



ABOUT **ORTIGAS CENTER**

ORTIGAS CENTER

A prime central business district that is accessible to a wide array of residential and commercial developments making it one of the most dynamic business districts in the country. Its boundaries extend to both Mandaluyong, Pasig and Quezon City.



CENTRAL LOCATION

Ortigas Center is in the heart of the metro making it conveniently accessible to the public.

5.8KM away from BGC

6.7KM away from Makati CBD

10.2KM away from QC Memorial Circle

16.2KM away from the Airport

15.8KM away from NLEX (Mindanao Ave.)










18.4KM away from SLEX (Nichols)

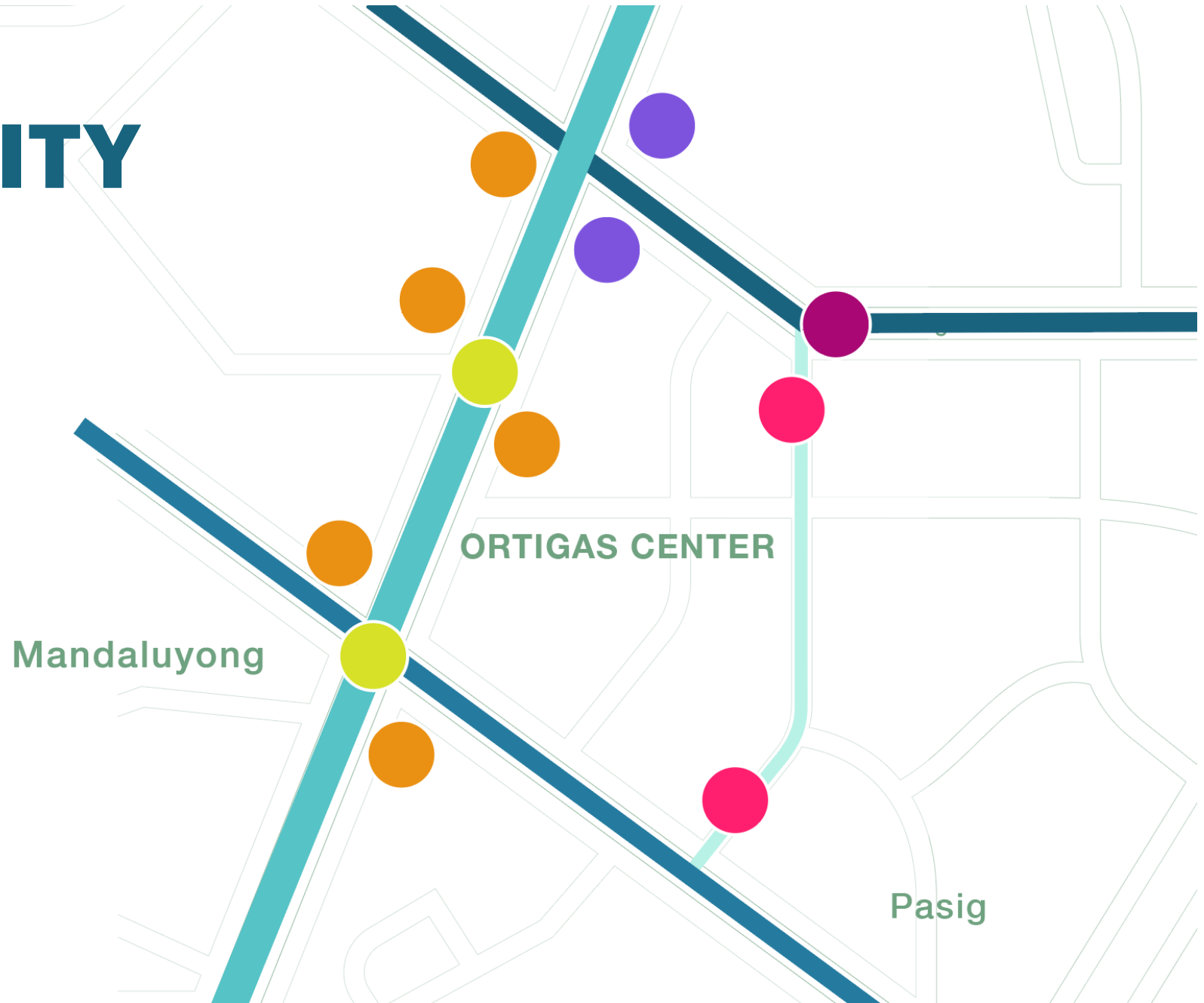
12.0KM away from Rizal Park

12.8KM away from Antipolo, Rizal



ACCESSIBILITY

-  MRT-3 Stations
-  Future Subway Stations
-  East/West Bus Stops
-  North/South Bus Stops
-  Future MRT-4 Station
-  EDSA
-  Shaw Boulevard
-  Ortigas Avenue
-  Meralco Avenue



INSTITUTIONS IN ORTIGAS CENTER



JG SUMMIT
HOLDINGS, INC.



MERALCO



Jollibee.



SAN MIGUEL
CORPORATION



PETRON



UnionBank

CORPORATE



MEGAMALL

Endless shopping. Endless discoveries.

THE PODIUM



ROBINSONS
Galleria



Shangri-La Plaza®

COMMERCIAL/RETAIL



UA&P

UNIVERSITY OF ASIA AND THE PACIFIC



EDUCATIONAL

MARKET **OVERVIEW**

RESIDENTIAL MARKET OVERVIEW

6.8% VACANCY

Ortigas Center has one of the lowest vacancy rates compared to Makati CBD (14.5%), Fort Bonifacio (20.4%), Bay Area (26.3%)

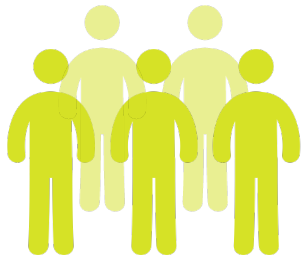
18% SUPPLY

Ortigas Center is projected to be one of the leading contributors of residential unit supply alongside with Fort Bonifacio (23%) and Bay Area (22%) for 2023.

10.6% RREPI GROWTH

There is an increase on the residential real estate price index (RREPI) growth for condominiums from Q2 2022 to Q3 2022 which makes it an ideal option for investment.

OFFICE MARKET OVERVIEW



13.48Mn*

NCR Population



28.7K*

Ortigas Center Population

*Brgys. Ugong Norte, San Antonio,
Wack-wack Greenhills*

129K SQM
SUPPLY**

Ortigas Center is forecasted to have 129K SQM of gross leasable area (GLA) by 2023.

15.2%
VACANCY**

Ortigas Center has one of the lowest office vacancy rates alongside with other major business districts

650-1K/SQM
RENTAL RATES**

Ortigas Center is one of the major business districts that offers competitive office rental rates

* PSA 2020 Population Census - <https://psa.gov.ph/sites/default/files/attachments/ird/pressrelease/NCR.xlsx>

** Colliers Q4 2022 Property Market Briefing

UPCOMING **INFRASTRUCTURE PROJECTS**

METRO MANILA SUBWAY

There will be 2 subway stations built within Ortigas Center namely, Ortigas North and Ortigas South. This provides additional transportation options that caters to people from the north and south.

