

Overview & Business Opportunities through the



TIEZA Investment Forum

Updated as of April 2017



PH: Top Global Retirement Destination

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



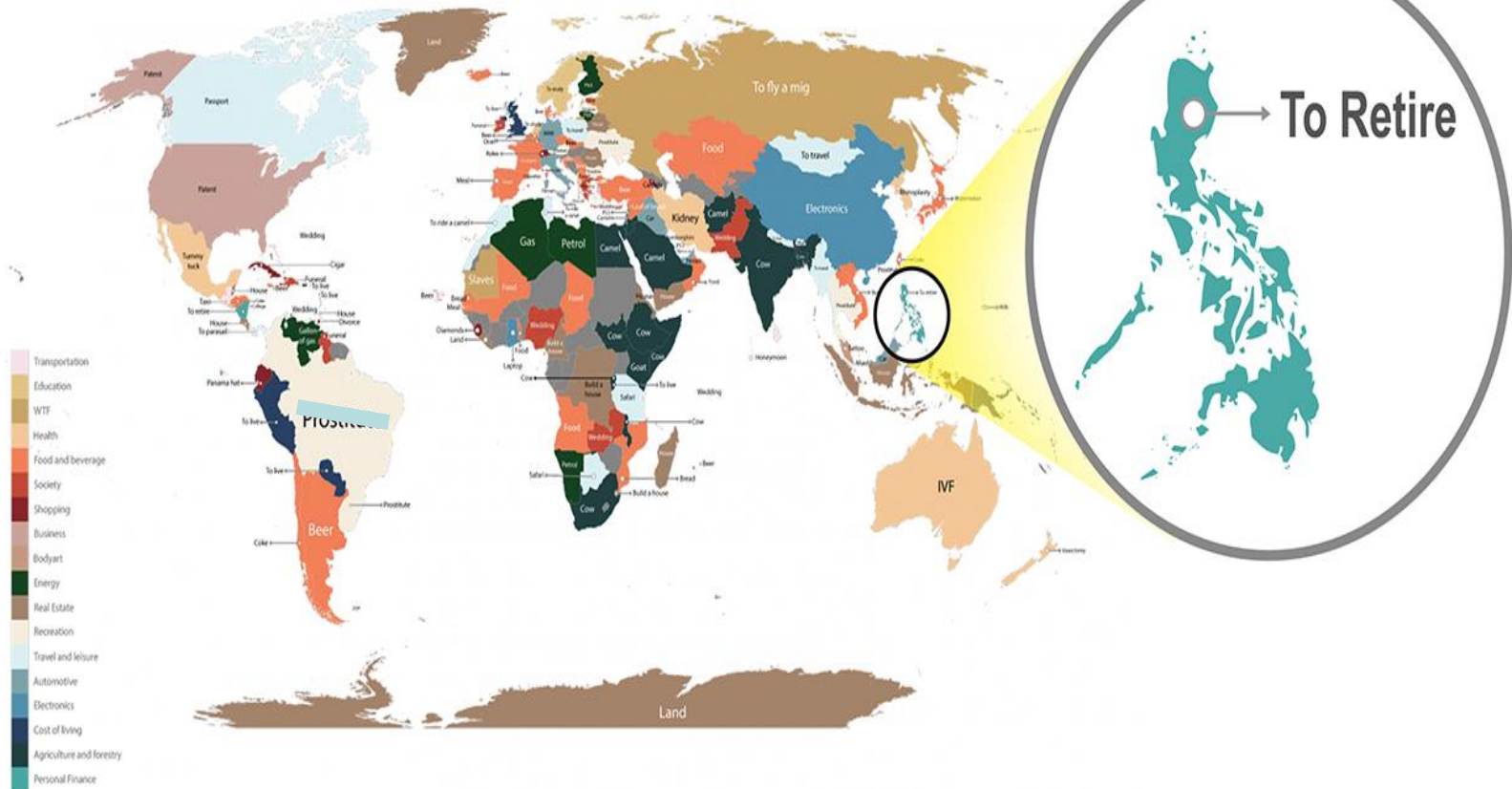
Retirement. More fun in the
Philippines



PH: Top Global Retirement Destination

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

The World



Retirement. More fun in the
Philippines

Philippines: Top Global Retirement Destination

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



PH: Top Global Retirement Destination

Vacation Rentals, Home x Inbox - Airbnb x Vacation Rentals, Home x Vacation Rentals, Home x Directions & Map - CC x Exp Manila is 59% cheaper x Malaysia, The Philippines x

www.travelerstoday.com/articles/34913/20170116/malaysia-the-philippines-thailand-havens-for-retirees-3-southeast-asian-countries-where-you-can-retire-comfortably-while-having-fun.htm

