



THE CHATEAU ELYSÉE CONDOMINIUM ASSOCIATION, INC.

Doña Soledad Ave. Extension, Barangay Moonwalk, Paranaque City 1700
Tel. No. (02) 8776-0638, email: chateauelysee_helpdesk@yahoo.com.ph

TO : ALL CHATEAU ELYSÉE UNIT OWNERS

SUBJECT : Adjustment of Association Dues Effective January 2027 and Advance Payment Discount

DATE : October 1, 2026

Dear Fellow Unit Owners,

Warm greetings from **The Chateau Elysee Condominium Association, Inc. (TCECAI)**.

We wish to inform all unit owners of the upcoming adjustment in the Association Dues, effective January 2027.

The Association Dues will increase from the current rate of **Seventy-Five Pesos (Php75.00) per square meter to Eighty-Three Pesos (Php83.00) per square meter**. This adjustment has been approved pursuant to **TCECAI Board Resolution No. 19-2026**.

Over the past two years, the Association has made every effort to manage its financial resources and maintain stable cash flow despite continuing inflation and increasing operational costs. However, the sustained increase in expenses has made the adjustment necessary to ensure the Association's ability to maintain and improve the quality, safety, and reliability of our condominium facilities and services.

The increase is primarily driven by the following factors:

- Successive wage increases in the National Capital Region, resulting in corresponding adjustments in the rates of our subcontractors and service providers covering administrative, maintenance, housekeeping, security, and preventive maintenance services;
- Building repairs and rehabilitation requirements arising from the aging of the property;
- Increased costs of building and common areas insurance, mayor's permits, taxes, licenses, and other regulatory requirements;
- Continued increases in materials, supplies, and operational costs, including engineering and maintenance requirements, swimming pool equipment, office supplies, sanitation and pest control services, and repairs of building machinery and equipment;
- Major rehabilitation and replacement requirements for elevators, machinery, and other equipment due to aging, wear and tear, and depreciation; and
- Planned exterior repainting projects, to be implemented at the rate of one cluster per year, as well as the installation of smoke detectors in compliance with applicable government regulations.



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Advance Payment Discount for 2027

In recognition of the importance of supporting our members during this adjustment, Management has approved an Advance Payment Discount pursuant to TCECAI Board Resolution No. 21-2026.

Under this discount, unit owners who pay their Association Dues for eleven (11) months, covering January to November 2027, in advance **during the discount period from October 1, 2026 to December 31, 2026**, will receive a 100% discount on their December 2027 Association Dues.

To qualify for the discount, the member must be updated on all financial obligations to the Association, including but not limited to:

- Association Dues;
- Water charges;
- Violation fees or charges; and
- Other assessments and outstanding obligations payable to the Association.

We encourage unit owners to take advantage of this opportunity during the discount period.

The Board of Trustees and Management remain committed to ensuring that the Association's resources are managed responsibly, transparently, and in the best interest of all unit owners. The adjustment in Association Dues is intended to provide the necessary financial support for the continued operation, maintenance, rehabilitation, and improvement of our common facilities and services.

We sincerely appreciate your understanding, cooperation, and continued support as we work together to preserve and improve the Chateau Elysee community.

Should you have any questions or require clarification regarding the adjustment in Association Dues or the advance payment discount, please feel free to coordinate with the Property Management Office.

Thank you for your continued support and cooperation.

Sincerely yours,

On Behalf of the TCECAI Board of Trustees,

EDUARDO R. SAMBO
President