

ARCHITECTURE. MASTER PLANNING. MANAGEMENT.

GOUDIE
ARQUITECTOS

INVESTOR'S
PORTFOLIO



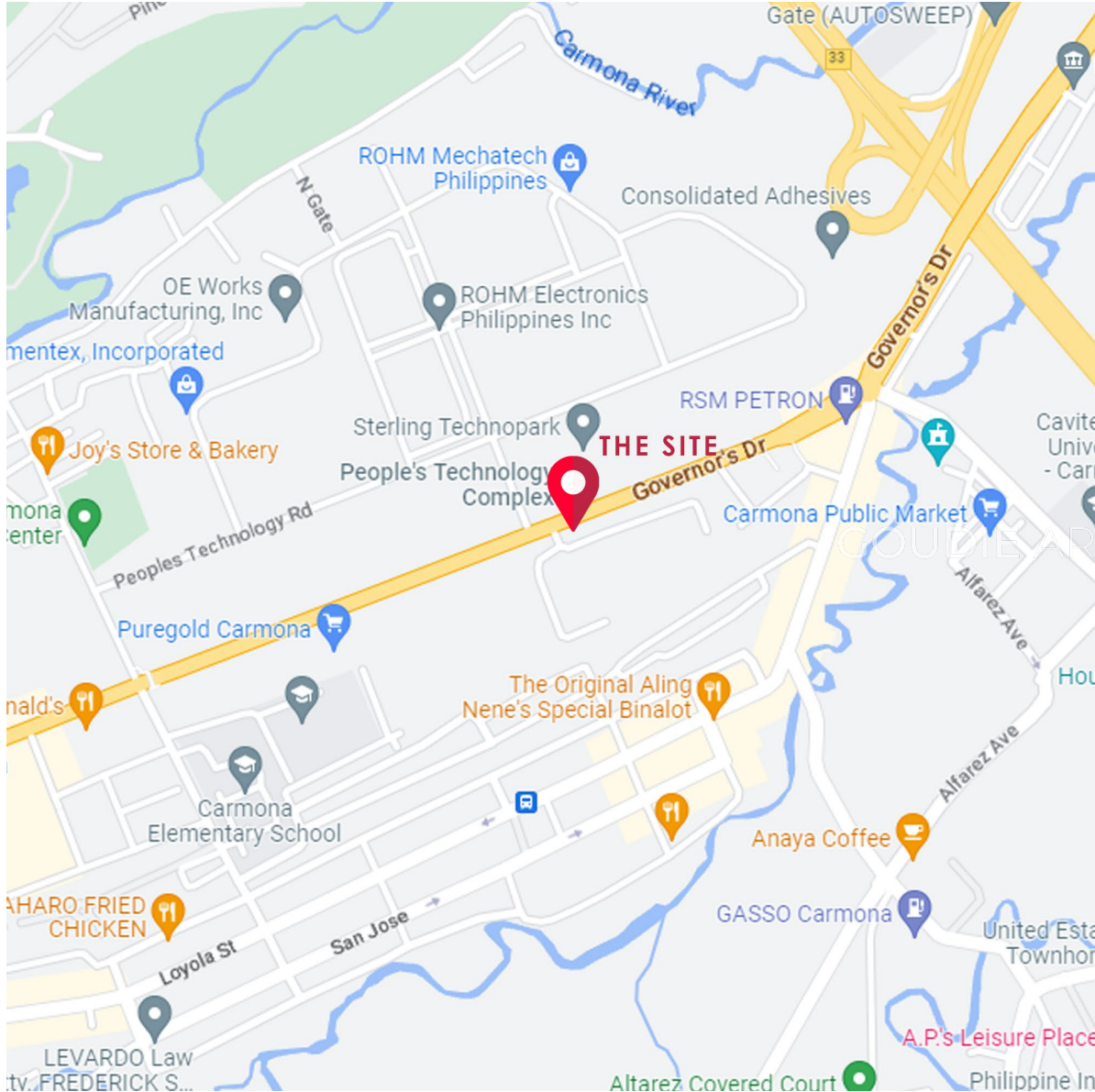
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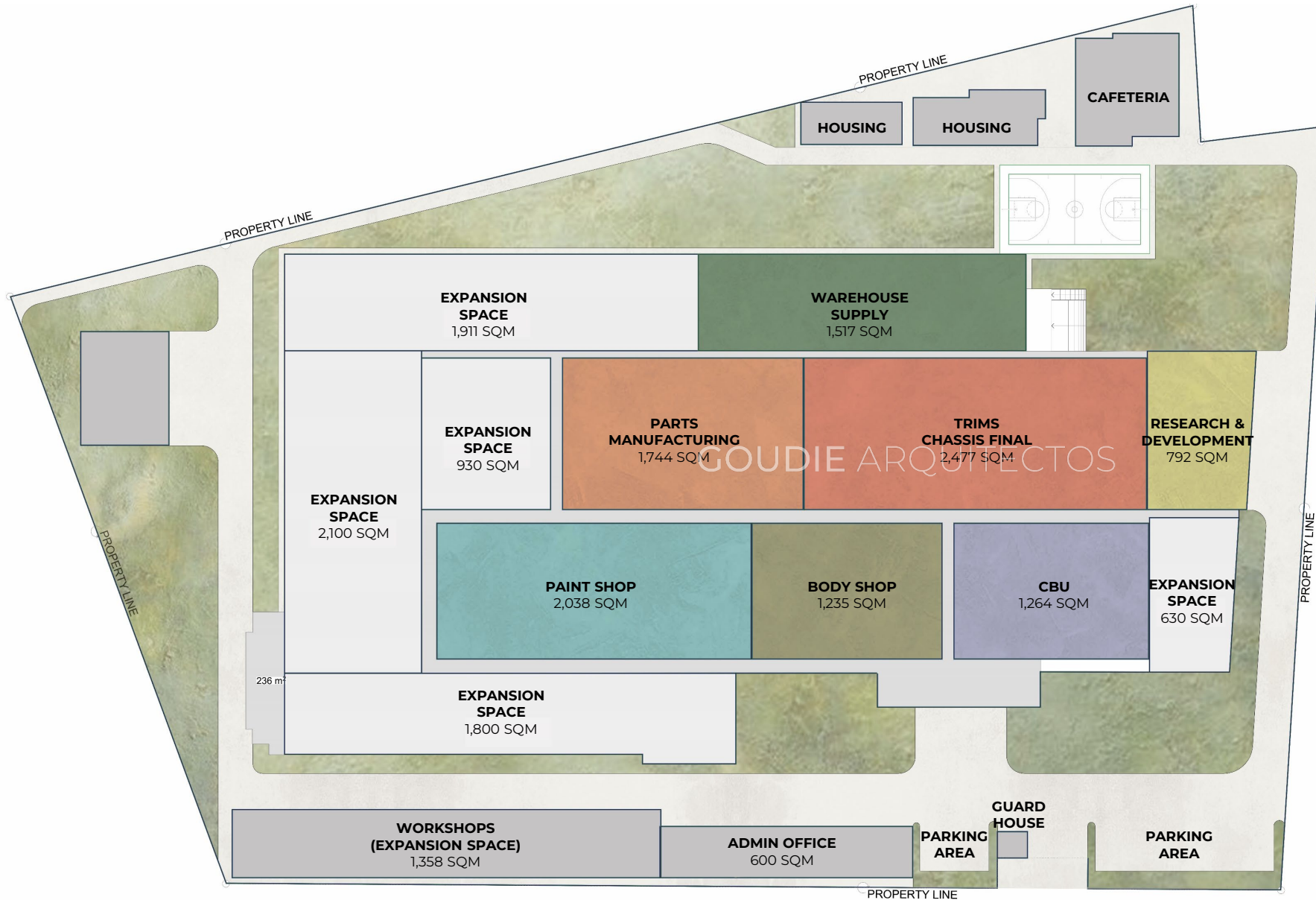


TOJO MOTORS RELOCATION

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PROPOSED PLAN





GOUDIE ARQUITECTOS

OVERVIEW

TOJO MANUFACTURING/ ASSEMBLY PLANT RELOCATION PROJECT:

PROJECT DESCRIPTION:

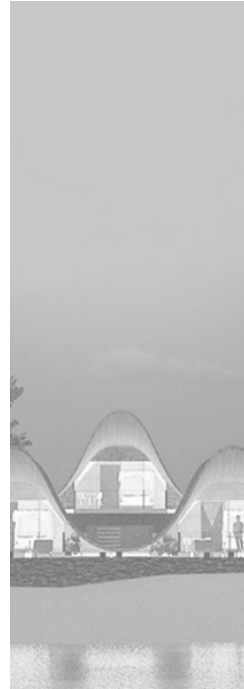
- TO RELOCATE THE MANUFACTURING PLANT/ ASSEMBLY PLANT AND BATTERY PLANT COMPOSED OF:
 BODY SHOP/ PLANT SHOP/ TRIM CHASSIS FINAL PARTS MANUFACTURING, TFC, CBU, WAREHOUSE FOR EXPORT,
 RAW MATERIALS, SUPPLY, AND SEPARATE AREA FOR PRODUCT RESEARCH, DEVELOPMENT, AND ADMIN
 OFFICE.

PROJECT COST FOR THIS PROJECT:

• ACQUIRE THE EXISTING BCPI PLASTIC PLANT IN CARMONA, CAVITE CITY	PHP 2 BILLION
• INVENTORY: TO MANUFACTURE 1,000 JEEPNEYS PER YEAR	PHP 3.4 BILLION
• MANUFACTURING OF BATTERIES	PHP 1.6 BILLION
• SUPPLY AND INSTALLATION OF NEW CONVEYORS, BATTERIES PACK, ELECTRICAL AND VENTILATION SYSTEM AND LOGISTIC COST FOR THE TRANSFER	PHP .6 BILLION
• FOUR (4) ASSEMBLY PLANTS (100 MILLION EACH):	PHP .4 BILLION
TOTAL COST	PHP 8 BILLION OR USD 145,454,545.00

