINESS DISTRICT

- Ayala Techno Hub
- Call centers at SM City Fairview

Site Development Plan



Project Overview



Actual Photo



Actual Photo

Trees Residences	
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Owner/Developer	Vancouver Lands Inc.
Address	Quirino Highway, Brgy. Pasong Putik, Novaliches, Quezon City
Land Area	83,502 sqms
Number of Towers	19 Towers / 3 Phases
Number of Saleable Units	6,703 residential units
Number of Saleable Parking Slots	1,743 parking slots
No. of Units per Unit Type	1 Bedroom - 3,364 1 BR With Balcony - 306 1 BR With Den - 312 2 Bedroom - 884 Studio - 1,219 Studio Combined - 618
Project Launch Date	Phase 1 – October 2013 Phase 2 – March 2015 Phase 3 – April 2018
Turnover Date	<u>RFO:</u> All 19 towers

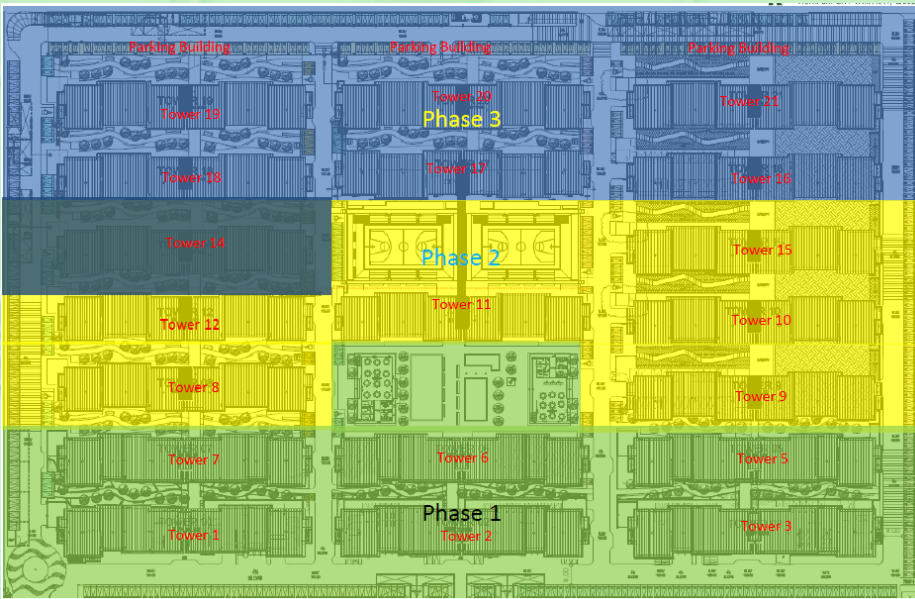
Project Overview



Actual Photo



Trees Residences Phase 1	
Number of Saleable Units	2,093 residential units
No. of Units per Tower	Tower 1 – 324 Tower 2 – 324 Tower 3 – 324 Tower 5 – 374 Tower 6 – 373 Tower 7 - 374
Project Launch Date	November 2013
Turnover Date	Started July 2016 All Towers already RFO



Project Overview

Trees Residences Phase 2

Number of Saleable Units

2,139 residential units

No. of Units per Tower

Tower 8 – 360
Tower 9 – 353
Tower 10 – 353
Tower 11 – 360
Tower 12 – 360
Tower 15 – 353

Project Launch Date

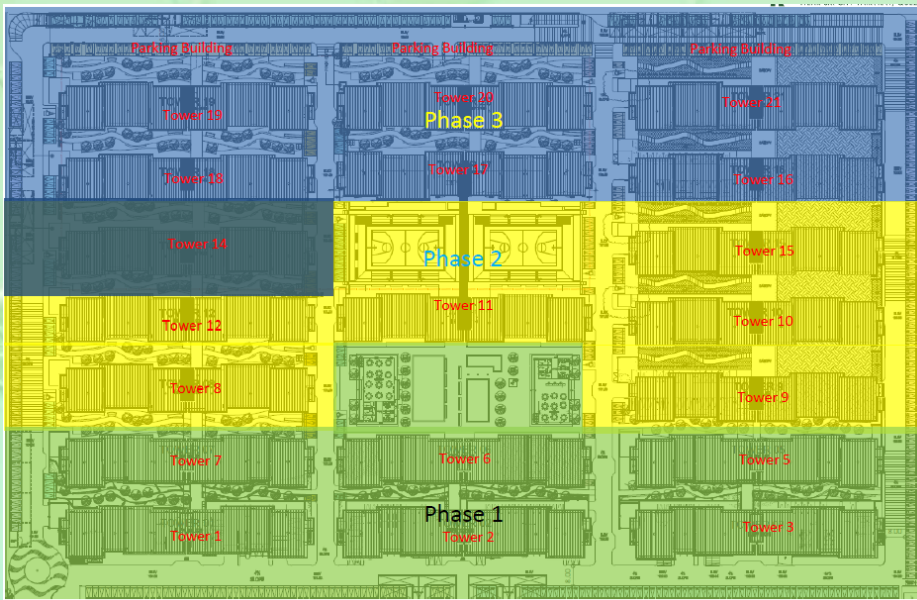
March 2015

Turnover Date

Started September 2017
All Towers already RFO



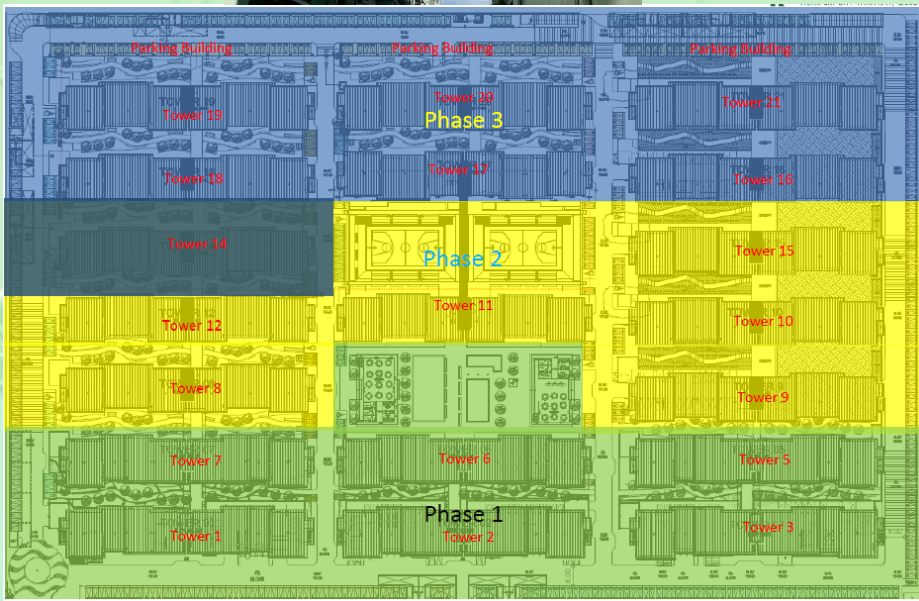
Actual Photo



Project Overview



Actual Photo



Trees Residences Phase 3	
Number of Saleable Units	2,471 residential units
No. of Units per Tower	Tower 14 – 353 Tower 16 – 353 Tower 17 – 353 Tower 18 – 353 Tower 19 – 353 Tower 20 – 353 Tower 21 - 353
Project Launch Date	April 2018
Turnover Date	Phase 3B Towers 16 and 21 – RFO Phase 3A Towers 14, 17, 18, 19 and 20 – RFO

Project Features

- The Strip at Trees Residences
- Gated community with landscaped entrance
- Property Management Services
- Central main lobby and designated mailboxes
- Transportation Station to service residents
- 24/7 roving security
- Automatic fire sprinkler system per unit
- CCTV provided at central lobby, entrances, perimeter fence and amenity area
- Centralized cistern tank and sewer treatment plant
- Power provided by Meralco
- Water provided by Maynilad



Actual Photo



Actual Photo



Actual Photo



Actual Photo

Project Amenities

- Swimming Pools



Actual Photo

Project Amenities

- Air conditioned function rooms



Actual Photo

Project Amenities

- Non air conditioned function rooms



Actual Photo

Project Amenities

- Linear Parks



Actual Photo

Project Amenities

- Basketball court



Artist's Perspective

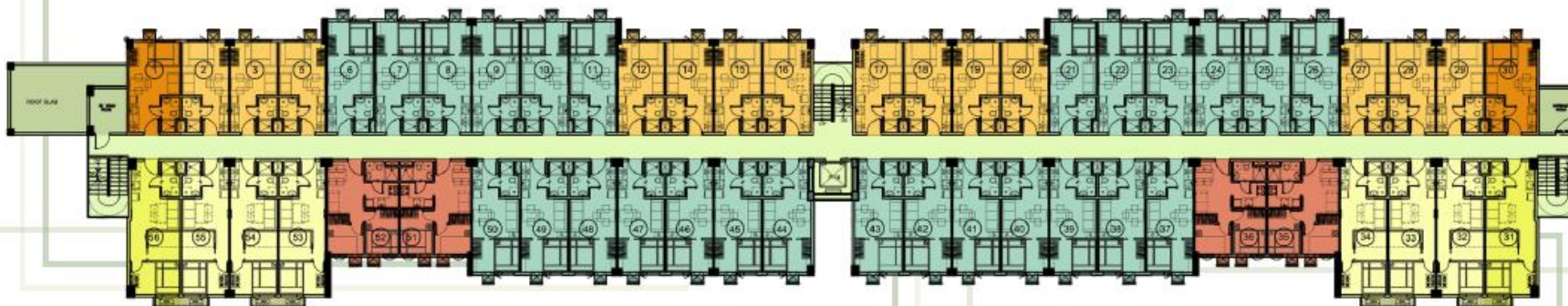
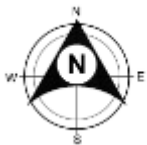
RESIDENTIAL UNITS

The Strip At Trees Residences



Actual Photo

Tower Floor Plans



Tower 1 2nd Floor

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	23.94 – 24.82
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	

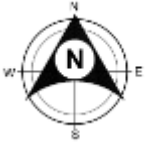
LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

2nd Floor Plan – Tower 1



Tower Floor Plans



Tower 1 3rd to 8th Floors

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	23.94 – 24.82
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	Per floor

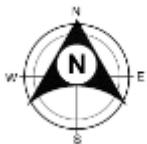
LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit



3rd to 8th Floor Plan – Tower 1

Tower Floor Plans



Tower 2 2 nd Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	23.94 – 24.82
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	Per floor

