



# Field Residences Building

Project  
5 Brief

FOR INFORMATION AND TRAINING PURPOSES ONLY. NOT INTENDED AS A SELLING TOOL

# What's Your idea of a

## Perfect Home?

Near Work and Commercial  
Centers

Near Mall

Spacious Lawn

Affordable; within budget

Bedrooms for Kids

Large Pool

Area

Basketball Court

Huge Space for Living Room



*Field*  
RESIDENCES

## An Ideal Dwelling Place

- Behind SM City Sucat
- Easy Access to Airport
- Close to MOA Complex/ Entertainment City
- Suburban Sanctuary
- Boast Vast Open Spaces and Amenities







## Airpor



## MOA and Entertainment



## Makati







*Within 15 Minutes..*

*Within 5 Minutes..*



*SM BF  
Paranaque*



*SM  
Sucat*

*Within 10 Minutes..*



*Ninoy Aquino Int  
Airport*



*S  
Maison*



*City of  
Dreams*



*Solaire  
Resorts*



*SM Mall of*

*Disclaimer: This material is for presentation purposes only. The developer reserves the right to modify the project without prior notice .*



# PROJECT FEATURES

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## Facilities and Amenities

### AVAILABLE

Enclosed clubhouse and poolside area for  
Events and Functions  
Kiddie pools  
Adult Pools  
Open playfield  
Picnic Area

### FUTURE DEVELOPMENTS

Basketball Court  
Badminton Court  
Jogging Trail



*Jogging  
Path*



*Amenity near  
Clubhouse*



*Center Amenity Area*



*Function Room*



*B*

# Field Residences Building





# SITE DEVELOPMENT





# FIELD RESIDENCES BUILDING

5



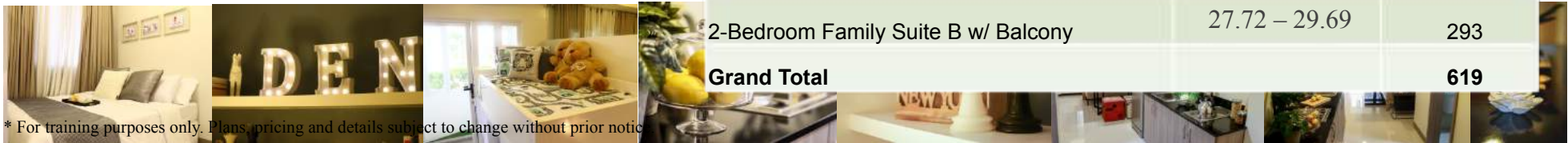
*Field Residence Building 5  
Perspective*

- Mobilization Date : April 2017
- Turnover Date : September 2020
- Total # of Floors : **12 Levels**
  - : 3rd-12th Floors
  - : 2nd Level (opening on lobby)
  - : 1 Ground Floor/Lobby

Number of Units : 619 units

- Location: Dr. A Santos Avenue, Sucat, Paranaque City

Unit Type	Ave. Size (in sq.m.)	Units
1-Bedroom Unit w/ Balcony	27.36	10
2-Bedroom End-Unit w/ Balcony	32.46	24
2-Bedroom Family Suite A End-Unit w/ Balcony	30.45	22
2-Bedroom Family Suite A w/ Balcony	28.01 - 29.65	270
2-Bedroom Family Suite B w/ Balcony	27.72 – 29.69	293
<b>Grand Total</b>		<b>619</b>



\* For training purposes only. Plans, pricing and details subject to change without prior notice

# Field 5 Suites A and B



Field Suite B : 27.76 sqm



Field Suite A : 28.01 sqm



**There are countless options  
For usage of Field Suites:**

*Area maybe transformed to  
A work area, study or  
entertainment room to be  
Converted to Bedroom in the future*





# 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: Powder 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 on Toilet



## 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



*Base Cabinet and Ceramic*



*T&B w/ 1.2m wall*



*Granite*

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# Building Features

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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.



## Unit Features

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2BR unit partition configuration (not Flexi)

Power Back Up per Unit (2 Convenience Outlets + 2 Lights)

