

# FAQ

**1.) What is The Persimmon?**

The Persimmon is a centrally located urban village with residential and commercial spaces integrated into one.

**2.) What is an urban village?**

An urban village is an urban planning concept where it aims to create an environment which:

- People can live and work within/ nearby (accessibility/ central location)
- Is self sustainable
- Is environmentally friendly (lush, green, landscaped)
- Encourage community development and bonding (vertical village feel)

**3.) What is the design concept of the development?**

Asian contemporary.

**4.) What does the word "Persimmon" mean?**

Persimmon is named after it's cousin the Mabolo fruit. Mabolo is also the district's old name.

**5.) What does the Persimmon logo stand for?**

- Four leaves represent the four towers
- The orange and the red colors are the same color with the local variety of the Persimmon – Mabolo fruit
- Growing tree with various colors of leaves symbolizes fruition and fullness of life

**6.) What The Persimmon is not?**

It is not a condotel.

**7.) How big is the development?**

Total area of the development is 1.4 hectares. Residential area occupying 8,867 sq m and the commercial area 5,188 sq m.

**8.) Where is it located?**

It is located along MJ Cuenco Avenue in Mabolo, Cebu City.

**9.) How far is the development from shopping malls, air and sea port?**

It is 3-5 minutes away from SM and Ayala, 10 minutes from Cebu Port and 20 minutes from Mactan International Airport.

**10.) How far is the development from hospitals and schools?**

It is 10-15 minutes away from Perpetual Succour Hospital Cebu Doctors College, Center for International Education (CIE), Colegio dela Inmaculada Concepcion (CIC), University of San Carlos.

**11.) What's the landmark on the way to the site?**

Coming from the North, it is about 200 meters from the Mabolo Church. Coming from the South, it is about 200 meters from the crossing of MJ Cuenco Ave and Gen. Maxilom Ave. The site of the development is where the old COACO (Cebu Oxygen and Acetylene Company Inc) used to be.

**12.) Can this be accessed through a public transportation?**

Public transportation is accessible right in front of the development.

**13.) How many residential towers will be constructed?**

There will be 4 towers to be constructed: West, North, East and South Towers.

**14.) When will construction of the West Tower start?**

- July 2008.

**15.) When is the target completion for West Tower?**

- 26 months after start of construction – Sept 2010.

**16.) When is the launch for the North Tower ?**

- Launch will be this September 2009.

**17.) When is the target completion for the North Tower ?**

- 26 months after start of construction - December 2011.

**18.) What is the timetable for the rest of the towers?**

Target launches for South Tower will be on 2012 and East Tower on 2013.

**19.) What are the amenities and when will this be constructed?**

- Kiddie pool - to be delivered together with West Tower
- Adult lap pool – to be delivered together with West Tower
- Children’s playground – to be delivered together with West Tower
- The Persimmon Plus, its commercial area connected with West Tower thru a grand stair case – to be delivered together with West Tower
- Water Feature – to be delivered together with West Tower
- Landscape open spaces – to be delivered together with West Tower
- Function room – located within each building
- Game room – within South Tower
- Clubhouse – within South Tower
- Multi purpose court: badminton and basketball

**19.) Who are the consultants for this project?**

**WEST TOWER**

Design Architect: Recio + Casas Architects (Arch’t. Jose Recio)

Projects : Pacific Plaza Towers, Salcedo Park, Greenbelt Residences

Structural Engineering Consultant: R.S. Ison and Associates

Sanitary, Fire Protection and Mechanical Consultant: Isagani M. Martinez Consulting Engineer

Electrical Engineering Consultant: R.A. Mojica and Partners

Landscape Architect: PGAA Creative Designs (Arch’t. Paulo Alcazaren)

Projects : Rockwell Urban Center, Edsa Shangrila Mall, Ayala & Makati Steetscape

Lighting Consultant: CSLDI (Christine Sicangco)

Projects : Washington National Airport, Calvin Klein Showroom, SM Megamall

**NORTH TOWER**

Design Architect: Rchitects, Inc.

Structural Engineering Consultant: Aromin & Sy and Associates, Inc.

