

An Overview of the Retirement Program of the Philippine Government thru the



Updated as of 22 February, 2017



Retirement. More fun in the Philippines

Map of the World with the “Most Googled Product” for each Country *by Fixr.com*

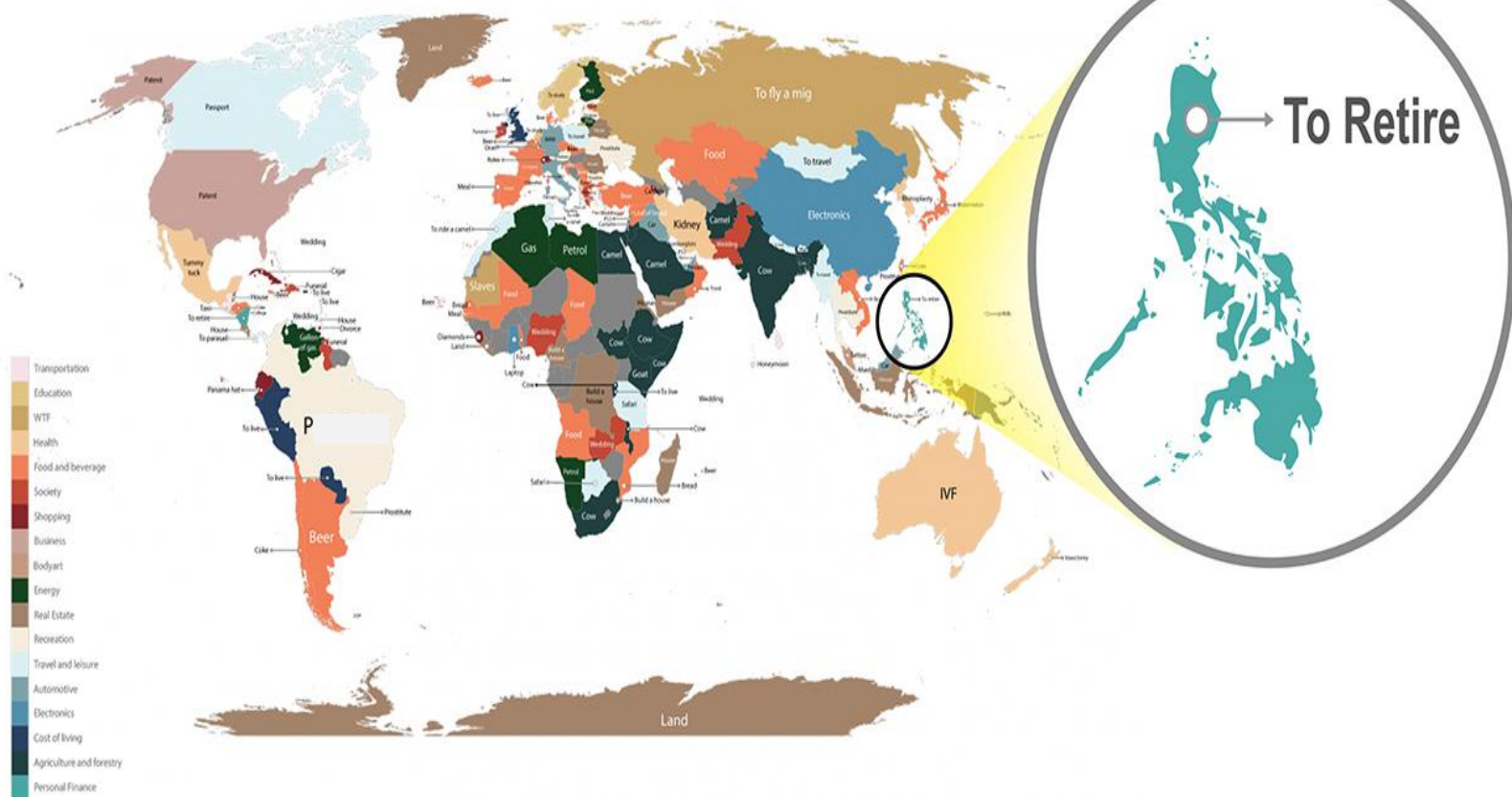




PH: Top Global Retirement Destination

Map of the World with the “Most Googled Product” for each Country *by Fixr.com*

The World



Philippines: Top Global Retirement Destination

19th	World's Best Places to Retire 2017 International Living, Annual Global Retirement Index
17th	2017 Best Countries for Raising a Family InterNations Survey
23rd	Expat Destinations 2016 InterNations Survey
	20 Best Foreign Retirement Havens for 2015 (Tagaytay & Subic) Forbes Business Magazine
8th	Top Expat Destination 2014 InterNations Survey
7th	The 21 Best Places to Retire Overseas 2014 Live & Invest Retire, Overseas Index



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BUSINESS INSIDER
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FINANCE

These are the 19 best countries for raising a family, as voted by expats

LIANNA BRINDED | FINANCE | FEB. 8, 2017, 4:44 PM

17. Philippines – The country is one of the best in the world for quality of education, for family well-being, and being a place that has a friendly attitude towards children, according to expats.

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Best Places to Retire Abroad: The Philippines

Beautiful beaches and fresh seafood delivered to the door are among the draws for one couple.