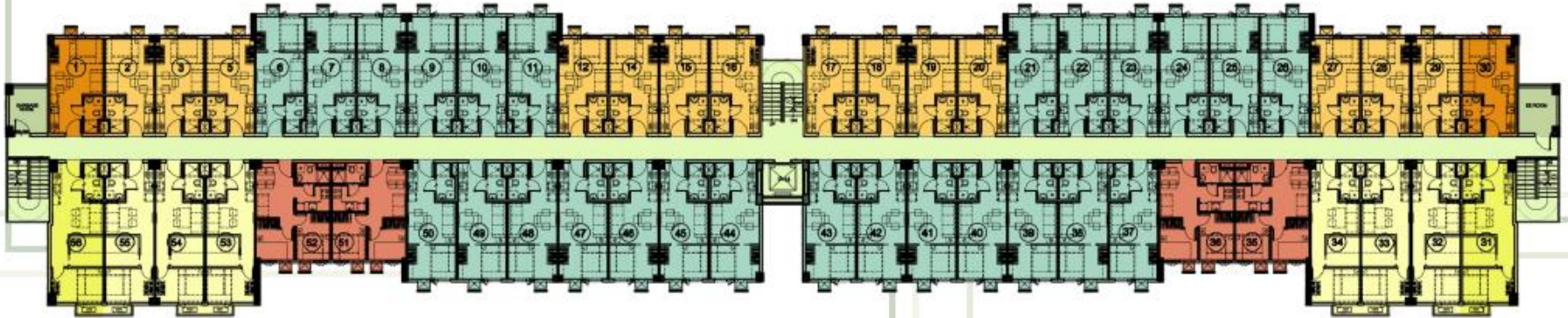
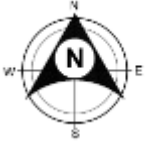
LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit



2nd Floor Plan – Tower 2

Tower Floor Plans



Tower 2 3rd to 8th Floors

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	23.94 – 24.82
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	Per floor

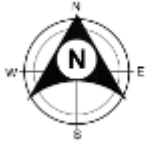
LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

3rd to 8th Floor Plan – Tower 2



Tower Floor Plans



Tower 3 2nd Floor

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	23.94 – 24.82
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	

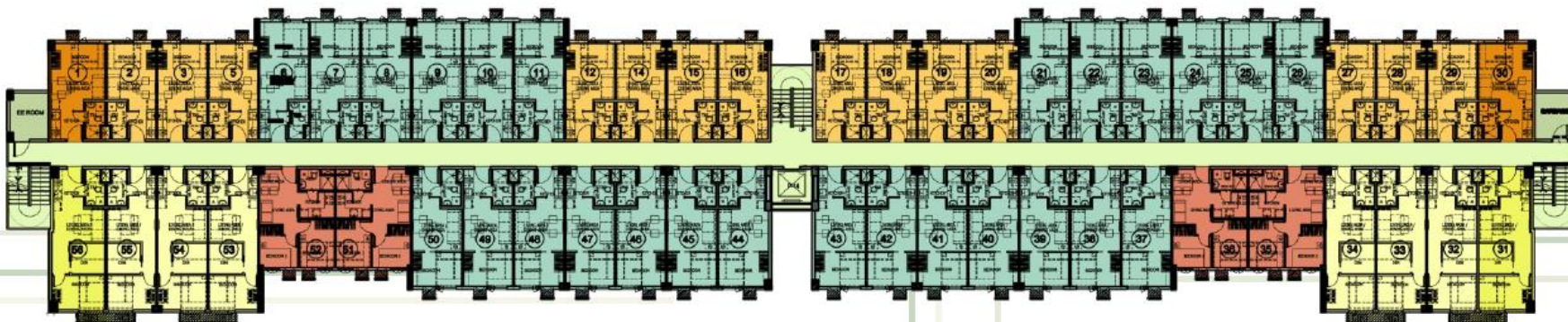
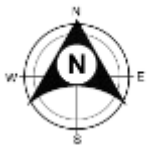
LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit



2nd Floor Plan – Tower 3

Tower Floor Plans



Tower 3 3rd to 8th Floors

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	23.94 – 24.82
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
<i>Total</i>	54	Per floor

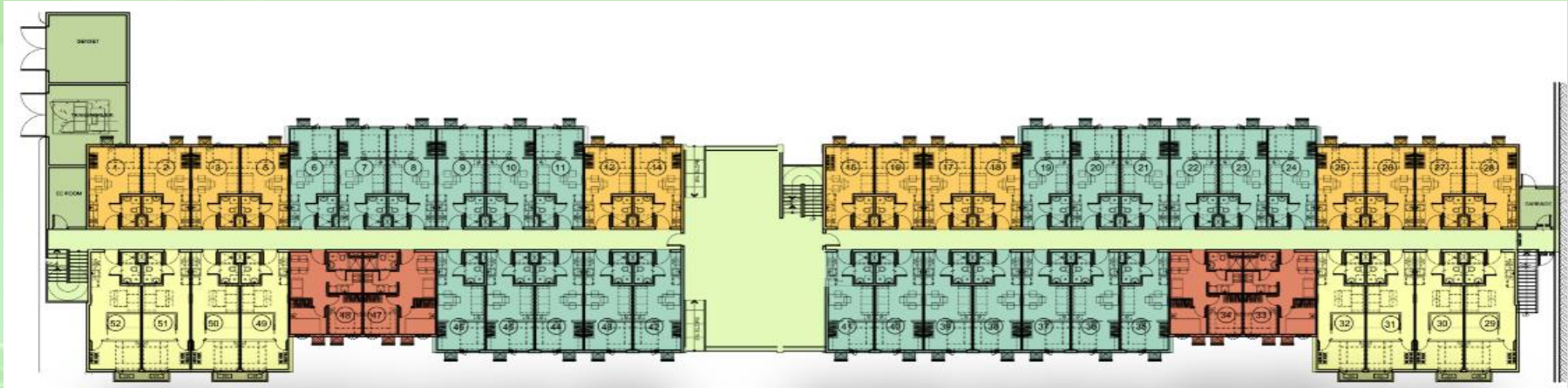
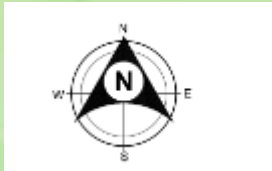
LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit



3rd to 8th Floor Plan – Tower 3

Tower Floor Plans



Tower 5 Ground Floor

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	24	23.73 – 24.88
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	12	19.73 – 20.68
Studio end unit	2	22.24
Total	50	

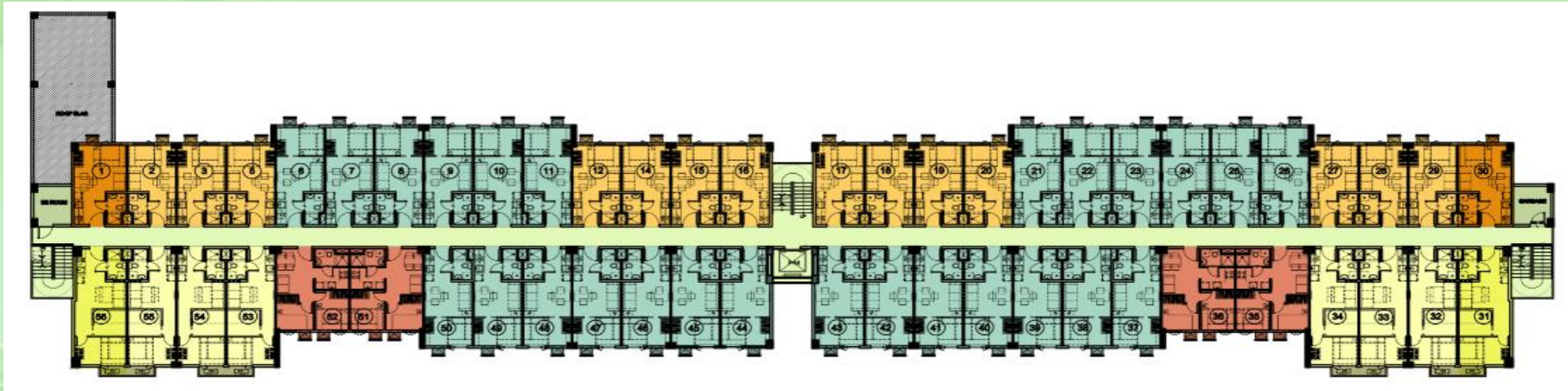
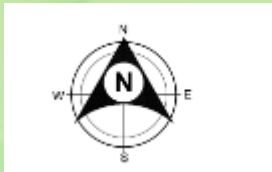
LEGEND:

- STUDIO UNIT
- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH DEN
- 2 BEDROOM UNIT



Ground Floor Plan – Tower 5

Tower Floor Plans



Tower 5 2 nd Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	23.94 – 24.82
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	

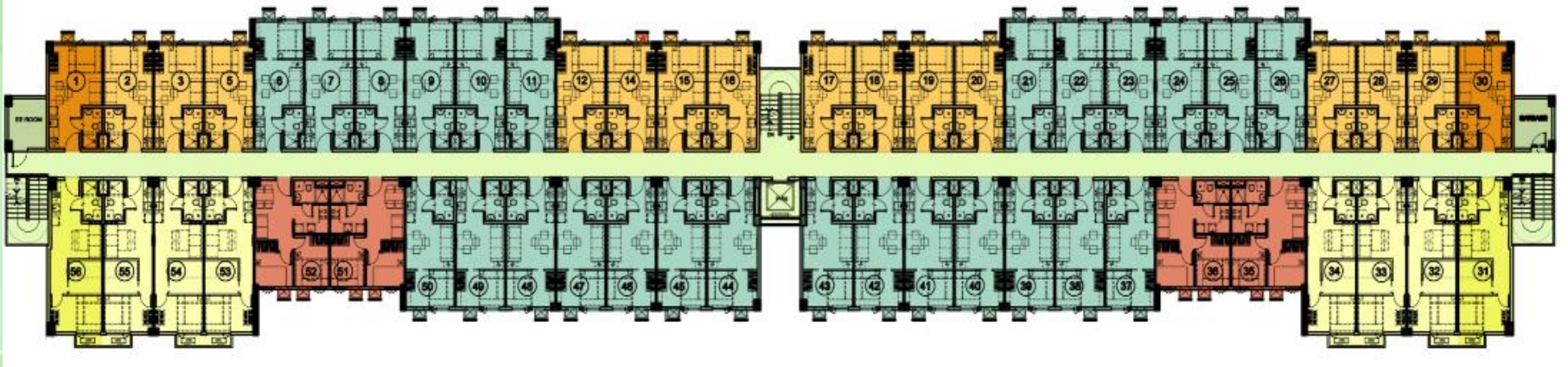
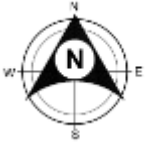
LEGEND:

