

FREQUENTLY ASKED QUESTIONS

GENERAL

A. What is Canduman Enclaves?

CANDUMAN ENCLAVES is the private cluster of 16 modern homes by boutique middle market developer, ACROPOLISLAND. It is the ideal community for young families who wish for a safe and quiet neighbourhood for their school-aged children. With its proximity to nearby schools and strategic location in the city, CANDUMAN ENCLAVE is a dream come true for young families.

B. Why is it called Canduman Enclaves?

It is called CANDUMAN ENCLAVES because it is an enclosed cluster of modern homes. This helps to deliver privacy and security to the future residents of CANDUMAN ENCLAVE. It is designed with optimum space planning in mind so residents can enjoy their modern living spaces within the right-sized and pleasantly liveable community.

C. Where is it located?

Schools, commercial areas and hospitals are all within reach from CANDUMAN ENCLAVE. To name a few, Ateneo de Cebu, USC-TC, Bright Academy, Woodridge, SM Canduman, Banilad Town Center, Gaisano Countrymall, Cebu North General Hospital and UV-Gullas Hospital.

CONSTRUCTION

A. How many units will be constructed?

There will be a total of sixteen (16) units in CANDUMAN ENCLAVES.

B. What is the lot area of each unit? Floor area?

Lot Area: 101 sq.m to 109 sq.m

Floor Area: Basic 110 sq.m

Enhanced 130 sq.m

C. When will the units be finished?

April 2015 – Completion of architectural construction activities with early move-in option

October 2015 – Full completion of architectural construction activities

D. What is the ceiling height?

2.60 meters

E. Who is part of the design team?

CANDUMAN ENCLAVE is brought to you by a highly-experienced team of real estate professionals, including;

1. Lines Architect headed by Archt. Nestor Liston
2. Architect Rudyard John Abella

F. What is the security system in the compound?

CANDUMAN ENCLAVES will be a gated community with 24-hour security..

G. What is the source of water?

MCWD (Metro Cebu Water District) services our water requirements.

H. What is the Garbage Disposal System?

The common garbage collection system will be in place. Scheduled garbage collection per city regulation is seen below;

Monday – Wednesday – Friday > BIODEGRADABLE

Tuesday – Thursday – Saturday > NONBIODEGRADABLE

I. Will there be drainage for the washing area?

Yes, proper drainage will be provided at the service area and at the back portion of the units.

J. What are the unit fixtures and finishes?

FLOOR: Ceramic tiles

KITCHEN: Granite kitchen counter

TOILET&BATH: HCG - Paper holder, HCG –Towel ring, HCG – Robe Hook,

Lavatory and water faucet

K. Will there be Property Management?

We will be handling property management for the 1st year to set up. Once it is running, we can turn it over to the homeowners.

L. Will we be allowed to keep pets?

1.1 Dogs and cats must be kept within the residential premises and taken out only under leash or property secured by its owner.

1.2 The owner shall be responsible for any and all consequences arising from the conduct of his/her pet, cleaning up the dirt and mess created by his/her pet in the common areas.

1.3 He shall ensure that his pets are vaccinated against rabies.

1.4 No cattle, pigs, sheep, ducks, geese, roosters or rabbits and other livestock or poultry shall be maintained on the lots.

M. How big is the parking lot? How many cars can park?

One car can park conveniently and the parking area is 12.7 sq.m.

The parking varies on the lot area. The end units, though, can have overnight parking on the driveway.

N. Will there be provisions for cable TV, telephone line, etc.?

Yes, these will be part of the provisions.

O. What is the setback between houses?

The houses are part of a duplex. Hence, there will be a firewall between them.

P. How wide is the driveway?

Driveway in the Enclaves varies from 6.24 meters up.

Q. Can the houses be connected if I buy more than 1 unit? What are the restrictions if I do so?

Yes, they can combine the duplex if they wish to.

R. How much is one unit at Canduman Enclaves?

TCP ranges from PHP 4.1M to PHP 4.2M