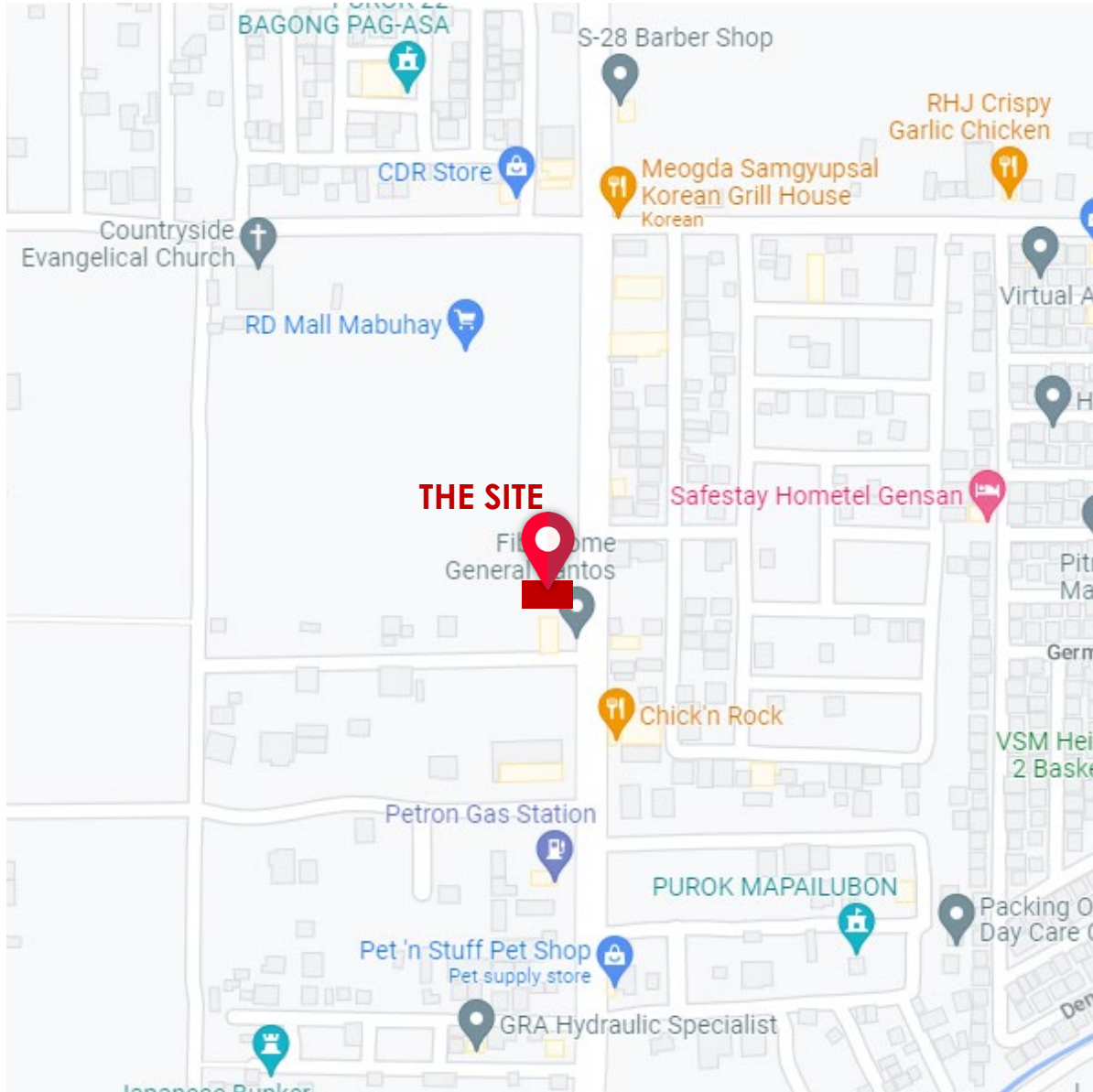
EXCLUDES TAXES, TRANSFER, AND OTHER UNFORESEEN EXPENSES

RATE USED: 1 USD TO 55 PESOS



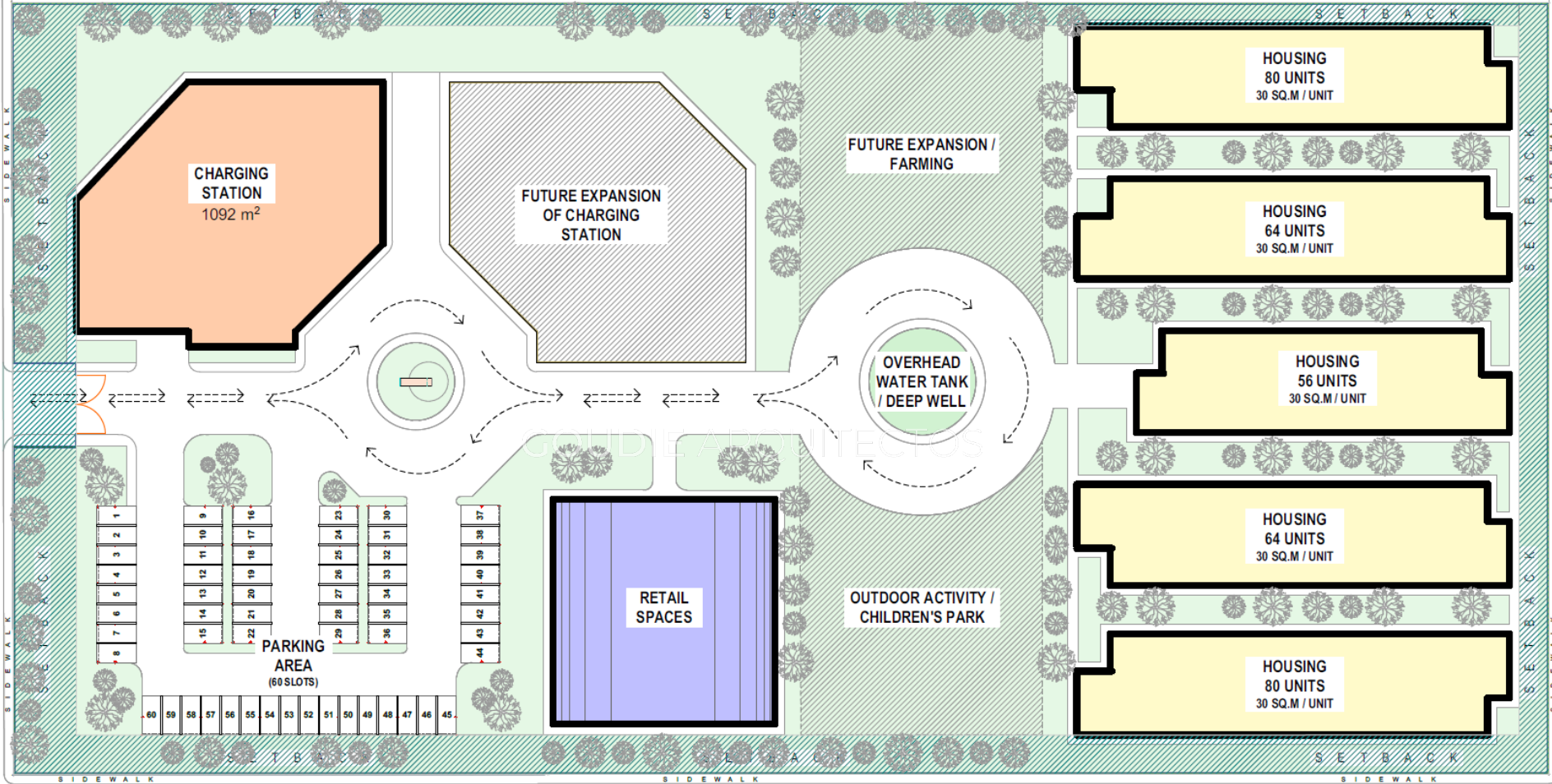
TOJO MOTORS CHARGING STATION

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There is one planned Charging Station in General Santos City and 20 more planned across the nation.

LOCATION MAP



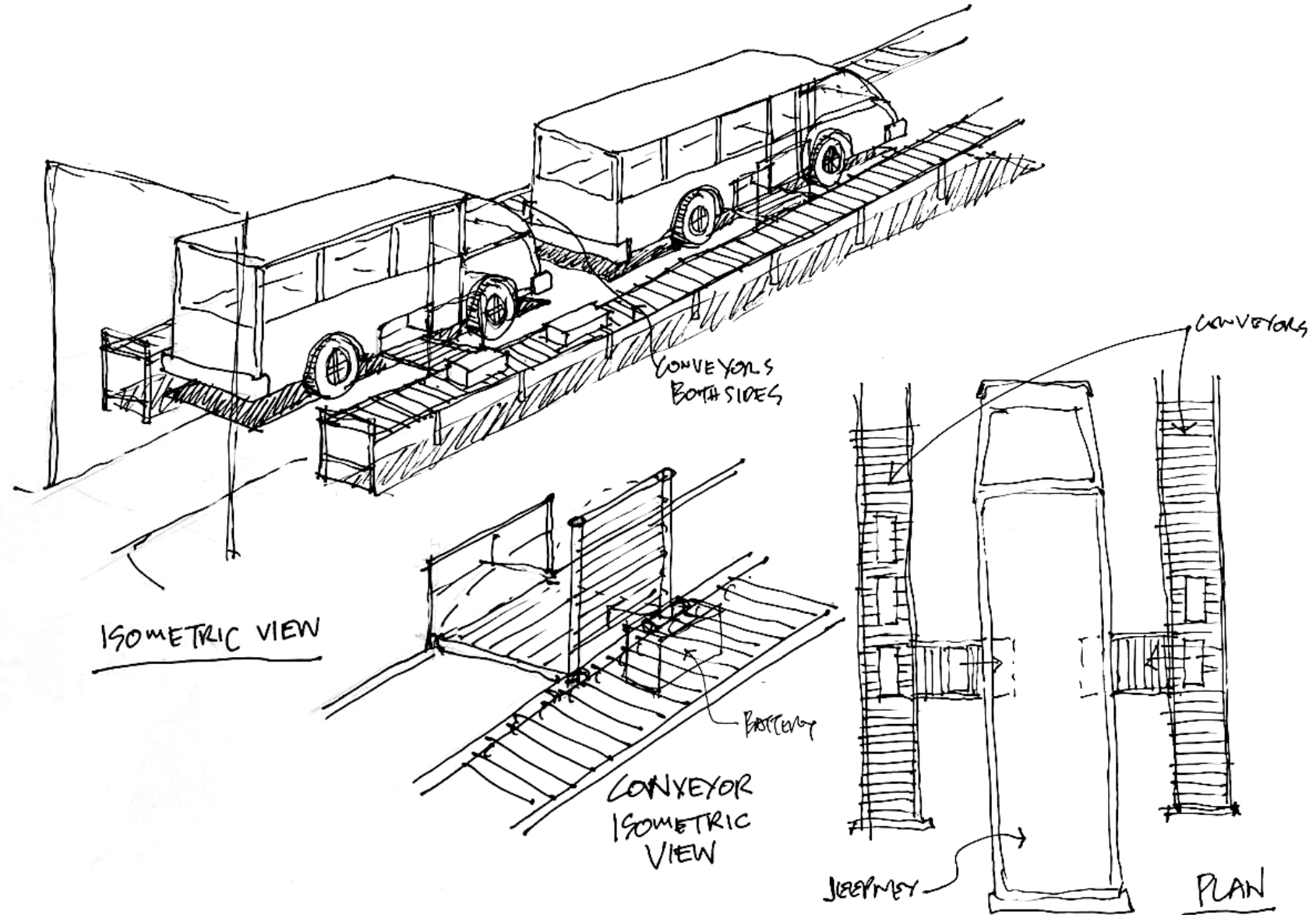
SITE DEVELOPMENT PLAN



1. MAIN ENTRY
2. LANDMARK
3. CHARGING STATION
4. FUTURE EXPANSION FOR CHARGING STATION
5. RETAIL/ COMMERCIAL
6. PARKING WITH SOLAR PANEL CANOPY
7. WATER TOWER
8. FUTURE EXPANSION
9. PLAY AREA
10. RESIDENTIAL



OVERVIEW



A. SITE DEVELOPMENT OF THE ENTIRE 2-H.A. LOT.

- TO INCLUDE THE CONCRETE FENCE, ROADS, SIDEWALKS, DRAINAGE, PARKING SPACES, AND WATER SYSTEMS/ SEWAGE SYSTEMS.
 - **PHP 45,000,000.00**

B. CONSTRUCTION COST OF THE FOLLOWING:

1. CHARGING STATION - 1, 092 SQ. METERS - PHP 32, 760, 000.00

- TO INCLUDE THE BUILDING STRUCTURE, MEPF ENGINEERING WORKS, AND THE CONVEYOR SYSTEMS AND PARKING SYSTEMS FOR THE BATTERIES.
- EXCLUDES AIR CONDITIONING SYSTEMS
 - **PHP 32,760,000.00**

2. RETAIL SHOP - RE-ENHANCE THE EXISTING STRUCTURE AND USE THIS FOR THE RETAIL FACILITIES.

PHP 16,200,000.00

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3. SOLAR - TOTAL ROOF AREA - 7, 959 SQ. METERS - FOR 7, 959 SQ. METERS WE CAN HARVEST POWER FROM ROOF. SOLAR WILL RANGE FROM 1,000,000 WATTS OR 1 MEGAWATT COST TO SUPPLY AND INSTALL SOLAR ON THE ROOF- INSTALLATION AND SUPPLIES IS USD 1 MILLION PER MEGAWATT

- BUDGET FOR 1 MEGAWATT - PHP 55,000,000.00

PHP 148, 960, 000. 00

TO BE SHARED BY TOJO MOTORS

4. HOUSING DEVELOPMENT - 264 HOUSING UNITS - 30 SQ. METERS NET USABLE SPACE FOR EACH UNIT - EACH UNIT WILL HAVE A LIVING ROOM, BEDROOM, TOILET, KITCHEN, AND BALCONY.

264 UNITS X 2,061,600.00

= PHP 544,262,400.00

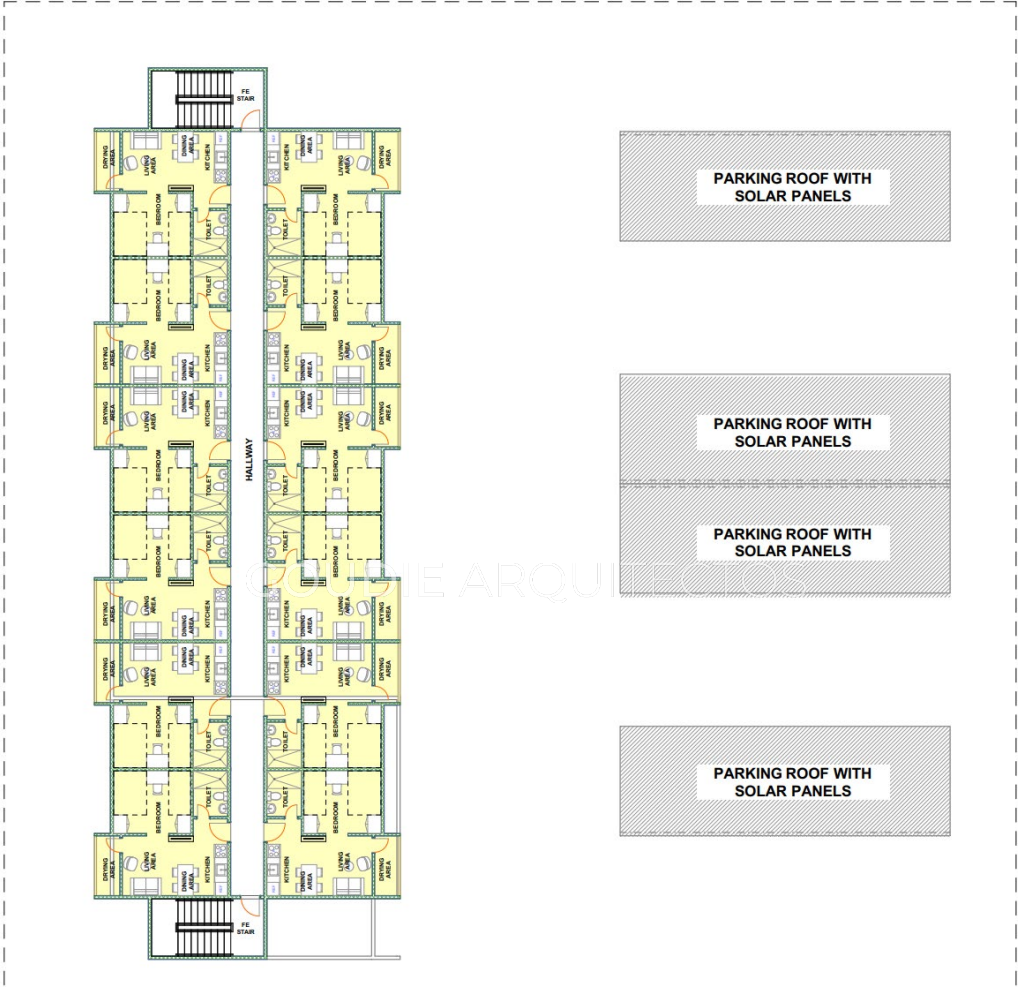
TO BE SHARED BY COOPERATIVES

TOTAL OF THE PROJECT = PHP 693, 222, 400. 00

5. FOR FUTURE CONSTRUCTION/ INSTALLATION OF CHARGING STATIONS AND HOUSING, A TOTAL OF 20 FUTURE SITES ARE IN THE PLANNING STAGE; THEREFORE THE COST OF 20 SITES IS

13, 864, 448, 000. 00
OR USD 252, 080, 872. 00

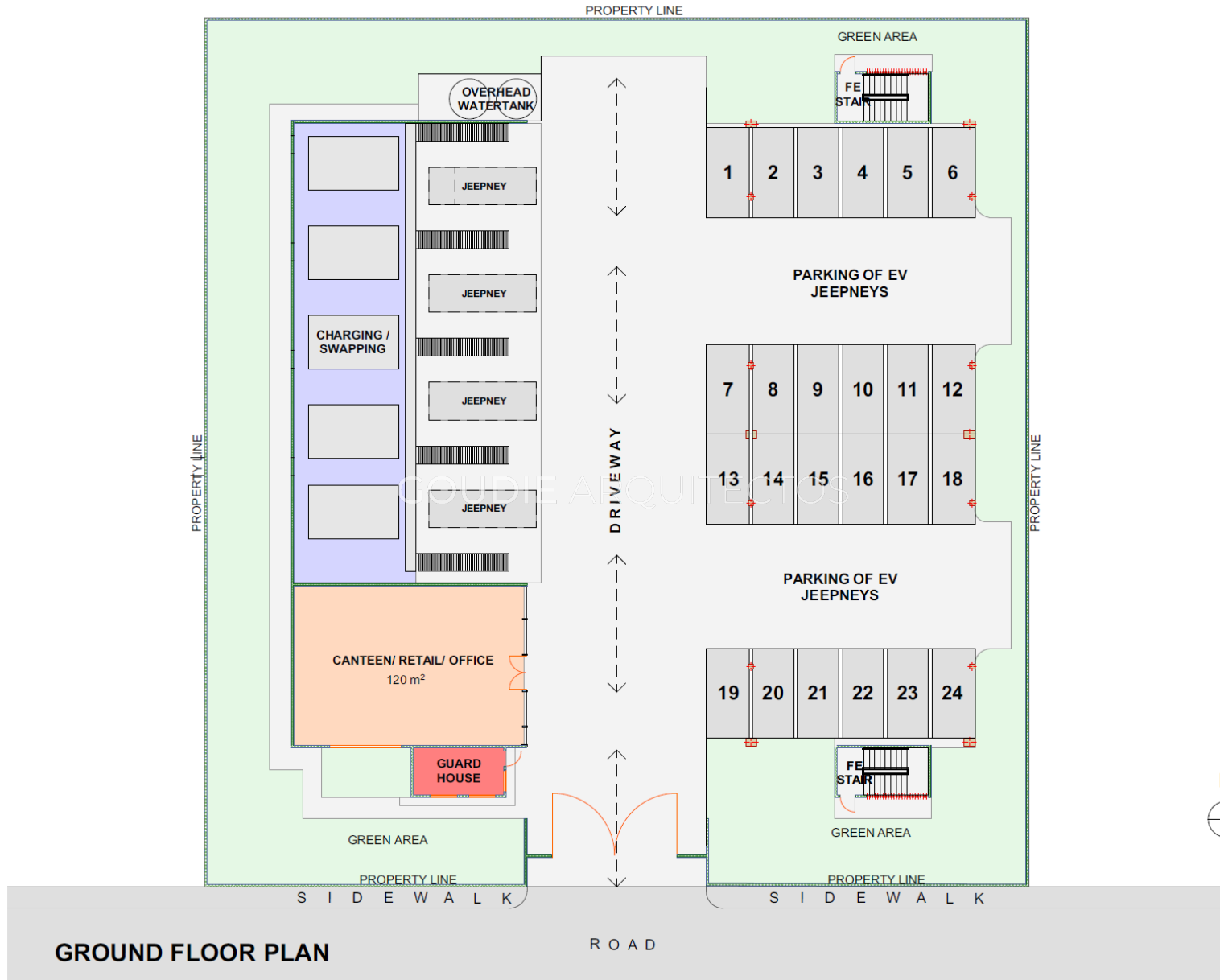
GOUDIE ARQUITECTOS



OPTION ONE

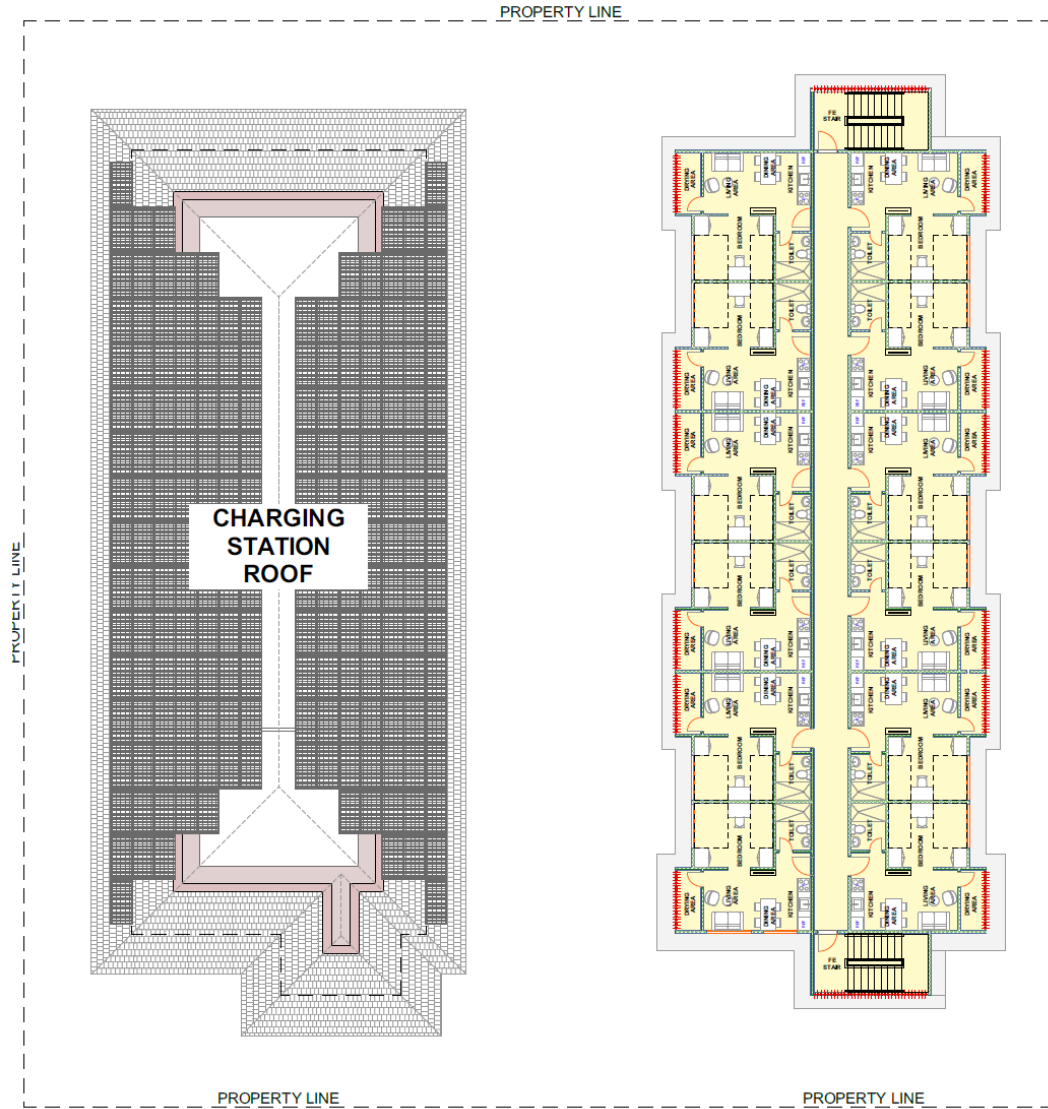
1. MAIN ENTRY
2. RETAIL/ COMMERCIAL
3. CHARGING STATION
4. RESIDENTIAL
5. PARKING WITH SOLAR
PANEL CANOPY





GROUND FLOOR PLAN

OPTION
TWO



OPTION TWO

CHARGING STATION/ SWAPPING STATIONS/ HOUSING/ SOLAR ON THE ROOF

FOR SMALLER LOTS: 2,000 TO 2,500 SQ.M.

- FOR SITE DEVELOPMENT, ROOMS, DRAINAGE, WATER SUPPLY, AND POWER SUPPLY - **PHP 19,200,000.00**

- CHARGING STATION/ SWAPPING STATION/ OFFICE AND RETAIL SHOP/ CANTEEN - **PHP 16,200,000.00**

- 24 HOUSING UNITS X 2,061,600.00/ UNIT - **PHP 49,478,400.00**

TOTAL **PHP 84,878,400.00**

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- 20 X PHP 84,878,400.00

OVERALL TOTAL **PHP 1, 697, 568, 000.00**
OR **USD 93, 366, 240.00**

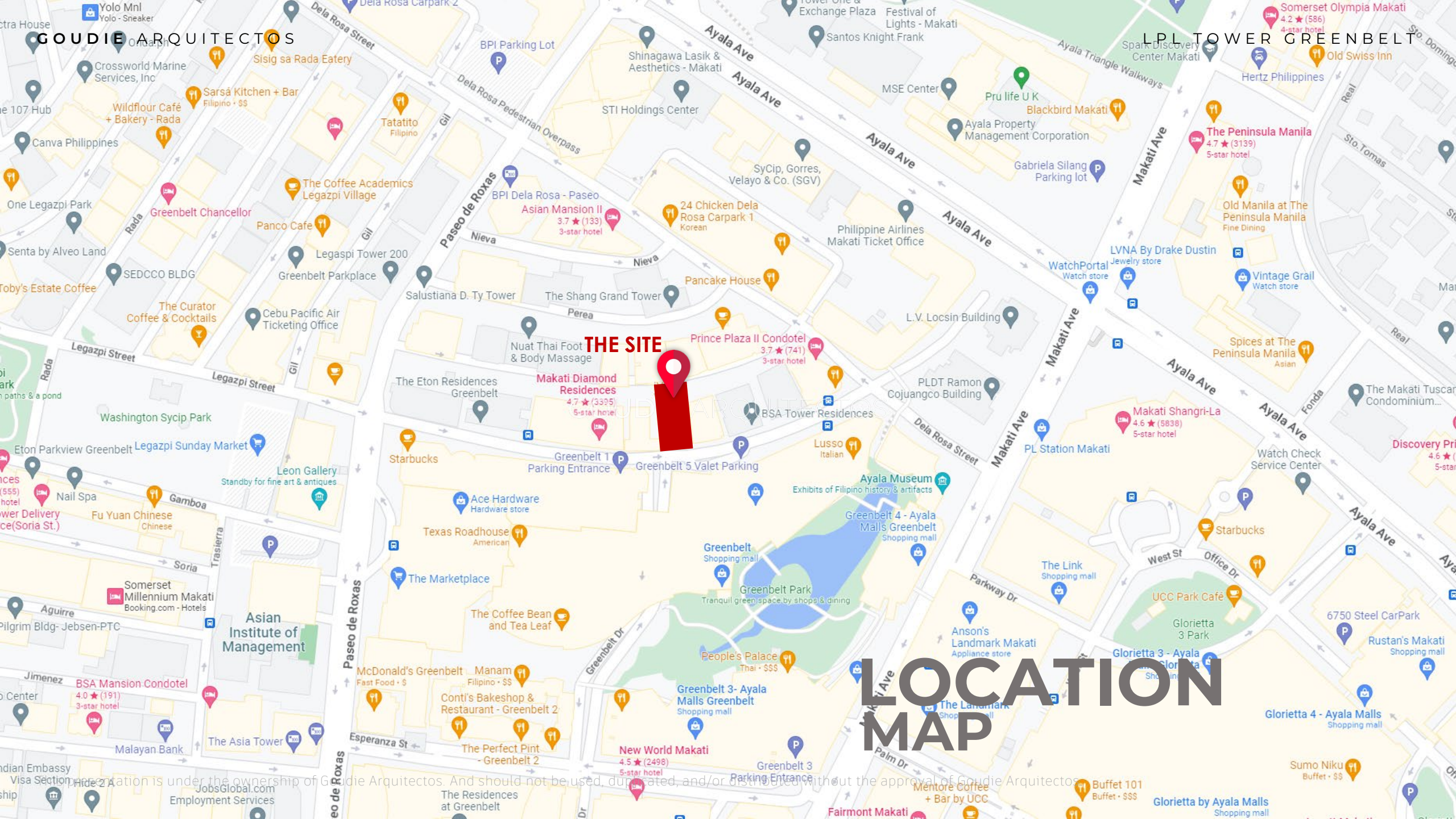
RATE USE: 1 USD = 55 PESOS

COST TO BE SHARED BY THE FOLLOWING	
TOJO (CHARGING STATION)	COOP (HOUSING)
PHP 45,000,000.00	PHP 146,520,000.00
PHP 32,760,000.00	-
PHP 16,200,000.00	-
	TOTAL OF THE HOUSING UNITS = 264 =PHP 397,742,400.00
	PHP 544,262,400.00 EACH MEMBER WILL LOAN FROM PAG-IBIG - PHP 2,061,600.00 FOR 25 YEARS - PHP 82,464.00/YEAR MONTHLY AMORTIZATION IS PHP 6,872.00/MONTH - PHP 229.00/DAY 'AFFORDABLE FOR THE DRIVERS'
TOTAL = PHP 148,960,000.00 EXCLUDE VAT & SOLAR USD 2,708,363.00	TOTAL = PHP 544,262,400.00 EXCLUDE VAT USD 9,895,688.00
SOLAR = PHP 55,000,000.00	

