

CANYON RANCH: Details and Frequently Asked Questions

Mabuhay! Thank you for your interest in Canyon Ranch. For your easy reference, please find hereunder a Project Brief you may want to read through:

PROJECT LOCATION

Canyon Ranch, a gated residential community situated atop the hills of Carmona, Cavite , is part of the 17 hectare property of the San Lazaro Leisure Park. It is about 25 minutes from Makati City via the South Expressway or the Alabang Skyway along the Governor's Drive.

FRESH UNPOLLUTED AIR & MAGNIFICENT VIEWS

Being a homeowner at Canyon Ranch allows you to enjoy the panoramic natural setting of lush greenery and rolling hills that allow its residents unprecedented tranquility amidst the cool Mt. Makiling Breeze, splendid view of Laguna de Bay, Antipolo, and the world-class Manila Jockey Club.

PROJECT DESCRIPTION

Canyon Ranch is an exclusive gated residential community master-planned to give you the natural charm of country life combined with the comforts of modern contemporary living. Careful attention to detail was given to each Canyon Ranch residence to meet the needs of various-sized families, taking into consideration extent of privacy required, household dynamics, and functionality.

Roads in Canyon Ranch are amply-sized having a 20-meter wide main road and 8-12 meter wide secondary roads. Rules regarding setback, residential fencing, and future residential expansions are already established in order to preserve the Canyon Ranch concept.

AMENITIES

Homes at Canyon Ranch are fully-integrated onto the commercial complex that blends sports and entertainment facilities. These include world-standard twin-oval race tracks with stabling facilities, jockey's quarters, and four storey state-of-the-art turf club building.

A strategic area within the development has been designated as the " Village Center " where a limited number of conveniently-sized commercial spaces shall be put up for sale. Usage restrictions have already been set in order to assure the right tenant-mix to service the Canyon residents.

Likewise, a Clubhouse, having the first-class swimming facilities, function rooms, and badminton and tennis courts, shall be built.

ACCESSIBILITY

Shopping - Alabang Town Center , Festival Mall, SM South and Robinson's Mall

Schools - De La Salle Canlubang, Woodrose, Brent International School , Don Bosco

Leisure - Manila Jockey Club, Manila Southwoods, Alabang Country Club, Sta. Elena Country Club, Canlubang Golf & Country Club

Industrial Estates - Laguna Technopark, Sta. Rosa Business Parks

PROJECT COMPLETION

An estimate of 2 years for Phase I

A BALIKBAYAN'S GUIDE TO BUYING LAND IN THE PHILIPPINES

Filipinos away from home who want to invest their money in real estate would do well in familiarizing themselves with the laws that govern land acquisition in the Philippines as stated in the Constitution. There is no better way to secure a brighter future than to have a place of your own here at home.

Here are some facts that you will need to know before you proceed with any transaction and buy your dream house in the Philippines :

- Only Filipino citizens and corporations and associations at least 60% of whose capital is owned by Filipinos may acquire private lands.
- Children born to a Filipino parent, whether legitimate or illegitimate, may inherit the property of the Filipino parent, even if the child is not a Filipino citizen.

ADVANTAGES OF OWNING A HOME AT CANYON RANCH COMPARED TO BUYING LOTS ONLY

Most project who sell lots only (with no housing units) remain deserted, lonely and unpopulated. Moreover, due to the fact that there are no houses, these areas feel like ghost towns. At Canyon Ranch, we focus on building homes in order to make residents feel part of a close-knit community. Building homes make residents feel more welcome and secure.

Aside from this , homes in Canyon Ranch ensure that your home's value will continue to rise for years to come, precisely because it is part of a community and because it will be managed by Century Properties Management Inc (CPMI). CPMI is the Philippines largest and most experienced property management firm, with over 2 decades and 50 projects of property management experience.

HOW TO PURCHASE A UNIT:

For Buyers based in the Philippines:

1. Your servicing Sales Manager shall assist you in project viewing, selection, and closing of Unit, collection and documentation of purchase, and after-sales requirements.
2. Once you have chosen a Unit, a Pro-forma covering Unit details, Purchase Price, and Payment Terms shall be prepared by your Sales Manager. This Pro-forma, in triplicate, shall then be sent to you for confirmation together with a Buyer's Information Sheet for your completion.
3. Upon signing the Pro-forma, kindly retain a copy for your file and return the remaining two (2) copies to us together with a P 50,000 check payable to **CENTURY PROPERTIES, INC.** as reservation fee and the completed Buyer's Information Sheet. (For provincial buyers, all documents must be sent to us via courier service (Aboitiz, FEDEX, UPS, DHL, etc...))
4. Once we receive your signed Pro-forma, completed Buyer's Information Sheet and Reservation fee, the Unit shall be reserved under your name. We shall then send you a Reservation Agreement for your signature together with the Acknowledgement Receipt for your signature.
5. Upon signing the Reservation Agreement, please return the same to us for our Officers to sign and for notarization, together with your complete post-dated checks. Once this is done, we shall send you a copy of said document and an Acknowledgement Receipt.
6. Upon full completion of the Downpayment and submission of complete post-dated checks, a Contract To Sell shall be prepared and sent to you for your signature. Upon signing, please return all copies to us for us to sign and notarize. We shall send you a copy as soon as this is notarized.

For Buyers based abroad:

1. Your servicing Sales Manager shall assist you in your selection of Unit.
2. Once you have chosen a Unit, a Pro-forma covering Unit details, Purchase Price, and Payment Terms shall be prepared by our office. This Pro-forma, in triplicate, shall then be sent to you for confirmation together with a Buyer's Information Sheet for your completion.
3. Upon signing the Pro-forma, kindly retain a copy for your file and return the remaining two (2) copies to us together with a P 50,000 check (or its equivalent in foreign currency) as reservation fee and the completed Buyer's Information Sheet. (Please refer to instructions below for procedures on bank remittances.) All documents must be sent to us via dedicated courier service such as FEDEX, UPS, DHL. Sending documents via the regular mailing system or as registered mail may cause delays in the processing time.
4. Once we receive your signed Pro-forma, completed Buyer's Information Sheet and Reservation fee, the Unit shall be reserved under your name. We shall then send you a Reservation Agreement for your signature together with the Acknowledgement Receipt for your signature.
5. Upon signing the Reservation Agreement, please return the same to us for our Officers to sign and for notarization. Once this is done, we shall send you a copy of said document.
6. Using the schedule of payments stipulated in the Reservation Agreement, you may now remit your monthly amortizations as per the guidelines on bank remittances. (Please refer to instructions below for procedures on bank remittances.) We would appreciate receiving an email from you regarding details of each remittance for proper booking of payments.
7. Upon full completion of the Downpayment, a Contract To Sell shall be prepared and sent to you for your signature. Upon signing, please return all copies to us for us to sign and notarize. We shall send you a copy as soon as this is notarized.

WHERE TO SEND DOCUMENTS:

CENTURY PROPERTIES, INC.
21/F Pacific Star Building
Sen. Gil Puyat corner Makati Avenue
Makati City 1200
Attention: Your Servicing Agent
Position

SITE TRIPPING: