

FAQ

YOUR HOME:

- 1.) What is Pristina North? - It is an upscale integrated community, a place to live, play, shop and even work. It is inspired by the New Urbanism Principle and Filipino Asian Contemporary Architecture. It is envisioned to “simplify life”.
- 2.) How big is the development? - Approximately 32.5 hectares.
- 3.) Where is it located? - Talamban, Cebu City right after Butuanon River Bridge.
- 4.) What are the lot sizes? - Lot sizes range from 300 to 1000 sqm.
- 5.) What is the design concept of the development? - The development adopts Filipino Asian Contemporary Architecture. It is a fusion of Filipino and Asian elements. There is an extensive use of materials such as wood that evokes the Asian love for nature and outdoors. Old, traditional elements were reinvented and adapted to modern conditions, resulting to a contemporary aesthetic that is both refreshingly new and comfortably familiar. All throughout the development, the Asian feel is manifested through the various parks that depict Japanese, Balinese, Thai and Filipino influences.
- 6.) What are the components of the development? - Pristina North has two components, a residential area and a commercial mixed used area.
- 7.) Will all these components be available for sale at once? - No. They are planned and will be launched separately.
- 8.) How much does it cost per square meter? - As of August 2010 the average cost is P13,000/sqm with VAT
- 9.) How long will it take for me to reach the site? - The site is around 15-20 minutes away from the Cebu business district.
- 10.) How far is the project from shopping malls and the airport? - The development is 8.5 km from Cebu business district. It is 12 km away from the airport.
- 11.) What’s the landmark on the way to the site? - Take Talamban – Pit-os Road, turning left upon reaching Talamban Sports Complex. It is immediately after the Butuanon River Bridge.
- 12.) Can this be accessed through public transportation? - Yes. The development can be accessed through public transport through the Talamban – Pit-os Road. Public transportation is readily available right up the commercial main entrance.
- 13.) What are the list of amenities?

The Village Center (Clubhouse) which houses the:

- o Celebration Hall
- o Space for Refreshment Area/Convenience Store
- o Coffee Shop Area
- o Serenity Gazebo
- o 20 m Lap Pool
- o Splashing pool for kids

- o Outdoor color surface basketball court with bleachers
- o Outdoor colored and rubberized surface Kid's Playground

Other amenities:

- o 3 water treatment facilities
- o Complete underground utilities

14.) What are the infrastructure plans for the access roads to Pristina North? Will the Talamban –Pit-os Road be widened?

- There are three possible accesses to the development. The main access is through the Talamban – Pit-os road. The secondary entry can be accessed through Tawason Road (near Mahogany Grove). A third access is through a barangay road in the northern part of the property.

There is a government plan to widen the Talamban - Pit-os road. However, there is no definite timetable yet on when this will happen. AboitizLand is monitoring the status of this plan and is considering ways to contribute to the realization of this plan as soon as possible.

FEATURES:

- 1.) Is there a view? - We create the view inside the community.
- 2.) Will the lot be delivered to me according to plans? Will it have the exact block development, terrain - The lot that will be delivered to you will closely resemble the one you see in the scale model and the topographic map. Block development is set to 0.5 meters to 1 meter.
- 3.) Is the ground stable? What assurance can we get that ground movements or landslides that have happened in other developments will not happen in Pristina North? - Part of the study was soil analysis that was done to determine the existence of sinkholes. The study has established that there is solid ground underneath and there are no sinkholes thus minimizing the chances of ground movements.
- 4.) What are underground utilities? Is this not expensive and difficult to maintain? Who will maintain this? - Underground utilities mean that there are no overhead wires or what can be considered overhead “spaghetti”. Wires, pipes, manholes are underneath the ground. The advantage of this is that there is a safe and clean environment. It is not difficult to maintain the underground utilities. Electrical utilities will be maintained by VECO. Other utilities will be managed by the Property Management Team of AboitizLand.
- 5.) How wide are the roads inside?
 - Main entry – 24 m row – 12.7 m carriage way (4 lanes)
 - Commercial road – 19 m row – 12 m carriage way (4 lanes)
 - Village local road – 12 m row – 7 m carriage way (2 lanes)
 - Village feeder road – 16 m row – 9 m carriage way (2 lanes)
- 6.) How's the water system? Can this be enough to supply the whole project? - There is a centralized water system sourced through a deep well. There are 4 water tanks strategically

positioned throughout the development. There is also a provision to tap into the MCWD system.

PRICING & FINANCING:1.) How much per square meter? What makes it expensive? Is there an add-on to the price if it's a corner lot?

As of February 2009 the average cost is P11,000/sqm +VAT. There are add-on prices to particular lot categories. Please call us for the price list.

2.) Is the fee refundable? Transferable?

Reservation fee is non-refundable and non-transferable.

3.) Is there a discount if I buy more than one lot? Or what if I don't have a broker, can their commission be deducted to the price?

