



OUTLOOK RIDGE

R E S I D E N C E S

Project Brief May 2013

PROJECT OVERVIEW



LOCATION	De Los Reyes St., Outlook Drive, Baguio City
LAND AREA:	4,005.7 sqm
TYPE OF DEVELOPMENT	Mid-rise Building
NUMBER OF BUILDINGS	One (1)
NUMBER OF FLOORS	6 Residential levels – North Wing 6 Residential levels – South Wing
	2 Amenity Levels
	3 Basement Parking Levels
NUMBER OF RESIDENTIAL UNITS	141 units
NUMBER OF PARKING SLOTS	126 slots
UNIT SFA	6,933 sqm
PARKING RATIO	89%



How to get there:

From Ben Palispis High-way

Take Marcos Hi-way flyover heading down to Gov't Park Road. Straight ahead towards Gov't Center Road, turn right to T.M. Kalaw St. towards Upper Session Road, heading to South Drive. Upon reaching South drive, drive straight to reach Romulo Drive. Once in Romulo Drive, take a right turn at Outlook Drive. You'll see a small street to your left named V. Delos Reyes St. Enter and drive down, Outlook Ridge will be to your right.

From Kennon Road

Take Military Cut-off Road heading towards South Drive. Upon reaching South drive, drive straight to reach Romulo Drive. Once in Romulo Drive, take a right turn at Outlook Drive. You'll see a small street to your left named V. Delos Reyes St. Enter and drive down, Outlook Ridge will be to your right.



KEY DISTANCES



Central Business District

- Our Lady of the Atonement Cathedral - 3 Km
- SM Baguio - 3 Km
- Baguio Centermall - 3 Km
- Baguio Market - 3 Km
- Burnham Park - 3 Km

Hospitals

- Notre Dame De Chartres Hospital - 3 Km
- SLU Hospital of the Sacred Heart - 3 Km
- Baguio General Hospital - 3 Km
- Fil-Chinese General Hospital - 3 Km
- Pines City Doctors Hospital - 4 Km

Schools

- Berkley School - 2 Km
- Brent International School - 2 Km
- St. Louis University - 2 Km
- University of the Cordilleras - 2 Km
- University of Baguio - 2 Km
- University of the Philippines - 3 Km

Nearby Places of Interest

- The Mansion - 0.39 Km
- Wright Park - 0.65 Km
- Mines View Park - 0.76 Km
- Baguio Country Club - 0.82 Km
- Camp John Hay - 1 Km
- Baguio-Loakan Airport - 4 Km



SWOT ANALYSIS



STRENGTHS

- DMCI Homes is a trusted brand
- Low density development at 136 units
- High level of parking ratio. (almost 100% parking ratio)
- Majestic view of a mountain vista from project location
- The cold climate of Baguio is inviting not only for local tourists but as well as to foreigners
- Proximity of project to places of interests like Camp John Hay, Baguio Country Club, etc where upscale target market frequents



SWOT ANALYSIS



OPPORTUNITIES

- Currently, there is no branded property developer selling titled condominium units in Baguio City for the upscale market (AB, C1 eco- classes)
- Diversity of activities for local and foreign tourists to enjoy ranging from a delightful gastronomic experience, or a real deal of communing with nature as Benguet is drawn against a mountainous backdrop, and where artists of all sorts be it visual or cultural have found their piece of haven
- Baguio is the center of education in North Luzon with eight (8) major institutions thus making it considerable piece of investment among parents who have kids studying in Baguio
- More efficient road networks via NLEX and SCTEX thus reducing travel time going to Baguio
- Trip Advisor cited Baguio City as one of Top 25 Asian Destination last 2011
- A property development of DMCI Homes in Baguio City appears to be a **great opportunity** for the company in showcasing its ability to provide **quality investments (second home) to upscale and discerning families.**



TARGET MARKET



Demographics

Primary:

Upscale/affluent and discerning families looking for a vacation home in the City of Pines where good food, nature and the arts converge.

