



Relocation Guide to: The Manila Area (Makati, Muntinlupa, Ayala Alabang), the Philippines

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THE PHILIPPINES OVERVIEW



The Republic of the Philippines is a **unitary republic** patterned after the United States. The president of the Philippines is both head of state and head of the government. There are two legislative houses: the Senate and the House of Representatives.

Tagalog (Pilipino, Filipino) and English are the official languages of the Republic of the Philippines.

The Philippines has no official **religion**, but over 80 percent of Filipinos consider themselves Roman Catholic. While only 9 percent of Filipinos are Protestant, Evangelical sects are growing rapidly. There is also a Philippine Independent Church, which claims some 6 percent of the population (they were Roman Catholics, but broke with Rome).

The Philippines is **eight hours ahead** of Greenwich Mean Time (GMT + 8), or **thirteen hours ahead** of U.S. Central Standard Time (CST +14).

[\(Philippines Culturegram\)](#)

Most of the population lives on 11 main islands, of which Luzon and Mindanao are the largest. The climate is generally tropical and humid. The rainy season extends from June to October. Typhoons are likely from June to November, but they may occur during any season because the Philippines is in the typhoon belt. Many islands are mountainous, and there is potential for volcanic and earthquake activity throughout the country.

Most Filipinos consider housing an investment, and the ability to afford a house is a sign of success. The government offers subsidized housing for the poor, and there is a growing trend in rent-to-own townhouses (two-story buildings found in cities) and condominiums for the emerging middle class. Housing loans are available, though typically only middle-class families and above can take advantage of them. Urban newlywed couples usually rent a studio-type apartment. Apartments typically have one or two bedrooms. Families with children rent houses that have two to four bedrooms.

Filipinos celebrate several national holidays and dozens of local fiestas, which are events for recreation and visiting family. Public holidays include New Year's Day, Easter Sunday, Day of Valor (also known as Bataan Day, 9 April), Labor Day (1 May), National Heroes Day (6 May), Independence Day (12 June), All Saints' Day (1 Nov.), Bonifacio Day (30 Nov.), Christmas, and Rizal Day (30 Dec.). Christmas is the most celebrated holiday. The Christmas season extends through 6 January (The Kings Day) and is a time of family reunions and great merriment.



The Philippines is a democratic republic comprised of 81 provinces. Each province is divided into barangays (“districts”, similar to countries), which are made of several barrios (small villages or suburbs).

Many Filipinos in the middle class own cars, but others rely on public **transportation**. Metro Manila has numerous modes of public transportation, including buses, taxis, and jeepneys. A jeepney is an elaborately decorated minibus built on the frame of an old U.S. military jeep. They travel on relatively fixed routes and stop when waved at from the sidewalk. Rural transportation is less developed, often employing animals, bicycles, motorcycles, or motorelas (a motorcycle version of the jeepney). In addition to a domestic airline, ferries and banca (local outrigger) boats provide interisland transportation.

Education is highly valued in the Philippines and is compulsory for 10 years. Public education is free. A variety of private schools exist for those who can afford the tuition. The majority of private schools in the country are run by religious organizations. Young children can attend kindergarten at the age of five and preschool before that. Primary school begins at age six or seven and lasts six years. Some schools offer a seventh year of primary school. The school year runs from June to March. While about 90 percent of children enroll in primary school, only about 60 percent enroll in secondary school, which begins at age 12 or 13 and lasts four years. Secondary school includes one year of civic volunteering, including military training, teaching in public schools, or cleaning the barangays (districts). Proficiency tests are given at the end of the sixth grade and the second year of high school to assess the students’ skills in English, Pilipino, mathematics, science and social studies. Senior high school students who wish to enroll in university must take the admission exams administered by the school to which they are applying. Some colleges and universities require their students to wear uniforms.

Overall, **medical service** in Manila is good. Rural areas usually have a health unit, but it may lack supplies. A universal health insurance program is paid for mostly through taxes and other government funds. Pollution and conditions in slums, especially in Manila, are serious health hazards.

PUNCTUALITY AND APPOINTMENTS

English is the language of the most business transactions and virtually all business or government correspondence.

Time is malleable. Foreign executives are expected to be on time to business meetings. Filipinos tend to be reasonably punctual.

Everyone, even foreigners, is expected to be late for social events. But the exact measure of delay depends upon the status of each person (the highest ranking person should arrive last). Rather than trying to decipher the ranking of each party guest, it may be wise to ask your host (in private) what time you should actually arrive. The exception to socially correct delay is the Pilipino wedding. Guests are expected to arrive on time. Only the bride may be late.

Without introductions, it is very difficult to meet decision-makers. You will end up scheduling many appointments with subordinates. Not only will you have to progress through levels of influence, but you must progress through levels of formality- from introductions at social levels, to semiofficial luncheons, to scheduled business meetings.

NEGOTIATING

The pace of business negotiations in the Philippines is slower than it is in northern Europe or North America.

Negotiating is generally done in formal, precise manner. Pay attention to the hierarchy of the negotiators, and maintain a respectful, professional demeanor. The higher the negotiator's position, the more formal your interactions should be.

