



**Developer and Address**

Worldwide Central Properties, Inc. (“WCPI”)  
 L.O. Building, Gorordo Avenue  
 Cebu City, Philippines

**Expected Completion Date**

December 31, 2023

**Project Location**

Hernan Cortes St., Corner F. Cabahug St., Subangdaku, Mandaue City

**Building Floors**

22 floors above ground

**Floor Levels**

Floor *	Use/ Assignment
Ground	Retail Stores with Separate Entrance Lobbies for Serviced Suites and Residential Condominium Units
2nd	Retail Stores
3rd & 5th	Parking
6th	Amenity Floor
7th-9th	Barrier Free Suites
10th-15th	Residential Condominium Units
16th-23rd	Serviced Suites
Roof Deck	Hotel Lobby and Meeting Rooms

*\*Floor designation excludes the 4th and 13th floor*

**Unit Deliverables**

Area		Deliverables
Living / Dining Area	Floor	Porcelain Tiles
	Wall	Painted finish
	Ceiling	Painted finish
Bedrooms	Floor	Porcelain Tiles
	Wall	Painted finish
	Ceiling	Painted finish
Toilets	Floor	Ceramic tiles
	Wall	Shower Area: Ceramic tiles



		Toilet Area: Ceramic tiles
	Ceiling	Painted finish
	Fixtures	Lavatory Water Closet Shower Set Toilet Paper Holder Robe Hook Soap Holder
Kitchen	Floor	Porcelain Tiles
	Wall	Painted finish
	Ceiling	Painted finish
	Others	Modular laminated overhead and counter cabinets, with kitchen fixtures and countertop
Air-conditioning	Wall	Provision for window-type airconditioning unit
Others	Water	Barrier-Free Unit: Provision for multi-point water heater
	Heater	Residential Unit: Provision for single-point water heater

## **Amenity Areas of the Residential Suites**

### **Ground Floor**

- Residential Lobby

### **6th Floor**

- Residential Gym with Yoga Area
- Free Throw Basketball Court
- Kiddie Area
- Viewing Deck
- Herb Garden/ Organic gardening
- Outdoor Fitness area
- Swimming Pool

## **Building Features**

- Two (2) separate Entrances Lounges : Serviced Suites and Residential Suites
- Two (2) elevators for Serviced Suite Floors and two (2) elevators for Residential Suites Floors
- Retail areas at the Ground Floor and Second Floor
- 24-hour security service with CCTV system for common areas and elevator cars
- 100% back-up power
- Fully-addressable Fire and Smoke Detection System
- Two (2) fire exits per floor
- Water reservoir and separate fire reserves
- Golf Bag Lockers
- Bicycle Parking
- PWD Friendly

## **Utilities**

UTILITY	PROVISION
Electricity	<ul style="list-style-type: none"> <li>• WCPI to provide roughing-ins and wirings inside the units, including wiring devices.</li> <li>• <i>Visayan Electric Corporation</i> shall be the electric power</li> </ul>



	distribution company to provide electric power supply. WCPI to provide sub-meters for individual units with cost thereof for the account of the unit owners. The Condominium Corp. shall bill the unit owners based on the readings of individual meters.
<b>Telephone</b>	<ul style="list-style-type: none"> <li>• WCPI to provide roughing-ins and cabling from the building's entry area up to the telephone terminal cabinet located at the center core of every floor and connected to the individual condominium units. The provision allows for one (1) telephone outlet per unit</li> <li>• <i>Philippine Long Distance Company (PLDT)</i> shall be the telephone service provider.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>• WCPI to provide the required plumbing works and cisterns for the distribution and storage of potable water.</li> <li>• <i>Metro Cebu Water District (MCWD)</i> shall be the water distribution company, which shall connect to the mother water meter of the building; WCPI to provide sub-meters for individual units with cost thereof for the account of the unit owners to be passed on to the operations of the Serviced Suites. The Condominium Corp. shall bill the unit owners based on the readings of individual meters.</li> </ul>

### **Liens, Encumbrances and Restrictions**

The Project shall be subject to or in compliance with the (i) Master Deed with Declaration of Restrictions executed by the Developer, and the rules and regulations of the Condominium Corporation; and (ii) Applicable provisions of the City Zoning Ordinance of the City of Cebu, Presidential Decree No. 1096 (National Building Code), Presidential Decree 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**

<b><i>One-Time as Included in Total Contract Price</i></b>		
<b>Taxes/ Fees</b>	<b>Estimated Cost</b> <i>(based on current rates)</i>	
Value Added Tax (VAT)	12.00% of the Purchase Price	

  

<b><i>One-Time as Included in Miscellaneous Charges in Total Contract Price</i></b>		
<b>Taxes/ Fees</b>	<b>Estimated Cost</b> <i>(based on current rates)</i>	
Documentary Stamps Tax (DST)	Approx. 1.50% of the Purchase Price, Market Value or Zonal Valuation, whichever is higher	
Transfer Tax	Approx. 60% of 1% of the purchase price or the Zonal Value of the property, whichever is higher	
Registration Fee	Based on a "Table of Fees", approximately 0.75% of the Purchase Price	
Tax Declaration Transfer Fee	P1,000/unit	

  

<b><i>Recurring</i></b>		
<b>Taxes/ Fees</b>	<b>Estimated Cost</b>	<b>Assessed by and Payable</b>



	<i>(based on current rates)</i>	<b>To</b>
Yearly Real Estate Tax	Approx. 3.0% of the Assessed Value (AV) of the property – with AV amounting to approx. 32% of Purchase Price or Zonal Valuation, whichever is higher	Office of the City Treasurer, City of Cebu
Monthly Association Dues	To be determined by the Condominium Corporation at a later date. Current charges for similar projects are at P80-120/ square meter/ month	Vitalé Suites Condominium Corporation
Yearly Insurance on Common Areas	To be determined by the Condominium Corporation at a later date.	Vitalé Suites Condominium Corporation

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**DISCLAIMERS/ NOTES:**

*The amounts, rates, and figures stated above are mere estimates based on existing laws, ordinances, rules and regulations, and rates of similar condominium projects located within the City of Cebu 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, taxes, or 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 costs of utilities.*

*All plans, specifications, and details stipulated herein are subject to change.*

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I hereby acknowledge receipt from WORLDWIDE CENTRAL PROPERTIES, INC. *the Project Information Sheet* of the condominium building known as “Vitalé Suites”, containing information such as, but not limited to, specifications, deliverables, liens, reservations, restrictions, taxes, fees, assessments, and costs of utilities.

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**Printed Name and Signature**

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**Date**