

DMCI Homes expands into leisure residences

DMCI Homes is expanding into the leisure property market, with plans to launch projects in Batangas, Benguet Province and Laguna.

The Consunji-led developer said it will introduce its new sub-brand, DMCI Homes Leisure Residences, with a tropical beach park “condotel” in San Juan, Batangas by mid-2023.

DMCI Homes President Alfredo Austria said San Juan’s tourist attractions, ranging from beaches to old churches makes it the ideal location for DMCI Homes Leisure Residences’ first project.

“The aim of DMCI Homes Leisure Residences is to offer holistic holiday experiences that exude comfort, wellness, and refined indulgence, setting it apart from other properties in its category,” Mr. Austria said in a statement.

The company also plans to launch projects featuring the hot springs in Laguna, as well as offering mountain views in Tuba, Benguet Province.

“With DMCI Homes Leisure Residences, we aspire to replicate DMCI Homes’ brand of superior value in each leisure property by offering quality products and premier services fully experienced in upscale resort hotels and leisure communities, at price points that will delight value-discerning clientele,” Mr. Austria said.

DMCI Homes Leisure Residences is the company’s second sub-brand, after DMCI Homes Exclusive, which targets the luxury market.

DMCI Homes is said to be the Philippines’ first Quadruple A developer, having turned over 53,864 residential units in over 85 launched projects as of February 2023.

US cities keep building luxury condos almost no one can afford

EMILY YOUNG throws open the shades of the three-bedroom penthouse. “This is amazing,” she says, walking past the wine fridge and wet-dry bar. “Look at that fireplace.” Ms. Young, a real estate agent with a Marc Jacobs handbag on her hip, is giving a tour of one of the most luxurious apartment buildings in Austin.

At the Hanover Republic Square, there’s a “vinyl parlor” with a DJ-quality turntable; a movie theater; a dog-grooming spa; and a rooftop pool on the 44th floor. There, you can gaze at sunsets — and a neighboring skyscraper. Nearly complete, it rises 66 stories and will have a pool to rival the Hanover’s. Actually, that’s not quite right — it’s “pools,” plural. There will be three of them.

Austin is experiencing an unrivaled apartment boom. In 2021 the region including the Texas capital issued nearly 26,000 multifamily housing permits, about 11 units per 1,000 residents. That’s more per capita than any large US metro area since 1996, when Las Vegas OK’d new apartments at only a slightly higher level, according to rental marketing firm Apartment List. By the same measure, which is based on an analysis of US census data, Austin topped the 50 largest US metropolitan areas in 9 of the last 10 years.

Many, if not most, of these apartments are classified as luxury, depending on how you define it. (Some developments are likely using a bit of real estate puffery.) Buildings such as the Hanover have become a flashpoint in a fierce, often bitter debate raging in Texas, the US and around the world. It’s about the best way to shelter this generation and the next, particularly in the most sought-after and expensive cities.

Academics, developers and people in their 20s and 30s — particularly those most active on social media — have reached an unusual level of consensus. Their solution, supported by a wealth of scholarly research, is simple and elegant: Loosen regulations, such as zoning, and build more homes of any kind — cheap, modest and palatial.

YIMBY

The shorthand for the movement has become “Build, build, build” or “Yes, in my backyard” — Yimby, for short. It’s a rejoinder to the “Not in my backyard,” or Nimby, crowd, the hidebound folks who typically thwart construction.

Texas is famous for its business-friendly ways, and David Ott is one of many embracing the Yimby approach. He oversees the Texas projects of Houston-based Hanover Co., which developed the building Young was showing on a recent March afternoon. He says Austin is getting overbuilt, so rents will indeed come down, especially in the suburbs. “It’s simple supply and demand,” he says.

Inconveniently for the Yimbys, Austin, like other cities, is still way more expensive than it was years ago, even though it’s built so many apartments. As a result, a small group of academics is starting to question the free-market path. These critics note that the market leads developers to build luxury housing on scarce and sought-after property to maximize the return on their investment. “Yimbys say, ‘We have to let the market build,’” says Benjamin Teresa, an urban planning scholar at Virginia Commonwealth University. “But what kind of housing are you building, and for whom?”

Desirable cities around the world have all, one way or another, tried the Austin-style solution to their own housing crises. And they’ve all ended up in a similar bind: urban centers packed with luxury properties that regular folks can’t afford.

London has its Opportunity Areas, where eased red tape encourages development. They include the Nine Elms district, where 20,000 apartments are rising along what was once an industrial neighborhood on the south bank of the River Thames. While the development includes affordable units, most are expensive and some truly grand. The Embassy Gardens residences feature a gawkworthy “sky pool,” which looks like a giant aquarium suspended between two buildings.

