



BUILDING THE FUTURE



ALPTON CONSTRUCTION CORPORATION

WHO WE ARE...

-  **Business Name:** ALPTON CONSTRUCTION CORPORATION
-  **Mailing Address:** Unit C 2nd Floor, Plaza Veridad,
Pres. J.P. Laurel Highway, San Roque,
Santo Tomas, Batangas, Philippines 4234
-  **Phone:** 0977-843-0530
-  **Email:** alptonconstruction@outlook.com
-  **Facebook:** <https://www.facebook.com/alptonconstruction>
-  **Business Type:** Corporation
-  **Total Number of Employees:**
 - 24 Technical and office staff
 - 250+ Field and site workers



BUILDING **THE** FUTURE



PHOTO

REPUBLIC OF THE PHILIPPINES
PROVINCE OF BATANGAS
CITY OF STO. TOMAS
OFFICE OF THE CITY MAYOR

Permit No.:
2026-04466
024-26-2020-0000792

MAYOR'S PERMIT

HEREBY GRANTED TO:

ALPTON CONSTRUCTION CORPORATION

Business Name or Trade Name

ALPTON CONSTRUCTION CORPORATION

Name of Owner, Proprietor or Manager

Citizenship

BLK 12 LOT 16 SAN ANTONIO HEIGHTS 3D SAN ANTONIO
CITY OF STO TOMAS BATANGAS
PLAZA VERIDAD PRES. JP LAUREL HI-WAY SAN ROQUE
CITY OF SANTO TOMAS BATANGAS

TO ENGAGE IN OR OPERATE THE ABOVE MENTIONED BUSINESS
OR TRADE ACTIVITY IN THIS CITY. SUBJECT TO EXISTING PERTINENT
LAWS, ORDINANCE, RULES AND REGULATIONS ON THIS MATTER.

SPECIFIC BUSINESS OR TRADE ACTIVITY BEING PERMITTED.

CONSTRUCTION

GEN. MALVAR

THIS PERMIT WILL EXPIRE ON December 31, 2026 AND MAY BE
RENEWED THEREAFTER IN ACCORDANCE WITH THE PROVISION OF THE RE-
VISED REVENUE CODE OF THE CITY OF STO. TOMAS, BATANGAS.

O.R. NO. : 00432294
DATE : 2026-04-15
NOTE : Renew | ANNUAL

Signature of Payor

- THIS PERMIT MAY BE REVOKED AT ANYTIME WHEN NECESSARY TO PROTECT THE PUBLIC INTEREST OR OF VIOLATION OF ANY OF THE PROVISIONS OF OUR EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS. IN ADDITION, THE PERMIT MAY BE REVOKED BY THE LGU WITHOUT PRIOR NOTICE AT ANY REASONABLE TIME OF THE DAY.
- GOVERNING THE OPERATIONS AND MAINTENANCE OF THE SAME VALID ONLY AT THE BUSINESS ADDRESS INDICATED HEREIN
- POST THIS PERMIT WITHIN A CONSPICUOUS PLACE IN YOUR ESTABLISHMENT. NON-DISPLAY IS SUBJECT TO FINE.
- SURRENDER THIS PERMIT WITHIN THIRTY (30) DAYS UPON TERMINATION, CLOSURE OR RETIREMENT OF THE BUSINESS. ANY TAX DUE SHALL FIRST BE PAID BEFORE ANY BUSINESS OR UNDERTAKING IS FULLY TERMINATED.

Approved by:

ATTY. ARTHUR AGUILAR MARASIGAN
Public Servant / City Mayor



REPUBLIC OF THE PHILIPPINES
SECURITIES AND EXCHANGE COMMISSION
PICC Secretariat Bldg., PICC Complex
Pasay City, Metro Manila

COMPANY REG NO. CS202103277

CERTIFICATE OF INCORPORATION

KNOW ALL PERSONS BY THESE PRESENTS:

This is to certify that the Articles of Incorporation and By Laws of:

ALPTON CONSTRUCTION CORPORATION

were duly approved by the Commission on this date upon the issuance of this Certificate of Incorporation and By Laws in accordance with the Revised Corporation Code of the Philippines (Republic Act No. 11232), and copies of said Articles and By Laws are hereto attached.

