

HOUSE & LOT FOR SALE

THE PALMS VILLAGE ("AUSTRALIAN VILLAGE") PUNDAQUIT, SAN ANTONIO, ZAMBALES







History/Location: “The Palms village” locally known as the AUSTRALIAN VILLAGE , originally as the founders were mainly Australian and first sales were also mainly to Australians, but these days the residents are from numerous countries such as USA,NEW ZEALAND, DUTCH, GERMAN, and various EU nationals, the land **is free hold** to the Fundockit Corporation which is a fully registered Philippine corporation but in **control by the residing expats**, All the properties(approximately 25) have been sub divided into lots of approximately 1400-1600 square meter lots issued with the standard Philippine legal lease of 25 years & 25 years (In effect 50 years)(there is no charge for the additional 25 years, already written in the lease) most properties have approximately 30 years remaining.(As after the first 25 years have been used up by Philippine law the next 25 years can be allotted thus basically maintaining 25 years always in hand) the corporation is currently debating the cost for this should a resident wish to pursue at that time, but as no properties have reached this mark legally nothing can be until that point, this lease situation was originally done as to protect the expat buyer from fraudulent activities by third parties, this way all legal documents **are in your** (the expat) name only and again fully legal and binding by Philippine laws.(current BARE LAND LEASE ONLY sales are still active an being sold(last lot sold 2015) for approx.

USD \$75K TO 90K depending on location and lot size.(There are village rules such as no farm type pets/sari- sari stores/Karaoke sessions etc.)

There is an annual residents charge of \$200 for the maintenance of the complete village, all residents have full use of the beach (The beach from the **furthest** house with in the village is about a 2 minute walk) /a communal large open style beach party hut complete with barb b cue and showers, this area is surrounded by large areas of green grass and landscaped palms/trees. No properties are sold within approximately 50 meters of the beach to allow for these open land scaped areas for the use of residents, same being said for the road side area of approximately 50 meters. All services such as cell phone coverage/satellite television and cable all work from the village as does the internet. The road with in the village is wide with easy parking outside most properties for visitors, the complete village is landscaped with most houses only partially visible from the road, it also has two small lakes (with fish and allowable fishing).Garbage is collected every Monday by the local council (expect a P 50 gratuity to the truck). All properties use well water(year round) and has been tested in AUSTRALIA as 100% safe, properties here all use septic ground pits for sewage/grey water .The only other financial out going is for the barangay yearly house /property improvement tax (approximately P3000.00). The standard Philippines electricity charges apply to each house.

Pundaquit sea side tourist town is only 1 km onwards south on a sealed road where numerous tourist businesses abound offering accommodation/boat hire/restaurants etc. and is known as the surfing town in Luzon. The sandy beach stretches for many kilometres north wards only halted by a river but continues after that basically all the way to northern Luzon.

Pundaquit town (the Palms) (right on the beach) is about an hour's drive north of Subic bay on a good day!, there are several short cuts that by pass the slow towns of **SUBIC** and **Castillejos** once known these cut the time considerably, the main Subic town by pass is currently being re built into a four lane concrete road envisioned to cut the Subic town congestion all together, Well under way and usable now (but some muddy holes) but probably still 12/24 months from completion.

THE HOUSE OUTSIDE YARD AREA:

The property is located by using the second gate to enter the village and is the second house on the left side of the village road noticeable by the green stone natural slate fence and double noticeable green double automatic controlled gates. This property of 1600 Sq. meters FULLY SECURLY FENCED is on a slightly raised section from the main road which thus has not had any issues with water lying during typhoons or heavy rains, the drive way is concrete with a natural pebble stone finish as are all the paths and garage areas. There is a covered two carport area leading to very large covered dirty kitchen area which is basically used as an outdoor cooking/eating area complete with 6 chairs and table, there is a

television mounted with wall fans and lighting secured, an outdoor fridge and freezer and stainless range are provided. In the adjacent area is a full sized pool table a dart board, Joining in the area is a near new (1000 Hrs) Onan quite type electric start 12KVA Genset (diesel) which is capable of running the whole property during "brown outs". Being diesel it's economic to use at 2 litres an hour coupled to a 200 litre fuel tank. This entire area has a concrete pebble finished floor and Philippines natural green stone slate brick walls with colour clad steel roof.