SUBSCRIBE NOW FOLLOW US f t r

TRAVELERS TODAY

Enter Search Here

HOME NEWS LEISURE TOP5 OFFBEAT TRAVEL TIPS VIDEO

UBER Maging sarili mong boss SUMALI NA →

Home » Leisure

Malaysia, The Philippines & Thailand: Havens For Retirees: 3 Southeast Asian Countries Where You Can Retire Comfortably While Having Fun

TRAVELERSTODAY BY LAURENCEHAO

Updated: Jan 16, 2017 02:34 AM EST

Tags

southeast asia travel, best in southeast asia, Retirement tips, Retirees, cost of living, Retirement in Malaysia, Retirement in the Philippines, Retirement in Thailand

Text Size: A A

Ad closed by Google

Stop seeing this ad

Ads by Google

Windows Desktop 4:52 PM 19/03/2017

Retirement. More fun in the
Philippines



PH: Top Global Retirement Destination

BUSINESS INSIDER
INDONESIA



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.

Retirement. More fun in the
Philippines



PH: Top Global Retirement Destination

Facebook | 5545 unread | noel | Philippines best places to retire | Best Places to Retire

www.wsj.com/articles/best-places-to-retire-abroad-the-philippines-1432827258

DBA 17049.48 -0.31% NASDAQ 5048.48 -0.10% U.S. 10 YR 3.241% Crude Oil 50.88 -1.52% Euro 1.176 -0.10%

THE WALL STREET JOURNAL

Home World U.S. Politics Economy Business Tech Markets Opinion Arts Life Real Estate

TAKE MONDAY OFF
A Long-Weekend Getaway to Amsterdam

DESIGN & DECORATING
A Floorcast Guide to Choosing a Dog Bed


HUMBLE BEAT
Macbeth 100-0: The 10th Gets Back on Track

DESIGN & DECORATING
Five Midcentury Homes for Suburban Inspiration

LIFE | JOURNAL REPORTS

Best Places to Retire Abroad: The Philippines

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



Panasonic
Homes & Living

Here Comes the Sun
Why ASEAN Homeowners are Turning to Solar Power

The Chocolate Hills are a big scenic draw on Bohol island. (PHOTO: LONK DONK/ANTHONY/GETTY IMAGES)

iOS app Android app More

Noel Dalao-Bautista

June 7, 2015

HUFF POST LIFE HANDBOOK in partnership with State Farm

Editor: U.S.



Huffington Post Search

FRONT PAGE HEALTHY LIVING GPS FOR THE SOUL BOOKS ARTS TRAVEL PARENTS DIVORCE HOME STYLE HUFFPOST LIVE ALL SECTIONS

HuffPost50 • Reinvention • Retirement • Parenting • Health • Love • Retire Overseas • Featured Fiction • Featured Fine Arts • Featured Poetry • Alzheimer's Awareness



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



602 10 10 301

ADVERTISEMENT



Tech Talk: Tech Gifts For Kids

For more information visit AOL On

LEARN

Here Comes the Sun

Why ASEAN Homeowners are Turning to Solar Power

THE WALL STREET JOURNAL



US\$8 FOR 8 WEEKS
PRICED FOR THE JOURNAL

SUBSCRIBE NOW



ENG 8:39 AM 6/8/2015




PH: Top Global Retirement Destination

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

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

You May Also Like: [Learn how to retire in style...](#)



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.

