OCEAN VIEW RESIDENCES

Volume 3

PURCHASER'S GUIDE

Technical Information • Specifications • Purchasing Process

Ocean View Residences isn't simply a development—it's a statement of how Cormorant Developments believes homes should be designed, engineered and built.

Contents

1. Introduction

2. Ocean View Residences at a Glance

3. The Residences

4. Construction & Structural Specification

5. Interior Specification

6. Building Services

7. Lifestyle Amenities

8. Purchasing Your Residence

9. Construction Programme

10. Frequently Asked Questions

11. Contact Information

INTRODUCTION

Purchasing with Confidence

Purchasing a home is one of life's most significant decisions. Whether you are seeking a permanent residence, a holiday retreat or a long-term investment, it is essential that you have access to clear, accurate and comprehensive information before making your decision.

This Purchaser's Guide has been prepared to provide prospective owners with a detailed overview of Ocean View Residences, its construction, specification and purchasing process. Together with **Volume 1 – Lifestyle & Design** and **Volume 2 – Behind the Vision**, this publication completes the information available to prospective purchasers, offering a transparent and comprehensive understanding of the development.

Within these pages you will find details of the residences, construction standards, internal specifications, building services, purchaser procedures and answers to frequently asked questions. Every section has been prepared to help you make an informed decision with confidence.

At Cormorant Developments, we believe transparency is an essential part of quality. By providing clear and detailed information from the outset, we hope every purchaser gains a full understanding of the care, planning and engineering that have shaped Ocean View Residences.

We appreciate that every purchaser's circumstances are different, and we welcome the opportunity to answer any additional questions you may have. Our objective is not simply to sell exceptional homes, but to build lasting relationships founded on trust, professionalism and open communication.

Closing Statement

Confidence begins with understanding.

OCEAN VIEW RESIDENCES AT A GLANCE

Development Summary

Ocean View Residences is an exclusive boutique development comprising just six luxury residences overlooking the Bohol Strait in Argao, Cebu. Carefully integrated into the natural hillside, the development combines contemporary architecture with disciplined engineering to create a collection of exceptional homes that enjoy uninterrupted panoramic sea views.

Every aspect of the development has been designed to maximise privacy, natural light and the relationship between the residences and their spectacular coastal setting. Resort-style amenities, premium construction and carefully selected materials combine to create a development that offers both an exceptional lifestyle and enduring value.

Rather than maximising the number of residences, Ocean View Residences has been planned around quality, space and exclusivity. The result is a low-density community where architecture works in harmony with the landscape to provide a unique living environment.

Development Overview

Development	Information
Development Name	Ocean View Residences
Developer	Cormorant Developments (OPC)
Location	Argao, Cebu, Philippines
Development Type	Boutique Luxury Residential Development
Number of Residences	Six Exclusive Three-Bedroom Residences
Building Configuration	Seven-level stepped hillside development
Primary Construction	Reinforced Concrete Structure
Resident Facilities	Infinity Swimming Pool, Ocean Bar, Scuba Centre, Fitness Suite
Parking	Secure Resident Parking
Private Terraces	Ocean-Facing
Building Orientation	South-facing overlooking the Bohol Strait

---

Building Configuration

The development has been carefully arranged to follow the natural contours of the hillside, allowing every residence to enjoy uninterrupted views while minimising the visual impact of the building. Each level has been planned to serve a specific purpose, creating a logical progression from the leisure facilities at the lower levels to the private residential accommodation above.

Level	Accommodation
Level 6	Residence 6 with integrated Plant & Building Services
Level 5	Residence 5 and Residents' Fitness Suite
Level 4	Residence 4
Level 3	Residence 3
Level 2	Residence 2
Level 1	Residence 1
Level 0	Ocean Bar & Scuba Centre
Level 0	Infinity Swimming Pool

Designed Around the Landscape

Unlike conventional apartment developments, Ocean View Residences has not been imposed upon the landscape. The building has been carefully stepped into the hillside, allowing the architecture to follow the site's natural topography while ensuring every residence enjoys unobstructed panoramic views across the Bohol Strait.

This approach reduces the visual scale of the building, enhances privacy between residences and minimises unnecessary excavation. It also allows natural light and cooling sea breezes to reach every home while creating generous outdoor terraces that become a seamless extension of the internal living spaces.

The result is a development where architecture, engineering and landscape combine to create a distinctive coastal community that is both elegant and enduring.

THE RESIDENCES

Designed for Contemporary Coastal Living

Every residence at Ocean View Residences has been carefully planned to provide generous internal accommodation, exceptional natural light and uninterrupted panoramic views across the Bohol Strait. The layout reflects the belief that luxury is created not simply through premium finishes, but through intelligent planning, generous proportions and a seamless connection between indoor and outdoor living.

Each residence occupies an entire level of the building, ensuring excellent privacy and an individual identity while maintaining the exclusivity expected of a boutique development. Large areas of glazing maximise natural daylight and allow the surrounding landscape to become an integral part of the living experience.

The open-plan living, dining and kitchen area forms the heart of each residence, extending directly onto a spacious private terrace overlooking the ocean. This creates an exceptional environment for both everyday living and entertaining while taking full advantage of the tropical climate and spectacular coastal setting.

The private accommodation has been arranged to provide an ideal balance between comfort and functionality. The principal suite enjoys direct access to the terrace together with a generous ensuite bathroom, while the second bedroom benefits from its own private ensuite. The third bedroom is served by a Jack & Jill bathroom that also functions as the residence's guest bathroom, providing flexibility without compromising privacy.

Throughout each residence, carefully selected materials, bespoke joinery and premium fixtures have been chosen to provide durability, timeless aesthetics and ease of maintenance. Every design decision reflects the commitment of Cormorant Developments to creating homes that will remain as functional and desirable in the future as they are on the day of completion.