Sanitary, Fire Protection and Mechanical Consultant: Isagani M. Martinez Consulting Engineer

Electrical Engineering Consultant: A.S. Licerio Engineering Consultancy Services

Landscape Architect: PGAA Creative Designs (Arch’t. Paulo Alcazaren)

Projects : Rockwell Urban Center, Edsa Shangrila Mall, Ayala & Makati Steetscape

Lighting Consultant: CSLDI (Christine Sicangco)

Projects : Washington National Airport, Calvin Klein Showroom, SM Megamall

**20.) What is a finished unit?**

It is a unit that can readily be occupied / ready for occupancy (RFO) and it has the following treatments: painted walls, tiled flooring, bathroom with fixtures and kitchen with cabinetries.

**21.) What are the ceiling details?**

- Slab soffit is painted in white latex paint finish
- Drop ceiling is Ficemboard in white latex paint finish

**22.) What are the flooring details?**

Ceramic tiles at the living, dining, kitchen areas and bedrooms.

**23.) What are the painting details?**

Semi gloss paint finish .

**24.) What bathroom fixtures are used?**

Complete standard bathroom fixtures - water closet, lavatory and shower fixtures.

**25.) Is there an exhaust system for all bathrooms?**

Yes.

**26.) What are the kitchen details?**

Complete kitchen - under cabinets, sink and faucet.

**27.) What kind of window is used?**

Heat strengthened glass in aluminum frames, sliding windows.

**28.) What kind of door is used?**

- Main door - compact laminated door.
- Bedroom door - single leaf plush door.
- Bathroom door - single leaf hollow core.

**29.) What kind of locksets and hinges are used?**

Standard imported locksets and hinges .

**30.) What kind of electrical system is used?**

Conventional, 230V, Single Phase, 60Hertz.

**31.) What other features are being included?**

- A space provision with electrical outlet for a washing machine.
- A space provision with electrical outlet and drain pipes for airconditioning units.
- Electrical outlet for water heater.

**32.) Is the unit telephone and cable tv ready?**

Yes.

**33.) Is there an individual metering for water and electricity?**

Yes.

**34.) Are all units combineable?**

Yes, a specific deadline (before construction starts) will be set regarding the cut off of accepting what units are to be combined as per vecino's request. The wall in between the units will be excluded converting it into one unit.

For requests beyond the deadline, a door can be placed in between the units to serve as access to making it a combined unit.

# FEATURES

**1.) How many floors are there for West Tower / North Tower and what is the difference from each other?**

- There are 15 floors plus a roof deck where the laundry cages are located.
- The only main difference is that the 2 bedrooms unit has a maid's quarter for the North Tower while the West Tower does not have; the rest are all the same.

**2.) Are there balcony units?**

Yes. There are 88 units with balcony out of the 157 total units.

**3.) What is the average ceiling height (vertical clearance) of each unit?**

- Hallways : 2.40 M
- Kitchen : 2.50 M
- T & B : 2.30 M
- Living, Dining & Bedrooms : 2.75 M

**4.) What is a studio unit?**

It is a self-contained single unit which combines living and bedroom, and sometimes has a kitchen.

**5.) What is a loft unit?**

A loft unit is a one open room having the bedroom in the attic while the kitchen and living room comprises the first floor.

**6.) What is a garden unit?**

These units are classified into two, the units in the ground floor have garden view while the units in the 5th floor have space provisions for a garden.

**7.) Is there a view?**

There is a sea view on the east side; a mountain view on the west side and a 360 degrees of the cityscape.

**8.) How many elevators / lifts inside a tower?**

There are two elevators per tower.

**9.) Is the building compliant to the accessibility law?**

Yes, two elevators are provided and hallways are wide enough for convenient circulation.

**10.) Do we have fire/safety provisions?**

We have a standard fire alarm and smoke detector system and a fully automated fire sprinkler system.

**11.) Where are the fire escapes located?**

Fire exit stairs are strategically located in every floor.

**12.) What is the development's water source?**

There is an overhead and underground tank that sources the water from the nearby MCWD main distribution line at M.J. Cuenco.

**13.) In case of brownouts, is there a stand-by generator to supply power to the building?**

Yes, there is a 24 hours standby generator.

**14.) What is the security system of the development?**

There's 24 hours security and the entire residential enclave is fenced with surveillance cameras placed along the perimeter. A gated and fully guarded entrance separates the residential area from the commercial area.

**15.) Is there a car parking slot available?**

Yes, there are common parking areas in the ground floor (10 car parking slots for guests) and the parking areas to be owned by the unit owners are on the 2nd to 4th floors.

16.) **How many car parking slots (for sale) are available for the unit owners?**

74 car parking slots.