- STUDIO UNIT
- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH DEN
- 2 BEDROOM UNIT



2nd Floor Plan – Tower 5

Tower Floor Plans



Tower 5 3rd to 8th Floors

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	23.94 – 24.82
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	Per floor

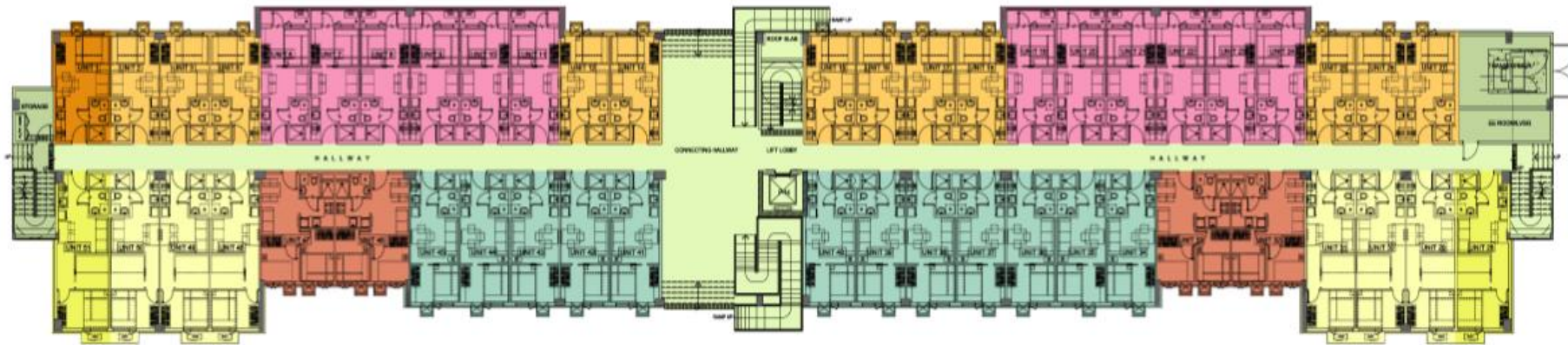
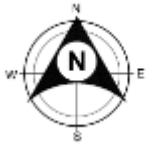
LEGEND:

- STUDIO UNIT
- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH DEN
- 2 BEDROOM UNIT



3rd to 8th Floor Plan – Tower 5

Tower Floor Plans



Tower 6 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	12	23.72 – 24.90
1 – bedroom unit with balcony	12	23.94 – 24.01
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	12	19.73 – 20.68
Studio end unit	1	22.24
Total	50	

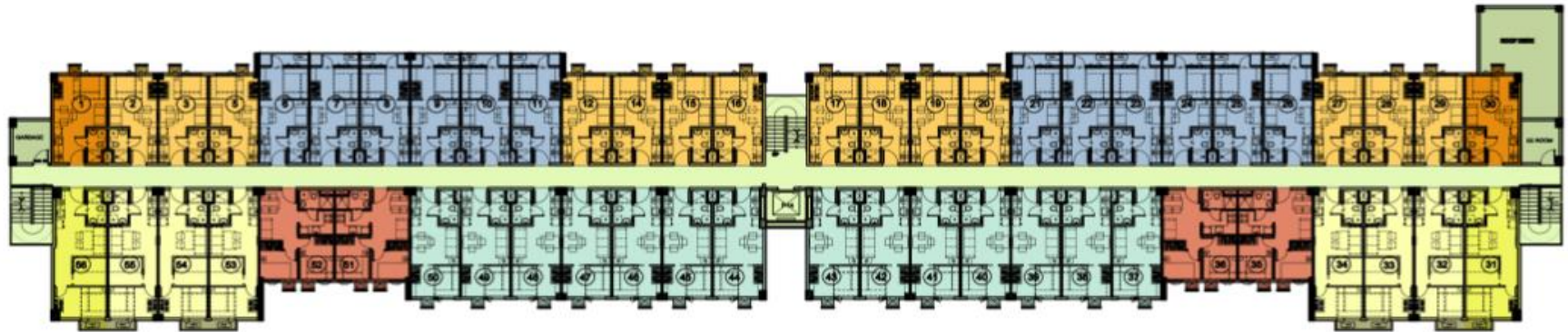
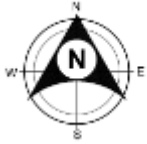
LEGEND:

- STUDIO UNIT
- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM UNIT END WITH DEN
- 2 BEDROOM UNIT
- 1 BEDROOM UNIT WITH BALCONY



Ground Floor Plan – Tower 6

Tower Floor Plans



Tower 6 2 nd Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	14	23.94 – 24.82
1 – bedroom unit with balcony	12	23.94 – 24.01
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	

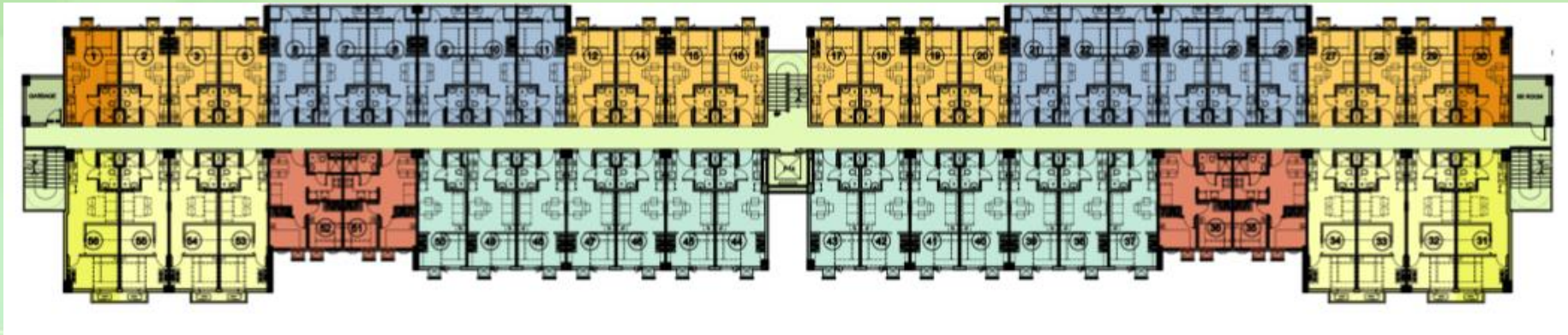
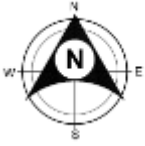
LEGEND:

- STUDIO UNIT
- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH BALCONY
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH DEN
- 2 BEDROOM UNIT



2nd Floor Plan – Tower 6

Tower Floor Plans



Tower 6 3 rd to 8 th Floors		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	14	23.94 – 24.82
1 – bedroom unit with balcony	12	23.94 – 24.01
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	Per floor

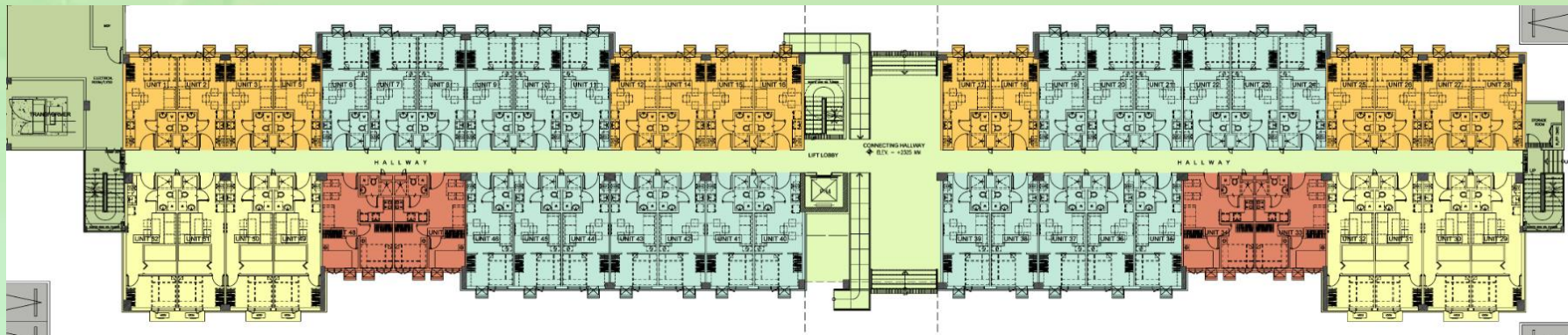
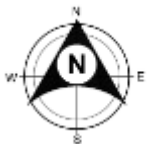
LEGEND:

- STUDIO UNIT
- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH BALCONY
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH DEN
- 2 BEDROOM UNIT



3rd to 8th Floor Plan – Tower 6

Tower Floor Plans



Tower 6 Ground Floor

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	24	23.73 – 24.88
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	12	19.73 – 20.68
Studio end unit	2	22.24
Total	50	

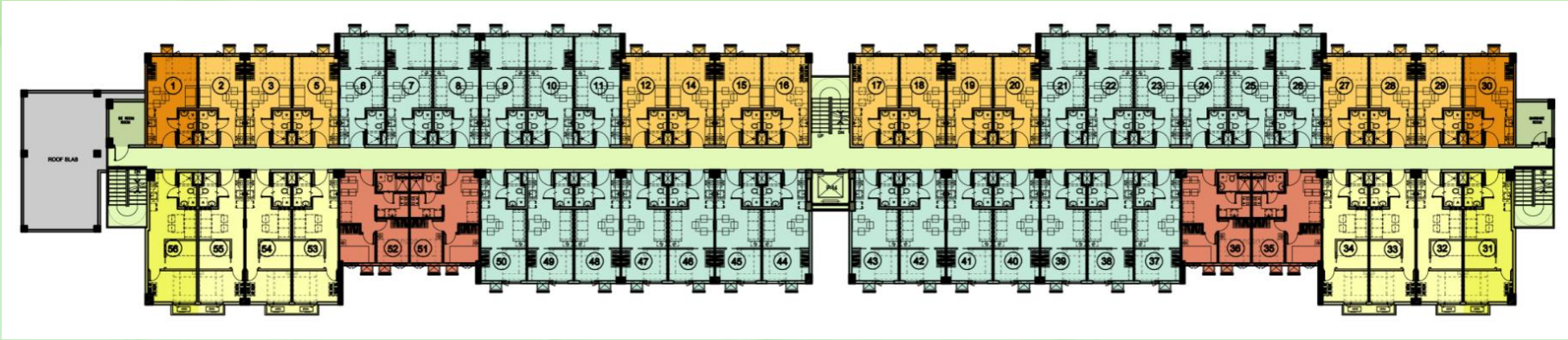
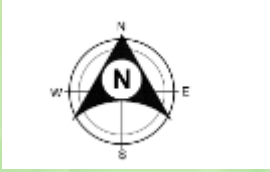
LEGEND:

- STUDIO UNIT
- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM UNIT END WITH DEN
- 2 BEDROOM UNIT



Ground Floor Plan – Tower 7

Tower Floor Plans



Tower 7 2 nd Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	23.94 – 24.82
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	

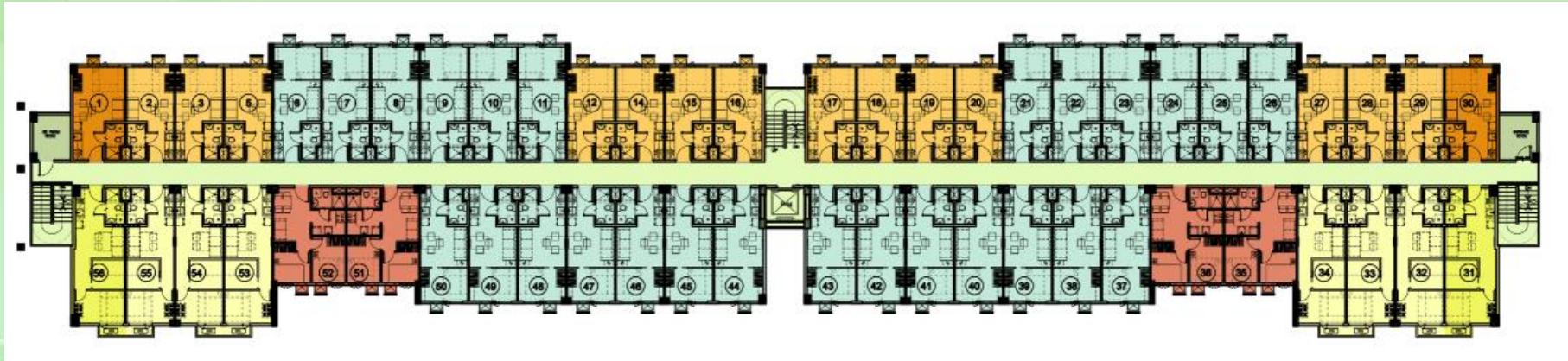
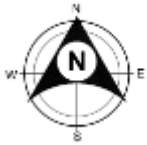
LEGEND:

- STUDIO UNIT
- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH DEN
- 2 BEDROOM UNIT



2nd Floor Plan – Tower 7

Tower Floor Plans



Tower 7 3 rd to 8 th Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	23.94 – 24.82
1-bedroom end unit with den	2	31.4
1-bedroom unit with den	6	28.43 – 28.69
2 bedroom	4	30.36
Studio	14	19.73 – 20.68
Studio end unit	2	22.24
Total	54	Per floor

LEGEND:

- STUDIO UNIT
- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH DEN
- 2 BEDROOM UNIT






3rd to 8th Floor Plan – Tower 7

Tower Floor Plans



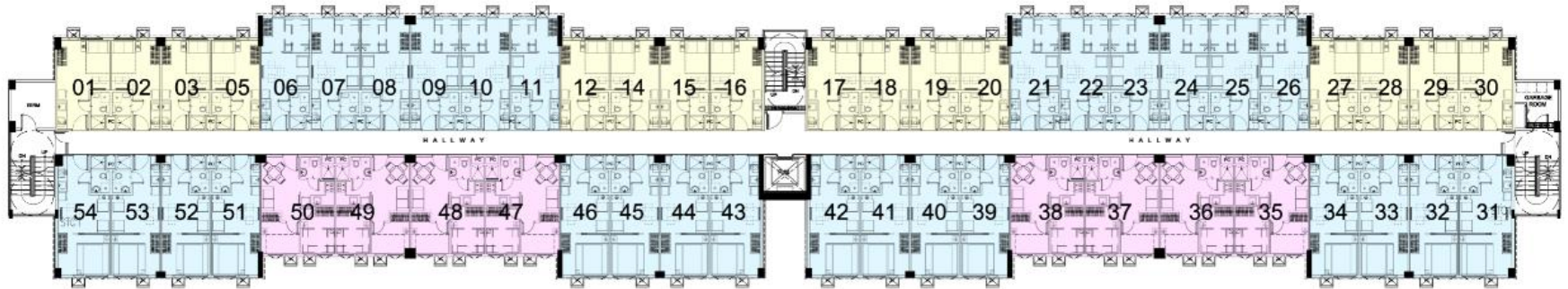
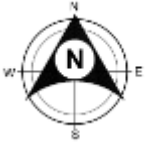
Tower 8 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	22.92 – 27.37
2 bedroom	8	30.36
Studio	12	18.51 – 20.26
Studio end unit	2	20.67
Total	48	

-  STUDIO UNIT
-  1-BEDROOM UNIT
-  2-BEDROOM UNIT



Ground Floor Plan – Tower 8

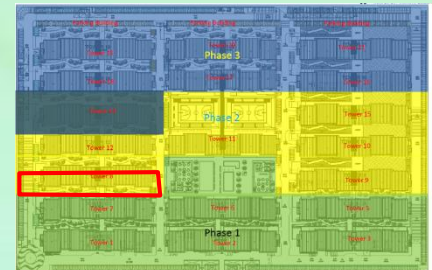
Tower Floor Plans



Tower 8 2nd to 8th Floor

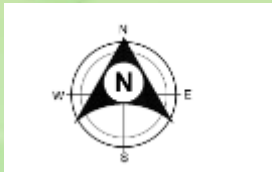
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 27.37
2 bedroom	8	30.36
Studio	14	18.51 – 20.26
Studio end unit	2	20.67
Total	52	Per floor

- STUDIO UNIT**
- 1-BEDROOM UNIT**
- 2-BEDROOM UNIT**



2nd to 8th Floor Plan – Tower 8

Tower Floor Plans



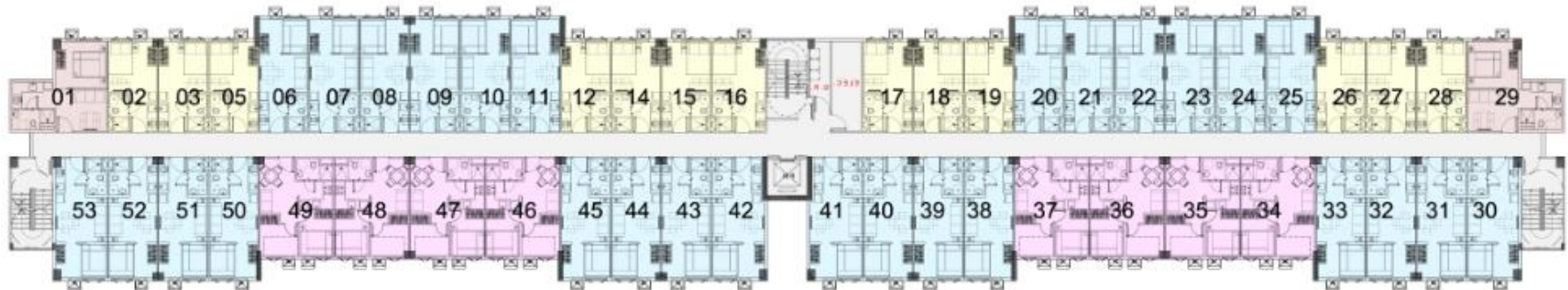
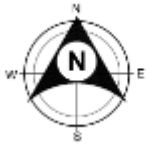
Tower 9 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	22.92 – 27.21
2 bedroom	8	30.36
Studio	11	18.51 – 20.56
1-bedroom end unit	2	29.10
Total	47	

- STUDIO UNIT
- 1-BEDROOM L-TYPE UNIT
- 1-BEDROOM UNIT
- 2-BEDROOM UNIT



Ground Floor Plan – Tower 9

Tower Floor Plans



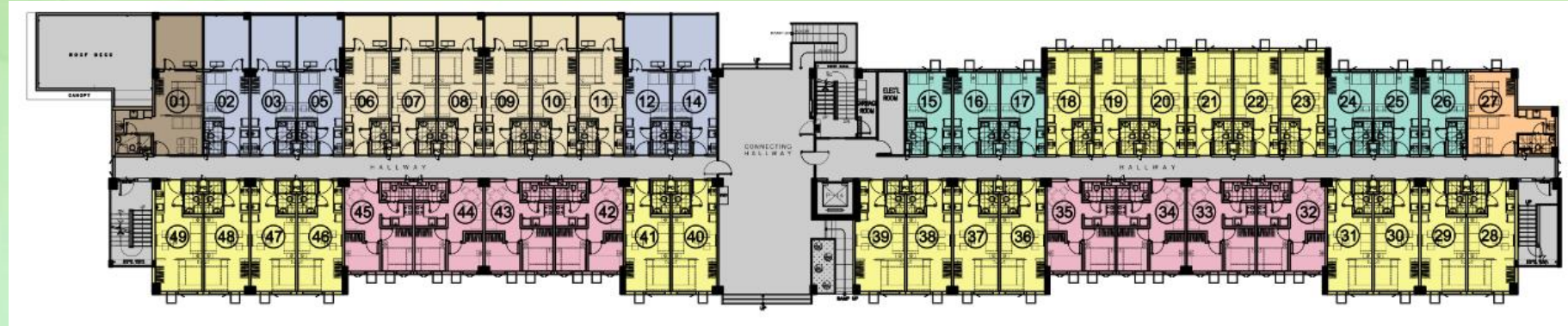
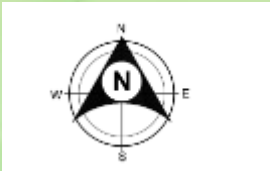
Tower 9 2 nd to 8 th Floors		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 26.63
2 bedroom	8	30.36
Studio	13	18.51 - 20.27
1-bedroom end unit	2	29.10
Total	51	Per floor