Secondary:

Investors residing outside of Baguio City (includes neighboring cities in the Ilocos Region, Pampanga, NCR, and other areas) who see rental potential



MARKET PERSONIFICATION



Maricar Manansala from a prominent family in Cebu, is a full-time wife and a loving mom to three kids namely Cara (15) , Nacho (11), and Mariana (6). Her husband Alfred Zuluaga III, or Alby, is the newly appointed CEO of a real estate company developing low-cost housing



Alby and Maricar have been married for about 16 years already right after Alby finished his Chemical Engineering course at De La Salle University. Whereas Maricar, also from the same school took up Political Science as she has originally planned to pursue law as the Manansala's of Cebu are family of lawyers. But as fate brought Maricar to Alby, now she is happily hosting weekly lunch-get-together in their residence in Alabang and attending to the needs of their three beautiful kids.

Meanwhile, busy as he is as a new CEO, Alby would always make sure to squeeze into his schedule every year, one or two trips, with the family to ensure quality bonding moments together especially that the kids are quickly growing up. Cara, the eldest, is already attending her first promenade in Poveda while Nacho, the most studious among the three kids is into robotics while Mariana is excited for her first violin recital.



Value Proposition



For affluent families and individuals who desire for an exclusive and comfortable second home in Baguio City, Outlook Ridge Residences is a mid-rise condo community perfect for weekend getaways or holiday adventures outside Manila.

Unlike other condo properties in the area, Outlook Ridge Residences offers titled homes, and is developed by no less than DMCI Homes, a trusted brand which traces its roots to renowned landmark builder, DM Consunji, Inc.





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REASONS TO BELIEVE





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LOCATION

*Nature & Landscape
Refreshing views,
Cool Climate
City Living set on a vacation backdrop*



RECREATION

*Diversity of fun
for everyone!*



PRESTIGE

*DMCI Legacy
Pride of ownership of a second
home investment
Fewer Units, Bigger Space*

Baguio experience, a good life!



OUT



City living consistently gets tough and can make those at the top of their game easily lose focus. You know you've worked hard for yourself and your family to be where you are at now. You are established, and started living a good life....together, let's find out how we both can live it up some more In Outlook Ridge Residences....

Have a sip of a steaming cup of coffee, and enjoy a work –life slow down while staring at the scenic view of the serene mountain vista and embracing yourself as you feel the cool breeze of the Benguet air.

Meditate, relax, have a closer feel of nature by simply waking up, smelling the familiar scent of the Pine trees and looking forward to start the day with an Al Fresco dining hoping to get a fill of your favorite ube jam. Feel the warmth of family bonding as you gather in front of a fire place catching up on tales and tell of each other. Find reason to celebrate life and more as you seek and explore the rich culture and heritage of Baguio city. Take delight with new finds of gastronomic pleasures or be inspired with some work of art found at the local market. Draw a colorful canvas of bliss by simply waiting for the season where flowers bloom or green patch of berries turn into a deep shade of blush.

As you think of all of this, smile..... Now, you know you are ready to live a good life, the high life at Baguio City.



LOCATION



Refreshing Views, Cool Climate

With a climate cooler by 8 degrees celsius than any parts of the country, here a cup of steaming coffee is more soothing as you sip it and enjoy a work –life slow down while staring at the scenic view of the mountain vista.

Feel the need to bond to create lasting memories and warmth as you relish on the company of family or good friends welcoming, embracing the comforting cool breeze of the Benguet region.

Home setting in a vacation backdrop

Just like your house in the city, feel the ease to bring your family or friends in a weekend of fun or a holiday break with the comfort and convenience you're used to in the city yet welcoming change of scenery perfect to create life's moments.



RECREATION



Your City for Leisurely Pursuits

Whether it's nature or a heart for an adventure, Baguio is a universe filled with diversity of activities capturing the interest of many.

Close to nature, take delight in long walks appreciating the different parks, vistas that unfold before your eyes.

