



THE MANILA SOUTHWOODS GOLF & COUNTRY CLUB

Kabilang Baybay Carmona, Cavite

Land Area:	400 Hectares
No. of Holes:	36 Holes
Year Established:	1995
Developer:	Fil-Estate
Category:	Proprietary
Designer:	Jack Nicklaus
Total Authorized Shares:	3,000 (A-1,789 / B-1,200 / Founder- 11)
	Class A: 1,800 (<i>inclusive of 7 Founders Shares, Issued: 1,800</i>)
	Class B: 1,200 (<i>Issued: 1,200</i>)

AMENITIES

Master's Clubhouse

- Reception/ Lobby
- Veranda Restaurant
- Pro Shop
- Mulligan Bar
- Mulligan Fine Dining
- Function Rooms
- Locker Rooms
- Lockers
- Sauna and Steam Bath
- Jacuzzi
- Shower rooms
- Massage Rooms
- Grooming area
- Safety deposit boxes
- Parlor area
- Bag drop

Legends Clubhouse

- Reception/ lobby
- Bag Drop
- Veranda
- Locker Rooms
- Shower room
- Grooming area
- Safety deposit boxes

Sports Club

- Badminton courts
- Shell tennis courts
- Basketball courts
- Bowling lanes
- Table tennis
- Billiard table
- Dart boards
- Lap swimming pool
- Casual swimming pool

CLUB FEES

Payee: **The Manila Southwoods Golf and Country Club, Inc.**

Monthly Dues		Change of Company Representative	
Monthly Dues	₱6,000	Membership Fee	₱250,000
Consumable	₱500	Annual Assignment Fee	₱200,000
Christmas Assessment (Billed every September)	₱2,000	(For corporate representatives who are not officers of the Company)	
Transfer of Share		Refundable Deposit	₱50,000
Transfer Fee	₱250,000	(For corporate representatives who are not officers of the Company)	
Membership Fee	₱250,000	Playing Rights	
Total	₱500,000	Membership Fee	₱250,000
Annual Assignment Fee	₱200,000	Annual Assignment Fee	₱200,000
(For corporate representatives who are not officers of the Company)		Refundable Deposit	₱50,000
Assignee Deposit	₱50,000	Total	₱500,000
(For corporate representatives who are not officers of the Company)		Change of Lessor	
Total	₱750,000	Annual Assignment Fee	₱200,000
		Refundable Deposit*	₱50,000
		<i>*deposit can be applied to the new assignment of playing rights if the assignee has no outstanding balance from the previous assignment</i>	

Other Club Charges

- Green Fees (Residents)– ₱ 2,245.00 for 18 holes weekdays/ ₱ 3,985.00 for 18 holes holidays & weekends
- Tourist Fee (Non Resident Foreigners)– ₱3,500.00 weekdays/ ₱ 5,500.00 holidays & weekends
- -Proof of residency is required
- -Peak season: November- March
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- Tournament Fee - ₱ 2,500.00
- Caddy Fee – ₱ 420.00
- Golf Cart Rental – ₱ 785.00
- Golf Club Rental – ₱ 850.00

Membership Application Guidelines & Policies

- Waiver - required
- Proposer/seconded - required
- Dependents' age limit: up to 30 years old; unmarried
- Membership Card – temporary card – right after interview with membership committee,
- Permanent card – right after the induction
- Schedule of interview – every 2nd and 4th Thursday of the month. Proposer and/or Seconder must accompany the applicant
- Stock certificate – 6 months to 1 year

Other Club Information

- Corporate shares may be assigned to individuals who are not members of the corporation.
- If an in-active share was leased out to another person, the member cannot de-activate it.
- If the lease of playing rights expires, it will be reverted back to the original owner after the reactivation and posting. Should he decide not to become a member, he/she will still be billed monthly dues even if it is not being used.
- Transfer of shares without stock certificate - seller should request the following documents from Fil-Estate Golf & Development, Inc:
 - Certification of ownership of one (1) Manila Southwoods share
 - Certification of full payment of that particular share
 - Founders' shares and Class "A" shares may be sold to citizens of the Philippines or to partnerships, corporations or associations, of which sixty percent (60%) of the voting power is owned or controlled by citizens of the Philippines.
 - Class "B" shares may be sold to any parties, irrespective of their nationality or citizenship
 - The credit limit/ signing privileges of Assignee Members for the use of Club facilities shall be only up to PhP25,000, equivalent to the assignment fee deposit (as directed by the Board of Directors at its meeting on August 28, 2013)
 - Transfer of share from parent to children: Transfer fee waived; required to pay the Membership Fee
 - Change of Lessor: waived interview and membership fee. The Lessee will be issued a new membership card
 - Reciprocal Clubs:
 - Hongkong Golf Club
 - Laguna National Golf & Country Club (Singapore)
 - Kuala Lumpur Golf Club (Malaysia)

