

Edward's Garden Villas

**A family community
of Frank Lloyd Wright-
Inspired Home Designs.**

**Only 50 Single Detached
Family Homes.**

**Average size of 180 sqm
for average cost of Php 7 M.**

Housewright Series

A Frank Lloyd Wright-inspired design series of luxury, efficient, spacious and unique homes.

Custom 'Design Families' inform individual home designs in five size variations.

Mystique

In 180 and 240 sqm iconic garden villas.

Brownstone Cityscape

From 150, 180 to 210 sqm townhouses in three distinct color palettes.

Sand Dollar Cabana

150 and 120 sqm beach retreat-themed variations.

Attractive Selling Points

Large Family Space

Private plots of 1,200 sqm is typical plot size.
Providing 10 m setback and lawns on four sides.
Houses Range from 120 to 240 sqm; 180 sqm is typical.

Very Low Density

Only 50 Single Detached Homes in 12 ha suburban layout.
With 3.6 ha of community parks, sports and activity areas.
Fenced back yards provide for private gardens, play areas.

Exclusive Designs

Architecturally, Frank Lloyd Wright-inspired homes.
Eye-catching Aesthetic Designs and Artistic Layouts.
Each home has individual character and unique features.

Value for Money

Typical unit is a 180 sqm luxury suburban home for Php7M.
Single Detached homes are certain to increase in value.
Safe and friendly community is ideal for any family.

Unique Design Features

Oversized Columns, Glass Walls, and Artistic Design Motifs.
Wide overhanging eaves and car port as *porte-cochere*.
Spacious kitchen, large connected Living and Dining rooms.

Outdoor Living Space

Four lawns, garden accents, BBQ patios, private gardens.
Rooftop verandas, wide porches and patio colonnades.
External laundry room, Decorative Lighting accents.

Smart Living

Smart design, material sourcing and construction methods.
Reduced environmental impact, Energy-saving strategies.
Green technologies, private and community security systems.

Unit Sizes: Five house sizes will be built, from sizes of 120m², 150m², 180m², 210m² up to 240m², assuming we can achieve a build cost of Php30,000 per m². The number of units of houses of each size will be:

| | | | | |
|-------------------|-------------------|-------------------|-------------------|-------------------|
| 120m ² | 150m ² | 180m ² | 210m ² | 240m ² |
| 16 Units | 13 Units | 9 Units | 7 Units | 5 Units |

Construction costs: Common infrastructure costs : Php20M, or 400,000 per unit. Cost per housing plot is from 195k to 690k, 450k on average. Shared cost of Club House of 12-20M is 240-400k each unit. Aiming for 12-15% profit margin; we will not provide financing ourselves.

So with an average sale price of Php7.25M, minus land plot cost of Php450k, common infrastructure cost of Php400k, 240-400k for Club House, and profit reservation of 15% of 7.24M (Php1.09M), gives a total amount allocated to construction of an average of Php5M. With an estimated building cost of Php30,000 per m² we come to a strict mathematical target size of an average unit of 165m². Cost of financing is paid out from the profit reservation.

Whereas we will target to make units of 120-240m² in 30m² increments. So total built area of:

- 16 units of 120 = 1,920m²
- 13 units of 150 = 1,950m²
- 9 units of 180 = 1,620m²
- 7 units of 210 = 1,470m²
- 5 units of 240 = 1,200m²

... we have a total built volume of 8,160 which comes out to an average size of 163.2m² per unit.

Total land plot size will be from 9 to 12 hectares, at a cost from Php18 to 36m.

Legal Requirements: Most building codes proscribe MINIMUM design standards which we exceed in every category. Our plot sizes, set backs and density are far in excess of minimums required by Summary of Amendments 824 of 2008, as our minimum floor area is 120m², compared to legal requirements of 42m², etc. Our heights are lower than what are required for elevators, etc. and each unit has a car park, is handicap accessible, etc.

No community facilities are required by law for developments of less than 99 units; and for developments of 20 units per hectare or less only 3.5% of the overall space needs to be allocated for a park, which in our case 3.5% of 12 ha, is 4,200m² or a 65m x 65m area. (IRR for PD 957 – 2009).

A minimum of 30% of the development must be non-salable area, which would be 3.6 ha (36,000 sqm) in our case, including the road circulation system, the park mentioned above, and a Community Center (Club House) with sports facilities and community lawn. Our current design has a stylish Tropical Colonial colonnaded 2-story building with function rooms, a pool, basketball, tennis, barbecue areas, a dancing lighted musical fountain, small park and a wide open multi-purpose lawn.

Architectural: We are designing a set of base housing style motif 'families' which are stylistic models which can be built out in varying sizes. A few identical units of any given style / size can be built but by rotating or flipping the layout, varying plot elevations, changing the landscaping and using different color schemes we will ensure each house has a unique look and feel to it. And not every design style will be available in every size. Target interior space allocation as a percentage of total inside area, and the actual size in a 180m² unit is:

| | as % | m ² in 180m ² unit |
|--------------------------|----------|--|
| Dining | 17% | 30m ² |
| Living | 10.5% | 20m ² |
| Kitchen | 7% | 11m ² |
| Master Bedroom | 17% | 30m ² |
| Bedrooms | 6.5-7.5% | 11.5-13.5m ² |
| Maid's Room (if present) | 5% | 9m ² |
| Laundry area | 8% | 15m ² |
| Front / Back Patio | 8 / 12% | 15 / 21.5m ² |

All units have a car port that serves as a bridge from the public space into the home, setting the tone and establishing the style motif. Hidden laundry rooms, private gardens, fencing, stylish facades and quality construction make family homes within Edward's Garden Villas aesthetically pleasing, architecturally unique, and financially sound investments in your family's future.