- STUDIO UNIT
- 1-BEDROOM L-TYPE UNIT
- 1-BEDROOM UNIT
- 2-BEDROOM UNIT



2nd to 8th Floor Plan – Tower 9

Tower Floor Plans



Tower 10 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	20	22.92 – 27.21
1-bedroom deluxe end with balcony	1	42.02
1-bedroom deluxe with balcony	6	30.41 – 31.06
1- bedroom end unit	1	29.10
2- bedroom	8	30.36
Studio	6	18.51 – 20.56
Studio deluxe with balcony	5	29.46 – 30.60
Total	47	

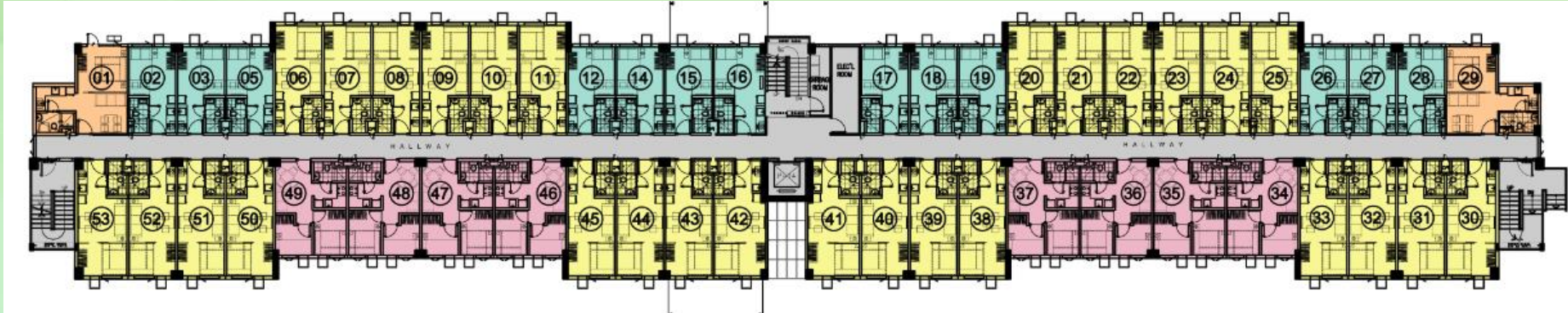
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT
- 1 - BEDROOM UNIT w/ BALCONY
- STUDIO UNIT w/ BALCONY
- 1 - BEDROOM END UNIT w/ BALCONY



Ground Floor Plan – Tower 10

Tower Floor Plans



Tower 10 2nd to 8th Floors

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 26.63
2 bedroom	8	30.36
Studio	13	18.51 – 20.27
1-bedroom end unit	2	29.10
Total	51	Per floor

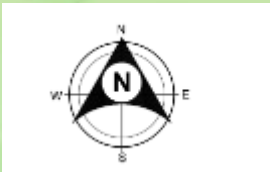
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



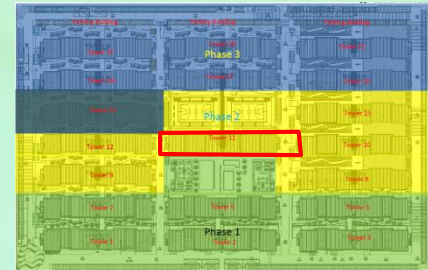
2nd to 8th Floor Plan – Tower 10

Tower Floor Plans



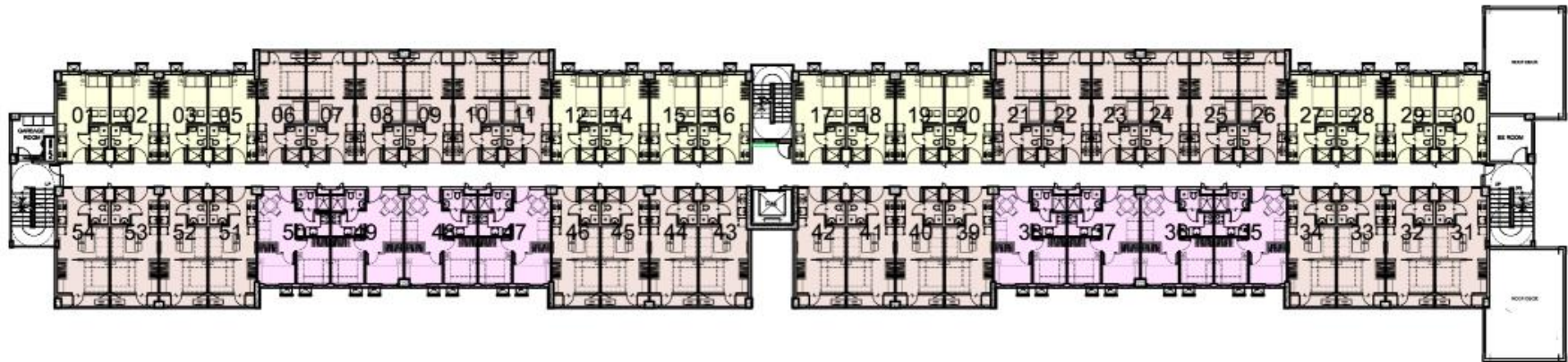
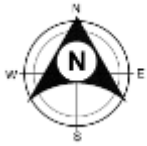
Tower 11 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit with balcony	26	22.92 – 27.37
2 bedroom	8	30.36
Studio	12	18.51 – 20.26
Studio end unit	2	20.67
Total	48	

- STUDIO UNIT
- 1-BEDROOM UNIT WITH BALCONY
- 2-BEDROOM UNIT






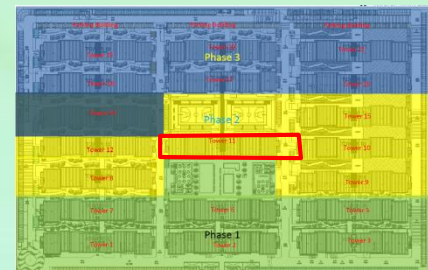
Ground Floor Plan – Tower 11

Tower Floor Plans



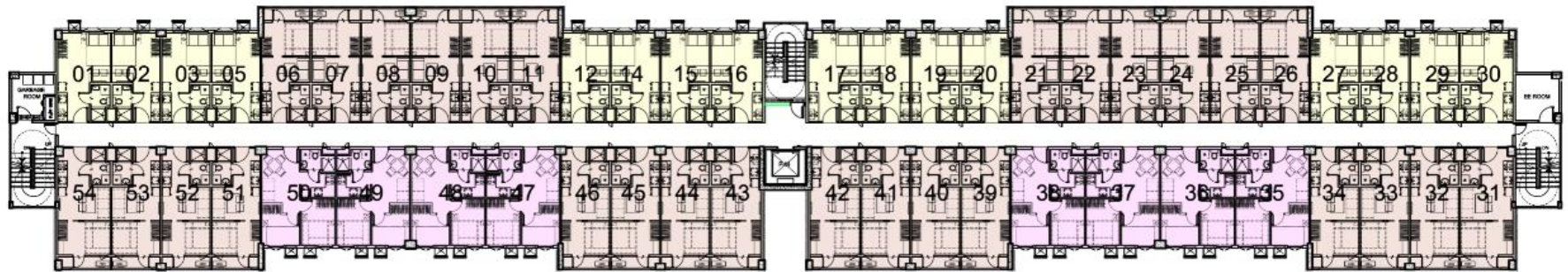
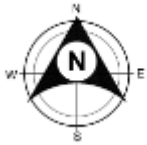
Tower 11 Second Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit with balcony	28	22.92 – 27.37
2 bedroom	8	30.36
Studio	14	18.51 – 20.26
Studio end unit	2	20.67
Total	52	

-  STUDIO UNIT
-  1-BEDROOM UNIT WITH BALCONY
-  2-BEDROOM UNIT



Second Floor Plan – Tower 11

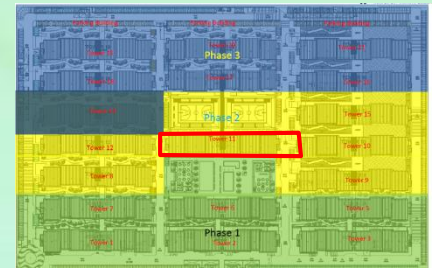
Tower Floor Plans



Tower 11 3rd to 8th floors

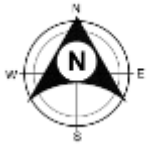
Unit Type	No. of Units	Unit Size Range
1-bedroom unit with balcony	28	22.92 – 27.37
2 bedroom	8	30.36
Studio	14	18.51 – 20.26
Studio end unit	2	20.67
Total	52	

- STUDIO UNIT
- 1-BEDROOM UNIT WITH BALCONY
- 2-BEDROOM UNIT



3rd to 8th Floor Plan – Tower 11

Tower Floor Plans



Tower 12 Ground Floor

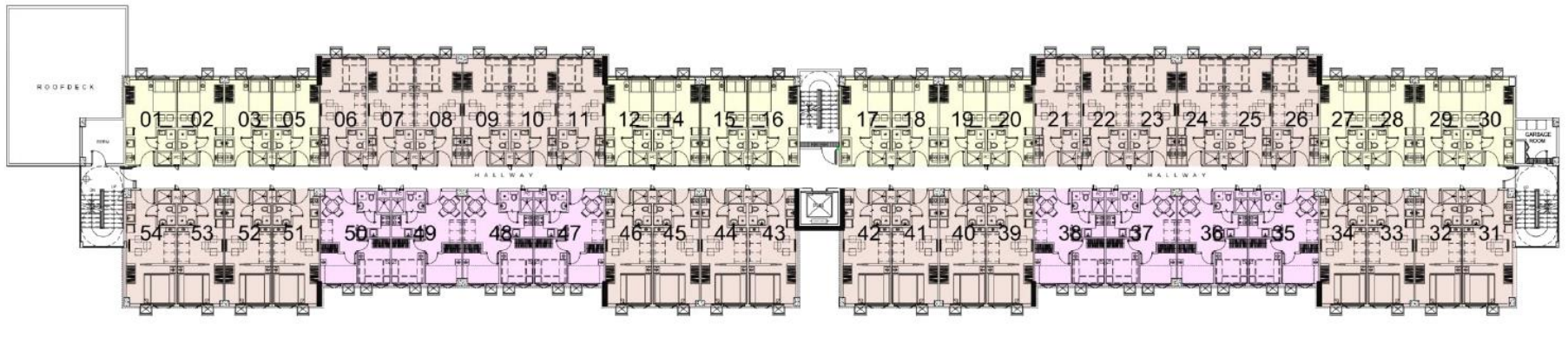
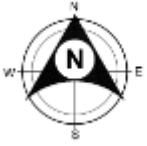
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	22.92 – 27.37
2 bedroom	8	30.36
Studio	12	18.51 – 20.26
Studio end unit	2	20.67
Total	48	