This Certificate grants juridical personality to the corporation but does not authorize it to issue, sell or offer for sale to the public, securities such as but not limited to, shares of stock, investment contracts, debt instruments and virtual currencies without a prior Registration Statement approved by the Securities and Exchange Commission; nor to undertake business activities requiring a Secondary License from this Commission such as but not limited to acting as: broker or dealer in securities, government securities eligible dealer (GSED), investment adviser of an investment company, close-end or open-end investment company, investment house, transfer agent, commodity/ financial futures exchange/broker/merchant, financing/lending company, and time shares/club shares/ membership certificate issuers or selling agents thereof; nor to operate a fiat money to virtual currency exchange. Neither does this Certificate constitute a permit to undertake activities for which other government agencies require a license or permit.

This Certificate DOES NOT AUTHORIZE INVESTMENT SOLICITATION AND INVESTMENT-TAKING WITHOUT A SECONDARY LICENSE FROM THIS COMMISSION.

As a registered corporation, it shall submit annually to this Commission the reports indicated at the back of this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this Commission to be affixed to this Certificate at PICC Secretariat Bldg., PICC Complex Pasay City, Metro Manila, Philippines, this day of 19, March, Twenty Twenty-One.



For SEC use only:
FAT1009/SEC or maseccol.

GERARDO J. DEL ROSARIO
Director
Company Registration and Monitoring Department



BUILDING THE FUTURE



City Government of Sto. Tomas
City Environment and Natural Resources Office

City ENRO NO. _____

ENVIRONMENTAL CLEARANCE

is issued to

ALPTON CONSTRUCTION CORPORATION

(Registered Business Name)

PLAZA VERIDAD PRES. JP LAUREL HI-WAY SAN ROQUE CITY OF SANTO TOMAS BATANGAS

(Address)

This Clearance is granted in compliance to national and local environmental laws,
rules and regulations.

Date Issued: 01-26-2026

Valid until: 12-31-2026


ERIC C. VELASCO
CGDH I - City ENRO



ABOUT US

ALPTON CONSTRUCTION CORPORATION is a registered company that is engaged in building construction with focus on Architectural Design, Structural Design, Consultancy and Engineering Services, Construction Management, and Implementation for Residential Houses, Commercial Establishments and Resorts.



VISION

To be one of the leading design and build firm in mainland Luzon, well known for its high quality of designs and workmanship of residential and commercial structures.



MISSION

To establish a good relationship with our clients by promoting integrity, excellence, professionalism and client satisfaction. To uphold safety, well being, respect, honesty, faith and love for God among our employees. To promote a positive workplace and good personal development.



FROM DESIGN — TO — CONSTRUCTION...

ALPTON CONSTRUCTION CORPORATION

flags our unique design and build system for your construction needs. With more than a decade of experience, our founders are dedicated to providing contracting service that actually takes the client's side.



BUILDING THE FUTURE





Your house: your ideas...

Your childhood dreams, your goal as a newlywed couple, or your longtime dream house will turn into reality.

Every project is a collaboration between you and our multiple designers, architects, and engineers. **It's your house; your preferences matter.**



BUILDING THE FUTURE

Peace of Mind...

We give utmost care to quality service and your peace of mind. Our projects come with **15 years structural warranty**, and **1 year workmanship warranty**.



BUILDING THE FUTURE

Our team...

When it comes to building your house, it's best to **leave it to the professionals.**

Luckily, it is something that ALPTON does not have a shortage of. All our designs are made and supervised by licensed professionals in the construction industry. Our licensed architects, and engineers are at your service.