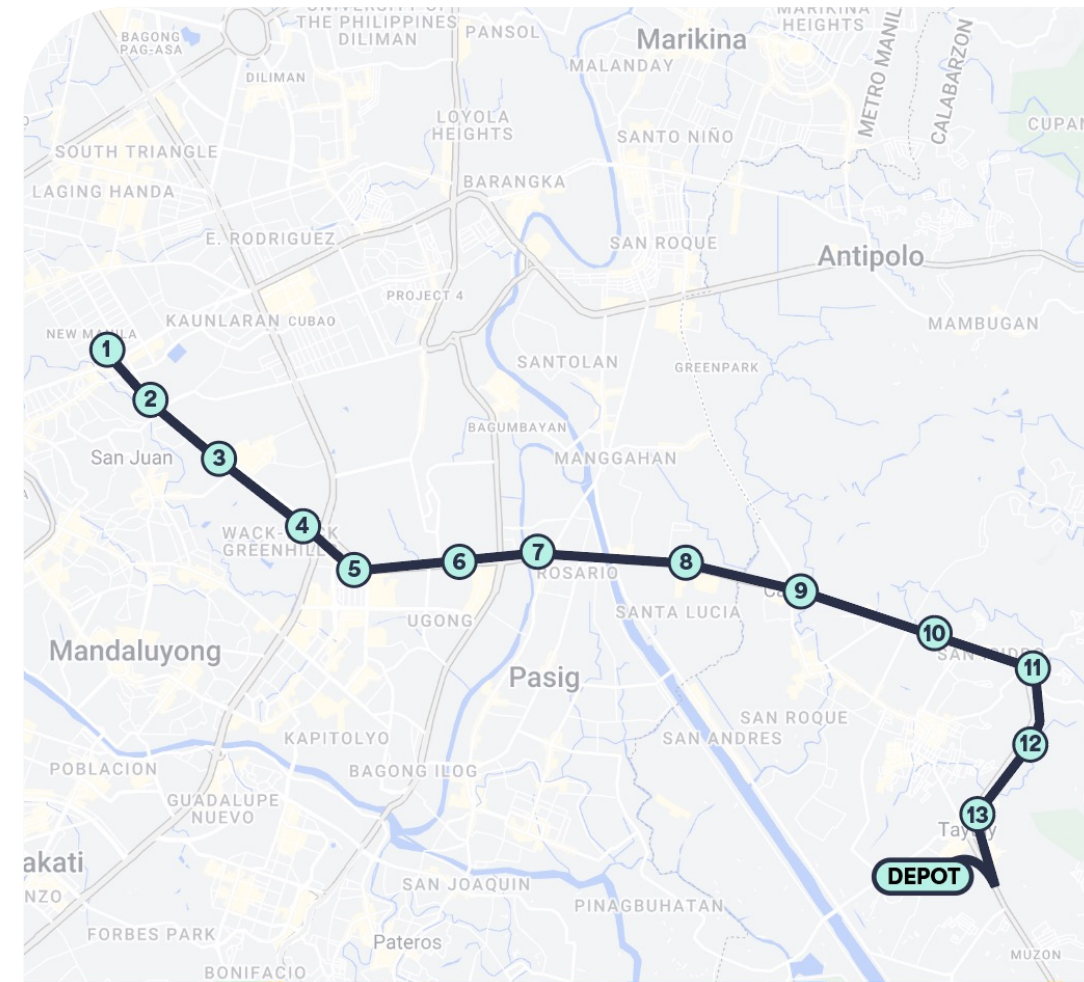
The project will be completed by 2029.



MRT LINE 4

The train line project will have a station along Meralco Avenue which is adjacent to the Ortigas Center. This will provide transportation to the public who are travelling from the west and east side of the metro.

The project will be completed by 2028.



MRT-4 STATIONS



- | | |
|------------------|----------------------|
| 1. N. Domingo | 8. St. Joseph |
| 2. Bonny Serrano | 9. Cainta Junction |
| 3. Greenhills | 10. San Juan * |
| 4. EDSA | 11. Tikling Junction |
| 5. Meralco | 12. North Manila Rd. |
| 6. Tiendesitas * | 13. Taytay |
| 7. Rosario | |

ALL YOU NEED ALL IN REACH

in the newest residential tower
located at the heart of Metro Manila

OLIN
AT JADE DRIVE

OLIN AT JADE DRIVE

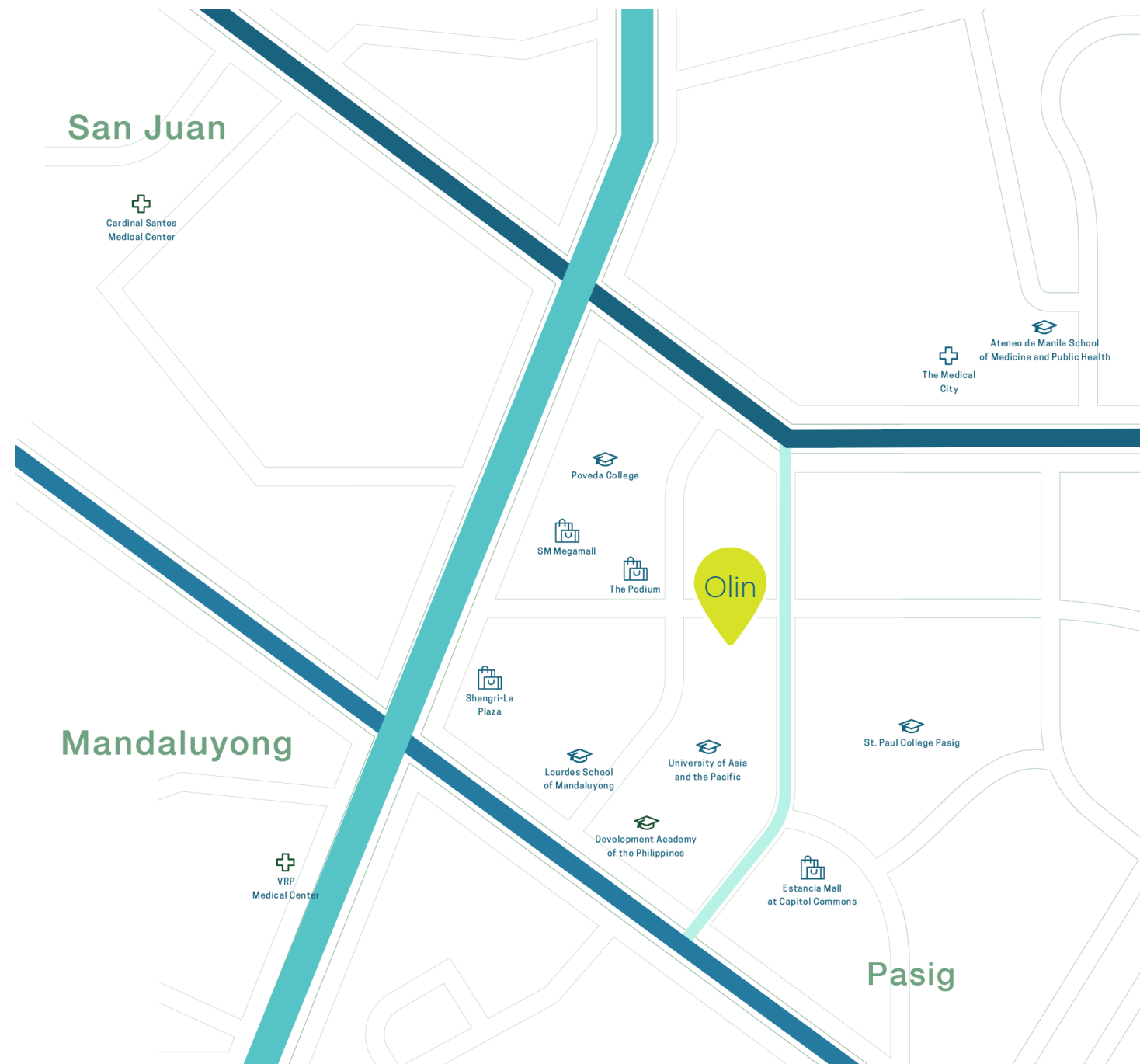
Olin at Jade Drive is a 52-storey residential tower that houses 1,245 units and 318 parking slots.

Set to rise at the heart of Ortigas Center which can be accessed through major thoroughfares and various mass transportation options.