-  STUDIO UNIT
-  1-BEDROOM UNIT
-  2-BEDROOM UNIT



Ground Floor Plan – Tower 12

Tower Floor Plans



Tower 12 2nd to 8th Floor

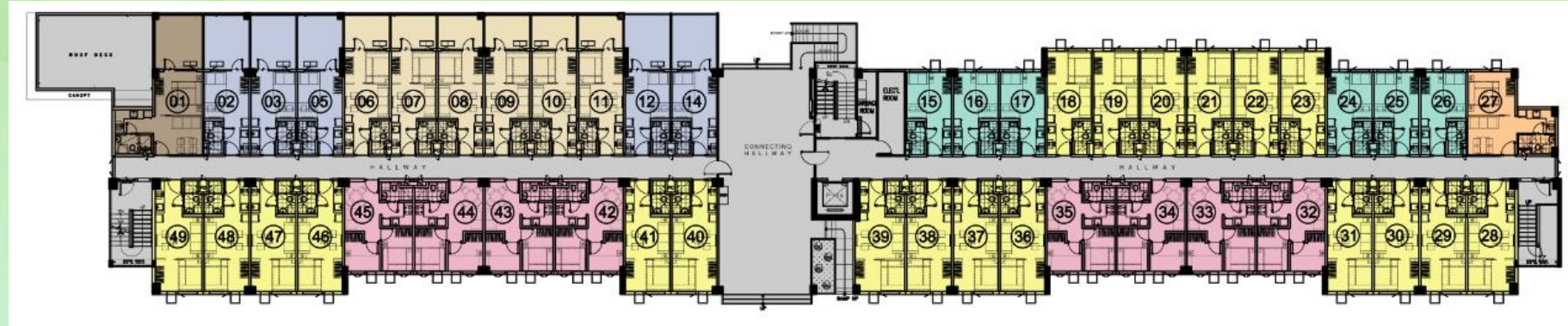
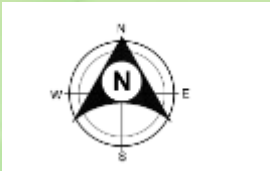
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 27.37
2 bedroom	8	30.36
Studio	14	18.51 – 20.26
Studio end unit	2	20.67
Total	52	Per floor

-  STUDIO UNIT
-  1-BEDROOM UNIT
-  2-BEDROOM UNIT



2nd to 8th Floor Plan – Tower 12

Tower Floor Plans



Tower 15 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	20	22.92 – 27.21
1-bedroom deluxe end with balcony	1	42.02
1-bedroom deluxe with balcony	6	30.41 – 31.06
1- bedroom end unit	1	29.10
2- bedroom	8	30.36
Studio	6	18.51 – 20.56
Studio deluxe with balcony	5	29.46 – 30.60
Total	47	

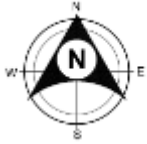
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT
- 1 - BEDROOM UNIT w/ BALCONY
- STUDIO UNIT w/ BALCONY
- 1 - BEDROOM END UNIT w/ BALCONY



Ground Floor Plan – Tower 15

Tower Floor Plans



Tower 15 2 nd to 8 th Floors		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 26.63
2 bedroom	8	30.36
Studio	13	18.51 – 20.27
1-bedroom end unit	2	29.10
Total	51	Per floor

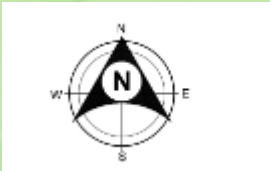
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



2nd to 8th Floor Plan – Tower 15

Tower Floor Plans



Tower 14 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	22.92 – 27.21
2 bedroom	8	30.36
Studio	11	18.51 - 20.56
1-bedroom end unit	2	29.10
Total	47	

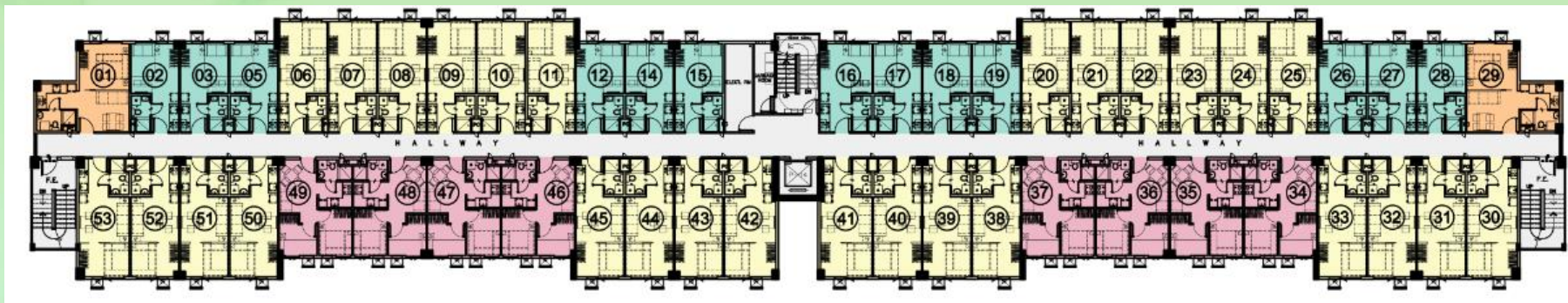
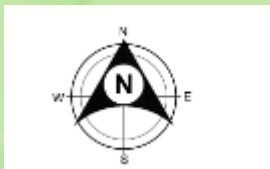
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



Ground Floor Plan – Tower 14

Tower Floor Plans



Tower 14 2 nd to 8 th Floors		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 26.63
2 bedroom	8	30.36
Studio	13	18.51 – 20.27
1-bedroom end unit	2	29.10
Total	51	Per floor

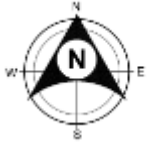
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



2nd to 8th Floor Plan – Tower 14

Tower Floor Plans



Tower 16 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	20	22.92 – 26.63
1-bedroom deluxe end with balcony	1	42.03
1-bedroom deluxe with balcony	6	30.40
1- bedroom end unit	1	29.10
2- bedroom	8	30.36
Studio	6	18.51 – 19.09
Studio deluxe with balcony	5	30.40 – 31.64
Total	47	

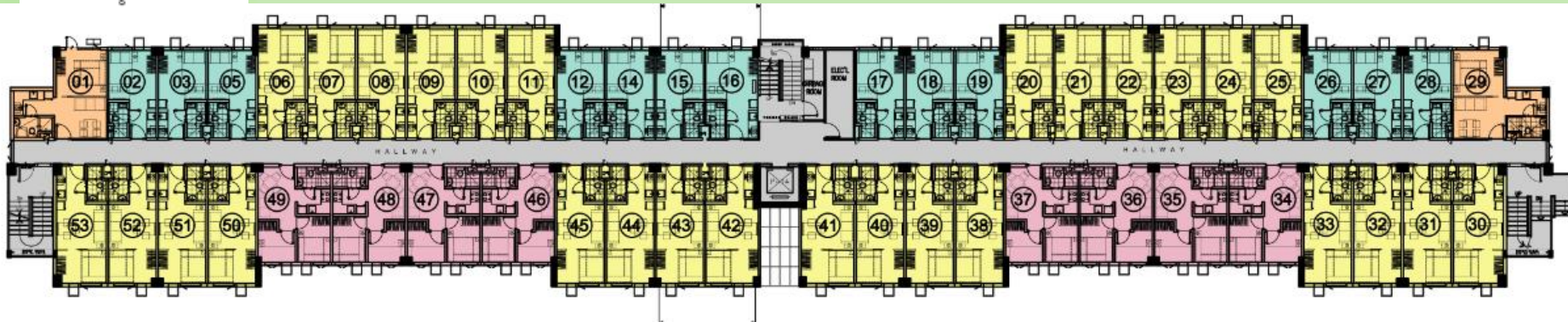
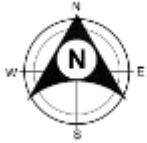
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT
- 1 - BEDROOM UNIT w/ BALCONY
- STUDIO UNIT w/ BALCONY
- 1 - BEDROOM END UNIT w/ BALCONY



Ground Floor Plan – Tower 16

Tower Floor Plans



Tower 16 2 nd to 8 th Floors		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 26.63
2 bedroom	8	30.36
Studio	13	18.51 - 20.27
1-bedroom end unit	2	29.10
Total	51	Per floor

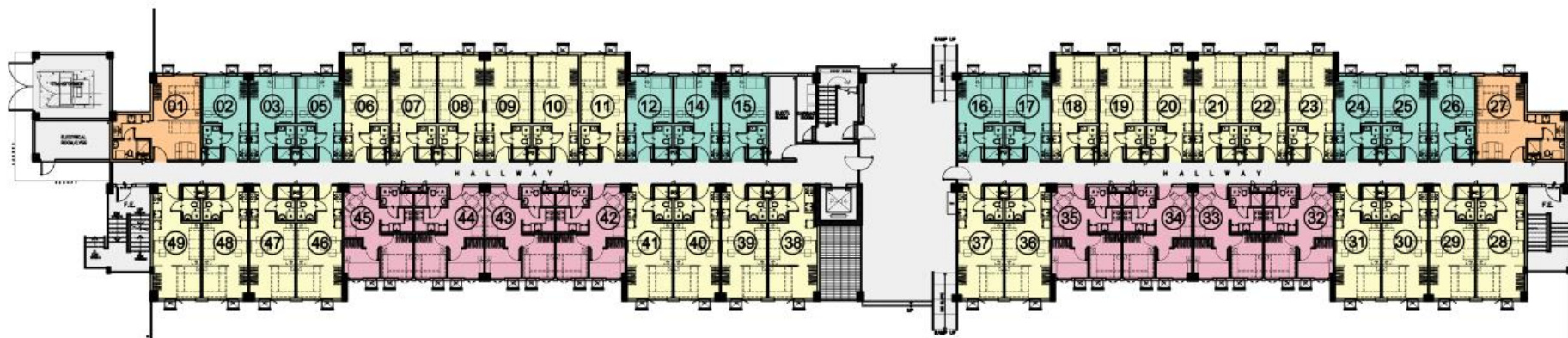
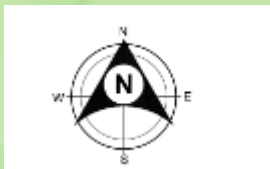
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



2nd to 8th Floor Plan – Tower 16

Tower Floor Plans



Tower 17 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	22.92 – 26.63
2 bedroom	8	30.36
Studio	11	18.51 - 20.56
1-bedroom end unit	2	29.10
Total	47	