DENSITY

Back in the US, California, Massachusetts, New York and Washington are all trying to make it easier to develop apartments on land previously reserved for single-family homes or other uses. So have New Zealand and Sydney, Australia. A common change involves reducing the zoning restrictions near mass transit to encourage apartments, instead of single-family homes.

The idea is to promote “density,” or more people living on prized real estate, which increases the supply of housing. There’s another potential benefit: promoting clusters of highly paid, educated workers in fields such as finance and tech, which can lead to outside productivity gains, according to many economists.

But the very popularity of these places with the affluent drives up housing costs, making it harder for companies to find workers and pushing firms to relocate else-

where. The Austin metro area, one of the fastest-growing in the US, with a population exceeding 2 million, has benefited from corporations fleeing the high cost of housing elsewhere, particularly on the east and west coasts of the US. Home of the University of Texas’ flagship campus, it’s lured Elon Musk’s Tesla, along with Oracle, from Silicon Valley. JPMorgan Chase and Charles Schwab are expanding there, too.

Now rising housing costs in Austin and other more affordable cities threaten them, as well. “Build, build, build” is supposed to help. Academics cite a process they call filtering: richer renters trade up into new luxe units, starting a chain of move-ins and move-outs that lower prices for modest homes. Think trickle-down economics but for apartments.

A growing body of research focusing on cities such as San Francisco and Helsinki has offered support for the filtering effect. Building more apartments, even luxury ones, does indeed moderate prices in surrounding neighborhoods. Older buildings become less attractive; other tenants move in and pay less. In 2019, Brian Asquith and Evan Mast, economists at the W.E. Upjohn Institute for Employment Research in Kalamazoo, Michigan, concluded that new buildings in low-income areas slow rent growth nearby. — **Bloomberg**

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FULL STORY

Read the full story by scanning the QR code with your smartphone or by typing the link <<https://bit.ly/3LmN70w>>



BARANGAY DEVELOPMENT

PUEBLO DE ORO Development Corp. (PDO) recently undertook the concretion of a 450-meter portion of the Lower Kiam-is Road, Barangay Lumbia in Cagayan de Oro. This portion was donated by the Lee family to the barangay.

In photo are (from left): PDO Vice-President and General Manager for Mindanao Chrysler Acebu, Lumbia Punong Barangay Alexander Torralba, Alvin Ryan Lee, Maria Theresa Lee, and ILM Project Manager Roger Aleria.

Landco’s Club Laiya hosts PHL beach volleyball teams for 1 year

LANDCO Pacific Corp.’s resort estate Club Laiya will serve as the official training camp of the country’s beach volleyball teams for one year.

The Philippine National Volleyball Federation (PNVF) and Landco Pacific recently signed a one-year partnership agreement from January to December 2023.

“We gladly and sincerely appreciate this partnership with Club Laiya on the beach volleyball training camp. The timing is perfect, now that we achieved a breakthrough on the global beach volleyball stage,” PNVF President Ramon Suzara said in a statement.

As part of the deal, two beach volleyball courts were built at Club Laiya.

Ten of the 18 members of the national men’s and women’s teams will hold camp seven days a week in Batangas. The rest of the national athletes, who are still students, will be in Laiya on weekends.

“It’s our privilege at Landco to support the Philippine national beach volleyball teams in Club Laiya as they undergo rigorous training and are set to make the country proud when they compete in upcoming international tournaments,” Landco Pacific President and CEO Erickson Y. Manzano said in a statement.

Mr. Manzano said the national beach volleyball team’s practice sessions will also help in promoting sports tourism in Batangas.

Adjacent to Landco’s Playa Laiya, the 23-hectare Club Laiya is a master-planned and premier resort community with a mix of private residential lots, buildings, commercial spaces, and tourist hubs.

Landco is a subsidiary of Metro Pacific Investments Corp. (MPIC). MPIC is one of three key Philippine units of First Pacific, the others being Philex Mining Corp. and PLDT, Inc.

Hastings Holdings, Inc., a unit of PLDT Beneficial Trust Fund subsidiary MediaQuest Holdings, Inc., has a majority stake in *BusinessWorld* through the Philippine Star Group, which it controls.



COMPANY HANDOUT

SUMMIT POINT gives golfers a chance to play with Malarayat Mountain Range in the background.

Sta. Lucia touts golf courses in south Luzon

STA. LUCIA LAND, Inc. has developed several premium golf courses, designed by renowned golf course designers and architects, in southern Luzon.