The Chocolate Hills are a big scenic draw on Bohol island. (PHOTO LOOKS DONAVENTURE/GETTY IMAGES)

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Why ASEAN Homeowners are Turning to Solar Power

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Angry with Me - Samantha Bee and Jessica Williams... MAKERS "I Could Write Better Than Any of Them"

Best Places To Retire Abroad: The Philippines

The Wall Street Journal | By Charles Frost

Posted: 06/01/2015 10:41 am EDT | Updated: 06/01/2015 2:59 pm EDT



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Retire in the Philippines

www.investopedia.com/articles/personal-finance/031815/retire-philippines-200000-savings.asp

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Retire in the Philippines with \$200,000 of Savings?

By Jean Folger | Updated July 5, 2016 — 2:38 PM EDT

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More and more people are choosing to retire abroad to enjoy a better climate, new experiences, access to affordable healthcare and a lower cost of living. One destination long popular with expats is the Philippines, a nation that spreads out over more than 7,000 islands. Its borders are Taiwan to the north, the Pacific Ocean to the east, Indonesia and Malaysian Borneo to the south, and the South China Sea to the west. A large expat community enjoys everything the country is known for – beaches, beautiful scenery, tropical climate and friendly locals – plus affordable healthcare and a low cost of living. Other perks: The Philippines extends a number of incentives to expat residents, including discounts for the 60+ crowd and the duty-free import of household goods.

Have a question? Ask a financial advisor.

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Saudi Gazette

Monday, 15 June 2015
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PHILIPPINE INDEPENDENCE DAY

SRRV — simply the best

A photograph of five women standing in a field of yellow and red flowers. They are all smiling and wearing hats. One woman is holding a basket of flowers. The background shows a misty, mountainous landscape.

ABOUT 27,000 foreign retirees from 107 countries have chosen, and lived in the Philippines through the Special Resident Retiree's Visa (SRRV) of the Philippine Retirement Authority.

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The Market

Potential Retirees in select Markets

CIA World Fact Book)



	25 to 54 years old	55 to 64 years old	65 years old & over
China	640,159,860 (47.2% of population)	153,489,068 (11.3% of population)	130,748,905 (9.4% of population)
Japan	48,403,298 (38.1% of population)	16,814,825 (13.2% of population)	32,750,308 (24.8% of population)
Korea	23,175,834 (47.3% of population)	6,093,531 (12.4% of population)	6,209,516 (12.3% of population)
USA	127,124,423 (39.9% of population)	40,029,303 (12.6% of population)	46,179,004 (13.9% of population)



World Situation

Global Demographic Trend: CONSEQUENCES

- Pension payments to retirees in developed countries have become **UNSUSTAINABLE**
- Pension of \$1,000 - \$1,500 is insufficient to live in these countries
- Retiring and retired nationals of these countries are seeking alternative & affordable retirement places





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The Authority's Background

PRA is mandated to **develop** and **promote** the Philippines as a retirement haven as a means of accelerating **the social and economic development** of the country strengthening its **foreign exchange position** at the same time providing further best quality of life to the targeted retirees in a most attractive package.

Mandate

(EO 1037)



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The Authority's Background



Governing Laws

Executive Order No. 1037 created the Philippine Retirement Park System (now PRA) as a government-owned and controlled corporation on July 4, 1985.

1

Executive Order No. 26 placed the PRA under the supervision and control of the BOI-DTI on August 31, 2001

2



Republic Act No. 9593 otherwise known as Tourism Act of 2009 made PRA an agency attached to the DOT on May 12, 2009

3



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PRA's Core Product

- SPECIAL RESIDENT RETIREE'S VISA (SRRV)



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Special Resident Retiree's Visa (SRRV)

Benefits of SRRV Holders

- Option to reside permanently in the Philippines
- Multiple Entry and Indefinite Stay Privileges



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Special Resident Retiree's Visa (SRRV)

Benefits of SRRV Holders

- Exemptions from the Bureau of Immigration Alien Certificate of Registration Card (ACR-I Card)
- Exemption from Customs Duties and Taxes for the importation of household goods and personal effects up to US\$7,000.00;





Special Resident Retiree's Visa (SRRV)

Benefits for SRRV Holders

- Exemption from paying tax from pension and annuities;
- Exemption from paying the Travel tax;
- Exemption from securing the Student's Visa/Study permit;



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Services offered by PRA to Retiree-members



Offers seminars to retirees on topics such as Living in the Philippines, Doing Business in the Philippines, Healthcare for Retirees, Discussion on Last Will & Testament

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PRA Social Dynamics Activities

March 8: Summer Opening Event



April 28: Lakbay-Saya (Field Trip)



May 26: Family Wellness Event



June 16: Socio-Cultural Month



July 4: 27th Foundation Day



August 18: PRA Sports Fest
(Fun Games)



September 15: Elderly Month



October 20: Retirement Mission
Month (Volunteerism)



November 10: Diet & Nutritional
Wellness Event



December: Christmas Celebration



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www.pra.gov.ph

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2016 Issue

NEW PRA CHIEF PUSHES FOR FASTER PROCESSING OF SPECIAL RETIREE'S VISA



GM Chy during his presentation of the SRR Visa at the Nikkei Business Forum

The newly appointed head of the Philippine Retirement Authority vowed to fast-track the processing of Special Resident Retiree's Visa (SRRV), also known as "Retirement Visa", for foreign nationals who intend to make the Philippines their retirement destination.

