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ISSUE 017 Mar | Apr 2017

PHUKET'S BEST THE VIEW IMPRESSES ALL WHO SEE IT



Dot Property
Philippines
Awards
2017
Winners
Announced



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ON THE COVER

It's easy to see why The View was one of Southeast Asia's 'Best of the Best Residences' in 2016 and has been nominated for Best Luxury Villa at the Dot Property Thailand Awards 2017. It's stunning. The sea views at The View are beautiful, the architecture is gorgeous and it is one of Phuket's most exclusive projects. And with only eight units remaining, time is running out to own a slice of this paradise.

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GRAND TOWER CEBU

A TRULY RARE FIND



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WINNER

BEST HOTEL DEVELOPMENT
(CEBU)

Grand Tower Dusit Princess Hotel
by Grand Land Inc.

2017

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Magnificent. Dazzling. Rare. When you see these words, one thing comes to mind --- an extraordinary gem, a marvelous jewel. Something that you will probably find only in the treasure chests of the rich and famous. One that you think you'll never find in the heart of the North Reclamation Area, Metro Cebu.

But such an extraordinary gem will soon rise in the skyline of Cebu. Truth is, you don't get to see something like this everyday because a Development such as the Grand Tower Cebu is indeed a "rare find".



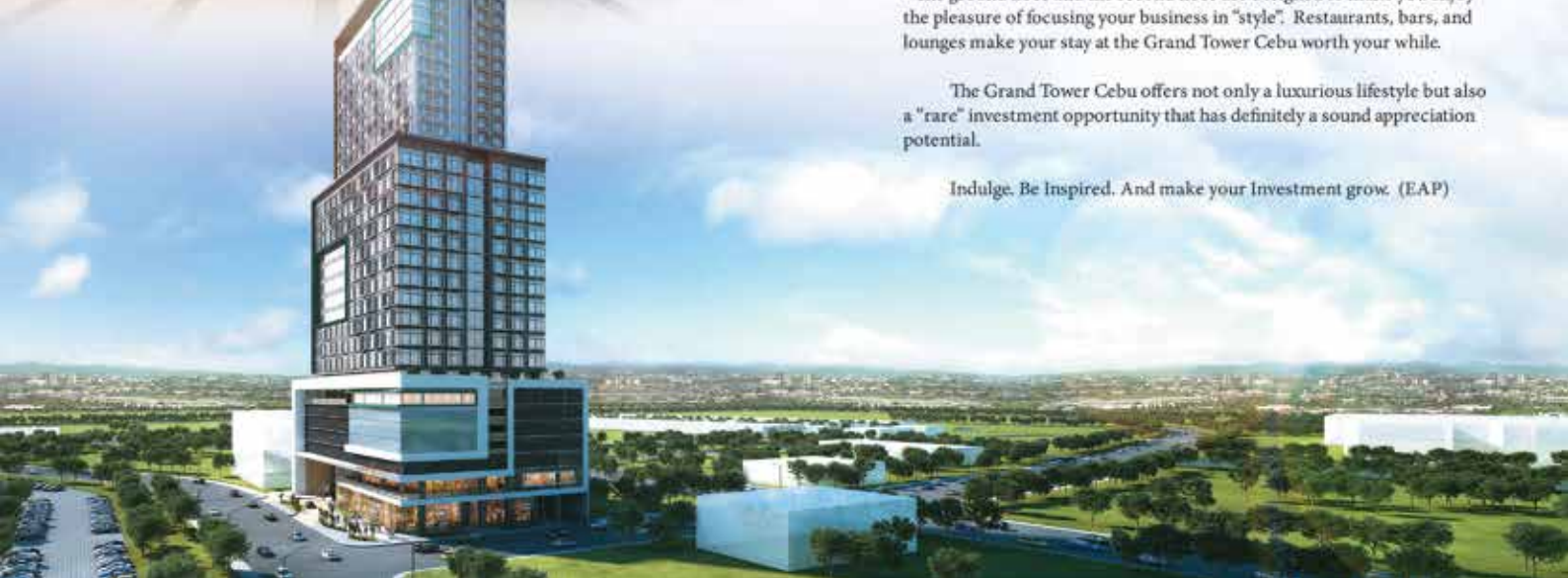
Why is Grand Tower Cebu unique?

Grand Tower Cebu (GTC) is a 30-storey mixed use development project of Grand Land, Inc., a member of the Gaisano Grand Group of Companies, located at the upbeat North Reclamation Area. The project site is surrounded with business and financial centers, malls, universities, hospitals and has the accessibility advantage of being close to the land, sea and air gateways of Cebu. The Grand Tower has three major components: Hotel, Office Spaces, and Retail Spaces.

- The Hotel occupies ten (10) floors with 29 units for every floor, a total of 290 units. The hotel will be operated by Dusit International, a world-class hotel chain with 65 years of experience in the hospitality industry and carries one of the most respected international Thai brand. Partnership with Dusit International in the hotel operation instantly infuses a substantial market value to your investment.
- The Office occupies eleven (11) floors with 19 units in every floor or a total of 209 units. A new Corporate Landmark is taking place --- a grand workplace for Companies with grand visions. A prestigious business address that complements your stature, showcases your image, and reflects your lifestyle. And one that will announce your company's growth and unfold your success story.
- The ground floor and the second floor are designed to make you enjoy the pleasure of focusing your business in "style". Restaurants, bars, and lounges make your stay at the Grand Tower Cebu worth your while.

The Grand Tower Cebu offers not only a luxurious lifestyle but also a "rare" investment opportunity that has definitely a sound appreciation potential.

Indulge. Be Inspired. And make your Investment grow. (EAP)



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EDITOR'S NOTE



Each year, I travel back home to California for the holidays. I'm able to catch up with family and friends and have a merry time, as painfully cliché as that sounds. I have made this Christmas trip four years now and every year, like clockwork, I run into an old friend who I hadn't seen since my teenage years.

It's interesting because I have changed so much since my younger days when I sported a haircut best described as a mullet and dreamed of being a radio presenter. Most people who knew me during this time don't always believe I am who I say I am.

During my most recent foray home, I crossed paths with a friend who I hadn't seen since I was 12. I recognised him and tried starting up a conversation. He literally could not believe it was me at first. I may have borne some resemblance to the friend he last saw nearly 20 years ago, but he wasn't convinced until I provided details of our friendship.

You're probably wondering what's the point of this story. Well, for this issue I visited Pattaya and ended up having a similar moment as to what my friend experienced. The last time I visited Pattaya was three years ago and there I saw a party playground not worth visiting.

