

# the peaklife

A Publication of Timberland Heights

DECEMBER 2007

## Welcome Home!

**premiere issue:**

The Ranch: Luxe Country Living <sup>p 4</sup>

Modernist space builds on breathtaking views <sup>p 5</sup>

Waldorf School Rises On A Perfect Nature-Home <sup>p 6</sup>

Welcome to the Filinvest family!



Investing in your own home at Timberland Heights is a testament to painstaking diligence, hard work and commitment to high quality -- values that we at Filinvest Land, Inc. adhere to with all of our developments.

Thus, as one of the largest, now well-diversified property developers in the country with an asset base of P40 billion, FLI assures further growth on your investment.

Our track record as a leading full-range property developer was affirmed when Africa-Israel Investments (Philippines), Inc. (AIPI), a subsidiary of Africa-Israel Investments Ltd. with assets of US\$3.5 billion, signed a joint-venture partnership with FLI to develop the remaining 613 hectares of Timberland Heights' residential and leisure zones.

And as more Filipinos choose to invest in FLI, we will unveil equally valuable developments to see more lives transformed and more dreams turned into reality.

  
**Joseph M. Yap**  
 President and Chief Operating Officer  
 Filinvest Land, Inc.

Welcome to a vibrant, modern mountain town.



Anchored on the solid reputation of Filinvest for developing successful master-planned communities over the years, the huge task of transforming 677 hectares of lush yet raw mountains into an excellent showcase of a complete and self-contained town is fast becoming a reality today.

Since launching the project five years ago, we have carefully laid out a balanced integration of modern township components with environmentally-sound practices because Timberland Heights will not be a mere a weekend home. It is going to be a vibrant town pulsating with many possibilities.

Here, you will enjoy splendid views, cool climate and access to modern facilities and services found in the city. And you will be part of its thriving hubs for education, sports and recreation and business activities, to enhance your life.

Away from the congested and polluted cities, Timberland Heights is truly your town perfect for everyday living.

  
**Andrew T. Gotianun, Jr.**  
 Vice Chairman  
 Filinvest Land, Inc.

Welcome home to Timberland Heights!



As one of our new homeowners, we are grateful for your trust on Filinvest in realizing your dream home and shaping your family's future at our premier mountain town project, so far our biggest investment in our more than 50 years in the business.

And as our Timberland Heights' family of homeowners continue to grow, we are delighted to share with you the latest information and other developments regarding your community through The PeakLife.

The entire estate development is on track, including the work on Mandala Residential Farm Estates 2, recreational amenities and our soon to be launched Tropical-Asian community called Banyan Crest.

Through The PeakLife, we also hope to hear from you, as you are the reason why we are here to serve.

  
**Alberto G. Morales**  
 Project Group Head  
 Filinvest Land, Inc.



story

# enjoy life at the top

The high life is about savoring the best moments life could offer.

It is experienced in the soothing warmth of a home where a close-knit family enjoys time together after a long day. It is spent in the caress of Mother Nature where every kind of adventure is possible even everyday. It is a life away from harried city living but one that is still close enough to view the urban maze from its peaks.

These marvels of the high life can only be found at Timberland Heights.

The sprawling 677-hectare mountain resort town in San Mateo, Rizal is a master-planned ecological sanctuary of agroforest farm estates and upscale residential communities that rest on gently rolling hills and embraced by forested valleys.

Its high elevation of 200 meters to 400 meters above sea level, twice higher than of nearby Antipolo City, affords luxurious views of the cityscapes and the bays of Manila and Laguna yet it is very accessible. A mere 15-minute drive from Batasan Pambansa in Quezon City will bring you to this blessed mountain haven.

Located at its peak are tropical Asian-inspired homes designed to reflect the fine tastes in life.

The Mandala Residential Farm Estates offer a slice of lush paradise to hobby farmers and their families as they go back to basics growing organic vegetables, crops and fruit-bearing trees. The prime lots of Banyan Ridge cater to the needs of families and professionals on their way to the top. And the dream homes and lots of The Ranch inspire the utmost in country living.

The bounty of nature in this mountain retreat is cultivated through self-sufficient agroforestry methods. Here, the trees, crops and other resources help preserve the pristine environment and assure cool, fresh mountain breeze year-round.

Almost half of the entire estate is devoted to open spaces, including eighty hectares of ecology parks called "Greenways". Family ties, friendships and personal balance are nurtured in such activities as camping, trekking, biking, horseback riding, climbing, rappelling, or even fishing in areas that have lagoons, ponds, streams and waterfalls.

For exclusive membership privileges, the nine-hectare Timberland Sports and Nature Club takes leisure to a higher ground.