Returning from a recent travel to Japan as guest speaker in a regional business forum, Atty. Bienvenido K. Chy, the new General Manager and Chief Executive Officer of the Philippine Retirement Authority, appointed by President Duterte only last month, disclosed that a good number of Japanese nationals have indicated their interest in retiring in the Philippines and in getting a Special Resident Retiree's Visa or SRRV. "Many Japanese nationals want to retire and make the Philippines their second home. The reason for this is because the cost of living in Japan is very high compared to our country. Another reason is because of the frequent tremors or earthquakes they have in Japan," Atty. Chy said.

"However, they are requesting for a faster processing of their visa, which currently takes three weeks to process. That's why, we're now in the

process of collaborating with the Bureau of Immigration on this plan to cut down the processing of foreign retiree's visa to only one week," Chy added.

During his speaking engagement in Japan, held last November 22, he pointed out before an audience of regional business foundation leaders, that under the current Duterte administration, "things are looking all bright and beautiful in the country, especially for foreign retirees."

"Aside from the usual reason we give to prospective retirees that we are a caring, hospitable, and friendly people, I told my audience that there are now two more reasons to retire in the Philippines—one is our bullish economy, with an impressive 7.1 percent GDP growth in the third quarter; and two, is that our crime rate has drastically dropped under our current national leadership, thereby making the Philippines an investor's haven and retiree's paradise" Chy explained. According to PRA's records, Japanese nationals rank as the fourth largest number of foreign retirees in the country, superseded by Taiwan, 3rd, South Korea, 2nd, and China as 1st.

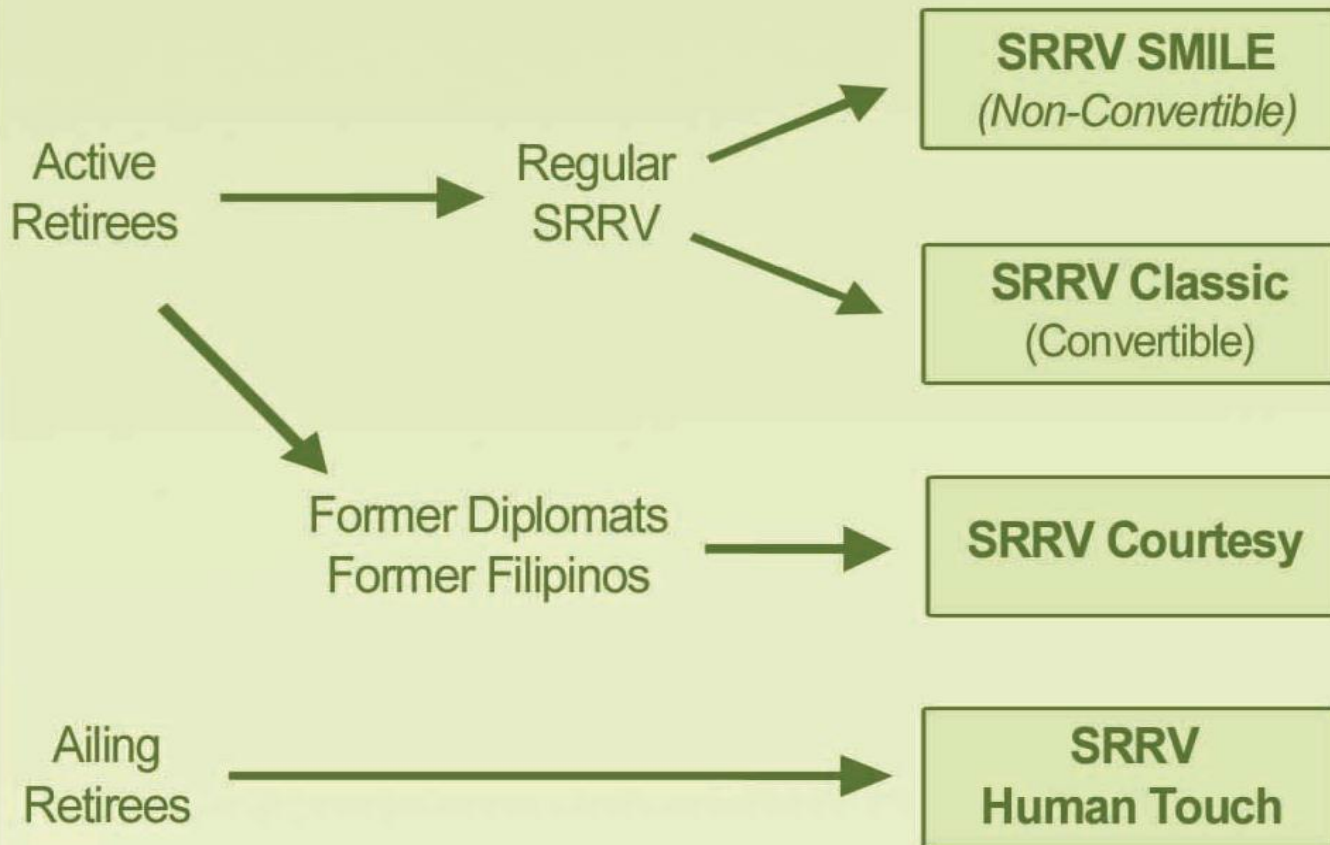


PRA delegates with the Officers of Dela Cruz Co. Ltd. at the Long Stay Fair in Tokyo, Japan held last November 26, 2016 (From L-R: Ms. Noehi Bautista, Ms. Mylele Bool, Mr. Ryoosuke Sasaki, GM Bienvenido Chy, Atty. Estanislao Santa and Mr. Mervin Magbuhat)