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LPL TOWER



THE SITE

LOCATION
MAP

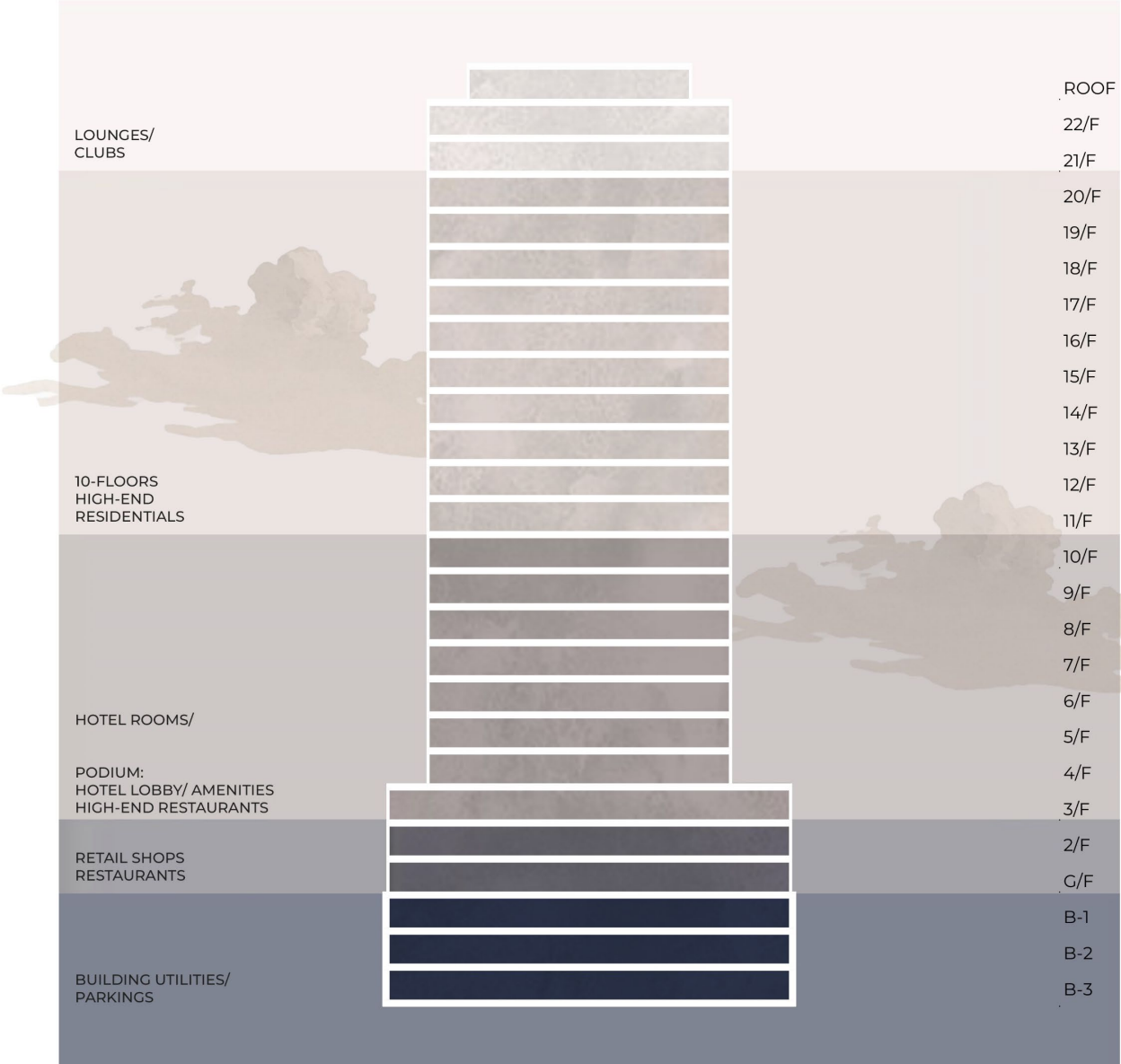


PROJECT DESCRIPTION

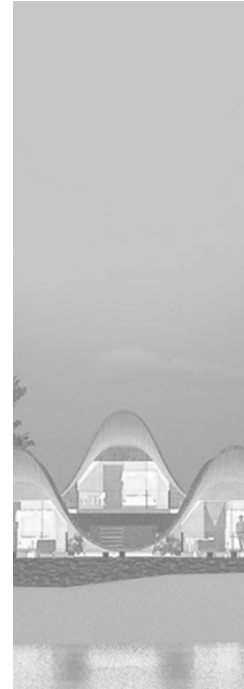
22-storey iconic building in Makati
High-end retirement/ Hotel and
Commercial

COSTING

PHP 3 B OR USD 54, 545, 454. 00

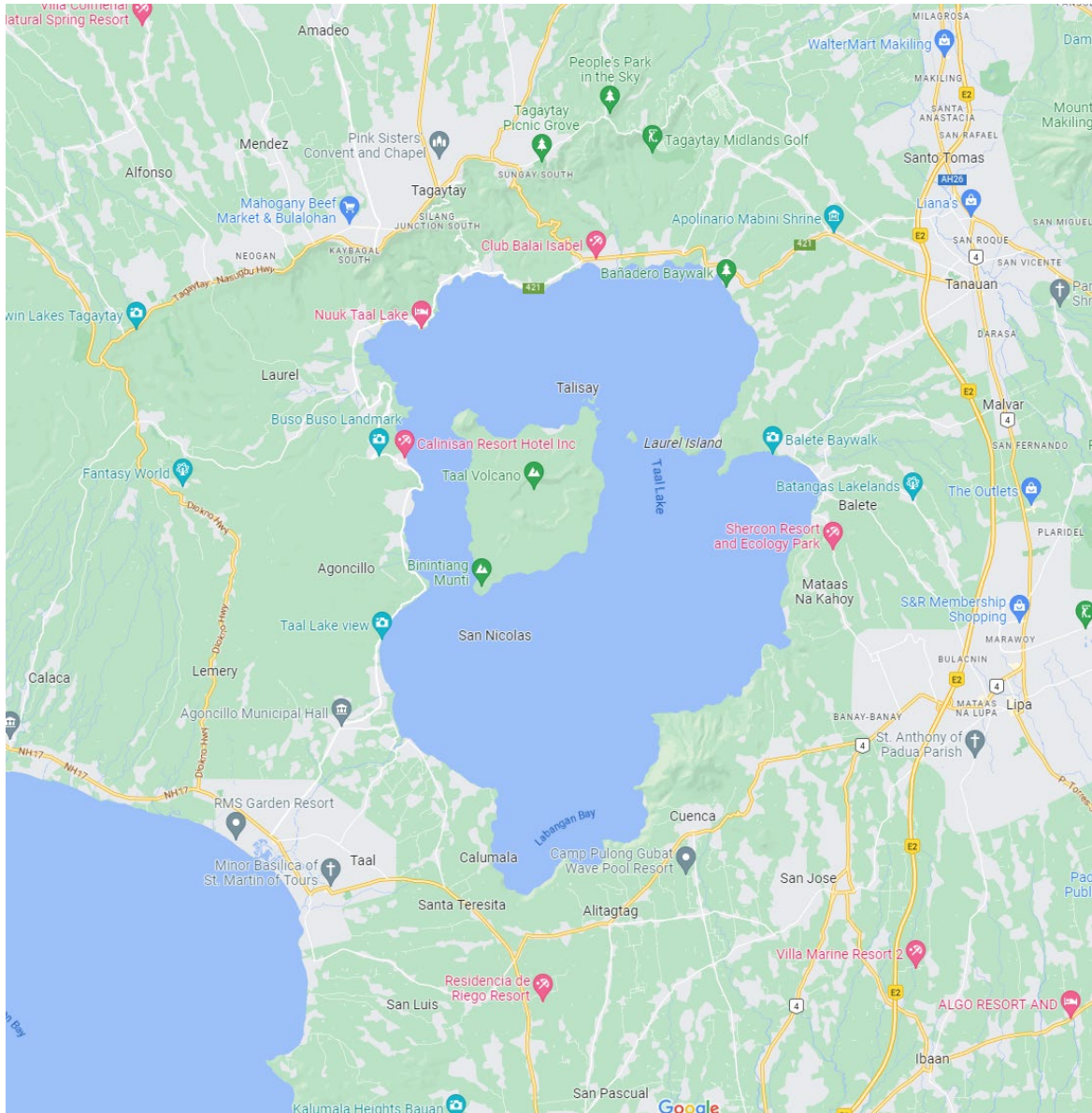


PROPOSED BUILDING SECTION



CLIFFSIDE LEVITOWN

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PROJECT DESCRIPTION

Twelve exclusive Serviced Apartments with AI Fresco Dining, Cliffside Levitown overlooks Taal Lake. Visitors and guests get to enjoy the breathtaking scenery and dine al fresco. At the lowest level, guests may use the amenities such as the infinity pool, fitness gym and spa.

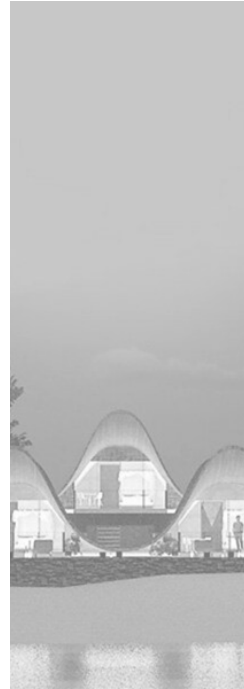
COSTING

PHP 130 M OR USD 2.36 M

**LOCATION
MAP**







LEVITOWN

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RESTAURANT

Jollibee 1 min walk

SUPERMARKET

Levitown <1 min walk
SnR Lipa 2 mins walk

SERVICES

Caltex Gas Station 1 min walk

RETAIL

Kat's Pharmacy <1 min walk
7 Eleven 2 mins walk
Citi Hardware 2 mins walk
Fiesta Mall 19 mins walk

HOSPITAL

Metro Lipa Medical Center 3 mins walk

COSTING

PHP 1.6 B OR USD 29,090,909.10

RELIGIOUS SPACES

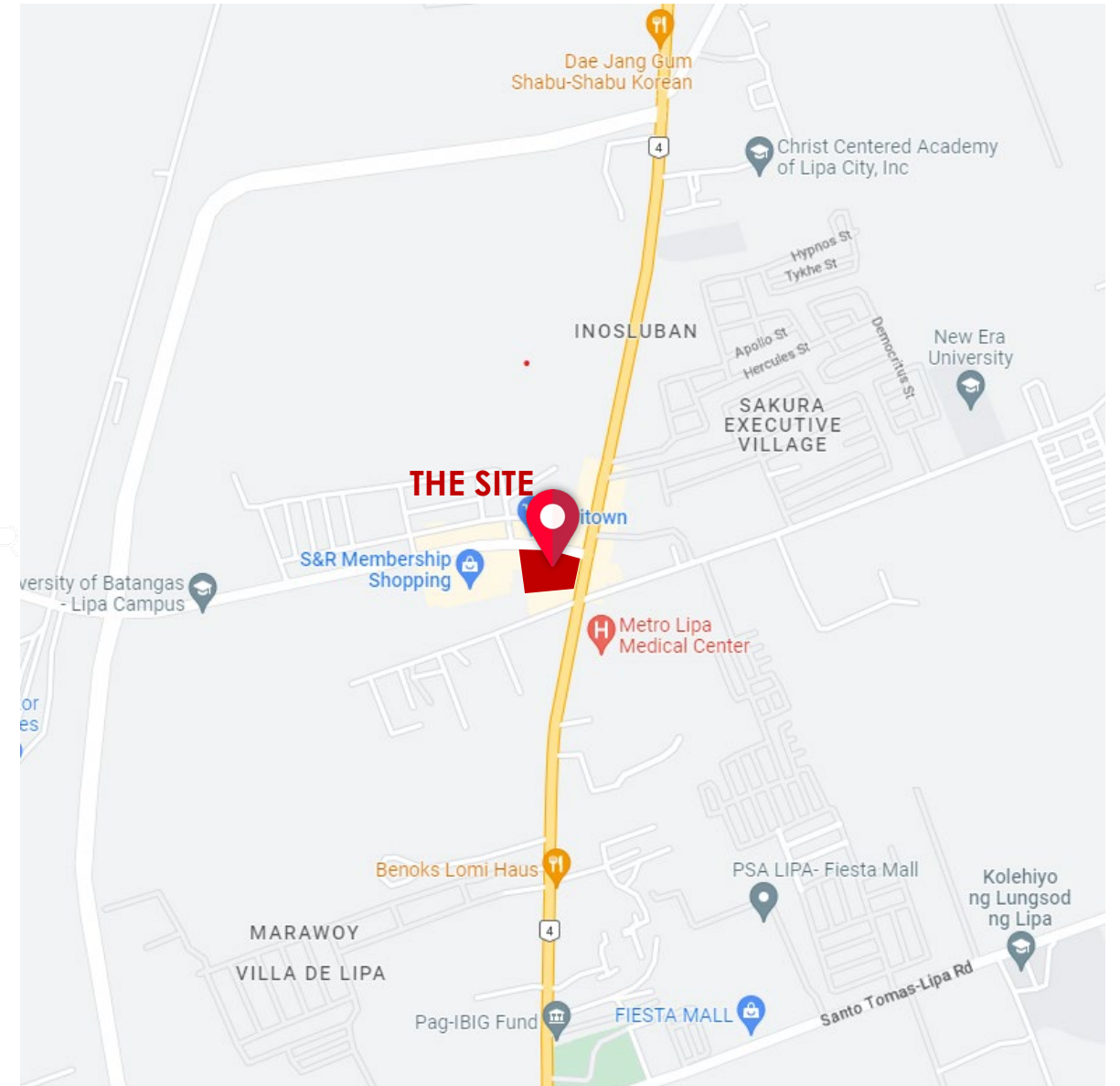
Sto. Nino Parish Church-Marawoy (Archdiocese of Lipa) 5 mins walk
Missionary Sisters of the Catechism 8 mins walk
Oblates of Saint Joseph House of Prayer 12 mins walk

