

FIRST REPORT

GREENLANDS HAVEN
HEALTH CENTER AND HOUSING PROJECT
PHILIPPINES

project owner

CYBERPARK GROUP

concept development

EXCALIBUR CONSULTANTS INC.

technical services

QUALITY OF LIFE, INC.

MASN

PROJECT SUMMARY:

Greenlands Haven Health-Medical Center and Greenlands Haven Housing Facilities Project (also referred to here simply as Greenlands Haven Project) is an undertaking of project owner / fund proponent Cyberpark Group (Cyberpark Telecom, Inc. and CyberparkHoldings Inc.), Excalibur Consultants Inc. (Enclosure “A”) to develop a health tourism and housing facility complete with all the known amenities of a township, in a completely Japanese environment situated in a green, sloping landscape with a man-made lagoon, a wide network of small rivers and streams. It will be built with initial start-up capital investment of Eight Hundred Million Philippine Pesos (Php 800,000,000). Succeeding development funds of Two Billion Philippine Pesos (Php2,000,000,000) will also be accessed for the project. Supplemental funds will come from incomes derived from international marketing and related fund generation activities.

Japanese, English will be the medium of communication in the health and housing complex, to include commercial areas, in-house resorts and other amenities.

The site was originally a cattle ranch used by the Japanese Imperial Armed Forces as a Military Air Base and is a significant historic landmark of World War II.

The site is near Manila Bay and lies beside Tuntunan River and close to many beach resorts in Ternate, Cavite (Puerto Azul, Pico de Loro and Caylabne Resorts), in Naic, Cavite and Nasugbu, Batangas, among many others. (See Site Map, Enclosure “B”). This initial undertaking of the Greenlands Haven project has a total area of more than Four Million Eighty Thousand Square Meters (4,080,000 m²) with at least three to five more million square meters of expansion space in the adjacent real estates.

Site is located in Pinagsanhan Village, at the boundaries of the Municipality of Maragondon and Ternate, Province of Cavite. All of the 4.08-M m² estate will be purchased from the heirs of Santiago De Guia, owner of the estate. (See Title Documents, Enclosure “C”).

Greenlands Haven conceptual development, was contracted to Excalibur Consultants Inc. President and CEO, Don Flordeliza (Enclosure “D”), who reviewed and favorably assessed the project to have a very high potential. Excalibur Consultants agreed to undertake the concept development for the entire project. (Enclosure “E”)

The initiatives for the project were originally provided by Mr. Solomon P. Botictic, of Cyberpark Telecom Inc. (CTI), also Founder and Trustee of Center for Man and Society (*Centre di Humanes et Societas*), Inc. in March 2006 together with Dr. Jacqueline Dominguez of St. Luke’s Medical Center, Arch. Graciano Mercado, Director for Housing of Quality of Life Corp. that originally registered with Philippine Government agency, Philippine Retirement Authority (PRA); Engr. Romeo Alquitran, MASN.

MASN has undergone drastic corporate change since that period and Engr. Alquitran now heads MASN, a company engaged in services related to electro-mechanical design and contracting.

This project initially proposes to build around four large health complexes within the estate and eight thousand (8,000) housing units and more or less ten thousand two hundred (10,200) condominium type units in walk up buildings for lease or permanent ownership and occupancy.

Not all the housing units are tied to the health centers. Long-term and transient clientele of the health facilities are entitled to a unit or several units of the housing facility. Retirees, professionals, businessmen, government and private sector workers and other individuals from Japan are target markets and/or beneficiaries of about 4,800 units, sixty percent (60%) in an area of 1.44 Million square meters and Filipino war veterans and other Filipino clientele of 3,200 units, forty percent (40%) of the total in about 0.96 million square meters. For both domestic and international clientele an area of 408,000 square meters will be devoted to walk up structures with a maximum of six levels consisting of 1st to 3rd Level and in between the levels are Mezzanine Floors 1 to 3. There will be three basement levels for parking purposes.

All insured and health policy holder individual Retiree beneficiaries will not be charged as long as they provide full permission for the project to enter into and make arrangements to avail of Japan's pension and insurance services for Retirees and other clientele with the concerned authorities. Following the success of the first Greenlands Haven health and housing development project, other estates in Subic, Zambales in Clark Field, Pampanga as well as in Cebu and Mindanao will be developed along the same concept and may also accommodate Retirees from a few other countries, possibly in Asia and other parts of the world.

INTRODUCTION:

THE DE GUIA ESTATE:

The De Guia Estate is located in Barangay Pinagsanhan, town of Maragondon, Cavite Province.

It is fifty seven (57) kilometers from point zero (0 kilometers) in Manila. The estate is not more than three kilometers (3 kms) from the town proper of the Municipality of Maragondon.

For more than thirty years (30 yrs) the estate functioned as a cattle ranch. It was temporarily converted by the Japanese Imperial Air Force into a Military Air Base during World War II. The estate is a significant historic landmark of that world war.

Beginning in 1990, the cattle farming enterprise in the estate stopped its operations. The property was offered for sale to interested buyers. The estate is a prime area. Right within the middle of the property, government is now building a portion of the national highway that will connect Maragondon, Cavite to Batangas Province.

The De Guia estate is very near to the best hotels in the Calabarzon (Calamba-Laguna-Batangas/Mindoro-Romblon-Quezon) area.

It is also very close to several beach resorts. The Puerto Azul Resort and Caylabne Resort are merely a few minutes away from the estate. At Tanza, Cavite are Casa Hacienda; Hardin de Postemas; Buenaflor Resort; Mount Sea Grand Resort; Mount Sea Fiesta Resort; Villa Excellance; Las Palmas Beach; Sto. Niño Beach; F. E. de Castro Beach Resort; Florence Beach; Starfish Beach; Buenaflor Beach; Farmville Resort; Garden Resort; along the approach from Manila is Island Cove Resort in Kawit, Cavite.

There is also Fortune Island Resort, Maryland Beach Resort, Maya Maya Beach Resort, Nasugbu, Batangas, the Taal Yacht Club in Talisay, Batangas as well as a host of resorts and vacation spots in Tagaytay City among many others. (See Site Map, Enclosure “B”).

The estate has a total area of more than Four Million Eighty Seven Thousand Forty Four Square Meters (4,087,044 m²) with at least three to five more million square meters of expansion space in the adjacent real estates.

The site is located at the Pinagsanhan Village, at the boundaries of the Municipality of Maragondon and Ternate, Province of Cavite and the Province of Batangas at the Southern part of Luzon, Philippine Islands. All of the 4.08-M m² estate are covered by a Usufruct Agreement, power of attorney and a guaranteed purchase arrangement with the heirs of Santiago De Guia, owner of the estate. (See Title Documents, Enclosure “C”).

Rolling hills and a completely sloping landscape characterize the estate.

The soil in the area is 2:1 lattice clay and volcanic soil from ash sediments. It is generally conducive to cultivate orchard and shade trees, landscaping grass and moss.

Water is also in plentiful supply in the estate because it is directly beside the Tuntunan River, a main tributary that flows into Manila Bay.

At its present state, the estate is crowded with abundant but naturally growing thick bamboo groves. Second growth forest trees, weed, various forms of shrubs and other vegetation are also found in the estate.

At present, there are neither occupants nor squatters (informal settlers) in the estate.

PROJECT RATIONALE:

Greenlands Haven is conceived as a health and medical facility and housing project for a dominantly Japanese clientele.

For the Japanese clientele, the project cannot be a straight habitat development for Retirees alone for the reasons that the culture in Japan prevents the majority of its senior citizens from retiring in the Philippines, or elsewhere, instead of Japan alone.

Existing projects for Japanese Retirees such as in Subic, Zambales, Philippines did not succeed because most Japanese would still prefer to retire back at home. Even non-government organizations in Japan itself, have experienced servicing senior Japanese citizens who agreed to retire in foreign countries and purchase real estates thereat.

However, after a few months or weeks, the elderly Japanese left their new foreign residence and returned home to Japan.

Elderly Japanese who have children in Japan are not permitted by their own children from leaving Japan to retire in foreign countries.

Others who have relatives like brothers, sisters, nephews and nieces or grandchildren, are likewise prevailed upon by their relatives from leaving the country to settle in other shores.

For this reason, Greenlands Haven was conceived to be a health - medical and housing service project dedicated to a Japanese market and Filipino clients.

SUPPLEMENTAL DISCUSSION

Greenlands Haven was determined to provide a health and medical service facility with housing services for a dominantly Japanese clientele because of the perception of many elderly Japanese elderly and their relatives that Japan as the only home anywhere in the world.

While the perception may have been affected however slightly by the 11 March 2011 Earthquake-Tsunami that precipitated the worst nuclear accident in the last 25 years.