As fate would have it, I was forced to return to the city for an interview with Paul Callameri of Pattaya Foreigner Service. He explained that Pattaya is shedding its past reputation and is starting to develop into a truly international city. I decided to see this for myself and can honestly say it took me some time to realise it was in fact the infamous city I once knew. Pattaya has matured and owning a vacation home here is something to seriously consider.

With the government implementing the Eastern Economic Corridor development plan, more people may also be choosing to call Pattaya home in the future. At the end of the day, the city hasn't totally transformed, but if you haven't visited it in a few years, you might not recognise it at first glance.

Of course there is more to this issue than Pattaya. We are pleased to announce the winners of the Dot Property Philippines Awards 2017 as we kick off Asia's Premier Property Awards schedule for this year. We also have highlights of The International Property Show that was held at Singapore's prestigious ION Orchard shopping mall in February.

Thanks for reading,

A handwritten signature in black ink, appearing to read 'Ch 2'.

Cheyenne Hollis

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Taiwanese investors latest to check out Thai property

There has been no shortage of international investors to enter the Thai property market during the past few years. Now Taiwanese investors are purchasing properties throughout Southeast Asia with Thailand in particular being an attractive investment destination because of higher yields and impressive tourism numbers.

And while domestic real estate transactions were at a record low in Taiwan last year, an end-of-year report from Chinatrust Real Estate, a Taiwanese real estate company, showed the number of transactions closed in ASEAN countries increased by 43 percent from 2015 to 2016. One of the reasons for the increase in Taiwanese investment activity in Thailand is due to the New Southbound Policy that made it easier for companies and individuals to invest in several Southeast Asian countries.



Be smart during Songkran

Songkran celebrations will be found throughout Thailand during April and locals, expats and tourists will be taking part in the fun. If you are new to the festivities, there are a few things to remember to ensure you and those around you have a pleasant time. For starters, even though there will be hundreds of people throwing water on one another, it's important to be respectful to others amid the chaos. Don't throw water on passing motorbikes, don't shoot water in the eyes of people and avoid throwing balloons with force as these can hurt.

AP thinks differently for 2017 projects

AP announced plans to launch 20 new projects in Thailand this year including nine single detached home complexes, eight townhouse projects and three condominium developments. The developer believes that Thailand's real estate fundamentals are solid and is confident in the projects it is launching this year.

AP will kick things off with three first quarter launches. Housing developments Pleno Bangyai and Pleno Sukawat will be the first two projects launched by the firm this year. Ban Klang Muang Classe Ekkamai-Ramintra Phase 2, is also expected to be unveiled by the firm in the coming months.



apthai.com



Check us out at...

... Dean & DeLuca. This suave café brand has become all the rave in Bangkok and can now be found at some of the city's premier shopping centres including Central Embassy and Emquartier. Sorapoj Techakraisri, CEO of PACE Development, spearheaded the stylish eatery's expansion after the developer purchased the brand in 2014. Should you stop by one of Dean & DeLuca's seven Bangkok locations, be sure to pick up a copy of Dot Property Magazine.



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X2 PATTAYA OCEANPHERE, THAILAND



'Best of the Best Residences' in Southeast Asia need to focus heavily on location, and that's no exception for X2 Pattaya Oceanphere.

With this stunning project, magnificent ocean panoramas beckon through to tropical islands in the Gulf of Thailand. Enjoying an idyllic location at beautiful Na Jomtien beach, X2 Pattaya Oceanphere is positioned midway along the expansive 9 kms of Jomtien Bay, just 15 minutes south of vibrant Pattaya City.

This location offers a more tranquil environment for residents and tourists alike, surrounded by natural beauty and fresh sea breezes, and just 500 meters from the pristine beaches of Na Jomtien.

This development is seriously redefining luxury. It is the only beachside, fully-integrated resort and pool villa development in Pattaya. It is set on more than 15,600 sqm of contemporary designed resort facilities, pool villas and tropical gardens.

Coupled with intelligent master planning and considerations made for the environment and sustainability, X2 Pattaya Oceanphere presents a low-rise one-storey and two-storey designs with a centrally-located clubhouse with a reception lobby, restaurant, spa and rooftop pool.

X2 Residences provide a truly unique lifestyle investment for its owners, beyond just a great financial return on their investment. Over time as the number of X2 locations continues to expand, the benefits of the lifestyle element will grow immensely as the scale of possibilities increases.

A 7 percent guaranteed return will be offered to owners for the first five years, then profit-sharing of 60 percent to owners from year six onwards. Owners can also enjoy 14-days of free stays at X2 Residences.

Project:	X2 Pattaya Oceanphere
Developer:	Habitat Group
Product:	Luxury pool villas
Location:	Pattaya, Na Jomtien 56, Thailand
Launch:	November 2016
Completion:	December 2018
Prices:	From THB 8.99 million to 15.99 million
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No bubble concerns to worry about

Vietnam's buoyant property market is subject to a lot of conversation. One question that often crops up is if a bubble is on the horizon. The experts from CBRE are adamant this scenario is unlikely. In fact, the market has become more balanced. The number of mid-end properties being launched has increased while the market has welcomed a variety of buyers including end users and local and international investors.

These facts alone illustrate the interest that Vietnam's property market has generated and signifies its strengths but CBRE noted the government's efforts to keep the market in check are working. The government has introduced measures to protect purchasers and kick start the lower-end segment. There are also regulations in place to curb property bubbles in the high-end segment. All of this paints a positive, bubble-free future outlook, according to the property consultancy.

Investors pour nearly \$300M in Vietnam's real estate sector

Foreign investors pledged to pump USD 297.4 million in Vietnam's real estate sector during January, according to General Statistics Office data. Investors are positive about the growth fundamentals of Vietnam's property market. The majority of investors are from Japan, South Korea, and Singapore with Hanoi and Ho Chi Minh City being their preferred investment destinations.