Residence Summary

Feature	Specification
Residence Type	Boutique Luxury Residence
Number of Bedrooms	3
Number of Bathrooms	3
Living / Dining	Open plan
Kitchen	Bespoke Contemporary Kitchen
Principal Suite	Ensuite & Terrace Access
Bedroom 2	Private Ensuite
Bedroom 3	Jack & Jill Bathroom
Private Terrace	Full-width Ocean-Facing
Natural Ventilation	Cross-Ventilation Throughout
Construction	Reinforced Concrete

Design Philosophy

Every residence has been designed around the same fundamental principles:

- Maximising uninterrupted ocean views.
- Creating bright, naturally ventilated living spaces.
- Providing generous internal accommodation.
- Using durable, premium materials throughout.
- Delivering privacy without sacrificing openness.
- Creating homes that will remain relevant and desirable for generations.

Rather than repeating a standard apartment layout, each residence has been carefully considered as an individual home, combining architectural elegance with practical everyday living.

Closing Statement

Designed around the view.

Created for the way you live.

CONSTRUCTION & STRUCTURAL SPECIFICATION

Engineered for a Lifetime

The quality of every exceptional home begins long before the finishes are applied. Hidden behind every wall, beneath every floor and within every structural element is the engineering that determines how a building will perform for decades to come.

At Ocean View Residences, structural engineering has never been regarded as simply meeting minimum design standards. From the earliest stages of the project, every structural decision has been guided by the objective of creating a building that offers exceptional strength, durability and long-term resilience while responding intelligently to its tropical coastal setting.

Reinforced concrete has been selected as the primary structural material throughout the development. Internationally recognised for its strength, durability and fire resistance, reinforced concrete provides an exceptionally robust structural system requiring minimal maintenance over its design life. It is particularly well suited to the marine environment of the Philippines, where long-term durability is essential to preserving both the building and the investment of its owners.

The building has been carefully stepped into the natural hillside rather than imposed upon it. This approach allows the development to respond naturally to the site's topography while reducing unnecessary excavation and preserving the character of the landscape. By following the contours of the hillside, every residence enjoys uninterrupted panoramic views while benefiting from an efficient and inherently stable structural arrangement.

Structural walls, reinforced concrete floor slabs and carefully engineered load paths work together to create a rigid structural frame capable of safely transferring loads throughout the building. Every structural element has been designed as part of an integrated system, providing exceptional stability, strength and long-term performance.

Designed for a Coastal Environment

In addition to supporting the vertical loads of the building, the reinforced concrete structural frame and shear wall system have been designed to resist the lateral forces associated with a tropical coastal environment, including wind and seismic actions. By integrating these structural elements into a single engineered system, the building achieves enhanced structural stability, occupant safety and long-term resilience.

The structural design has been developed in accordance with recognised engineering principles and the applicable structural design standards adopted for the project. Every element has been carefully considered to provide confidence that Ocean View Residences will continue to perform as intended throughout its design life.

The protection of the building against moisture has received equal attention. Carefully specified waterproofing systems, appropriate drainage design and durable external construction materials work together to protect the structural frame from the effects of heavy rainfall, humidity and the coastal marine environment. These measures contribute significantly to reducing future maintenance while preserving the long-term integrity of the development.

Rather than relying upon individual structural components, Ocean View Residences has been engineered as a complete structural system where every element contributes to the overall strength, stability and durability of the building.

Structural Overview

Structural Element	Specification
Primary Structure	Reinforced Concrete
Structural Design	Integrated Reinforced Concrete Frame
Structural Stability	Reinforced Concrete Shear Wall System
Floor Construction	Reinforced Concrete Suspended Slabs
Primary Structural Walls	Reinforced Concrete
Roof Structure	Structural Steel Roof Construction
Building Configuration	Stepped Hillside Design
Structural Philosophy	Strength • Durability • Longevity

Why It Matters

Although hidden from view once construction is complete, the structural frame remains the single most vital component of every building. It supports every floor, every wall and every element that contributes to the comfort of daily living.

A well-engineered structure provides more than strength alone. It delivers confidence. Durable materials, disciplined engineering and careful construction practices reduce long-term maintenance, improve resilience and help preserve both the appearance and value of every residence.

For Cormorant Developments, engineering is never simply about complying with design codes. It is about creating homes that future generations will continue to value, enjoy and trust.

Closing Statement: The true quality of a building is rarely visible. It is found within the engineering that quietly protects it for generations.

INTERIOR SPECIFICATION

Crafted Without Compromise

The character of a home is defined not only by its architecture but also by the quality of the materials, finishes and craftsmanship found throughout the interior. At Ocean View Residences, every component has been carefully selected to combine contemporary elegance with exceptional durability, creating homes that are both beautiful to live in and practical to maintain.

Rather than following changing design trends, the interior specification has been developed around timeless materials, natural textures and carefully balanced finishes that will remain relevant for many years to come. Every residence has been designed to provide a refined living environment where quality is immediately evident in every detail.

Large-format sintered stone flooring extends throughout each residence, providing a seamless visual connection between the principal living areas, bedrooms and circulation spaces. Selected for its exceptional durability, scratch resistance and ease of maintenance, sintered stone offers the appearance of natural stone while providing outstanding long-term performance within a tropical climate.

Warm Western Red Cedar detailing introduces natural warmth and texture throughout the interiors, creating a subtle contrast with the clean architectural lines and contemporary finishes. Bespoke joinery, carefully integrated storage and premium architectural hardware have been selected to provide both functionality and understated elegance.

The contemporary kitchen has been designed as the centrepiece of each residence, combining bespoke cabinetry with premium appliances, generous storage and a carefully planned layout that supports both everyday living and entertaining. Taj Mahal Quartzite worktops and matching splashbacks provide a luxurious yet highly durable working surface, complementing the natural material palette found throughout the development.

