



**Happy Living**

ACROSS FAMILY GENERATIONS

# PRODUCT KNOWLEDGE SEMINAR

Know the Product. Master The Pitch

**Featured Projects:**

Carpenter Hill Residences

San Antonio Village Phase 6



# OUR TAGLINE

WE BUILD HOMES TO KEEP FAMILIES  
“HAPPILY TOGETHER”





Happy Living

- Registered with Securities and Exchange Commission (SEC) on March 23, 1993.
- Koronadal based company
- We are Soccsksargen's Developer trusted by Generation
- Top Developer Awardee in PAG-IBIG Funds  
TOP 9 & 10 in the year 2024  
TOP 9 & 7 in 2025
- 31 Years in real estate industry
- Developer behind San Antonio Village Phase 1-4, Southwind Estate Phase 1-3, Acacia Residencia Subdivision, Carpenter Hill Residences (on-going project) and San Antonio Village Phase-7 (on-going project)



HappyLiving



# SOUTHWIND

1, 2 & 3



Happy Living



# SAN ANTONIO VILLAGE

1,2, 3 & 4



# ACACIA RESIDENCIA SUBDIVISION 1,2 & 3





## OUR ON-GOING PROJECT



## LOCATION:

National Highway, Purok Pag-asa,  
Brgy. Carpenter Hill, Koronadal City,  
South Cotabato



Happy Living

## RIGHT LOCATION

Fast Property Appreciation

- Beside UP Koronadal Campus (34m)
- Near Allah Valley Hospital (4.2km)
- Near Regional Center (750m)
- Near City Hall (4.5km)
- KCC Mall of Marbel (7.4km)
- Planned Commercial Center in-front





HappyLiving

# Corner Unit

**Min. Lot Area: 70 sqm**

**Floor Area: 93.22 sqm**

- Complete Paint and Tile Finishes
- 3 Bedrooms & 2 Toilets & Baths
- Steel Gate & Carport
- Balcony with Sliding Glass Door
- Laundry Area
- Kitchen Area
- Living Room
- Solar (optional)



THE CHANCELLOR  
**INNER END UNIT**



Happy LIVING

# Inner-End Unit

**Min. Lot Area: 70 sqm**

**Floor Area: 93.22 sqm**

- Complete Paint and Tile Finishes
- 3 Bedrooms & 2 Toilets & Baths
- Steel Gate & Carport
- Balcony with Sliding Glass Door
- Laundry Area
- Kitchen Area
- Living Room
- Solar (optional)



THE CHANCELLOR  
CORNER UNIT

# Inner-Unit

**Min. Lot Area: 50 sqm**

**Floor Area: 89.66 sqm**

- Complete Paint and Tile Finishes
- 3 Bedrooms & 2 Toilets & Baths
- Steel Gate & Carport
- Balcony with Sliding Glass Door
- Laundry Area
- Kitchen Area
- Living Room
- Solar (options)



THE CHANCELLOR  
**INNER UNIT**

- Commercial Spaces
- Park & Playground
- Swimming Pool
- Clubhouse
- 24/7 Security

## Amenities



# PRICELIST

| <b>THE CHANCELLOR</b> | <b>CORNER UNIT</b> | <b>INNER-END UNIT</b> | <b>INNER UNIT</b> |
|-----------------------|--------------------|-----------------------|-------------------|
| CONTRACT PRICE        | 6,000,000          | 4,500,000             | 3,500,000         |
| PROCESSING FEE        | 600,000            | 500,000               | 450,000           |
| EXCESS LOT FEE        | 5,000/SQM          | 5,000/SQM             | 5,000/SQM         |
| RESERVATION FEE       | 20,000             | 20,000                | 20,000            |
| PRIME LOT FEE         | FREE               | FREE                  | FREE              |



# PROPERTY FEATURES

## PAG-IBIG ESTIMATED MONTHLY AMORTIZATION FOR CARPENTER HILL RESIDENCES

| TARGET LOAN AMOUNT | 2.5M       |            | 3.2M       |            | 3.8M       |            | 4.5M       |            |
|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| <i>TERM</i>        | <i>M.A</i> | <i>G.S</i> | <i>M.A</i> | <i>G.S</i> | <i>M.A</i> | <i>G.S</i> | <i>M.A</i> | <i>G.S</i> |
| 30 yrs             | 16,398.18  | 43,980.00  | 20,989.65  | 56,300.00  | 24,925.25  | 66,850.00  | 29,516.72  | 79,170.00  |
| 25 yrs.            | 17,496.99  | 47,120.00  | 22,396.12  | 60,320.00  | 26,595.44  | 71,630.00  | 31,494.57  | 84,820.00  |
| 20 yrs.            | 19,278.46  | 52,210.00  | 24,676.40  | 66,830.00  | 29,303.27  | 79,400.00  | 34,701.22  | 94,000.00  |
| 15 yrs.            | 22,440.82  | 61,250.00  | 28,724.23  | 78,400.00  | 34,110.07  | 93,100.00  | 40,393.48  | 110,250.00 |
| 10 yrs.            | 29,075.28  | 80,210.00  | 37,216.33  | 102,700.00 | 44,194.44  | 121,910.00 | 52,335.50  | 144,400.00 |
| 5 yrs.             | 49,628.81  | 139,000.00 | 65,524.34  | 177,840.00 | 75,435.20  | 211,200.00 | 89,331.13  | 250,100.00 |