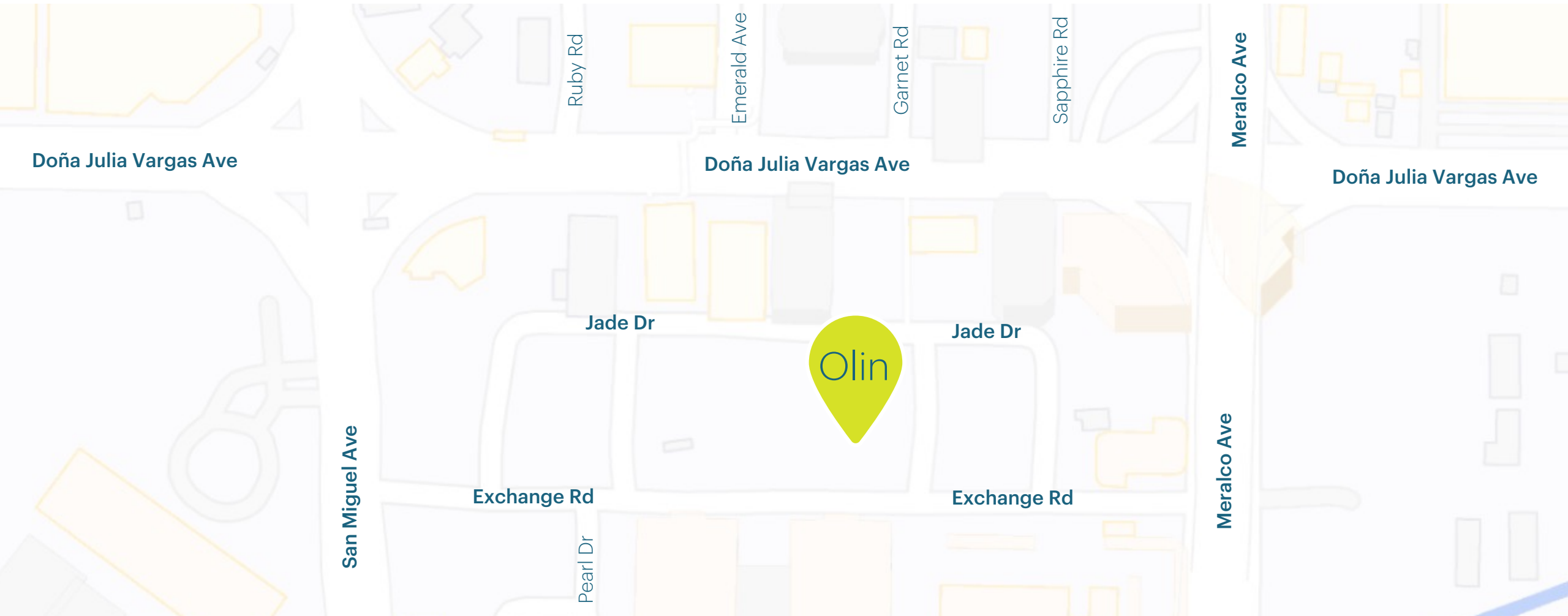


SITE LOCATION

Olin at Jade Drive is strategically located at the heart of Ortigas Center. It is surrounded by multiple mass transportation terminals in the vicinity. Moreover, it is conveniently accessible to neighboring commercial developments (SM Megamall, The Podium, and Shangri-La Plaza), corporate offices and educational institutions which makes it an ideal place of dwelling.










SITE LOCATION



ACCESSIBILITY

Destination Distance Walkability

	MRT-3 Ortigas Station	1.2KM	15 mins
	MRT-3 Shaw Blvd. Station	1.3KM	18 mins
	SM Megamall UV Express Terminal	900M	11 mins
	SM Megamall Bus Terminal	1.1KM	14 mins
	Future Ortigas North Subway Station	600M	8 mins
	Future Ortigas South Subway Station	1.1KM	15 mins
	Future MRT-4 Meralco Ave. Station	800M	11 mins



BUILDING **SPECIFICATIONS & ELEVATION**

BUILDING SPECIFICATIONS

52 Levels

43 Residential floors

1 Ground floor with retail

1 Amenity floor

7 Podium parking levels

2 Basement parking levels

5 Elevators

1,245 Residential units

1,031 Studio units (19-25 sqm)

214 1 Bedroom units (32-36 sqm)