Bathrooms have been conceived as private wellness spaces rather than purely functional rooms. Premium sanitaryware, walk-in showers, frameless glass enclosures, bespoke vanity units and carefully layered architectural lighting combine to create calm, refined interiors inspired by boutique hotels and luxury spas.

Every residence benefits from generous glazing that frames the spectacular views across the Bohol Strait while introducing abundant natural daylight throughout the day. Carefully designed sliding doors create a seamless transition between the internal living spaces and the private ocean-facing terrace, allowing residents to enjoy the tropical climate and uninterrupted views throughout the year.

Every material has been selected with longevity in mind. Rather than specifying finishes that require frequent replacement or extensive maintenance, Cormorant Developments has

prioritised quality, durability and timeless design, ensuring that every residence will continue to perform and look exceptional for decades to come.

Interior Specification Summary

Item	Specification
Flooring	Large-Format Sintered Stone
Feature Wall	Western Red Cedar
Kitchen Worktops	Taj Mahal Quartzite
Kitchen Splashback	Taj Mahal Quartzite
Kitchen Cabinetry	Bespoke Contemporary Joinery
Kitchen Appliances	Premium Integrated Appliances
Internal Doors	Solid Hardwood
Wardrobes	Bespoke Fitted Joinery
Bathrooms	Premium Sanitaryware & Frameless Glass
Bathroom Vanity	Bespoke Floating Units
Lighting	Architectural LED Throughout
Terrace	Large-Format Sintered Stone Finish

Design Philosophy

Every finish has been selected for three reasons:

- **Timeless appearance.**
- **Long-term durability.**
- **Ease of maintenance.**

These principles ensure that Ocean View Residences will remain as elegant many years from now as on the day each residence is handed over.

Closing Statement

Luxury is not created by excess.

It is achieved through the careful selection of materials that combine beauty, performance and enduring quality.

KITCHENS

The Heart of Every Residence

The kitchen is more than a place to prepare meals. It is the natural gathering place within every home, where everyday living, family life and entertaining come together. At Ocean View Residences, each kitchen has been designed to combine elegant contemporary styling with exceptional functionality, creating a space that is equally suited to everyday use and special occasions.

Every kitchen has been individually planned to maximise storage, workflow and ease of use while maintaining the clean architectural lines that define the development. Bespoke cabinetry provides generous storage through a combination of base units, wall cabinets and integrated pantry solutions, ensuring that practicality is never compromised by aesthetics.

The centrepiece of each kitchen is the carefully selected **Taj Mahal Quartzite** worktop and matching splashback. Renowned for its natural beauty, exceptional durability and resistance to heat and staining, quartzite provides a premium working surface that combines timeless elegance with outstanding long-term performance.

A comprehensive range of integrated appliances has been specified to complement the architectural design while providing the functionality expected within a luxury residence. Every appliance has been selected to deliver reliability, efficiency and ease of maintenance while maintaining a clean, uncluttered appearance.

Lighting has been carefully layered throughout the kitchen, combining discreet task lighting with ambient architectural illumination to create an environment that is both practical and welcoming. Large glazed openings introduce abundant natural daylight while maintaining uninterrupted views across the Bohol Strait, ensuring the kitchen remains connected to the spectacular setting beyond.

Rather than following short-lived design trends, the kitchens at Ocean View Residences have been designed around enduring principles of quality, functionality and craftsmanship. Every component has been selected to provide lasting performance while complementing the refined architectural character of the development.

Specification Note

The manufacturers and products identified within this guide represent the intended quality standard for Ocean View Residences. During procurement or construction, equivalent products of equal or higher quality may be specified where appropriate, provided they meet the design intent and performance standards established by Cormorant Developments.

Kitchen Specification Summary

Element	Specification
Cabinetry	Bespoke Contemporary Joinery
Worktops	Taj Mahal Quartzite
Splashback	Matching Taj Mahal Quartzite
Hob	Premium Induction Hob
Oven	Built-in Electric Oven
Microwave	Integrated Microwave
Extractor	Concealed Extractor Hood
Refrigerator	Integrated Fridge / Freezer
Dishwasher	Fully Integrated
Sink	Double Stainless-Steel Undermount
Mixer Tap	Premium Single-Lever Mixer
Lighting	Architectural LED

Design Philosophy

Every kitchen has been designed around three fundamental principles:

- **Exceptional functionality**
- **Timeless design**
- **Long-term durability**

The careful selection of premium materials, integrated appliances and bespoke joinery ensures that each kitchen remains both practical and visually elegant for many years to come.

Rather than simply creating an attractive space, the objective has been to deliver a kitchen that performs as beautifully as it looks, providing owners with the quality and reliability expected within a premium coastal residence.

Closing Statement

Beautifully designed.

Engineered to be used every day.

BATHROOMS

Designed for Everyday Wellbeing

Bathrooms at Ocean View Residences have been designed as private retreats where comfort, functionality and timeless design combine to create spaces dedicated to everyday wellbeing. Rather than being treated as purely practical rooms, each bathroom has been carefully planned to deliver the atmosphere and quality expected of a luxury residence.

The Principal Ensuite has been conceived as a spa-inspired sanctuary, incorporating a freestanding bath, generous walk-in shower, bespoke floating vanity unit with twin washbasins and premium sanitaryware. The layout provides distinct bathing, showering and dressing areas, creating an environment that is both elegant and highly functional.

The Ensuite serving Residence Bedroom 2 continues the same design philosophy, providing a spacious walk-in shower, floating vanity, premium fittings and carefully integrated storage. Although smaller in scale, it maintains the same high standards of design, comfort and craftsmanship found throughout the residence.

