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Proptech firm Lhoopa eyes doubling housing delivery in 2026

LHOOPA, INC., a property technology (proptech) startup, hopes to double the number of housing units it delivers to Filipino families in 2026 as demand for affordable homes continues to outpace supply, its chief executive officer (CEO) said.

“Looking ahead, our target is to double the number of homes we deliver year on year from 2025 to 2026,” Lhoopa CEO and Co-Founder Marc-Olivier Caillot said in an e-mailed reply to questions.

The Philippines faces a persistent housing shortage, with the backlog projected to hit 22 million units by 2040 if unaddressed, according to the United Nations Human Settlements Programme.

Mr. Caillot said affordability, accessibility, and information gaps remain the main obstacles.

Many units marketed as “below market value” still exceed 30% of household income, while affordable projects are often located far from jobs, schools, and transport hubs, he noted.

Complex loan applications also discourage low-income families from buying homes, he also said.

Through its digital platform, Lhoopa streamlines the housing

process from land acquisition to move-in.

In the first half, about 7,000 families acquired homes through the platform, with 88% being first-time buyers, according to Lhoopa.

Women accounted for 51% of purchases, while most clients were young working families and members of the essential workforce such as clerks, construction workers, and community service providers.

To expand its reach, the company is focusing on underserved markets outside Metro Manila by establishing local networks in fast-growing cities.

Lhoopa said it is also broadening partnerships with brokers, contractors, developers, and banks to improve financing access.

It uses data and artificial intelligence to evaluate long-term demand, development trends, and disaster risks.

The company is also enhancing its broker and contractor apps to better track loan applications and project timelines, it said.

“Our direction is clear: consistent growth, quality service, and a bigger share of the backlog addressed each year,” Mr. Caillot said. — **Beatriz Marie D. Cruz**

DM Wenceslao enters co-working market with Pasay hub AXS Aseana

By Beatriz Marie D. Cruz
Reporter

LISTED property developer D.M. Wenceslao and Associates, Inc. (DMW) has entered the flexible workspace market with the opening of its first co-working hub in Pasay City, banking on rising demand for hybrid work arrangements.

“AXS Aseana is the company’s response to the growing demand for flexible and accessible workspaces in the country,” DMW Chief Executive Officer Delfin Angelo “Buds” C. Wenceslao said in an e-mailed reply to questions.

The 687-square-meter hub, located on the 11th floor of the Aseana Two office tower along Brarco Avenue, can accommodate up to 182 people.

It offers plug-and-play offices, conference and meeting rooms, virtual offices, huddle areas, a café, telepods, full backup power, and business-grade optic connectivity.

Mr. Wenceslao said the facility caters to tech-savvy professionals, remote workers, and startups seeking a professional environment without the overhead costs of traditional offices.

The property’s location provides access to major transport links, including the LRT-1 Redemptorist



D.M. WENCESLAO and Associates, Inc.

Aseana Station and the EDSA Bus Carousel, with connections to hubs such as the Parañaque Integrated Terminal Exchange.

Rates for private offices start at P14,000 per seat per month and P16,000 for a manager’s room.

Dedicated co-working desks are priced at P14,000 per seat per month, while hot desks cost P5,000. Day passes are available at P200 per hour or P500 per day.

The flexible workspace sector is projected to account for

30% of global office stock by 2030, according to property consultancy Jones Lang LaSalle, Inc.

D.M. Wenceslao & Associates slipped 0.94% or P0.05 to close at P5.25 per share on Monday.

NHA turns over 1,099 housing units in Laguna for PNR relocations

THE National Housing Authority (NHA) has distributed 1,099 housing units in San Pablo City, Laguna to families displaced by the government’s railway projects.

The houses are located at St. Barts Southville Heights in Barangay San Bartolome, San Pablo City, and form part of the relocation program for the Philippine National Railways (PNR) South Long Haul Project-Segment 2-7, the NHA said in a statement on Monday.

It said several community facilities are under construction, including a three-storey, 15-classroom school building, a two-classroom daycare center, a multi-purpose covered

court with a training area, a health center, a wet and dry market, a livelihood training center, a tricycle terminal, and a material recovery facility.

In Quezon province, the NHA said five more housing projects are lined up to accommodate other families affected by the PNR project.