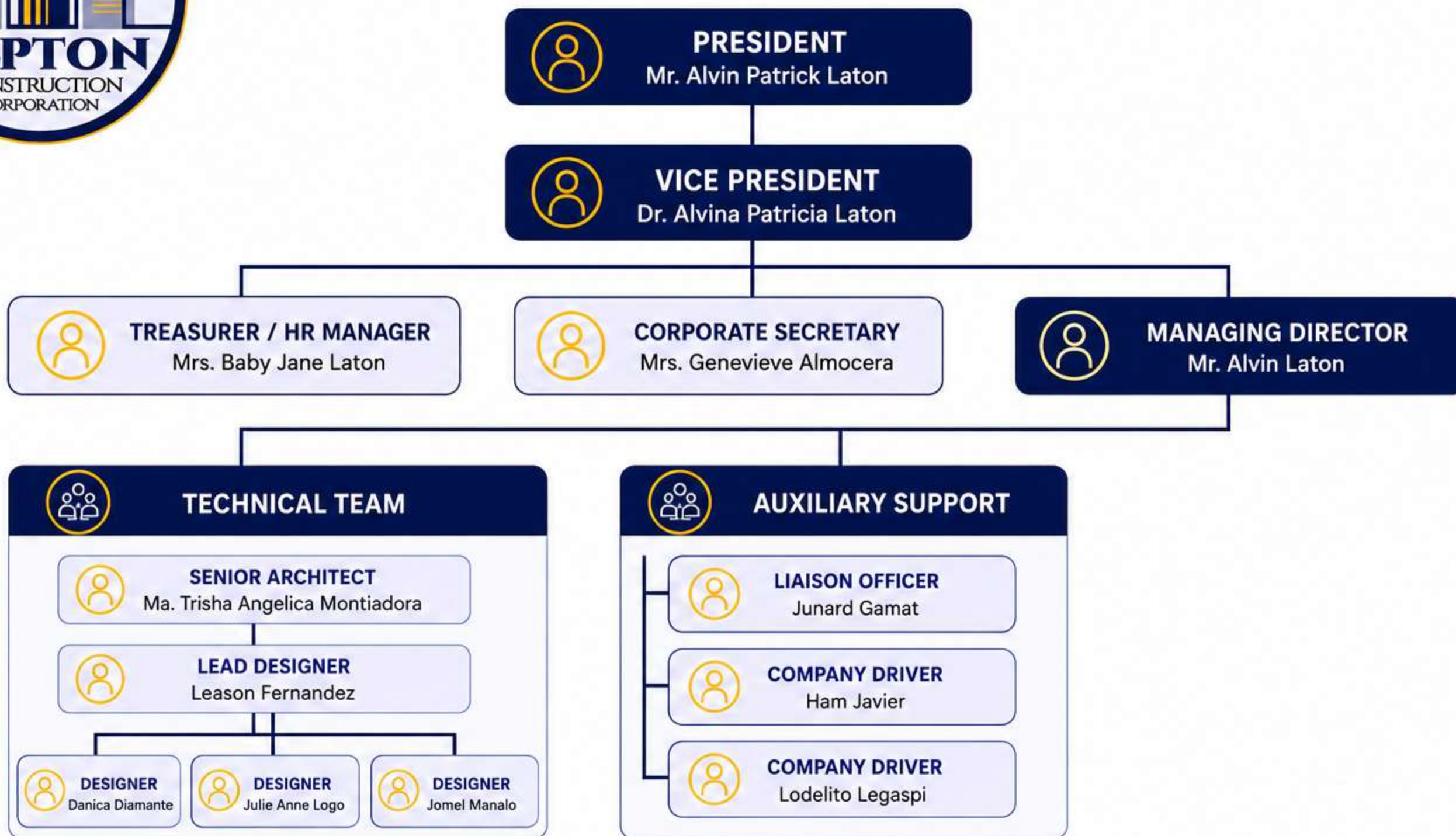


BUILDING THE FUTURE



ORGANIZATIONAL CHART

ALPTON CONSTRUCTION CORPORATION



Supported by a dedicated team of accounting professionals and administrative personnel committed to efficiency, accuracy, and operational excellence.

OUR DESIGNERS

AR. MA. TRISHA MONTIADORA

Architect

PRC No. 0051376



DANICA DIAMANTE

*BSIT – Architectural
Drafting Technology*



LEASON ERNANDEZ

*BSIT – Civil
Technology*



JOMEL MANALO

*BSIT – Architectural
Drafting Technology*



JULIE ANNE LOGO

*BSIT – Civil
Technology*



BUILDING **THE** FUTURE

OUR CONSULTANTS



ENGR. SULPICIO V. LAJARA

Civil Engineer

PRC No. 0048264

Master Plumber

PRC No. 0010773



AR. PAUL ANGELO E. MAYORES

Architect

PRC No. 39362



ENGR. BELARMINO O. REQUINA, PEE, ACPE

Professional Electrical Engineer

PRC No. 3660



BUILDING **THE** FUTURE



We are here to serve you...

Our services include everything in between designing your floor plan to giving you the keys to your completed dream home.



SERVICE INCLUSIONS

- ✓ Floor and scheme planning
- ✓ 3D Design and Perspective
- ✓ Scope of Works
- ✓ Bill of Materials
- ✓ Interior Design
- ✓ Site Inspections
- ✓ Complete Set of Construction Drawings
- ✓ Architectural Plans
- ✓ Structural Plans
- ✓ Electrical Plans
- ✓ Mechanical Plans
- ✓ Sanitation and Plumbing Plans



AUXILIARY SERVICES (WITH NO ADDED FEES)

- ✓ Bank application assistance
- ✓ Building Permit application assistance
- ✓ Electricity connection application assistance
- ✓ Water connection application assistance



BUILDING **THE** FUTURE



HOW WE DO IT ...

We accept and offer a variety of payment schemes and options:



BUILD NOW, PAY LATER

As ALPTON's flagship payment option, this scheme is your first choice. Use your lot as collateral and enjoy the benefits of build now pay later through bank financing. Start paying your monthly amortizations thirty (30) days after we turn the project over.



CASH BASIS

Do you have enough cash to build your dream house? Then Cash Basis transactions are for you. No banks, no loans; just you and your pocket. This payment option works by progressive billing through project milestones.



PAG-IBIG

Wary of banks loans? Then Pag-IBIG financing is your option. This government affiliated financing is the viable option for some. What's a dream home without a little *pag-ibig*, right?



BUILDING **THE** FUTURE



COMMERCIAL SPACES, BUSINESS CENTERS, AND APARTMENTS

We'd love to assist you on your financial goals. ALPTON does not only build your dream house, but your dream business establishment as well.



COMMERCIAL BUILDINGS

CATERED:

- ✓ Apartments
- ✓ Dormitories
- ✓ Hotels
- ✓ Resorts
- ✓ Commercial and Business Centers



BUILDING **THE** FUTURE

BUILD NOW, PAY LATER

THRU BANK FINANCING



HASSLE-FREE LOAN ASSISTANCE

We make financing simple by guiding you every step of the way.

REQUIREMENTS FOR HOUSE CONSTRUCTION LOAN



PROPERTY DOCUMENTS

- ✓ Certified True Copy of Title
- ✓ Certified True Copy of Tax Declaration
- ✓ Real – Estate Tax Receipt
- ✓ Tax Clearance
- ✓ Location Plan with Vicinity



PERSONAL DOCUMENTS

- ✓ Income Documents
- ✓ Valid ID's
- ✓ Marriage Contract (if married)



PROJECT DOCUMENTS

- ✓ Floor Plan
- ✓ Perspective
- ✓ Bill of Materials
- ✓ Scope of Works



We're here to help you build your dream home with **convenient financing solutions.**



INITIAL DESIGN FEES

DEDUCTIBLE FROM THE CONTRACT PRICE

These fees cover the necessary design and documentation required for bank financing and project implementation.



SITE INSPECTION

₱3,000 – ₱5,000

Depending on project location.



TECHNICAL BANK REQUIREMENTS

₱40,000

Required for housing loan application and project evaluation.

INCLUSIONS:

- ✓ Floor Plan
- ✓ 3D Perspective
- ✓ Bill of Materials
- ✓ Scope of Works



COMPLETE CONSTRUCTION DRAWINGS

₱40,000

Complete technical drawings for construction implementation.

INCLUSIONS:

- ✓ Architectural Plans
- ✓ Structural Plans
- ✓ Electrical Plans
- ✓ Plumbing Plans



IMPORTANT NOTE

Building permits, utility connection fees, occupancy permits, and any government or home-owners association fees are **not included** in the Bill of Materials and shall be shouldered by the owner.



CONSTRUCTION COST GUIDE

HOUSE CONSTRUCTION COST IN THE PHILIPPINES



Quality. Transparency.
Value for your future.

Choose the level of finishes
that fits your lifestyle and
budget.



BARE

1-STOREY & ABOVE

₱25,000–29,000/SQM

- ✓ Smooth cement finish
- ✓ Rough cement finish
- ✓ Exposed roof framing (no exterior ceiling)
- ✓ Jalousie windows (standard size)



STANDARD

1-STOREY & ABOVE

₱30,000–34,000/SQM

- ✓ Ceramic tiles
- ✓ Semi-gloss latex paint
- ✓ Flat latex paint on ficem board ceiling
- ✓ Aluminum sliding window (standard size)