Bedroom 3 is served by a thoughtfully designed Jack & Jill bathroom, providing direct private access from the bedroom while also functioning as the residence's guest bathroom. This arrangement offers exceptional flexibility, ensuring privacy for family members while providing convenient access for visitors without compromising the bedroom accommodation.

Large-format sintered stone finishes extend across both floors and walls, creating a seamless, elegant appearance while offering exceptional durability and ease of maintenance. Frameless glass shower enclosures, recessed storage niches, concealed cisterns and architectural LED lighting reinforce the clean contemporary aesthetic that defines Ocean View Residences.

Carefully selected sanitaryware, premium brassware and bespoke cabinetry have been chosen not only for their appearance but also for their proven reliability, durability and long-term performance. Every component has been specified to provide years of dependable service while maintaining the refined character of each residence.

Natural materials, soft lighting and carefully balanced proportions combine to create bathrooms that are both practical and relaxing, transforming everyday routines into a more comfortable and enjoyable experience.

Bathroom Specification Note

The manufacturers and products identified within this guide represent the intended quality standard for Ocean View Residences. During procurement or construction, equivalent products of equal or higher quality may be specified where appropriate, provided they meet the design intent and performance standards established by Cormorant Developments.

Bathroom Specification Summary

Element	Specification
Wall & Floor Finish	Large-Format Sintered Stone
Principal Bath	Kaldewei Freestanding Bath
Showers	Hansgrohe Thermostatic Rainfall Shower System
Shower Enclosures	Frameless Toughened Safety Glass
Washbasins	Duravit Countertop Basins
Vanity Units	Bespoke Floating Cabinetry
Brassware	Grohe Premium Chrome Finish
WC Suites	Duravit Wall-Hung with Concealed Cistern
Mirrors	Illuminated Vanity Mirrors
Lighting	Philips Architectural LED Lighting
Accessories	Premium Stainless Steel

Design Philosophy

Every bathroom has been designed to balance luxury with practicality. Durable materials, premium fittings and thoughtful planning ensure that each space is easy to maintain while providing the comfort and refinement expected within a boutique coastal residence.

Rather than following passing trends, the design focuses on timeless elegance, quality craftsmanship and everyday functionality, creating bathrooms that will remain both beautiful and practical for many years.

Closing Statement

Thoughtfully designed.

Crafted for comfort.

DOORS, WINDOWS & JOINERY

Precision in Every Detail

The quality of a home is often defined by the elements that are used every day. Doors, windows and joinery are among the most frequently used components of any residence, and their design, operation and durability have a significant influence on both comfort and long-term satisfaction.

At Ocean View Residences, every door, window and item of joinery has been carefully selected to complement the contemporary architectural character of the development while delivering exceptional performance, security and longevity. The objective has been to create interiors where every component performs as beautifully as it looks.

Large glazed openings have been incorporated throughout every residence to maximise natural daylight and frame the uninterrupted panoramic views across the Bohol Strait. Premium European-designed window and door systems have been specified to provide outstanding weather performance, durability and security while requiring minimal maintenance throughout their service life.

Tilt-and-turn opening windows have been selected to provide exceptional flexibility, allowing residents to choose between secure background ventilation and fully opening the windows to maximise natural airflow. Combined with the building's orientation and stepped configuration, these systems promote excellent cross-ventilation throughout every residence while reducing reliance on mechanical cooling.

The principal living areas open directly onto generous ocean-facing terraces through expansive sliding glazed door systems that create a seamless transition between indoor and outdoor living. Carefully specified glazing allows the spectacular coastal setting to become an integral part of every residence while maintaining comfort throughout the year.

Internally, solid hardwood doors provide durability, acoustic privacy and a reassuring sense of quality. Every door has been fitted with premium architectural hardware selected for its smooth operation, reliability and refined appearance.

Bespoke fitted wardrobes and integrated joinery have been designed to maximise storage while maintaining clean architectural lines throughout each residence. Soft-close mechanisms, carefully considered internal layouts and quality finishes ensure that every element contributes to an elegant and uncluttered living environment.

Throughout Ocean View Residences, craftsmanship has been placed above fashion. Every component has been selected not only for its appearance but also for its ability to provide decades of dependable performance with minimal maintenance.

Specification Note

The products and manufacturers identified throughout this guide represent the intended quality standard for Ocean View Residences. During procurement or construction, equivalent products of equal or higher quality may be specified where appropriate, provided they satisfy the design intent and performance standards established by Cormorant Developments.

Doors, Windows & Joinery Specification Summary

Element	Specification
Window System	Premium European Tilt & Turn Window System
Terrace Doors	Premium Sliding Glazed Door System
Glazing	Double-Glazed Safety Glass
Window Hardware	Multi-Point Locking System
Internal Doors	Solid Hardwood
Entrance Door	Solid Hardwood Security Door
Door Furniture	Premium Architectural Hardware
Wardrobes	Bespoke Full-Height Wardrobes
Internal Joinery	Bespoke Contemporary Cabinetry

Design Philosophy

Every opening within a building represents an opportunity to improve the living environment. By combining high-performance glazing, durable materials and precision-engineered hardware, Ocean View Residences delivers interiors that are naturally bright, comfortable and exceptionally easy to maintain.

The careful selection of premium doors, windows and bespoke joinery ensures that every residence reflects the same commitment to quality, craftsmanship and longevity found throughout every aspect of the development.

Closing Statement

Exceptional homes are defined by exceptional details.

Quality is experienced every time you open a door or look through a window.

BUILDING SERVICES

Intelligent Systems for Everyday Living

A well-designed home is supported by building services that operate efficiently, reliably and almost unnoticed. At Ocean View Residences, every mechanical, electrical and plumbing system has been carefully considered to provide comfort, convenience and dependable long-term performance.