The PNR South Long Haul, spanning 577 kilometers, will have 33 stations linking Metro Manila to Batangas and the Bicol region.

The NHA is a government-owned and -controlled corporation under the Department of Human Settlements and Urban Development.

It was recently granted a 25-year extension of its corporate life under Republic Act No. 12216, which also doubled its capitalization to P10 billion, payable over 10 years.

The law authorizes the NHA to engage in public-private partnerships, undertake land banking, and issue bonds to support housing programs.

It also expands its mandate to include building climate-resilient communities and establishing a Disaster and Emergency Response Housing Office to address post-disaster resettlement needs. — **Beatriz Marie D. Cruz**



REDICUL PICT-UNSPASH

Laurel pitches House on farmer prosperity, modernization

AGRICULTURE SECRETARY Francisco P. Tiu Laurel, Jr. asked the House of Representatives to approve the Department of Agriculture’s proposed P176.7-billion budget, outlining a 2026 program centered on boosting farmer prosperity and modernization.

Mr. Laurel said agriculture is constantly underfunded despite its importance to the economy, and framed the proposed budget as a critical investment in supporting food producers.

“The truth is plain to see: our farmers and fisherfolk remain among the most vulnerable,” Mr. Laurel said in remarks to the House committee on agriculture and food.

He said other elements of the program focus on providing irrigation, quality seed, fertilizer, and farming know-how; strengthening value chains through logistics, cold storage, and farm-to-market road investment; expanding market access via the Kadiwa ng Pangulo and Rice for All programs offering subsidized produce; and crop insurance, disaster preparedness, and accessible credit.

Around 10 million agriculture workers live in poverty, and enjoy limited access to technology, markets, and financing, he said. — **Andre Christopher H. Alampay**

Exporters say foreign buyers are raising concerns about corruption

By Justine Irish D. Tabile
Reporter

FOREIGN BUYERS of Philippine products are beginning to raise concerns about corruption in Philippine government projects, the Foreign Buyers Association of the Philippines (FOBAP) said.

“Everybody is now seeing these headlines. It has reached our foreign buyers. And because they are dealing with us, they are very worried about these kinds of things,” according to FOBAP President Robert M. Young, speaking to *BusinessWorld* via phone on Monday.

“We are in a situation right now where there are two setbacks

happening at the same time — the Trump tariffs and the political noise,” he added.

“The political noise is compounding the impact of the reciprocal tariffs, so it’s like a double whammy for the exporters, a very powerful blow to the industry,” he added.

He said that some buyers are even asking whether it is still safe to order from the Philippines.

“So these are not sending a good signal to foreign buyers, more so to the would-be investors,” he added.

He said exporters are hoping the government takes decisive action against corruption in public works.

“Our plea to the government is to have an outright solution, a

concrete remedy to say that we are on top of things,” he said.

“Orders are being postponed due to this disturbance ... So I hope they understand that the situation is harming the industry, all the industries that are exporting or that deal with the international market,” he added.

He said that exporters see the creation of the Independent Commission for Infrastructure to investigate deficient or non-existent flood control projects as a step in the right direction.

“But it is not enough. They should enumerate the steps right now ... there should be an order that these people be punished,” he said.

BCCP sees two-way trade with PHL accelerating due to CPTPP

TRADE between the Philippines and the UK is expected to pick up this year, aided by the Philippines’ plan to join the Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP), the British Chamber of Commerce of the Philippines (BCCP) said.

Executive Vice Chair Chris Nelson told *BusinessWorld* via Viber: “Of course, we would like to see it higher, and this could be driven by recent developments such as the Joint Economic and Trade Committee meeting, the Philippines’ plan to join CPTPP, and other macroeconomic factors such as low inflation and the recent policy rate cut by Bangko Sentral,” he said.

BFAR sets rules to support crayfish cultivation plan

THE Bureau of Fisheries and Aquatic Resources (BFAR) is drafting guidelines for the cultivation of Australian Redclaw Crayfish (ARC), the Department of Agriculture (DA) said.

The plan to develop ARC aquaculture is focused on small-scale fish farmers to offer them an alternative source of livelihood, the DA said.

