



THE SUITES *at* GORORDO

RESIDENTIAL SUITES

PROJECT INFORMATION SHEET

Developer and Address

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

Expected Completion Date

June 2022

Project Location

Gorordo Avenue corner Archbishop Reyes Avenue, Cebu City, Philippines

Building Floors

29 floors above ground

Floor Levels

Floor *	Use/ Assignment
Ground	Retail Stores with Separate Entrance Lobbies for Serviced Suites and Residential Condominium Units
2nd to 7th Floor	Parking
8th Floor	Main Lobby and Amenity Area of Serviced Suites
8th Floor Mezzanine	Function Rooms
10th to 19th floor	Serviced Suites
20th to 31st Floor	Residential Suites
31st Floor	Roof Deck and Amenity Area of Residential Suites

*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	Engineered Wood
	Wall	Painted finish
	Ceiling	Painted finish

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

PRINCIPAL BUYER

CO-OWNER

ATTORNEY-IN-FACT

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	Others	Closet Cabinet
Toilets	Floor	Ceramic tiles
	Wall	Shower Area: Ceramic tiles Toilet Area: Ceramic tiles
	Ceiling	Painted finish
	Fixtures	Lavatory Water Closet Shower Set Provision for multi-point heater Toilet Paper Holder Robe Hook Soap Holder
	Others	Shower Enclosure
Kitchen	Floor	Porcelain tiles
	Wall	Painted finish
	Ceiling	Painted finish
	Others	Modular laminated overhead and counter cabinets, with kitchen fixtures and granite countertop
Air-conditioning	Wall	Provision for multi-split type air-conditioners

Building Features

- Two (2) separate Entrances Lounges : Serviced Suites and Residential Suites
- Three (3) elevators for Serviced Suite Floors and two (2) elevators for Residential Suites Floors
- Retail areas at the Ground 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
- Centralized Garbage Room

Amenity Areas of the Residential Suites

- Ground Floor Residential Lobby
- Garden Deck
- Gym
- Swimming Pool

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Utilities

UTILITY	PROVISION
Electricity	<ul style="list-style-type: none"> • WCPI to provide roughing-ins and wirings inside the units, including wiring devices. • <i>Visayan Electric Corporation</i> shall be the electric power 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.
Telephone	<ul style="list-style-type: none"> • 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 • <i>Philippine Long Distance Company (PLDT)</i> shall be the telephone service provider.
Water	<ul style="list-style-type: none"> • WCPI to provide the required plumbing works and cisterns for the distribution and storage of potable water. • <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.

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

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

_____	_____	_____
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One-Time as Included in Miscellaneous Charges in Total Contract Price

Taxes/ Fees	Estimated Cost (based on current rates)
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
Condominium Corporation Membership Fee	To be determined by the Condominium Corporation at a later date. Current charges are estimated at around P240-P360 / square meter
Cost of Utilities' Individual Meters	To be determined at a later date

Recurring

Taxes/ Fees	Estimated Cost (based on current rates)	Assessed by and Payable To
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	The Suites at Gorordo Condominium Corporation
Yearly Insurance on Common Areas	To be determined by the Condominium Corporation at a later date.	The Suites at Gorordo 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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Printed Name and Signature

Date

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