The first-rate family club features a horizon-edge swimming pool, spa lounge, family restaurant, music bar, gym, indoor climbing wall, and multipurpose courts for badminton, basketball and tennis. Its amenities extend to the outdoors with its picnic grounds, hiking trails, camping grounds, view decks, pocket parks and swimming holes. It also provides facilities for conventions and overnight accommodations.

The modern conveniences of urban life, however, are not left out as they are seamlessly melded with nature's wondrous gifts.

One can take on a vibrant and healthy lifestyle without missing the services of such essential institutions as schools, churches, a medical center, retail arcades, youth and civic centers, an office plaza and a town center.

Enjoy life at the top at Timberland Heights.

# milestones



## 2003

The shaping of the high life at Timberland Heights was initiated with the formal launching of this premier mountain resort town in October, initially offering Mandala Residential Farm Estates 1.

Construction of its showcase farm house was set in motion a month earlier

Development work on the first phase of the Mandala Residential Farm Estates starting with Mandala West was initiated in November.



## 2004

The showcase farm house with its lush vegetation and landscaping, together with a nursery that showcases the farming potentials in the estate, was completed in January

Construction of the majestic Timberland Heights' Gateway began in January and was completed in September

Mandala North was formally launched in July. Construction of the gate and guardhouse of this residential farm community was also initiated.

The gate and guardhouse of the Mandala Residential Farm Estates 1 was completed in June

Development work on Mandala West was completed in November

Mandala South was formally launched in October

Development work on Mandala North was initiated in December



## 2005

Development work on Banyan Ridge commenced in March

Construction of the gate and guardhouse of Banyan Ridge began in May and was completed in August

The residential farm lots at Mandala West was ready for turn over to the owners in September



Development work on Mandala South was set in motion in November

Timberland Sports and Nature Club broke ground in November

Work on the lighting of Timberland's main road was initiated in December

## 2006

The lighting of the main road of the estate was completed in March

Development work on Mandala North was completed in May

Development work on Banyan Ridge was completed

The Ranch was formally launched in June

Timberland Heights signed a memorandum of agreement with the Institute of Agroforestry Center of University of the Philippines Los Baños Foundation, Inc. in July

Development work on Mandala South was finished in August

Groundbreaking for The Ranch commenced in November and the construction of its gate and guard house was initiated

## 2007

Timberland Heights signed a memorandum of agreement with Manila Waldorf School, Inc. in April that will establish the Timberland Heights Rudolf Steiner School

The Ranch broke ground for its three home and lot models, namely, Hartford, Ridgedeck and Upland in May

The Mandala Residential Farm Estates 2 was launched in September

The first phase of development work on Timberland Sports and Nature Club to be completed this December



# The Ranch

at the peak of country living

Luxurious country living finds its home at The Ranch, a prime neighborhood within Timberland Heights.

The Ranch offers three home and lot choices for families who love the outdoors yet value closeness to city conveniences.

The two-story Hartford, with 186 square meters of usable space, makes for a compact yet cozy living. Coming from the covered porch of this flat-ground model, Hartford's first level features well defined living and dining areas, a practical kitchen with service area, a powder room and a maid's room. Upstairs, there are three bedrooms, including the master's suite, and a family room that also can be made into an additional bedroom. The family room opens onto a spacious balcony.

Designed for a downhill terrain, the Ridgedeck has 191 square meters of usable space and takes in views of the lush foliage and calming sceneries through its wide glass windows. A foyer leads to the living and dining spaces, a kitchen for the house gourmet, a utility area and a maid's room. On the upper ground are three bedrooms, including a master's suite with a walk-in closet, and an airy family hall that can be transformed as another bedroom.

More space for bonding moments awaits large families at the Upland, the model suited for an uphill terrain with its 243 square meters of usable space. There's an outdoor lanai near the dining area and kitchen, an airy living area, a utility and service area and a maid's room on the lower ground. The upper ground features three bedrooms, including the master's suite complete with a walk-in closet and a balcony.

Residents of The Ranch will enjoy their own set of outdoor amenities such as tree parks with gazebos and picnic huts.



# Space for Breathtaking Views

Modern, open and minimalist would best describe the design of the first home to be built at Mandala Residential Farm Estates.

Inspired by Japanese-glaze architectural style, this four-bedroom, split-level type home has large and sliding glass windows and doors, a spacious view deck and several pocket verandahs to capture the breathtaking views of the surrounding verdant forests, nearby mountains of Arayat and Sierra Madre and the city skylines.