If you buy more than one you will get discounts on cash payments only. You may also avail of a discount on your down payment if it is 30% or more of your total consideration. If you don't have a broker, commission fees cannot be applied to your account. The same price applies with or without a broker.

4.) Is there a cash discount?

Spot cash is 12%.

For down payment that is 30% or more of your total consideration, a 5% discount is applied to your down payment.

5.) What's the financing scheme? With or without down payment? What's the longest term you can give for interest-free or without interest?

Please call us for the price list.

6.) What bank do you prefer or recommend if I have my lot financed by a bank?

- The lists of our partner banks are:

- PSBank - BPI - Chinabank - UBP - BDO - Allied Bank - LBC Bank - Robinsons Bank

If you have your own bank, you may also explore the possibility of borrowing from them.

However, arrangements with other banks rather than our partner bank may mean longer time to work out all requirements and application process.

7.) If I can pay this certain amount as down payment, and I will pay this amount as my monthly amortization that is not in the pricelist, is this possible? - Yes, so as long as the final term will not exceed the terms set in the pricelist.

8.) What if I pay the balance in full before it is due, do I get any rebate or discount? - No.

9.) If I can pay more than my monthly amortization, how shall my excess payment be treated?

Are you going to deduct it right away to the principle balance? - If you would want to pay in excess of your monthly amortization, the excess will be applied to the next amortization amount that is due for payment.

10.) I am based abroad, how will I make my reservation or sale transaction? Where and how will I make my payments?

You may assign a representative to transact for you or on your behalf. Your representative will need a Special Power of Attorney that must be notarized and validated by the consul.

You are also required to issue post-dated checks (PDCs).

We can also explore the possibility of exchanging documents by mail, email or fax. If you do not have any representatives, payments can be made through telegraphic transfer arrangement.

11.) If I can convince my friends to buy, will I get anything? - We have a referral incentive program for those whose referrals that will lead to a sale.

12.) My spouse is a foreigner; can he/she own a property? - No based on our existing laws on land ownership.

13.) What documents will I expect from AboitizLand after my reservation payments? Down payments? Full payments?

- Upon reservation – your copy of the reservation agreement, official receipt,
- investment estimate sheet (IES), contract to sell (CTS).
- Upon down payment – official receipt
- Upon full payment – deed of sale (DOS)

14.) How long with the processing take? - Transfer of title to your name will take 90 days from notarization of deed of sale.

15.) Is there additional cost for the transfer? How much?

Approximately 3% of your lot consideration. This will cover registration fee, transfer tax, doc stamps, transfer charges and miscellaneous fee. Transfer charges must be paid on the 3rd to the last payment.

16.) How much should I pay for the property before I can build the house? - 100% or full payment

PROPERTY MANAGEMENT:

1.) What is property management? What is their function?

- Property Management is an essential part of the village to protect and enhance its value.

- AboitizLand has a property management team to ensure that the village's facilities and amenities are working at the fullest and properly maintained to optimize its use. The team also provides the management tools, policies, systems and procedures for the village association to work efficiently in running the village.

- Being a member of the team that crafted the policies and restrictions, the property management team has the skill and experience to guide lot owners in implementing such covenants and restrictions.

2.) What is the property management team's role in the association?

Aside from ensuring that all homeowners have complied with the covenants and restrictions to protect and enhance the value of the community and quality life of the homeowners, the property management team provides the framework for the association in managing the village. It also serves as the association's implementing arm.

3.) What will happen when the development is done? Who will maintain the village – roads, common areas and facilities?

When the development is completed, property management team will take over in managing the village in behalf of the association.

4.) Are the utilities – telephone, cable, water and electricity in place? Meaning ready to use. Water is sourced through a deep well and MCWD. Electricity is provided by VECO. Telephone is provided by Globelines (non-exclusive) and cable is provided by SkyCable.

5.) Having fully paid, what are the costs or dues that I shall expect to pay?

After full payment, you are expected to pay the association dues and real property taxes.

6.) How much are the association fees/dues? What are these for?

Part of the product that you are buying is the management of the property to protect and enhance the value of the product. As of February 2009 the association dues are P4.75/sqm. The association will be formed upon turn over of the entire development.

7.) Do you have restriction on the cost of the house? And should it be built within a specific time period?

As of February 2009 minimum house cost for construction is P4M This must be constructed within 3 years from start of construction.

8.) Is there any stand-by generator for the whole village? Or are we allowed to have our own? The village does not have any stand-by generator. You are allowed to own a stand-by generator, but this would be subject to the rules and regulations of the association. There is a generator for the clubhouse, water tank and streetlights.

9.) Do you have restrictions on house designs? Do we have to design our house according to your architectural theme? What if I have another preferred design?

There are no restrictions on house architecture. However, conformity to Filipino Asian Contemporary theme is highly encouraged. House designs must be reviewed and approved by the Property Management team.