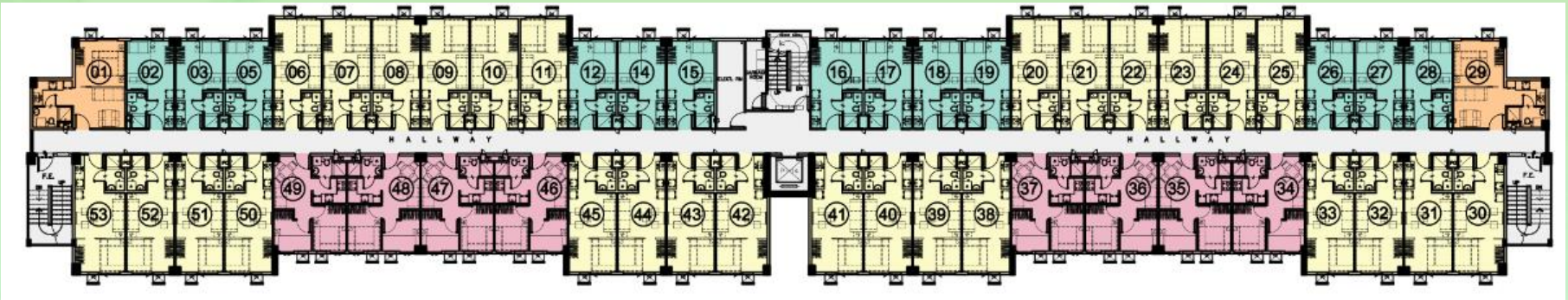
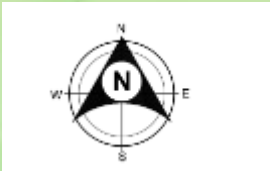
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



Ground Floor Plan – Tower 17

Tower Floor Plans



Tower 17 2 nd to 8 th Floors		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 26.63
2 bedroom	8	30.36
Studio	13	18.51 - 20.27
1-bedroom end unit	2	29.10
Total	51	Per floor

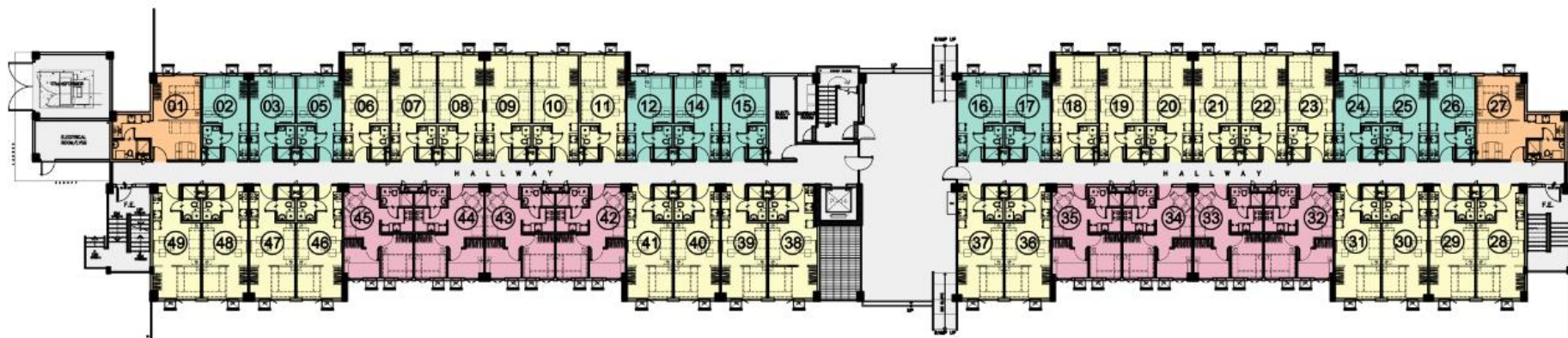
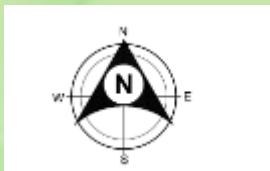
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



2nd to 8th Floor Plan – Tower 17

Tower Floor Plans



Tower 18 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	22.92 – 26.63
2 bedroom	8	30.36
Studio	11	18.51 - 20.56
1-bedroom end unit	2	29.10
Total	47	

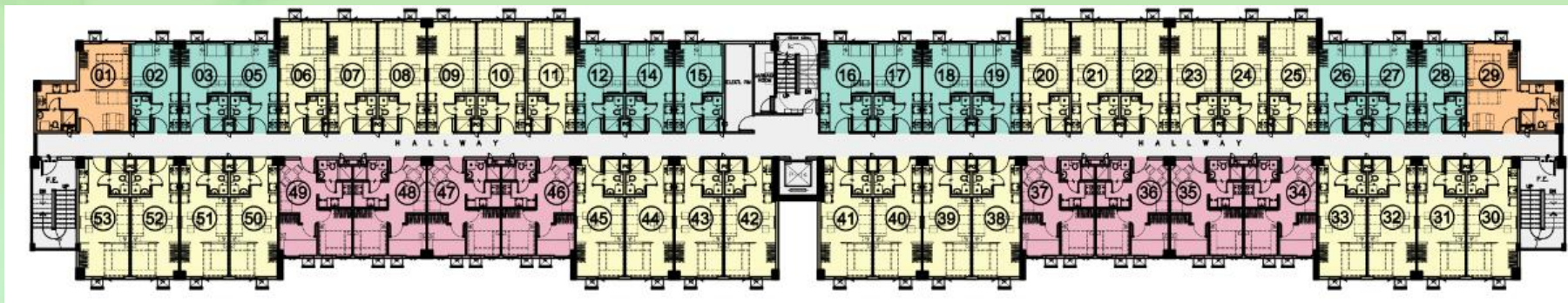
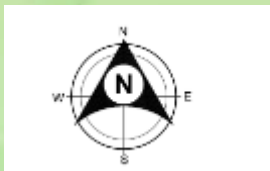
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



Ground Floor Plan – Tower 18

Tower Floor Plans



Tower 18 2 nd to 8 th Floors		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 26.63
2 bedroom	8	30.36
Studio	13	18.51 – 20.27
1-bedroom end unit	2	29.10
Total	51	Per floor

LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



2nd to 8th Floor Plan – Tower 18

Tower Floor Plans



Tower 19 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	22.92 – 26.63
2 bedroom	8	30.36
Studio	11	18.51 - 20.56
1-bedroom end unit	2	29.10
Total	47	

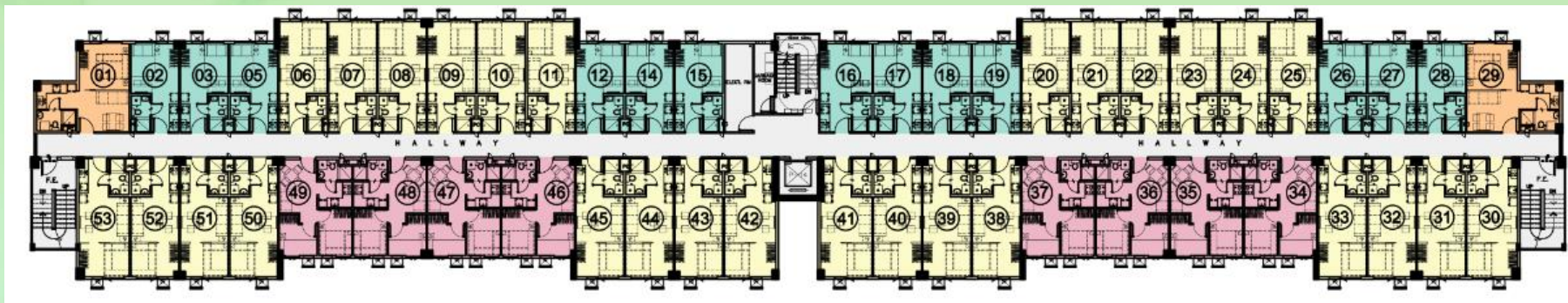
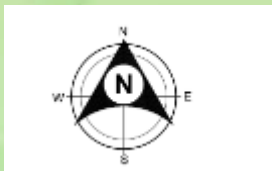
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



Ground Floor Plan – Tower 19

Tower Floor Plans



Tower 19 2 nd to 8 th Floors		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 26.63
2 bedroom	8	30.36
Studio	13	18.51 - 20.27
1-bedroom end unit	2	29.10
Total	51	Per floor

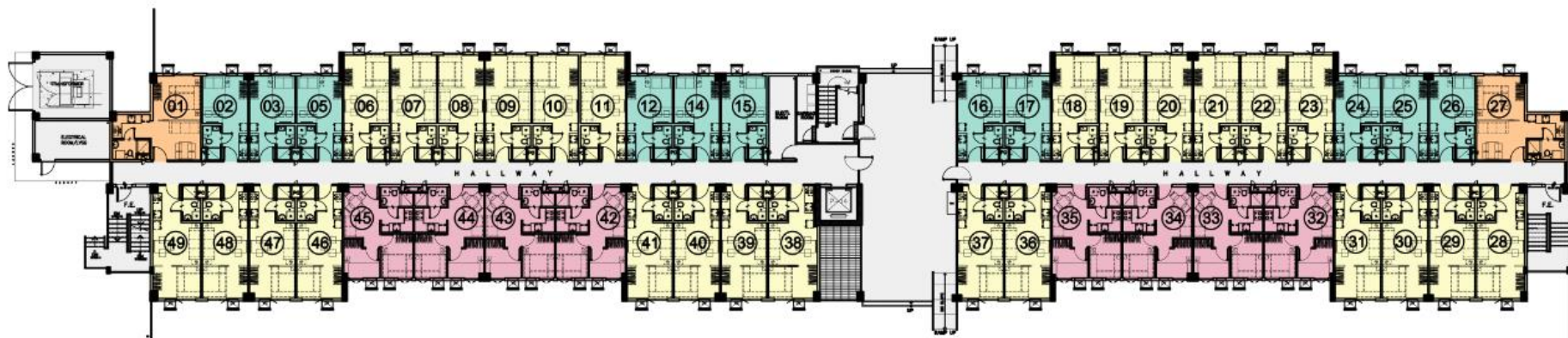
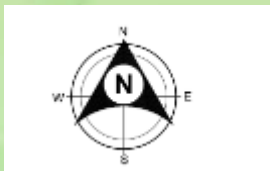
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



