

# MARIA LUISA ESTATE PARK

## ***FACT SHEET***

The Maria Luisa Estate Park Development is designed to epitomize Cebu Lifestyle at its BEST. The lots were designed to maximize the city, mountain and valley views as well as building potential of every property. Privacy and security are priorities. Ideally located in Banilad, Cebu City, it is the only remaining high-end quality subdivision that can boast of proximity to the heart of the city where home is a mere 5-10 minute drive away from work, school and malls. Once you live in Maria Luisa Estate Park, you wouldn't want to live anywhere else.

**1. How big is the development?**

Maria Luisa Estate Park is a 200-hectare fully developed project. The last phases for sale are broken down to the following:

- Phase 8 – 22 hectares
- Phase 9 – 39 hectares
- Phase 10 – 12 hectares
- Phase 11 – 4.6 hectares

**2. Where is it located?**

Located in Banilad, Cebu City bordered by the Busay and Talamban Hills.

**3. Where are the points to the subdivision?**

Main access is thru Banilad. The 2nd access is thru Nivel hills, Busay that is just 5 minutes away from JY Square, Lahug.

**4. What are the lot sizes?**

- Phase 8 – 230-1,383 square meters
- Phase 9 – 342-1,959 square meters
- Phase 10 – 520-1,467 square meters
- Phase 11 – 700-1,515 square meters

**5. How much is the investment per square meter?**

Maria Luisa Park lots start from as low as Php4,050 per square meter up to Php12,200 per square meter for the super prime lots.

**6. How long will it take to reach the new phases?**

The development is less than 10 minutes away from Cebu's business district.

- From Banilad Gate to Phase 8 – 5 minutes  
Phase 9 – 6 minutes  
Phase 10 – 4 minutes  
Phase 11 – 8 minute
- From Busay Gate to Phase 8 – 8 minutes  
Phase 9 – immediately upon entering  
Phase 10 – 6 minutes  
Phase 11 – 9 minutes

**7. How far is the project from shopping malls and airport?**

- With the Banilad Access, Banilad Town Center, Country Mall is only a 2 – minute drive away.
  - With the Busay Access, JY Square Mall is only a 5 – minute drive away.
  - Airport is 12 kilometers away. Pier is 7 kilometers away
8. **What are the existing amenities?**
1. Park, Basketball Court and Clubhouse in Phase 2
  2. Imported American Playground in Phase 8 (Swings/Slides/Monkey Bar/Seesaw)
  3. Emerald Lake Valley (1.6 hectare park) in Phase 6 where you can enjoy beautifully landscaped picnic grounds, bicycle and jogging path, fully stocked fishing grounds.
  4. The Highland Park at Maria Luisa is a half-hectare project with the most magnificent view of Cebu. This park has a beautiful and scenic Miles Long Jogging Path, World-Class Children's Play Ground and Picnic Areas. All these are designed by world-renowned landscape architect Ms. Shirley Sanders (her projects include the Mactan Shangri-La, The Palace Garden of the Sheik of Dubai, Intercontinental Hotel of Manila and Bohol Beach Club). This is located at the top of Phase 9, close to the Busay Gate entrance.
  5. Basketball and Tennis facilities plus a Playground. These are all located in Phase 9 valley and designed by Cebu's top Architect Ed Gallego
  6. Maria Luisa is big, how can homeowners be assured of their safety and security?  
Security is a priority in Maria Luisa Park. Besides the tight security at each entrance gate, we have 5 guard outposts strategically and visibly located all over the subdivision. Security guards at these outposts are tasked to roam around their respective areas every 2 hours. Phases 9 and 11 have their own-gated entrances with guard. All these are provided to ensure the security of homeowners.

## ***TECHNICAL***

1. **What about the water system? Is there sufficient water supply?**  
Maria Luisa Park has abundant water source with 5 deep wells and water tanks, the biggest of which has a capacity to store 51,000 gallons of water. Stand-by generators are provided to pump water during brownouts to ensure continuous supply. It is more than enough to supply all the residents of Ma. Luisa Park. In terms of Payment, homeowners pay P15 per cubic meter of water.
2. **What is the highest elevation in the subdivision?**  
The highest elevation is 230 meters above mean sea level.
3. **Are utilities like telephone, cable and electricity already in place?**
  - Electricity is ready for homeowner's to tap, this is provided for by VECO.
  - Telephone and Internet DSL connections provided for by Globelines and PLDT.

