

YOUR FREE BUYER WORKBOOK

Your Cebu home, with clarity.

A practical checklist for exploring BE Uptown Park before you choose a unit or book your next visit.



Artist's perspective from supplied project materials.

Three questions worth answering first

- ☐ Will the location fit the way I actually live?
- ☐ Does this home meet my standards?
- ☐ Will ownership be manageable when I am away?

Use this guide to record your priorities, inspect the showroom thoughtfully and request written answers from the developer.

Prepared by Nessa, independent real estate salesperson, Filipino Homes / LR Direct. A planning resource, not an official project offer or a promise of returns.

01 / LIFE AROUND UPTOWN

Does the location fit your life?

Start with your real weekly routine. A familiar neighborhood can feel different at school pickup, during rain or after work.

- ☐ List your three most frequent destinations: work, school, family, healthcare or errands.
- ☐ Test your actual routes at the times you normally travel. Record what you observe.
- ☐ Check pedestrian crossings, sidewalks, shade and access on foot.
- ☐ Visit during a busy period and a quieter period. Notice traffic and surrounding activity.
- ☐ Consider visitor access, ride pickup, parking and deliveries. Ask how each works.

My everyday destinations

- 1. _____ Usual travel time: _____
- 2. _____ Usual travel time: _____
- 3. _____ Usual travel time: _____

Neighborhood prompts: STC, Fuente Osmena, nearby medical institutions and everyday essentials. Confirm current routes and access; brochure distances are not guaranteed travel times.

My non-negotiable location priority: _____

02 / STANDARDS AND SHOWROOM REVIEW

Look beyond the styling.

Bring your own furniture dimensions and daily habits into the conversation. Ask what is included in the exact unit you are considering.

- ☐ Request the approved floor plan, area breakdown and orientation for your shortlisted unit.
- ☐ Check circulation, furniture fit, storage and practical working or dining space.
- ☐ Ask about light, ventilation, privacy and any documented acoustic specifications.
- ☐ Confirm kitchen fixtures, bathroom fixtures, appliances and finishes in writing.
- ☐ Distinguish showroom furniture, decorative items and optional upgrades from inclusions.
- ☐ Ask about parking availability, costs and the rules relevant to your household.

Compare your options

Unit / layout: _____

Three must-haves: _____

Showroom detail to verify: _____

Document / answer still needed: _____

For environmental claims, ask for the specific feature, supporting specification and any current certification evidence. A design theme alone does not establish certified performance.

03 / OWNERSHIP AND YOUR NEXT STEP

Own with fewer unknowns.

Especially for a future Cebu base, understand both the purchase commitment and the work of maintaining the home.

- ☐ Request an official computation showing total price, payment schedule, fees and financing assumptions.
- ☐ Ask for current information on association dues, parking, utilities, taxes and other recurring costs.
- ☐ Confirm delivery information, turnover conditions, warranty and defect reporting procedures.
- ☐ Ask who handles building management, maintenance requests and emergencies.
- ☐ If you will be away, ask about access arrangements and any available services and charges.
- ☐ Review reservation requirements, documents and applicable conditions before paying.

Your next step with Nessa

Share your preferred unit type, intended use, three must-haves and target purchase timeline. I can help request relevant project details and a showroom appointment.

Request your personal project shortlist

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Prices, availability, specifications, services and delivery remain subject to current official documents and developer confirmation. This guide is not financial or legal advice.