2nd to 8th Floor Plan – Tower 19

Tower Floor Plans



Tower 20 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	26	22.92 – 26.63
2 bedroom	8	30.36
Studio	11	18.51 - 20.56
1-bedroom end unit	2	29.10
Total	47	

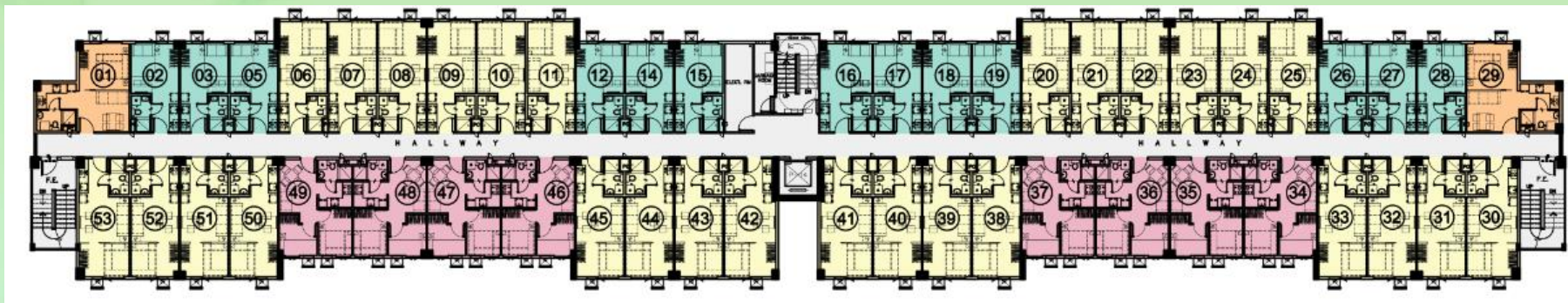
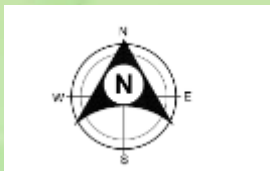
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



Ground Floor Plan – Tower 20

Tower Floor Plans



Tower 20 2 nd to 8 th Floors		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 26.63
2 bedroom	8	30.36
Studio	13	18.51 - 20.27
1-bedroom end unit	2	29.10
Total	51	Per floor

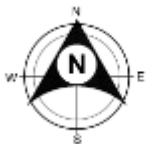
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



2nd to 8th Floor Plan – Tower 20

Tower Floor Plans



Tower 21 Ground Floor		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	20	22.92 – 26.63
1-bedroom deluxe end with balcony	1	42.03
1-bedroom deluxe with balcony	6	30.40
1- bedroom end unit	1	29.10
2- bedroom	8	30.36
Studio	6	18.51 – 19.09
Studio deluxe with balcony	5	30.40 – 31.64
Total	47	

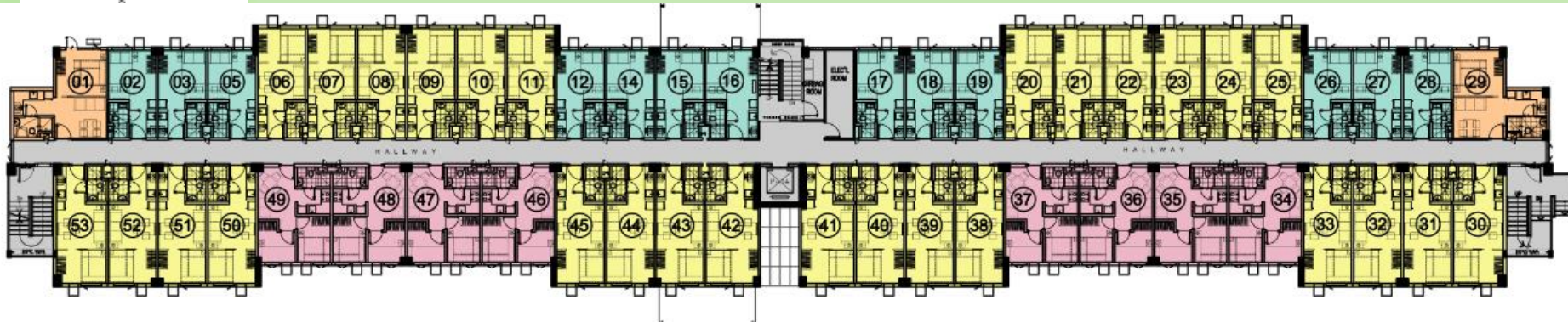
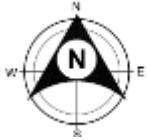
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT
- 1 - BEDROOM UNIT w/ BALCONY
- STUDIO UNIT w/ BALCONY
- 1 - BEDROOM END UNIT w/ BALCONY



Ground Floor Plan – Tower 21

Tower Floor Plans



Tower 21 2nd to 8th Floors

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	28	22.92 – 26.63
2 bedroom	8	30.36
Studio	13	18.51 - 20.27
1-bedroom end unit	2	29.10
Total	51	Per floor

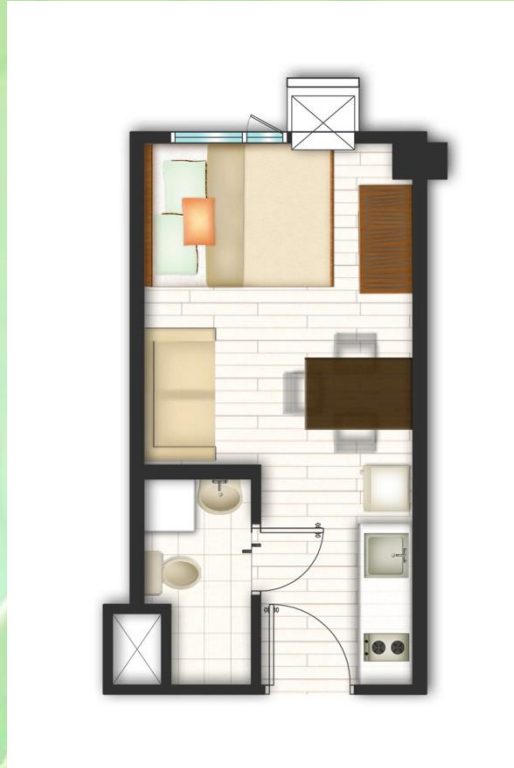
LEGEND:

- 1 - BEDROOM UNIT
- 2 - BEDROOM UNIT
- STUDIO UNIT
- 1 - BEDROOM END UNIT



2nd to 8th Floor Plan – Tower 21

Typical Unit Lay-Out



STUDIO UNIT

Area Range : 18.51 to 20.68

Typical Unit Lay-Out



1 BEDROOM UNIT

Area Range : 22.92 to 27.37 sqm.

Typical Unit Lay-Out



1 BEDROOM UNIT WITH BALCONY

Area Range : 22.92 to 27.37 sqm

Typical Unit Lay-Out



2 BEDROOM UNIT

Area Range : 30.36 sqm

Unit Finishes

Flooring	: Vinyl planks in all areas except bathroom. Ceramic tiles in T & B
Wall	: Painted cement finish in all areas With 1.2m high tiles in the shower area and 0.3m high tiles in the toilet area
Ceiling	: Painted off form finish in living, dining and bedroom/s. Gypsum board finish in the kitchen and T & B
Kitchen counter top	: Tiled with under the counter cabinet and sink
T & B Fixtures	: Water closet, lavatory, soap and tissue holder, and shower assembly fixtures
Windows	: Aluminum
Doors	Main Door : Laminated wood T & B : Laminated wood

Keys to Success

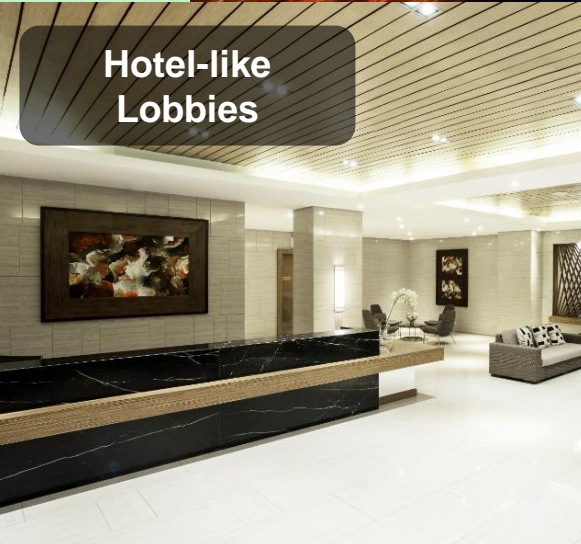
Prime Location



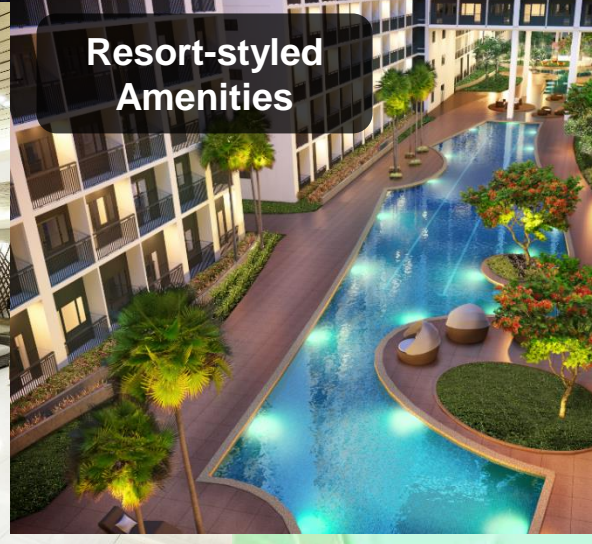
Integration of Retail Development



Hotel-like Lobbies



Resort-styled Amenities



Professional Property Management



FAQS

- Who is the owner and developer of Trees Residences?
 - > Vancouver Lands Inc., a wholly owned subsidiary of SMDC
- What will be the effect on documentation if owner and developer is VLI?
 - > Standard documents shall be used only. The documents will reflect VLI instead of SMDC.
 - > All buyers' checks and payments should be made payable to Vancouver Lands Inc.
 - > All Official Receipts will be issued by Vancouver Lands Inc.

FAQs

- What are the corridor measurements?

Hallway width : 1.5m

Hallway floor to ceiling height : 2.3m

FAQs

- How many **elevators** are there?

Per Tower : 1 (One)

Capacity : 14 persons

THANK YOU VERY MUCH!

HAPPY SELLING TREES RESIDENCES! 😊

Joseph Lawrence E. Cruz

Project Director

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Charmaine Anne L. Comandao

Assistant Project Director

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