Next to this area is the oval swimming pool (40ft x 20ft x 6 ft. – deep end 4ft shallow end), all the surrounding area is tiled and surrounded by a virtually jungle of palms and forna which provide total privacy from the road and in fact from the rest of the property, lighting is provided at several points around the pool as is lighting provided in the pool. The pool is of the "salt water type" but don't be fooled as you can't really even taste the salt and is great for the skin and eyes and none of that smelly chlorine, it is controlled by an automatic (chlorine gas generator) which is on an automatic timer that runs only 4 hours a day (adjustable). Totally automated you can forget about a lot of the normal pool issues. This equipment is all housed in the pump/spares shed next to the pool as is the outdoor toilet /wash basin all tiled and finished as per all the property in natural Philippine greenstone bricks. Adjacent this area is the Koi pond and seating area all landscaped with a natural jungle like appearance , the rest of the property is also prevalent with Australian Super huge Bowen Mango trees (young yet) and some older local (with fruit). Other trees/ fruit growing are bananas, calamansi, Avocado (fruiting)/Jack Fruit/Paw Paw, and others.

In the corner of the property is self-contained small apartment with its own dedicated gate to the property and separate metered power supply, this air-conditioned fully furnished apartment is also connected to the generator when required, the apartment has its own fully equipped kitchen and separate shower and toilet all brand new appliances(flat screen/air-con./ref/washing machine/fittings in 2015,there is a queen sized bed and couch that converts to a bed, separated from the rest of the property by numerous fast growing palms and bamboo strategically planted to provide privacy if rented out which was the purpose of its build(currently renting as daily P1500 nightly/weekly @ P1000 nightly and monthly@P500 per night).

Next to the drive way is also a twin bed /lounge room style bamboo kubu which is connected to the main house power supply with television and fans fitted, either use a party place or quest bedroom who can use the pool area toilets area without having to enter the main house.

There is a dedicated workshop with work bench and full range of tools inclusive large US vice and bench grinder, air compressor/welding machine/ Spare parts abound in several chests of draws for the house/pool/and generator such as spare gen-set ECU computer (US\$1200).

MAIN HOUSE: The house is of concrete block construction all lined with the Philippine natural green stone brick/slate with the approximate size of 1400 square feet inclusive the second floor. The ground floor has the kitchen and island bar (all new 2014) through to main lounge, off the lounge is a toilet and shower area. There are wall mounted fans and wall mounted air-conditioner, the stairs in one corner lead to the second floor large bedroom/lounge (20ft x 20ft) which opens through two large sliding doors to the balcony and roof area (useable). This room has a small on-suite and fitted wall type split air-con.

Down stairs again off to the left is the main huge bedroom/office (30ft x20ft) with large modern fitted on-suite with curved glass shower cabinet and wooden vanities (x 2 –his and hers).A whole wall of built in sliding door cabinets, king sized Nara bed, 60 inch Samsung plasma flat screen with surround sound and internet capable (two years old – new price P176'000). Furnished with 4 sets of dark wood drawers and large matching desk (with draws), in one corner is a full recliner type couch.

This bedroom/office was designed and built to provide a sound proof room with double block air gap plastered walls to the rear and road side, and with solid concrete roof is just that!, a Carrier 2.5 Hp. split air-con and fitted ceiling fans provides a very cool bedroom/office area. Large double sliding (ABS plastic type) doors, also glass blocks fitted at the other end provide a bright day time area with plenty of ventilation with the doors open. High quality floor tiles are used throughout the house.

The outside washing area features a new high quality automatic huge heavy duty washing machine and near new automatic drier to match.

FOOTNOTE: The only reason for even contemplating selling this very complete property is moving back home (medical issues) after 32 years living in the Philippines, property was mostly over seen whilst building was a knowledgeable kiwi using the best materials available as possible, due to the fact we are leaving we are offering the property with all furniture and fittings in place (throw out what you don't want!! (Walk in with your clothes only).

Below are the fittings/equipment/items included:

All work shop equipment and spares/all poolside equipment/all items in apartment

Samsung wall mounted 60" flat screen, all air cons, Gen set 12 KVA- 1000Hrs

All beds and furniture, chairs and tables, all outside fiberglass chairs and tables,

Large Double door fridge/freezer (inside)/full sized pool table with accessories

Small top load freezer (outside area), pool table –full size with equipment

11 FT Fridge (outside area) Television outside/stainless range/washing machine and drier

Lounge room furniture complete/coffee tables/mats and coverings.