ELEGANT

1-STOREY & ABOVE

₱35,000–45,000/SQM

- ✓ Ceramic and porcelain tiles
- ✓ Semi-gloss latex paint / ficem panels / ceramic tiles
- ✓ PVC panels, flat latex paint on ficem board in metal furring assembly
- ✓ Aluminum & glass awning/sliding window (full size)



LUXURY

1-STOREY & ABOVE

₱50,000–65,000/SQM

- ✓ Ceramic, granite, and porcelain tiles
- ✓ Semi-gloss latex paint / composite wood / natural stone cladding
- ✓ PVC panels / flat latex paint on ficem board in metal furring assembly
- ✓ Aluminum & glass awning/sliding/corner window (full size)



IMPORTANT NOTES

The rates provided are rough estimates and should be considered as a minimum starting point for constructing your structure. The final cost of the project may vary based on the ultimate & approved design and specifications. Several factors can impact the overall cost of the project.



EXCLUDED: Design Fees, Landscaping, Swimming pools, Fence & Gate, other structures, furnitures and appliances, lights, permit fees.



BUILDING **THE** FUTURE



ESTIMATED MONTHLY AMORTIZATION

INDICATIVE MONTHLY PAYMENTS FOR
HOUSE CONSTRUCTION LOANS

BUILD NOW, PAY LATER THRU BANK CONSTRUCTION LOAN @ 6.88% INTEREST INDICATIVE BANK RATE							
LOAN CONTRACT	₱3,000,000	₱3,500,000	₱4,000,000	₱4,500,000	₱5,000,000	₱5,500,000	₱6,000,000
5 YEARS TO PAY	₱ 59,233.89	₱ 69,106.21	₱ 78,978.53	₱ 88,850.84	₱ 98,723.16	₱ 108,595.47	₱ 118,467.79
10 YEARS TO PAY	₱ 34,647.29	₱ 40,421.84	₱ 46,196.38	₱ 51,970.93	₱ 57,745.48	₱ 63,520.03	₱ 69,294.58
15 YEARS TO PAY	₱ 26,763.98	₱ 31,224.65	₱ 35,685.31	₱ 40,145.97	₱ 44,606.64	₱ 49,067.30	₱ 53,527.96
20 YEARS TO PAY	₱ 23,043.37	₱ 26,883.93	₱ 30,724.49	₱ 34,565.05	₱ 38,405.62	₱ 42,246.18	₱ 46,086.74



IMPORTANT NOTES

The figures shown are estimates based on indicative bank rates and may vary depending on loan approval, project scope, and financing terms.



EXCLUDED: Design Fees, Landscaping, Swimming pools, Fence & Gate, other structures, furnitures and appliances, lights, permit fees.



BUILDING **THE** FUTURE



CONSTRUCTION MILESTONES

PERCENTAGE ACCOMPLISHMENT & PROGRESS EVALUATION FOR TWO-STOREY RESIDENTIAL PROJECTS

Our structured milestone system ensures transparency, quality workmanship, and proper fund utilization at every stage of your project.

30%
COMPLETION



FOUNDATION & STRUCTURAL WORKS

- ✓ Temporary facilities for workers
- ✓ Permits & government fees paid
- ✓ Reinforced concrete columns
- ✓ Reinforced concrete beams
- ✓ Second floor suspended slab
- ✓ Electrical rough-ins
- ✓ Plumbing rough-ins

60%
COMPLETION



STRUCTURAL & BUILDING ENCLOSURE

- ✓ Slab on fill
- ✓ Roofing (pre-painted)
- ✓ Exterior walls
- ✓ Partitions
- ✓ Cement plaster on exterior wall
- ✓ Cement plaster on interior walls

90%
COMPLETION



FINISHING & INSTALLATIONS

- ✓ Windows installed
- ✓ External & partition doors installed
- ✓ Floor finishes installed
- ✓ Wall finishes installed
- ✓ Exterior & interior walls painted
- ✓ Plumbing fixtures, Electrical fixtures
- ✓ Interior & exterior ceiling installed & painted



IMPORTANT NOTES

Percentages are based on the typical scope of work and may vary depending on the actual project requirements and design. Disbursements are subject to inspection and approval of accomplishment.



BUILDING **THE** FUTURE

ARCHITECTURAL SPECIFICATIONS

STANDARD MATERIAL & FINISHING INCLUSIONS

We use high-quality materials and proven construction standards to ensure durability, functionality, and a superior finish in every project we build.



FINISHES

Floor Finishes	60x60 porcelain / ceramic tiles, carport 40x40 rough tiles
Bedroom Floor Finishes	Wood ceramic tiles / porcelain tiles (dimensions as per design / plan)
Interior Wall Finishes	Plastered finish, semi-gloss painted
Exterior Wall Finishes	Paint finish, as per approved perspective & design



INTERIOR FEATURES

Stair Finishes	Solid wood planks / wood ceramic tiles as per bill of materials
Kitchen	Granite slab countertop
Cabinets / Closets	All room & kitchen cabinets / cabinets as per design (laminated / gloss/ ducoco)
Ceilings	Interior – fiber cement board / gypsum board, Exterior – pre-painted spandrel



STRUCTURAL & EXTERIOR

Roofing	Pre-painted rib type long span roofing - 0.5mm thick roof framing as per structural design
Door Finishes	Entry Door & Interior Doors – Varnished Solid Wood Panel Door (Mahogany)
Window Finishes	Framing – Analok / Powder Coated Aluminum Frame as per design
Glass (annealed / tempered)	6mm glass, 8mm fixed glass as per Bill of Materials
Railings	Steel / tubular / glass finished as per Bill of Materials



TOILET & BATH

Toilet & Bath Finishes	Wall - 30x60 porcelain tiles, Floor - 30x30 / 30x60 non-skid floor tiles
Sanitary Fixtures	Water closets, lavatory, shower sets as per bill of materials



UTILITIES

Electrical & Lighting Fixtures	Complete set of electrical lines, lighting fixtures shall be owner's supply
Plumbing	PPR – polypropylene co-polymer, complete plumbing line



IMPORTANT NOTES

All specifications are based on the approved plans and perspectives. Materials and finishes may be subject to change upon approval without compromising quality and standards.



All materials and workmanship are subject to inspection and approval throughout the construction process.





— PORTFOLIO —

— BUILT ON TRUST. DELIVERED WITH EXCELLENCE. —

A showcase of our commitment to quality construction,
innovative design, and client satisfaction.