Long before you've discovered the artist in you, BenCab and other local artists has found their home and built their culture here in Baguio.

As exciting as the zigzag roads of Kennon, be thrilled with majestic streams in between mountains that capture your awe; unexpected feel of heaven as the clouds come down to welcome your path.



Hassle-free vacation



Unlike your usual vacation wherein you have to wait for Holy Week or another shot of long weekend holiday proclamation, ***feel the ease*** to go into a weekend of fun anytime you want or as you may, enjoying a stress-free, faster travel up North through a **more efficient road network via NLEX & SCTEX.**

Forget about peak months dilemma of trying to get a hotel only to find out that all rooms are booked and you have to content yourself (after 8-10 hours butt-numbing long drive) to stay in an unreasonably priced cramped transient room, but instead, sprawl your back in the comforts of your own mattress and **move around like a king or queen** in the **spacious confines of your own unit.**

Stay for a day or everyday, we make it a point that your security and convenience is on top of our priority list. At your service, a group of trained professionals from DMCI Homes' Property Management Office are on-site to extend assistance to residents ensuring their safety and peace of mind.



***PRESTIGE** (Your claim to brag)*



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Top Class, World Class - The DMCI Legacy

Outlook Ridge Residences is a condo community project of DMCI Homes— a company of innovative builders and engineering experts that develops modern day living solutions for urban families. Each of its developments is built with world-standard craftsmanship borne from D.M. Consunji Inc.'s almost 60 years of expertise in the construction and development industry. Its corporate philosophy is anchored on a deep understanding that buying a home is more about investing in a better way of living. Thanks to feature-rich, ideally located communities, residents can finally enjoy a more comfortable and meaningful way of life where they can feel real good to be home.



Feels real good to be home





PROJECT IN FOCUS



Project Snapshot



LOCATION	De Los Reyes St., Outlook Drive, Baguio City
LAND AREA:	4,005.7 sqm
NUMBER OF BUILDINGS	One (1)
NUMBER OF FLOORS	6 Residential levels – North Wing 6 Residential levels – South Wing
	2 Amenity Levels
	3 Basement Parking Levels
NUMBER OF RESIDENTIAL UNITS	91 units – North Wing 50 units – South Wing
NUMBER OF PARKING SLOTS	126 slots



Unit Mix



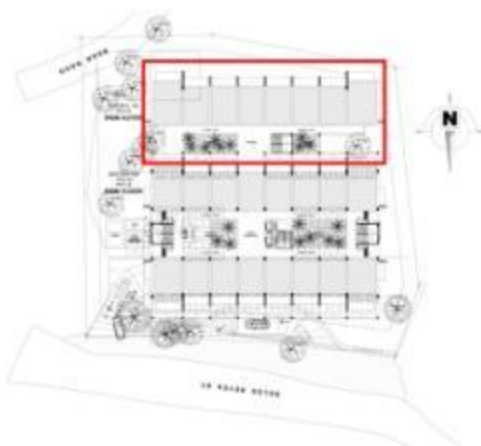
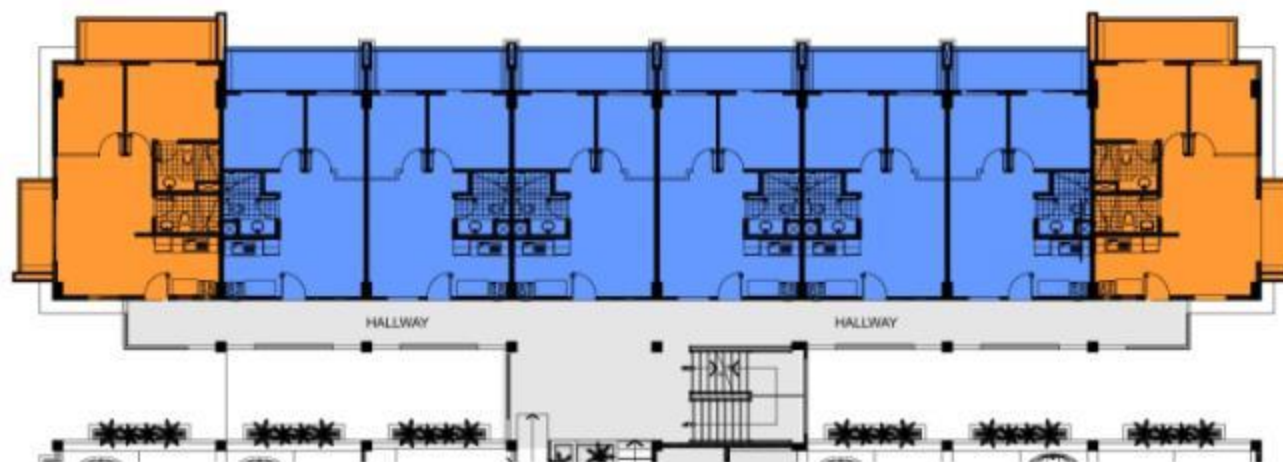
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Unit Type	No. of Units	Unit Area	Gross Area
2 Bedroom A (Inner Unit)	99	45.0	53.5
2 Bedroom B (End Unit)	36	60.0	73.5
2 Bedroom C (Inner Unit)	3	51.5	64.0
2 Bedroom D (Inner Unit)	3	54.5	67.5



