

PROJECT INFORMATION SHEET

Developer and Address

Developer	: SOC Land Development Corporation
Office Address	: 4th Floor Enzo Building 399 Sen. Gil Puyat Avenue, Makati City 1209 Metro Manila, Philippines
Project	: Althea Residences
Land Area	: 4.3 Hectares
Project Location	: Brgy. Zapote, Biñan, Laguna
Type of Development	: Horizontal Residence
Product Types	: Residential Lots, Commercial Lots, Single Detached Homes, Single Attached Homes, Bungalow Homes

Project Deliverables

Features & Amenities:

Clubhouse	Children's Playground
Parks & Playgrounds	Basketball/Badminton Court
Guardhouse	Perimeter Fence
Swimming / Kiddie Pool	

Improvement / House Easements or Setback

Front	3 meters minimum
Sides	2 meters minimum
Back	2 meters minimum

Unit Deliverables

MODEL HOUSE	AUREA, AYANNA & ARALIA MODEL
NO. OF STOREY	2 / 2 / 1
NO. OF BEDROOMS	3 / 3 / 2
NO. OF T & B	3 / 2 / 1
DESCRIPTIONS	SPECIFICATIONS
A Civil / Structural / Masonry Works	
Foundation, Columns, Slab on Fill, Suspended beams & slab	Reinforced Concrete
Other concreting works	Reinforced Concrete
Exterior Walls	CHB concrete wall, painted
Interior and T & B Walls	CHB concrete wall, painted
Second Floor Flooring	Concrete slab
B Architectural Works	
Floor Finishes	
Ground Floor	Homogenous floor tiles
Second Floor	Mimicri resilient flooring by APO.
Toilet & Bathroom	ceramic floor tiles
Wall Finishes	
Exterior Wall	Plain cement plaster finish, painted
Partition Wall	CHB wall, plastered, painted
T & B Wall	Ceramic tiles. (1.20 meter height)
Ceiling Finishes	
Interior Ceiling	Gypsum board on metal furring, painted or equivalent
Ceiling Eaves	Cement board / hardiflex, painted or equivalent
Doors & Windows	
Main Door	Solid / Panel Door on Steel Jamb
Bedroom Doors & Service Door	Flush Door on Wood Jambs
T & B Doors	PVC Door on PVC Jamb with set of hinges
Windows	Aluminum windows w/ clear glass
Counter top	Granite on concrete

Painting Works	
Interior	Painted, per approved color scheme
Exterior	Painted, per approved color scheme
Plumbing	
Fixtures	All HCG brand
Shower head, spouts & head	Lever type
C Roof & Roof Framing Works	
Roofing and Accessories	Tile Rib type by APO
Roof framing	C-purlins on Roof Beams
Downspouts	PVC orange, painted
D Paintings	
Exterior & Interior walls	Painted
Metal & Iron surfaces	Painted
Color scheme	Per approved color scheme
E Other Features	
Garage Area	Gravel bedding only
Mirror	None
Kitchen Sink	Stainless steel, Single compartment & drain board
Base Cabinet at Kitchen Counter	Concrete framing and wood cover/door
Closet, Cabinets & Drawers	None
Improvement Restrictions	
<p>Residential buildings/houses on residential lots shall not be higher than (9.0) meters from the natural grade level or top of the sidewalk (whichever is higher) to the highest projection of the building proper subject to the Deed of Restrictions of the Project.</p> <p>Minimum value of the house to be constructed in Althea Residences should (at least be) not be lower than the selling price of the Bungalow model or Php 1,188,000.</p>	
Liens, Encumbrances and Restrictions	
<p>1. General Restrictions – The Project shall be subject to or in compliance with the: (i) Deed of Restrictions executed by SOC Land, and the rules and regulations of the Homeowners Association; and (ii) Applicable provisions of the City Zoning Ordinance of the City of Biñan, Laguna, Presidential Decree No. 1096 (National Building Code), Presidential Decree 957 (Subdivision and Condominium Buyers Protective Decree), and other related laws, rules and regulations.</p> <p>2. Holding Period – Buyer on record cannot, without the written consent of the Developer, sell, assign, mortgage (except to mortgages or loans with banks or financial institutions for purposes of financing all or portion of the purchase price of the lot to the Developer) or otherwise dispose of the lot, or transfer rights or interests over the same in favor of third persons whomsoever for a period of three (3) years from date of full payment. Violation of this provision shall entitle the Developer a right of first refusal to purchase the lot at the original price, without prejudice to the right of the Developer to exercise concurrently or in the alternative any of its rights under existing laws (For purposes hereof, in case of violation of this condition, the rights of the parties insofar as the improvement on the lot is concerned shall be governed by Article 449 of the New Civil Code of the Philippines), the relevant Reservation Agreement, Contract to Sell and other related documents or agreements.</p> <p>3. House Construction</p> <p>a. Buyer on record shall construct the residential house on the lot within the period of three (3) years from date of turn-over. After the lapse of the 3-year period and without compliance of this requirement, the Developer shall have the option but not the obligation to purchase the lot at the original price, without prejudice to the right of the Developer to exercise concurrently or in the alternative any of its rights under the relevant Reservation Agreement, Contract To Sell and other related documents or agreements.</p> <p>b. Buyer on record shall be allowed to commence construction of the residential house upon payment of at least fifty percent (50%) of the purchase price for residential lots and twenty percent (20%) for house and lot package.</p> <p>c. Actual occupancy of the completed residential house can only be allowed upon full payment of equity and payment of relevant taxes, fees, assessments, and dues as discussed hereunder or as provided in the appropriate Reservation Agreement, Contract to Sell, Deed of Absolute Sale and other related documents or agreements.</p>	

