

Federal Land eyes second Hartwood Village in 2025

PROPERTY developer Federal Land Communities (FLC) said it plans to introduce a second Hartwood Village next year within the Meadowcrest township in Biñan, Laguna.

The 48-hectare Meadowcrest township was unveiled on Monday. Meanwhile, the 11.3-hectare residential development Hartwood Village is scheduled to launch next month.

"There is going to be at the very least Hartwood 2 right after this one... It will be just across the main road," Federal Land Inc. President and Chief Operating Officer Thomas F. Mirasol told reporters.

According to Head Project Development Group Stephen John S. Comia, the timeline depends on how quickly the majority of Hartwood will sell, and they hope to be ready for it within next year.

The allocated investment for the Meadowcrest project, which encompasses Hartwood Phase 1, Hartwood Village 2, retail, and other components, is estimated to be P5 billion, he noted.

The company has not yet started selling the 110 lots of Hartwood Village, he added.

Meadowcrest in Biñan will host residential blocks, retail shops, pedestrian lanes, parklets, and biking networks.

The township's 15-minute community design allows proximity to Ayala Malls Solenad in Nuvali, De La Salle University - Laguna Campus, and Medical City Hospital.

It is an hour drive from major central business districts in Metro Manila through the Cavite-Laguna Expressway and South Luzon Expressway and near access to the proposed Sugar Road extension.

HARTWOOD VILLAGE PHASE I

The groundbreaking ceremony for Hartwood Village took place in January. The company expects to begin turnover of the development in 2027.

Situated in Barangay Malamig, Biñan, Hartwood Village comprises 186 lots with a density of 16 lots per hectare.

The amenities include a 1.1-hectare central park featuring a 1,200-square meter clubhouse, pool, multipurpose

court, lawn, two linkages, and four pocket parks.

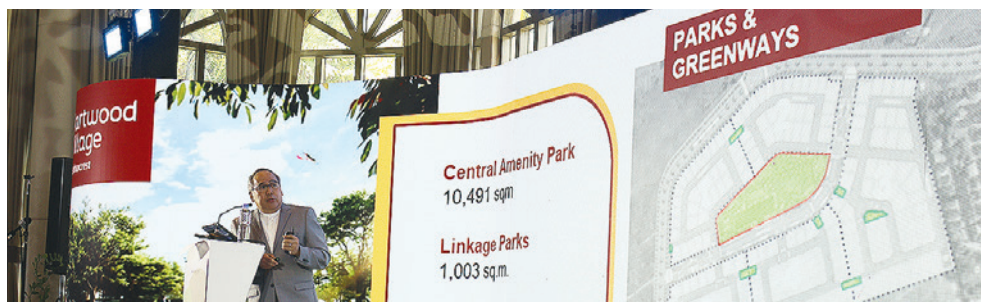
Federal Land's Urban Planning and Design Group Head Gilbert M. Berba said that there would be sub-neighborhood structures consisting of five clusters, with lot counts ranging from 30 to 49.

"It's easy to know and navigate your neighborhoods within that cluster because it's a very controlled space yet you are a part of a bigger village," he said.

Hartwood draws inspiration from the Danish concept "hygge," creating space where "people can savor moments surrounded by life's worthwhile comforts," Federal Land said.

The Federal Land Communities brand was launched in 2023 and released the 600-hectare township Riverpark in General Trias, Cavite in January of this year.

"Ten townships will lay the groundwork for achieving Federal Land's mission to create dynamic communities for generations to enjoy, among these is Meadowcrest," Mr. Mirasol said. — **Aubrey Rose A. Inosante**



Haus Talk, Inc. breaks ground for townhomes, condo dev't in Antipolo

LISTED property developer Haus Talk, Inc. (HTI) has broken ground for two residential projects in Antipolo City.

These projects are Hammond, a 1.6-hectare economic complex of single-attached townhomes, and Ellery Homes, a two-building condominium, the company announced last week.

Both developments are situated across from each other in Barangay Hinapao, Antipolo.