Rather than viewing these services as separate installations, the development has been designed as an integrated building where each system works in harmony with the others. The result is a residence that is comfortable to occupy, straightforward to maintain and engineered for many years of reliable operation.

Every residence will benefit from independent electrical and water services, allowing owners complete control over their individual consumption while simplifying maintenance and future servicing.

Air conditioning has been designed to provide efficient climate control throughout the principal living spaces and bedrooms. The building has also been planned to maximise natural ventilation, allowing residents to enjoy cooling sea breezes for much of the year and reducing reliance on mechanical cooling whenever conditions permit.

A dedicated potable water storage and pressure-boosting system has been incorporated into the development to ensure a dependable supply of water and consistent pressure throughout every residence. This infrastructure has been carefully engineered to provide reliable performance while remaining discreetly integrated within the building.

Energy-efficient LED lighting has been specified throughout the development, combining functional illumination with carefully considered architectural lighting that enhances both the interior living spaces and the communal areas.

Modern communications infrastructure has also been incorporated to support high-speed internet, television and digital connectivity, ensuring every residence is prepared for the demands of contemporary living.

Fire detection, emergency lighting and life-safety systems have been integrated throughout the development in accordance with the applicable design standards, providing residents with confidence that safety has been considered as a fundamental part of the building's design.

Throughout Ocean View Residences, building services have been designed with the same philosophy that guides every other aspect of the development—quality, reliability and long-term performance.

Specification Note

The products and manufacturers identified throughout this guide represent the intended quality standard for Ocean View Residences. During procurement or construction, equivalent products of equal or higher quality may be specified where appropriate, provided they satisfy the design intent and performance standards established by Cormorant Developments.

Building Services Summary

Service	Specification
Air Conditioning	Premium Inverter Split-System Air Conditioning
Fresh Air	Natural Cross-Ventilation
Water Storage	Central Potable Water Storage System
Water Pressure	Variable-Speed Booster Pump System
Hot Water	Individual High-Efficiency Water Heaters
Lighting	Energy-Efficient Architectural LED Lighting
Electrical Installation	Independent Electrical Supply to Each Residence
Communications	High-Speed Internet & Television Infrastructure
Fire Protection	Fire Detection & Emergency Lighting Systems
CCTV	Discreet CCTV Monitoring of External Communal Areas
Access Control	Secure Resident Entry System

Design Philosophy

The best building services are those that quietly perform their function every day without drawing attention to themselves. Reliability, efficiency and ease of maintenance have guided every engineering decision, ensuring that each system contributes to the comfort of residents while supporting the long-term performance of the development.

By integrating mechanical, electrical and plumbing services into a coordinated building-wide strategy, Ocean View Residences delivers a living environment that combines modern convenience with dependable engineering.

Closing Statement

The finest engineering is rarely seen.

It is experienced every day through comfort, reliability and peace of mind.

EXTERNAL ENVIRONMENT & LANDSCAPING

Designed to Complement the Landscape

Ocean View Residences has been carefully integrated into its natural hillside setting, allowing the architecture and landscape to work together as a single composition. Rather than reshaping the site to suit the building, the development has been designed to follow the natural contours of the land, preserving its character while minimising unnecessary excavation and environmental impact.

Every external space has been planned with the same attention to detail as the residences themselves. Circulation routes, terraces, retaining structures and landscaped areas combine to create an attractive and functional environment that reflects the natural beauty of the surrounding coastline.

Native and tropical planting has been selected to complement the existing landscape while reducing long-term maintenance and irrigation requirements. Carefully positioned trees, shrubs and groundcover planting soften the architectural form of the building, creating a natural transition between the development and its surroundings.

Pedestrian routes have been designed to provide safe, comfortable access throughout the site while encouraging residents to experience the changing perspectives of the development as they move between the upper entrance, residential levels and leisure facilities below. External stairways, pathways and landings have been carefully integrated into the hillside, becoming an architectural feature rather than simply a means of circulation.

Thoughtfully designed external lighting enhances both safety and atmosphere after sunset. Pathways, entrances, landscaped areas and communal spaces will be illuminated using energy-efficient architectural lighting that improves visibility while respecting the peaceful character of the coastal setting.

Particular attention has been given to surface water management, ensuring rainfall is collected and directed through engineered drainage systems designed to protect both the landscape and the structural integrity of the development. These measures contribute to the long-term performance of the building while helping preserve the natural characteristics of the site.

The objective has never been to dominate the landscape, but to create a development that appears to belong within it. Every external element has therefore been designed to complement the natural topography, allowing Ocean View Residences to sit comfortably within its remarkable hillside setting.

Specification Note

The products and materials identified throughout this guide represent the intended quality standard for Ocean View Residences. During procurement or construction, equivalent materials of equal or higher quality may be specified where appropriate, provided they satisfy the design intent and performance standards established by Cormorant Developments.

External Environment Summary

Element	Specification
Site Planning	Stepped Hillside Development
Landscaping	Native & Tropical Planting
External Circulation	Landscaped Stairways & Walkways
Terrace Finishes	Premium Exterior Paving
External Lighting	Architectural LED Lighting
Drainage	Integrated Surface Water Management
Retaining Structures	Reinforced Concrete
Boundary Treatment	Landscape Integrated Design
External Materials	Selected for Marine Durability

Design Philosophy

The landscape surrounding a building is as important as the building itself. Well-designed external spaces encourage movement, enhance wellbeing and strengthen the relationship between architecture and nature.

At Ocean View Residences, every pathway, planting area and retaining structure has been designed to contribute to a cohesive environment where engineering, architecture and landscape exist in harmony. The result is a development that feels established within its surroundings from the moment it is completed.

