

# SunsetPoint

B o c a s   d e l   T o r o

## Construction FAQ and Procedures



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Dear Exclusive Sunset Point Member,

In response to our most frequently asked questions the Construction Team here at Sunset Point has put together a brief Q/A letter to address your inquiries. Please let us know if you have additional questions or would like a more detailed answer to any questions mentioned below.



Q: How do I start my construction at Sunset Point?

A: We offer you the flexibility of being able to team up with our in-house Architect and Construction Consultant who charge on a per hour basis to design and plan your home, or work on your own and submit a design to our Architectural Committee for review and approval.



Q: What will my construction cost?

A: All construction costs are priced on an individual lot by lot basis. The countless variations of materials and design features make every home, and cost unique.



Q: What materials are available in Panama?

A: Many of the materials you are familiar with in Western construction are widely used in Panama as well. We do see that all homes have a concrete and steel foundation, but your structure can be completed with concrete, light gauge steel, treated lumber, or any combination thereof to accomplish the look and feel you desire. Finishing materials are only limited by your imagination.



Q: Who completes my home construction at Sunset Point?

A: Your Construction Team in Bocas has hand picked preferred Panamanian General Contractors that are familiar with indigenous materials, skilled artisans, and national construction regulations necessary to complete your home. The Sunset Point Quality Assurance Team is here to monitor the construction of your home and make sure that it meets and exceeds our high quality standards.



Q: What duties does the Quality Assurance Team perform?

A: Our QA Team has put together a comprehensive program outlining an extensive Scopes of Work standard that reflects generally accepted building practices, International Residential Code (IRC) requirements, and Panamanian construction laws. These standards are given to our preferred General Contractors and an ongoing inspection program based on these Scopes of Work is enforced throughout the construction process. When your home is complete a QA inspector will perform a final inspection that ensures your home is both beautiful to look at and live in.



Q: How long will my home take to complete?

A: This again is a function of the size and extensiveness of your home build. The average construction home project in Bocas will take about 10 months to complete, weather not withstanding. We then take a few weeks to complete all final inspection checklists to get your home "move in ready".



Q: How do I pay for my construction?

A: Sunset Point has laid out an appropriate payment draw schedule that will coincide with the progress of your home. The initial draw will start your construction and successive draws will continue the process through completion. This schedule will be laid out for you when you close on your lot.



Q: Can I use an existing blueprint from outside Panama?

A: You can use any existing blueprint from anywhere in the world as long as it meets the following two requirements. First, you still must have approval from our Architectural Review Board. Second, all blueprints must be submitted to us so that we can forward them to the proper Panamanian authorities for final approval and all necessary governmental approvals.



Q: How can I keep up with the progress of my home?

A: The Construction Team here at Sunset Point Bocas will keep you updated regularly on the advancement of your home throughout the construction process. Our specialized Client Relations Manager will be providing you with a progress report complete with pictures when major construction milestones are reached. As always, if at any time you have specific questions or just want to visit send us an email so we can arrange a convenient time to give you a call from the office.



Q: What are my utility options?

A: Sunset Point will offer Union Fensoa electric service, which is the electric provider for Bocas Town and the surrounding areas. Water primarily will be provided from your home's own water retention system with backup water being available from one of our natural aquifers on property. We also offer natural gas options and have a unique state of the art waste management system on site.

We offer essentially four ways to proceed through the design process of your home:

- o First, you can choose one of our conceptual drawings offered through the Sunset Point sales office and website to have blueprinted.
- o Second, you have the option of working with our in-house Architectural and Construction Team to modify one of our existing drawings to better fit your style and needs.
- o Third, you can team up with our Architectural and Construction Team to design your dream home start to finish.
- o Lastly, you have the chance to design your own home within the parameters set forth by the Sunset Point Architectural Review Board.

No matter which approach you choose, all finished drawings will be submitted and reviewed by Sunset Point to ensure it meets or exceeds our community standards.

If you do choose to work with our in-house Team we include our first four hours of consulting at no charge. Each hour after needs to be scheduled in advance with our office and is billed at the current Panamanian rate of \$70 per hour per Consultant, due after the session is complete.

After Review Board approval we then send your design to one of our partner Engineering Firms in Panama City to be blueprinted, approved and registered by the required Government agencies.

At Sunset Point we strive to deliver you a world class product that allows you to enjoy the diverse beauty of Panama in comfort and style. You can rest assured that the Construction and Quality Assurance Team here in Bocas is working tirelessly to ensure your dream home meets and exceeds our high quality standards. If you have any additional questions or comments please feel free to contact any of our staff at anytime.

Best Wishes,

A handwritten signature in black ink, appearing to read 'Micah Roberts', written over a horizontal line.

Micah Roberts  
Construction and Quality Control Manager  
The DreamScape Group