This perception enter into Japanese citizens' concerns about longevity and its possible denial once a subject spends his last remaining days in a foreign environment.

At the core, are the conservatism issues and cultural, religio-spiritual aspects of the resistance of potential senior clientele in spending their old age outside Japan.

It was therefore determined that the undertaking be focused more on health activities, medical services and patient care in the most pleasant shelter and accommodations for the clients. In this way, the issues about not having to tie one's self in a home outside of Japan when it might not be necessary will be skirted.

Furthermore, it opens up the market to target clients other than only senior Japanese citizens, but also to professionals, young adults, student age level youth and even very young children.

Since only a limited number of housing units will be needed for the purpose, the bulk of the built-up homes can thereby be sold to potential buyers and pay for the further development and maintenance of both housing and the health development concerns.

PROJECT HISTORICAL BACKGROUND:

Greenlands Haven was intended as a joint venture between QOL Corp. for the medical and related health aspects of the Greenlands Haven and MASN for the construction and civil works portion of the project.

QOL Corp. originally accredited the concept of a Retirees housing with the Philippine Government agency, Philippine Retirement Authority (PRA), as well as other concerned offices of the Philippine Government and accomplished all the documentary requirements therein for a project that will cater to foreign clients, notably Japanese Retirees. The magnitude of QOL's research and preparations spanned three (3) years and thousands of travelled miles between the Philippines and Japan as well as interviews and negotiations with scores of key business and public figures.

The Greenlands Haven combined health services and housing project was initiated by Mr. Solomon P. Botictic, of CPT Inc. also Founder and Trustee of Centre di Humanes et Societas, Inc. in March 2010 in agreement with QOL and MASN and commissioned Excalibur Consultants Inc. (Enclosure “D”) for the preparation of a project concept brief. Excalibur Consultants accepted the commission and began the work to build a concept for the project. (Enclosure “E”) in September 2011.

On September 2011, following Excalibur Consultants’ commencement of the concept development, Cyberpark Group formally assumed the role of main proponent and project owner of Greenlands Haven Project. (Enclosure “A”)

The main proponent caused the revision of the project proposal to target a dominantly Japanese client market.

MECHANICS OF THE PROJECT:

CONCEPTUAL FRAMEWORK:

The project is to build a sprawling Medical - Health and Shelter City with complete housing and other amenities for Retirees, businessmen, professionals, other individuals from Japan in two thirds of the estate or a subtotal area of 2-M m² and Filipinos – preferably war veterans – as well as other clientele, in one third of the estate - subtotal area of 1-M m².

The theme of the medical - health City is Japanese in detail and Asian in its general character.

The environment will be responsive to health and medical care needs. Due to the rolling hills landscape, gentle winds and breezes are always prevalent in the site.

As recommended by technical service partner, QOL Corp. (Township Planning, Design) and MASN Construction and Allied Services, Inc. (Equipment, Supply, Labor and Works) will undertake the project management of the health and housing complex in modules.

QOL, MASN and Cyberpark will work together towards bringing in all the necessary technical resources for the health facilities. Excalibur Consultants will prepare the total design concept for submission to the fund source for the startup fund for acquisition and site development as well as the building of the housing complex in modules. Once the funds are in place, the general contractor will design and build the project in the corresponding modules as specified in the original concept below.

CONSTRUCTION PARAMETERS:

The complex will be built by **Modules**. There are an estimated fifteen (15) modules. Each module is Five Hundred Thirty (530) Units and one Health Care Complex for approximately two to four (2-4) modules depending upon the need for health and patient care. The first and second Modules of the project will be built during the first eighteen (18) months.

Following the first module's completion, the third, fourth and fifth Modules will be built in the next ten to twelve (10-12) months. From six to eight (6-8) months, the sixth, seventh, eighth and ninth Modules will be completed and so on until the last module is completely built. The fifteenth and last module will consist of Five Hundred Eighty (580) Housing Units in all.

There will be at least four specialization medical and health care complexes to be completed alongside and throughout the completion of the construction of the fifteen (15) modules of patient care accommodations and housing facilities.

The Project will replicate in Subic, Clark using various forms of facility acquisition and establishment.

BUILDING PLAN:

Technical service contractor, QOL Corp., and MASN, will undertake the project consultancy and management for the project management of the health and housing complexes. QOL Corp. will provide the post-construction technical expertise. The complex will be built by **Modules**. As stated earlier, there are an estimated fifteen (15) modules with each module consisting of the construction of Five Hundred Thirty (530) Housing Units.