Hammond is expected to be completed by 2026, while construction for Ellery Homes will begin in July 2024, Haus Talk Head of Corporate Planning and Investor Relations Francis R. Madlambayan said in an e-mailed statement on Monday.

"HTI promises to deliver the same design aesthetic and community planning that have made previous Haus Talk projects like Celestis 1 & 2 and Eastview 3 sell out quickly," the company said in a disclosure to the stock exchange.

The 161-unit Hammond will be sold at a base price of P3.6 million per unit. The four-storey Ellery Homes buildings, comprising a total of 144 units, will be offered for P1.8 million each.

Mr. Madlambayan said that the company pursued vertical development to align with the national government's initiative to increase economic and affordable housing options.

"It's also HTI's way to test the waters for vertical given the clamor for more affordable communities in Antipolo," he added.

The two residential projects are slated to be marketed in the third quarter of 2024, the company said.

These will join the Celestis located in Barangay Bayugo and the five-hectare Eastview Residences Premiere to the HTI's portfolio in Antipolo City.

Haus Talk is said to be seeking additional land for development in Antipolo and hints at plans for both vertical and horizontal developments in Laguna this year.

"It promises to be a banner year. We reached our targets this early. We're expecting a 60% growth in gross sales by the end of 2024, that is largely attributable to The Granary's phenomenal performance." Mr. Madlambayan said. — **Aubrey Rose A. Inosante**

Damosa Land plans Kahi Estates in 5-ha property in Davao City

REAL ESTATE developer Damosa Land, Inc. (DLI) plans to launch a subdivision project in Davao City next month, aiming to highlight the company's sustainability initiatives.

A new project called Kahi Estates is set to be built on a five-hectare (ha) property situated on Libby Road in Puan, Davao City, DLI President Ricardo "Cary" Lagdameo said in an interview.

The project focuses on wellness and multigenerational living, integrating modern Filipino architecture, DLI said.

It will be an open-lot subdivision with only 42 lots available for sale. The lot area will range from 550 to 600 square meters.

"We will be building a model house. Not necessarily for sale to all of our buyers but we wanted to build a house that would be a showcase to our homeowners as to what they can do in their lots," Mr. Lagdameo said.

The company worked with urban planner Architect Felino "Jun" A. Palafox, Jr. on the project's planning.

"What makes the project special to us is we really want to showcase our sustainable initiatives. A five-hectare subdivision but it would tap so many positive green attributes. For instance, the

green open space. In the five hectares we only have 42 lots available for sale," he said on Thursday.

The project integrates green and sustainable technology, aligning with innovative concepts that combine agriculture and residence.

Mr. Lagdameo described the house as incorporating several sustainability features. It is designed to maximize airflow and utilizes vegetation for landscaping. The roof shape facilitates rainwater catchment.

The project has preserved the existing fruit-bearing trees on the property.

Other sustainable features include green spaces, tree-lined streets, restoration of native ecological communities, provision for vegetable gardens, butterfly roof design for rainwater harvesting and solar power integration, recycling of steel products, and construction of detention ponds.

"We will be using as much of whatever is inside the property as possible," Mr. Lagdameo said.

"As soon as we secure all the necessary permits, we are hopeful to start the site development in a few months. We are ready to go with site development the moment that we get our development permit," he added. — **Maya M. Padillo**

Gov't offices lead transactions in Q1 — Leechiu Property

THE office market vacancy rate is expected to remain high but is projected to decrease to single digits starting in 2028, Leechiu Property Consultants said.

The firm expects vacancies to decrease to 17% in 2025 from 19% in 2024, then to 14% in 2026, 11% in 2027, and finally to 6% in 2028.

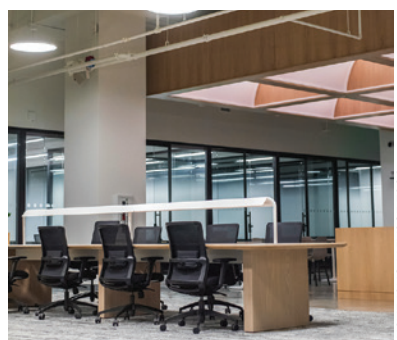
The closest year with a single-digit vacancy rate was 2019, at 6%.