Speak in quiet, gentle tones. Filipinos revere harmony.

To ensure that a Filipino really means yes, you must get it in writing. If possible, try to get written agreements at each stage in your negotiations.

Business cards may be printed in English; it is not necessary to translate them into Pilipino.

BUSINESS ENTERTAINING

Food is vitally important in Filipino culture. In reality, the standard Pilipino greeting, "Kumain ka na ba?" translates as, "Have you eaten?"

Celebrate the conclusion of a business deal by inviting your Filipino partners to a restaurant.

The person who issued the invitation always pays- unless it was a woman, in which case most Filipino businessmen will insist upon paying. Invite the wives of your business colleagues to dinner, but not a luncheon.

Expect to be invited to dinners and parties at the home of your Filipino partner. Remember to show respect for elders.

BUSINESS TIPS

Titles are important to Filipinos. Address an executive by his or her title and surname. Persons who do not have professional titles should be addressed, in English, as "Mr.," "Mrs.," or "Miss," plus their surname.

Filipinos are extremely familiar with Western business practices, but that does not mean that they follow them precisely. Do not expect Filipino executives to make decisions independently of their associates and upper management. They respect authority in their organizations and will want to obtain the approval of senior management before deciding on a contract.

There is a rather short-term orientation, so break down your projects into manageable sections. Deeply involved, long-term plans can be viewed as onerous and unrealistic.

GREETINGS

Foreign businessmen should expect to shake hands firmly with Filipino men, both upon introduction and at subsequent meetings.

Traditionally, there is no physical contact between men and women in public. Men should wait for a Filipino woman to offer her hand, which most Filipino businesswomen will do.

GIFTS

Gift giving is an important part of Filipino society. Flowers and food are the most common gifts, although there are situations in which a handful of small coins is traditional.

When you're invited to a Filipino home, bring (or have sent before you arrive) flowers or a delicacy to your hostess. Avoid bringing alcohol or a substantial food, as this may imply that your host cannot serve enough to satisfy guests.

At Christmas, you will be expected to give a token gift—such as a company calendar—to seemingly everyone you know or do business with.

Filipinos follow the Asian habit of not opening gifts in the presence of the giver.

DRESS

Because of the heat and humidity, business dress for Filipinos is often casual: dark trousers and white, short-sleeved shirts for men, without a tie; white long-sleeved blouses and skirts or pantsuits for women. Despite this simplicity, these clothes will be neat, clean, and fashionable. Filipinos are very style conscious.

As a foreigner, you should dress more conservatively until you are sure what degree of formality is expected. Men should expect to wear a suit and tie; businesswomen wear white blouses and dark suits, pantsuits, or skirts.

Neither men nor women should wear shorts or sandals in public, except at the beach.

SAFETY TIPS

The Philippines is prone to disasters. Many are natural events, such as volcanoes, floods, mudslides, earthquakes, and typhoons. But some are within human control, like boat accidents. If you are considering taking a ferry, examine it closely—if it looks unsafe or overcrowded, seek alternative transportation.

As a precaution, obtain medical evacuation insurance.

To avoid the monsoon season, try to schedule your visits between September and May. Avoid major Catholic holidays as well, as many Filipinos will observe Christmas and Easter celebrations.

There is a risk of getting malaria, typhus, or cholera outside of the major urban areas. Be sure to review the inoculations that your physician or the CDC (at www.cdc.gov) suggests.

Illegal logging has added to the high number of disasters in the Philippines. More than half of the Philippines' forests were ravaged over the last century. This deforestation, combined with fierce tropical storms, promoted flash flooding and landslides in the eastern and northern regions. These catastrophes took at least 5,000 lives in 1991, and thousands more in the northeast in late 2004.

LOCAL HOME AND SCHOOL-FINDING TIPS FROM IOR'S DS CONSULTANT IN THE PHILIPPINES

Home and School Finding Tips

- How quickly are properties moving?
 - Houses of quality move very quickly, as there are not too many on the market. There are often multiple offers on good houses.
- Typical 3-bedroom availability
 - Condos are more readily available than houses. More houses come on the market May-August (end of school).
- Typical 3-bedroom rental cost
 - This of course is dependent on location and size but 3 bedroom condos can go from PhP150,000 to PhP300,000 (3,600-7,300 USD). Houses can go from PhP200,000 to PhP450,000 (4,900 – 11,000 USD) (and up)

What are common lease terms for expatriates?

- Terms expatriates should be certain are in their leases.
 - Expatriates should be certain of an exit clause in the event of a job transfer. The standard lease agreements are typical in leases here.
- How long is a typical lease?
 - It is becoming more common for landlords to require 2 year lease agreements for houses, although this can be negotiated. Condos are still typically 1 year.
- How large is a typical security deposit?
 - A typical security deposit is the amount of 2 months' rent.
- Terms expatriates should be aware of and avoid.
 - Expatriate leases typically require 1 year advance rental payment in addition to the security deposit. Leases often have a clause for lease renewal that has a predetermined rent escalation rate. This should be carefully looked at to insure a fair rate. People have had to move out of a house they enjoy after several years due to the high escalation of the rent which puts it out of line with like-size and location homes.
- Who can sign a lease? (Can the expat sign or does it need to be a corporate lease?)
 - Most landlords prefer a corporate lease to insure payment. There are some landlords that will ask for a personal lease so that they can avoid taxes. This can cause problems for the Expat and his or her company. If a personal lease is signed, please make sure that all of the paperwork and taxes are taken care of by the landlord.
- What documentation is necessary to sign a lease?
 - Typically a valid resident's visa is required to sign a lease; unless it is being signed by someone in the company is signing the lease on behalf of the Expat for the company. Some sort of proof of employment is often requested. The company must have a valid Tax ID.
- What are local registration requirements (not including a visa)?

- If one plans to drive, a Philippine driver's license should be secured. An ACR card will be secured along with the visa and should be processed by the expat's company.

Please share some information about the availability of international schools.

- What schools are available?
 - The main schools for expats are: International School Manila, British School, Brent International School, Japanese School, and the Euro Campus with The French International School and German International School. There are some new "International" schools popping up locally, but there are not many statistics on how expat kids fare in these schools.
- Is there space in these schools or are they difficult to get into?
 - Each school should be consulted regarding the grade level of the incoming student to know if there is space available. There are often waiting lists, but it is usually grade level specific and not school-wide.

What do expatriates find difficult to adjust to in your location?

- Most expatriates find the slower pace here difficult when they first arrive. Filipinos are very friendly and try to be pleasing.... they will often say "Yes" to any question, whether they really mean NO, MAYBE, or I DON'T UNDERSTAND. This is probably the most difficult thing to adjust to.

Other challenges you think are unique to your market?

- Most of the challenges are typical of moving to any new country, one must be adaptive and open minded to the culture and differences. If you want it to be "just like home"..... stay home!

MANILA OVERVIEW



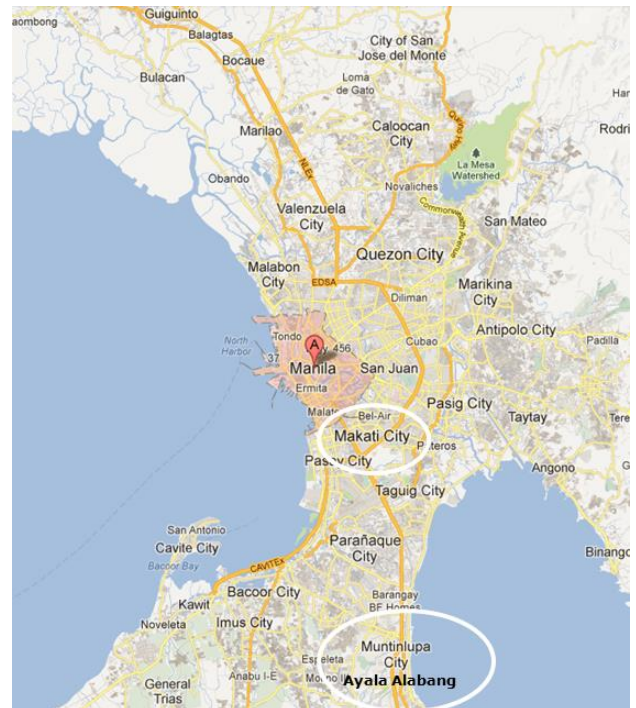
Photos courtesy of [Wikimedia](#)

Manila is the [capital city](#) of the [Philippines](#). It is one of the sixteen [cities](#) (along with the [municipality](#) of [Pateros](#)) that comprise the national capital region called [Metro Manila](#).

The City of Manila is located on the eastern shore of [Manila Bay](#) and is bordered by the cities of [Navotas](#) and [Caloocan](#) to the north; [Quezon City](#) to the northeast; [San Juan](#) and [Mandaluyong](#) to the east; [Makati](#) to the southeast, and [Pasay](#) to the south.

Manila has a total population of 1,652,171 according to the 2010 census and is the second most populous city in the Philippines, behind [Quezon City](#). The populace inhabits an area of only 38.55 square kilometers, making Manila [the most densely populated city](#) in the world.^[4]

The city is divided into [six legislative districts](#) and consists of sixteen areas: [Binondo](#), [Ermita](#), [Intramuros](#), [Malate](#), [Paco](#), [Pandacan](#), [Port Area](#), [Quiapo](#), [Sampaloc](#), [San Andres](#), [San Miguel](#), [San Nicolas](#), [Santa Ana](#), [Santa Cruz](#), [Santa Mesa](#) and [Tondo](#). Bustling commerce and some of the most historically and culturally significant iconic landmarks in the country, as well as the [seat](#) of [the executive](#) and [judicial branches](#) of the [government](#) are found in the city. Manila is also home to many scientific and educational institutions, numerous sport facilities, and other culturally and historically significant venues.



CLIMATE

Under the [Köppen climate classification](#) system, Manila features a [tropical savanna climate](#) that **borders** on a [tropical monsoon climate](#) ([Köppen climate classification](#) Aw/Am). Together with the rest of the Philippines, Manila lies entirely within the tropics. Its proximity to the [equator](#) means that the temperature range is very small, rarely going lower than 20 °C (68 °F) and going higher than 38 °C (100 °F) . However, humidity levels are usually very high which makes it feel much warmer. It has a distinct [dry season](#) from late December through April, and a relatively lengthy [wet season](#) that covers the remaining period. Typhoons can occur from June to September and can cause flooding in parts of the city.

Manila is distributed into 16 territorial districts, which are all original towns except one, the Port Area District. Each district is distinguished through its history, culture and cuisine.

TRANSPORTATION

Airport

The Ninoy Aquino International Airport is the Philippine's most used gateway to the country and is the largest international airport in the country as well. Unfortunately it is divided into four terminals - Terminals 1, 2 and 3 and the Manila Domestic Airport - without easy connections between them and the only way of hopping around terminals is through taxis and jeepneys.

By Train

Manila is crossed by three lines of the Strong Republic Transit System (SRTS), Metro Manila's (partially) integrated railway network. The SRTS Yellow and Purple lines, operated by the Light Rail Transit Authority, cross through Manila city proper, converging at the intersection of Rizal Avenue and C.M. Recto Avenue. The Yellow Line, also known as LRT Line 1 (LRT-1), serves [Malate](#), [Ermita](#), [Quiapo](#), [Binondo](#) and [Santa Cruz](#), while the Purple Line, also known as MRT Line 2 (MRT-2 or LRT-2), serves Quiapo, [Sampaloc](#) and Santa Mesa.

PARKS

Rizal Park_Right outside the walled city is Rizal Park more widely known as the Luneta. The Luneta is the venue for the national museums, bayside restaurants, an open-air theater featuring free classical music concerts and acclaimed international films, a planetarium, an open gym for early morning jogging and tai chi enthusiasts, or a night ballroom, as well as Japanese, Chinese, Filipino gardens, an orchidarium, an aquarium, and a children's museum. It is a popular meeting spot for family picnics and lovers' trysts, and was the site of the execution of Jose Rizal, the national hero of the Philippines, as well as the inaugural grandstand for the incoming President.

Paco Park was actually built as a final resting place for Spanish families residing in Manila. After Jose Rizal's execution, his remains were sent and buried here, which is today commemorated by a monument in the park. It is now a public park with jogging lanes and open air concerts, and is also a popular venue for weddings. It is accessible by taxi and bus, as well as a 10 minute walk from the LRT United Nations Ave. station.

INTERNATIONAL SCHOOLS OF MANILA (SCHOOL FEES)

- [Brent International School Manila](#)
- [German European School Manila](#)

MAKATI - OVERVIEW

By all rights a techno-city, Makati is the most preferred location of investors. It is the country's undisputed financial center and commercial hub, being home to the headquarters of 40 percent of the top 1,000 multinational and local corporations.

Superior Infrastructures

Makati's highly developed multi-modal transport infrastructure has made it the most centralized city in Metro Manila and the National Capital Region. The availability of various forms of public transportation, such as the Metro Rail Transit (MRT), jeepneys and buses, complemented by a road network that links the city to the rest of Metro Manila, ensures accessibility and convenience.



The city has the most developed telecommunications infrastructure in the country. With the presence of two major providers for land-based telephone services, the PLDT and Globe Telecom, Makati's teledensity far exceeds the national average.

Expat-friendly

As host to 54 embassies and 35 consulates, Makati has highly developed foreign transient support institutions. Likewise, it is home to the headquarters of international organizations like the World Health Organization, UNICEF, IFC, and UNDP.

World-class Amenities

The presence of six five-star hotels, eight shopping malls, and 2,901 restaurants and bars in the city has strengthened its bid to become the "Urban Tourism Capital" of the Philippines.

Local and foreign tourists flock to Makati commercial centers, such as Ayala Center and Rockwell Center, primarily because of convenience, accessibility, quality of stores, ambiance, and interior and exterior environment that match world-class standards.

ICT-readiness

Makati is the top choice of IT locators because it has ICT-ready buildings that allow them to plug in and immediately start operations. To date, seven IT Zone buildings in the Central Business District have been proclaimed by PEZA, namely: Exportbank Plaza Building, G.T. Tower International, PBCOM Tower, RCBC Plaza, The Enterprise Center, MSE Center, and Multinational Bancorporation Centre. These buildings all have double-fed electricity and managed power that ensure continuous operations, with most having their own additional backup power.

IT Zone buildings allow the locator to take advantage of the following PEZA incentives.

- Income tax holiday (ITH) or exemption from corporate income tax for four years, extendable up to a maximum of eight years.
- After ITH period, the option to pay a special 5 percent tax on gross income in lieu of all national and local taxes.
- Exemption from duties and taxes on imported capital equipment, spare parts, supplies, raw materials.
- Domestic sales allowance equivalent to 30 percent of total sales.
- Exemption from wharf age dues and export taxes, imposts and fees.
- Permanent resident status of foreign investors and immediate family members.
- Employment of foreign nationals.
- Simplified import and export procedures

The presence of leading telephone companies (i.e., PLDT, Globe Telecom) provides value-added services to corporate locators. Broadband is available throughout the CBD.

