

General

- 1) What is the distance of The Crestwood Phase to the H:
 - Sports Center - approximately 465 meters (or a minute by car)
 - Main entrance of Westgrove - approximately 3.5 kms (or 3-4 minutes by car)
- 2) How big is the total area of The Crestwood and the number of lots to be opened?
 - The total area for The Crestwood phase is approximately 6.4 hectares. Initial offering of 90 lots will be opened in The Crestwood. Tranche 1 will have 18 lots.
- 3) Is there a separate guardhouse for The Crestwood?
 - No separate guardhouse is designed for this phase. The AWH security will cover this area similar to the rest of the subdivision.
- 4) Will The Crestwood have separate/different Association dues?
 - The Crestwood will have the same assessment for association dues as the rest of the subdivision (based on lot area).

Unit

- 1) Will The Crestwood conform to the theme of the subdivision?
 - Yes, as The Crestwood is a phase of Ayala Westgrove Heights, it is consistent with the Mediterranean theme of the subdivision.
- 2) How many months before the house is turned over to the buyer?
 - Houses will be delivered 18 months after the account is considered booked.
- 3) Is the title for The Crestwood a TCT or CCT?
 - The Crestwood, similar with the rest of AWH, will be titled as TCTs.
- 4) Method of house construction? (traditional hollow blocks or concrete slabs)
 - The Crestwood uses "cast in place concrete" method for all the structural members, underlating concrete slabs for the flooring with homogeneous tile finish for the ground floor and an engineered wood finish for the second floor. As double insurance, minimum 650 PSI load bearing grade concrete hollow blocks (CHB) are used for all walls.
 - Wall thickness ranges from 200mm to 300mm for the interior and exterior walls.
- 5) Are there different choices of colors for the exterior paint of the house?
 - Two-tone paint will be applied for the exterior of the house. The lower portion will be slightly darker than the second floor. An Elastomeric base paint will be applied to better protect it against any superficial cracks and weathering since the paint is flexible and elastic. A minimum of 4 coats of paint will be applied.
 - For the Upgrade option - two-tone Stucco textured paint will be applied. This will give the exterior more character and will be able to maintain a better look over time.

- 6) What is the floor to ceiling height?
 - The ground floor clearance will be approximately 3.15 meters. Ground floor rooms with coves will have an additional 0.20 meters clearance, which brings it to a maximum total clearance of 3.35 meters ceiling height.
 - Double height ceiling for the living room will be approximately 6.55 meters.
 - The second floor clearance will be approximately 2.8 meters. Second floor rooms with coves will have an additional 0.20 meters clearance, which brings it to a maximum total clearance of 3.0 meters ceiling height.

For better appreciation, houses commonly have a ground floor clearance of approx 2.7m to 2.9m only while the second floor room is only at 2.5m to 2.7m.

- 7) Do the houses have heat insulators in the ceilings and walls?
 - The Crestwood uses steel roof framing for the whole roof and use concrete tiles with under sheeting and reflective insulation. Compared to the traditional insulation wherein the material just absorbs heat and lets it inside the ceiling cavity, the type of insulation we install reflects the heat and helps maintain a lower temperature inside the ceiling cavity.
- 8) Is landscaping and perimeter fencing included?
 - Landscaping and perimeter fences are not included in the packages. Lot owners are welcome to provide their own landscaping and fences (subject to DOR conformity).
- 9) If client request modifications or hold installations, do we allow this and up to what stage of the purchase?
 - Buyers can only prescribe "hold installation of finishing materials". Buyers must indicate such items on or before giving the down payment.
 - Any and all materials under the "hold installation" order will be delivered to the client on-site together with the house and will not be discounted from the selling price.
- 10) If clients decide to knock down their Crestwood house, will they be allowed to do so?
 - Yes, but any new house constructed on the lot will have to conform to the DOR.
- 11) How about if client wants to construct a house extension, is this possible?
 - Yes, provided that the extensions are within the DOR. Please note that in doing such, warranties will automatically be void.