Red light for Uber in Vietnam

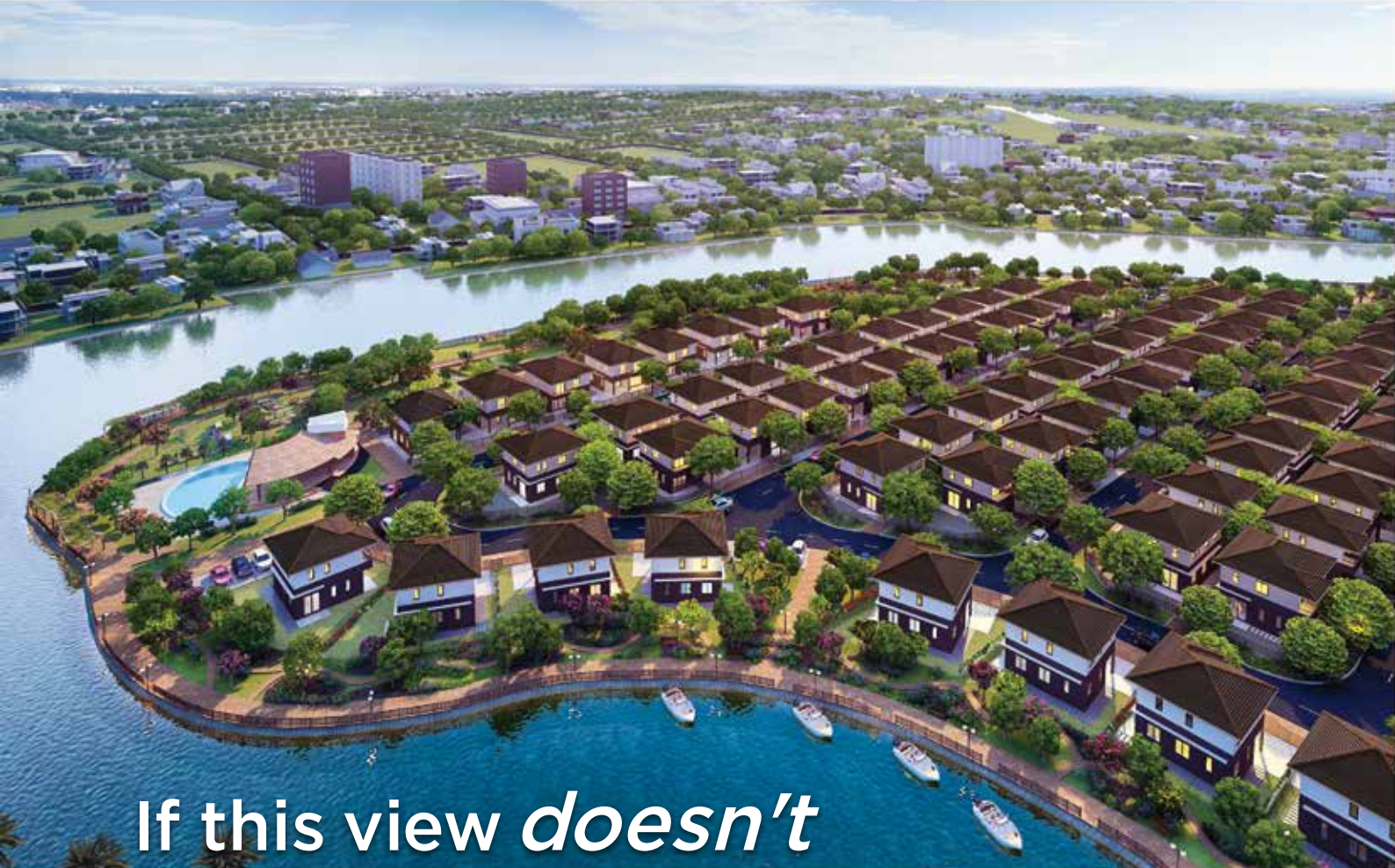
For a second time, transportation authorities in Vietnam have rejected Uber's application to operate on a trial basis. The government cited the popular ride share service's failure to establish an independent legal entity in Vietnam as the reason behind both rejections. The company currently operates illegally in the country fighting with rival GrabCar in major cities. Unlike Uber, GrabCar's application was approved by transportation authorities making the Malaysia-based firm the only foreign-run transport service legally allowed to operate in Vietnam.



Check us out at...

... Hotel Nikko Saigon in Ho Chi Minh City. The hotel offers what it calls five-star relaxation ensuring you will have a comfortable stay. The property boasts an impressive club lounge on the 23rd floor as well as a spa and an outdoor swimming pool with views of the Ho Chi Minh City skyline. Hungry? La Brasserie, one of the hotel's on-site restaurants, hosts a popular seafood dinner buffet offering unlimited lobsters, crabs and oysters. And if you're starved for real estate news during your stay, be sure to grab a copy of Dot Property Magazine which you can also find at the hotel.

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Chinese and Russian buyers show interest in Filipino property

According to a recent forecast from Santos Knight Frank, there is likely to be an uptick of interest in Filipino real estate from Chinese and Russian buyers this year. The residential and industrial segments of the property market are considered to be the preferred options of these buyers. The administration of Rodrigo Duterte has been reaching out to both China and Russia in an attempt to attract new investment to the Philippines.



"As the Philippines forges new international alliances and attracts a wide net of investors, we see investors from China. Also, we're in talks with other European countries and Russian investors are coming in," Rick M. Santos, chairman and chief executive officer of Santos Knight Frank, said at a media event.

Leading firms join forces

Two leading real estate services companies in the Philippines, Leechiu Property Consultants (LPC) and CBRE, announced the formation of a strategic alliance for their operations. The alliance between LPC and CBRE will help the firms bring in more investments geared towards the financial services, information technology, manufacturing, and hospitality and leisure industries. The two companies will leverage their respective platforms to provide clients in the Philippines a range of benefits.



Get your finances fit

It's time to get fit. Financially fit that is. The Financial Fitness Forum 2017 is set for March 25 at the SMX Convention Center in Taguig City. Organised by the Registered Financial Planner Philippines, the country's top personal finance experts will be speaking on a wide range of topics. They will also be on hand to provide practical advice and show attendees the tools they can use to become financially independent.

financialfitnessforum.org

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...Seattle's Best Coffee. With seven locations in the Philippines, Seattle's Best Coffee has established itself as one of the country's leading coffee shops since opening its first location in 2000. The company made news in 2002 for being the first coffee chains to offer Wi-Fi to its guests and has proudly served millions of customers in the Philippines over the year. Should you be looking to disconnect when at Seattle's Best Coffee, pick up a copy of Dot Property which can be found at locations throughout the country.



seattlesbest.com.ph



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Regional News Malaysia & Indonesia



Foreign developers expand presence in Indonesia

International property developers began setting up shop in Indonesia last year with signs pointing to the country's residential market turning around in 2017 or 2018. The hope is that a growing middle class and rapid urbanisation will spur the country's property market. China Communications Construction Group and Japanese homebuilder Tokyu Land Corporation are among the major foreign developers who have launched projects in the country.

Investment from international developers totalled USD 2.8 billion last year. Many developers are utilising joint ventures with domestic firms who have knowledge of the local landscape. Malaysia's Sime Darby Group has teamed up with Indonesian developer Hanson International while Japan's Mitsubishi Corporation is partnering with Bumi Serpong Damai for upcoming projects.



Indonesia a top investment destination

Not only is Indonesia the largest economy in Southeast Asia, but it is also one of the most attractive countries to invest in this year, according to a survey from The Economist Corporate Network. Thanks to robust private demand and an expectation of improvements in its business climate, survey respondents ranked the country as the third best destination for attracting investors in all of Asia.