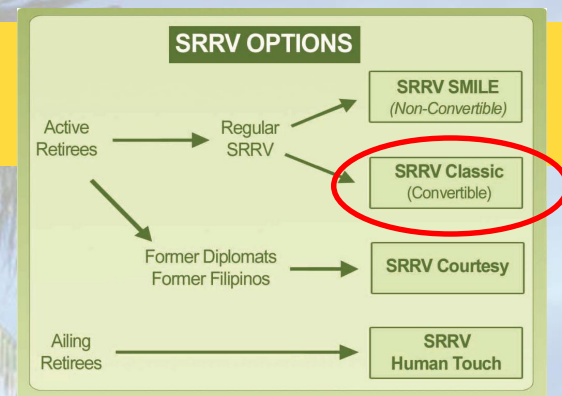
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SRRV OPTIONS





SRRV CLASSIC OPTION



For active/healthy foreign retirees

Principal Retiree applicants must be 35 years old & above

Visa Deposit

For 35 to 49 years old = US\$50,000.00

For 50 years old & above

With Pension = US\$10,000.00

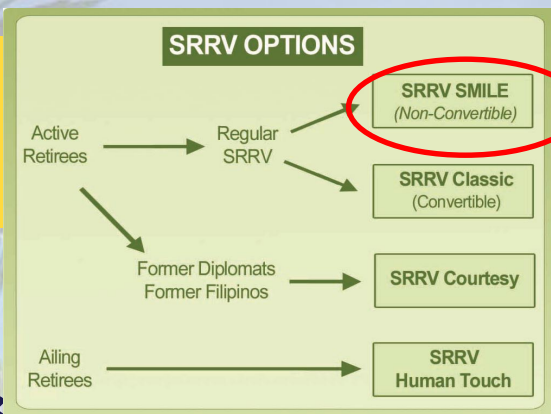
Without Pension = US\$20,000.00

Visa Deposit may be converted to active investment such as purchase of a ready for occupancy condominium unit or long term lease of house or house and lot

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SRRV SMILE OPTION



For active/healthy foreign retirees

Principal Retiree applicants must be 35 years old & above

Visa Deposit = US\$20,000.00

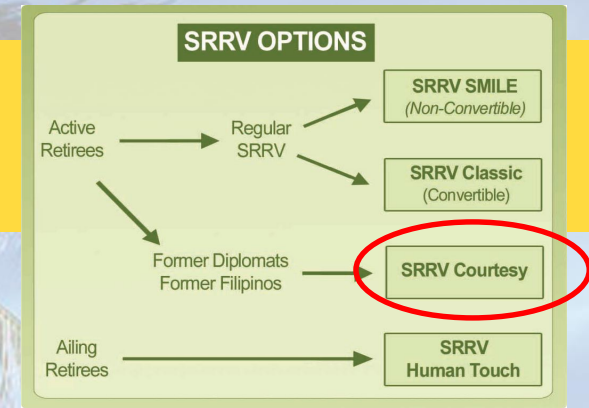
Visa Deposit cannot be converted to active investment

Visa Deposit may only be used for end-of-term obligation

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SRRV COURTESY OPTION



For foreign retirees 50 years old and above who worked for international organizations in the Philippines

For former Filipinos 35 years old and above

Visa Deposit = US\$1,500.00

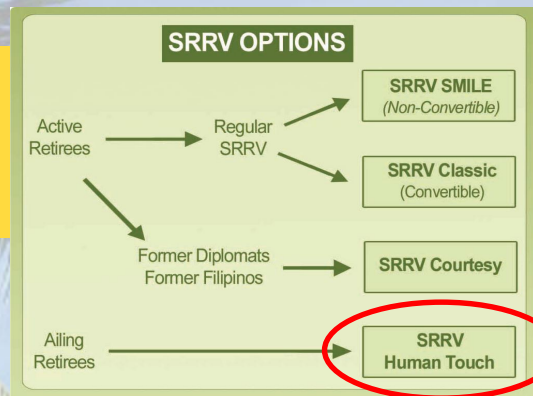
Additional Requirements:

*Certification from the concerned entity/ organization of the position occupied/held by the applicant

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SRRV HUMAN TOUCH OPTION



**For ailing foreign retirees who
need medical care & assistance**

**Principal Retiree applicants must be 35 years old
and above**

Visa Deposit = US\$10,000.00

Additional Requirements

- *Certification from the doctor/hospital re
existing condition of the retiree-applicant**
- *Proof of monthly pension of at least US\$1,500.00**

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BASIC REQUIREMENTS for SRRV Applicants