"This year, we will start to see pipeline supply drop, but unfortunately, there are still 800,000 sq.m. (square meters) of buildings that will be injected today," Leechiu Property Director for Commercial Leasing Mikko Barranda said during a media briefing on Apr. 15.

The firm reported an 18% vacancy rate in the first quarter (Q1), a slight improvement from 19% in the same period last year. It is similar to the 18% yearly vacancy rate in 2023.

This is equivalent to 3.2 million sq.m. led by Ortigas, Mandaluyong, and San Juan at an 18% vacancy rate and 529,000 sq.m. vacant spaces.

Meanwhile, total demand surged by 25% to 331,000 sq.m. from 264,000 sq.m.



in the same period last year, marking the highest uptake since the pandemic. This increase was driven by traditional offices, particularly government agencies, which accounted for 151,000 sq.m. and held a market share of 46%.

"Many of the departments that are in 30-year-old buildings are looking to renovate, modernize, upgrade, and a few of those large transactions did take place in the first quarter of 2024," Mr. Barranda said.

The demand for government offices, with transactions 1,000 sq.m. and up, logged 36,000 sq.m. with nine recorded transactions.

Mr. Barranda added that these traditional offices have taken five to ten years and now see an opportunity to move into bigger or high-end buildings.


He was referring to the flight-to-quality phenomenon, where tenants seek higher quality spaces. Approximately 74% of tenants moved into Grade B spaces, while 26% opted for Prime and Grade A spaces.

Meanwhile, the demand for Information Technology and Business Process Management (IT-BPM) reached 125,000 sq.m. in the first quarter.

IT-BPM led the provincial demand with 83% to 154,000 sq.m.

"Business process outsourcing companies, despite whether they are hybrid, whether they are 70-30, 50-50, they are leasing space in the market," Mr. Barranda said.

Despite regulatory changes and issues hounding the industry, the Philippine Offshore Gaming Operators sector's total demand reached 55,000 sq.m. in the first quarter of this year. — **Aubrey Rose A. Inosante**



Republika ng Pilipinas
LUNGSOD NG MAKATI
SANGGUNIANG PANLUNGSOD OF MAKATI

PRESENT:

Vice Mayor	HON. MONIQUE YAZMIN MARIA Q. LAGDAMEO – Presiding Officer
Councilor	HON. DENNIS B. ALMARIO
Councilor	HON. MARIA DOLORES M. ARAYON
Councilor	HON. MARTIN JOHN PIO Q. ARENAS
Councilor	HON. JOEL M. ARIONES
Councilor	HON. SHIRLEY C. ASPILLAGA
Councilor	HON. BENEDICT B. BANIQUED
Councilor	HON. VIRGILIO V. HILARIO, JR.
Councilor	HON. LUIS S. JAVIER, JR.
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Councilor	HON. ROLANDO D. ALVAREZ, JR.
LnB President	HON. JEROME TRISTAN G. PANGILINAN
SK President	

ALSO IN ATTENDANCE:

Secretary to the Sanggunian	ATTY. DINDO R. CERVANTES
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Upon motion of Hon. R.A.Q. Saguisag, Jr., duly seconded, the Sangguniang Panlungsod of Makati, by a unanimous vote, approved City Ordinance No. 2024-071 on third and final reading.

CITY ORDINANCE NO. 2024-071

Authors: Hon. A.P. Padilla, Hon. R.A.Q. Saguisag, Jr., Hon. D.B. Almario, Hon. B.B. Baniqued, Hon. V.V. Hilario, Jr., Hon. R.D. Alvarez, Jr., Hon. J.T.G. Pangilinan, Hon. J.M. Ariones and Hon. C.C. Ortega

Co-Authors: Hon. M.D.M. Arayon, Hon. M.J.P.Q. Arenas, Hon. L.S. Javier, Jr., Hon. E.M. Marquez, Hon. K.T. Sarosa, Hon. J.C. Villena, IV and Hon. A.A.M. Yabut

AN ORDINANCE DECLARING THE ANNUAL INVESTMENT PROGRAM (AIP) FOR C.Y. 2024 OF BARANGAY PALANAN TO BE IN CONFORMITY WITH EXISTING LAWS, RULES, AND REGULATIONS.