Dubbed the new Shenzhen, Iskandar continues its transformation

Shenzhen wasn't built in a day, or even a decade. It took 30 years for the sleepy town across the border from Hong Kong to transform into a powerhouse. The same has been predicted for the Iskandar Malaysia zone across the border from Singapore. Both domestic and foreign firms have been developing projects in the area with Country Garden's Forest City, a complex that will house 700,000 people on an area four times the size of New York's Central Park, among the most ambitious. And while some are sceptical about Iskandar's potential, most understand that like Shenzhen, the area needs time to grow.



"It will take a while for all the parts to fall into place: infrastructure, manufacturing, education, healthcare and growth in population," Ho Kiam Kheong, Managing Director of Real Estate at Singapore-based developer Rowsley, told Bloomberg. "But I have no doubt it will happen eventually."



A taste of Penang's history

Penang is the heart of Malaysia's culinary scene with Jawi Peranakan cuisine being one of the unique flavours refined and reinvented over the years on the island. Chef Nurilkarim Razha is keeping Penang's Jawi Peranakan culinary tradition alive at Jawi House, a Peranakan Muslim Heritage Café, alongside his mother. Guests can indulge in this tasty cuisine first hand in an intimate and cosy setting.

jawihouse.com



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The winners for the inaugural Dot Property Indonesia Awards presented by LeadingRE will be announced in September, but there is still time to join the country's most exciting property awards. Established by Dot Property Indonesia, the country's largest online property portal, the awards are an extension of last year's successful Dot Property Awards which focused on the "Best of the Best" in Southeast Asian real estate.

This year will be even better with more than 50 awards up for grabs. The Dot Property Indonesia Awards will honour developers, developments, innovation, design and much more while focusing on the entire country including Jakarta, Bali, Surabaya and Batam & Bintan.

Leading Real Estate Companies of the World® (LeadingRE), the home of the world's market-leading independent residential brokerages in over 60 countries, is the proud sponsor of The Dot Property Indonesia Awards 2017. The company's commitment to the Awards helped make this historic event as a reality.

Honouring last year's winners

A number of Southeast Asia's most innovative companies were honoured last year as part of the awards including Crystal Lagoons. The multinational, water innovation company develops crystal-clear lagoons that transforms any destination in the world into an idyllic beach paradise. The company recently announced it plans to secure deals for at least 60-lagoon projects in Asia during the next few years.

Another one of last year's winners was Instant Offices, the flexible workspace specialist. The firm offers the largest range of serviced offices, co-working, executive suites and meeting rooms available around the world with 1,500 spaces available in the Asia Pacific region.

Join the Dot Property Indonesia Awards today

The Dot Property Indonesia Awards will highlight the best the country's real estate market has to offer. Winners will be announced throughout Southeast Asia in Dot Property Magazine as well as online at www.dotproperty.com.id ensuring everyone throughout the region understands who stands out in Indonesia.

Don't miss your chance to make history. There are still opportunities to be a part of the Dot Property Indonesia Awards, but you must act quickly.

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Regional News



Reasons to be optimistic in Myanmar

While Myanmar's real estate market hasn't taken off as expected during the past two years, it's not time to throw in the towel just yet. At least that is what one local real estate tycoon is saying. In a recent interview with the Myanmar Times, SPA Myanmar founder Serge Pun believes the country's economy will further develop during the next four years with real estate demand increasing.

"I don't think that the slow growth of the real estate business is a bad situation, because over the past 24 months, the market was slow but the price was stable," Serge said. "But five years ago [in 2012], [for] the real estate market, especially in Yangon, the prices of lands and apartments or condos were surging extremely rapidly [to the extent] that we can call [the situation] a critical condition. So, now, the government has adjusted the market and this situation is no longer as worrying."

Super Rugby returns to Singapore

Super Rugby, the 15-team league featuring the best teams and players from Australia, New Zealand and South Africa, held competitive matches in Singapore for the very first time in history last year. The Singapore Sports Hub's National Stadium served as a second home base for the expansion Sunwolves who played a majority of their home matches in Tokyo. The team will return to Singapore for three matches in the 2017 season. You can still catch two of those matches. On March 25 the Sunwolves will play the Stormers while on May 20 the Sharks visit Singapore.

sportshub.com.sg



Laos welcomes Singaporean businesses

Singapore president Tony Tan Keng Yam visited Laos earlier this year meeting with leaders from the country. During the meeting, Lao officials encouraged Singapore to increase trade and investments with its ASEAN partner. The Singaporean president was receptive to the message, encouraging Singapore businesses to consider Laos moving forward. Healthcare, logistics, real estate and food processing are among the industries Singaporean firms could invest in during the coming years.

Cambodia to become more historic

The number of UNESCO World Heritage sites in Cambodia could soon increase after the Cambodian Culture and Fine Arts Ministry submitted documents for the Banteay Chhmar temple in Banteay Meanchey province to be considered by the organisation. The Cambodian government is also waiting to see if the Sambor Prei Kuk temple complex, the seventh century capital of the Khmer empire featuring 300 temples, is granted World Heritage site status by UNESCO. The country currently has two such sites.

SOUTHPOINT

PATTAYA

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MAY INYA, MYANMAR



May Inya Lakeside condominium occupies a unique location, which is why we think it is deserving of a place in the 'Best of the Best Residences in Southeast Asia' Awards this year.

The location itself is the key to an exclusive environment where residents are able to experience both peace and tranquility.

The quiet atmosphere is also preserved with the sensational lakeside view of Inya Lake, one of Myanmar's outstanding natural features.

Residents at May Inya are able to truly feel the powerful essence of nature, with a classy ambiance and a majestic view of the Shwe Dagon Pagoda across the lake.

Other spectacular landmarks are also close by.

May Inya, in many ways, can be considered priceless as it holds the keys to a tranquil and luxurious style of life, whilst maintaining absolute privacy for its owners. It is also a genuine and worthwhile investment for future generations.

The condominium itself boasts various sizes of apartments, ranging from 1,113 to a sumptuous and expansive 6,000 sq ft, all provided with luxurious interiors and facilities.

Above all, May Inya will provide its owners with the epitome of luxury living within a complete balance of integrated lifestyle facilities.

Project:	May Inya condominium
Developer:	Ocean Emerald Pearl Group
Product:	Condominium
Architect:	Marucio Plata
Location:	14AA, Inya Yeikthar St, Kabar Aye Pagoda Road, Mayangone Township, Yangon, Myanmar
Launch:	Available now
Completion:	February 2017
Prices:	On application
Number of units:	30 units (approx)
Facilities:	Roof top coffee bar, roof top Infinity swimming pool, roof top gym, security access control system, CCTV, fire alarm systems, two-storey car parking for residents and visitor car parking, MOEP electricity with 100 percent backup generator
Maintenance fees:	On application
Sales office:	+95-1555262 or +95-1555645
Email:	info@oepg.com.mm
Website:	www.oepg.com.mm



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Chinese developers increase Australian holdings

Chinese developers and investors purchased a total USD 1.8 billion worth of disclosed Australian residential development sites in 2016 accounting for 38 percent of total sales in the country, JLL reports. Chinese developers are confident about developing projects in Australia and have diversified from high-rise condominiums to low-density projects. Mainland giant Greenland Group is among the homebuilders with a presence down under.



“China has very much led the globalisation of development activity over the last five years, with Australia, along with the US and the UK, the major target markets. Growth opportunities, diversification and brand building have been key push-factors encouraging this wave of outbound capital,” Nicholas Holt, head of research at Knight Frank Asia-Pacific, said. “Going forward, the increasingly stringent capital controls enforced by the Chinese authorities could put a brake on some activity, although given Australia’s solid fundamentals, we expect the major state capitals to continue to be targeted over the coming years.”



Want to live near an NYC landmark? Be prepared to pay

Those who visit New York City are often enchanted by its landmarks. However, those who wish to live near one might be rudely awakened by how much it costs. For example, homes listed near the popular Whitney Museum of American Art have a median asking price of USD 4.6 million, Scotty Elyanow of New York brokerage Town Residential told the Wall Street Journal.

He noted that things are a little cheaper near the Empire State Building where median asking prices are USD 2.34 million. Homes for sale near Times Square are a relative bargain with a median asking price of nearly USD 1.3 million. The housing stock of each neighbourhood plays a key role in housing prices near New York’s landmarks.

sportshub.com.sg

Cardiff student housing a wise investment

Cardiff has proven to be an exciting destination for both students and investors in recent years. Prices for student accommodations here are lower than in other UK cities while still providing exciting returns. Meanwhile, universities in Cardiff are among some of the best in the world. There are plenty of opportunities for investment in student housing in city.

One example is Cardiff Student Village which offers an investment opportunity in an off-plan student accommodation development that is a short walk from two of Cardiff’s four major universities. Those who invest at Cardiff Student Village can enjoy a healthy 45 percent return on investment in the first five years alone.



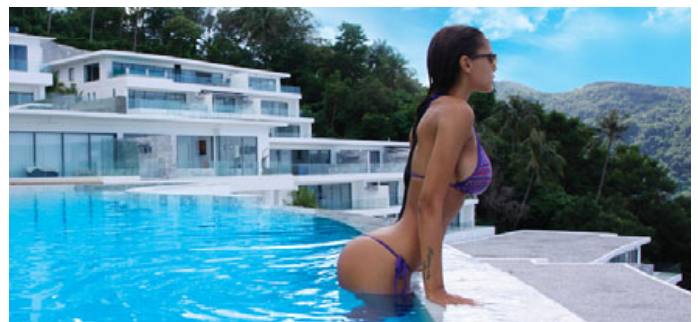
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Location

The View is conveniently located overlooking the beaches of Kata, Kata Noi and Karon on the prestigious western sunset-soaked coastline of Phuket, only about 800m away from Kata Beach, home to high-quality restaurants, coffee shops, spas and banks. The area has a pace of life generally considered to be quiet and relaxed and for those searching for livelier nightlife or shopping, it's good to know that Patong is just a 12-minute drive north and is buzzing most days (and nights) of the year. Chalong Pier, the departure point for Phuket's many nearby islands, is a five-minute drive away.

Concept & architectural style

The View's low-density, low-rise architectural style is in a modern tropical contemporary design with a strong and deliberate emphasis employed to maximize the views, whilst at the same time protecting personal privacy. Careful selection of appropriate materials has helped ensure the practicality and durability of the construction without compromising the aesthetical or functional delivery of the units.

Each block is bright white, allowing excellent natural light, due to the generously proportioned windows and doors, while the cleverly arranged tiers of units and blocks represent the graceful curve of a wave and its continual movement. Facilities include a wellness centre with spa, a fitness gym and sauna, as well as a restaurant and two swimming pools

Options

We offer a wide range of high-quality sea view choices, ranging in size from our generous one-bedroom units at 116sqm to our opulent 674sqm six-bedroom penthouse. Our highly competitive pricing for these condominium units provides you with a chance to invest in high-quality real estate and to secure value for money in Phuket. The units are designed to achieve both significant rental returns and capital growth.

Strength-based development team

Our team is a strength-based structure with each member regarded as a top-tier specialist within their respective functions. DCM, our contractors, has successfully completed a number of high-quality developments that are regularly used as the benchmark of development quality in both Phuket and all around Thailand. Carefully selected consultants, each with key local and international technical knowledge, augment the core team to ensure an excellent finished product.

Contacts

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Dot Property Awards

Launch in Thailand, Myanmar, Cambodia and Malaysia

The historic Dot Property Philippines Awards are in the book and The Dot Property Vietnam Awards are set for May. However, Asia's most exciting real estate awards are just getting started. Dot Property, Asia's fastest growing property portal, revealed that awards are now set for Thailand, Myanmar, Cambodia and Malaysia this year.

Winners for The Dot Property Malaysia Awards will be announced in July. Several exciting projects from Malaysia were winners at the inaugural Dot Property Awards last year with Walker Corporation's Senibong Cove and The Clovers by Asia Green among the big winners. The country's top developers and projects will once again be vying for honours with a host of new awards, including Best Developer Kuala Lumpur and Best Boutique Developer, to be handed out.

Also in July is The Dot Property Thailand Awards while The Dot Property Cambodia Awards and Dot Property Myanmar Awards will take place in September. Despite having only recently been launched, there is a notable buzz surrounding all three.

The Dot Property Thailand Awards will showcase the best of the best when it comes to the country's real estate market. With foreign interest in Thai property reaching all-time highs, The Dot

Property Thailand Awards will help potential buyers identify the best developers, projects and design found in the country.

Last year's awards saw several projects from Phuket take home honours. Blue Horizon's Skylight Villas, The View along Phuket's famed Kata Beach and The Emerald Central Condominium were among the projects to be named the "Best of the Best" in Southeast Asia. This year's Dot Property Thailand Awards promises to be even bigger and better.

Two emerging markets, Cambodia and Myanmar, will also have awards this year. The Dot Property Cambodia Awards and The Dot Property Myanmar Awards will also occur in September. These two markets are brimming with potential and there are a number of new projects in both countries worth taking note of. Last year, Ocean Emerald Pearl Group's May Inya Lakeside condominium project in Yangon was named as one of the best developments in Southeast Asia.

There are still opportunities to be a part of The Dot Property Malaysia Awards, Dot Property Thailand Awards, Dot Property Cambodia Awards and Dot Property Myanmar Awards, but time is running out.

