



## **EASTWEST RESORT HUB DEVELOPMENT (ERHD)**

1. What is the name of the project and who is the developer?

*The project is called EastWest Resort Hub Development. The 12.5-hectare property is privately owned by three individuals with clean ownership documents. VHBC (VHermosa Bright Corp.) is a marketing wing for this development.*

2. Where is it located?

*Brgy. Daine 1, Indang, Cavite, along East-West Road.*

3. What is the project about/what is its concept?

*A boutique farm-resort development blending personal resort ownership with optional full-service management and a shared events hub. It is the first resort hub in Cavite and is positioned to be Cavite's Premier Resort Investment Destination, making it perfect for investors who seek hassle-free passive income.*

4. What are the location features?

*Along the accessible East-West Road. Key feature: a natural river flowing through the property, forming the heart of the planned river park and events space. Near Tagaytay, with mountain and river views, eco-tourism potential, and no air/noise pollution.*

5. What are the amenities featured?

*Large event spaces, river park, Japanese Teppanyaki and buffet restaurants, coffee shop, spa, massage services, landscaped main entrance, cemented roads, common drainage and water supply, electricity poles and wiring.*

6. How big is the project/what are its specifications?

*It's a 12.5-hectare farm/resort development.*

7. What are the house construction requirements?

*Maximum 9-meter building height; 2 meters on each side and rear, 4.5 meters front.*

8. Who will build my house? Can I bring my own contractor?

*Yes. Owners may build customized resorts or homes and may use their own contractors. They may also make use of our in-house contractor.*

9. How wide are the roads inside the community?

*Main roads are 15 meters, secondary roads are 10 meters.*

10. What utilities are available?

*All basic utilities are provided, including electricity, water, drainage, and etc. Internet connection and phone signals are also accessible in the community.*

11. How much are the association/condo dues?

*Association dues are still under evaluation and will be announced before turnover.*

12. Is property management available?

*Yes. There is an in-house property management team. Hassle-free services (cleaning, leasing, marketing, and other related services.) will start upon turnover of the property.*

13. When will the property be turned over/when is the target completion?

*Refer to Annex A.*

14. What are the payment channels?

*Payments may be made via cash, check, fund transfer, or POS (credit/debit card).*

15. Is bank financing available?

*VHBC is bank-accredited.*

16. Are commercial spaces available?

*Yes. Check map updates for inventory.*

17. Is the project safe from earthquakes?

*Yes. ERHD has secured a PHIVOLCS certificate applicable to the whole project.*

18. Are there LTS Permits/Status Update?

*These are privately owned lots with clean titles and SDP (Subdivision Development Plan). Independent titles are transferred to buyers upon completion.*

19. Will there be an HOA?

*Yes. Property management will transition to a Homeowners Association upon at least 51% occupancy or when there are enough residents.*

20. When is the title turnover?

*Refer to Annex A.*

21. What are the lot sizes?

*Farm lots ranging from 600–1,200 sqm.*

22. Is there internet connection available?

*Yes.*

23. What are the requirements for purchasing?

*Buyers must submit originally signed photocopies of valid government-issued IDs, a Client Information Sheet with TIN, and Reservation Agreement.*

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24. What is/are the development status/updates?

*Ongoing. Road and utility development is in progress, full timelines will be shared as developments are in progress.*

25. Are there alternate routes leading to the project?

*Yes. Accessible via East-West Road, CALAX, Aguinaldo Highway, SLEX, and bypass routes.*

26. How safe is your project?

*Located in a first-class municipality, ERHD is a gated development with security personnel, perimeter fencing, and provincial setting safety advantages.*

27. Is the property classified as agricultural, residential, or mixed-use?

*For now, ERHD lots are classified as agricultural, but intended for farm-resort developments.*

28. What taxes and fees do I need to pay upon purchase and turnover?

*Miscellaneous fees.*

29. Will the development be done in phases? What's the timeline per phase?

*Yes. The project will be developed in phases, with timelines aligned with infrastructure and amenity rollouts.*

30. Will there be model houses, farm homes, or demo farms?

*Yes. Demo farms, model houses, and model resort concepts will be introduced.*