- 1. PRA Application Form**
- 2. Medical Clearance** (issued in PH or abroad)
- 3. Police Clearance** (issued from last residence)
- 4. + NBI Clearance** (for retirees staying in PH for the last 30 days prior to his PRA application)
- 5. Bank Certification for the Visa Deposit**
- 6. Original Passport with updated Visa/stay**
- 7. Photos**
- 8. Marriage Contract** if spouse will join
- 9. Birth Certificate** for joining children
- 10. Processing/Service Fee US\$1,400 for Principal**
- 11. Processing/Service Fee US\$300 for dependent**
- 12. PRA Annual Fee US\$360 for Principal**

PRA SRRVisa Enrolment (1985 to Dec 2016)



TOP ENROLLEES		
NATIONALITY	TOTAL	
1. Chinese (PROC)	17,001	35.37%
2. Korean	10,085	20.98%
3. ROC (Taiwan)	4,216	8.77%
4. Indian	3,737	7.77%
5. Japanese	3,407	7.09%
6. American	2,242	4.66%
7. Chinese (Hong Kong)	1,306	2.72%
8. British	1,002	2.08%
9. German	597	1.24%
10. Australian	546	1.14%
OTHERS	3,932	8.18%
TOTAL	48,071	100%

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Profile of PRA Retiree-members

Average Age of Principal Enrollees

35 to 39 years old	=	18.08%
40 to 49 years old	=	29.75%
50 to 64 years old	=	39.86%
65 to 79 years old	=	11.22%
80 & above	=	1.09%

Marital Status

Married	=	81%
Single	=	11%
Divorced	=	4%
Widowed	=	3%
Separated	=	1%



Preferred PH Destination

1. NCR (59.17%)
2. Calabarzon *RIV (8.47%)
3. Central Luzon *RIII (6.86%)
4. Central Visayas *RVIIA (5.61%)
5. Davao Region *RXI (2.80%)
6. Cordillera A. Region (1.72%)
7. Negros Island Region (1.69%)
8. Western Visayas *RVI (1.58%)
9. MiMaRoPa *RIVB (.98%)
10. Ilocos Region *RI (.89%)
- Others (10.31%)



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Why Retirees are in the Philippines

- Made the Philippines as their second home* since pension received is not enough for their daily subsistence in their country
- Children are sent to schools/ universities to study English and finish college
- Invest and put up their own businesses
- Makes the Philippines as their half-way home specially during the winter season in their countries
- Makes the Philippines as their weekend get-away place (*scuba dive, play golf*)
- Simply retire from work and voluntarily work for the community



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ECONOMIC IMPACT

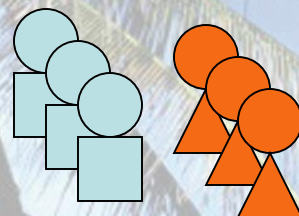
How Retirees can Benefit a Community



They consume goods & services, e.g. housing, food, entertainment, health services, etc.



Retirees also pay taxes that support public goods & services



Some retirees start their own businesses using their own finances



They may help finance joint ventures with local businesspeople

They bring capital into the area, that may be invested locally by local banks

The continuous cycle of consumption & investment creates jobs and stimulates local businesses.

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Business Opportunities under the PRA Retirement Program

Make Presentation much more fun



Business Opportunities



- **Merchant Partners**



- **Retirement Facilities**



- **Marketers**

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Business Opportunities



MERCHANT PARTNERS

Accreditation of service providers such as hotels, resorts, restaurants, drug stores, wellness centers, spas, bookstores, laundry shops, clinics that may give preferential treatment and discounts to PRA retiree-members

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Business Opportunities



MERCHANT PARTNERS

AAP LAKBAY
ACE LOGISTICS
ARGUELLES MEDICAL
ASIAN EYE INSTITUTE
BEST WESTERN PLUS ANTEL HOTEL
CANYON COVE HOTEL AND SPA
CANYON WOODS RESORT CLUB
CEBU ESCROW & TITLE SERVICES
CLINICA MANILA
DE LOS SANTOS MEDICAL CENTER

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Business Opportunities



MERCHANT PARTNERS

CONTINENTAL RENTAL & TOURS INC
ENDERUN TUTORIAL AND LANGUAGE CENTER
FOREVER RICH PHILIPPINES, INC.
FORTMED MEDICAL CLINICS MAKATI, INC.
HEALTHWAY MEDICAL CLINICS, INC
INTERCON DIAGNOSTIC LABORATORY, INC.
JILL SANTOS-CUA & Co. CPA's
LANCASTER HOTEL MANILA
MACOR TRAVEL AND TOURS
MANILAMED MEDICAL CENTER

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Business Opportunities



MERCHANT PARTNERS

MANULIFE PHILIPPINES

N.L. VILLA MEMORIAL MEDICAL CENTER

QUEEN MARY HOLISTIC CENTER

RESONATE TRADING

SACRED HEART DIAGNOSTIC MEDICAL CENTER

SIMPLYNATURE INTERNATIONAL INC

ST. FRANCIS FRANCHISING CORP.