Taxes, Fees, and other Assessments

One-Time

Taxes/Fees	Estimated Cost (based on current rates)	Assessed by and Payable To; When Payable
Value Added Tax (VAT)	12% of the Net List Price	Bureau of Internal Revenue
Documentary Stamps Tax (DST)	1.50% of the Net List Price, Market Value, or Zonal Valuation, whichever is higher	BIR; payable upon execution of the Deed of Absolute Sale
Transfer Tax	50% of 1% of the Net List Price or the Zonal Value of the property, whichever is higher	Office of the City Treasurer, City of Biñan; payable upon execution of the Deed of Absolute Sale
Registration Fee	Based on a "Table of Fees", approximately 0.75% of the Net List Price	Registry of Deeds for the City of Biñan; payable upon execution of the Deed of Absolute Sale
Tax Declaration Transfer Fee	P1,000/lot	Office of the City Assessor, City of Biñan; payable upon transfer of the title in the name of the buyer

Recurring

Taxes/Fees	Estimated Cost (based on current rates)	Assessed by and Payable To
Yearly Real Estate Tax	3.0% of the Assessed Value (AV) of the property - with AV amounting to approx. 30% of Net List Price or Zonal Valuation, whichever is higher	Office of the City Treasurer, City of Biñan

One-Time

Assessments	Estimated Cost (based on current rates)	Assessed by and Payable To
Homeowner's Association Membership Fee	To be determined by the Developer & Homeowners' Association at a later date.	SOC Land or Althea Residences Homeowners' Association
Cost of Utilities Individual Meters for Electricity and Water	To be determined at a later date	Utility Companies or SOC Land, in case of advances

Recurring

Assessments	Estimated Cost (based on current rates)	Assessed by and Payable To
Annual Association Dues	To be determined by the Developer and or Althea Residences Homeowners Association at a later date. Current charges for similar projects are at P8 / Payable annually at the start of the calendar year.	SOC Land and or Althea Residences Homeowners' Association

DISCLAIMERS / NOTES:

The amounts, rates, and figures stated above are mere estimates based on existing laws, ordinances, rules and regulations, and rates of similar subdivision projects located within the City of Biñan or the vicinity of the Project. These amounts, rates and figures are subject to change depending on the applicable circumstances and whenever concerned government agencies or authorities impose new rates or taxes/ fees.

All amounts indicated herein are in Philippine Peso currency, unless otherwise stated. This Project Information Sheet merely serves to provide interested/ potential parties information on the Developer, and the Project including all liens, restrictions, taxes, assessments, restrictions and estimates of utility costs.

The Developer reserves the right to alter, change, or revise the plans, specifications, and details of the Project as stipulated herein, without need of prior notice.

I hereby acknowledge receipt from SOC LAND DEVELOPMENT CORPORATION, the Project Information Sheet of the subdivision project known as "Althea Residences", containing information such as, but not limited to, specifications, deliverables, liens, reservations, restrictions, taxes, fees, assessments, and utility costs.

Conformed by:

Client's Signature	_____
Client's Name	_____
Project No.	_____
Date	_____