318 Parking units



BUILDING ELEVATION

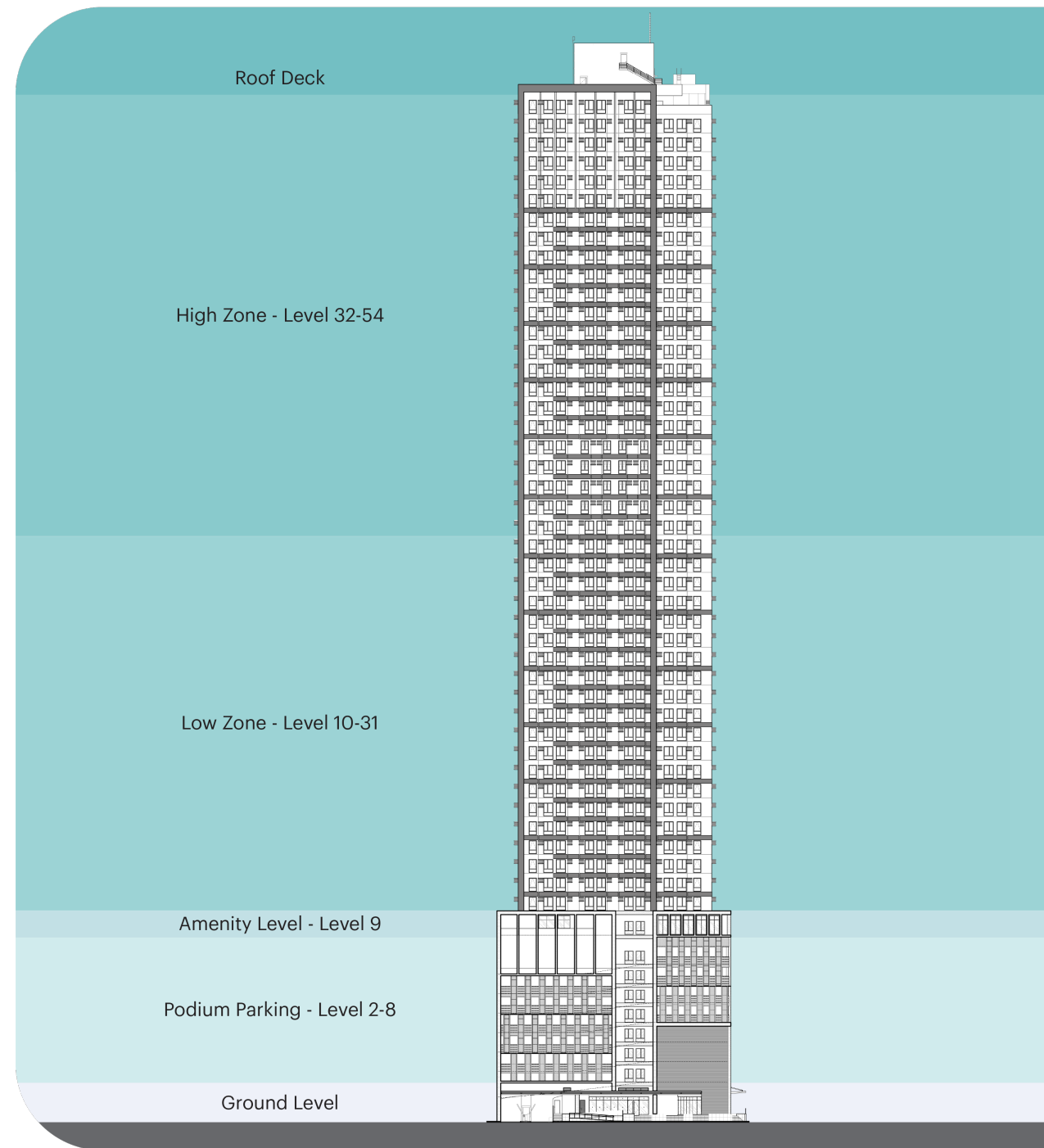
52 Levels

43 Residential floors

1 Ground floor with retail

1 Amenity floor

7 Podium parking levels



LEVEL 1 LOBBY & RETAIL

LOBBY

ADMIN OFFICE

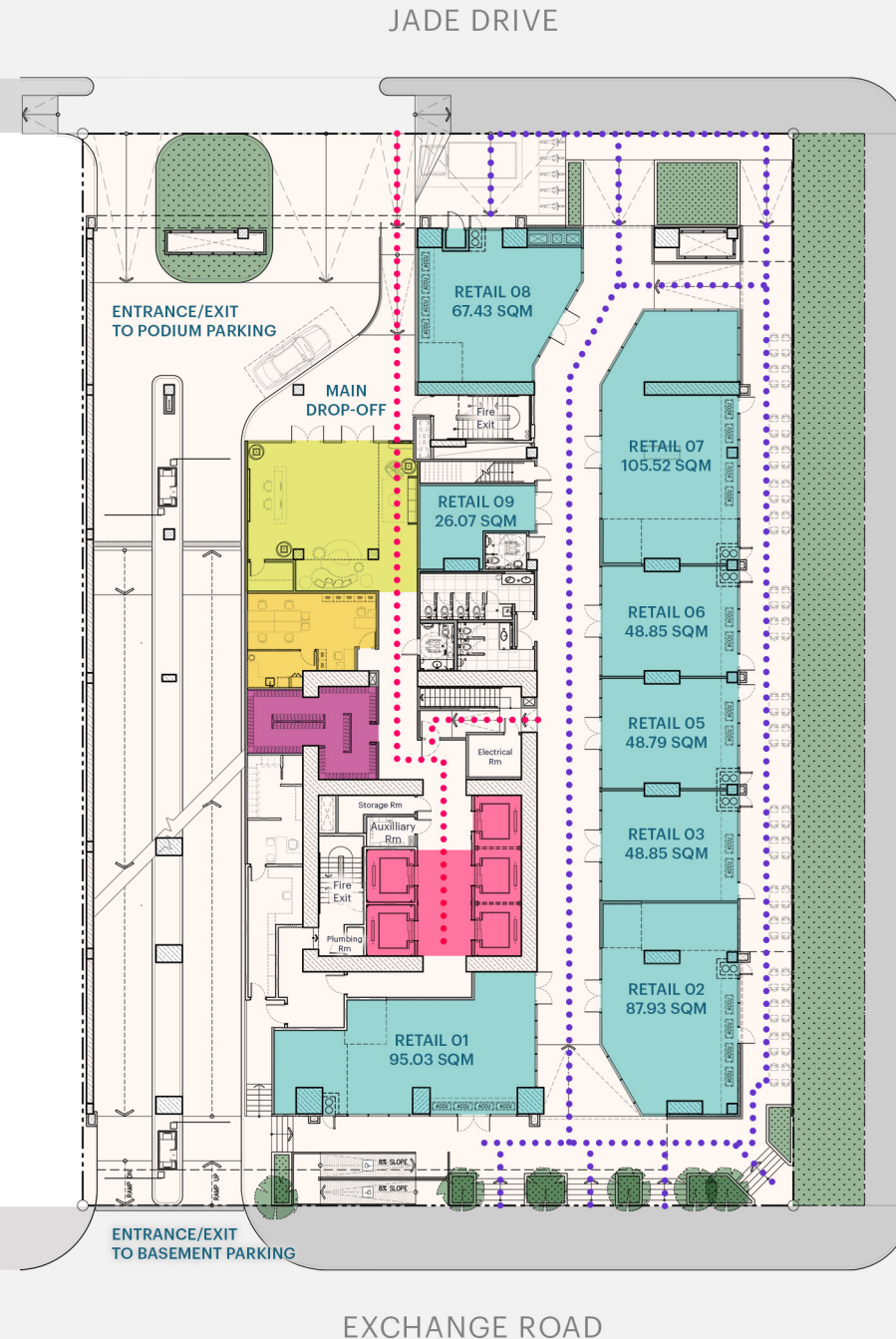
MAIL ROOM

RETAIL

ELEVATOR

RETAIL ACCESS FOR RESIDENTS

RETAIL ACCESS FOR NON-RESIDENTS





OLIN
AT INDO DRIVE

Olin at Indo Drive – Podium



Olin at Jade Drive – Lobby



LIFT LOBBY >
ADMIN OFFICE >



Olin at Jade Drive – Elevator Lobby

LEVEL 9

AMENITY LEVEL

- | | |
|-------------------|---------------------|
| 01 Lounge Pool | 08 Gym |
| 02 Kiddie Pool | 09 Meeting Room |
| 03 Lounge Seats | 10 Co-working Space |
| 04 Wet Deck | 11 Lounge |
| 05 Poolside Deck | 12 Function Hall |
| 06 Outdoor Shower | |
| 07 Garden | |

