

PRESS BRIEFING

FREQUENTLY ASKED QUESTIONS

What is Lancris Residences?

Lancris Residences is an estate community within the suburb landscape of Better Living, Paranaque. It features four residential condominium towers namely Diamond, Garnet, Sapphire and Emerald. Lancris Residences is owned and developed by Land Cris Somerset Development Corp., a sister company of Duraville Realty & Development Corp and Durawood Construction & Lumber Supply Corp.

What makes Lancris Residences unique?

Adding up to the low-density neighborhood and wellness-oriented amenities, the Sky Garden on top of our towers provides a safe recreational area for the family. The Sky Garden is a carpeted park with real plant ornaments.

How much is the downpayment?

The downpayment is 10% of the total selling price, whether the condominium unit is availed via an in-house or a bank financing program.

What is the going rate of the condominium units?

The current rate is at P55/square meter. Please note that the rate may vary from time to time.

How much is the Closing Fees?

The Closing Fees is equivalent to 10% of the selling price.

Will ownership of a condominium unit be perpetual?

Yes. As long as the building exists, you and your lawfully-assigned heirs remain the owner of the condo unit.

How do I reserve a unit?

Simply accomplish the application and buyer's information forms, and pay the reservation fee. This February, reservations fees come at P5, 000 off, with a free limited edition Parker Pen.

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Are the condo units bare, fully-furnished, or semi-furnished?

All of our units are semi-furnished, ready with partitions, bedroom, overhead kitchen cabinet, induction cooker, washing machine cabinet, and shower enclosure.

Which towers are Ready for Occupancy (RFO)?

Diamond Tower is already for RFO, while the other towers are yet to be completed in the coming few years.

How may we tour the site?

You may visit us any day until 8PM to see and appreciate our model units and actual condo units. You may walk-in or set a scheduled tour with us or with your broker/agent.

What are the available financing programs?

You may avail of in-house and bank financing programs. For financing coursed through Pag-ibig, please process your application while we assist you in other important matters.

What are your partner banks for financing?

Our current partner banks for financing include PNB/Allied and Metrobank.

When can we move in?

If you are on in-house financing programs, moving in is allowed once the down payment, closing fees, and all other assessment fees are fully-settled. On the other hand if you are on bank or Pag-ibig financing program, moving in is allowed once downpayment, closing fees, and other assessment fees are fully-settled, as well as the Loan Take- Out is released. Upon verification of the requirements, Lancris Residences releases a Ready for Occupancy (RFO) notice.

Is there a flood control system within the property?

Yes. Aside from the strategic elevation, Lancris Residences has a sufficient and well-maintained drainage system that makes the property flood-free.

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How much is the monthly association dues?

A standard rate of P55/square meter is charged as monthly association dues.

Are pets allowed in the units and facilities?

Yes. However, please understand that there are restrictions to maintain cleanliness and orderliness inside the community premises.

How can Overseas Filipinos (OFs) acquire a condominium unit?

The special power of attorney (SPA) allows the processing and due representation of an OF buyer.

Are foreigners allowed to acquire a condominium unit?

Yes. Foreigners may submit the same requirements. However, the number of foreigner owners in a property is restricted by Philippine policies.

Is the parking slot included in the payment for the condominium unit?

No. Parking spaces are separate properties. Thus, these are purchased separately.

What if I intend my condominium unit to be leased to a tenant?

As long as the condo unit will be used solely for residential purposes, Lancris Residences is happy to accommodate your tenants.

I have other questions.

Let's talk. We recommend you to visit the site at Japan Street Corner Dominic Savio, Don Bosco, Paranaque City to get all your questions answered and personally check the units. We offer free shuttle services with designated pick-up locations, so connect with us as soon as possible.