Data security is easily addressed by a local community of cyber-security experts.

COST OF LIVING

Makati City's cost of living is significantly higher compared to neighboring Filipino cities, owing primarily to its skyrocketing real estate value and relatively upscale commercial and residential selections. However, compared to other major cities of the world, Makati City offers service, accommodations, and value that are dirt-cheap. Furthermore, bargains comparable to other Philippine cities may be found in certain areas in Makati, such as Makati Cinema Square, The Landmark, Cash & Carry, and Guadalupe Mall.

BARANGAYS (DISTRICTS) IN MAKATI

District I

- Bangkal
- Bel-Air
- Carmona
- Dasmariñas
- Forbes Park
- Kasilawan
- La Paz
- Magallanes
- Olympia
- Palanan
- Pio del Pilar
- Poblacion
- San Antonio
- San Isidro



- San Lorenzo
- Singkamas
- Sta. Cruz
- Tejeros
- Urdaneta
- Valenzuela

District II

- Cembo
- Comembo
- East Rembo
- Guadalupe Nuevo
- Guadalupe Viejo
- Pembo
- Pinagkaisahan
- Pitogo
- Post Proper North
- Post Proper South
- Rizal
- South Cembo
- West Rembo



MAKATI GOVERNMENT AND CIVIC LINKS

[New Makati City Hall](#)

J.P. Rizal Street, Barangay Olympia, Makati City, Metro Manila, 1200, Philippines
 Phone: +63 28701136, Fax: +63 2896747

[Makati Chamber of Commerce](#)

Unit C 9-A, 6th Floor, Marvin Plaza Building, Pasong Tamo, Makati City
 Phone: +63 2 8714038

[Police Department](#)

Emergency No.: 117, Txt 2920
 Police & Fire: 757 or 116

LIBRARIES

[Filipinas Heritage Library](#)

Located inside the old Nielson Airport tower, the Filipinas Heritage Library has an astounding collection of books that date back to the Spanish period. Serious scholars of the time period will love it, but anyone with even a remote interest in old books and history should give it a visit.

6F Ayala Museum
Makati Ave. cor. De la Rosa Street
Makati City

[Makati City Library](#)

8F, Makati City Hall Bldg, J.P. Rizal Street, Makati City

TRANSPORTATION SYSTEM WITHIN MAKATI AND TIPS

Makati City has some of the strictest traffic rules in Metro Manila. Traffic marshals actively enforce rules. This means that you can't tell your bus to let you on or off anywhere within its route except at designated stops. Moreover, the color coding scheme is active all day unlike in other neighboring cities when they are only enforced during rush hour.

- <http://www.makati.gov.ph/portal/main/index.jsp?main=25&content=0&menu=0>
- <http://wikitravel.org/en/Makati>

By Train

The Metro Rail Transit (MRT) elevated train has four stations along the main thoroughfare Epifanio De los Santos Avenue (commonly abbreviated as EDSA). These are the Guadalupe, Buendia, Ayala and Magallanes stations. Getting off at the Ayala Station will set you in the middle of the Ayala Centre, a complex of shopping malls and restaurants.

The MRT is a quick and inexpensive way to get into the city.

By Car

Two of Metro Manila's main arteries pass through Makati. The Epifanio De los Santos Avenue (EDSA) passes along the southeast part of Makati and connects the city with Mandaluyong City and Pasay City. The South Luzon Expressway (SLEX) runs through the western part of Makati and connects the city with Manila to the north and with southern Metro Manila. The Skyway, an elevated highway built on top of SLEX, provides residents coming from southern Metro Manila a fast way to reach Makati. SLEX and EDSA intersect at the Magallanes Interchange, which is the most complex system of elevated roadways in Metro Manila.

Other major roads in Makati include Buendia Avenue (Sen. Gil Puyat Avenue), which connects with EDSA and SLEX in the north; Ayala Avenue, an important street that runs through the Central Business District; and Makati Avenue, which connects Ayala Avenue with Buendia Avenue and also extends north to cross the Pasig River to Mandaluyong City.

By Bus

Buses plying the Epifanio De los Santos Avenue (EDSA) route from Baclaran in Paranaque to Quezon City and Caloocan City pass through the Central Business District daily. As mentioned above, you can't load or unload just anywhere, you have to wait or go to the designated stops. There are separate loading and unloading zones which you must observe.

BANKS

- [Philippine National Bank](#)
- [Land Bank Plaza](#)
- [Central Bank of the Philippines](#)
- [Chinabank](#)

HOTELS, INNS, AND APAPARTELLS/APARTMENTS

- [Apapartelles/Apartments](#)
- [Hotels](#)
- [Inns](#)

SCHOOLS

- [University of Makati](#)

IMPORTANT LINKS

- [Makati Government Official Website](#)
- [Services and Benefits for Children](#)
- [Health Facilities](#)

RENTALS

IOR Destination Services Consultant will follow up with information.