ELEVATOR





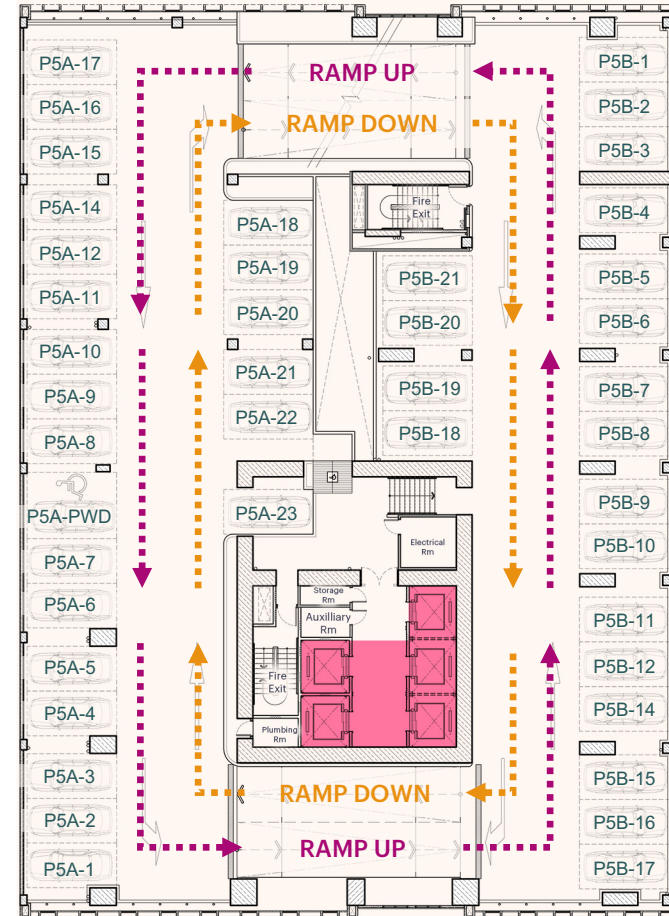
Co-working Space



Co-working Space

LEVEL 5 TO 7 TYPICAL PODIUM PARKING

ELEVATOR



JADE DRIVE

EXCHANGE ROAD



BUILDING **PLANS**

JADE DRIVE

LEVEL 10-31

LOW ZONE

STUDIO

1 BEDROOM



EXCHANGE ROAD



JADE DRIVE

LEVEL 32-35

HIGH ZONE 1

STUDIO

1 BEDROOM



EXCHANGE ROAD



JADE DRIVE

LEVEL 36-53

HIGH ZONE 2

STUDIO

1 BEDROOM



EXCHANGE ROAD



LEVEL 54

HIGH ZONE 2

STUDIO

1 BEDROOM



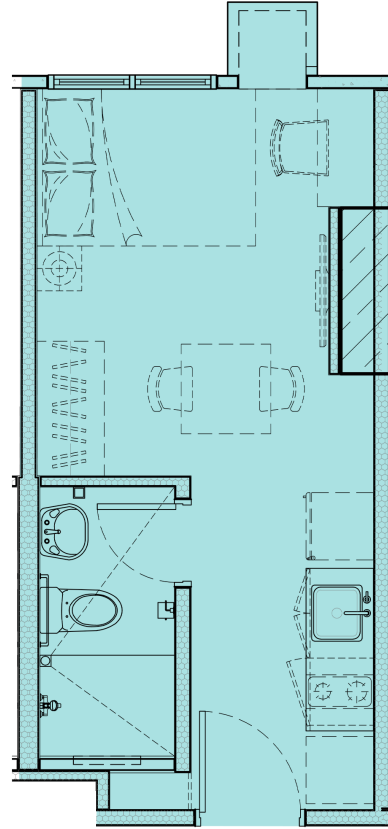
EXCHANGE ROAD



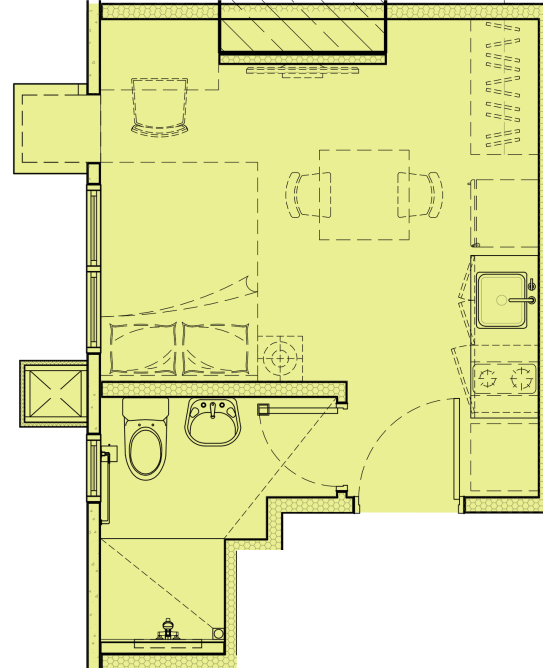
UNIT TYPES

TYPICAL STUDIO UNIT

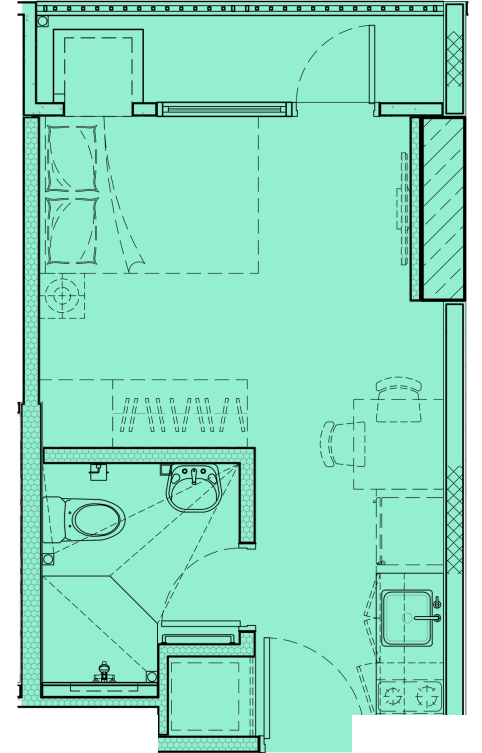
FLOORPLAN



19 - 25 sqm



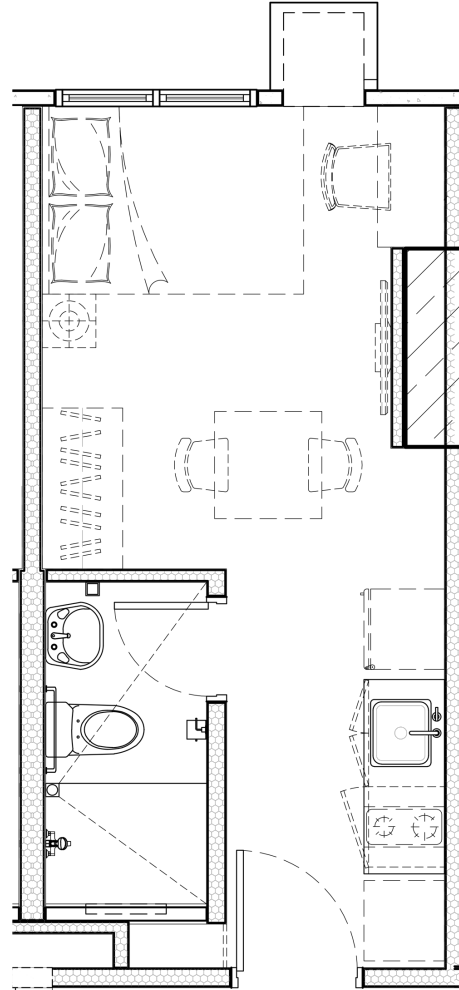
20 sqm



25 sqm

TYPICAL STUDIO UNIT

UNIT CUT SHEETS



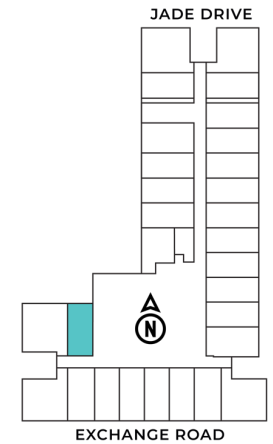
