

FREQUENTLY ASKED QUESTIONS FOR SANDARI CALATAGAN

1. What is the exact location of Sandari Calatagan?

Sandari Calatagan is situated at Sitio Tambo, Brgy. Bagong Silang, Calatagan, Batangas

2. What is the distance between Sandari, Calatagan, and Metro Manila?

Sandari Calatagan is 132 kilometers away from Metro Manila.

3. What's the meaning of "sandari"?

Sandari comes from the Sanskrit words zaanta and dhari, which translate to "a peaceful valley." Moreover, Sandari is a wellness community that is focused on the three core principles of eat, move, and sleep.

4. Tagline of Sandari Calatagan?

The tagline of Sandari Calatagan is "Wellness Residences".

5. How many hectares are in Sandari Calatagan?

Sandari Calatagan has a total area of 35.5 hectares.

6. What is the width of the coastline at Sandari Calatagan?

The width of the coastline at Sandari Calatagan varies depending on the tide. During high tide, the width is approximately 1 meter, while during low tide, it is more or less 40 meters.

7. What is the length of the beach frontage or coastline at Sandari Calatagan?

Sandari Calatagan has a beach frontage or coastline that spans approximately 135.75 meters.

8. What are the dimensions of Sandari Calatagan?

Sandari Calatagan has different dimensions for different areas. The Amani section of Sandari Calatagan has an irregular shape with a width of approximately 140.75 meters and a length of 395 meters. Additionally, the provincial road within Sandari Calatagan has a width of 60 meters.

9. What is the elevation of Sandari Calatagan? Per Phase?

The highest elevation in Sandari Calatagan is approximately 70 meters above sea level, and it is in the Seaweeds Enclave (Phase 2). The lowest elevation is around 10 meters, which is also in the Seaweeds Enclave (Phase 3).

PHASE 1: The highest elevation is 69 meters above sea level, while the lowest elevation is 15 meters.

PHASE 2 : The highest elevation is 70 meters above sea level, while the lowest elevation is 24 meters.

PHASE 3 : The highest elevation is 14.65 meters above sea level, while the lowest elevation is 9.56 meters.

PHASE 3A : The highest elevation is 28.71 meters above sea level, while the lowest elevation is 15.93 meters.

10. What is the architectural theme of Sandari Calatagan?

Sandari Calatagan features a modern, tropical architectural theme. The design embraces elements of modernity while incorporating a tropical essence, creating a harmonious blend of contemporary aesthetics and natural surroundings.

11. What are the main features of Sandari Calatagan?

Sandari Calatagan is primarily focused on providing a wellness-focused living experience. The project is designed to offer a range of amenities and facilities that promote a healthy and balanced lifestyle. These features may include dedicated wellness and fitness facilities, nature trails, meditation areas, and other elements aimed at enhancing the well-being of residents.

12. Which amenities can be used for functions and events?

We have a clubhouse in the residential village that can be used for functions and events. Likewise, we also have an event space in the beach club that can be rented for a fee by the lot owners or residents.

13. What is the width of the main road at Sandari Calatagan Village?

The main road at Sandari Calatagan has a width of 16 meters.

14. What is the width of the secondary road at Sandari Calatagan Village?

The width of the secondary roads ranges from 10 to 12 meters.

15. What is the width of the entrance of Sandari Calatagan Village?

The width of the main entrance to Sandari Calatagan Village is 21 meters.

16. Name the different ways to get to Sandari Calatagan.

If you take the Sta Rosa Exit of SLEX, the distance from there is 100 kilometers, which is equivalent to 2 12 hours, and from the Sta Rosa Exit of CALAX, the distance is 92 kilometers, which is equivalent to 2 hours and 15 minutes. Moreover, from Calatagan Town Proper, the distance is 6.5 kilometers.

17. When did the Pre-selling begin? How much per square meter?

The preselling began in June 2023. The prices of the lots per square meter range from P16–17,800/sq m.

18. Date of groundbreaking?

The groundbreaking ceremony of Sandari Calatagan took place on April 26, 2023.

19. Total number of residential lots in Sandari Calatagan Village?

In total, Sandari Calatagan Village has a total of 659 lots.

Phase 1, the Seaweeds Enclave has 384 lots.

Phase 2, the Coral Enclave has 143 lots.

Phase 3&3A, the Seashell Enclave have 132 lots

20. What is the percentage sold?

As of the moment, we are still under the LOI stage, and we have just started doing it, and gladly, we have been getting signed LOIs already.

21. Easements and setbacks?

For easements and setbacks, please see below.

- 1. Below 500 sqm: 2 meters back; 2 meters both sides; 3 meters front. For corner lots, 2 meters back, 2 meters side, 3 meters beside the road, and 3 meters front*
- 2. Above 500 sqm: 2 meters back, 3 meters sides, and 5 meters front. For corner lots, 3 meters back, 2 meters side, 5 meters beside the road, and 5 meters front.*

22. Average cost to construct a house?

The price per square meter to construct a house ranges from P40k to P45k per sq meter.