EDUCATIONAL INSTITUTION

APEC School 2 mins walk
New Era University 2 mins walk
St. Francis de Sales Major Seminary 4 mins walk

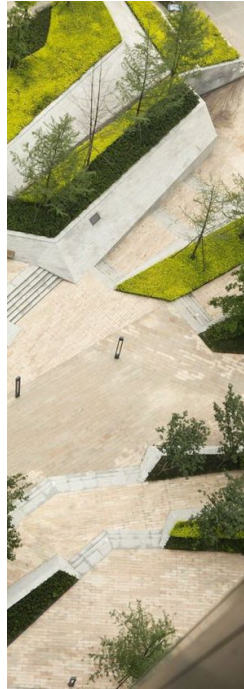
NOTABLE LANDMARKS

Leviste Equestrian Park 2 mins walk

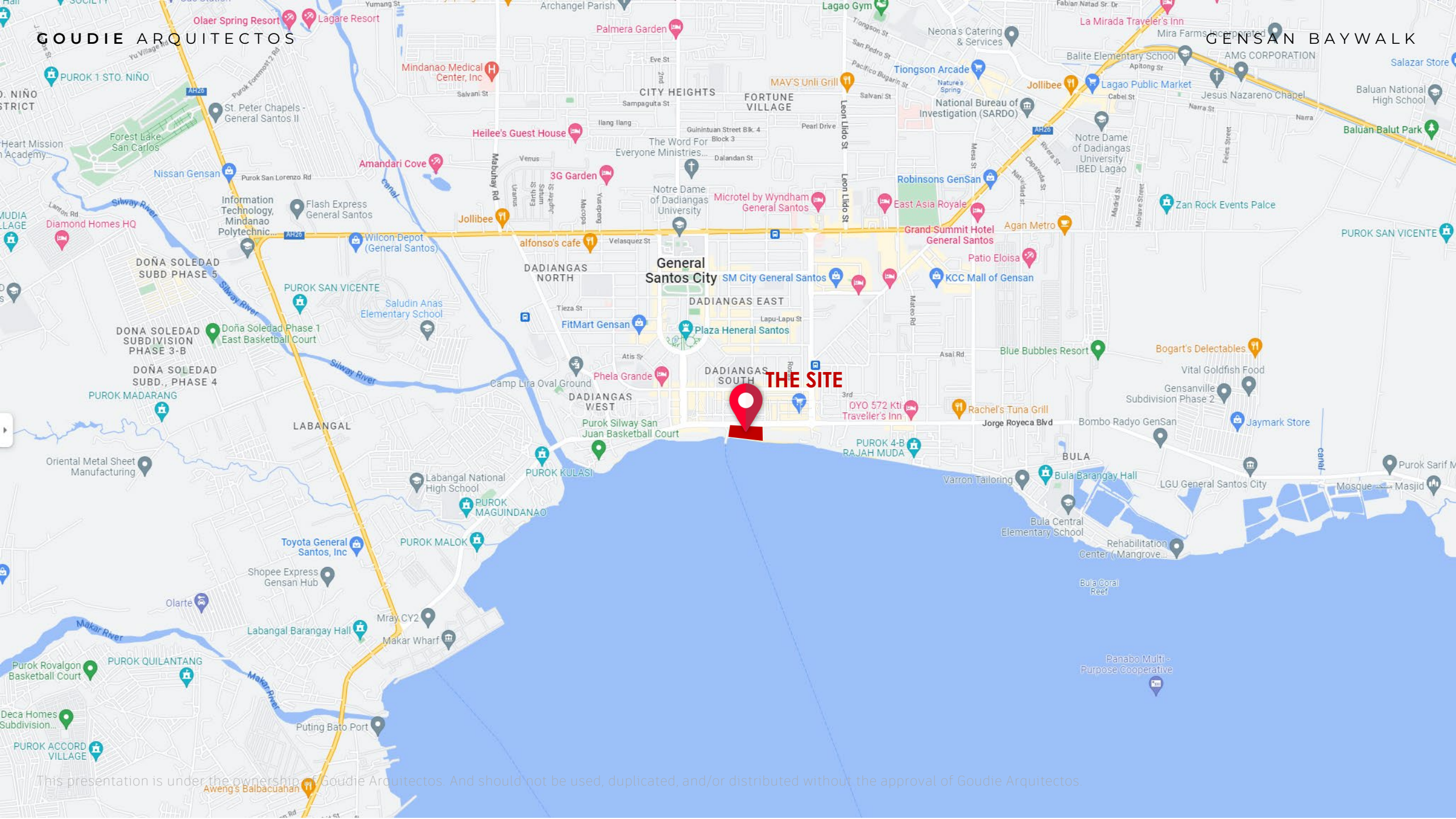








GENSAN BAYWALK



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THE SITE





SARANGANI BAY
P. SCHARON BLVD.
SCALE: 1:500M. 0 5 10 20 40

1. Tuna Park Entry
2. Signage
3. Multi-purpose Greenfield
4. Amphitheatre
5. Pavilion
6. Exercise Structure
7. Existing Structure
8. Koi Pond
9. Tables/ Dine Areas
10. Timber Deck bench seating
11. Food Stall
12. Bay Front Maze Seating
13. Male/ Female Toilet
14. Resting Pavilion
15. Timber Deck Bay View
16. Elevated Viewing Deck
17. Meditation Garden Pavilion
18. Selected Sculpture
19. Viewing/ Resting Shade
20. Tai Chi Plaza



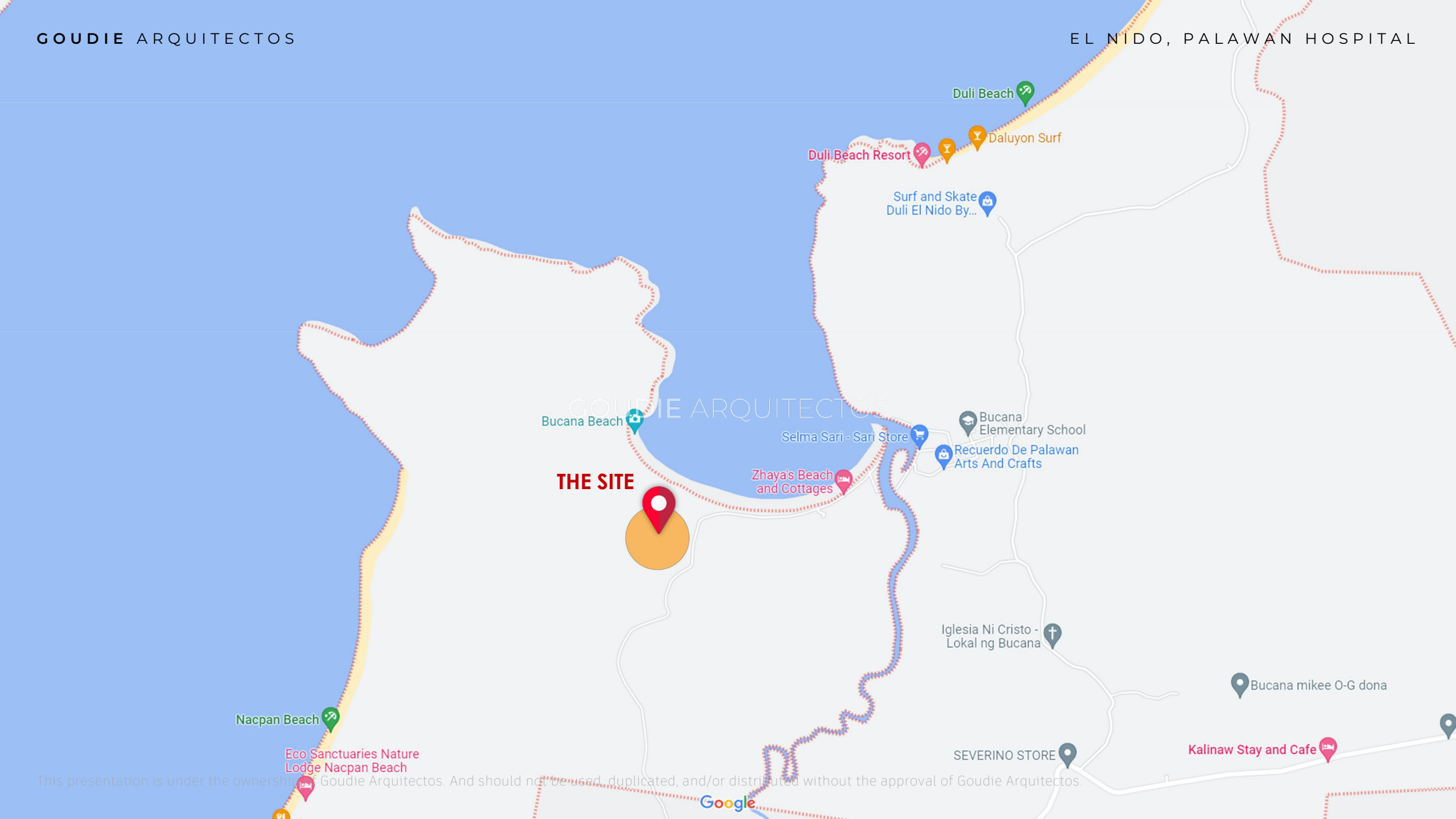
21. Sea Wall
22. Tensile Structure
23. Stage
24. Feature Blade Wall
25. Fisheye Cascading-Water Feature
26. Trellis
27. Old Folks Area
28. BBQ
29. Gazebo
30. Two-level Stalls
31. Two-level Stalls/ Restaurants
32. Promenade
33. Umbrella Shade design
34. Barangay Hall
35. Jogging Track
36. Proposed Road
37. Carpark Area