Increments of One Hundred (100) Units per module will be built for the other adjacent property intended for both local and foreign clientele, with priority to war veterans, or descendants thereof.

The health facilities will be built within a maximum spacing of about four to five (4-5) years per facility.

The commercial and / or industrial portion of the estate will be leased to interested locators. This includes an entire side of the estate that is directly located at the bank of Tuntunan River, Maragondon’s major river.

The Eight Thousand (8,000) units will be built according to the following home type allocation scheme:

Percent of Total	Style	No. of Units
30% -	Quadruplex Units	2,400
10% -	Duplex Units	800
60% -	Single-Detached Units	4,800
100%		8,000

Walk Up Development:

100% -	Walk Up Units	10,200
100%		10,200

As earlier stated, following the success of the first Greenlands Haven health and housing development project, other estates in Subic, Zambales in Clark Field, Pampanga as well as in Cebu and Mindanao will be developed along the same concept and shall accommodate Retirees and other clientele from Japan or allied countries of Japan, whether in Asia and/other parts of the world as well as the other local clientele.

HEALTH FACILITIES:

There will be five specialty Health concerns in four central complexes, namely:

1. Geriatric Medicine / Senior Patients care facility;
2. Dermatologic Medicine;
3. Internal Medicine;
4. Tropical Diseases; and,
5. Convalescence Medicine.

HOME UNITS:

The following are the types and statistics of the accommodation housing for the clientele of Greenlands Haven Project:

Type	Unit Area (in square meters)	Levels (storeys)	Total Floor Area (in square meters)	Lot Area (in square meters)
Quad 1	80	2	160	120
Quad 2	80	3	240	120
Duplex 1	80	2	160	120
Duplex 2	80	3	160	120
Condo 1	50	1	50	50
Condo 1	70	1	70	70
Condo 1	90	1	90	90
Condo 2	80	2	160	80
Single A	150	1	150	180
Single B	120	2	240	150
Single C	100	3	300	150

RECREATION AND LEISURE, CONVALESCENCE:

There are several types of recreation and leisure activities offered for the clientele of Greenlands Haven Project.

Convalescence is also a major concern.

The following are amenities that will service the clientele for their recreation and leisure, or on the other hand, for convalescence purposes:

- Golf Course
- Soccer field
- Track and Field Oval
- Ball Courts (Closed and Open Basketball, Pelota-Jai Alai, Volleyball etc. playing areas)
- Buses and Boats, Helicopter Ferry service for local touring
- In-house television and cable connection
- LAN, WAN, WAP internet connection

AMENITIES:

- Shopping areas
- Gift shops
- Libraries
- Hobby shops
- Hair salons, Barber Shops
- Tailor and dressmakers' shops
- Jewellery stores
- Cinemas, restaurants, theaters
- In-house resorts
- Referral arrangements and logistics to nearby beach and mountainside resorts
- Other entertainment and leisure facilities.

FINANCIAL PLAN:

The start up resources of the project will be P800 million. The fund will be used to acquire the real estate and construct the first and second Modules of the project will be built during the first eighteen (18) months. One (1) health - medical facility out of a total number of four (4) facilities will be constructed alongside the establishment of four modules of the project. The start up fund of the project corresponds to more or less five percent of the financial package for the project.

The stability level financial requirement of the Greenlands Haven project in the Cavite Site over a three (3) phases with each phase corresponding to a period of no less than six to seven (6 - 7) years is USD700,000,000.

During the succeeding phases, the Greenlands Haven project will be laying out developmental plans requiring an additional from USD700,000,000. A program of grant sourcing and aggressive marketing will enable Greenlands Haven to be sustainable over the next fifteen to twenty (15 - 20) years. Draft details of the utilization of the startup fund are as follows:

PARTICULARS	AMOUNT
Real estate acquisition 4,080,744 sqm @Php50.00 per sqm	Php 204,037,200.00
Land Development 500,000 sqm @400 per sqm	200,000,000.00
Health complex construction in 3,500 sqm @28,000 per sqm	98,000,000.00
Housing, dormitory construction 75,000 sqm @3,500 per sqm	225,000,000.00
Contingency Fund	72,037,200.00
TOTAL	Php 799,074,400.00
S.A.Y.	800,000,000.00