Closing Statement

Exceptional developments do not replace the landscape.

They become part of it.

RESIDENT AMENITIES

Designed for Everyday Enjoyment

Ocean View Residences has been designed to provide far more than exceptional homes. The carefully selected resident amenities extend the living experience beyond each individual residence, creating opportunities to relax, socialise and enjoy the unique coastal setting throughout the year.

Every communal facility has been thoughtfully integrated into the architectural design of the development, ensuring that leisure spaces complement rather than compete with the surrounding landscape. Together, they create an environment where residents can enjoy the lifestyle traditionally associated with a luxury resort while retaining the privacy and exclusivity of a boutique residential community.

The infinity swimming pool forms the focal point of the lower leisure level, where uninterrupted views across the Bohol Strait create an exceptional setting for relaxation throughout the day. Carefully positioned to maximise the relationship between water and horizon, the pool provides a peaceful environment where residents can unwind while enjoying the ever-changing colours of the sea and sky.

Adjacent to the pool, the Ocean Bar provides an informal venue for residents and their guests to meet, relax and enjoy refreshments within a unique waterfront setting. Designed as an extension of the external terrace, the Ocean Bar reinforces the development's emphasis on indoor-outdoor living while creating a welcoming social environment.

The on-site Scuba Centre reflects the exceptional marine environment surrounding Argao. Whether residents are experienced divers or simply wish to discover the underwater beauty of the region, the facility provides convenient access to one of Cebu's most attractive coastal destinations while supporting the area's growing diving community.

Located at the upper residential level, the private Fitness Suite provides residents with a bright and contemporary environment equipped for everyday exercise and wellbeing. Positioned to benefit from natural light and inland views across the surrounding landscape, the facility has been designed to support a healthy lifestyle without requiring residents to leave the development.

Secure resident parking has been incorporated into the upper plateau, providing convenient access to the residences while maintaining the clean architectural appearance of the development. The arrival experience has been carefully considered to ensure that movement from vehicle to residence is safe, convenient and welcoming.

Every shared facility has been planned to encourage a relaxed lifestyle while preserving the privacy expected within an exclusive six-residence development. Rather than creating extensive communal areas that become crowded or difficult to manage, Ocean View Residences offers carefully considered amenities that enhance everyday living without compromising the intimate character of the community.

Specification Note

The facilities and equipment described within this guide represent the intended standard for Ocean View Residences. During procurement or construction, equivalent products and equipment of equal or higher quality may be specified where appropriate, provided they satisfy the design intent and performance standards established by Cormorant Developments.

Resident Amenities Summary

Amenity	Description
Infinity Swimming Pool	Exclusive Residents' Infinity Pool
Ocean Bar	Poolside Lounge & Refreshment Area
Scuba Centre	Dedicated Diving Facility
Fitness Suite	Residents' Gymnasium
Resident Parking	Secure On-Site Parking
Ocean Terraces	Landscaped Relaxation Areas
External Lighting	Architectural LED Lighting
Accessibility	Safe, Well-Lit Pedestrian Routes

Design Philosophy

The most successful residential developments provide more than high-quality homes—they create an environment where everyday life becomes more enjoyable.

At Ocean View Residences, every shared amenity has been designed to complement the architecture, strengthen the sense of community and celebrate the exceptional coastal setting. By carefully balancing leisure, recreation and privacy, the development offers a lifestyle that is both relaxed and refined.

Closing Statement

Luxury is measured not only by the home you own...

...but by the lifestyle that surrounds it.

CONSTRUCTION PROGRAMME

From Construction to Completion

Every successful development begins with a carefully managed construction programme. At Ocean View Residences, each stage of the project has been planned to ensure that quality, safety and workmanship remain the highest priorities throughout the construction process.

Construction is not simply measured by the speed at which a building is completed, but by the care and attention devoted to every stage of its delivery. Cormorant Developments is committed to maintaining rigorous quality control, careful project management and regular progress monitoring from the commencement of works through to final handover.

The construction programme has been developed to provide a logical sequence of activities, allowing each phase of the development to be completed, inspected and verified before the next stage commences. This disciplined approach helps maintain quality while minimising disruption and ensuring that every aspect of the project meets the standards expected of a premium residential development.

Throughout construction, regular inspections will be undertaken to monitor workmanship, compliance with the approved design and the quality of materials being incorporated into the development. This systematic approach provides purchasers with confidence that every residence is being constructed in accordance with the standards established by Cormorant Developments.

Construction programmes are carefully prepared using the best information available at the time of publication and are actively monitored throughout the development. Whilst progress may occasionally be influenced by matters beyond the Developer's reasonable control, including adverse weather, statutory approvals, force majeure events and the availability of specialist materials, Cormorant Developments is committed to using all reasonable endeavours to achieve the published Target Completion Date. Where a material change to the programme becomes necessary, purchasers will be informed promptly and provided with an explanation of the circumstances together with a revised anticipated completion timetable.

Our objective is simple: to deliver every residence to the same standard of quality envisioned when Ocean View Residences was first conceived.

Indicative Construction Programme

Phase	Description
Pre-Construction	Final Design, Statutory Approvals & Mobilisation
Site Preparation	Site Establishment & Earthworks
Structural Works	Foundations & Reinforced Concrete Frame
Building Envelope	Roofing, External Walls & Glazing
Building Services	Mechanical, Electrical & Plumbing Installations
Internal Finishes	Joinery, Flooring, Kitchens & Bathrooms
Testing & Commissioning	Inspection, Certification & System Testing
Practical Completion	Final Quality Inspections
Handover	Residence Completion & Owner Handover

Quality Assurance

Quality is monitored continuously throughout construction rather than being assessed only at completion. Every major stage of the works will be inspected before subsequent activities commence, ensuring that workmanship and materials consistently meet the standards expected for Ocean View Residences.