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Achieve feng shui at home

Let the positive energy flow around your home with our feng shui tips.

Virginia Ewart-James



As we embark on a new year there is no better time to have a bit of organisation at home. And with Chinese New Year in the books, now is the perfect time to look at how you can improve the flow of energy (known as chi) in your home through the traditional Chinese art of feng shui that aims to create a harmonious environment through the balance of yin and yang.

1. Eliminate any creaks

Does your door squeak every time you open it sounding like it is crying? If so, this can influence your mood. Take some oil to it to ensure it improves the positive energy as you enter and leave your home. Your front door is the most vital door that needs addressing but be sure to check your internal doors too.

2. Close the bathroom door

Speaking of doors, keeping your bathroom door shut isn't just a polite thing to do. Water is related to wealth so the idea of water being washed away raises concerns as people don't want their money to be thrown down the drain. By keeping the bathroom door closed and the toilet seat down, you reduce the loss of water. Of course there is no need to worry too much, water also comes back as its being drained so not everything is lost.

3. Consider the position of your bed

The location of furniture is particularly important in feng shui especially with your bed seeing as you will spend more than a third of your life asleep. Your bed should be in the 'commanding position'. This means that when you are lying down in bed that you should be facing the door but you should also not be in line with the door. This can be hard to achieve so if required use a mirror to be able to see the door from your bed.

4. Television in the bedroom

We live in a digital age where we love to have everything at our fingertips. Many of us try and switch off in the bedroom but if you cannot live without a television in your bedroom, then make sure you cover it up to avoid the television's active energy being disruptive to a good night's sleep.



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Melbourne has it all. World-class entertainment options, great schools and plenty of outstanding residential projects can all be found in this diverse city. And while Melbourne's bustling city centre tends to draw the most attention from international real estate buyers, the suburbs offer a more relaxed lifestyle. Whether you are looking to relocate here or are investigating investment opportunities, Suburban Melbourne is worth checking out.

Live

Of all the suburbs surrounding the centre of Melbourne, Malvern East is among the most popular. It is known for its green parks and scenic Gardiners Creek borders the neighbourhood. The suburb is home to a number of top-notch housing complexes but Hedgeley Malvern East by award-winning Australian property developer Little Projects is one garnering a lot of buzz. The project is a two-minute walk from the East Malvern train station and features some unique architecture incorporating lush greenery that provides a peaceful ambiance for those living here.

Play

Apart from all the parks and green spaces in Malvern East, the suburb is also home to Chadstone, Australia's most prestigious and largest shopping centre. There are two golf courses in the area, East Malvern Golf Club and Malvern Valley Public Golf Course, for those who enjoy hitting the links. Several quaint restaurants and pubs keep residents of Malvern East busy during the evenings and weekends.

Invest

Let's start with the bad news. Victoria did enact a stamp duty hike on foreign buyers that increased the surcharge from three percent to seven percent last year. And while it is not ideal, the government's move to reign in home prices hasn't completely deterred property buyers from abroad. That's because, and this is the good news, demand for homes in Melbourne and its suburbs is still strong and home values continue to climb, especially in locations like Malvern East.

A project such as Hedgeley Malvern East is attractive on many fronts. For those looking for long-term, passive income, you are getting a property at one of Melbourne's most desirable addresses. It also appears as if property values in this suburb are going to continue to increase, ensuring a well-rounded investment that provides solid returns when divested in the future.

Final Thoughts

A lot of international property buyers, both investors and end users, were put off by the stamp duty increase imposed by the government of Victoria. This is understandable, however, given both the short- and long-term outlook of Melbourne's real estate market, opportunities are still to be found. The right project in the right location, including the city's suburbs, will be profitable regardless of an increased stamp duty. Melbourne also remains one of the world's most liveable cities and it's hard to put a price tag on that for those considering relocation.



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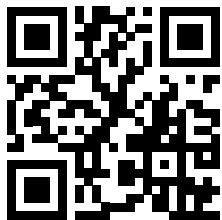
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BREXIT: MORE BARK THAN BITE FOR REAL ESTATE INVESTORS

If Brexit were a dog in the eyes of real estate investors, it would likely be a Chihuahua. Loud and menacing, but ultimately not very scary. Despite some experts predicting doom and gloom for the UK's property market since the results of June's referendum vote became official, property investors and developers from Asia remained confident.

Chinese developer Greenland Group released plans to build the largest residential tower in Western Europe late last year. Since then, sales at The Spire have been brisk with the mainland firm having raked in more than GBP 260 million between October and December of 2016. And it's easy to see why the project has been a success.

Property consultancy JLL pointed out that London suffers from perpetual housing undersupply that shows no signs of abating. Demand for London housing is also set to increase in the coming years as London-based companies continue to add new jobs bringing more people to the city.

"One of the key factors to consider as a residential investor is that London has an undersupply of housing that is unlikely to be resolved any time soon," David Green-Morgan, Global Research Director, JLL, said. "UK government figures show that there will be a significant annual shortfall between supply and the forecast 42,000 housing units needed each year for the next four years. With no short-term solution to this predicament,

there is a natural floor under any significant downturn in pricing."

This isn't to say London real estate investments are a sure bet. Research from CBRE points out that real estate investments continue to take place amid the uncertainty of continuing political and economic uncertainty. Even with those dark clouds hanging over the UK market, property is less likely to be affected.

"There is certainly some cause for optimism when we look ahead to next year with property expected to perform despite ongoing uncertainty. 2017 won't be without its challenges and while the market will without doubt require informed and precise navigation, we are confident that investor appetite for UK property will remain strong, particularly from overseas," Ciaran Bird, UK Managing Director, CBRE UK stated. "Housing and newer asset classes such as healthcare and student accommodation will become more prominent on investors' wish lists."

One thing to keep an eye on will be the on-going Brexit negotiations. Green-Morgan explained that the property outlook would remain positive unless discussions become too acrimonious and go beyond the proposed two-year timetable. He concluded that a "hard Brexit" may negatively impact the market, but even then things aren't likely to be too bad.

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An introduction to foreign ownership in Thailand

Mike Wall

Thailand welcomed nearly 33 million visitors in 2016, with some of these guests revisiting the Kingdom on multiple occasions, eventually falling in love with its climate, culture, people, flora and fauna. Some even decide to buy a property in the country as a bolt hole with the possibility of ultimately retiring here.

An expatriate with little or no family ties may be able to retire wherever he or she wants. However, when considering places to retire there are several aspects that have to be checked about the intended location including:

- Climate?
- Cost of living?
- Language?
- Security?
- Political stability?
- Availability of suitable accommodation?
- Income tax regime?
- Quality of life?
- Quality, availability and cost of medical facilities?