HISTORIC AND TOURIST SITES

Rockwell Center

Location: Rockwell Drive cor. Estrella Street, Poblacion

Rockwell Center, is a fully integrated "city within a city", a beautifully landscaped self-contained community that offers access to business convenience and leisure facilities. Rockwell's high-rise residential condominiums for businessmen and expats are just a short walk away from everything within the Center. It also houses the Ateneo Graduate School, the offices of Nestle and PHINMA, and the Rockwell Club-a premier experience, there is the Power Plant Mall which features stores of distinctive local and international brands. As the newest and hottest city destination, the Power Plant mall has six cinemas, a bowling center, a new-concept supermarket called Rustan's Fresh, an amusement center and a variety of restaurants. Dine or walk along the cafe strip, a stretch of sidewalk cafes which has become a popular hang-out for both young and old.



Ayala Center

Location: Ayala Avenue

Right in the heart of bustling Makati, the country's business and financial center, is very much the sophisticated commercial complex that is usually found in many of the world's leading cities. Bounded by the elegant hotels and restaurants, the complex houses some of the country's leading commercial establishments. Ayala Center is the ultimate shopping, dining and entertainment destination.



MUSEUMS

Ayala Museum

The Ayala Museum on EDSA showcases the rich and vivid history of the Philippines from the earliest times of the Mactan battle to the struggle of democracy. Also present are some famous paintings by Filipino painters such as Fernando Amorsolo, Juan Luna and Fernando Zobel.

Yuchengco Museum

The museum was created to house the art collection of Secretary Alfonso T. Yuchengco, and highlight his distinguished career as a businessman, diplomat, collector, philanthropist, patron of the arts, and advocate for education in the Philippines. The museum's primary goal is to foster a greater public appreciation of the finest in Filipino and Filipino-Chinese visual arts and creativity.

PARKS

10 Manila Parks to Visit

Greenbelt Park

Location: Greenbelt, Ayala Center

A quiet oasis of stone benches, shaded lanes and lily pool located at the Ayala Center, it affords rest for tired feet; the park chapel provides respite for weary souls.



Makati Park and Garden

Location: Along J.P. Rizal Extension, West Rembo in front of the University of Makati

For a quiet stroll along the banks of the historic Pasig River, the Makati Park & Garden provides respite for tired souls far from the bustle of the central business district. Constructed by the City government, the park is a tranquil haven for residents and visitors, and is becoming a favorite venue for wedding receptions and other social functions.

The Manila Polo Club

Location: McKinley Road, Forbes Park

Where guests can watch equestrian sports such as polo, played by some of its very affluent and high profile members. Recreational facilities include polo fields, horse-back riding, racquetball, tennis, squash, bowling, swimming and softball.



MUNTINLUPA - OVERVIEW

Muntinlupa City is the southern-most constituent city of the conurbation of Metro Manila, the National Capital Region of the Philippines. The city is delimited by Taguig City to the north, Parañaque City to the northwest, Las Piñas City to the west, the municipality of Bacoor, in Cavite to the southwest, and to the east by the municipality of San Pedro in Laguna and the largest lake in the Philippines– Laguna de Bay.

RESIDENTIAL PLACES IN MUNTINLUPA

Muntinlupa has several gated communities where most middle and upper class families choose to live. These are the Agro Homes , Alabang Hills Village, Alabang 400 Village, Brittany Bay, Camella Homes I, II, II-E, II-D, III, & IV, Camella Townhomes I, Country Homes Subdivision, Don Juan Bayview Subdivision, Freewill Subdivision, Freedom Hills Subdivision, Highway Homes Subdivision, Intercity Homes Subdivision, JPA Subdivision, Kalipayan Homes, Katarungan Village I& II, Lakeshore Village, Lakeview Homes, Liberty Homes, Lodora Village, Mutual Homes Alabang, Pacific Malayan Village, Pacific Village, Parkhomes Subdivision, Pleasant Village, Posadas Village, San Jose Village, Soldiers Hills Village, South Greenheights Village, Southsuperville, Sto. Niño Village, Summitville Subdivision, Susana Heights subdivision, Teachers Village, Tiosejo Village, Treelane Park Subdivision, Victoria Homes Subdivision, Villa Carolina I & II, U.P. Side Subdivision, Hillsborough Alabang, and the Ayala Alabang Village. Most of these gated communities have guarded gates that provide limited access, clubhouses, and a full range of amenities and utilities.

The most prestigious and affluent of these gated communities is the Ayala Alabang Village. This large exclusive village is home to many well-to-do families, celebrities, and political figures. Among its famous residents are the former president Fidel V. Ramos, the Prince of Brunei, actor Aga Mulach and his wife actress Charlene Gonzales, and Simone Snoeijenbos and her brother Mateo Snoeijenbos of Nokia.