EAGLE RIDGE GOLF AND COUNTRY CLUB

The Eagle Ridge Golf and Country Club, located in General Trias, Cavite, offers four 18-hole fairways, golf club villas and a town center. The golf courses were designed by top golfers Isao Aoki, Nick Faldo, Andy Dye and Greg Norman.

“The Faldo course is said to be the most challenging one in the country, with ravines and a mix of high and low slopes that are sure to test even the pros,” Sta. Lucia Land said.

SUMMIT POINT GOLF & COUNTRY CLUB

Located in Lipa City, Batangas, the Summit Point Golf course was designed by Robert Trent Jones, Jr.

“(This) showcases the ‘World 18’ concept, wherein 18 of the world’s best holes will be simulated within the course,” Sta. Lucia Land said.

ORCHARD GOLF AND COUNTRY CLUB

The Orchard Golf and Country Club, located in Dasmariñas, Cavite, has been named one of the top golf courses in Asia and one of the top three courses in the country. It features two 18-hole championship courses designed by golfing legends Arnold Palmer and Gary Player.

The Palmer Course is a traditional parkland layout with fairways winding through the mango groves and punctuated by lakes and large bunkers.

Orchard Golf also has a clubhouse with over 15,000 square meters of floor space, a grand ballroom, a 12-lane bowling alley, a basketball and volleyball court, tennis courts and badminton courts, a swimming pool and kiddie pond, children’s playrooms, a fitness gym and salon, and even a small movie theater.

Pueblo de Oro works with adopted communities to protect the environment



PUEBLO DE ORO Development Corporation (PDO), the residential development arm of the ICCP Group, is working with communities in Batangas, Pampanga, Cebu, and Cagayan de Oro to improve the environmental knowledge and skills of citizens in these areas.

The company’s program is in line with the Community Solid Waste Management Project, which is a collaboration between the ICCP Group and the Coca-Cola Foundation Philippines, Inc.

As part of its environmental protection efforts, PDO has implemented various project orientations and seminars to strengthen community members’ capacities and competencies in the area of inclusive and long-term environmental protection.

The first phase of the project included project orientation with local government units as the project intends to assist in the development of local legislation governing people’s participation in proper waste management.

In Batangas, training programs have been rolled-out in barangays San Rafael, Sta. Anastacia, Santiago in Sto. Tomas and in barangays Poblacion, San Fernando, Luta Norte, Luta Sur, Santiago, Bulihan, and San Pedro I & II in Malvar.

The company has also initiated environmental protection activities in Brgy. Del Carmen in San Fernando, Pampanga; Brgy. Babag, Lapu-Lapu City, Cebu; and Brgys. Carmen, Canitoan & Lumbia in the City of Cagayan de Oro, Misamis Oriental.

PDO builds and maintains subdivisions and development projects in these provinces, some of which are Horizon Residences, Park Place and La Aldea del Monte in Batangas; La Aldea Fernandina, Horizon Residences and Park Place in Pampanga; La Aldea del Mar and Park Place in Cebu; and the Pueblo de Oro Township in Cagayan de Oro.

The most recent Capacity Building Seminars conducted in the communities mentioned tackled the production of

organic fertilizers from household food waste and training-workshop on community solid waste management.

Participants in the orientation included barangay captains and councilors who are involved in environmental protection as chairmen of their Environment Committees. The group also had Sangguniang Kabataan (SK) representatives.

Aside from LGU, project participants also included various sectors such as women, youth, senior citizens, homeowner association, etc.

These program participants constitute the “Bantay-Kaagapay” Advocates who conduct house-to-house campaigns on proper waste segregation, the 4Rs of environmental protection (Reduce, Reuse, Recycle, Refuse), and other environmental issues.

“Pueblo de Oro is committed to the success of the Community Solid Waste Management Project as it continues to implement training programs around the country and forms support teams dedicated to working with community representatives,” said PDO President & COO Mr. Prim Nolido.

Mr. Nolido added that PDO is not only focused on maintaining the gold standard in community living through its residential developments and master-planned communities, but also on promoting eco-friendly and sustainable habits for a future-proof home and lifestyle.

For more than 25 years, Pueblo has been pioneering “Green Living” in the Philippines and has been advocating the protection of Mother Earth by integrating eco-friendly programs consistently in each of its developments.

These include flood control and erosion mitigation measures, recycling programs, green living spaces, nature reserves, and other environmental protection initiatives — all of which make Pueblo de Oro communities more sustainable, elevating the quality of life for homeowners.