

Project Information Sheet

Developer	: SOC Land Development Corporation
Office Address	: 4th Floor, ENZO Building, 399 Senator Gil Puyat Avenue, Makati City Metro Manila, Philippines
Project	: Anuva Residences- AZALEA
Land Area	: 2,524 sqm
Project Location	: Km. 21 East Service Road, Brgy. Buli, Muntinlupa City
Type of Development	: Mid- rise Residential Condominium
Unit Types	: Studio, 1 Bedroom, 2 Bedroom unit configuration
Total Units	: 618 Residential Units
Parking Lots (AZALEA)	: 83 parking slots assigned for Azalea

Floor Levels Summary:

FLOOR	USE/ ASSIGNMENT	REMARKS
Basement	Parking and Equipment Rooms	Parking rights sold separately from residential condominium units
Ground Floor	Main lobby, reception area, business center and Garden Condominium Units	Garden Condominium Units are units with garden area located at the window side of the unit
2nd to 20th Floor	Condominium Units with Two (2) passenger elevators and One service/ passenger elevator	2nd to 14th floor has 3 fire exits; 15th floor to penthouse has 2 fire exits
14th Floor	Sky Lounge and Condominium Units with Two (2) passenger elevators and One service/ passenger elevator	
Penthouse	Condominium Units with special configuration	

Unit Deliverables:

AREA DESIGNATION / DESCRIPTION	TYPICAL SALEABLE UNIT TYPES			
	TYPICAL STUDIO UNITS	TYPICAL ONE (1) BEDROOM UNITS	TYPICAL TWO (2) BEDROOM UNITS	
LIVING / DINING	FLOOR	Mimicri Resilient Floor Tiles	Mimicri Resilient Floor Tiles	Mimicri Resilient Floor Tiles
	WALL	Painted finish concrete wall	Painted finish concrete wall	Painted finish concrete wall
	CEILING	Painted finish concrete slab soffit	Painted finish concrete slab soffit	Painted finish concrete slab soffit
	DOOR	Steel Door Wood Grain Finish	Steel Door Wood Grain Finish	Steel Door Wood Grain Finish
	LOCKSET	Knob type stainless steel with deadlock/bolt	Knob type stainless steel with deadlock/bolt	Knob type stainless steel with deadlock/bolt
	WINDOW	Tempered glass in powder coated aluminum framed window	Tempered glass in powder coated aluminum framed window	Tempered glass in powder coated aluminum framed window
	LIGHTING	Lighting receptacle provision	Lighting receptacle provision	Lighting receptacle provision
	CONVENIENCE OUTLETS	Included	Included	Included
	CATV	Provided roughing-ins and device only	Provided roughing-ins and device only	Provided roughing-ins and device only
	TELECOM	Provision for telephone line included	Provision for telephone line included	Provision for telephone line included
	AIRCON	ACU opening and concrete ACU ledge with Galvanized iron safety grills	ACU opening and concrete ACU ledge with Galvanized iron safety grills	ACU opening and concrete ACU ledge with Galvanized iron safety grills
	FIRE PROTECTION	Side Throw sprinkler heads	Side Throw sprinkler heads	Side Throw sprinkler heads