HOSPITALS OF MUNTINLUPA



Muntinlupa is home to one of Metro Manila’s newest and most prominent hospitals—the [Asian Hospital and Medical Center \(AIMC\)](#)

It is an affluent private tertiary care hospital located along Civic Drive at the Filinvest Corporate City in Alabang. Its multi-level hospital and office buildings measures 17,258 m², and has a bed capacity of 253 beds. The hospital is known to be equipped with the latest modern medical facilities with physicians

trained in the latest medical technologies and procedures. It also features a five-star luxury hotel standard of accommodations with its lobby and private rooms mimicking the ambiance and amenities of hotel suites. In addition to providing general care, the AIMC also have specialties in surgery and its sub-specialties such as cosmetic and emergency surgeries, dermatology, internal medicine, neurology, ophthalmology, pediatrics, dentistry, and rehabilitation.

Other hospitals and clinics in Muntinlupa are listed below:

- Alabang Medical Center Alabang- Zapote Road 807-8189/850-8719
- Alabang Medical Clinic 297 Montillano Street, Alabang 842-1639/842-0684
- Babaran-Echavez Medical and Psychiatric Clinic 1125 Amparo Street, Poblacion 861-3066
- Beato Cauilan Hospital Villa Carolina, National Highway 861-7741 to 45/861-5284 to 85
- Hillside General Hospital Alabang 842-3958
- KMI Specialists Hospital 36 National Highway -
- MPI-Medical Center Muntinlupa 38 National Highway, Pututan 861-1687/862-0162 to 63
- Muntinlupa Doctor's Clinic 1 National Highway, Pututan 842-2718/842-3028
- San Roque Medical Clinic 249 T. Montillano Street, Alabang 842-2950/842-2870
- Physicians, Dentists and Medical Specialists

SCHOOLS

[Private Elementary Schools](#)

Colleges and Universities of Muntinlupa

Muntinlupa has several colleges and technical schools in its vicinity. These are the technical and computer schools of Asian College of Science and Technology on the 2nd floor of the Nav's Building along the National Highway, International Electronics and Technology Institute College on Molina Street in Bayanan, Informatics College – Northgate Campus, Imus Computer College and Christ the King Technical School.

Other colleges in the city are the Criminal Justice College on Jusmin Street at the Lodora Village in Tunasan, St. Bernadette College at the Odingos Compound in Alabang, St. Francis of Assisi in Ayala, Alabang, St. Benedict College at the Alabang Hills Village, Muntinlupa Institute of Technology at the Joa Merray Compound in the Bruger Subdivision, and Muntinlupa Polytechnic college at the NBP Reservation in Poblacion.

COMMERCIAL PLACES IN MUNTINLUPA

There are four large shopping malls located in the city. The most upscale of these is the Alabang Town Center (ATC) that sits on Alabang-Zapote Road. A sister of the equally affluent Ayala Center in Makati, ATC's design and architecture veers away from the usual large and cold structures of most modern

shopping malls. Sporting a Spanish-inspired design, it features breezy open halls lined with palm trees where shoppers can leisurely stroll along. Housed within it are shops and boutiques that carry signature items, as well as local and international brands, music stores, book shops, and several cafés and restaurants.

The Festival Super mall that stands at the corner of Corporate Avenue and Civic Drive at the Filinvest Corporate City, in Alabang, the SM Supercenter located along the National Highway in Barangay Tunasan, and the Metropolis Mall which stands along the South Super Highway in Alabang are all large retail centers that cater mostly to the middle and lower income brackets. Each houses numerous shops, frequently of local brands, department stores, supermarkets, cinemas, entertainment centers, food courts, as well as prominent fast-food outlets.

SERVICE ESTABLISHMENTS OF MUNTINLUPA

The electricity in Muntinlupa is supplied by the Manila Electric Company or MERALCO. The company, formerly known as the Manila Electric Rail and Light Company, is the sole electric power distributor of 22 cities and 89 municipalities, including the Metro and Mega Manila areas. Applications for service and bill payments may be done at its branch located on Prime Street at the Madrigal Business Park in Alabang, while the MERALCO Extension Office at the Metropolis in Alabang only accepts bill payments.

The Philippine Long Distance Telephone Company (PLDT) is the largest telecommunication products and service provider in the city. It offers traditional fixed telephone and internet access via dial-up and DSL connection. There are no PLDT business offices located in Muntinlupa. There are however, business offices found in the city's surrounding areas where applications for service and bill payments can be made. One is located in San Pedro at the San Pedro Exchange, and another one in Las Piñas at the SM Southmall.

The three major cellular network providers in the Philippines, which are the Globe Telecom, Smart Communications of PLDT, and Sun Cellular of Digital Communications, all have network coverage in the area. All three offer prepaid and postpaid subscriptions, and other competitive features such as WAP, 3G, mobile banking, and mobile TV.

MUNTINLUPA POLICE

The Muntinlupa Police Station is the Philippine National Police Southern district's fifth station. Under it are several sub-stations scattered all over the city that function as community police and precincts. Below is a table detailing their locations and contact information:

Muntinlupa City Hall Quadrangle 862-2611, 862-2721

- PCP 1 National Highway, Tunasan 861-7922
- PCP 2 Alabang Viaduct 842-2433
- PCP 3 Meralco Road, Sucat 772-1800
- PCP 4 Soldiers Hill, Putatan 842-4440
- *PCP-Police Community Precinct

AYALA ALABANG - OVERVIEW

[Ayala Alabang](#) is an outer suburb of Metro Manila in Muntinlupa city district in the Philippines around 13 miles (21 km) from the center of Metro Manila. The upscale neighborhood was created in 1981. Large portion of it came from Barangay Alabang.