Building Floor Plans



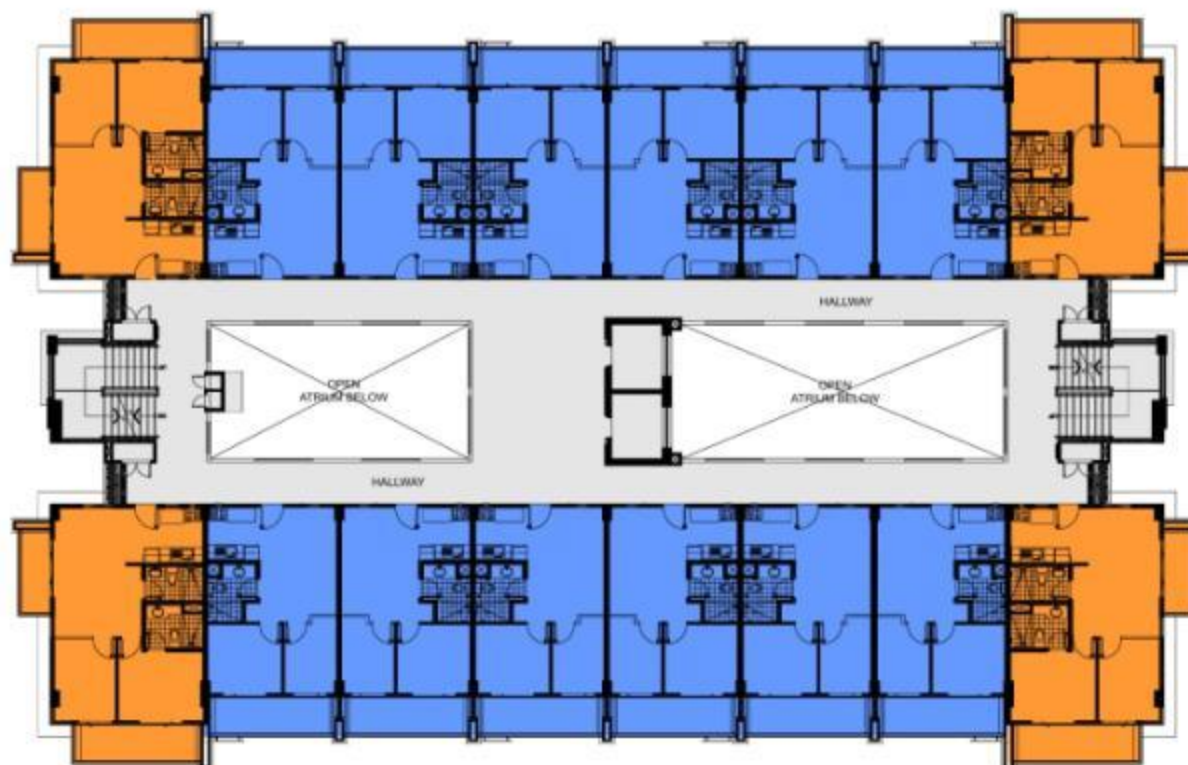


 2-Bedroom Inner Unit with Balcony
Approx. Gross Floor Area: 53.50 sqm

 2-Bedroom End Unit with Balcony
Approx. Gross Floor Area: 73.50 sqm

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

Typical Level Floor Plan



 2-Bedroom Inner Unit with Balcony
 Approx. Gross Floor Area: 53.50 sqm

 2-Bedroom End Unit with Balcony
 Approx. Gross Floor Area: 73.50 sqm

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Typical Level Floor Plan

AS OF MARCH 2013

dmcihomes.com



Unit Floor Plans





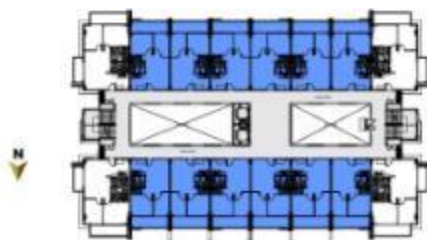
2-Bedroom Inner Unit with Balcony

Approx. Gross Floor Area: 53.50 sqm

AREA ALLOCATION

LIVING & DINING	17.20 sqm
KITCHEN	5.00
BEDROOM 1	10.10
BEDROOM 2	7.70
TOILET & BATH	5.00
BALCONY	8.50

APPROX. GROSS FLOOR AREA: 53.50 sqm



- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.



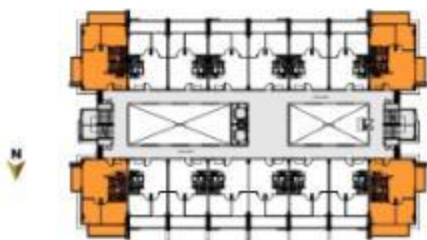
2-Bedroom End Unit with Balcony

Approx. Gross Floor Area: 73.50 sqm

AREA ALLOCATION

LIVING & DINING	22.10 sqm
KITCHEN	6.50
BEDROOM 1	12.20
BEDROOM 2	10.20
TOILET & BATH 1	5.00
TOILET & BATH 2	4.00
BALCONY 1	9.00
BALCONY 2	4.50

APPROX. GROSS FLOOR AREA: 73.50 sqm



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ARCHITECTURAL DESIGN





Baguio City is known for its cool-climate, history, rich heritage, art, architecture and mixed traditional backgrounds that enable the city to embrace changes and opportunities as it progresses into modernity. Baguio has so much to offer when it comes to architectural styles, from the traditional hut to colonial-revivalisms and into the modern genres that are all evident in the city's urban landscape. The building is a marriage of modern and Asian inspired architectural style. The building's design elements and materials are manifested in the modern sleek architectural lines, textures and composition. The airy and wide glazed openings that blur the transition from indoor to outdoor are accentuated with steel lattice and trellis works. Light and earth-toned colors add to the Asian appeal which blends with the natural indigenous stoneworks. Balanced and well placed elements as well as textures, define the building's sense of character and integrity in its architectural design concept.