This disciplined approach reduces the likelihood of defects, simplifies future maintenance and provides purchasers with confidence that their residence has been constructed with care and attention to detail.

Closing Statement

Exceptional homes are not built by chance.

They are delivered through careful planning, disciplined management and uncompromising quality.

PURCHASING YOUR RESIDENCE

A Clear and Transparent Process

Purchasing a new home is an exciting milestone, and at Cormorant Developments we are committed to making the process as straightforward and transparent as possible. From your initial enquiry through to the handover of your residence, our objective is to ensure that every stage is clearly explained and professionally managed.

Whether you intend to make Ocean View Residences your permanent home, a holiday retreat or an investment property, we understand that purchasing a residence is a significant commitment. Open communication, timely information and personal service will therefore remain central to every stage of the purchasing journey.

Following your initial enquiry, you will be provided with the information required to make an informed decision, including the regulatory information applicable to the development at that stage of the sales process.

Regulatory Compliance

Cormorant Developments is committed to conducting all sales in full compliance with applicable Philippine laws and regulations governing residential property developments.

Where statutory approvals, registrations or licences are required before Reservation Agreements or Purchase Agreements may be entered into, the Developer will ensure that such requirements have been satisfied before proceeding with the sale.

This commitment forms part of our objective to provide every purchaser with a transparent, professionally managed and legally compliant purchasing experience.

Once you have selected your preferred residence, a Reservation Agreement will secure the property for an agreed period while the necessary legal documentation is prepared. During this time, our appointed legal representatives will work closely with your own solicitor or legal adviser to ensure that the transaction progresses smoothly and transparently.

Full details of the payment arrangements, the timing of stage payments and the contractual protections applicable to purchaser funds will be clearly set out within the Reservation Agreement and Purchase Agreement, allowing every purchaser to obtain independent legal advice before entering into any binding commitment.

Purchasers' funds will be administered in accordance with the arrangements set out in the Purchase Agreement and all applicable legal requirements. The Developer is committed to ensuring that all monies received are applied solely for the purposes of the development.

Throughout the construction period, purchasers will receive periodic progress updates, including significant construction milestones, programme information and photographs where appropriate. We believe that purchasers should remain connected to the progress of their future home and understand how the development is advancing towards completion.

Independent Verification of Construction Milestones

Ocean View Residences is committed to maintaining a transparent and professionally managed construction process. Purchasers may, at their own expense, appoint a suitably qualified Architect, Structural Engineer or other appropriately qualified professional to independently verify that a Construction Milestone relating to their Residence has been substantially achieved before making the corresponding Construction Milestone Payment.

Any such inspection shall be arranged in accordance with the Purchase Agreement and the Developer's reasonable site safety requirements and shall not unreasonably interfere with the progress of the Works.

Cormorant Developments welcomes independent professional verification as part of its commitment to openness, quality and purchaser confidence throughout the construction process.

Prior to handover, every residence will undergo a comprehensive quality inspection to confirm that the completed works satisfy the standards established by Cormorant Developments. Any identified items requiring attention will be addressed before the residence is formally presented to its new owner.

The handover process includes a guided inspection of the residence, explanation of the principal building systems, operating manuals for installed equipment and the provision of all relevant documentation associated with ownership. Our objective is to ensure that every purchaser takes possession of their new home with complete confidence.

Purchasing a residence at Ocean View Residences is intended to be more than a property transaction. It marks the beginning of a long-term relationship built upon professionalism, transparency and trust.

Purchasing Journey

Step	Stage
1	Initial Enquiry
2	Information Pack & Residence Selection
3	Reservation Agreement
4	Legal Documentation
5	Purchase Agreement
6	Construction Updates
7	Pre-Handover Inspection
8	Completion & Handover
9	Aftercare & Ongoing Support

Our Commitment

We believe that purchasing a home should be a positive and enjoyable experience. By maintaining open communication, providing accurate information and delivering exceptional customer service throughout the process, Cormorant Developments aims to make every stage straightforward, transparent and reassuring.

Our commitment extends beyond the completion of construction. We believe that lasting relationships are built upon trust, integrity and delivering on every promise we make.

Closing Statement

From your first enquiry...

...to the day we hand you the keys, we are committed to making your journey as rewarding as the destination.

WARRANTY, AFTERCARE & PROPERTY MANAGEMENT

Our Commitment Continues Beyond Completion

The completion of your residence marks the beginning of your ownership journey, not the end of our commitment. At Cormorant Developments, we believe that delivering a quality home also means providing continued support after handover, ensuring every purchaser enjoys complete confidence in their investment.

Prior to handover, every residence will undergo a comprehensive quality inspection to verify that construction has been completed in accordance with the standards established for Ocean View Residences. Building systems will be tested, finishes inspected and any outstanding items addressed before the residence is formally presented to its new owner.

Following completion, purchasers will receive a comprehensive Handover Pack containing operating manuals, maintenance guidance, warranty information and contact details for future support. This information has been prepared to help owners understand the operation and care of the principal building systems within their residence.

Manufacturer warranties relating to installed appliances, sanitaryware and specialist equipment will be transferred to the Purchaser where applicable. Structural warranties and the Developer's obligations in respect of defects liability are governed by the Purchase Agreement.

Ocean View Residences will benefit from professionally managed communal facilities and building maintenance, ensuring that landscaped areas, shared amenities and essential building services continue to be maintained to the same high standard established during construction.

Should any issues arise following occupation, Cormorant Developments will respond promptly and professionally, working with owners to resolve matters efficiently and fairly. Our objective is to build lasting relationships founded upon trust, transparency and responsible customer care.