WHEREAS, R.A. No. 7160, otherwise known as the Local Government Code of 1991, provides that the barangay development council shall prepare the barangay development plans based on local requirements;

WHEREAS, Section 114 (a) of the same Code states that the policies, programs, and projects proposed by local development councils shall be submitted to the sanggunian concerned for appropriate action;

WHEREAS, the pertinent provisions of the abovementioned law likewise imply that the Sangguniang Panlungsod shall have the power to review/approve the public investment programs of the barangays;

WHEREAS, the Sangguniang Barangay of Palanan, by virtue of Barangay Resolution No. 8 Series of 2024, adopted its Annual Investment Program (AIP) for C.Y. 2024, a copy of such barangay resolution, including its supporting documents, is hereto attached and made an integral part hereof as **Annex "A"**;

WHEREAS, the Honorable Members of the Sangguniang Panlungsod of Makati extensively reviewed the subject Annual Investment Program;

WHEREAS, after careful perusal of available documents, it was ruled by the Members of the Sangguniang Panlungsod of Makati that the proposed Annual Investment Program (AIP) for C.Y. 2024 of Barangay Palanan is compliant with the minimum requirements as prescribed by existing laws, rules, and regulations; hence, this Ordinance.

NOW, THEREFORE, BE IT ENACTED, AS IT IS HEREBY ENACTED BY THE SANGGUNIANG PANLUNGSOD OF MAKATI, METRO MANILA, BY THE POWERS VESTED IN IT BY LAW, IN SESSION ASSEMBLED, that:

Section 1. The Annual Investment Program (AIP) for C.Y. 2024 of Barangay Palanan is hereby declared to be in conformity with existing laws, rules, and regulations.

Section 2. The *Joint Endorsement* issued by the Urban Development Department (UDD) and Budget Department dated 8 April 2024, which attests that the Annual Investment Program (AIP) for C.Y. 2024 of Barangay Palanan substantially complies with the provisions of pertinent laws, rules, and regulations, is hereby adopted *in toto*, a copy of such *Joint Endorsement* is hereto attached and made an integral part hereof as **Annex "B"**;


Section 3. The provisions of this Ordinance are hereby deemed separable. If any provision hereof should be declared invalid or unconstitutional, the remaining provisions shall remain in full force and effect.


Section 4. All ordinances, resolutions and executive orders which are inconsistent with any of the provisions of this Ordinance are hereby repealed or modified accordingly.

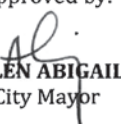
Section 5. Let copies of this Ordinance be furnished the Office of the Mayor, Office of the City Administrator, Law Department, Budget Department, Accounting Department, Urban Development Department, Department of the Interior and Local Government (DILG)-Makati City, Liga ng mga Barangay, Sangguniang Barangay of Palanan and all other departments, offices, and agencies concerned for their information, guidance, and reference.

Section 6. This Ordinance shall be posted and published in accordance with the provisions of R.A. No. 7854, otherwise known as the Charter of the City of Makati.

ENACTED BY THE SANGGUNIANG PANLUNGSOD OF MAKATI, METRO MANILA, in its Regular Session held on 17 April 2024.

Attested by:

ATTY. DINDO R. CERVANTES
Secretary to the Sangguniang Panlungsod

Certified true and correct by:

HON. MONIQUE YAZMIN MARIA Q. LAGDAMEO
Vice Mayor & Presiding Officer

Approved by:

HON. MAR-LEN ABIGAIL S. BINAY
City Mayor

Date of Approval: APR 17 2024