



**Delta Residences Tower 1
Frequently Asked Questions as of December 6, 2013**

ABOUT THE DEVELOPMENT

1. What do residents have to expect at Delta Residences?

Delta Residences is an integrated development consisting of two residential towers and a unique elliptical retail component. Located within the heart of the city, Delta Residences is Robinsons Land Corporation's pioneer venture in the mixed-use category in the Davao City.

A central feature of the development is a two storey retail component adjacent to the main road, zoned to accommodate casual dining, bars and dessert places. Being a resident makes one a part of a mixed-use complex with choice of retail and dining establishments, setting a new lifestyle dimension in Davao.

Residential unit cuts offer delightful living experience and adequate personal space with generously sized one to two-bedroom units and exclusive amenities thoughtfully designed to promote community convergence.

2. What establishments and landmarks are near Delta Residences?

Educational Institutions	Approximate Distance (in km.)
Ateneo De Davao	2.70
University of Mindanao	5.80
University of Southern Philippines	1.90
Assumption College of Davao	1.10

Regional Mall	Approximate Distance (in km.)
Abreeza Malls	1.00
SM Lanang	1.50
Gaisano Mall	2.60

Hospital	Approximate Distance (in km.)
Davao Doctors Hospital	4.20
CHDC Hospital	5.10
Ricardo Limso Medical Center	4.00
Medical Mission Hospital	2.80

3. How can residents of Delta Residences access the development?

Located in the heart of the Davao's Central Business District, Delta Residences can be accessed through J.P Laurel Avenue. The development has provided main access through the central driveway passing through J.P Laurel Avenue.

All manner of public transportation (public utility jeepneys, taxis and shuttle services) are all readily available and accessible from the development.

4. Who are the project's architect and landscape designer?

Architect	ASYA Design Partner
Landscape Designer	EA Aurelio Landscape Architects

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5. How far are the buildings from each other?

The distance from Tower 1 to Tower 2 is approximately 9.15 meters.

6. How will parking be managed?

Residential parking is exclusively designated at Basements 1 and 2. Customers patronizing the retail establishments may park at the designated Ground Floor Parking.

ABOUT TOWER 1

1. How many floors does Tower 1 have?

Delta Residences Tower 1 is designed to have 27 floors (without 13th floor).

2. What units are offered in the Tower 1?

Unit Type	Unit Sizes (in sqm.)
One Bedroom	31.50 – 49.20
Two Bedroom	53.42 and 58.25

3. How many residential units are on each typical floor?

There are 16 units per typical floor.

4. What will be the surrounding views of the Tower 1?

Currently, views of the Tower 1 are the following:

- North – Northern Davao Town and Mountain View
- South – Davao Gulf
- East – Davao Gulf and Samal Island
- West – Amenity Area, City View and Mountain View

Please note that the Developer cannot make any guarantees or assurances on the condition of the surrounding areas or views, due to future developments in the neighboring lots.

5. Where is the Main Lobby of the Tower 1?

The main lobby is strategically located at the Ground Floor. While the clubhouse adjoining each Tower's main lobby is to be shared by Tower 1 and Tower 2, each tower will have its own elevator lobby.

6. What is the unit floor-to-floor height?

A typical floor-to-floor height is 3.10 meters.

7. Do I have the option to re-layout my unit? Can I combine units?

Prescribed combinations are available for a limited period of time – prior to construction commencement – and subject to approval thereafter. Requests for re-layout outside of the prescribed combinations are subject to approval. Kitchens and bathrooms can only be removed but not relocated.

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8. What are the average sizes of the bedroom, living room, dining room, kitchen and toilet and bathroom?

Area	Averages Sizes (in sqm.)	
	One Bedroom	Two Bedroom
Living/Dining	11.00	14.45
Kitchen	6.90	9.00
Master's Bedroom	7.90	13.45
T&B	5.70	5.52
Bedroom 2	-	11.00
Balcony	4.83	4.83

9. What materials will be used for the units?

	Living/Dining	Bedroom	Kitchen	Toilet and Bath
Floor	Homogeneous Tiles	Laminated Wood	Homogeneous Tiles	Ceramic Tiles
Wall	Painted Plastered Wall			Combination of Painted Plastered Wall and Ceramic Tiles
Ceiling	Painted Slab Soffit (No Ceiling)		Painted Gypsum Board	
Other Deliverables		Bedroom Closet	2-hot plate Cooktop (for 1BR units) Range provision (for 2BR units)	Lavatory
			Single Tub Sink (for 1BR units) Single Tub Sink with drainboard (for 2BR units)	
			Granite countertop	
			Overhead and undercounter cabinets	Single Point Hot Water Line Provision at Shower Area
				Single Tub Washing Machine Provision

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10. Where will the laundry area be located?

Each unit has a provision for washing machine. Nevertheless, drying cages are located at the roof deck. Use of such facilities will be on a first come first served basis.

11. Will there be a garbage holding area?

A garbage holding area is designated on each residential floor while the central garbage holding area is located at Basement 1.

LIVING AT DELTA RESIDENCES TOWER 1

1. What will be the structure of the Condominium Corporation of Delta Residences?

Residents of both towers of Delta Residences will form part of one Condominium Corporation.

2. How much are the association dues?

Association dues will be determined based on the projected cost of maintenance at the time of the completion of the Tower 1 and establishment of the Condominium Corporation.

3. Will the dues for the amenities at the towers be shared among all the unit owners in The Delta Residences?

Tower 1 and Tower 2 amenities, including any amenities committed for delivery with Tower 2, are to be shared by all residents of Delta Residences. Thus, management and maintenance costs for these and other common area facilities shall also be shared accordingly, in the manner to be determined by the development's Condominium Corporation.

OTHER QUESTIONS

1. What are the other fees to be paid aside from the unit cost?

In addition to the Total Contract Price of the unit, fees relevant to the sale such as Turn-Over Taxes, Fees & Expenses, and installation of certain utilities/services (including meter deposits, connection charges and the like) shall also be for the buyer's account. Such fees may be amortized or paid in full together with the retention and prior to unit turnover.

2. When is the target turn-over of the building?

Subject to settlement of all financial obligations, including Turn-Over Taxes, Fees & Expenses, and completion of all required sales documentation, turnover of units will be carried out in tranches determined by floor level beginning 1st quarter of 2019.

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