QUALITY
CRAFTSMANSHIP



INNOVATIVE
SOLUTIONS



CLIENT
FOCUSED



ON TIME
DELIVERY



ALPTON CONSTRUCTION CORPORATION

Lipa Royale Estate, Lipa City, Batangas

Floor Area : 292 sqm , 5 Bedrooms

Lot Area : 177 sqm





ALPTON CONSTRUCTION CORPORATION

Villa Anthurium, Sta Rosa City, Laguna

Floor Area : 169 sqm , 4 Bedrooms

Lot Area : 170 sqm



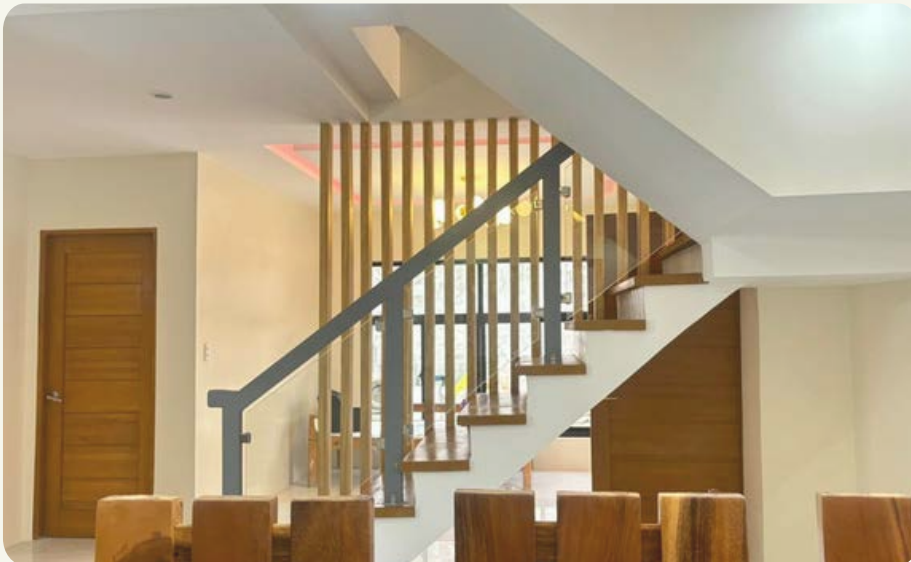


ALPTON CONSTRUCTION CORPORATION

Ciudad Grande Subd., Sta Rosa, Laguna

Floor Area : 193 sqm , 4 Bedrooms

Lot Area : 240 sqm





ALPTON CONSTRUCTION CORPORATION

Palma Real Estates, Binan , Laguna

Floor Area : 224 sqm , 4 Bedrooms

Lot Area : 168 sqm





ALPTON CONSTRUCTION CORPORATION

Deo Lour Exec. Village, Slang, Cavite

Floor Area : 118 sqm , 4 Bedrooms