AREA DESIGNATION / DESCRIPTION		TYPICAL SALEABLE UNIT TYPES		
		TYPICAL STUDIO UNITS	TYPICAL ONE (1) BEDROOM UNITS	TYPICAL TWO (2) BEDROOM UNITS
KITCHEN	FLOOR	Mimicri Resilient Floor Tiles	Mimicri Resilient Floor Tiles	Mimicri Resilient Floor Tiles
	WALL	Painted finish concrete wall	Painted finish concrete wall	Painted finish concrete wall
	CEILING	Painted finish concrete slab soffit. Provided also drop wall cladding above range hood and toilet exhaust ducting	Painted finish concrete slab soffit. Provided also drop wall cladding above range hood and toilet exhaust ducting	Painted finish concrete slab soffit. Provided also drop wall cladding above range hood and toilet exhaust ducting
	WINDOW	Tempered glass in powder coated aluminum framed window	Tempered glass in powder coated aluminum framed window	Tempered glass in powder coated aluminum framed window
	OVER HEAD CABINETS	Optional	Optional	Optional
	COUNTERTOP	Granite finish with 4" splashboard	Granite finish with 4" splashboard	Granite finish with 4" splashboard
	UNDERCOUNTER CABINETS	Laminated	Laminated	Laminated
	KITCHEN SINK & FAUCET	Included	Included	Included
	CONVENIENCE OUTLETS	Included	Included	Included
	LIGHTING	Lighting receptacle provision	Lighting receptacle provision	Lighting receptacle provision
EXHAUST SYSTEM	Range hood duct with metal louver at exterior wall	Range hood duct with metal louver at exterior wall	Range hood duct with metal louver at exterior wall	
TOILET & BATH	FLOOR	Vitrified ceramic tiles	Vitrified ceramic tiles	Vitrified ceramic tiles
	WALL	Semi-glazed ceramic tiles	Semi-glazed ceramic tiles	Semi-glazed ceramic tiles
	CEILING	Painted finish moisture resistant gypsum board ceiling	Painted finish moisture resistant gypsum board ceiling	Painted finish moisture resistant gypsum board ceiling
	DOOR	Steel Door Wood Grain Finish	Steel Door Wood Grain Finish	Steel Door Wood Grain Finish
	LOCKSET	Knob type stainless steel	Knob type stainless steel	Knob type stainless steel
	LIGHTING	Lighting receptacle provision	Lighting receptacle provision	Lighting receptacle provision
	WATER HEATER	Tapping power outlet point: provided with junction box for heater outlet	Tapping power outlet point: provided with junction box for heater outlet	Tapping power outlet point: provided with junction box for heater outlet
	T&B FIXTURES	Included	Included	Included
	FLOOR DRAIN	Included	Included	Included
	VENTILATION	Ceiling type exhaust system	Ceiling type exhaust system	Ceiling type exhaust system
LAUNDRY LEDGE	FLOOR	Ceramic unglazed tiles	Ceramic unglazed tiles	Ceramic unglazed tiles
	WALL	Painted concrete upstand wall	Painted concrete upstand wall	Painted concrete upstand wall
	CEILING	Painted finish concrete under slab soffit	Painted finish concrete under slab soffit	Painted finish concrete under slab soffit
	DOOR	Tempered glass in powder coated aluminum framed door with lever lock system	Tempered glass in powder coated aluminum framed door with lever lock system	Tempered glass in powder coated aluminum framed door with lever lock system
	LIGHTING	Lighting receptacle provision	Lighting receptacle provision	Lighting receptacle provision
	CONVENIENCE OUTLET	Weather proof type	Weather proof type	Weather proof type
	DRAIN	Ready to receive washing machine drain hose	Ready to receive washing machine drain hose	Ready to receive washing machine drain hose
BEDROOM	FLOOR		Mimicri Resilient Floor Tiles	Mimicri Resilient Floor Tiles
	WALL		Painted finish on drywall	Painted finish on drywall
	CEILING		Painted finish concrete slab soffit	Painted finish concrete slab soffit
	CLOSET		Not included in the deliverable	Not included in the deliverable
	DOOR		Steel Door Wood Grain Finish	Steel Door Wood Grain Finish
	LOCKSET		Knob type stainless steel	Knob type stainless steel
	WINDOW		Tempered glass in powder coated aluminum framed window	Tempered glass in powder coated aluminum framed window
	LIGHTING		Lighting receptacle provision	Lighting receptacle provision
	CONVENIENCE OUTLETS		Provided ready to use	Provided ready to use
	CATV		Provided	Provided
	AIRCON		ACU opening and concrete ACU ledge with Galvanized iron safety grills	ACU opening and concrete ACU ledge with Galvanized iron safety grills
BALCONY	FLOOR		Ceramic Tiles	Ceramic Tiles
	WALL		Painted finish Concrete wall with Galvanized steel railing	Painted finish Concrete wall with Galvanized steel railing
	CEILING		Painted finish concrete under slab soffit	Painted finish concrete under slab soffit
	LIGHTING		Lighting receptacle provision	Lighting receptacle provision
	DOOR		Tempered glass w/ powder coated aluminum framed door with lever lock system	Tempered glass w/ powder coated aluminum framed door with lever lock system

Building Features & Project Amenities

- | | |
|--------------------------------------------------|-------------------------------|
| 1. Parks and Play Ground | 13. Wifi Ready (Common Areas) |
| 2. Kiddie Pool | 14. Jogging Paths |
| 3. Adult Pool | 15. Gazebo/ Ponds |
| 4. Basketball Court | |
| 5. Business Center | |
| 6. Clubhouse | |
| 7. Commercial Area | |
| 8. Function Room | |
| 9. Gardens/ Meditation Area | |
| 10. Underground Power, CATV and Telephone System | |
| 11. Sewer System/ Sewer Treatment Plant | |
| 12. Underground Drainage System | |

Note: All the project amenities shall be delivered progressively during the span of the project completion.

