

**PROJECT INFORMATION SHEET**  
**Master Planned Residential Mixed Community**

**Developer and Address**

Colourfield Land Development Corp.  
Mezzanine Floor Belmont Bldg.  
MC. Briones St. Hi-way Mandaue City  
Philippine 6014

**Project Location**

Don Sergio Suico St., Canduman, Mandaue City

**Lot Details**

Area	29,759 square meters
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**Expected Turnover of House Units**

Turnover of House Units for the 1st Batch to start by December of 2010

**Development Scheme:**

Northfield Residences is a 2.9 hectare, master planned development of residential houses, a clubhouse and other amenities.

There are 3 unit types as follows:

Unit Type	Unit Name	Floor Area (square meter)	# of Floors	Parking Slots
Town House	Midori	50	2	1
Duplex	Celadon	60.45	2	1
Single Detached	Jade	82	2	2

**Housing Unit Features**

- Modern Asian Architecture Theme
- Linear Garden Area
- 2-Car Garage for Single Detached Unit
- Laundry and Utility Areas
- Provision for Telephone and Cable TV connection

**Floor Levels - Midori Units**

Floor	Use/ Assignment
Ground	Car Port, Garden, Utility Area, Kitchen, Living & Dining, Toilet & Bath, Hallway, Stairs
2nd Floor	Bedroom, Master's bedroom, Toilet & Bath & Hallway

**Floor Levels - Celadon Units**

Floor	Use/ Assignment
Ground	Car Port, Garden, Maids Quarter, Utility Area, Kitchen, Living & Dining, Toilet & Bath, Common Area & Stairs
2nd Floor	Bedroom1, Bedroom2, Toilet & Bath & Hallway

### Floor Levels - Jade Units

Floor	Use/ Assignment
Ground	Car Port, Garden, Utility Area, Bedroom 1, Kitchen, Living Room, Dining Room, Toilet & Bath, Common Area, Stairs
2nd Floor	Bedroom 1, Bedroom 2, Master's Bedroom, Toilet & Bath (Master's), Toilet & Bath Common, Family Hall

### Unit Deliverables

Area	Deliverables	
Living/ Dining Area	Floor	600mm x 600mm Floor Tiles
	Wall	Smooth Painted Finish
	Ceiling	Painted Finish
Bedrooms	Floor	Vinyl Planks (Wood Finish)
	Wall	Smooth Painted Finish
	Ceiling	Painted Finish
Toilet and Bathrooms	Floor	Ceramic Tiles
	Wall	Ceramic Tiles / Painted Finish
	Ceiling	Painted Finish
Kitchen	Floor	600mm x 600mm Floor Tiles
	Wall	Smooth Painted Finish
	Ceiling	Painted Finish
	Countertop	Granite
	Cabinet	Modular Cabinets (Laminated Boards)
	Sink	Stainless steel sink
Maid's Room	Floor	Ceramic Tiles
	Wall	Painted Plain Cement Finish
	Ceiling	Painted Finish
Doors	Main Entrance	Solid Panel Doors (kiln dried)
	Bedrooms, Service Entrance	Hollow Core Flush Doors
	Toilet & Bathroom	PVC Doors

#### Site Features

- Gated Main Entrance with Security Booth
- Administration Office
- 24-hour Security
- MCWD Water Supply
- 10 meter main roads

#### Amenities

- Clubhouse
- Children's Playground
- Linear Gardens

#### Utilities

UTILITY	PROVISION
Electricity	<ul style="list-style-type: none"> <li>•Colourfield to provide roughing-ins and wirings inside the units, including wiring devices.</li> <li>•VECO to provide electrical power for 231 volts/60 Hz</li> <li>•Unit owners will apply directly to VECO</li> </ul>
Telephone	<ul style="list-style-type: none"> <li>•Colourfield to provide (1) telephone line roughing-ins tapping point per unit.</li> <li>•Unit owners will apply directly to the telephone service provider, Philippine Long Distance Company (PLDT) and/or Globe or Bayantel.</li> </ul>
Water	<ul style="list-style-type: none"> <li>•Colourfield to provide the required waterlines for the distribution of potable water.</li> <li>•Colourfield to provide one (1) water tapping point per unit.</li> <li>•MCWD shall be the water distribution company in the area.</li> </ul>

### Lines , Encumbrances and Restrictions

The project shall be subject to or in compliance with the: (i) Master Deed with Declarations of Restrictions executed by the Developer, and the rules and regulations of the Homeowners Association; and (ii) Applicable provisions of the City Zoning Ordinance of Mandaue City, Presidential Decree No. 1096 (National Building Code), Presidential Decree 957 (Subdivision and Condominium Buyers Protective Decree), and other related laws, rules and regulations.

### Taxes, Fees, and other Assessments

<b>One-Time</b>		
<b>Taxes/Fees</b>	<b>Estimated Cost (based on current rates)</b>	<b>Assessed by and Payable To; When Payable</b>
Value Added Tax (VAT)	12.00% of the Purchase Price	Bureau of Internal Revenue (BIR)
Documentary Stamps Tax (DST)	1.5% of the Purchase Price, Market Value or Zonal Valuation, whichever is higher	BIR; payable upon execution of the Deed of Absolute Sale
Transfer Tax	1/2 of 1% Market Value or the Purchase Price whichever is higher	Office of the City Treasure, Mandaue City; payable upon execution of the Deed of Absolute Sale
Registration Fee	Approximately 1% of Purchase Price	Registry of Deeds for Mandaue City; payable upon execution of the Deed of Absolute Sale
Tax Declaration Transfer Fee	P1,000/unit	Office of the City Assessor of Mandaue City; payable upon transfer of the title in the name of the buyer

<b>Recurring</b>		
<b>Taxes/Fees</b>	<b>Estimated Cost</b>	<b>Assessed by and Payable To</b>
Yearly Real Estate Tax	2.5% of the Assessed Value (AV) of the property	Office of the City Treasurer, Mandaue City

<b>One-Time</b>		
<b>Assessments</b>	<b>Estimated Cost (based on current rates)</b>	<b>Assessed by and Payable To</b>
Homeowners Association Membership Fee	To be determined by the Homeowners Association at a later date. Current charges are estimated at around P75-P105/ square meter (one-time fee)	Northfield Residences Homeowners Association
Cost of Utilities' Individual Meters	To be determined at a later date	Utility Companies or Colourfield, in case of advances
Miscellaneous Fees	Approximate 1.5% of the Purchase Price	Colourfield

<b>Recurring</b>		
<b>Assessments</b>	<b>Estimated Cost (based on current rates)</b>	<b>Assessed by and Payable To</b>
Monthly Association Dues	To be determined by the Homeowners Association at a later date. Current charges for similar projects are at P10-20/square meter/month	Northfield Residences Homeowners Association
Yearly Insurance on Common Areas	To be determined by the Homeowners Association at a later date.	Northfield Residences Homeowners Association

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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 townhouse projects located within the Mandaue City 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 or taxes/ 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 utility costs.

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

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I hereby acknowledge receipt from COLOURFIELD LAND DEVELOPMENT CORP., the Project Information Sheet of the master planned residential housing community known as “Northfield Residences”, containing information such as, but not limited to, specifications, deliverables, liens, reservations, restrictions, taxes, fees, assessments, and utility costs.

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Printed Name and Signature

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Date