17.) **Can we choose the location of the car parking slot we want?**

Yes, on a first come first serve basis. However, certain parking slots are allocated to the 2 bedroom units and loft unit buyers. They may still however choose their preferred parking on a first come first serve basis.

18.) **Is there a motor parking slot available?**

Yes.

19.) **How many motor parking slots are available for the unit owners?**

10 motorcycle parking slots .

20.) **Can we choose the location of the motor parking slot we want?**

Yes, on a first come first serve basis.

21.) **What is a laundry cage?**

A laundry cage is a 1.18 square meter spaced used for hanging/ drying washed clothes/ items.

22.) **Are there laundry cages available?**

Yes, located on the roof deck.

23.) **How much is the laundry cage?**

It is not for sale, but it comes for free with the unit – 1 laundry cage per unit. Cages are pre-assigned already.

24.) **Are there storage rooms available?**

Yes.

25.) **How many storage rooms are available?**

17 storage rooms.

26.) **Can we choose the location of the storage room we want?**

Yes, on a first come first serve basis.

27.) **How big is a storage room?**

4-9 sq m in the parking area floors and 3-3.9 sq m in the roof deck.

# FINANCING

**1.) What is the price range for each unit?**

Prices for West and North tower units are found in The Persimmon web page.

**2.) How much is the reservation fee?**

- Reservation fee for the unit is P25,000.
- Reservation fee for car parking slot is P10,000.
- Reservation fee for motorparking slot is P5,000.
- Reservation for storage room is P5,000.

**3.) How can I make my reservation?**

Reservations can be made thru any AboitizLand representative.

**4.) Is the fee refundable?**

Reservation is non-refundable.

**5.) Is there a discount if I'll buy more than 1 unit?**

We do not have volume discount.

**6.) Is there a cash discount?**

Yes, 10% for spot cash.

**7.) What's the financing scheme? With or without downpayment?**

The financing options are found in The Persimmon web page.

**8.) What bank do you prefer or recommend if I have my lot financed by a bank?**

Refer to finance dept for our accredited banks.

**9.) What if I will pay the balance in full before it is due, do I get any rebate or discount?**

No rebates/discounts.

**10.) If I can pay more than my monthly amortization, how shall my excess payment be treated? Are you going to deduct it right away to the principal balance?**

All excess payments will be applied to the next amortization amount that is due for payment.

**11.) I am based abroad, how will I make my reservation or sale transaction? Where and how will I make my payments?**

You can pay through Telegraphic Transfer (TT) and/or issue a Special Power of Attorney (SPA) to a person you are giving authority to transact for you.

**12.) If I can convince my friends to buy, will I get anything?**

You can inquire regarding our Referral Program.

**13.) When can I start to move in to my unit?**

Upon full payment and completion of the unit.

**14.) If I already paid several months and later on I decided to transfer to another unit, is this acceptable?**

This is on a case to case basis and subject for approval by top management.

**15.) I'm based outside of the Philippines. Are there costs involve on my part if I pay my amortizations thru TT (telegraphic transfer)?**

Yes there is. The amount depends on the institution. It will take more or less 3 banking days to transfer the account. Just fax to us your transaction details every time you have a wire transfer.

**16.) How much is the penalty for late payments?**

3% monthly.

17.) **Aside from peso cash and check payments, can I also pay AboitizLand in dollar?**

Yes, the rate will depend on how much is the prevailing foreign exchange rate on the market. Refer to finance for more details.

18.) **Can I request to move my monthly dues?**

Yes, subject to approval.

19.) **How much is the average cost per square meter ?**

- refer to the price list

20.) **How much is the cost of a car-parking slot?**

- refer to the price list

# PROPERTY

**1.) Can we repaint/ remodel the unit in the future?**

Yes, with prior approval from the Condo corporation.

**2.) Is there a warranty and what is the duration/coverage?**

Yes. There is architectural warranty for one year.

**3.) What is the garbage disposal system inside the tower?**

There is a garbage room located in every floor and a person in-charge assigned by the Condo Corp. makes the regular collection of garbage from the said room.

**4.) Can we bring in pets inside the tower?**

No.

**5.) How much is the association dues and when will we start paying?**

- P40-50/square meter.

- One month after turnover of units.

**6.) What will I do if I plan to sell my unit?**

The owner must inform the Condo Corp. of the intention to sell and the latter will issue a clearance. The owner should sell his unit together with his parking/ and or storage unit (in case the owner has one).

**7.) What will I do if I plan to sell my parking/ and or storage unit only?**

The owner should sell it only to residential unit owners.