SUNSHINE PLACE SENIOR RECREATION CENTER

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Business Opportunities



RETIREMENT-RELATED FACILITIES

Accreditation of dwellings for PRA retiree-members such as condominium units (RFO & Pre-Selling) and townhouses, houses, house & lots (for long term lease)



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Business Opportunities



RETIREMENT-RELATED FACILITIES – Sole Project Developer (23)

- *168 Residences - Yeeloofa Dev't Corp.*
- *27 Annapolis - Bayswater Realty & Dev't. Corp.*
- *ADB Avenue Tower - Pyramid Construction*
- *Alta Monte Leisure Suites - Don Tim Development*
- *Arya Residences - Artha Land Corp.*



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Business Opportunities



RETIREMENT-RELATED FACILITIES – Sole Project Developer (23)

- *Bayport West NAIA Garden Residences –
Tambo Realty Corporation*
- *BSA Twin Towers – St. Francis Square*
- *Cherry Orchard Suites - LK Global Realty*
- *Forest View Leisure Residences – SBPhil Devt*
- *Golden Empire Tower - Moldex Realty, Inc.*

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Business Opportunities



RETIREMENT-RELATED FACILITIES – Sole Project Developer (23)

- *Hacienda San Benito - Milrose Corporation*
- *iPacific Residences - Pacific Land*
- *Indang Village Phase III-A – Zarcilla Corp.*
- *Lancaster Cebu Resort Residences (At
Kiener Hills) - Pacific Concord Properties*
- *LIG Condominium PhilDipPhil*

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Business Opportunities



RETIREMENT-RELATED FACILITIES – Sole Project Developer (23)

- *One Shangrila Place - Shang Properties***
- *Subic Leisure World Condominium Towers***
- Subic Leisure World, Inc.
- *Subic Homes - Subic Homes***
- *Linmarr Towers - Solid Asian Marketing Corp.***
- *Tagaytay Hampton Villas - Welmanville Development Corp.***

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Business Opportunities



RETIREMENT-RELATED FACILITIES – Sole Project Developer (23)

- *The Boni Tower - RSP Lim Construction*
- *The Horizon - Highlands Prime, Inc.*
- *The Orchard Tower - S & U Real Estate Corp.*
- *YMCA Plaza - Philcentennial Devt Corp.*



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Business Opportunities



RETIREMENT-RELATED FACILITIES – Accredited Projects (97)

Filinvest Land Inc. (5)

Eton Properties Philippines, Inc. (3)

Ortigas & Company Ltd Partnership (2)

Megaworld Corporation (13)

Robinsons Land Corporation (9)

SM Development Corporation (12)

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Business Opportunities



MARKETERS

Accreditation of a) companies such as travel agencies, law firms, hotels, restaurants, other business providers, b) sole proprietors, lawyers, PRC licensed brokers & other individuals who may help PRA promote the SRRV program

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Reminders: Conversion of Visa Deposit to Investment

- Foreigners, generally, may not own land
- Only SRRV retirees under the SRRV Classic Option are allowed to convert their visa deposit into active investment
- Active Investment –
 - Purchase of Condominium units
 - Long Term Lease of Condominium units or house & lot



Reminders:

Conversion of Visa Deposit to Investment

- Conversion of the visa deposit is allowed 30 days after the deposit has been made to a PRA accredited bank and as long as the retiree is already an SRRV holder
- Value of the condo unit to be purchased/ house & lot to be leased must be at least US\$50,000
- Check payment to be issued will be under the name of the owner/developer (*payment to banks or other entities is not allowed*)



Reminders: Conversion of Visa Deposit to Investment

- Visa deposit may only be used for the final payment, if terms of payment is on an installment basis
- SRRV retirees who have purchased a unit prior to joining the PRA program may apply for Substitution (CCT must already be under the name of the Retiree)

A decorative graphic consisting of a grid of colorful squares in shades of red, yellow, blue, and black.

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Requirements - Conversion of the Visa Deposit

- * Letter of Intent
- * Deed of Undertaking
- * Agreement
- * Original of official receipt for the downpayment or reservation for the unit to be purchased
- * License to Sell condominium units issue by the Housing and Land Use Regulatory Board (HLURB)

A decorative graphic consisting of a grid of colorful squares in shades of red, yellow, blue, and black.

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Requirements - Conversion of the Visa Deposit

- * Certification (duly notarized) from the owner / developer of the condominium project on the following;**
 - *that the purchase of the unit will not violate the 40% limitation acquisition of unit by foreign nationals and**
 - *expected date of completion of the condo. project;**
- * Certified true copy (by the Registry of Deeds) of the Condominium Certificate of Title of the unit and parking space**



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Requirements - Conversion of the Visa Deposit

- * Pro-forma Contract to Sell/ Deed of Absolute Sale, the value of the condominium unit should be at least US\$50,000.00 in Philippine Peso equivalent which must contain the following PRA provision/ annotation:

“The herein vendee of the above prescribed property is a participant in the Retirement Program of the Philippine Retirement Authority (PRA), a government corporation created under EO 1037, dated July 4 , 1985 with office address at the 29th Floor, Citibank Center, 8741 Paseo de Roxas, Makati City, Philippines, and as such the condominium Certificate of Title to be issued in his name shall bear the following annotation:

“The sale, transfer, or encumbrance of this property is subject to the approval of the Philippine Retirement Authority (PRA), the owner named herein being a holder of a Special Resident Retiree’s Visa (SRRV), and is, therefore, subject to the provision of Executive Order No. 1037 and its Implementing Rules and Regulations.”



Requirements - Conversion of the Visa Deposit

- * Master Deed with Declaration of Restrictions (certified true copy)
- * Certified true copies (by the SEC) of the Articles of Incorporation, By-Laws and SEC Certificate of Registration of the condominium developer or the condominium corporation (if existing).