Lot Area : 200 sqm

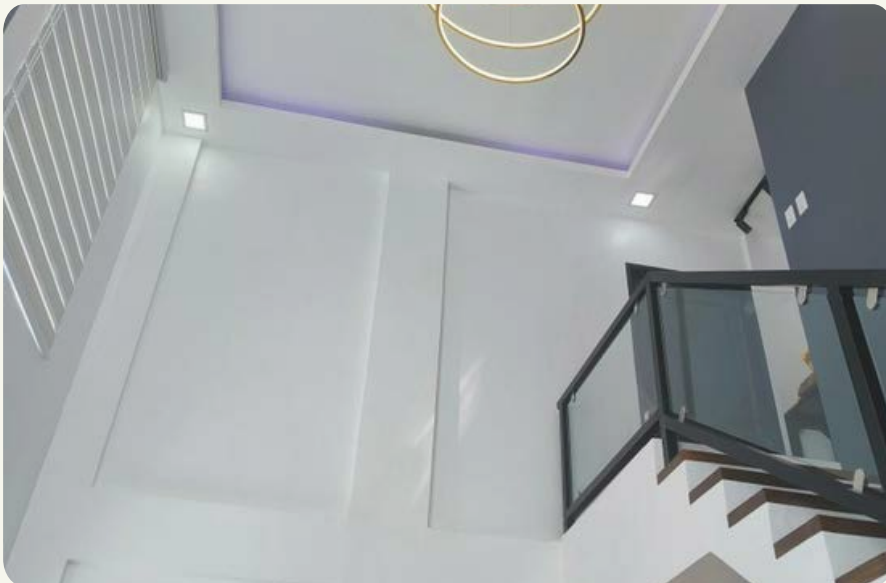




ALPTON CONSTRUCTION CORPORATION

El Puerto Real Subd., Batangas City

Floor Area : 118 sqm , 3 Bedrooms



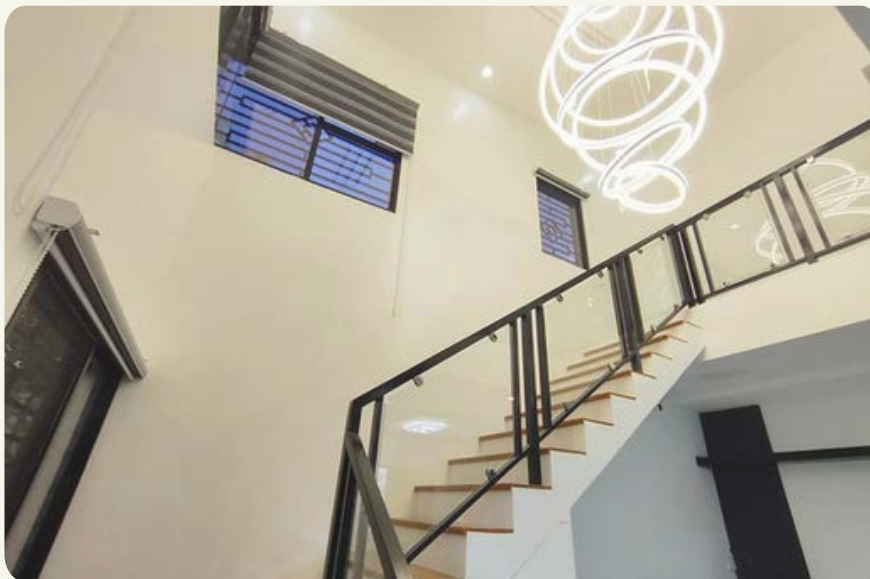


ALPTON CONSTRUCTION CORPORATION

Ponteverde de Sto Tomas, Sto Tomas, Batangas

Floor Area : 125 sqm , 3 Bedrooms

Lot Area : 174 sqm

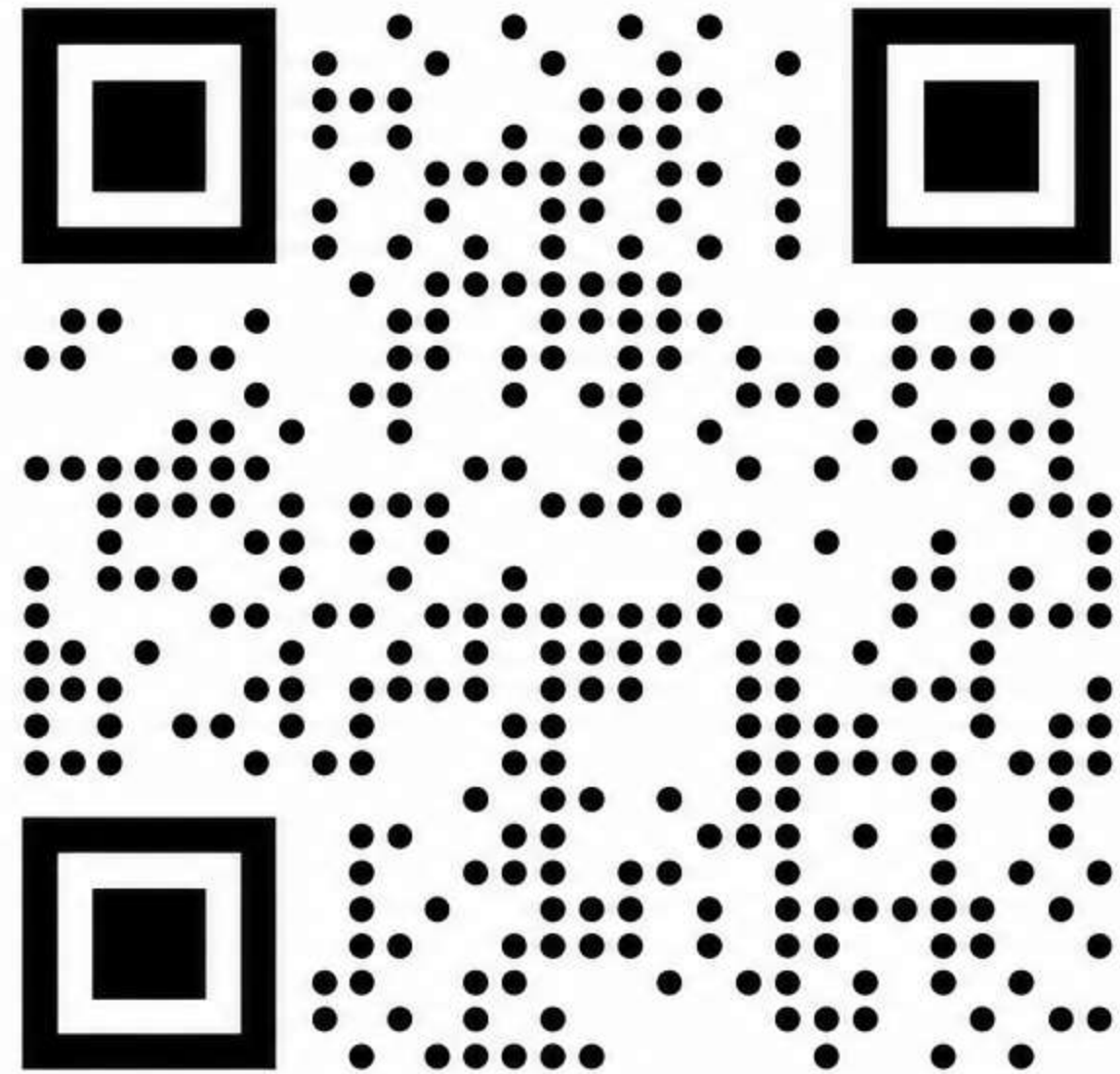


— THANK YOU —

**LET'S BUILD
THE FUTURE
TOGETHER.**



**SCAN FOR
MORE DESIGNS AND
PROJECT UPDATES!**



BUILDING THE FUTURE



*“ And my God shall supply all your need
according to His riches in glory by Christ Jesus.”*

Philippians 4:19 NKJV



For inquiries:

+63 977 843 0530



Thank You!

LET'S BUILD SOMETHING GREAT TOGETHER.



BUILDING **THE** FUTURE