We recognise that many purchasers may use Ocean View Residences as a holiday home or overseas investment. For this reason, the ongoing management of the development has been considered from the earliest stages of planning, providing owners with confidence that their property will continue to be professionally cared for throughout the year.

Aftercare Summary

Service	Description
Practical Completion Inspection	Comprehensive Quality Inspection
Handover Pack	Manuals, Warranties & Operating Information
Defects Liability Period	In accordance with the Purchase Agreement
Building Management	Professional Management of Common Areas
Landscape Maintenance	Regular Maintenance Programme
Resident Support	Responsive Aftercare Service

Our Philosophy

Exceptional customer service does not end when construction is complete. Our objective is to provide every purchaser with the confidence that their investment will continue to be supported long after they have received the keys to their new residence.

Closing Statement

Our commitment continues long after construction ends.

Because lasting quality deserves lasting support.

FREQUENTLY ASKED QUESTIONS

Providing Clear Answers

Purchasing a home is a significant decision, and naturally prospective purchasers have questions throughout the process. The following information answers many of the most common enquiries we expect to receive. Should you require additional information, our team will be pleased to assist.

Can I reserve a residence before construction begins?

Yes. Subject to availability, residences may be reserved prior to the commencement of construction by entering into a Reservation Agreement and payment of the applicable reservation fee. Full details of the reservation process will be provided at the time of reservation.

Why are only two residences being released initially?

Ocean View Residences is being introduced through a carefully planned phased sales release. The initial launch offers **Residence 2** and **Residence 3**, allowing purchasers the opportunity to secure their preferred residence during the first phase of the development.

This approach enables Cormorant Developments to provide a more personalised purchasing experience while carefully managing both the construction programme and the release of future residences.

What is included in the purchase price?

The purchase price includes the completed residence together with the fixtures, fittings and finishes described within this Purchaser's Guide and the Purchase Agreement. Any approved purchaser variations or optional upgrades will be separately identified and agreed in writing.

Can I personalise my residence?

Where the construction programme permits, purchasers may be offered the opportunity to select from an approved range of finishes or request certain variations. Availability will depend upon the stage of construction and the practicality of the requested changes.

Will I receive updates during construction?

Yes. Purchasers will receive regular progress updates throughout the construction programme, including key milestones and, where appropriate, photographic progress reports.

The Reservation Agreement and Purchase Agreement explain when payments become due, how construction progress is verified where applicable, and the documentation provided in support of each payment. Purchasers are encouraged to seek independent legal advice before entering into any contractual commitment.

Purchasers may also, at their own expense, appoint a suitably qualified Architect, Structural Engineer or other appropriately qualified professional to independently verify the completion of a Construction Milestone in accordance with the Purchase Agreement.

How will the development be managed after completion?

The communal facilities and shared areas will be professionally managed to ensure Ocean View Residences continues to operate and be maintained to the high standards established by Cormorant Developments. Details of the management arrangements will be provided prior to handover.

What warranties will be provided?

Applicable warranties relating to the residence, installed equipment and selected building components will be provided at handover together with operating manuals and maintenance information.

Can overseas purchasers buy a residence?

Ocean View Residences welcomes enquiries from both domestic and international purchasers. Buyers should obtain independent legal advice regarding the property ownership regulations applicable in the Philippines at the time of purchase. Cormorant Developments will work closely with the purchaser's appointed legal representatives throughout the transaction.

Are pets permitted?

A Residents' Management Policy will be established prior to occupation. The policy will seek to balance responsible pet ownership with the comfort, safety and enjoyment of all residents.

Who do I contact if I have additional questions?

Our team will be pleased to answer any questions relating to Ocean View Residences, the purchasing process or the development generally. Contact details can be found at the end of this guide.

Are all legal approvals in place before sales commence?

Cormorant Developments is committed to ensuring that all sales are conducted in accordance with applicable Philippine law. Where statutory approvals or licences are required before units may be offered for sale, the Developer will obtain those approvals before entering into binding sales documentation.

Our Commitment

We believe that informed purchasers make confident decisions. If your question has not been answered within this guide, we encourage you to contact us. We are committed to providing clear information, honest advice and professional assistance throughout every stage of your purchasing journey.

Closing Statement

Every question deserves a clear answer.

We're here to help—every step of the way.

CONTACT INFORMATION

We Look Forward to Welcoming You

Thank you for taking the time to explore Ocean View Residences.

We hope these three volumes have provided not only an understanding of the development itself, but also the philosophy, engineering and commitment to quality that define Cormorant Developments.

From the first concept sketch to the final construction detail, every decision has been guided by a simple objective: to create homes that combine exceptional design, disciplined engineering and lasting value within one of the Philippines' most remarkable coastal locations.

Should you require further information, wish to arrange a consultation or discuss the availability of a residence, we would be delighted to hear from you.

CORMORANT DEVELOPMENTS (OPC)

Ocean View Residences

Project Location
Argao, Cebu
Philippines

Telephone
+63 968 482 8657

Email
(To be inserted)

Website
(To be inserted)

Sales Enquiries

For information regarding availability, reservations and the purchasing process, please contact Cormorant Developments using the details above. Copies of the current Reservation Agreement, Purchase Agreement and supporting purchaser documentation are available on request. Additional due diligence information, including technical reports, planning information and regulatory documentation (where available), may also be made available to prospective purchasers upon request.

Professional Enquiries

Architects, consultants, suppliers and professional organisations are welcome to contact us regarding Ocean View Residences and future developments.

Our Philosophy

We believe exceptional homes are created through thoughtful design, honest engineering and uncompromising construction quality.

Our commitment is not simply to complete buildings, but to create places that enrich everyday life, respect their surroundings and stand the test of time.

We look forward to welcoming you to Ocean View Residences.

Designed for the Ocean View.

Built for a Lifetime.