Requirements - Conversion of the Visa Deposit

- * Undertaking from the developer /seller (notarized) to deliver/transfer the Condominium Certificate of Title with PRA restriction after One Hundred Eighty Days (180)days from date of full payment, failure to transfer the CCT to the retirees, the seller/ developer will have to return all payments made by the retiree.**
- * Latest Annual Tax Return of the Developer**
- * Surety/Performance Bond (for accredited Pre- selling Condo Units)**



Requirements - Conversion of the Visa Deposit

- * **Surety/Performance Bond (for Ready for Occupancy - if CCT cannot be transferred/ delivered within 180 days)**
- * **Certificate Authorizing Registration**
- * **Tax Declaration**
- * **Waiver of Liability (*for non-accredited RFO project*)**
- * **Ocular inspection of unit by PRA personnel**



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Condominium Certificate of Title

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for Mandaluyong City

Condominium Certificate of Title

No. ~~008-2016001401~~

(Republic Act No. 4726)

IT IS HEREBY CERTIFIED that the unit identified and described as:

UNIT NO. : 3502
DESCRIPTION : 2 BEDROOM (CORNER)
UNIT AREA (SQ.M.) MORE OR LESS : 54.50
BALCONY 1 (SQ.M.) MORE OR LESS : 4.50
BALCONY 2 (SQ.M.) MORE OR LESS : 6.00
TOTAL AREA (SQ.M.) MORE OR LESS : 65.00

OF THE [REDACTED] BUILDING OF "[REDACTED] GARDEN RESIDENCES"
CONDOMINIUM PROJECT

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 22348 which embraces and describes the land located at MANDALUYONG CITY with an area of (TWENTY SEVEN THOUSAND THREE HUNDRED NINETY SEVEN SQ.M. & FORTY SQ. DECIM. (27,397.40)) , is registered in the name of:

Owner: [REDACTED] SINGLE, OF LEGAL AGE, CHINESE CITIZEN,
Address: UNIT [REDACTED] BUILDING, [REDACTED] GARDEN RESIDENCES,
BRGY. HULO, MANDALUYONG CITY,

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. [REDACTED], which is/are cancelled by virtue hereof insofar as the above-identified unit is concerned.

Entered at Mandaluyong City, Philippines on the 29th day of MARCH 2016 at 10:52am.

ATTY. DINNA P. MANTUANO-LAO
Register of Deeds

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Mandaluyong City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry of Deeds of Mandaluyong City. Requested By: WANG X.

Ref. No.: [REDACTED] OR No.: [REDACTED]
Date : 27/7/2016 OR Date : Jul 27 2016
Time : [REDACTED] Amt. Paid : 235.16



LRA 1036294358





Condominium Certificate of Title

MEMORANDUM OF ENCUMBRANCES

: BRIEF TECHNICAL DESCRIPTION

A PARCEL OF LAND (LOT 4 OF THE CONS.-SUBD. PLAN (LRA) PCS-35074 APPROVED AS A NON-SUBD. PROJECT, BEING A PORTION OF LOT 5-A-1, (LRC) PSD-168021, LOT 2, (LRC) PCS-28438, LOT 1-A, PSD-13-010322, AND LOT 1, BLK. 4, PSD-04-003363, L.R.C. RECORD NO. 917), SITUATED IN THE BARRIO OF HULO, MANDALUYONG CITY, METRO MANILA, ISLAND OF LUZON. BOUNDED ON THE NE., POINTS 21 TO 1 & 1 TO 2 BY LOT 5-C, PSD-36613 (PRIVATE ROAD); ON THE SE., & NE., POINTS 2 TO 4 BY LOT 2; ON THE NE., POINTS 4 TO 5 BY LOT 3, BOTH OF CONS.-SUBD. PLAN; ON THE SE., POINTS 5 TO 6 BY LOT 5-B; ON THE SW., POINTS 6 TO 8 BY LOT 5-C, BOTH OF PSD-36613; ON THE SW., & NW., POINTS 8 TO 10, BLK. 4, PSD-04-003363; ON THE NW., SW., & SE., POINTS 10 TO 13 BY LOT 1 OF THE CONS.-SUBD. PLAN; ON THE SE., & SW., POINTS 13 TO 15, BY ROAD LOT 4, PSD-04-003363 (CORONADO STREET); AND ON THE NW., POINTS 15 TO 18 BY ROAD LOT 8; POINTS 18 TO 19 BY LOT 2; POINTS 19 TO 20 BY LOT 2, BLK. 6, ALL OF PSD-04-003363; AND POINTS 20 TO 21 BY LOT 5-C, PSD-36613. X X X CONTAINING AN AREA OF TWENTY SEVEN THOUSAND THREE HUNDRED NINETY SEVEN SQ.M. & FORTY SQ. DECIM. (27,397.40) MORE OR LESS. X X X

(FULL TECHNICAL DESCRIPTION APPEARS ON TCT NO. 22348/T-113)