Happy Living

# CARPENTER HILL RESIDENCES

## RESERVATION REQUIREMENTS

- DULY FILLED-OUT BUYERS INFORMATION SHEET
- 2 VALID IDS
- RESERVATION FEE - P20,000
- NOTARIAL FEE - P125.00
- DOCUMENTARY STAMP - P30.00

# ALFREDO



- Single Attached
- 2 Bedrooms
- Minimum Lot Area: 100sqm
- Floor Area: 42sqm
- Interior Wall: Plain Cement with Skim Coat Finish
- Exterior Wall: Plain Cement with Paint Finish
- Floor: Concrete plain smooth finish
- Roof: Tile roof with Spanish gutter
- Firewall: Mortaflex finish
- Flush type
- Floor Tiled with 2meters wall tiled for T&B



Happy Living



COMMISSION: (CONTRACT PRICE X 3%) – WITHHOLDING TAX

| San Antonio Village<br>Phase-7 | Contract Price | Gross<br>Commission | Less WHT | Net Commission |
|--------------------------------|----------------|---------------------|----------|----------------|
| DIONISIA                       | 755,000.00     | 22,650.00           | 2,265.00 | 20,385.00      |

| Carpenter Hill<br>Residences | Advance<br>Commission | Downpayment Commission (20% of the Gross<br>Commission) |          |          |          | Full Commission | Total Income |
|------------------------------|-----------------------|---|----------|----------|----------|-----------------|--------------|
| Payment Index                |                       | 25%   | 50%      | 75%      | 100%     |                 |              |
| Commission                   |                       | 5%  | 10%      | 15%      | 20%      |                 |              |
| Dionisia                     | 2,500.00              | 1,132.50  | 1,132.50 | 1,132.50 | 1,132.50 | 13,355.00       | 20,385.00    |

# COMMISSION TRANCHE

COMMISSION: (CONTRACT PRICE X 5%) – WITHHOLDING TAX

- **Advance Commission- 50% of the Reservation Fee**
- **Downpayment Commission- 20% of the Gross Commission  
(No Past Due)**
  - 1st Release: 25% Equity Paid – 5% of the DP Rate
  - 2nd Release: 50% Equity Paid – 5% of the DP Rate
  - 3rd Release: 75% Equity Paid - 5% of the DP Rate
  - 4th Release: 100% Equity Paid – 5% of the DP Rate
- **Full Commission- Net Commission Less DP Comm & Ad Comm**




COMMISSION: (CONTRACT PRICE X 5%) – WITHHOLDING TAX

| San Antonio Village<br>Phase-7 | Contract Price | Gross<br>Commission | Less WHT  | Net Commission |
|--------------------------------|----------------|---------------------|-----------|----------------|
| INNER UNIT                     | 3,500,000.00   | 175,000.00          | 17,500.00 | 157,500.00     |
| INNER-END UNIT                 | 4,500,000.00   | 225,000.00          | 22,500.00 | 202,500.00     |


| Carpenter Hill<br>Residences | Advance<br>Commission | Downpayment Commission (20% of the Gross<br>Commission) |           |           |           | Full Commission | Total Income |
|------------------------------|-----------------------|---|-----------|-----------|-----------|-----------------|--------------|
| Payment Index                |                       | 25%   | 50%       | 75%       | 100%      |                 |              |
| Commission                   |                       | 5%  | 10%       | 15%       | 20%       |                 |              |
| Inner-Unit                   | 10,000.00             | 8,750.00  | 8,750.00  | 8,750.00  | 8,750.00  | 112,500.00      | 157,500.00   |
| Inner-End Unit               | 10,000.00             | 11,250.00   | 11,250.00 | 11,250.00 | 11,250.00 | 147,500.00      | 202,500.00   |

## **FOR INQUIRIES, PLEASE VISIT OUR RESPECTIVE OFFICES OR CONTACT OUR SALES AND MARKETING TEAM AND CASHIERS**


### **HAPPY LIVING MAIN OFFICE**

 Corner Morrow and Sinsuat Street, Brgy.  
Zone 1, City of Koronadal

### **ACACIA RESIDENCIA SUBDIVISION**

 Purok Madarang, Brgy. Labangal, General  
Santos City

### **CARPENTER HILL RESIDENCES**

 National Highway, Purok Pag-asa, Brgy.  
Carpenter Hill, City of Koronadal

### **HAPPY LIVING SALES AND MARKETING TEAM**

Kristine M. Yama – 0985 605 9121

Ma. Josefa Villaruz – 0994 943 6151

Jaynessa Lyka Jacinto – 0945 630 3847

Nelmar B. Libao – 0998 568 3282

### **HAPPY LIVING CASHIERS**

Rosalyn Tayco – 0948 529 8658

Mivelyn Halawig – 0970 355 3433

Donessa Tagnipes – 0970 731 9240



Happy Living

**Thank you!**