23. Name all the phases of Sandari.

Sandari Calatagan has three phases. Phase 1 is called the "seaweed enclave, Phase 2 is called the "coral enclave," and Phases 3 and 3A are called the "seashell enclave.

24. Will there be a hotel in Sandari in the future?

As of the moment, there is no plan yet, but in the future, our company will develop a condotel in the commercial area in front of the residential village.

25. Commercial area?

Yes, there will be a commercial area on the facade of the residential village. The total area of the commercial area is 36,632 square meters.

26. When is the construction or delivery date of the FF?

- 1. Beach Lot: The construction of the beach will commence in June 2023 and finish by February 2025.*
- 2. Commercial Area: The construction of the commercial area will begin in April 2024 and finish by November 2027.*
- 3. The Seaweeds Enclave: This phase's construction will commence in December 2023 and finish by November 2025.*
- 4. The Corals Enclave: The construction of this phase will commence in March 2025 and finish by September 2026.*
- 5. The Seashells Enclave: This phase's construction will begin in December 2025 and finish by December 2027.*

Sandari Calatagan will be turned over in 2028.

28. How much is the fee for other charges? And what does it consist of?

The fee for the other charges is 6.5%, which is based on the list price. The other charges consist of DST, Certification Fee (CAR), Municipal Fee, Transfer Tax, Registration Fee (REM), Legal Research Fee, IT Service Registration Fee, IT Service Issuance of Title, Entry Fee, Issuance of Title Fee, and Fee for Additional Pages.

29. Name the basic requirements for purchasing a lot.

Below are the basic requirements when purchasing a lot from Sandari Calatagan.

- 1. Fully signed and filled-up forms (Reservation Agreement Form, Buyers Info Sheet, 1904 BIR Form, Data Privacy Agreement, and Undertaking)*
- 2. 2 government-issued IDs (both sps. If married)*
- 3. Birth Certificate (if single); Marriage Contract (if married)*
- 4. 1x1 or 2x2 ID pic*

30. Name the Chairman, President, EVP, and AVP for Sales of CPMC.

Chairman: D. Edgard A. Cabangon

President: Dominga Michelle Cabangon-Chua

EVP: Maureen S. Azarcon

AVP for Sales: Rosamia D. De Guzman

31. Who is our concept architect?

The architectural firm that designed the concept of Sandari Calatagan is the RDBT Construction Corporation, which is headed by architect Rafael Tecson.

32. When a buyer reserves a lot, who should be the payee of the reservation check?

All checks to be issued as payments for the purchased lot should be payable to Citystate Properties and Management Corp., or CPMC.

33. What are the amenities and facilities of the Amani Beach Club?

Club Amani's concept is also wellness, and thus, its amenities and facilities are designed to help the guests achieve their optimum level of well-being. To name a few, this beach club will have a glamping site, casitas, an infinity pool, restaurants, a spa, a gym, and an events venue.

34. What are the other companies the Cabangon Chuas owns?

The Cabangon Chua family owns many companies in various industries. It has a memorial park, which is the Eternal Gardens; media, which are the Business Mirror, CNN Philippines, and Home Radio; and now, they will be launching Aliw 23. It also has an insurance group for both life and non-life; we have Fortune Life and FGen. It also has hotels like the Manila Grand Opera Hotel and the Citystate Towers Hotel. Furthermore, it has companies in the car dealership industry such as Isuzu Gencars and Kia. The company is diversified, and it has companies in almost all industries.

35. What does the client need to do regarding their contract if they are based abroad?

The client shall execute an SPA for the acquisition of the property.

36. How long does it take to process the signed contract before we get the client's copy?

The clients will have their copy of the signed Contract to Sell within one (1) month from the date of reservation.

37. How are we different from Casobe, Seafront, and Playa Laiya?

Sandari Calatagan is the only residential community that offers a wellness concept that aims to help its residents have a healthy life. Moreover, it is the only residential community in the area that has an organic farm, which will help its residents sustain their healthy eating habits.

38. What will you see at the site now when you go there?

As of the moment, clearing has started in some parts of the property, and hence, nothing is visible yet.

39. Where is the nearest hospital from Sandari, Calatagan?

Sandari Calatagan is near the town proper of Calatagan, Batangas. The nearest hospital is the Medicare hospital, but there is a bigger hospital in Balayan, which is 30 minutes away from the property. It is also near the public market in Calatagan.

40. Can we use the credit card to pay for the reservation and monthly amortizations?

Yes. We do allow credit card payment for the reservation fee. For the monthly payment, only check payments are accepted.

41. Is VAT included in the discounts we give?

No, since the computation of VAT is based on the total list price net of discounts.

42. Who is the Master Planner?

The master planner of our project is the RDBT Construction Corporation, which is headed by architect Rafael Tecson.