Unit Area in SQM

Bedroom/Living Area ±11.6

Kitchen ±5.8

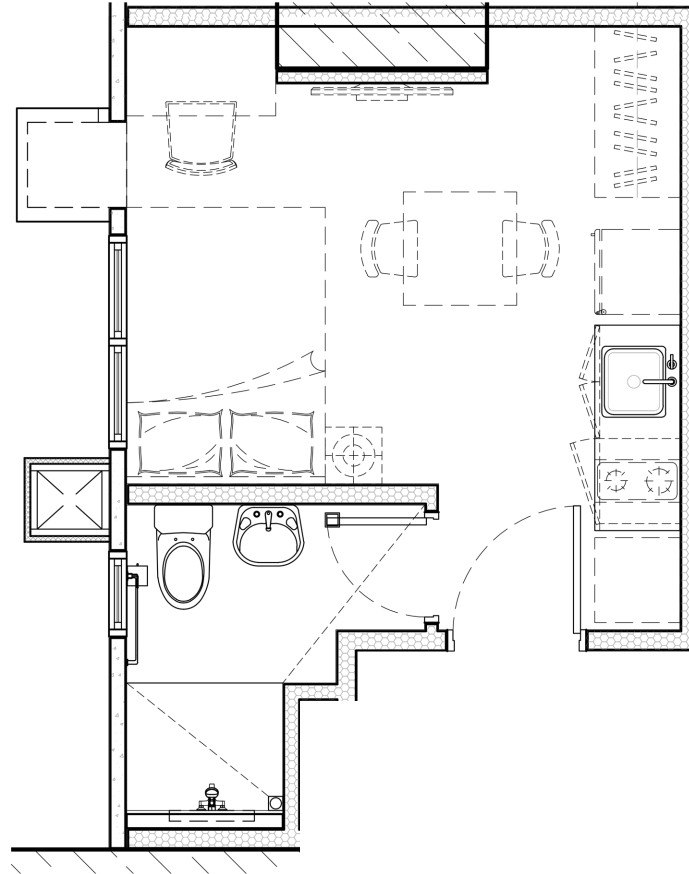
Toilet & Bath ±3.6

TOTAL AREA ±21.0



TYPICAL STUDIO UNIT

UNIT CUT SHEETS



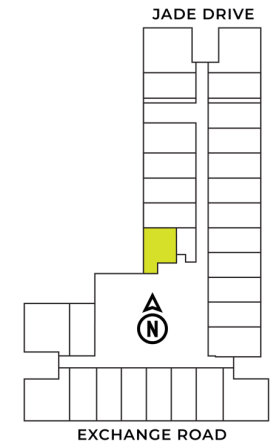
Unit Area in SQM

Bedroom/Living Area ±10.0

Kitchen ±5.7

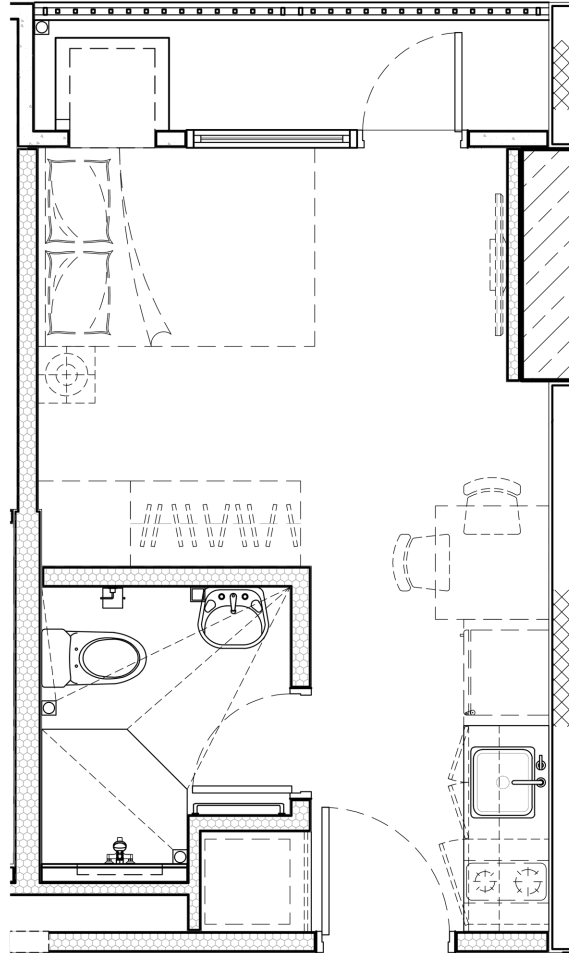
Toilet & Bath ±4.3

TOTAL AREA ±20.0



TYPICAL STUDIO UNIT

UNIT CUT SHEETS



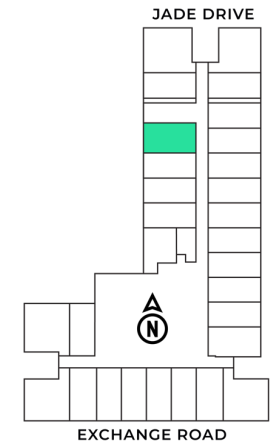
Unit Area in SQM

Bedroom/Living Area ±11.8

Kitchen ±5.5

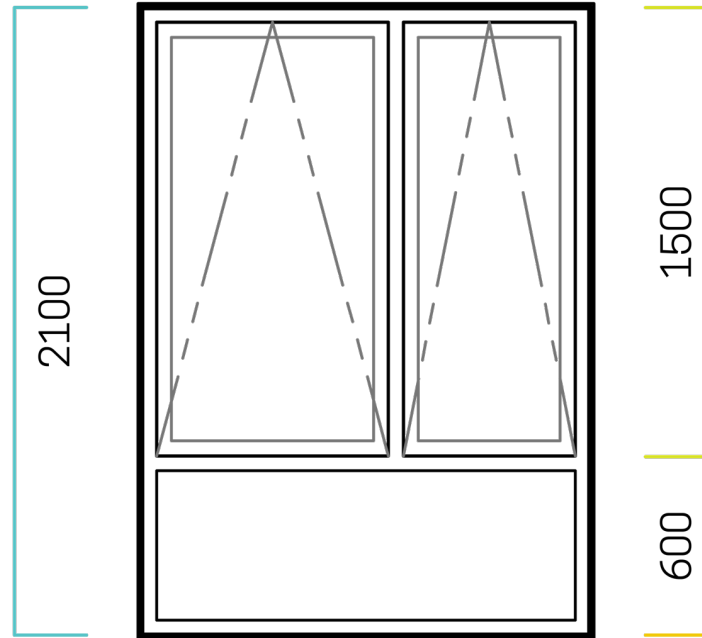
Toilet & Bath ±3.8

TOTAL AREA ±25.0

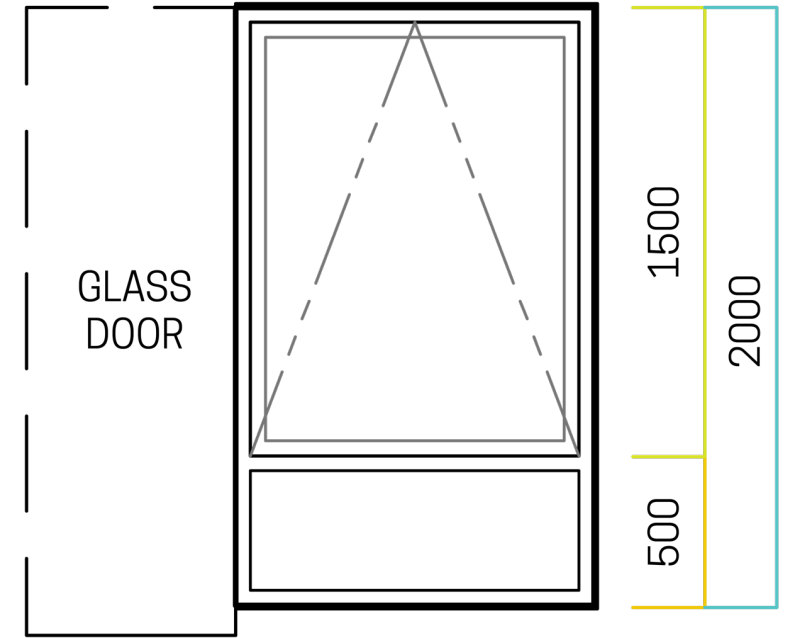


TYPICAL STUDIO UNIT

WINDOW SCHEDULE



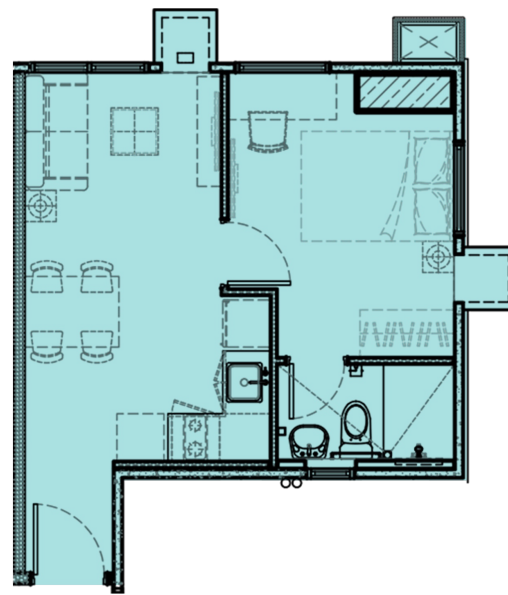
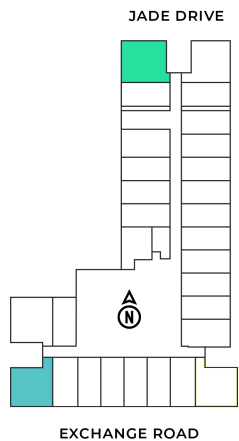
Studio w/o Balcony