SDP



Façade





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BUILDING FEATURES



Garden Atrium with Fire Place (North Wing)



Garden Atrium with Scenic Elevator (North Wing)





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AMENITIES



Fire Pit (Mid-Deck)



Landscaped Gardens (Mid-Deck)



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Sky Garden (North Wing)



Coffee Shop with Al Fresco Dining (North Wing)



Fitness Gym (South Wing)





OTHER BUILDING FACILITIES & FEATURES



Water station



Laundry station





Unit Balconies



Single Loaded Hallway



Mail area



Sauna



CCT V in
common areas



Wi-Fi ready indoor
amenity area



100% Back up
power



Provision for cable and phone
connections for each unit



Fire Alarm
System



Automatic fire
sprinkler and fire
suppression system

Provided individually metered
utility



Electrified perimeter fence

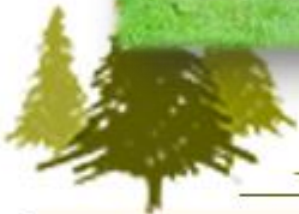


Property Management Office Services



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- 24-hour security, with roving personnel
- Guarded entrance gate
- General maintenance of common areas
- Taxi call-in service
- Utilities application and payment assistance





TURN OVER FINISHES



RESIDENTIAL AREAS	INNER UNITS			END UNIT
	45.00 SQ.M.	51.50 SQ.M.	54.50 SQ.M.	60.00 SQ.M.
FLOOR FINISHES				
Living Dining and Kitchen	Vinyl wood planks with baseboard			
Bedrooms	Vinyl wood planks with baseboard			
Balcony	Ceramic tiles with pebble washout			
Toilet and Bathroom	Unglazed ceramic tile			
WALL FINISHES				
Interior Walls	Plain cement painted finish			
Toilet and Bathroom	Plain cement painted finish above wall tiles			
CEILING FINISHES				
Living Dining and Kitchen	Plain cement painted finish			
Bedrooms	Plain cement painted finish			
Toilet and Bathroom	Painted ficem board ceiling			
SPECIALTIES				
Kitchen Area	Granite finish kitchen countertop with cabinet system			
Toilet and Bathroom	Granite finish lavatory countertop for T&B			





RESIDENTIAL AREAS	INNER UNITS			END UNIT
	45.00 SQ.M.	51.50 SQ.M.	54.50 SQ.M.	60.00 SQ.M.
DOORS				
Entrance Door	Wooden panel door on metal jamb			
Bedroom Door	Wooden door on metal jamb			
Toilet Door	Wooden door with louver on metal jamb			
Balcony Door	Aluminum framed glass panel with insect screen			
WINDOWS	Aluminum framed glass panel with insect screen (except awning windows)			
FINISHING HARDWARE				
Main Door Lockset	Lever type keyed lockset			
Bedroom Lockset	Lever type keyed lockset			
Toilet Hardware	Lever type keyed lockset			
TOILET AND KITCHEN FIXTURES				
Water Closet	Top flush, one-piece type			
Lavatory	Under counter type			Under counter type and wall hung with semi pedestal type
Shower Head and Fittings	Exposed shower and mixer type			
Soap and Toilet Paper Holder	White, recessed type			
Kitchen Sink	Single Bowl stainless steel			
Kitchen Faucet and Fittings	Gooseneck type			
Toilet Exhaust	Ceiling-mounted exhaust fan			
Kitchen Exhaust Fan	Wall-mounted exhaust fan			



- The first 126 clients that will purchase a residential unit should also purchase a car parking slot on a 1:1 basis.

The purchase will be treated as any regular purchase (i.e. separate contract, title, etc.)

- All unit owners are required to use an electric stove range instead of gas stove range for fire precautionary measures
- Implementing Guidelines:
 - Checks payable to DMCI PDI
 - Unit Reservation fee: Php20,000
 - Car Parking Reservation fee: Php10,000





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Outlook Ridge Residences bears the DMCI Homes Quality Seal, which represents our commitment to deliver homes that are built to last. Your new home is subject to our proprietary quality management system, and comes with a 2-year limited warranty*.

*Property developers typically provide a one-year warranty. DMCI Homes' 2-year limited warranty covers most unit deliverables, except operable items subject to daily wear and tear. Terms and conditions apply.

DISCLAIMER

In its continuing desire to improve the project, DMCI Homes reserves the right to change product features, prices and terms without prior notice and approval. Floor plans and perspectives depicted in this material are for demonstration purposes only and should not be relied upon as final project plans.





Thank you

