



Antipolo Hillside Lots: 3 Questions Before You Buy

Hillside lots in Antipolo can offer views and breeze. Before you buy, ask three questions about access, soil and slope so you know what you are really buying.

We do not rate any lot or area here. These are questions to ask before you pay, and a site visit with a professional is worth more than any list.

01 Question one: can trucks reach it?

Visit it wet: See the lot in the rainy season before you decide.

Check the road to the lot in the rainy season, not just on a dry day. Narrow or steep roads can raise the cost of delivery and building.

Ask how concrete, steel and other materials will arrive.

If the road is shared, ask who maintains it and whether there are fees or conditions. Access decides how much it costs to bring materials to the site. Example: if a delivery truck cannot make the final bend, concrete may need to be carried or pumped, which adds cost. Why this works: seeing the road in the rain shows the real conditions before you commit your money.

02 Question two: what is the soil like?

Ask for a soil test before you decide. Soil type affects foundations and walls, and some ground needs more work than others.

Ask neighbours about past slides, flooding or erosion.

A professional can read the ground better than a quick visit. Consider asking one to walk the lot with you before you commit. Soil can look the same on the surface and behave very differently below. Example: a lot beside a drainage path may hold more water than the lot across the road. Why this works: a soil test gives your engineer facts to design the foundation on, instead of guesses.

03 Question three: how steep is the slope?

Slope affects how much earth moves, how walls are built and how water drains. Ask for a survey with levels.

Ask what your architect would do differently on this slope compared with a flat lot.

Ask whether the lot has space for a safe driveway, since steep access can limit parking and deliveries. Slope shapes almost every design decision on the lot. Example: a driveway that is too steep can make parking difficult for a family car. Why this works: checking the levels early shows

whether the house, the driveway and the garden can all fit.

04 Also check the paperwork

Confirm the title, tax status, access rights and zoning with the proper offices. Ask whether the lot is in a mapped hazard area.

Do this before you pay a reservation fee, if you can.

Keep copies of all papers you sign, and have a lawyer review the sale if you are unsure. Paperwork problems are hard to fix after you have paid. Example: a reservation fee may be difficult to recover if the title turns out to have a problem. Why this works: confirming the papers first keeps your money safe while you decide.

05 Three questions before you pay

- 1. Can trucks reach the lot in the rainy season?**
- 2. What do the soil results say?**
- 3. What does the survey show about slope and water?**

Have a project in mind? Book a free 15-minute consultation.

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