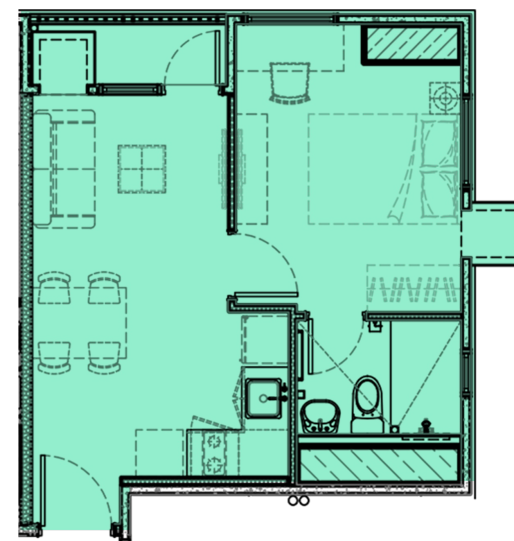
Studio w/ Balcony

TYPICAL 1 BEDROOM UNIT

FLOORPLAN



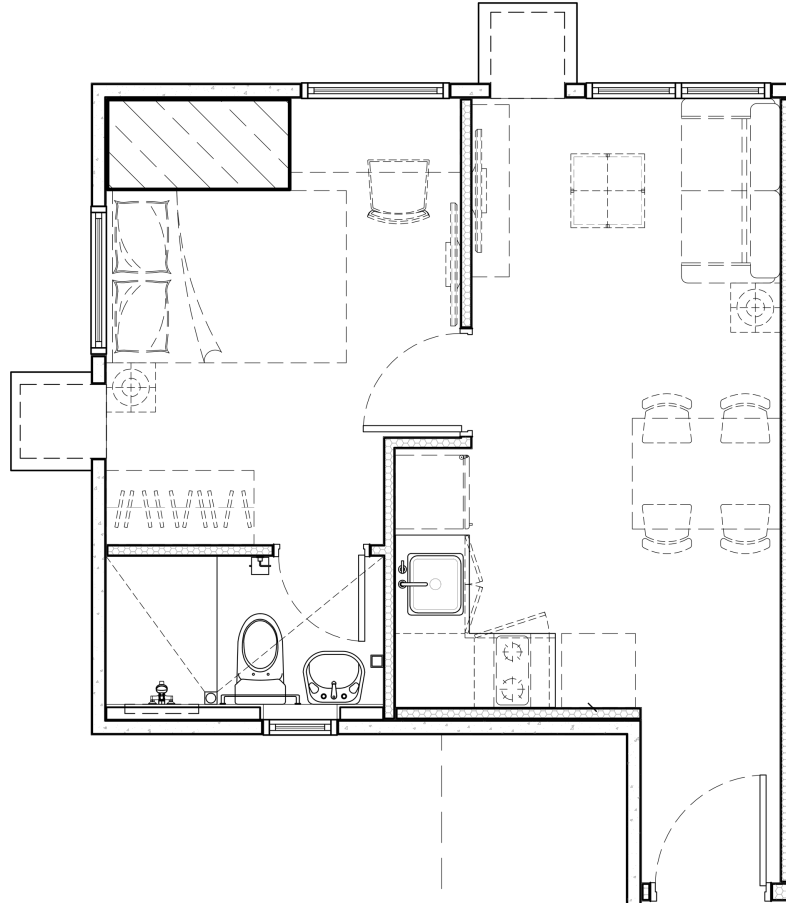
32 sqm



36 sqm

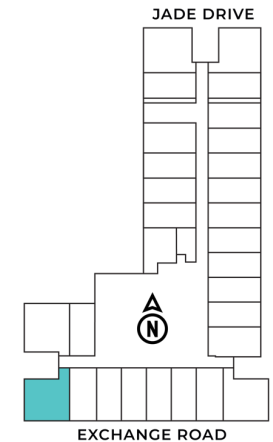
TYPICAL 1 BEDROOM UNIT

UNIT CUT SHEETS



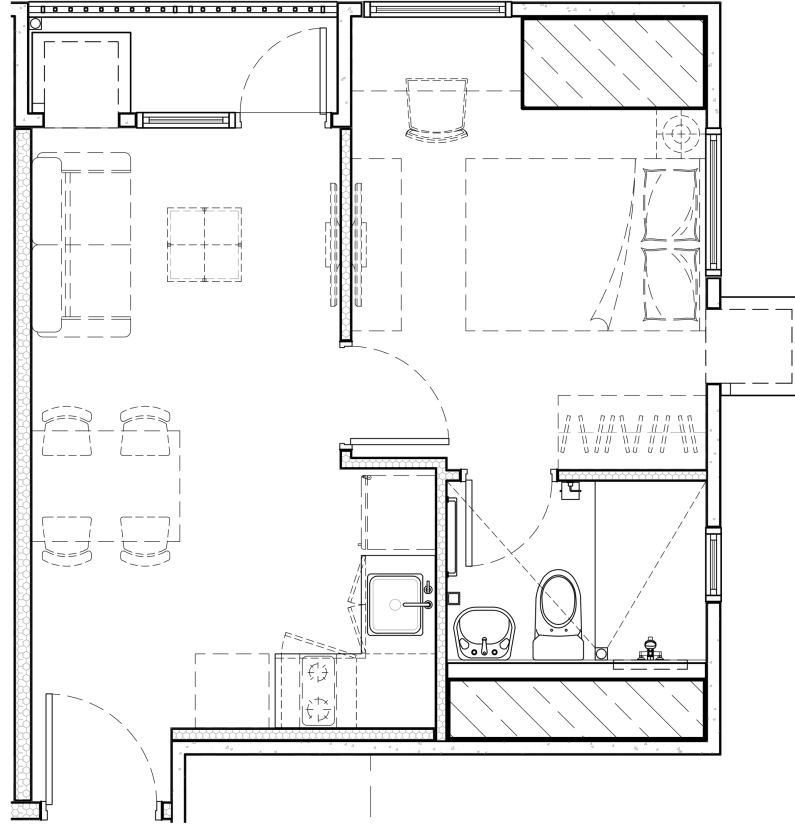
Unit Area in SQM

Bedroom	±11.1
Kitchen/Dining	±9.5
Living Area	±7.7
Toilet & Bath	±3.7
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TOTAL AREA	±32.0



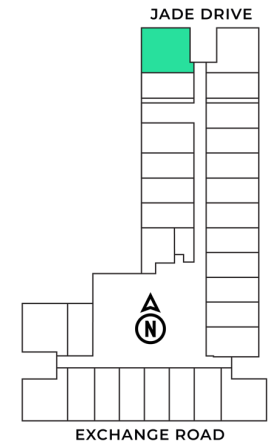
TYPICAL 1 BEDROOM UNIT

UNIT CUT SHEETS



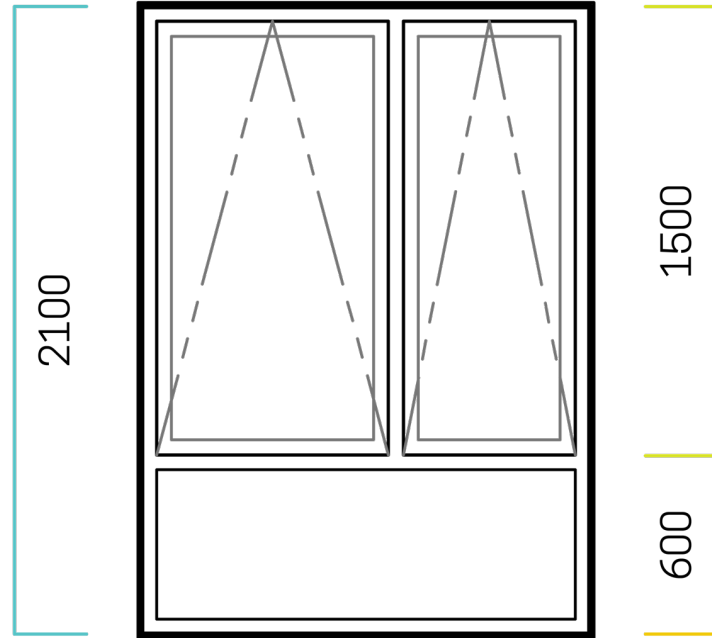
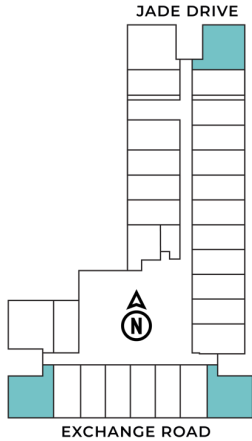
Unit Area in SQM

Bedroom	±11.6
Kitchen/Dining	±8.5
Balcony	±2.8
Living Area	±7.6
Toilet & Bath	±3.6
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TOTAL AREA	±36.0

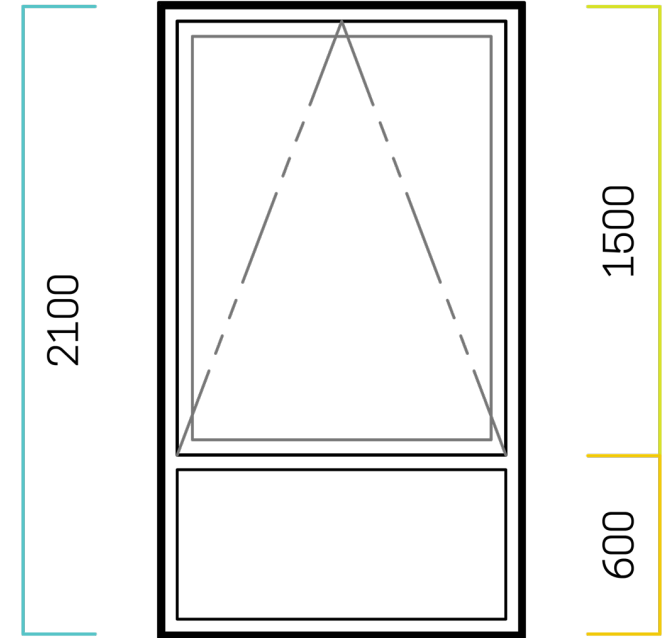


TYPICAL 1 BEDROOM UNIT

WINDOW SCHEDULE



Living Room Window

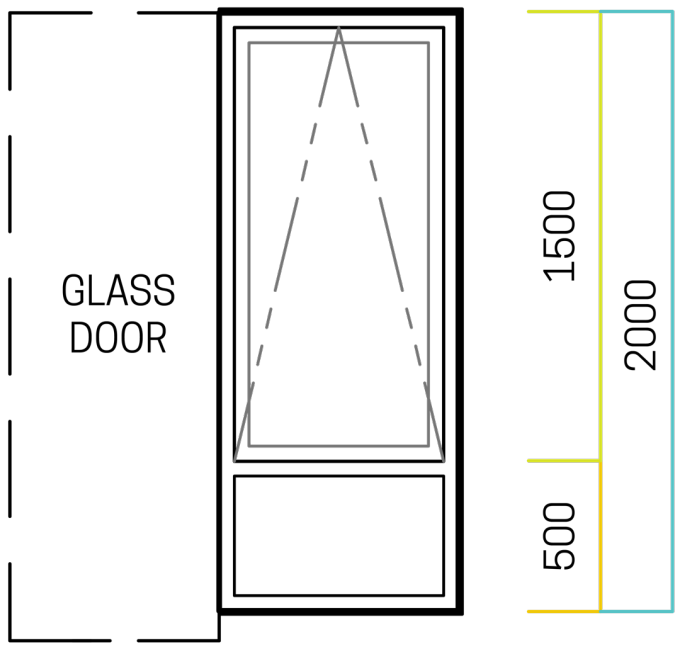
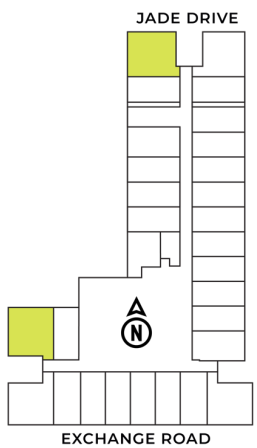


Bedroom Window

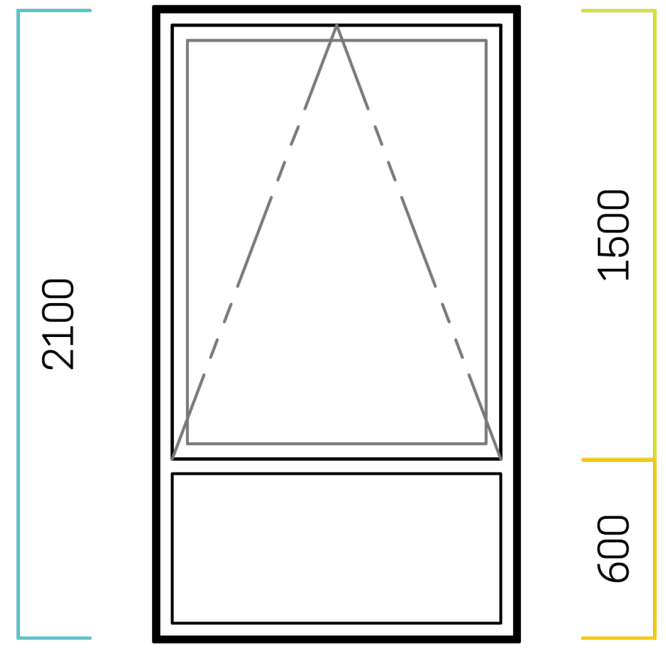
1 Bedroom w/o Balcony

TYPICAL 1 BEDROOM UNIT

WINDOW SCHEDULE



Living Room Window



Bedroom Window

1 Bedroom w/ Balcony

RESIDENTIAL UNIT SPECIFICATIONS

Floor Finish

Laminated wood for the bedroom, living & dining area , and kitchen

Ceramic tiles for the toilet & bath

Smooth concrete for the balcony

Wall

Paint finish and ficem baseboard for the bedroom, living & dining area , and kitchen