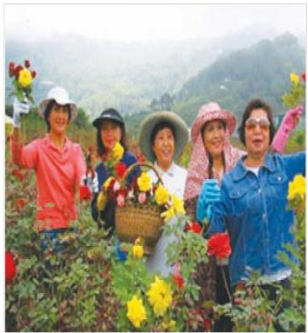
...nt, you may be able to live better – and make your

Saudi Gazette

Monday, 15 June 2015
27 Shaban 1436 H

PHILIPPINE INDEPENDENCE DAY

SRRV — simply the best



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.

Retirement. More fun in the
Philippines



PH: Top Global Retirement Destination

(5567 unread) - noel x

Philippines : Retire in x

Welcome to Facebook x

Downloads x

← → ↺

classifieds.internationalliving.com/category/354/Tourism-Agencies/listings/661/Retire-in-the-Philippines-One-of-the-World's-Leading-Retirement-Destinations.html

☆ ☰

INTERNATIONAL
LIVING
Classifieds

Welcome, Guest ([Register](#) | [Login](#))

[Help](#) | [Contact Us](#)

[Home](#) [Post Ad Now](#) [Search](#) [Stores](#) [Pricing](#) [International Living Website](#)

[Post Your Ad](#)

[Next >>](#)

Category: [Main](#) [Travel](#) [Tourism Agencies](#)

Retire in the Philippines - One of the World's Leading Retirement Destinations - N/A Listing ID: 661

Advertiser Info

[PhilippineRA](#)
Member Since:
Jun 9, 2015
[advertiser's other listings](#)
[contact seller](#)
[printer friendly](#)
[tell-a-friend](#)
[add-to-favorites](#)
[Report Abuse](#)

Featured Listings

Classified Info

[Tweet](#) [g+1](#) [PinIt](#) [in Share](#) [f Like](#) 24
Listing Began: Jun 9-10-01 **Number of Times Viewed:** 83

Advertisement

**ONLINE
FRENCH LESSONS**
with frantastique

A fun,
personalized
15-minute lesson
every day!
[TEST FOR FREE](#)

ENG 11:27 AM
6/15/2015

Retirement. More fun in the
Philippines



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





Retirement. More fun in the
Philippines





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.



Retirement. More fun in the
Philippines



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



Retirement. More fun in the
Philippines



PRA's Board of Trustees & Officers

Board of Trustees

Chairman: DOT Secretary Wanda Corazon T. Teo

Vice-Chairman: PRA General Manager Bienvenido K. Chy

Members: BSP Governor Amando Tetangco Jr.

Alternate Rep: Dr. Amador

BI Commissioner Jaime Morente

Alternate Rep: Atty. Estanislao R. Canta

DOT Usec. Lourdes Japson

PRA Top Management

General Manager: Atty. Bienvenido K. Chy

Deputy General Manager: Dr. Valentino C. Baac

Department Managers

Resident Retiree's Servicing Department: Ms. Ayee Eria

Marketing Department: Ms. Noehl D. Bautista

Admin & Finance Department: Mr. Orlando H. Habitan

Management Information Department: Ms. Irma S. Lappay



PRA's Core Product

- SPECIAL RESIDENT RETIREE'S VISA (SRRV)



Retirement. More fun in the
Philippines



Special Resident Retiree's Visa (SRRV)

Benefits of SRRV Holders

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



Retirement. More fun in the
Philippines



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;



Retirement. More fun in the
Philippines



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

Retirement. More fun in the
Philippines



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



Social Dynamics Unit, Servicing, RRSC
Ms. Sky Lachica
09179853715
8481412 local 160
socialdynamics_pra@yahoo.com
www.pra.gov.ph

Retirement. More fun in the
Philippines



PRA Greet & Assist Services



Retirement. More fun in the
Philippines



PRA Newsletter

Retirement. More fun in the
Philippines

Philippine Retirement News

A Publication of the Philippine Retirement Authority
www.pra.gov.ph



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.

