

FREQUENTLY ASKED QUESTIONS

MVLC

- ***LOCATION & ACCESSIBILITIES***

- Where is it located?

- MVLC: Brgy. Munting Indang, Nasugbu, Batangas

- What is the landmark going to MVLF?

- MVLC: Flame Fuel (then turn right, 5.7 km from Highway, around 8-10mins)

- What are the nearest schools?

- MVLC: Tala Elementary & High School (walking distance), Batangas State University Nasugbu (20mins)

- What are the nearest hospitals?

- MVLC: Apacible Memorial Hospital (8.6km), Jabez Medical Center (10.8km)

- Is it accessible?

Ans. Yes, 2 Lanes, Provincial Road

- Is it civilized?

Ans. Yes

- How's the weather?

Ans. Humid and Windy

- How far is this from Tagaytay City?

Ans. 41km, around 40-45mins

- What are the nearest churches?

Ans. Calaruega Church and St Francis Xavier Parish

- What are the amenities in MVLC?

Ans. We have swimming pools, club house, clubhouses and function rooms, playground and open parks, basketball and tennis court, organic farm and display area, security features, open cinemas, campsite, fishponds helipad and retail and dining establishment.

- What is the estimated elevation above sea level of Nasugbu Batangas?

Ans. 83 to 243 above sea level.

- ***PAYMENT & RESERVATION***

- How much is the reservation fee? Ans.

Php 20,000.00 (good for 7 days only) Php

100,000.00 (good for 30 days only)

Special Arrangement (Upon approval of the MSD Director)

- Is the Reservation Fee refundable?

Ans. It is Non-Refundable

- Is the Reserved Lot transferrable?

Ans. It is transferable as long as the desired Lot is still available and under the reservation period. Letter of request from the buyer is required.

- Is there a chance for the installment plan to be extended up to 10 years?

Ans. 7 years only, for 0% Down payment scheme.

- Is this an in-house financing? Can I acquire it through Pag-ibig or Bank Loan?

Ans. As of now, we only cater In-House financing

- Is there's a penalty in terms of late payment?

Ans. Yes, a 3% interest for 3-months delay on payment.

- ***DOCUMENTATION, PERMITS & COMPLIANCE (LEGAL)***

- Do you have a permit and registration?

Ans. Yes and You can check all documents upon tripping.

- Are the lots you are selling titled under your company?

Ans. Yes, currently we are in the process of transferring the land ownership to our company.

- When can I have the title of the bought property under my name?

Ans. Within 2 years once fully paid.

- What would you provide me as proof that I purchased and paid the property while the title is still being processed to be transferred under my name?

Ans. Deed of Absolute Sale (DOAS)

- What are the requirements needed to acquire a property?

Ans. CIS (Customer Information Sheet), 1 Valid ID (Govt. ID) with three (3) specimen signatures and the PHP 20,000 reservation fee.

- Do you have LTS?

Ans. Currently we are complying the requirement in processing the LTS.

- What is the lot type or zoning classification of MVLF?

Ans. Residential & Commercial

- Is the company SEC Registered?

Ans. Yes

- Do you consider transfer of ownership to another person even if the buyer is in the middle of his/her payment?

Ans. Subject for approval and letter request is a requirement.

- ***DEVELOPMENT (SITE DEVELOPMENT, ENGINEERING, ARCHITECTURE)***
- What is the minimum cut?

Ans. Residential - 105 sqm

Commercial - 300sqm

- What is the maximum cut?

Ans. Residential – 1,346 sqm

Commercial – 1,033 sqm

- When will the construction of roads be finished? When is the turnover of my property?

Ans.

Project / Phase	Date Opened	Development Completion	TLS / LTS	Title Delivery and Turn over
Westgate Ph 1 (A, B & C)	2022	2027	2024	2024
Westgate Ph 2 (A & B)	2023	2027	2026	2027
Eastgate Ph 1	2024	2028	2025	2026
Eastgate Ph 2 (A & B)	2025	2028	2026	2027
Eastgate Ph 3	2024	2028	2026	2027

- Do you have LTS?

VHBC LTS/TLS and COR Certificates Summary

Following the successful issuance of our License to Sell for MVLC and EBLF, VHBC gains another milestone.

The Department of Human Settlements and Urban Development (DHSUD) has issued additional Temporary Licenses to Sell (TLS) for MVLC Phase 1 East and Phase 2 East. This milestone enables VHBC to release more inventory, assuring buyers of secure and compliant investments.

Project	License Type	Number	Phase
MVLC	LTS	0001950	Phase 1 West
MVLC	TLS	108	Phase 1 East
MVLC	TLS	109	Phase 2 East
MVLC	COR	0003812	Phase 1 East
MVLC	COR	0003813	Phase 2 East
EBLF	LTS	0000514	Phase 1

- Will the company provide the electricity and water installation?

Ans. VHBC will assist the landowners when it comes to processing the electricity and water installation

- What is the width of the road?

Ans. Main Road - 18M wide

Minor Road - 10M wide

Who is the developer?

Ans. Company (VHBC)

- Does the creek overflow? Is it prone to flooding or landslide? Faultline?

Ans. It doesn't overflow. It's not prone to flooding or landslides.

Flood free and the nearest fault line is the West Valley Fault, which passes through areas like Silang and Canlubang, Laguna. These are approximately 36 to 40 kilometers away from MVLC.

- What are the restrictions for the building?

Ans. - Fence – The maximum fence height is 1.5m with 0.50. solid as measured from the

- Setbacks – The standard minimum setbacks shall be measured from the property line to the closest wall of the enclosed area.

Zoning	Front	Rear	Sides
Residential 1 (R-1)	4.50	2.00	2.00
Residential 2 – Basic (R-2)	3.00	2.00	2.00

- Height of building – All structures from the geometric center should conform to the provisions of the National Building Code of the Philippines.

- Firewall – All structures from the geometric center are allowed a maximum building height of eight (10) meters.

- Can I raise livestock?

Ans. If the livestock will create nuisance, this will not be allowed.

- What type of architectural house design can I build?

Ans. Owners of lot should only be allowed to build their houses with a minimum floor area to maintain the identity and visual character of the building. The minimum floor area stated on the table can be distributed to the

Maximum floor level allowed for the building. See *Deed of Restrictions for the full details.*

- Do we have a drainage system in MVLF?

Ans. Yes

- How much is the HOA?

Ans. PHP 1.00 per sqm for Lot / PHP 2.00 per sqm for House and Lot

- What is the electrical system here in MVLF?

Ans. BATELEC 1

- What is the water system here in MVLF?

- Ans. PRIME WATER