No country is perfect in meeting all of the above requirements. When considering retirement in Europe, Spain has been the most popular destination. In Asia, Thailand ticks most of the boxes.

So, where to live? House or condo? Many choose a condominium unit due to lower living costs. However, the purchase process is far from simple due to the fact that foreigners are unable to own Thai land or property outright. The process requires the assistance of various professionals. Often, the buyer is signing documents without knowing what they are signing.



There are many possible permutations involving foreign or Thai ownership, whether for occupation, renting or investment. There are many costs, including official fees and taxes payable to the Government. The recurring costs of living in a condominium unit such as water, electricity and management fees will also need to be considered. How these are calculated and who manages them on behalf of owners are the responsibility of the Condominium Corporate Board (CCB). It's important that a unit owner should be familiar with their CCB.

A checklist of questions which a buyer should ask about the unit purchase whether it be 'off plan', new or second

hand can be a valuable tool. In my new book, I cover this and many other topics that are aimed at giving a foreign buyer a better understanding of the entire condo buying process.

About the author

Having operated his own company in Southeast Asia for many years, Mike Wall and his family retired to Thailand in 2011. To supplement retirement income, they purchased several condo units. Since retiring Mike has been writing technical books and training modules and set about writing a book entitled 'Buying a Condominium Unit in Thailand'. It is now available on Amazon.com and in hard copy from the author at: mikewallassociates@gmail.com

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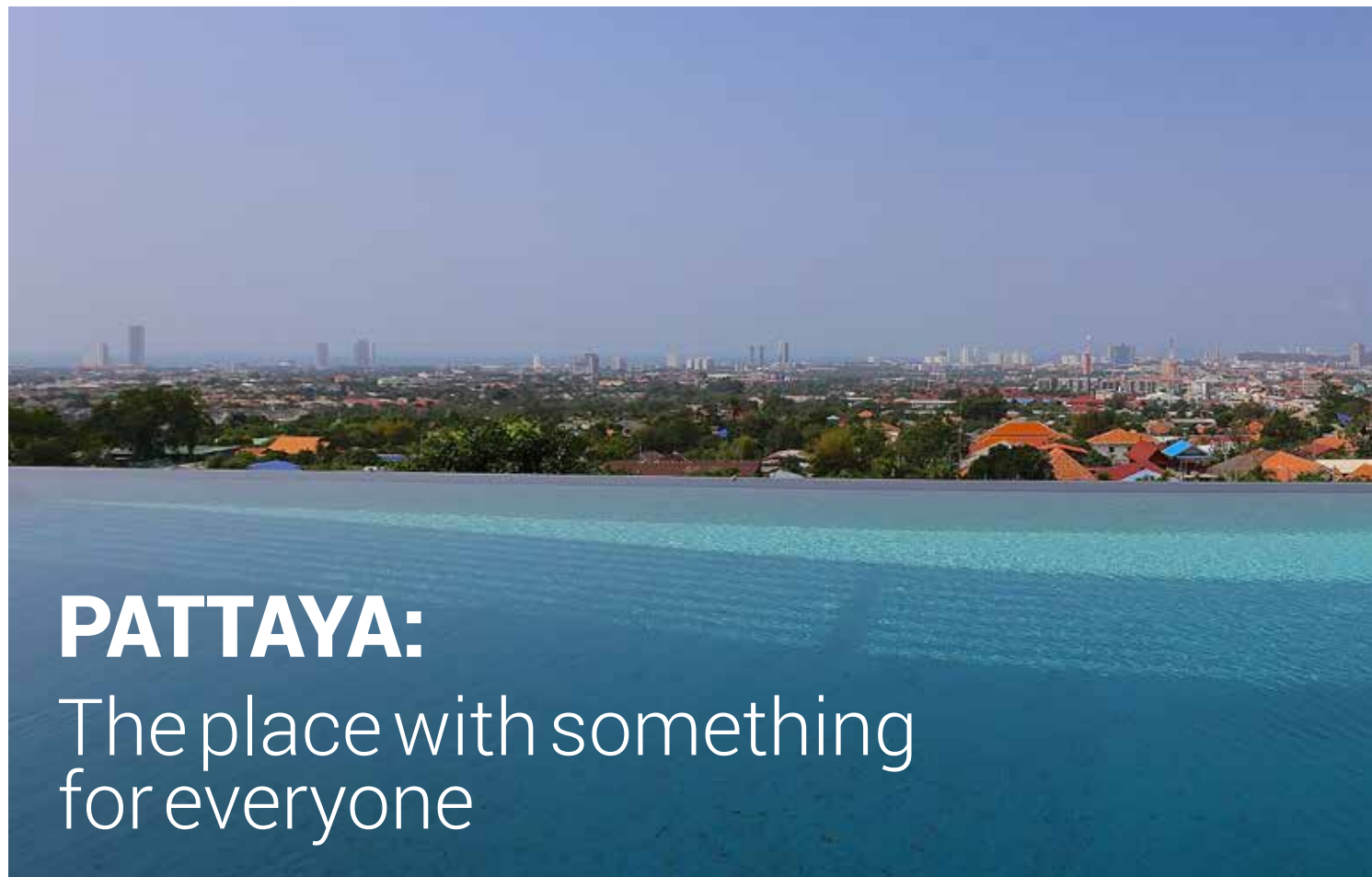
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PATTAYA:

The place with something for everyone

Pattaya is a city that is maturing. During the past few years, a number of country clubs, shopping centres and family friendly entertainment facilities have opened and more are currently under construction. This isn't to say the city is changing, the famed nightlife remains, but there is now a wider array of activities available.

Paul Camilleri of Pattaya Foreigner Service (PFS) has witnessed the diversification of Pattaya first hand. He notes that the city's transformation has seen its appeal grow with people all over the world now deciding to call the city home.

"You have many different types of people deciding to purchase property in Pattaya these days," Camilleri said. "It was always been popular with retirees, especially those from Europe. You also see employees from the multinational firms located in Rayong and Laem Chabang living in Pattaya. There is a growing number of people living in Bangkok who choose to purchase a second residence along or near the beach here too."

The city has become one of the more diverse in all of Thailand. American, Australian and British expatriates have long called Pattaya home. They were joined by a wave of retirees from Germany, Scandinavian countries and Camilleri's native Switzerland. There was a major influx of Russian property buyers who a few years back. In recent times, Chinese and Indian citizens have decided to purchase property in Pattaya.

"The city has really become a place that has something for everyone. There are clubs of social activities and international schools providing instruction in different languages," Camilleri explained. "And don't forget the food. There is a very large choice of restaurants and most are quite nice. Diversity can be found all around Pattaya in many forms."