PROJECT COST = **PHP 1.6 B OR USD 29, 090, 909. 00**



HOSPITALS

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THE SITE

GOUDIE ARQUITECTOS

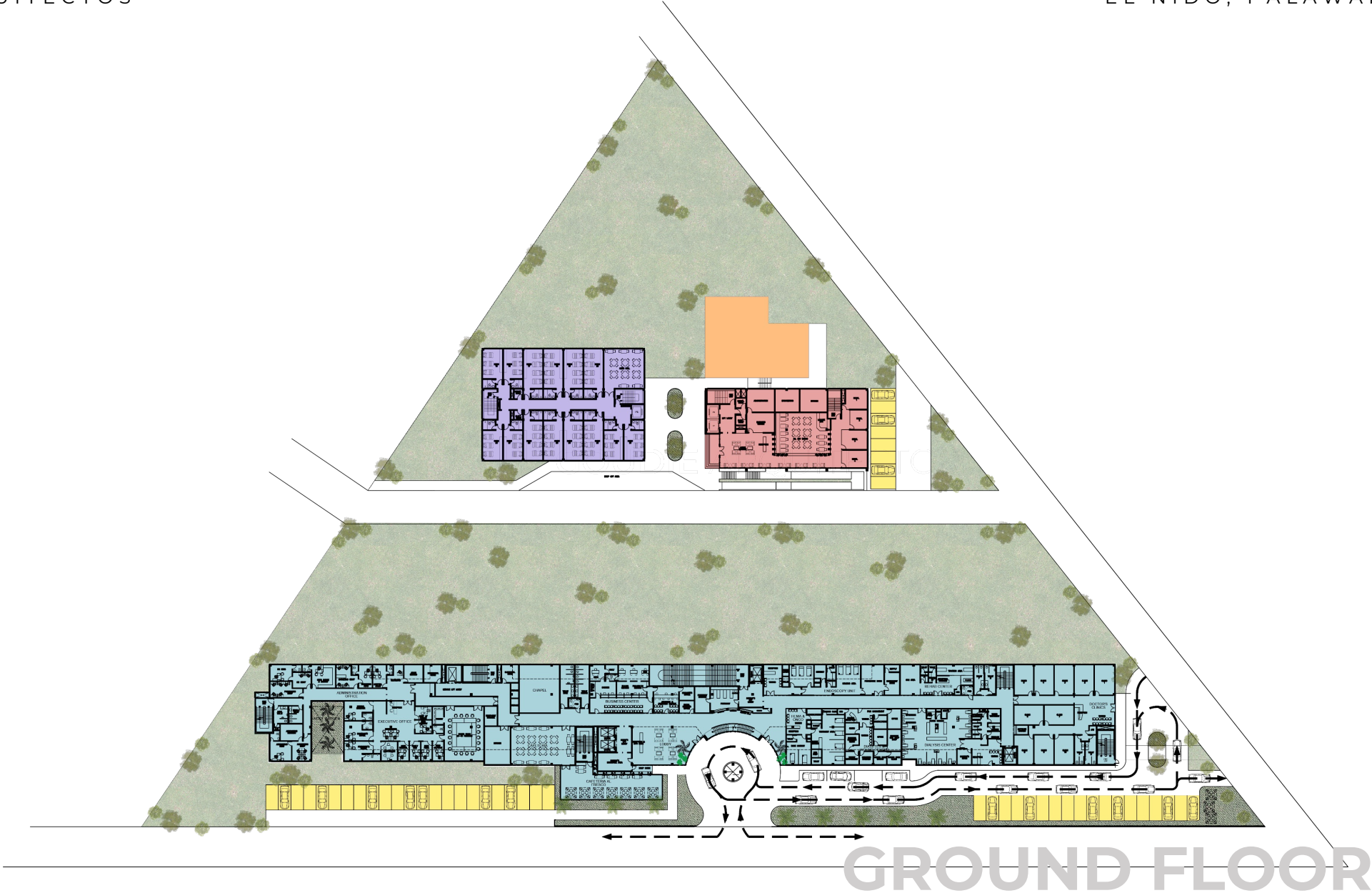


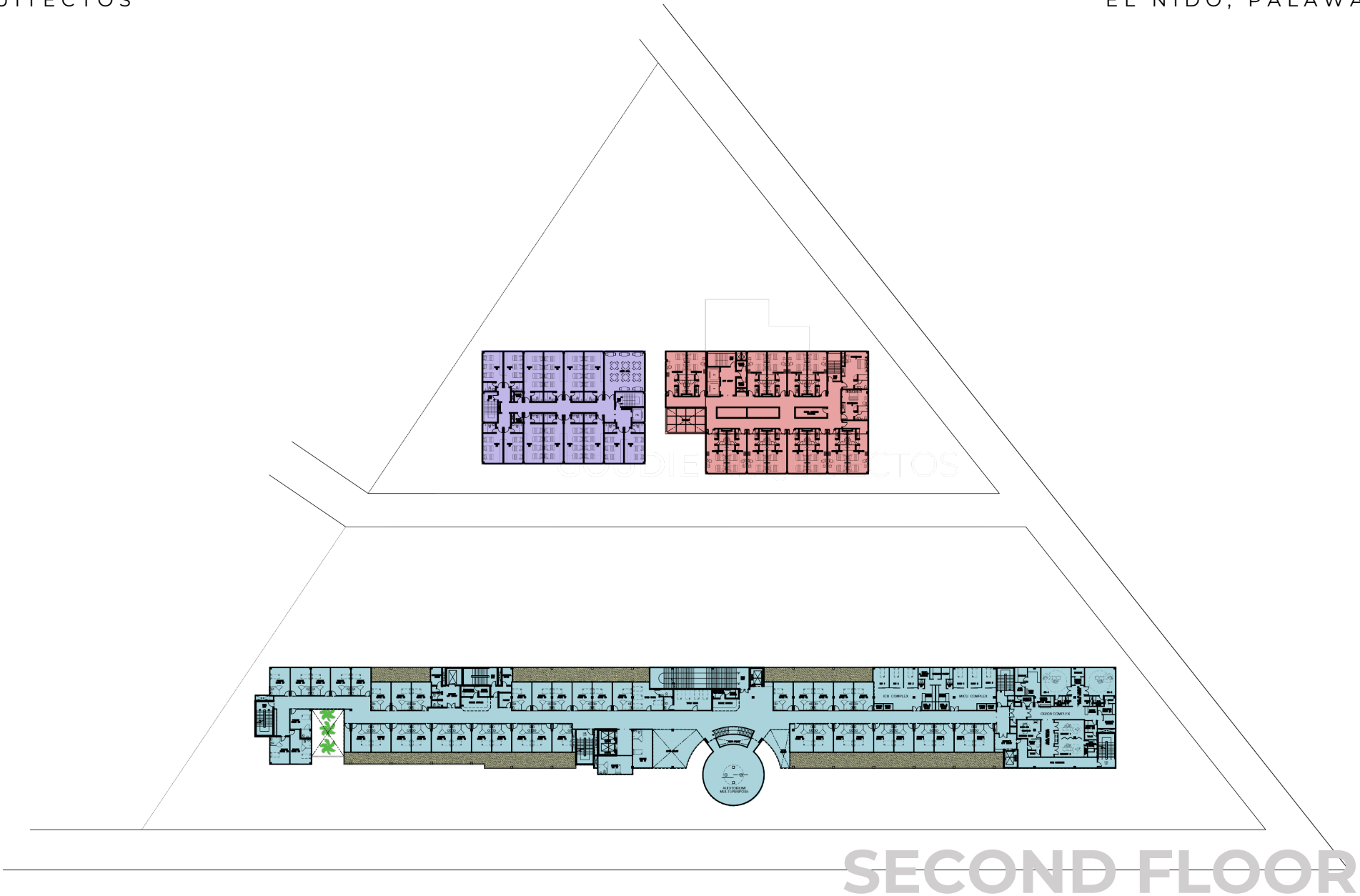
PROJECT DESCRIPTION

A hospital complex that boasts an emergency room, an extensive medical centre, ambulatory services, in-patients wards, and operating facilities including a maternity centre; dormitories for staff; and a 25-suite hotel. Integrating biophilic elements into the planning and façade empowers patients to recover faster and better.