Its use of clean lines and natural colors and materials are consistent with the tropical Asian theme of the estate. These include unglazed granite tile for the floors, natural stone as wall accents and dark wood color for the roof, columns, closets and cabinets.

For a close-knit family like the homeowners', functional family spaces abound inside the house, including the large kitchen and dining area and spacious master bedroom, which has a loft for the beds and a family area furnished with an entertainment center.

## Spa-inspired Filipino home

A spa-inspired, authentically Filipino-themed residence that will serve as a relaxing sanctuary for advertising, events and television director Eric Pablo is now being built on nearly 2,800 square meters of space also at the Mandala Residential Farm Estates.

The "healing home" will have a landscaped water garden, a spa and a terraced farm similar to Banaue's of the Mountain Province. Pablo, who plans to retire as a farmer, even hired workers from Banaue to construct his farm using hand-carved stones sourced from Wawa Dam in Rizal.

Replicating the design of the Filipino noble house or the airy Bahay na Bato (Stone House), particularly of Vigan in Ilocos Sur, the main house will be built using reusable structural components of old houses like antique doors and windows.



## A Waldorf School Opens In 2009

The holistic development of the young's "hand, heart and head" as espoused by the Waldorf educational movement has found its perfect home in the country's premier mountain resort town.

The Timberland Heights Rudolf Steiner School will open its doors in 2009 on a one-hectare land donated by Filinvest Land, Inc. to the Manila Waldorf School, Inc. (MWSI), which presently runs the Manila Waldorf School.

"Timberland Heights is an ideal location, considering how its natural and pollution-free surroundings are such an integral part of the Waldorf philosophy and curriculum," said MWSI Board of Trustees Chairman Antonio Q. Montemayor.

MWSI will establish a fully integrated pre-school, grade school and high school program on a single campus at Timberland Heights within five years from the start of its operations.

The programs will be implemented in two phases with the first phase covering the high school and the second phase covering its pre-school or kindergarten and grade school for a maximum student population of 400.



The Waldorf/Steiner movement, founded in 1919 by the Austrian scientist and educator, Dr. Rudolf Steiner, is one of the fastest growing non-traditional education movements in the world. There are more than 800 Steiner schools in 60 countries worldwide. Its educational philosophy is based on the developmental stages of childhood and adolescence.

In the country, the Manila Waldorf School has grown from a single kindergarten class of ten in 1994 to its present size of about 200 students enrolled from pre-school to high school with campuses located in Quezon City. It is recognized by the Goetheanum in Dornach, Switzerland as an authentic Waldorf or Steiner school.

## Agroforestry Center Protects and Sustains Ecological Balance

The entire estates of Timberland Heights, especially the farming communities of the Mandala Residential Farm Estates, will reap the long-term benefits of a preserved and balanced ecological system with the establishment of its own Agroforestry Center.

The Institute of Agroforestry of the University of the Philippines Los Baños Foundation, Inc. (UPLBFI) is providing technical assistance in putting up and operating the Timberland Heights Agroforestry Center (AFC).

Through various training courses, seminars and other fora, AFC ensures that agroforestry, a land-use management system that combines production of trees with agricultural crops, animals and other resources, will increase or sustain productivity in the estate while maintaining its ecological stability.

This means residents will continuously enjoy clean and fresh mountain air, lush vegetation and forest cover, adequate water supply and erosion-free environment, as more trees, vegetables and crops are grown in the estate.