Ceramic tiles for the toilet & bath (1.8 meter tile height at shower area, 1 tile height at dry area)

Paint finish for the balcony

Ceiling

Painted slab soffit for living & dining area, bedroom, and balcony

Painted gypsum board on suspended ceiling system for the kitchen

Painted moisture resistant gypsum board on suspended ceiling system for the toilet & bath

Door

Solid core wood door with lever-type lockset, peephole, and door closer for the living & dining area

Hollow core/laminated wood door w/ lever type lockset for the bedroom

Hollow core/laminated wood door w/ lever type lockset and bottom louvers for the toilet & bath

Tempered glass swing door on aluminum frame for the balcony

RESIDENTIAL UNIT SPECIFICATIONS

Air Cooled Condensing Unit

Power and drain provisions for window type air conditioning unit

Living & Dining and Bedroom

Cable, internet, telephone – ready

Intercom (audio only)

2 duplex convenience outlet

Select outlets w/ back up power

Tile Threshold

Kitchen Counters and Cabinets

Solid surface countertop w/ backsplash

Base cabinet w/ MDF doors, pull type handle in high pressure laminate finish

Kitchen Fixtures

Single bowl sink and drainboard with gooseneck faucet

Greasetrap (5 GPM)

Wall drain w/ pipe connector for washing machine

Power provision for washer/dryer (blank plate)

RESIDENTIAL UNIT SPECIFICATIONS

Range and Range Hood

Area provision for a 2-burner cooktop

Power provision for cooktop outlet

Power provision for ductless kitchen rangehood (blank plate)

Refrigerator

Power provision for single door refrigerator

Space provision above refrigerator for microwave

Bathroom Fixtures

Floor mounted water closet

Single lavatory with half-pedestal cover (wall-hung)

Lever-type faucet

Provision for handheld bidet

Water Heater and Exhaust

Blank plate outlet with provision for single point water heater

Ductless exhaust with light

RESIDENTIAL UNIT SPECIFICATIONS

Shower Fixtures and Accessories

Shower head with bath spout

Toilet paper holder with cover

Towel bar

Soap holder

Balcony

1.25m- high painted steel railing and handrail

DESIGN & CONSTRUCTION TEAM

Developer	Ortigas Land
Concept Architect	Visionarch
Structural Design Consultant	Magnusson Klemencic Associates (MKA)
Structural Design Peer Reviewer	AIT Solutions, Asian Institute of Technology
Mechanical Consultant	Flowforth Ventures, Inc.
Electrical Consultant	EBCruz & Partners
Plumbing & Sanitary Consultant	NBF Consulting, Inc.
Fire Protection Consultant	NBF Consulting, Inc.
Interior Designer	Visionarch Interior Design
Landscape Architect	Woods and Greens Landscape Dev't Inc.
Wind Engineering Consultant	RWDI Anemos Limited
Geotechnical Consultant	Brian B. Tan, M.SC.
Seismic Analysis Consultant	Langan International
Traffic Consultant	SMDI Inc.
Quantity Surveyor	Rider Levett Bucknall (RLB)
Construction Manager	Design Coordinates, Inc.

WHY CHOOSE OLIN AT JADE DRIVE?

Capitalize on a Prime Location

- Enjoy proximity to reputable educational, commercial, corporate, and hospitality institutions.
- Access multiple mass transportation options for your travels
- Right at the heart of the most accessible Business District in Metro Manila.

Proven Brand Name

- Ortigas Land has a proven track record of developing state of the art projects providing excellent customer service
- With over 90 years of experience, Ortigas Land has mastered the art of creating a “great place for life”.

Flexibility of Use

- Have the option of either using your unit as an income generating investment or for personal use.
- With its strategic location, Olin at Jade Drive gives you the opportunity to utilize your unit in various ways.

Financial Flexibility/ Affordability

- With the multiple payment schemes we offer, you can choose what’s best for you!
- For as low as 11k per month, you can now have your own home in the heart of the metro.

FAQs

GENERAL INFORMATION

What is the lot area of Olin?	2,397 sqm
How tall is Olin at Jade Drive?	175.45m
Building Footprint	920 sqm
How far is the Project from the property line?	Along Jade Drive - 5m Along Exchange Road - 5m Along the Exquadra Tower - 3m Along the Grand Midori - 3.6m
No. of Floors of the Adjacent Buildings	Parc Royale - 32 Floors Tektite Tower East - 34 Floors Exquadra Tower - 38 Floors The Grand Midori - 43 Floors
How far is Olin at Jade Drive from the nearest fault line?	773 meters west of the Valley Fault System

FAQs

BUILDING FEATURES

How big is the Lobby Area?	77.81 sqm
How big is the Amenity Area?	1,772.68 sqm
How wide are the corridors/ hallways?	1.4m
How is the garbage disposal system?	There is a garbage room per floor with scheduled garbage collection.
What is the elevator brand and can you only access specific floors?	Elevator brand: OTIS Elevator Capacity: 1,350 kg – 18 persons per elevator (Passenger); 1,600 kg (Service) Access cards to specific floors will be provided
What are the safety measures of Olin at Jade Drive against earthquakes?	Olin at Jade Drive was designed to the code standards of the National Structural Code of the Philippines. There are strategically placed outrigger walls on certain floors that link to the central structural core. Accelerograph devices are also located within the building and are compliant to the Department of Public Works and Highways (DPWH) requirements.
What is the power back up for common areas?	100% power back up Genset capacity – 24 hours
Which telecommunications service providers will be used?	There will be provisions for 2 telecommunications service providers.

FAQs

PARKING DETAILS

Where is the Parking Entrance?	Jade Drive Entrance for Podium Parking Levels and main lobby drop-off point Exchange Road Entrance for Basement Parking Levels
What are the Parking Restrictions?	Minimum 2.2m in vertical clearance; standard parking unit dimensions
Will there be boom gates/Parking barriers?	Yes
Can parking be excluded when buying a unit?	No, if the residential unit has a pre-assigned parking slot. However, there are residential units which do not have a pre-assigned parking slot which you may opt for.
Are buyers allowed to purchase additional parking?	No. There is a limit of 1 parking slot only per residential unit.

FAQs

RESIDENTIAL UNIT SPECIFICATIONS

Floor to floor height	3m
Floor to slab soffit	2.7m
Floor to kitchen ceiling	2.4m
What is the AC provision and capacity?	Window type air-conditioning unit for all residential units; maximum of 1.5 horsepower
Will there be provisions for water heater, washer and dryer	Blank plate outlet with provision for single-point water heater at shower Blank plate power provision for washer/ dryer
Are there cabinet inclusions in the unit?	Only the base cabinets in the kitchen
What is the power back up for units?	Power back up is for selected outlets only - 1 outlet and 1 lighting at foyer Genset capacity -24 hours

FAQs

OPERATIONS AND RESTRICTIONS

Can units be combined?	Yes, but subject for approval
Do we allow subdividing of Title?	No
Perpetual Ownership?	Yes
Who will manage the property?	The Condominium Corporation will be given a choice of accredited property management consultants by the Developer
Do we allow leasing?	Yes, but subject for approval of the Condominium Corporation
Is the retail space for sale?	Yes
Will it have 24 hours security?	Yes
Can units be combined?	Yes, but subject for approval

FAQs

OPERATIONS AND RESTRICTIONS

Can unit owners smoke in their units?	No
Can the windows be tinted?	No
Are LPGs allowed in the kitchen?	No
Are pets allowed?	Only small domesticated pets are allowed i.e., dogs, cats etc. however, exotic pets are not allowed.
Maximum occupancy of units	Maximum of 2 persons for studio units Maximum of 3 persons for 1 bedroom units