Utilities

UTILITIES	PROVISION
Electricity	SOC Land to provide roughing-ins and wirings inside the units, including wiring devices/ fixtures. Meralco to provide electrical power for 230 volts/60 hz; SOC Land to provide sub-meters for individual units with cost of the individual meter for the account of the unit owner. The condominium corporation shall bill the unit owners based on the individual meter and the installation fees.
Telephone/ Cable TV/ Internet Connection	SOC Land to provide roughing-ins and cablings from the building's entry area up to the utilities room located at the center core of every floor and connected to the individual condominium units. The provision allows 1 connection line per unit for telephone, internet and cable TV.
Water	SOC Land to provide the required pipe lining and cistern for the distribution and storage of potable water. Maynilad shall be the water distribution company, which shall connect to the mother water meter of the building; SOC Land to provide sub-meters for individual units with cost of the individual meter for the account of the unit owner. The condominium corporation shall bill the unit owners based on the individual meter and the installation charges.

Liens, Encumbrances and Restrictions

The Project shall be subject to or in compliance with the: (i) Master Deed with Declaration of Restrictions executed by SOC Land, and the rules and regulations of the condominium corporation; and (ii) Applicable provisions of the City Zoning Ordinance of the City of Muntinlupa, Presidential Decree No. 1096 (National Building Code), Presidential Decree No. 957 (Subdivision and Condominium Buyers Protective Decree), Republic Act No. 4726 (The Condominium Act of the Philippines), and other related laws, rules and regulations.

Taxes, Fees and other Assessments

Taxes/ Fees	Estimated Cost <i>(based on current rates)</i>	Assessed by and Payable to; When Payable
Value Added Tax	12% of net selling price	Incorporated in the Total Contract Price; BIR
Documentary Stamp Tax	1.5% of the net selling price, Market Value or Zonal Valuation, whichever is higher	BIR; payable upon execution of the Deed of Absolute Sale; Incorporated in the 5% processing fee
Transfer Tax	75% of 1% of the net selling price or Zonal Value of the property, whichever is higher	City of Muntinlupa; payable upon execution of the Deed of Absolute Sale; Incorporated in the 5% processing fee
Registration Fee	Based on "Table of Fees", approximately 0.75% of the net selling price	Registry of Deeds for City of Muntinlupa; payable upon execution of the Deed of Absolute Sale; Incorporated in the 5% processing fee
Transfer Fee of Tax Declaration	Php 1,000.00 (amount may vary depending on the transfer of Tax Declaration)	City of Muntinlupa; payable upon execution of the Deed of Absolute Sale; Incorporated in the 5% processing fee

Recurring

Taxes/ Fees	Estimated Cost (based on current rates)	Assessed by and Payable to; When Payable
Yearly Real Estate Tax	2.5% of the Assessed Value (AV) of the property - with AV amounting to approximately 30% of the fair market value or determined by the City Assessor's.	Muntinlupa City Assessors Office

One-Time

Taxes/ Fees	Estimated Cost (based on current rates)	Assessed by and Payable to; When Payable
Condominium Corporation Membership Fee	To be determined by the Condominium Corporation at a later date.	Condominium Corporation
Cost of Utilities (Individual Meters)	To be determined at a later date.	Utilities Companies or SOC Land, in case of advances

Recurring

Taxes/ Fees	Estimated Cost (based on current rates)	Assessed by and Payable to; When Payable
Monthly Association Dues	To be determined by the Condominium Corporation at a later date. Current charges for similar projects are at P50 - P100 / Sqm. / month.	Condominium Corporation
Annual Insurance on Common Areas	To be determined by the Condominium Corporation at a later date.	Condominium Corporation

Disclaimer:

All information stated above may be subject to changes within the duration of the sale or upon turnover or occupancy of the condominium units.

Conformed by:

Client Signature: _____
Client Name : _____
Project/Unit No: _____
Date : _____