Multi-Split Aircon Provision

CATV and Telephone Provision





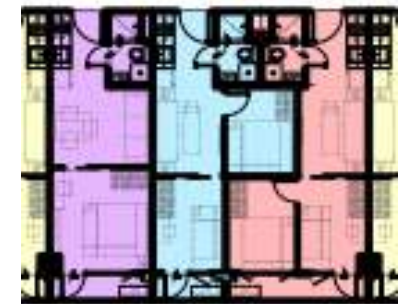
# Field 5 Typical Layout

Facing



Facing

Road

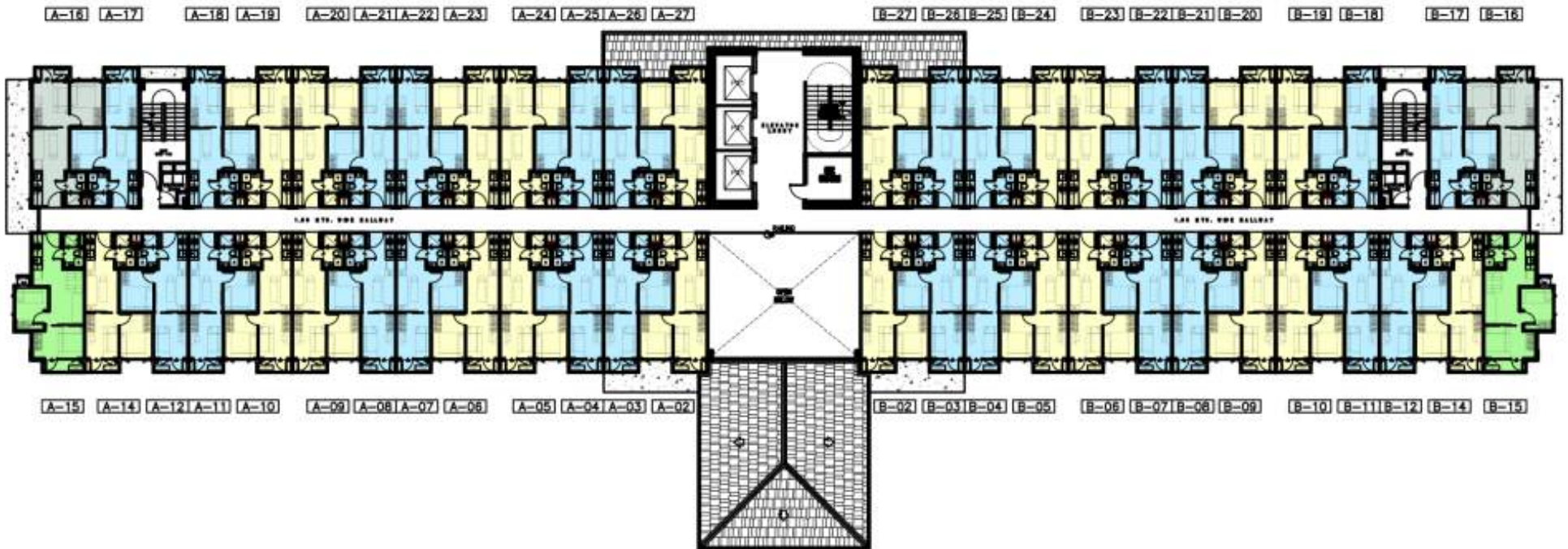


A- 88 B-  
01 01



# Field 5 Second Floor

Facing  
Amenity



Facing  
Road



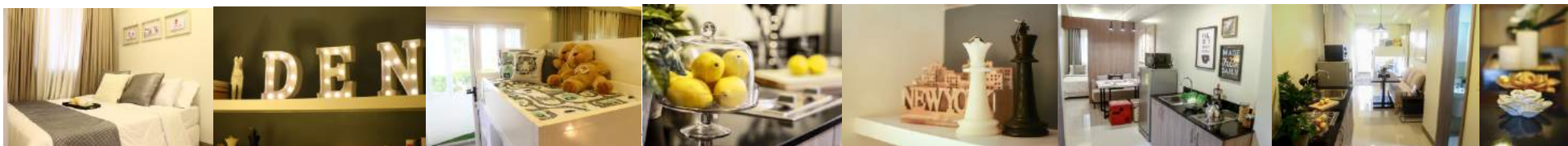


# Field 5 Ground Floor

Facing



Facing  
Road



# Field 5 Column-less Units :

## (A14,B14,01,A27,B27)



A-15 A-14 A-12 A



A-05 A-04 A-03 A-02 A-01 01 B-01 B-02 B-03 B-04 B-05 B-06 B-07 B-08 B-09 B-10 B-11 B-12 B-14 B-15

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living & Dining Area	5.64	60.71
Kitchen Area	4.35	46.82
Toilet & Bath	3.21	34.55
Bedroom 1	6.45	69.43
Bedroom 2	6.56	70.61
Balcony	1.80	19.38
Total	28.01	301.50

1 2-BR FAMILY SUITE A W/ BAL.  
SCALE NOT TO SCALE







## Field 5 Payment Terms

Scheme	Particulars	TLP Discount
Deferred Cash	100% payable in 43 mos.	2%
Spot DP	10% Spot payment, 90% payable in 42 mos.	2%
Spread DP	15% payable in 42 mos., 85% Lumpsum or Bank Financing	n/a
Easy payment Scheme	10% Spot payment, 10% payable in 41 mos, 80% Lumpsum/ Bank	0.5%

STANDARD LAUNCH PAYMENT TERMS - FIELD 5				
Payment Term	Deferred Cash Payment over 43 months	10% Spot DP, 90% over 42 months	15% over 42 months, 85% on Lumpsum/Bank	10% Spot DP, 10% payable in 41 months, 80% Lumpsum/ Bank
TLP	2,567,792.01	2,567,792.01	2,567,792.01	2,567,792.01
Discount rate on TLP	2%	2%	-	0.5%
Discount(amount)	51,355.84	51,355.84	-	12,838.96
DP Rate		10%	15%	10%
DP Amount	-	256,779.20	385,168.80	256,779.20
Net TLP	2,516,436.17	2,516,436.17	2,567,792.01	2,554,953.05
VAT	-	-	-	-
OC	163,568.35	163,568.35	166,906.48	166,071.95
TCP	2,680,004.52	2,680,004.52	2,734,698.49	2,721,025.00
NPV	2,248,694.67	2,277,307.46	1,975,753.46	1,769,790.03
Effective Discount	16.99%	15.94%	27.07%	34.67%
<b>Paying Months</b>				
0	25,000.00	25,000.00	25,000.00	25,000.00
1	61,744.29	243,000.45	9,171.54	272,102.50
2-42	61,744.29	57,428.67	9,171.54	6,026.89
43	61,744.29	57,428.67	2,324,493.72	2,176,820.00





# Why Field Building 5?

## Location

Sucacat, Parañaque City  
-Close Proximity to MOA  
Complex, Entertainment  
City, Makati

## Product Deliverable

Field's Amenities  
&  
2 Bedroom Units  
-Finished in Basic  
Finish

## Pricing

Php2.5Mn  
-less than Php10k monthly



Thank You!!