43. Who is the architect of Club Amani?

The architect of Amani Beach Club is the RDBT Construction Corporation, headed by architect Rafael Tecson.

44. Who is the developer?

Sandari Calatagan is developed by Citystate Properties and Management Corporation, a boutique real estate developer that aims to develop wellness residential communities in the Philippines.

45. Who is doing engineering design?

The engineering design of Sandari Calatagan is done by CPMC's in-house engineering team, headed by Engineer Mar Hilario, the company's VP for Land Development.

47. What's the standard uniform for manning the site?

All staff at Sandari Catalagan will have a standard uniform that must be worn at all times when they are in the community. It is a polo shirt with designs aligned with the brand of Sandari Calatagan.

49. What is the minimum number of guests a lot owner can bring to Club Amani and Main Club? How much is the entrance fee for guests?

Lot owners can bring in as many guests as they want to the Main Club and Amani Beach Club. However, the guests that will be brought in will pay for the entrance fees for both the main clubhouse and Amani Beach Club. Moreover, access to both is subject to the beach club's and main club's availability.

50. Are guests allowed to enter and use the club facilities and amenities even if the lot owner is not with them?

Yes, they can use the main club and the beach club even in the absence of the lot owners and residents, provided that an endorsement letter is submitted to the administration office beforehand. Likewise, the entrance fees must also be paid fully.

51. Can non-lot owners use the pool?

The village clubhouse is exclusive to lot owners only, while the beach clubhouse will be open to both lot owners and non-lot owners.

52. Will there be a shuttle service within the project?

Yes, there will be a golf cart at the beach club. Guests who need to be fetched from the entrance of the beach club must be booked in advance.

53. What are the different payment terms?

Standard payment terms:

- 1. Spot Cash with a 15% discount*
- 2. 10% spot with 10% discount on the spot DP, 20% in 24 months, 70% balance bank financing*
- 3. 20% spot with 20% discount on the spot DP, 80% balance in 36 months*
- 4. 40% in 42 months, 60% balance in bank financing*
- 5. Deferred Cash: 36 months of straight payments*
- 6. Deferred Cash: 42 months of straight payments*

54. How much of a discount is given to cash buyers?

A 15% discount is given for spot cash payments.

55. Can we accommodate additional discounts for buyers who buy more than one lot?

Any additional discounts will be subject to the approval of the management.

56. If a buyer reserves a lot, can he or she use the beach right away?

No, since we are still in the LOI stage, the beach is not open yet. However, if the LTS is already out, we can open the beach to our guests, who will reserve a lot on our property.

57. If a buyer decides to back out of the sale, can his or her reservation still be refunded?

Please note that all reservation fees are non-refundable.

58. Can a buyer be allowed to put his or her company name as the owner of the purchased property?

Yes, the buyer can name his acquired property under his company name or corporation with the corresponding requirements.

59. How many water reservoirs will we have?

Sandari Calatagan will have two reservoirs. One will be situated in the seaweed enclave, and the other will be in the coral enclave.

60. Will there be an STP?

Yes, our community will have an STP.

61. What is the percentage of open space?

40% of the property will be allocated to greens and open spaces.

62. Are there existing communities in the area?

There are no existing communities in the area since Sandari Calatagan is in the pre-selling stage.

63. Who are the landowners of the property?

The property is now owned by Citystate Properties and Management Corporation. Before its acquisition, the lots were purchased from different prominent families in Calatagan, and when purchased, the company did a land consolidation to have one title for the different properties purchased.

64. When can a buyer start building their house?

The buyer can already build their house once the project has been completed with roads, electric, and water installations. Likewise, the lot owner who has already completed his down payment can already start building a house in Sandari Calatagan.

65. overhead or underground electricity?

Our electricity in Sandari Calatagan will be overhead and not underground.

67. Removal of trees—plant number of trees?

This depends on the type of trees to be removed from the property. It is the DENR that makes the final decision about whether a particular type of tree will be removed or not. Currently, our company is in touch with DENR to identify the trees that can and cannot be removed from our property.

68. Easements and roofline?

The minimum is 0.75 meters from the roof edge to the property line.

69. Do you accept ex-deals?

No, ex-deals, whether full or partial, are not accepted.

70. How many villas are available? For sale? Unit type?

Amani Beach Club will have a total of 16 villas. 1 out of the 16 villas will be a bridal suite, 2 out of the 16 are executive villas, and the rest will be regular beach villas.

71. What are the facilities and amenities of the Main Club (residential)?

The residential village's main club will have the following facilities and amenities:

- 1. Function hall*
- 2. Organic farm*
- 3. Multipurpose court*
- 4. Picnic Area*
- 5. Infinity Pool*
- 6. Coworking Space*

72. Can the lot owner plant any trees on his property even though there is no house built yet?

A lot owner cannot plant trees on his property when there is no house built yet.

73. Are the edible plants on the organic farm free of charge?

The edible plants on the organic farm are not free. They have to pay for the fruits and veggies that they want to get at minimal costs.