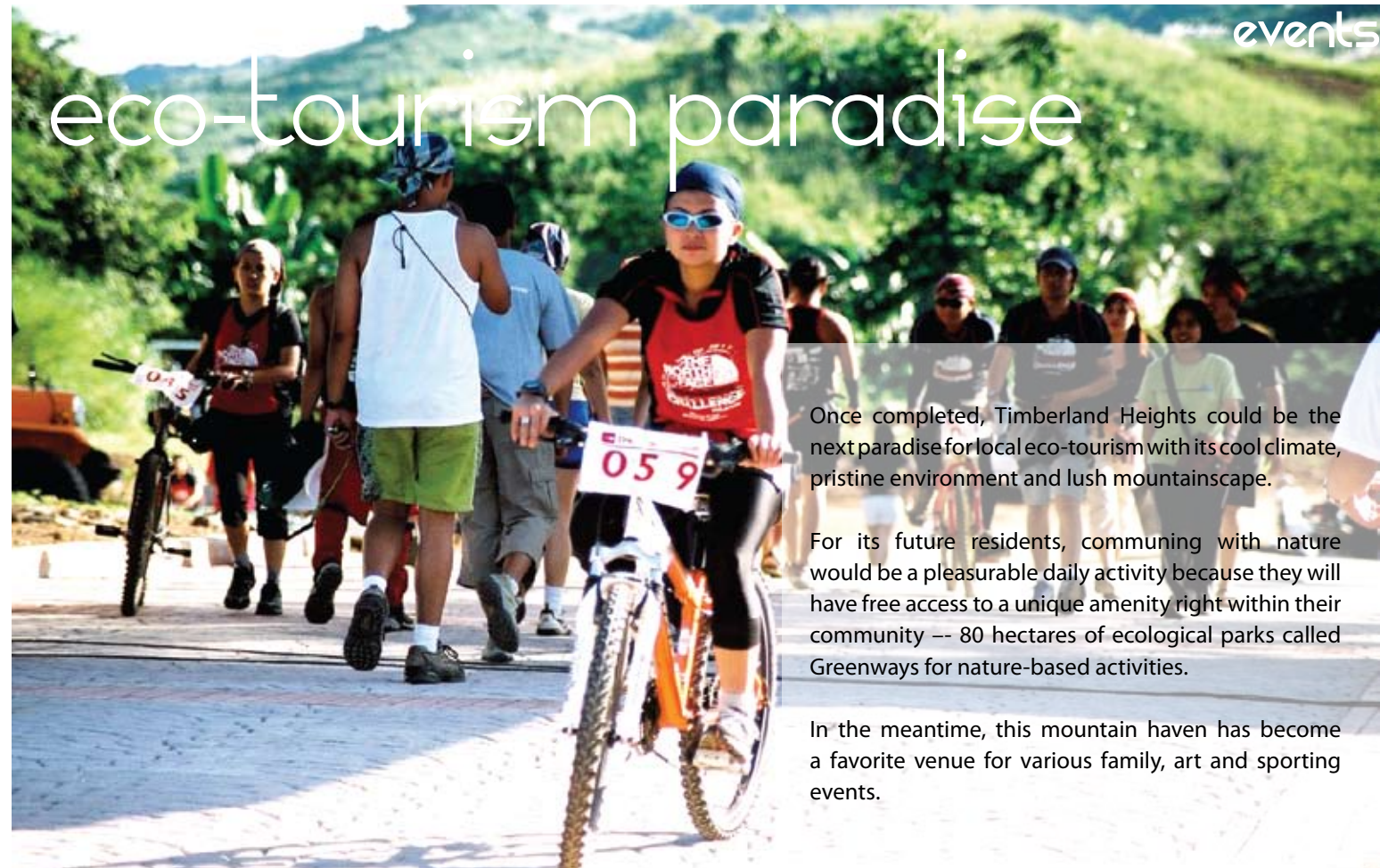
Hobby-farmers, on the other hand, will literally reap the benefits from cultivating nature's bounty on their farms with the expert advice and



technical facilities of the Agroforestry Demonstration Farm and Training Center (ATC) and formal instructions given by the Agroforestry Learning Laboratory (ALL). Both are managed and run by AFC.

AFC also operates the estate's agroforestry nursery and the 80-hectare stretch of protected natural sites called Greenways, which consist of wooden vales, forest parks and sheltered glades that will become centers of nature-based activities.

At the Greenways, families can strengthen their bond or spend a relaxing weekend together without even leaving the town. They can indulge in trekking, camping, biking, horseback riding, climbing and rappelling, among other sports. Swimming, fishing and other water sports are possible in areas with a lagoon or a pond. There are four waterfalls within the estate.



Once completed, Timberland Heights could be the next paradise for local eco-tourism with its cool climate, pristine environment and lush mountainscape.

For its future residents, communing with nature would be a pleasurable daily activity because they will have free access to a unique amenity right within their community -- 80 hectares of ecological parks called Greenways for nature-based activities.

In the meantime, this mountain haven has become a favorite venue for various family, art and sporting events.

2004

### Saturday Group's painting and tree-planting activities

In October, the Saturday Group of Artists led by Mauro "Malang" Santos spent a day painting, sketching and even planting trees at Timberland Heights.

The artworks of Cris Cruz, Ana de Leon and Frank Caña Valencia, among other members, are displayed at the offices of Filinvest Land, Inc. in San Juan and Timberland Heights' gallery on Tomas Morato Street in Quezon City and Visitor's Center in San Mateo, Rizal.



### Timberland Heights' Family Summer Camp

In April, Timberland Heights led children on summer vacation to explore The Great Outdoors. Through trampoline jump, web climb and find trails, they also learned the meaning of friendship, teamwork and practical fun.



2005

**Timberland Heights' Race to Millions**

In February, Timberland Heights' sales teams rallied for a challenging race a la "The Amazing Race" where four teams dashed from Tomas Morato Street in Quezon City all the way to Timberland Heights' gallery in San Mateo, Rizal.

