



SÓLLER

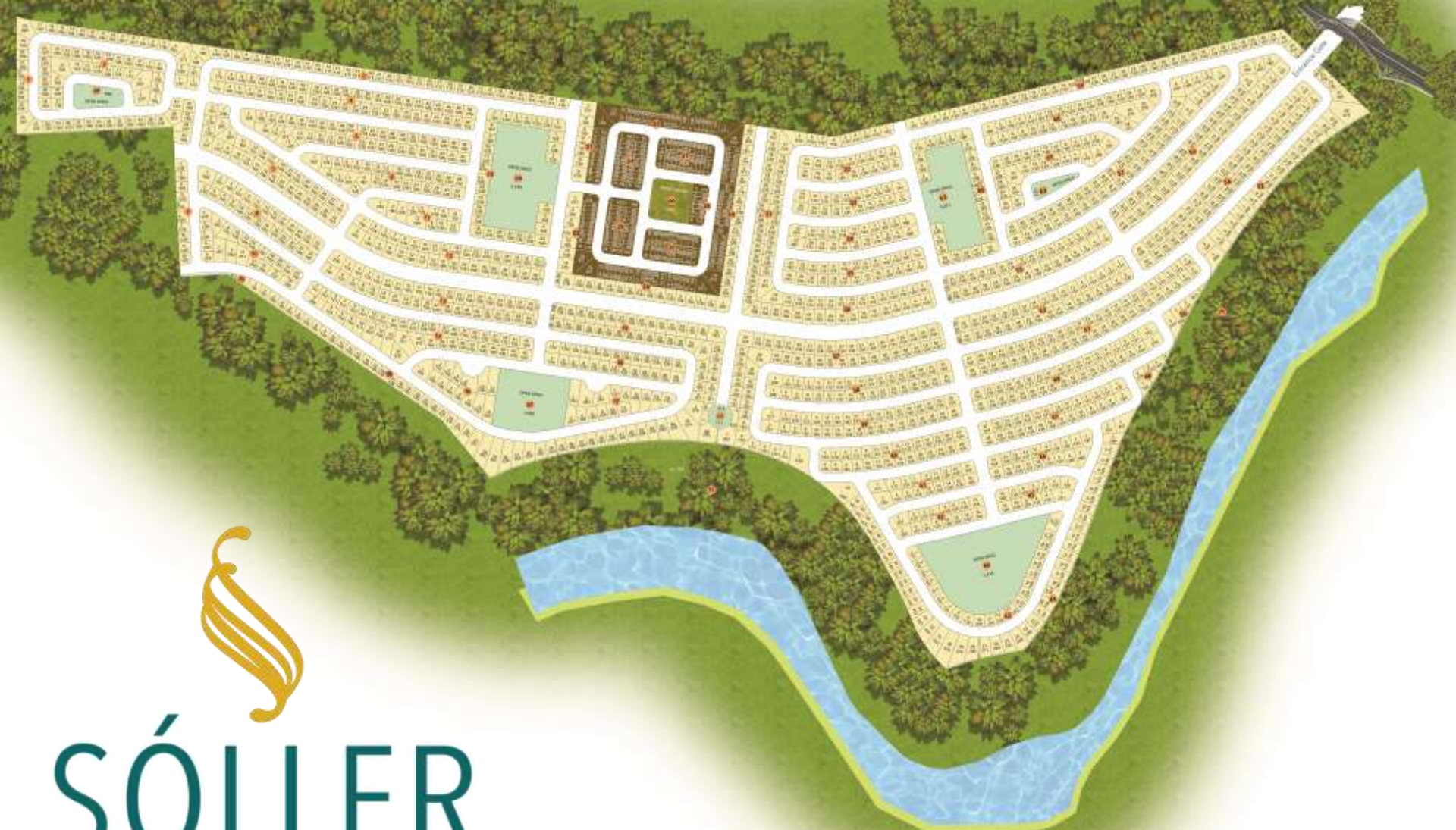
— RESIDENCES —

AT  **ciudades**
DAVAO CITY

PROJECT DESCRIPTION & LOCATION



- ✓ a 47-hectare property strategically located at Brgy. Waan, Buhangin District, Davao City
- ✓ 1,603 Residential lots (with an average lot size of 120 sq.m.) & 202 lots for townhouses.



SÓLLER

RESIDENCES

SALES MAP

PROJECT DESCRIPTION & LOCATION



- ✓ a 20-minute drive from the airport passing through Tigatto Road, Buhangin and a 10-minute drive passing through Waan Road coming from Monteritz Subdivision in Ma-a diversion Road
- ✓ Approximately 15 minutes from Davao Crocodile Park; 20 minutes from Abreeza Mall, S&R Membership Shopping & Gaisano Mall; 25 minutes from Ateneo de Davao University, Davao Christian School, People's Park, Marco Polo Hotel and SM Ecoland; 28 minutes from SM Lanang Premier

ciudades

- EL CENTRO
- LAS PALMAS VERDES
- ALTEA
- SOLLER RESIDENCES


SOLLER
RESIDENCES
ciudades



WHY SOLLER?

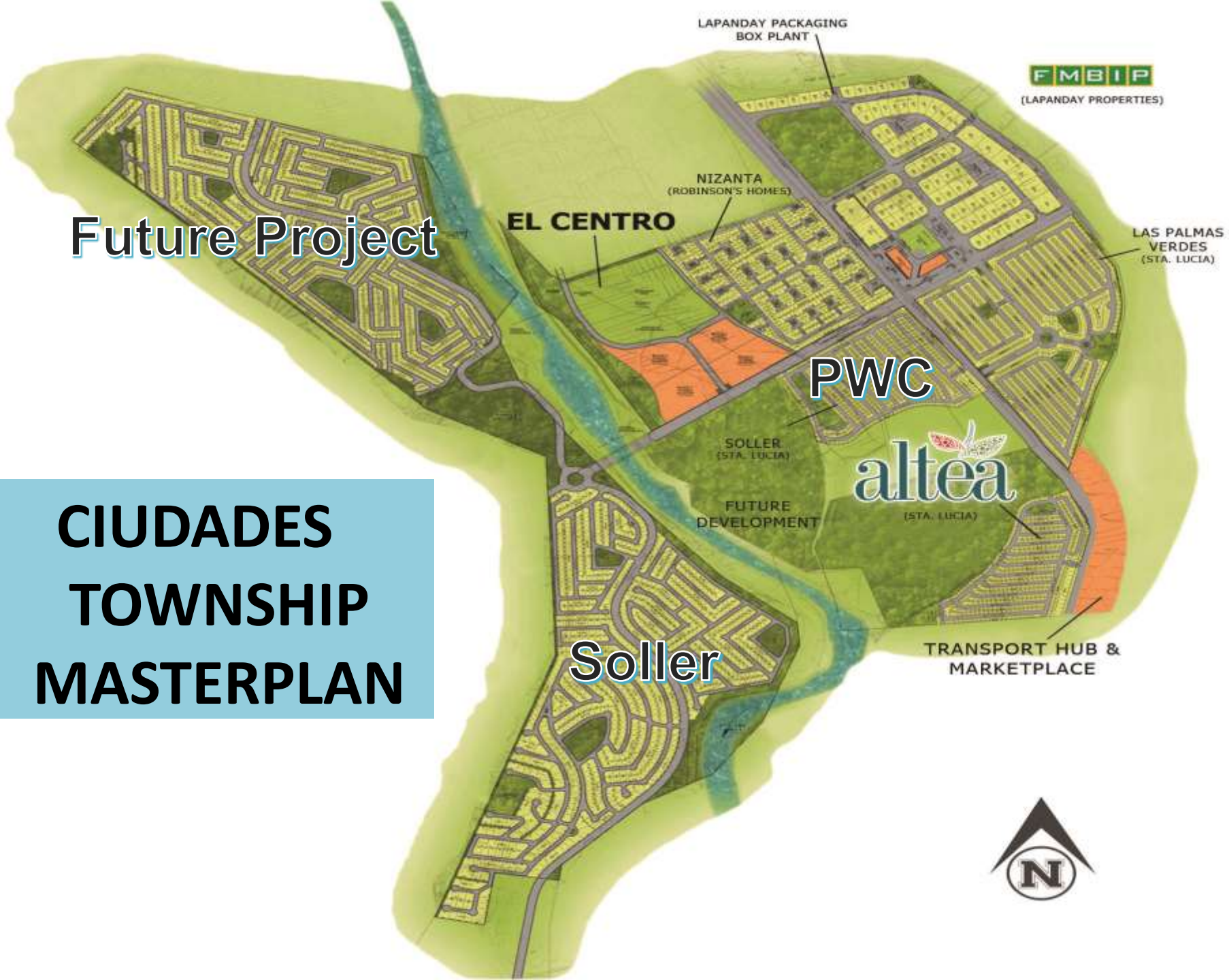


LOCATION

- ✓ The newest exclusive residential village in **CIUDADES** --- the first large scale integrated mixed-use master planned township development in Davao City.
- ✓ Ciudades is intended to be the ideal venue to service expanding business, commercial, and residential requirements of Davao City and the region.

CIUDADES TOWNSHIP MASTERPLAN

Future Project



FMBIP
(LAPANDAY PROPERTIES)

EL CENTRO

NIZANTA
(ROBINSON'S HOMES)

PWC

SOLLER
(STA. LUCIA)

FUTURE
DEVELOPMENT

altea
(STA. LUCIA)

LAS PALMAS
VERDES
(STA. LUCIA)

TRANSPORT HUB &
MARKETPLACE



WHY SOLLER?



CIUDADES will feature unique and trendsetting development concepts attuned to the growing sophistication, aspirations and investment appetite of the market:

BUSINESS, INDUSTRIAL, RESIDENTIAL ESTATE (BIRE) where businesses, commercial and residential uses are merged into a single development amidst a secure master-planned environment.

EL CENTRO, the first “Central Park” concept in Davao covering 12 hectares that will serve as unifying element and convergence point for the institutional, commercial and sports & recreational components.

WHY SOLLER?



Future developments in CIUDADES include:

PHILIPPINE WOMEN'S COLLEGE (PWC)

NORTH TERMINAL, to serve transport service in the whole of Mandug

WHY SOLLER?



ACCESSIBILITY

Can be accessed in the following:

1. through the crossing of Ma-a and C.P. Garcia Highway using Magtuod-Tugbok Road until reaching Barangay Waan
2. through Tigatto Road from Buhangin Junction until seeing the Central Icon of Ciudades turning left to the bridge linking Ciudades and Soller
3. through Indangan

WHY SOLLER?



DEVELOPER

Proven track record of Sta. Lucia Realty and Development, Inc. and Sta. Lucia Land, Inc. in developing prime properties in Davao City like Rancho Palos Verdes, Alta Monte Residential Estates, South Pacific Golf and Residential Estates, Ponteverde, Las Palmas Verdes, Valle Verde, Ciudad Verde, Davao Riverfront Corporate City, Altea at Ciudades, Sotogrande Davao and SOLLER RESIDENCES.

PROJECT PROPONENTS



LANDOWNER



DEVELOPER



EXCLUSIVE MARKETING ARM



FEATURES & AMENITIES



**Perfectly landscaped entrance gate
& guardhouse**

FEATURES & AMENITIES



Community clubhouse with multi-purpose function hall & swimming pool

FEATURES & AMENITIES



Basketball Court



Children's Playground

STANDARD FEATURES OF A STA. LUCIA RESIDENTIAL PROPERTY

- ❖ Wide concrete road network
SOLLER RESIDENCES @CIUDADES
 - > Tertiary road – 10meters wide
 - > Secondary road – 12meters wide
 - > Primary main road – 10meters wide
- ❖ Paved sidewalks with concrete curbs & gutters
- ❖ Underground storm drainage system
- ❖ Electrical facilities
- ❖ Centralized water system

PRICING SCHEME (effective May 2016)

QUANTITY	REGULAR	CORNER
1st 50 lots	5,000.00	5,500.00
Next 51 lots (51-100)	5,500.00	6,000.00
Next 100 lots (201-300)	6,000.00	6,500.00
Next 100 lots (301-400)	6,500.00	7,000.00
Next 100 lots (401-500)	7,000.00	7,500.00
Next 300 lots	7,500.00	8,000.00

Reservation Fee: 10,000.00

PAYMENT SCHEME 1 (effective May 2016)



Lot Size	-	120.00 sq.m.
Price / sq. m.	-	5,000.00
Total Selling Price	-	600,000.00

Reservation Fee - 10,000.00

90% Cash	₱ 540,000.00
Less : 15% discount if paid within 7 days	<u>₱ 81,000.00</u>
Net Downpayment after discount	₱ 459,000.00
Less : Reservation Fee	<u>₱ 10,000.00</u>
TOTAL DOWNPAYMENT	₱ 449,000.00

10% Balance upon availability of title	₱ 60,000.00
<i>Add : miscellaneous fee</i>	<u>₱ 33,735.00</u>
TOTAL BALANCE	₱ 93,735.00

PAYMENT SCHEME 2 (effective May 2016)



Lot Size	-	120.00 sq.m.
Price / sq. m.	-	5,000.00
Total Selling Price	-	600,000.00

Reservation Fee - 10,000.00

20% Downpayment	₱ 120,000.00
Less : 15% discount if paid within 7 days	<u>₱ 18,000.00</u>
Net Downpayment after discount	₱ 102,000.00
Less : Reservation Fee	<u>₱ 10,000.00</u>
TOTAL DOWNPAYMENT	₱ 92,000.00

80% Balance	₱ 480,000.00
<i>Add : miscellaneous fee</i>	<u>₱ 37,830.00</u>
TOTAL BALANCE	₱ 517,830.00

Monthly Amortization in 36 months

No interest ₱ 14,384.17

PAYMENT SCHEME 2 (effective May 2016)



Lot Size	-	120.00 sq.m.
Price / sq. m.	-	5,000.00
Total Selling Price	-	600,000.00

Reservation Fee - **10,000.00**

20% Downpayment	₱ 120,000.00
Less : 5% discount if paid within 6 months	<u>₱ 6,000.00</u>
Net Downpayment after discount	₱ 114,000.00
Less : Reservation Fee	<u>₱ 10,000.00</u>
TOTAL DOWNPAYMENT	₱ 104,000.00

PAYMENT SCHEME 2 (effective May 2016)



Lot Size	-	120.00 sq.m.
Price / sq. m.	-	5,000.00
Total Selling Price	-	600,000.00

80% Balance	P 480,000.00
<i>Add : miscellaneous fee</i>	<u>P 38,610.00</u>
TOTAL BALANCE	P 518,610.00

5-year Term

Monthly Amortization at 14% interest (0.023268251)	P 11,168.76 (lot) + P 643.50 (misc. fee) = P 11,812.26
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10-year Term

Monthly Amortization at 14% interest (0.015526644)	P 7,452.79 (lot) + P 321.75 (misc. fee) = P 7,774.54
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PAYMENT SCHEME 2 (effective May 2016)



Lot Size	-	120.00 sq.m.
Price / sq. m.	-	5,000.00
Total Selling Price	-	600,000.00

Reservation Fee - 10,000.00

20% Downpayment payable in 12 months, P 120,000.00

no interest

Less : Reservation Fee P 10,000.00

TOTAL DOWNPAYMENT P 110,000.00

Monthly Downpayment P 9,166.67

PAYMENT SCHEME 2 (effective May 2016)



Lot Size	-	120.00 sq.m.
Price / sq. m.	-	5,000.00
Total Selling Price	-	600,000.00

80% Balance	₱ 480,000.00
<i>Add : miscellaneous fee</i>	<u>₱ 39,000.00</u>
TOTAL BALANCE	₱ 519,000.00

5-year Term

Monthly Amortization at 14% interest (0.023268251)	₱ 11,168.76 (lot) + ₱ 650.00 (misc. fee) = ₱ 11,818.76
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10-year Term

Monthly Amortization at 14% interest (0.015526644)	₱ 7,452.79 (lot) + ₱ 325.00 (misc. fee) = ₱ 7,777.79
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PAYMENT SCHEME 3 (effective May 2016)



Lot Size	-	120.00 sq.m.
Price / sq. m.	-	5,000.00
Total Selling Price	-	600,000.00
Add: 6.5 % Misc. Fees	-	39,000.00
TSP plus Misc. Fees	-	639,000.00

**No Reservation, No Downpayment, No Discount,
TSP payable monthly in 36 months, No Interest**

Monthly Amortization
₱ 17,750.00

PAYMENT OF 6.5% MISC. FEES



Buyers must be advised that there shall be an additional **6.50% miscellaneous fee** payable to **STA. LUCIA LAND, INC.**

The miscellaneous fee shall bear all the expenses that shall incur in the transfer of the Title to the name of the buyer. **The miscellaneous fee is not subject to 12% Value Added Tax (VAT).**

The miscellaneous fee should be paid during the balance without interest.

Thus, it should be computed equally on the number of years covering the balance.

For buyers availing the no interest scheme of the TSP, the miscellaneous fee should be paid in equal monthly installments during the whole term.

Please note that the miscellaneous fee does not include fees that may incur in registering the loan.

REVENUE REGULATIONS No. 13-2012 dated 12 October 2012

(VAT Treatment on Sale of Adjacent Residential Lots, House & Lots or Other Residential Dwellings)



•SALE, TRANSFER
or DISPOSAL
within a 12-
month period

•2 or more
Adjacent
Residential Lots
and H&L

•One Buyer
from
the same
Seller

•Utilize the lots
and H&L
as One
Residential Area

•Aggregate Value
EXCEEDS
**P1,919,500 for
Residential Lots ;**
**P3,199,200 for
House & Lot**

•SUBJECT
TO 12%
VAT

SAMPLE COMPUTATION OF VAT & NON-VAT PURCHASE



	NON-VAT	WITH VAT
LOT AREA	120 sq.m.	384 sq.m.
PRICE /SQ.M.	P 5,000.00	P 5,000.00
LOT PRICE	P 600,000.00	P 1,920,000.00
ADD : 12% VAT	not applicable	P 230,400.00
TOTAL SELLING PRICE	P 600,000.00	P 2,150,400.00
LESS : APPLICABLE DISCOUNTS	P 18,000.00	P 64,512.00
NET SELLING PRICE	P 582,000.00	P 2,085,888.00
LESS : VAT (divided by 1.12)	not applicable	P 1,862,400.00
x 6.5% MISCELLANEOUS FEES	P37,830.00	P 121,056.00
COMMISSION BASE (net of discount, net of VAT)		
NET SELLING PRICE	P 582,000.00	P 1,862,400.00

SAMPLE COMPUTATION OF COMMISSION FOR SALES MANAGER



	NON-VAT	WITH VAT
LOT AREA	120 sq.m.	384 sq.m.
PRICE /SQ.M.	P 5,000.00	P 5,000.00
LOT PRICE	P 600,000.00	P 1,920,000.00
ADD : 12% VAT	not applicable	P 230,400.00
TOTAL SELLING PRICE	P 600,000.00	P 2,150,400.00
LESS : APPLICABLE DISCOUNTS	P 18,000.00	P 64,512.00
NET SELLING PRICE	P 582,000.00	P 2,085,888.00
LESS : VAT (divided by 1.12)	not applicable	P 1,862,400.00
x 3% COMMISSION RATE for SM	P17,460.00	P 55,872.00
LESS : 10% WITHHOLDING TAX	P 1,746.00	P 5,587.20
NET COMMISSIONS DUE for MA	P 15,714.00	P 50,284.80

REQUIREMENTS:

- ✓ Photocopy of 2 Valid Gov't. Issued ID's (Both Husband & Wife)
- ✓ NSO Birth Certificate of Husband & Wife (Photocopy)
- ✓ NSO- Marriage Contract (Photocopy)
- ✓ 2 Original copy of the Proof of Billing
- ✓ Tax identification number (TIN) verification

To be submitted at least 7 days from the reservation date.



OPTIONAL REQUIREMENTS:

- ✓ **Special Power of Attorney**
- ✓ **Waiver of Conjugal rights**
- ✓ **Certification of POB**
- ✓ **BP 185**
- ✓ **Affidavit of Guardianship**

To be submitted at least 7 days from the reservation date.



THANK YOU!



AT  **ciudades**
DAVAO CITY