- Skycable provides for cable connections.
- 4. **Is there a required minimum value of houses to be built?**  
Houses to be built should not cost less than 2 Million pesos.
- 5. **What is the maximum building height allowed and what are the easement requirements?**
  - Houses can be built up to 20 feet from the highest point of property. This is to allow each home to have the best-unobstructed views of the city, Mountains and valleys. Setbacks are 3 meters at the front and easements are 2 meters on the sides and back.
  - Some valley lots in Phase 8 & 9 can enjoy height allowances of up to 28 feet high.
  - Please ask for a copy of the Deed of Registration for detailed information on building regulations.

## ***DOCUMENTATION***

1. **Do all your lots have clean Titles?**  
Yes. We don't sell lots that aren't titled. And we guarantee that all our titles are free from liens and encumbrances.
2. **How long will processing of individual titles take?**  
With complete documents and full payment, it will take approximately 2-3 months to transfer titles to the buyer's name.
3. **When can I build my home in Maria Luisa Park?**  
Full payment is required before you can start building your home.
4. **How much are the Homeowner's dues?**
  - For Lot owners = 50 centavos x area
  - For House & Lot owners = 1.00 peso x area
  - Plus Php 392/month garbage disposal system (12% vat inclusive) (subject to change with out prior notice)

### ***Requirements:***

#### **Buyer (For Individual):**

1. Copy of Community Tax Certificate
2. Two copies – BIR Form 1901; 1902; 1903; 1904; 1905; (whichever is applicable) re: Application for Registration
3. Copy of Taxpayer's Identification Number
4. Buyer's Reservation Form

## **Buyer (For Non-Individual)**

1. Two (2) copies – Articles of Incorporation
2. Two (2) copies – By-Laws
3. Original & Photocopy of Secretary Certificate
4. One (1) copy – Community Tax Certificate
5. Two (2) copies – BIR Form 1901; 1902; 1903; 1904; 1905 (whichever is applicable) re: Application for Registration
6. One (1) copy – Community Tax Certificate of Authorized Representative
7. Two (2) copies – BIR Form 1901; 1902; 1903; 1904; 1905 (whichever is applicable) for authorized Representative re: Application for Registration
8. One (1) copy of T.I.N. of Corporation
9. One (1) copy of T.I.N. of Authorized Representative
10. Buyer's Reservation Form

*Note:* For Buyer's of Agro-Macro Devt. Corp. whose subdivision is located at Mandaue City, a photocopy of the Buyer's Birth Certificate is required if Buyer has no T.I.N.

## **SHOTCRETING WORKS IN PHASE 9-C**

One of the major considerations for success in the Real Estate Industry is the Developer's credibility. MRO Development Corporation (MRO) enjoys a credibility that has been untainted in over 40 years. As a major player in the industry, MRO continues its legacy of providing quality high-end subdivisions to the Cebuanos – where safety and security have always been a priority.

In keeping with this legacy MRO, in 2001, invested a large amount of time and money to secure the unsupported slopes in a portion of Phase 9-C in Busay. The rehabilitation measures included Soil Nailing and Shotcreting, a 1st of its kind in Cebu City. These technologies are prevalent in Hongkong, where the terrain is prone to geologic hazards. Shotcreted areas in Hongkong are able to withstand high-rise structures.

Soil Nailing is the process of drilling holes – 5 to 10 meters in depth – into the mountains. Deformed bars are inserted into the holes and cement is, thereafter, poured through the bars. The poured cement would penetrate and find its way through the holes and cracks thereby strengthening and increasing the safety factor of the lot. Shotcreting, in the other hand, involves the use of wire mesh installed on the exposed surface of the mountains to protect the slopes from erosion. With the use of a Guncrete Machine, a 4 inch thick concrete is plastered and sprayed to cover the mesh.

Soil Nailing and Shotcreting, however, have been applied on the Open Spaces and in areas that are not salable. All Salable Lots in the Park are deemed sound and stable, and thus,

suitable to house construction.

With these mitigating measures, MRO continues to enjoy the trust of not just its homeowners and investors but the government regulating agencies such as the HLURB and the EMB-DENR. This is the same trust and confidence that has made Maria Luisa Estate Park a byword synonymous to beauty and quality.