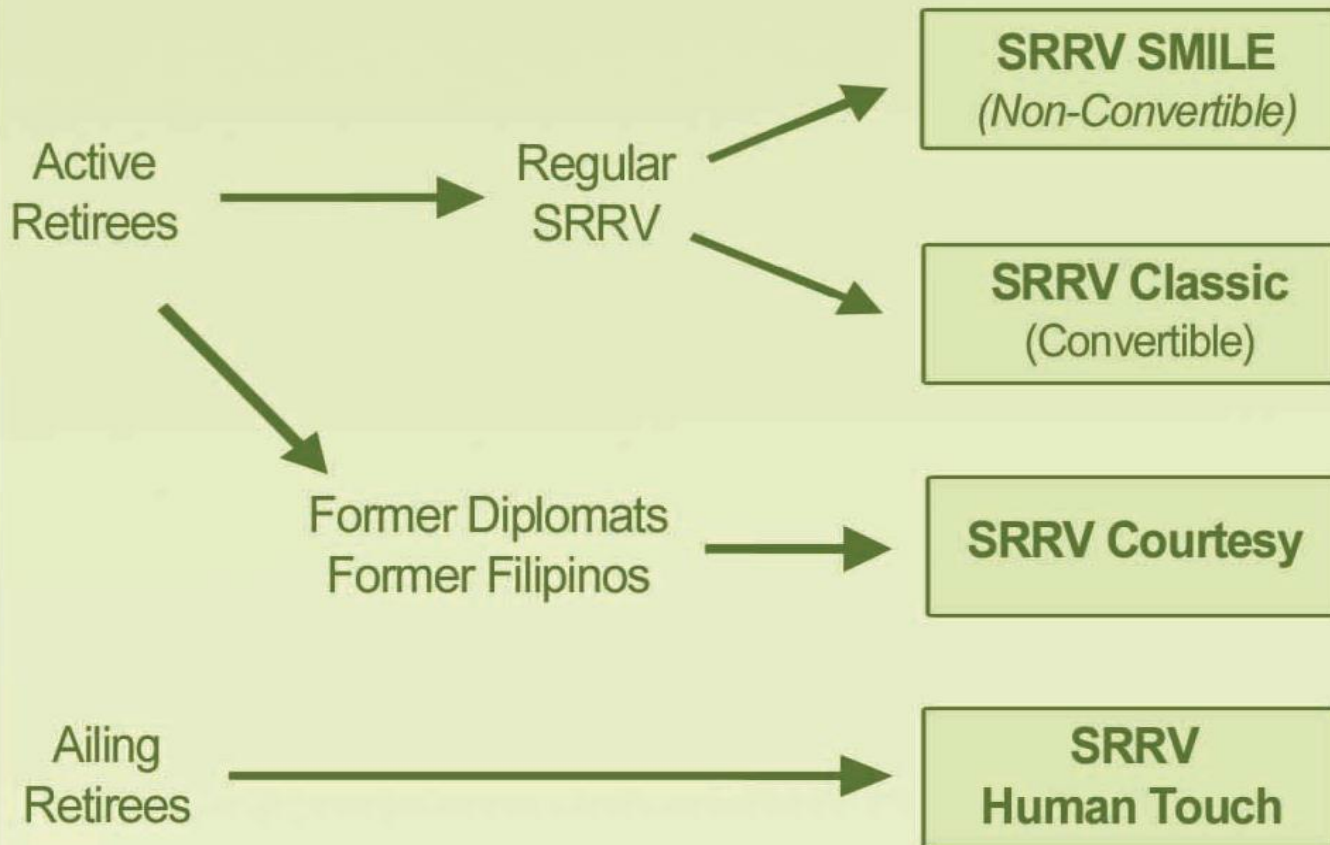


PRA delegates with the Officers of Dela Cruz Co. Ltd. at the Long Stay Fair in Tokyo, Japan held last November 26, 2016 (From L-R: Ms. Noehi Bautista, Ms. Mylele Bool, Mr. Ryoosuke Sasaki, GM Bienvenido Chy, Atty. Estanislao Santa and Mr. Mervin Magbuhat)