Its total land area of 6.94 km² (2.68 sq mi) includes Ayala Alabang Village, the Ayala Commercial Center, and the Alabang Country Club. Alabang's population is currently approximately 40,000 people. The Barangay office, formerly located at the Multi-Purpose Hall along Palawan Street, is now located at the AAVA Community Center (back of AAVA office) on Narra Street.

Alabang Village now stands on 6.7 km² (2.6 sq mi) of land about 18 kilometers (11 mi) south of Makati and about 20 minutes' drive on the South Luzon Expressway. 30% is allotted to parks, schools, roads, playgrounds, churches. The village is an integrated community, bounded by two bodies of water, Manila Bay and Laguna Bay.

The village features the Alabang Commercial Center (now renamed Alabang Town Center), which is managed by the Alabang Commercial Corporation. It occupies an area of 178,500 square meters. Its first phase was opened to the public on May 30, 1982. It consists of a supermarket/department store, two movie theaters (which are popularly called the Alabang Twin Cinema), and the Casa Filipina Arcade, which includes a drugstore, beauty salon, optical clinic, bookstore, bakery, laundry and dry cleaning, and various food outlets. Undergoing construction is the Casa Nueva Arcade, owned by Ayala Corporation, and the Casa Madrigal building, which is owned by the Madrigals.

The village also features 56 New Alabang Townhouses, designed for condominium ownership.

Ayala Alabang is an exclusive village developed by Ayala Land Inc. in the south of Metro Manila. It is a 694 hectares subdivision of gently rolling lands.

The Ayala Alabang village has all the conveniences it can offer. You could find the Ayala Alabang Country Club, their sports and country club. For the schooling of your children, they have Woodrose School, De La Salle Zobel School, The Learning Child, and the Montessori School. For your spiritual needs, they have the St. James the Great, their famous church situated inside the Ayala Alabang village. For your shopping and entertainment needs, they have the malls, Alabang Town Center and Festival Mall. Right in front of the village is the Madrigal Business Park and Filinvest Corporate City. This is where the high rise condominiums or buildings for residential or office space are located. For foreigners looking for good international school for their kids, Brent International School Manila is 15 minutes' drive from the village.

[Ayala Alabang Village Association](#)

Ayala Alabang Village, after 30 years in existence, remains the most sought-after residential subdivision in Metro South because of its prime location, first-class facilities, and easy accessibility to the business districts of Muntinlupa, Makati, Pasay and Pasig. It has an area of approximately 700 hectares; this sprawling subdivision is located in Barangay Ayala Alabang, Muntinlupa City bordered by Las Piñas City, Parañaque City, and Bacoor, Cavite. It is connected by a network of 70 kilometers of concrete roads. The village has a built-up capacity of close to 5,500 homes. It is self-sufficient in water coming from several deep wells and water reservoirs, and has its own Sewerage Treatment Plant.



Divided into seven districts, Ayala Alabang Village has three main gates all



located along Commercial Avenue, namely the Acacia, Madrigal Gate, and Mindanao Gate. With 30% of the village devoted to roads and parks, Ayala Alabang Village has thirteen parks that include children's playground facilities, and sports facilities such as swimming pools, basketball courts, tennis courts and football fields.

In addition to basic electricity, telephone, and cable, the village continues to extend and upgrade the services to its residents by providing direct satellite link (DSL) connections, a fully equipped clinic (24/7 basis) fire trucks, ambulance service, a community channel, a public transportation system, fully security (24/7), in addition to other services. There are at list nine institutions of learning within the village walls and a very active parish. Barangay Ayala Alabang also holds office inside the village.

The Ayala Alabang Village Association (AAVA) works in hand with Baranfay Ayala Alabang and the Parish of St. James the Great.

All details of regulations mentioned above is available on the AAVA Handbook available for download [here](#).

AYALA ALABANG LINKS

Alabang Post Office

2/F Alabang Public Market, National Road,
Alabang, Muntinlupa City, Metro Manila, Philippines
Phone: +63(2)7750680, +63(2)7750680

Security Bank Ayala Alabang

Address: El Molito Building, Madrigal Business Park, Madrigal Avenue, Ayala Alabang, Muntinlupa City
Telephone Number: (02) 771-1133, 772-1701
Fax Number: (02) 772-1705
Email Address: AyalaAlabang@securitybank.com.ph

[Allabang Bulletin](#)

RENTALS

Rental prices vary from medium to high:

- http://www.phil-realestate-choices.com/My_Listings_for_Rent/page_1408784.html
- http://www.gmpropertiesph.com/FOR_LEASERENT/page_1856307.html
- <http://www.housinginteractive.com/search/alabang-rentals>