Special Club Rules

- Soft Spikes
- Guest for Weekdays: Legends: 3 guests + member – 6:30 a.m. onwards
Masters: 2 guests + member – 6:30 a.m. onwards
- Guest for Weekends: Legends: 1 guest + member – 6:30 a.m. to 8:56 a.m.
3 guests + member – 9:00 a.m. onwards
Masters: 1 guest + member – 6:30 a.m. to 7:42 a.m.
3 guests + member – 10:30 a.m. onwards
- Days for Tournament (Tuesday, Thursday & Friday)
- Maximum Players 200

REQUIREMENTS AND DOCUMENTS

II. TRANSFER OF OWNERSHIP

1. Duly accomplished application for membership with proposer & seconder's signatures. Proposer & Seconder should be a member of Manila Southwoods in good standing.
2. Letter of Recommendation from the proposer & seconder attached to the blank application form
3. Brief History of Employment
4. Specimen Signature Card- 1 pc. (to be personally signed at the Membership Department)
5. Colored Photocopy of passport or residence certificate –with 3 specimen signatures
6. Photocopy of PSA-issued Marriage Contract
7. Photocopy of PSA-issued Birth Certificate of Dependents
8. Photocopy of PSA-issued Birth Certificate of Applicant
9. One (1) pc. of 1x1 colored picture of applicant, spouse & dependents
10. Colored photocopy of passport or valid government-issued ID of the spouse and dependents
11. Waiver from Manila Southwoods Golf & Country Club
12. Transfer Fee
13. Membership Fee
14. Clearance of Account of seller from Manila Southwoods
15. Surrender permanent cards/temporary cards of member, spouse & dependents
16. Surrender locker keys of member & spouse
17. Resignation Letter from the present playing representative
18. Duly notarized Deed of Absolute Sale
19. Duly endorsed original Stock Certificate
20. Proof of payment of Capital gain tax (Capital gain Tax Filing, Authority to Accept Payment & Certification from the BIR)
21. Duly notarized Board Resolution/Secretary's Certificate (Corporate share only)
22. Colored photocopy of a valid government-issued ID of the Corporate Secretary (Seller and Buyer if Corporate)
23. Corporate Certificate of employment
24. Articles of incorporation and By – Laws (Corporate share only)
25. Recent General Information Sheet (GIS)
26. Two (2) valid government-issued ID's of the Seller

II. CHANGE OF PLAYING REPRESENTATIVE – INDIVIDUAL MEMBERSHIP:

1. Duly Accomplished Application Form with proposer & seconder's signatures, Proposer and Seconder should be a member of Manila Southwoods in good standing.
2. Letter of recommendation from the proposer and seconder (see attached form)
3. Brief History of employment
4. Specimen Signature Card- 1 pc. (to be personally signed at the Membership Department)
5. Colored photocopy of Passport or Residence Certificate –with 3 specimen signatures
6. Photocopy of Marriage Contract
7. Photocopy of Birth Certificate/s of Dependents
8. Photocopy of Latest ITR
9. Photocopy of Alien Certificate of Registration (if alien)
10. One (1) of 1 x 1 colored picture of applicant
11. Colored photocopy of passport or valid government-issued ID of the spouse and dependents
12. Membership Fee
13. Annual Assignment Fee
14. Refundable Deposit
15. Letter of Assignment from the owner of share
16. Resignation letter from the present playing member
17. Clearance of Account from the Billing Department
18. Surrender permanent cards/temporary cards of member, spouse & dependents
19. Surrender locker keys of outgoing member

III. CHANGE OF PLAYING REPRESENTATIVE – CORPORATE SHARE

1. Duly accomplished application form with proposer and seconder's signature's. Proposer and Seconder should be a member of Manila Southwoods in good standing.
2. Letter of Recommendation from the proposer and seconder (see attached).
3. Brief history of employment
4. Specimen Signature Card- 1 pc. (to be personally signed at the Membership Department)
5. Colored photocopy of passport or Residence Certificate
6. Photocopy of Marriage Contract
7. Photocopy of Birth Certificate of dependents.
8. Colored photo copy of alien Certificate of Registration (if Alien)
9. One (1) pc of 1 x 1 colored picture of applicant, spouse and dependents
10. Colored photocopy of passport or valid government-issued ID of the spouse and dependents
11. Membership Fee
12. Top Executive of the company is not required to pay the Annual Assignment Fee of Php 50,910.00 and Refundable Deposit of Php 25,000.00 payable to Manila Southwoods
13. Duly Notarized Board Resolution / Secretary's Certificate
14. Colored photocopy of a valid government-issued ID of the Corporate Secretary
15. Corporate Certificate of Employment
16. Resignation letter from the present playing representative
17. Clearance of Account from the Billing Department

18. Surrender Permanent Cards/Temporary Cards of member, spouse and dependents
19. Surrender locker keys of outgoing member