

FAQ

YOUR HOME:

- 1.) What is Pristina North Residences? - It is an enclave of terraced townhomes, offering the prestige of living in Pristina at a more scalable price by offering “just-right” living spaces.
- 2.) How many house and lot units are available? - There are 50 units in a cluster of 3-4 units per cluster built on sloped lots.
- 3.) What is the design concept of the house? - The houses embodies the theme of the entire neighborhood, which is the Filipino Asian Contemporary.
- 4.) What are the types of unit available? - There are two types of multi-level units available - downhill and uphill.
- 5.) What are multi-level units? - They are varying split-level design creating a multi-level floor area.
- 6.) What is the floor area range? - The floor area of the units ranges from 150-175 square meters.
- 7.) What is the lot area range? - The average lot area ranges from 102-191 square meters.
- 8.) Will each unit be fenced? - Each unit is partly fenced in between units.
- 9.) Are the units expandable? - No.
- 10.) Are the units combinable? - No, as each unit is divided by a firewall.
- 11.) Do the units have their own firewall? - Yes.
- 12.) Is there a carport available? - Yes, there are two carports available for each unit.
- 13.) Is the carport covered? - Yes.
- 14.) What specialized treatments are made before construction? - Anti-termite soil treatment.
- 15.) What are the roofing and ceiling details? - The roof uses Balinese shake profile – metal stone coated roofing (asphalt shingles).
Interior ceiling is painted finish on gypsum board. Toilet and bath ceiling is painted finish on moisture resistant gypsum.
- 16.) What are the floor finishing details?

Carport - has crushed pebble washout finish.
Porch – rock salt cement finish concrete pad
Living, dining and kitchen – homogenous tiles
Second floor – Wood parquet
Stairs is made of solid wood
Toilet & bath – homogenous tiles.

- 17.) What are the painting details?

Exterior: painted finish on concrete wall
Accent wall: stone wall cladding
Interior: semi gloss latex
T&B: painted finish above homogenous tiles

- 18.) What bathroom fixtures are used?

Vessel type lavatory for Master’s bathroom & powder room
Pedestal type lavatory for common t&b
Dual flush watercloset

Premium showerhead fixture

Soap holder, Tissue roll holder and towel ring

With exhaust fan

White Kenneth & Mock sliding and awning PVC windows.

19.) What are the kitchen details? - Double bowl undermount stainless steel sink with single lever faucet is installed on granite countertop and stainless steel grease trap underneath with overhead and undercounter cabinetries.

20.) What kind of window is used? - White Kenneth & Mock sliding and awning PVC windows.

21.) What kind of doors is used? - Main and rear doors are solid wood Tanguile while ribbon grain flush doors are used for the bedrooms.

22.) What other features are being included?

Exhaust fan for the bathrooms

Built in closets for the bedrooms

Provision for water heater at the t&b

23.) Can we repaint and remodel the house in the future? - The house can be painted and repaired in the same color and materials used in the original design and model.

24.) What are the warranty terms and conditions? - "ABOITIZLAND"

25.) When will house construction start? - Construction will start by April 2011 .

26.) How long will the construction be? - House Construction is 10 months.

27.) When can I move in? - "ABOITIZLAND"

28.) What establishments are within close proximity to the development? - Pristina North is surrounded by the different establishments; CIS, Sacred Heart Ateneo de Cebu, San Isidro Parish Church, North General Hospital and various banks.

Other establishments located a few kilometers away but are just within the route of going to and from the city include; BTC, University of San Carlos, University of Cebu, Gullas Medical University, Bright Academy, Paref Southcrest, Woodridge School Cebu.

29.) How much is the reservation fee? - The Reservation fee is 100,000 pesos.

30.) Where and how will I make my payments if I'm out of the country? - Payment can be made thru wire transfer to any of Aboitizland's bank accounts. Remittance payments normally take up to three days before these are credited to our bank account.

31.) How much is the penalty for late payments? - 3% per month.

32.) Aside from peso cash and check payments, can I also pay AboitizLand in dollar? - Yes, but equivalent peso amount of your dollar payment will depend on the prevailing exchange rate at the time of the transaction.

33.) Can I request to move the due dates of my monthly amortizations? - Yes, but subject to the approval of top management.