At several pit stops of the whole route, sellers accomplished various challenges in pursuit of "facing the challenge" of meeting the year's target. Organizers presented project updates and sales programs to enticing them to sell more.



**North Face Adventure**

In September, North Face patrons craving for more challenging urban sports toughed it out in an eight-kilometer marathon and over five kilometers of full-terrain bike trail route organized by Ruel Chan.

2006

**Men's Health All-Terrain Race**

In June, more than 300 terrain race enthusiasts witnessed "spectacular views" of nearby mountains and cities from Timberland Heights when they competed for the trail run and mountain-bike race of the 1st Men's Health All-Terrain Race organized by Summit Media, Inc.

The eight-kilometer trail run route was a mixture of dirt, gravel and single-track trails that featured lots of uphill climbing while the bike race meant maneuvering on about 18 kilometers of dirt road, technical single-track and some cemented areas with tough ascents and tricky trails



**EnduroCross**

Also in June, 44 riders from all over the country competed in the second leg of EnduroCross organized by KP5. Maico Buncio, considered "one of the best young riders on the horizon today", snared two titles, the beginner's production and the more demanding special-event category at the one-day motorsports festival.



**SPINE ROAD**

Continuous extension and widening of spine road to access subdivision projects. Involves construction of drainage facilities, road concreting and extension of electrical facilities.

**MANDALA RESIDENTIAL FARM ESTATES 1**

Land development of 40-hectares already completed. Move-in already allowed for farm development and house construction since 3rd Quarter of 2006.

**BANYAN RIDGE**

Land development of phase 1 (4.8 hectares) already completed. Residential 87 units already completed by 2nd quarter of 2007. Banyan Ridge phase 2 ( 1.5 hectares) land

development for the 31 residential units expected to be completed on 2nd quarter of 2008.

**THE RANCH**

Land development already completed; construction of 3 house models- ongoing -completion expected on 1st quarter of 2008 (ready for viewing).

**MANDALA RESIDENTIAL FARM ESTATES 2**

Land development to start January 2008 and has a timetable of 24 month project implementation.

**BANYAN CREST**

Land development to start 2nd half of 2008 with 24 month project timetable.

announcements

**BANYAN RIDGE AND MANDALA SOUTH TURNOVER**

Join us in a special program as we turn over the lots to the homeowners of Banyan Ridge and Mandala South on Sunday, January 13, 2008, starting at 9:00 am. It will be a day of fun games and surprises.

Your confirmation is a must. Please call Rhea at 725-6574 for more details. See you at the site.

**OUR CHRISTMAS WISH**

God bless you and your family with closer ties, good health and abundant life in 2008 and in the many years to come as we prepare your home at Timberland Heights.

the club

**Timberland Sports and Nature Club opens in early 2008**

The five-level, family-oriented Timberland Sports and Nature Club club perched on an eight-hectare hilltop of Timberland Heights will open its first-rate sports, recreational, relaxation and dining facilities exclusively for members, including homeowners of Mandala Residential Farm Estates, in early 2008.

Filinvest Leisure, proponent of world-class leisure destinations of Filinvest Land, Inc., has fast-tracked work on the club's interior finish, landscaping and staffing requirements in time for its formal operations next year.

The P500-million club was designed to take in natural elements, offering indoor and outdoor facilities with breathtaking views of the Sierra Madre mountain range and the city skylines. When completed, it will become

the second club development of Filinvest following on the success of Palms Country Club in Filinvest Corporate City, Alabang.

The facilities include a horizon-edge swimming pool, a spa lounge, a family restaurant and other dining outlets, a gym and sports bar, an eight-lane bowling indoor climbing wall and a multipurpose court for badminton, basketball and tennis.

For corporate members, the club will have 24 family suites, convention and banquet facilities, including a grand ballroom, function rooms and outdoor nature areas for team-building activities.

Club publication Naturespeaks will be released this month to update its members.



# We build the Filipino dream



For 50 years now, the Filinvest Group has developed over 1,800 hectares of land into homes for more than 100,000 families and 400,000 square meters of prime office, commercial and high-rise residential space.

Filinvest Land, Inc. (FLI), its publicly listed residential development arm, is one of the country's leading full-range property developers, transforming over 15,000,000 square meters of land in the last 35 years.

Its diverse property portfolio caters to all markets – from its core best-value homes to premier communities and townships, retail and commercial establishments, offices and business parks, condominiums and leisure developments.

# FILINVEST

the  
peaklife

The PeakLife is published by Filinvest Land, Inc.

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