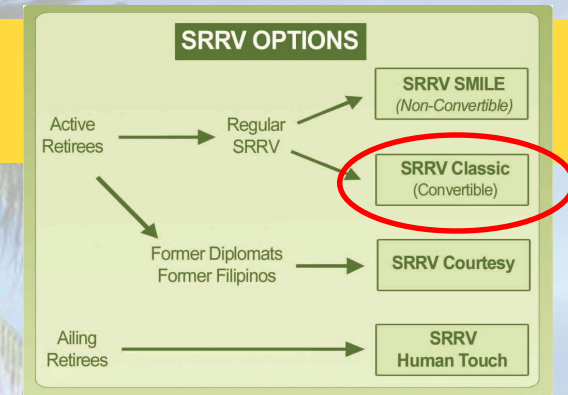
Retirement. More fun in the
Philippines

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

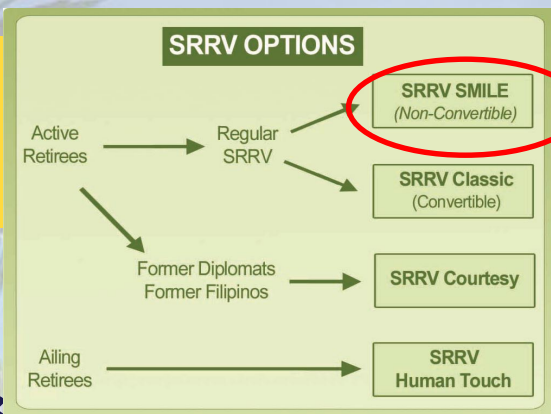
Without Pension = US\$20,000.00

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

Retirement. More fun in the
Philippines



SRRV SMILE OPTION



For active/healthy foreign retirees

Principal Retiree applicants must be 35 years old & above

Visa Deposit = US\$20,000.00

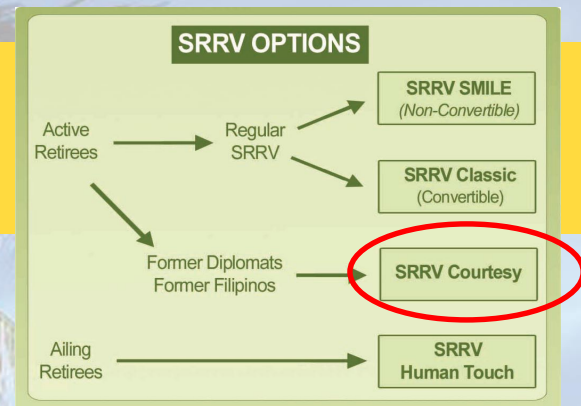
Visa Deposit cannot be converted to active investment

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

Retirement. More fun in the
Philippines



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

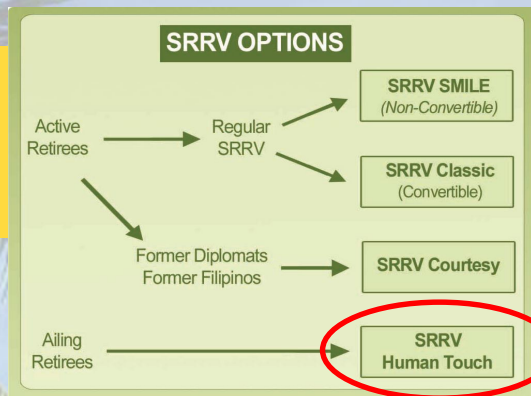
Additional Requirements:

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

Retirement. More fun in the
Philippines



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**

Retirement. More fun in the
Philippines



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**



Retirement. More fun in the
Philippines

PRA Accredited Banks

1. Development Bank of the Philippines
2. Philippine National Bank (PNB)
3. Banco De Oro (BDO)
 - a. Pacific Star Branch, Makati City
 - b. SM Makati Branch
 - b. Cebu IT Park Branch
4. Bank of China (Manila Branch)
5. Korea Exchange Bank
6. Yuanta Savings Bank (*formerly Tong Yang Bank*)
7. Union Bank