34.) Is it possible to transfer to another unit or lot after several monthly payments? - It would depend on a case-to-case basis subject to the approval of top management.

FEATURES:1.) What do you mean by underground utilities? - Underground utilities mean that all the wires and cables are buried safely underground together with the pipes leaving an unhampered view and a clean village aesthetic without any unsightly wires dangling overhead.

2.) 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)

3.) 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.) Is there an add-on to the price if it's a corner lot? - There is an added premium on certain lot areas and other prime locations.

2.) Is the reservation fee refundable or transferable? - The reservation fee is non-refundable and non-transferable.

3.) Is there a discount if I buy more than one lot? - There is no discount if you buy more than one lot, however you may check with your sales agent for any ongoing promos or other discounts.

4.) What if I don't have a broker, can their commission be deducted to the price? - If you don't have a broker, commission fees cannot be applied to your account.

5.) Is there a cash discount? - Yes, there is a discount for spot cash payments. You may refer to the pricelist or consult your sales agent for any ongoing promotion or discount.

6.) What are the financing schemes? - You can check the pricelist for the different financing schemes available or you may consult your sales agent.

7.) 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 other than our partner banks may mean longer time to work out all requirements and application process.

8.) Is it possible to pay a certain amount as a down payment and a different amount for the monthly amortization that is not indicated in the pricelist?

Yes, you can pay the down payment you want and the remaining balance will be computed for you to be spread on a particular term.

9.) If I pay the balance in full before it's due, Is there any rebate or discount? - There is no discount if you pay your balance in full before it is due.

10.) If I 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 pay more than your monthly

amortization, the excess amount will be applied to the next amortization that is due for payment.

11.) I am based abroad, how will I make my reservation or sale transaction? Where and how will I make my payments? - You can grant a Special Power of Attorney, which needs to be notarized and validated by the consul, to your authorized representative to transact in your behalf. You then have the option to issue PDC's for your convenience or make payments through telegraphic transfer arrangements.

12.) If I can convince my friends to buy, will I get anything? - You can enroll in our referral program to receive an incentive for any referral that will lead to a closed sale.

13.) My spouse is a foreigner; can he/she own a property? - Our existing law prohibits land ownership to foreigners.

14.) What is paraphernal waiver? - This pertains to the foreign husband waiving his right to the property. The title of the aforementioned property shall be issued in the name of the Filipino wife.

15.) What is capital funds waiver? - This pertains to the foreign wife waiving her right to the property. The title of the aforementioned property shall be issued in the name of the Filipino husband.

16.) What documents will I receive from AboitizLand after payment of my reservation, down payment and full payment?

Upon reservation, you will receive a copy of the reservation agreement, official receipt, investment estimate sheet (IES) and contract to sell (CTS).

Upon down payment you will get an Official Receipt

Upon full payment you will receive a deed of sale (DOS)

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

18.) Is there additional cost for the transfer?

Yes, transfer charges include the following:

Registration fee

Transfer tax

Document stamps

Miscellaneous and must be paid on the 3rd to the last payment

PROPERTY MANAGEMENT:

1.) How much are the association fees/dues? What are these for? - As of September 2010 the association dues are at P4.75 per square meter for lot only. To be advised for Pristina North Residences.

2.) When do I start paying association dues? - After full payment, you will start paying the association dues including the real property taxes.

3.) Are we allowed to have our own cistern tanks?

Cistern tanks are allowed but preferably underground just like the rest of the village's utilities. Options other than underground must conform to the restrictions stipulated in the covenant as approved by the Property Management Office.

4.) Is there any stand-by generator for the whole village? - There is a standby generator for the clubhouse and the streetlights only and not for the whole village.

5.) Are we allowed to have our own generator? - You are allowed to have your own standby generator but it would be subject to the rules and regulations of the association.

6.) Who can park in the designated common parking area? Is overnight parking allowed? -

Common parking area is for visitors only. Overnight parking is not allowed.

7.) What is the green space in between the garden units? - It is called T-green.

8.) Can children play on the T-green? - Yes, the children can play but there are no playground equipments.

9.) Can we hold parties and other activities on the T-green? - No, but there is enough space in the clubhouse for your activity and event needs.