ENTRY NO. 3592/T-NO. 22348 - DECLARATION OF RESTRICTIONS: THIS DECLARATION OF RESTRICTIONS, AS MAY FROM TIME TO TIME BE AMENDED, SHALL EMBODY SUCH RESTRICTIONS, LIMITATIONS, EASEMENTS, COVENANTS, UNDERTAKINGS AND CONDITIONS AS MAY BE REQUIRED OR PERMITTED BY THE CONDOMINIUM ACT OR THE MASTER DEED HEREIN PROVIDED, SUBJECT TO EXCEPTIONS WHICH MAY BE EXPRESSLY SET FORTH IN THE CONDOMINIUM ACT AND IN THE MASTER DEED. SAID RESTRICTIONS, LIMITATIONS, EASEMENTS, COVENANTS, UNDERTAKINGS AND CONDITIONS SHALL BE DEEMED TO RUN WITH THE LAND, THE BUILDING AND OTHER IMPROVEMENTS MAKING UP THE PROJECT, AND SHALL CONSTITUTE A LIEN UPON THE PROJECT AND EACH UNIT, AND SHALL INURE TO THE BENEFIT OF, AND BE BINDING UPON ALL UNIT OWNERS, PURCHASERS, OR OCCUPANTS, AND OTHER PERTINENT LAWS. AS TO THE TERMS DEALING ON THE MANAGEMENT BODY, MAINTENANCE, REPAIRS, ALTERATIONS, ETC., ASSESSMENTS, REAL PROPERTY TAXES & OTHER IMPOSITIONS, USE LIMITATIONS, INSURANCE, INSURANCE CLAIMS, PROCEDURE & PENALTIES FOR VIOLATION OF RESTRICTIONS AND HOUSE RULES, WAIVER, OBLIGATIONS OF ASSIGNEES, MORTGAGEES, TENANTS & OCCUPANTS OF UNITS, INVALIDITY, AMENDMENT OF THE MASTER DEED & DECLARATION OF RESTRICTIONS, THE DECLARANT & TERMINATION OF DECLARANT'S RESPONSIBILITY, SEE SECS. 2 TO 15 OF THE DECLARATION OF RESTRICTIONS BEARINGS DOC. NO. 345, PAGE NO. 69, BK. NO. IV S. OF

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Ref. No.: 2016000000 OR No.: 101127355
Date: 20160101 OR Date: 20160101
Time: 09:43:30 Amt. Paid: 235.16





Condominium Certificate of Title

CCT No.: 008-2016001401

Page No. 3

2007 OF NOT. PUB. FOR THE CITY OF MAKATI, BASILIO D. GASCON, JR.
DATED MARCH 28, 2007.
DATE OF THE INSCRIPTION - JULY 29, 2008 - 11:30 A.M.

(SGD.) DINNA P. MANTUANO-LAO, ACTG. REG. OF DEEDS

ATTY. DINNA P. MANTUANO-LAO
Register of Deeds

Entry No.: 201600476

Date: June 28, 2016 11:24:58AM

SPECIAL RESIDENT RETIREE'S VISA : EXECUTED BY PHILIPPINE RETIREMENT AUTHORITY THAT THE HEREIN REGISTERED OWNER IS A HOLDER OF A SPECIAL RESIDENT RETIREE'S VISA, "THE SALE, TRANSFER, OR ENCUMBRANCE OF THIS PROPERTY IS SUBJECT TO THE APPROVAL OF THE PHILIPPINE RETIREMENT AUTHORITY, THE OWNER NAMED HEREIN BEING THE HOLDER OF A SPECIAL RESIDENT RETIREE'S VISA (SRRV) AND IS THEREFORE, SUBJECT TO THE PROVISION OF EXECUTIVE ORDER NO. 1037 AND ITS IMPLEMENTING RULES AND REGULATIONS." IN ACCORDANCE WITH DOC. NO. 221, PAGE NO. 45, BOOK NO. XVII, SERIES OF 2016, OF NOTARY PUBLIC FOR CITY OF MANDALUYONG, TRIXIA THERESA B. REYES, DATED JUNE 28, 2016.

ATTY. DINNA P. MANTUANO-LAO
Register of Deeds

It is hereby certified that this is a true electronic copy of the document on file in **Registry of Deeds of Mandaluyong City**, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Issued at **Registry of Deeds of Mandaluyong City**. Requested By: **WANG X.**

Ref. No.: 201600354

OR No.: 10111273698

Date: 7/27/2016

OR Date: Jul 27 2016

Time: 8:04:33 PM

Amt. Paid: 235.16

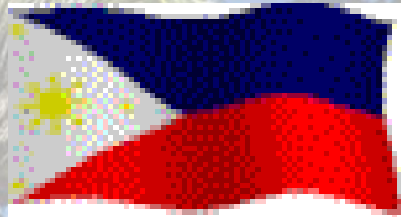
Page 3 of 3



LRA 1038294360

LAND REGISTRATION AUTHORITY CCV FORM
UNOFFICIAL COPY IF NOT OF BLUE COLOR

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THANK YOU!

PHILIPPINE RETIREMENT AUTHORITY
29th Floor Citibank Tower
8741 Paseo de Roxas, Makati City

www.pra.gov.ph

Tel. No. 848-1412

Fax No. 848-1421

Email Add.:

gm@pra.gov.ph

dm_marketing@pra.gov.ph

Unit 8 Bldg 3 Nevada Square
No. 2 Loakan Road, Baguio City
Mobile No. 09175755605
baguio@pra.gov.ph

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