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%

Retirement. More fun in the
Philippines



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%

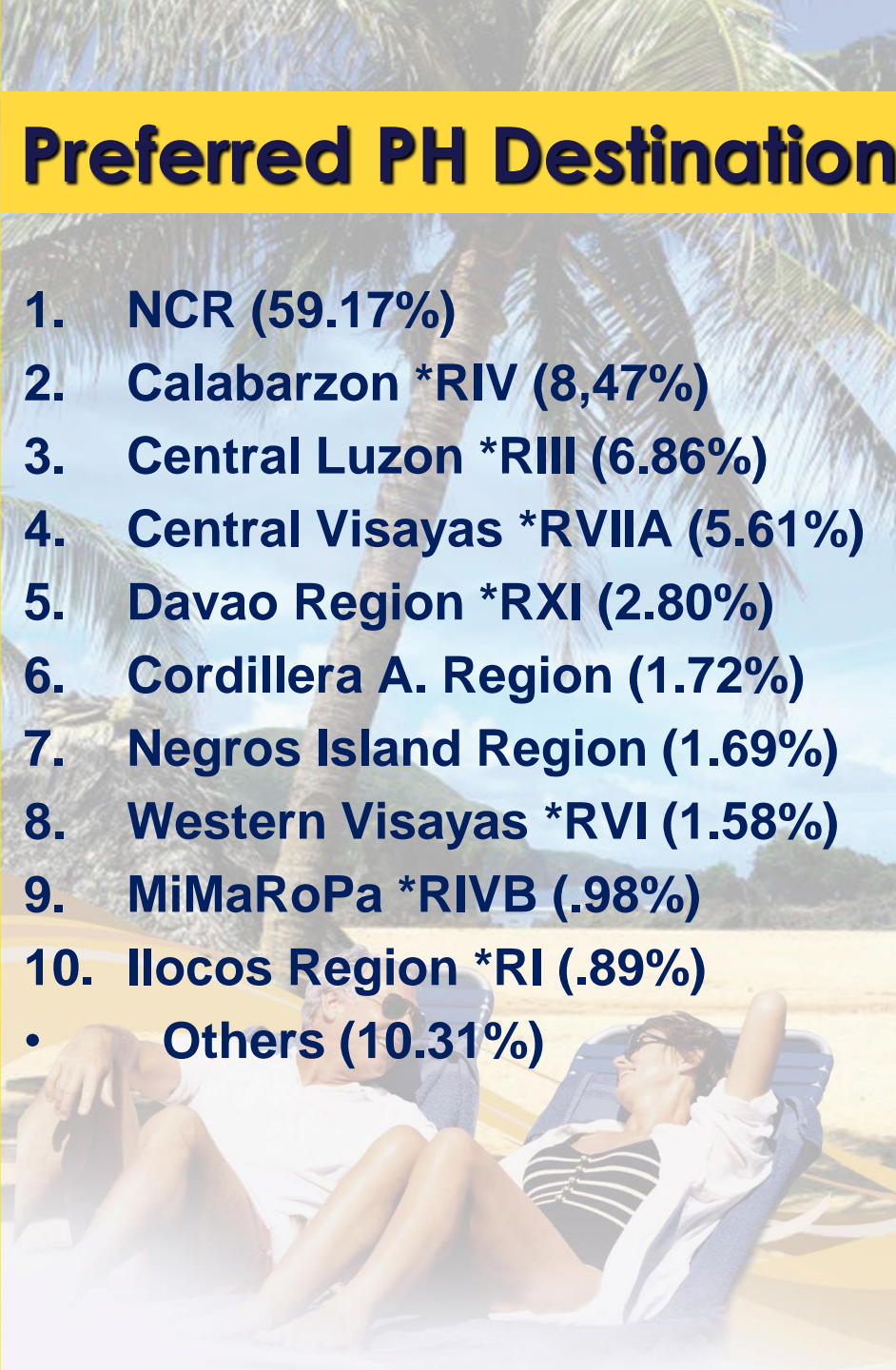


Preferred PH Destination

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%)