COSTING

PHP 3.5 B



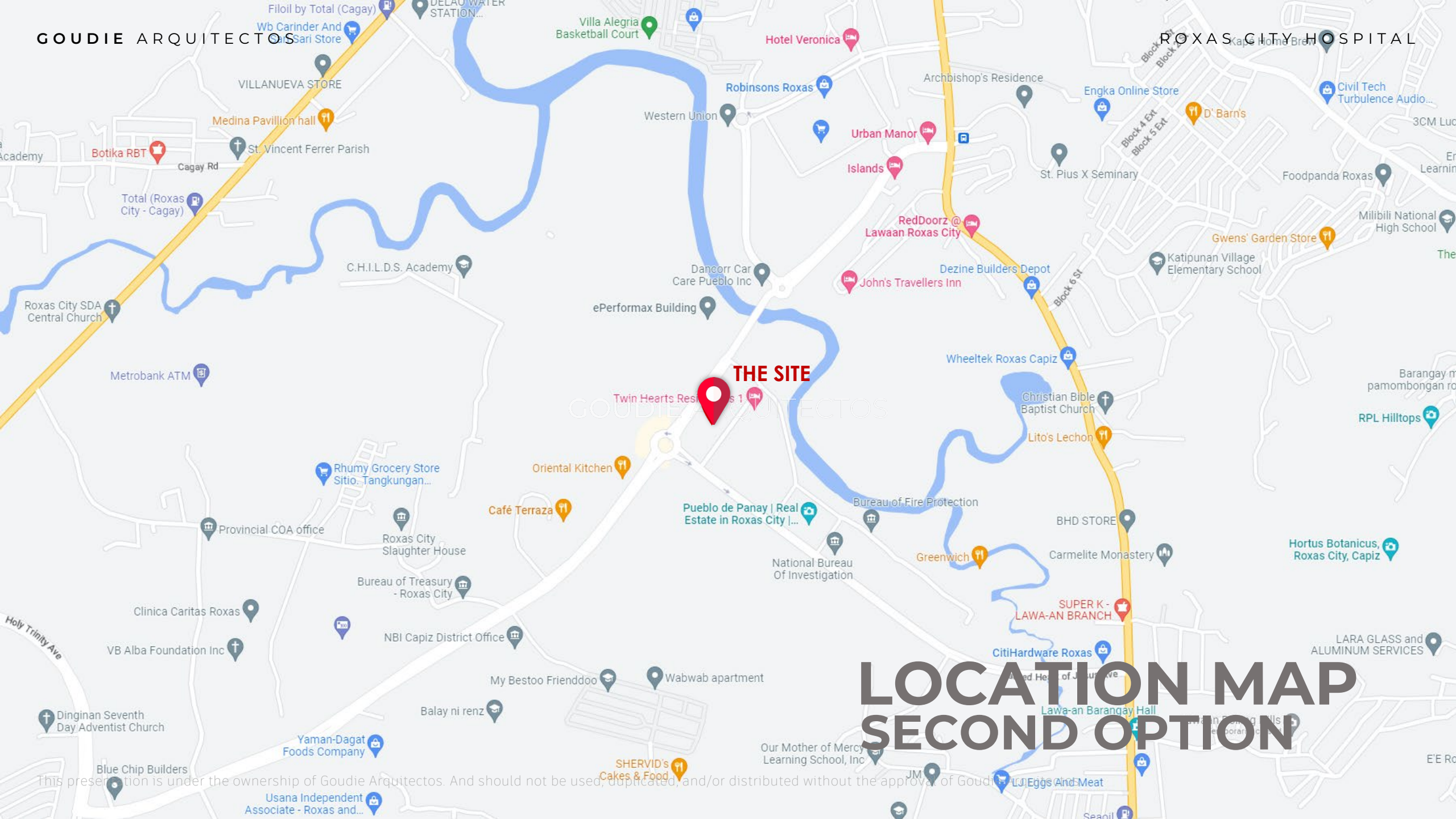




ENTRY



RECEPTION



THE SITE

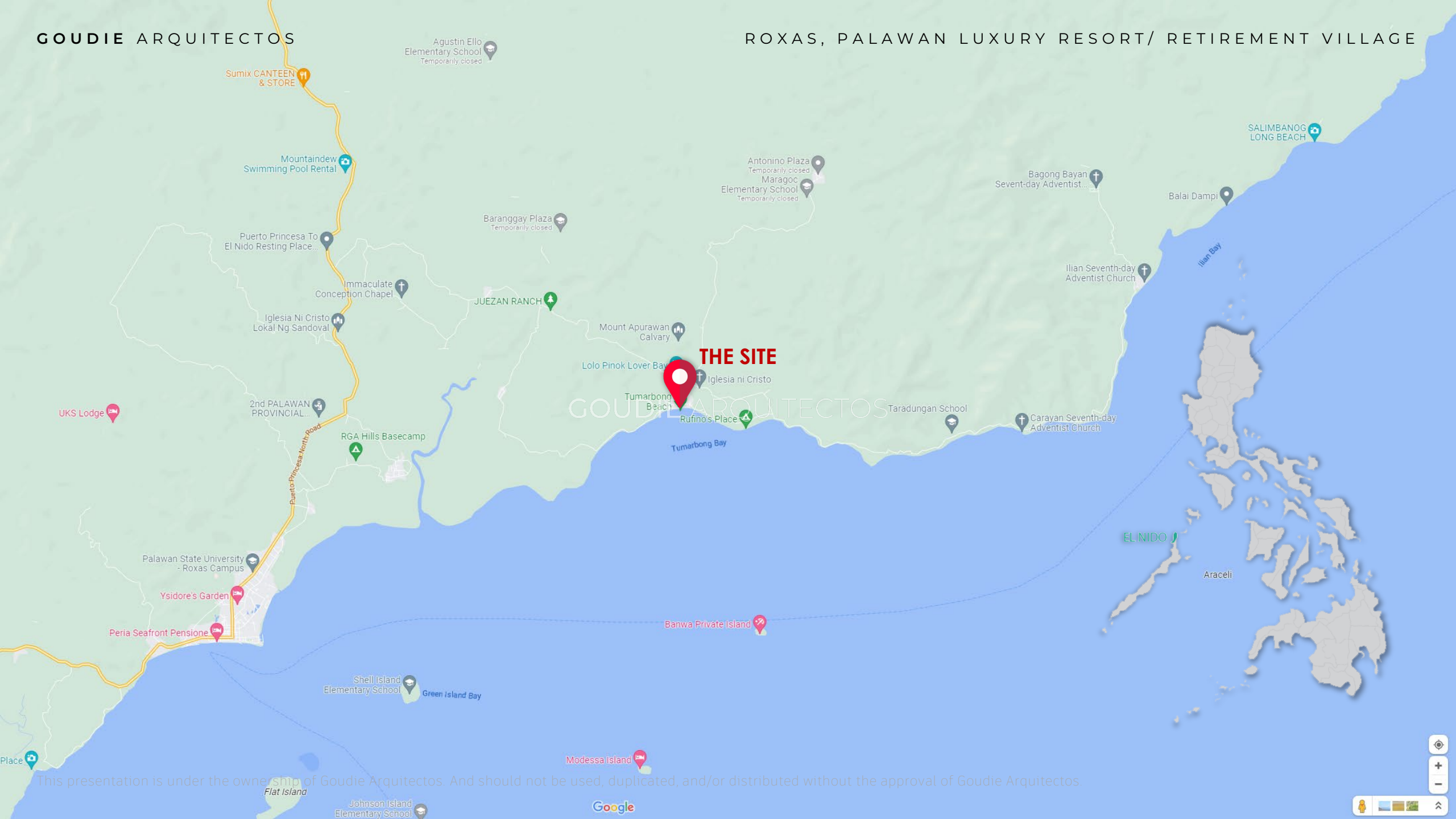
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LOCATION MAP SECOND OPTION



RESORTS

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THE SITE

GOUDIE ARQUITECTOS





LUXURY RESORT/ RETIREMENT VILLAGE

PROJECT DESCRIPTION

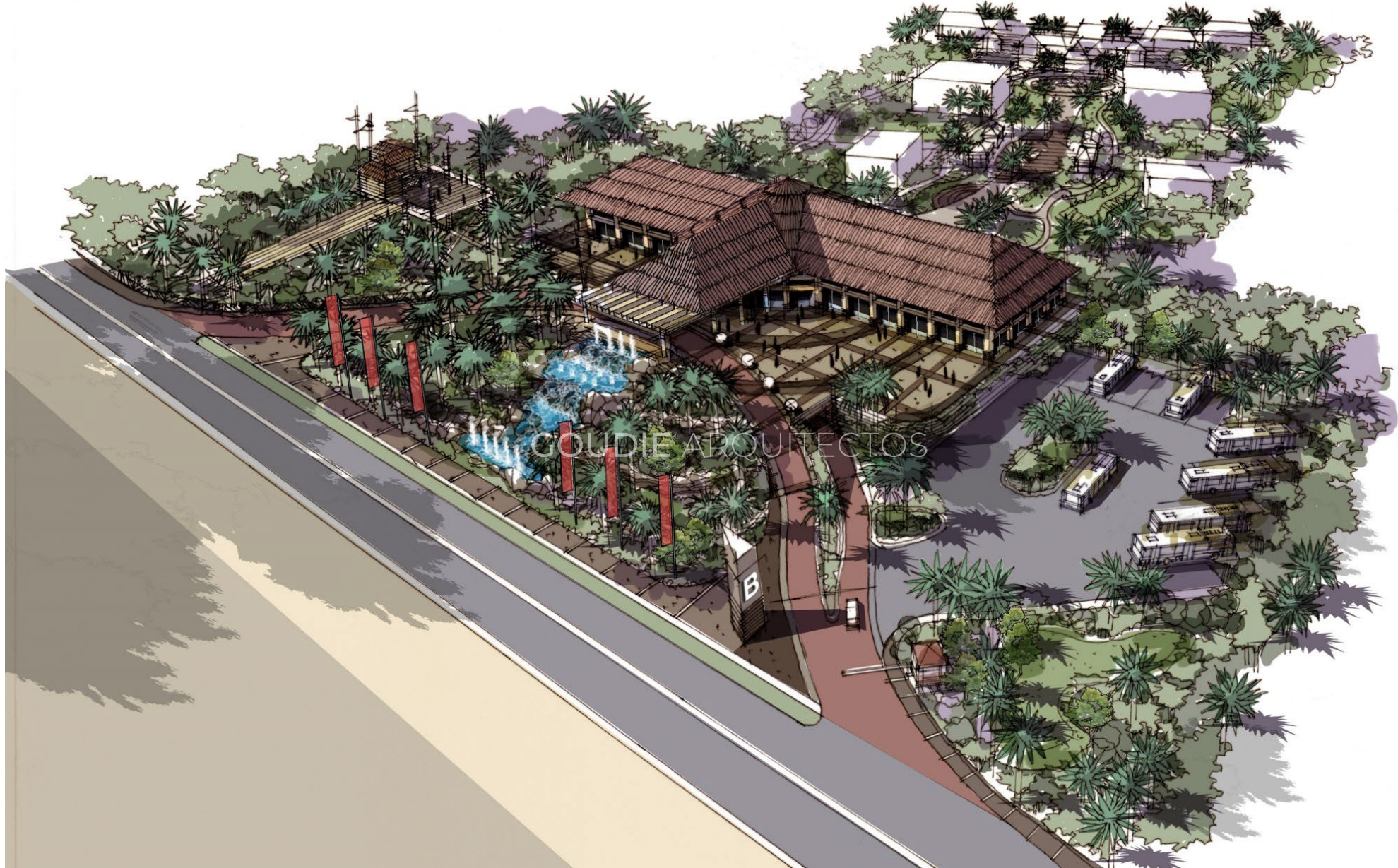
An exciting and rewarding Luxury Retirement Resort based beside the stunning sands of Tumarbong Beach, a promising and fulfilling holiday experience on the island of Palawan.

With a total lot area of 8.3 hectares comprises of great facilities that run throughout the spine which gives the tourists a great vista of the beach. From relaxation and fitness to dining and sun bathing, the resort offers wonderfully inviting swimming pools located at the heart of the Villa's grounds. A fabulous spa and fitness center. It also offers a wide range of water sports opportunities. Boasting a remarkable location of villa overlooking the beach, the rooms are set over a variety of levels with unrivalled room options from luscious garden and beach front views. Restaurants and bars are also guaranteed to keep the guest fed and refreshed.

COSTING

PHP 1.8 B







PROJECT	PHP	USD
TOJO MOTORS RELOCATION	8,000,000,000.00	145,454,545.00
TOJO MOTORS CHARGING STATION		
• GENSAN	13,864,448,000.00	252,080,872.00
• 2,000 SQM	544,262,400.00	9,895,688.00
LPL TOWER IN MAKATI, NCR	3,000,000,000.00	54,545,454.00
CLIFFSIDE LEVITOWN IN TAGAYTAY	13,000,000.00	2,360,000.00
LEVITOWN TOWER IN LIPA, BATANGAS	1,600,000,000.00	29,090,909.00
GENSAN BAYWALK	1,600,000,000.00	29,090,909.00
HOSPITALS (EACH LOCATION)	3,500,000,000.00	192,500,000,000.00
PALAWAN LUXURY RESORT	1,800,000,000.00	99,000,000,000
TOTAL PROJECT COSTS		
	19,513,000,000.00	291,560,541,818.00

EXCLUDES TAXES, TRANSFER, AND OTHER UNFORESEEN EXPENSES

RATE USED: 1 USD TO 55 PESOS



KEEP IN TOUCH

GOUDIE ARQUITECTOS
DESIGN STUDIO CO.

7623 Guijo St., San Antonio
Village, Makati City

T: +63926 689 7561

E: admin@goudiearquitectos.com.ph