The guidelines cover biosecu-

rity, containment systems, and monitoring, ensuring that ARC farms are managed to prevent escapes and minimize harm to native aquatic life. — **Andre Christopher H. Alampay**

Career Opportunity in **JQ INTERNATIONAL CONSTRUCTION INC.**
SUPERVISOR (1 Vacancy)

Job Description:

- Organized the work group, assign jobs to subordinates.

Qualification (Education, Experience, Professional License, Skills Certification, Specialized Training):

- Advanced leadership and team management skills

Applications may be sent to:
JQ INTERNATIONAL CONSTRUCTION INC.
jqiaohr@gmail.com

COMPANY / EMPLOYER	NAME OF FOREIGN NATIONAL INTENDING TO APPLY FOR THE POSITION
JQ INTERNATIONAL CONSTRUCTION INC. Unit 9 & 10, 2/F BTTC Centre, 288 Ortigas Ave., Brgy. Greenhills, San Juan City	Name: ZHANG HOUCHANG Address: 146 ALFARO PLACE LP LEVESTE ST., MAKATI CITY Nationality: Chinese Intended period of employment: Three (3) Years
JQ INTERNATIONAL CONSTRUCTION INC. hereby declares that the above-named foreign national is able, willing, and qualified to perform the services and job description for this position. The company has the intention to employ the said foreign national and apply for an Alien Employment Permit with the Department of Labor and Employment - National Capital Region located at 967 Maligaya Street, Malate, Manila.	

Career Opportunity at **Freyssinet International Manila, Inc.**
FINANCE MANAGER

Job Description:

- Oversee everyday financial activities and ensure efficient cash management
- Prepare financial statements, business activity reports and forecasts and ensure the reliability of financial figures
- Deal with external parties regarding financial matters: banks, external auditors, suppliers and customers, tax consultant, lawyer, payroll outsourcing provider, etc.
- Assist the Regional Finance Manager with financial and administrative matters related to other subsidiaries in Asia

JOB QUALIFICATIONS:

- Master in management from a top-tier business school or Master Accounting Control Audit from reputable university
- First experience post-graduation in external audit, cost control, FP&A or finance
- Excellent knowledge of French accounting standards (PCG)

Applications may be sent to:
Rose Anne De Guzman | rose-anne.deguzman@freyssinet.com

COMPANY / EMPLOYER	NAME OF FOREIGN NATIONAL INTENDING TO APPLY FOR THE POSITION
FREYSSINET INTERNATIONAL MANILA INC Address: Unit B and C 16/F BDO Equitable Bank Tower, Paseo De Roxas, Bel-Air Makati City Nature of Business: Engage in general construction, and other allied activities.	Name: SOPHIE SARAH BRANCOURT Address: Makati City Nationality: French Intended period of Employment: One (1) Year
Freyssinet International Manila, Inc. hereby declares that the above-named foreign national is able, willing, and qualified to perform the services and job description for this position. The company has the intention to employ the said foreign national and apply for an Alien Employment Permit with the Department of Labor and Employment - National Capital Region located at 967 Maligaya Street, Malate, Manila.	

Career Opportunity in **JERA PHILIPPINES, INC.**
Senior Manager
(1 Vacancy)

Job Description

1. Support President to strengthen JERA PH's Governance and Legal Compliance.
2. Prepare for quarterly reports of JERA PH's management.
3. Corresponding to inquiries from JERA Asia and JERA HQ regarding GA
4. Support compliance/governance and admin operation of JERA Asia including its subsidiaries and local offices

Qualifications
Master degree of Engineering, Electrical Engineering and Information Science.

Applications may be sent to:
Mr. Hiroyuki Kawasaki
contact@jeraphil.com

COMPANY / EMPLOYER	NAME OF FOREIGN NATIONAL INTENDING TO APPLY FOR THE POSITION
Company Name: JERA PHILIPPINES, INC. Address: Unit 2301-2302, PSE Tower, 5th Avenue corner 28th Street, Bonifacio Global City, Taguig City, 1634, Philippines Nature of business: Power Generation	Name: Masaki Iriasawa Address: Taguig City Nationality: Japanese Intended period of employment: 3 years
JERA PHILIPPINES, INC. hereby declares that the above-named foreign national is able, willing, and qualified to perform the services and job description for this position. The company has the intention to employ the said foreign national and apply for an Alien Employment Permit with the Department of Labor and Employment - National Capital Region located at 967 Maligaya Street, Malate, Manila.	