Retirement. More fun in the
Philippines





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

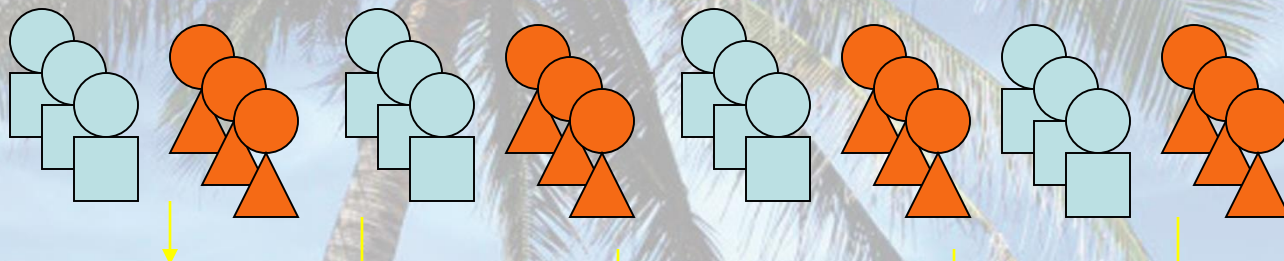


Retirement. More fun in the
Philippines



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

They may help finance joint ventures with local businesspeople

Some retirees start their own businesses using their own finances

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.

Retirement. More fun in the
Philippines



Cost of Living Comparison by Expatriate

Cost of living in **Manila (Philippines)** is **38% cheaper than** in **Seoul (South Korea)**

Cost of living in **Manila (Philippines)** is **54% cheaper than** in **Tokyo (Japan)**

Cost of living in **Manila (Philippines)** is **29% cheaper than** in **Taipei (Taiwan)**

Cost of living in **Manila (Philippines)** is **53% cheaper than** in **Los Angeles, California (United States)**

Cost of living in **Manila (Philippines)** is **57% cheaper than** in **Sydney (Australia)**

Make Presentation

Retirement. More fun in the
Philippines



Cost of Living Comparison by Expatriation

Cost of living in **Manila (Philippines)** is **57% cheaper than** in **London (United Kingdom)**

Cost of living in **Manila (Philippines)** is **34% cheaper than** in **Berlin (Germany)**

Cost of living in **Manila (Philippines)** is **54% cheaper than** in **Singapore**

Cost of living in **Manila (Philippines)** is **31% cheaper than** in **Shanghai (China)**

Cost of living in **Manila (Philippines)** is **59% cheaper than** in **Hong Kong**

Make Presentation more

Retirement. More fun in the
Philippines



Retirement. More fun in the
Philippines

Business Opportunities under the PRA Retirement Program

Make Presentation much more fun



Business Opportunities



- Accredited Merchant Partners



- Accredited Retirement-related Facilities



- Accredited Marketers

Retirement. More fun in the
Philippines



PRA INDUSTRY PARTNERS



MERCHANT PARTNERS

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

Retirement. More fun in the
Philippines



Business Opportunities



- Accredited Merchant Partners



- Accredited Retirement-related Facilities



- Accredited Marketers

Retirement. More fun in the
Philippines



Business Opportunities



RETIREMENT-RELATED FACILITIES

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



Retirement. More fun in the
Philippines



Business Opportunities



- Accredited Merchant Partners



- Accredited Retirement-related Facilities



- Accredited Marketers

Retirement. More fun in the
Philippines



Business Opportunities



MARKETERS

Accredited 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

Retirement. More fun in the
Philippines



Business Opportunities

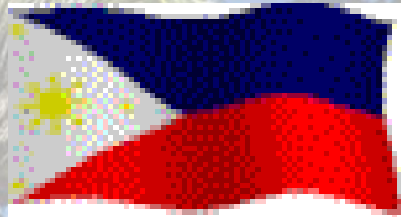


**MARKETER'S Fiscal Incentive for enrolling
a retiree in the SRRV Program = US\$500.00**



Retirement. More fun in the
Philippines





THANK YOU!

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

www.pra.gov.ph

Tel. No. 848-1418

Fax No. 848-1411

Email Add.:

gm@pra.gov.ph

dm_marketing@pra.gov.ph

Retirement. More fun in the
Philippines





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, and blue.

Retirement. More fun in the
Philippines



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.

Retirement. More fun in the
Philippines



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



Retirement. More fun in the
Philippines



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).

Retirement. More fun in the
Philippines



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)**



Retirement. More fun in the
Philippines



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



Retirement. More fun in the
Philippines



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 : 7/27/2016 OR Date : Jul 27 2016
Time : [REDACTED] Amt. Paid : 235.16



L R A 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

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.: 2016000000 OR No.: 101127355
Date: 2016000000 OR Date: 2016000000
Time: 2016000000 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

Retirement. More fun in the
Philippines