Spoilt for choice

This diversity extends to Pattaya's housing market, where there are numerous types of accommodations at various price points available. Everything from multi-storey detached houses to penthouses with beach views can be found in the city, but it is important to have some ideas of what you are looking for before going house hunting.

"Many properties in Pattaya have attractive prices regardless of if someone is searching for a holiday home or a full-time residence," Camilleri said. "It's important to have an idea of what your budget is, what area you want your property to be in and what type of features you would like it to have so you're not searching forever."

And while a lot has been made about property prices in Pattaya, Camilleri pointed out that the situation isn't as bad as it has been portrayed. In fact, prices in prime Pattaya locations have held steady or risen with external matters doing little to dampen demand.



This is the highest located pool in Pattaya and offers some of the best views of the city. It's available at PFS.



Find great projects including these two at www.pfs.in.th

Letting the property speak for itself

A number of property agents in Thailand choose to tell you everything little thing about what makes a property great. Camilleri and the team at PFS do things a little differently. They prefer to let the property speak for itself and simply give you the facts to help inform your decision.

"Buying real estate is a big decision and it is one you should feel comfortable with. The house should sell itself," Camilleri noted. "Honesty is a very important part of the process. If a place doesn't feel like home, we respect that and try to find one that does."

Respect and honesty are two characteristics PFS is best known for. Much like building any type of professional relationship, searching for a home requires both the agent and buyer to get to know and understand each other. That's where respect comes in.

"Some agents will show you properties that don't match your needs or requirements without telling you first. I prefer not to waste time doing that and respect what you have told me," Camilleri stated. "I want to find the place that you love and that can only be done by respecting your wishes and being honest with you. If there is a place I believe you might like but falls outside of your requirements, I will show you photos of it first and let you decide whether or not you wish to see it."

Building a relationship is important at PFS. Not only will Camilleri take the time to get to know you and understand what you are searching for, but will be there provide support.

"PFS will be there should you need anything. Whether it be extra assistance arranging service and support or troubleshooting paperwork issues, we will be by your side," Camilleri said.

About PFS

Pattaya Foreigner Service is an independent sales and letting Swiss run property agency. Celebrating its eighth year in business, Paul Camilleri and the PFS team visit every property in their listings portfolio, ensuring they are familiar with what they offer. The firm is also well connected in the Pattaya property market and cooperates with other agencies to provide unmatched service and affordable prices.

www.pfs.in.th

Email: paul@pfs.in.th

FROM ENTERTAINMENT TO ECONOMIC ENGINE: EECAIMS TO REVAMP THAILAND'S EASTERN SEABOARD

When people think about Pattaya and Thailand's Eastern Seaboard, most thoughts immediately jump to the raucous nightlife that has made the region infamous. However, the provinces of Chon Buri, Rayong, and Chachoengsao currently account for nearly 20 percent of the country's total GDP, according to government statistics.

Several multinational corporations operate in this region and the Thai government approved the Eastern Economic Corridor (EEC) Development project last year to help stimulate further growth. The plan will develop Thailand's Eastern Seaboard into one of Southeast Asia's leading economic zones.

The main focus of the plan will look to improve the Eastern Seaboard's infrastructure, which the government believes will lower logistical costs, and create further economic growth as companies move to the region. The government believes once the infrastructure improvements are completed, the strategic location of Thailand coupled with the tax breaks and promotional privileges available for international firms in the Eastern

Economic Zone will transform the region into an economic engine.

Plans for the EEC Development project include:

- Redevelopment of U-tapao airport near Pattaya including the construction of a new international terminal which will be able to handle as many as three million passengers. Thai AirAsia, Bangkok Airways and China Southern Airlines are among the firms expected to operate at the airport once opened.
- Construction of the Chuk Samet seaport in Chonburi. The port will serve yachts and cruise liners.
- Construction of a deep-sea port Map Ta Phut and modernisation of the port at Laem Chabang.
- A new dual-track railway connecting Bangkok to Rayong.
- Extension of the Airport Rail Link connecting Don Muang and Suvarnabhumi airports with U-tapao international airport.
- The completion of a six-lane motorway throughout the eastern seaboard area.

The government is confident these improvements will help Thailand attract more investors from China, Japan and South Korea. With more international firms setting up shop in the region, Pattaya is also gearing up for an influx of expatriates who will be working for these companies and are likely to bring their families with them.

The city is now home to more than eight international schools and several new children's attractions, including the Cartoon Network theme park, have opened in the city recently. While Pattaya will still offer the entertainment options some visitors have come to expect, the city is actively hoping to broaden its appeal.

"Pattaya now offers something to attract everyone, not just tourists looking for entertainment," Aliwasa Pathnadabutr, Managing Director at CBRE Thailand, said. "The long-term prospects for the city are good as solid fundamentals are in place. But the government must continue to support the EEC plan and work with companies to make sure it is successful."

New ferry service links

Hua Hin and Pattaya



In the past, getting from Thailand's Eastern Seaboard to Hua Hin was quite a trek. Both cities are popular, but getting from one to the other required a car or bus journey of up to six hours depending on traffic. All that has changed after a ferry service between Hua Hin and Pattaya was successfully launched.

The highly-anticipated service was delayed due to weather conditions, but is now running as scheduled. The ferry is the first route operating across the Gulf of Thailand and links these two buzzing beach resorts. It finally allows residents and holidaymakers to travel between the two in a timely fashion.

The ferry takes approximately 100 minutes, a drastic reduction in time from the current overland journey. The 113-kilometres trip by sea accommodates up to 286 economy seats and 44 business class seats. It's also another sign the Thai government is serious about improving infrastructure in the country.

During a press conference in February, a government spokesperson said Prime Minister Gen Prayut Chan-o-cha was satisfied with the new ferry service and wants the Ministry of Transport as well as other government agencies to actively promote it to both tourists and residents.

While the full impact of the new service is unknown, a government survey noted ferry operations could help generate as much as THB 4 billion in revenue per year in these areas as new development springs up. It's believed that property in both Pattaya and Hua Hin are likely to receive a boost from the new ferry route.

The government is also studying the feasibility of adding ferry services from Bang Pu, a seaside city near Bangkok, to Pattaya and Hua Hin. However, there is no timeframe as to when or if these routes might be approved. Ferry service is a popular method of transportation in Thailand's south and used to connect various islands popular with visitors.

The ferry service is one of many infrastructure improvements designed to make traveling the route between Bangkok, Hua Hin and Pattaya easier. Construction is already underway on an expressway that will link the capital city to Pattaya and Rayong. Planning has begun on a similar motorway from Bangkok to Hua Hin.

There have also been talks about building high-speed rail links from Bangkok to each city. However, these plans have stalled recently and the future of the rail projects remains up in the air.



Phuket Perspective – The View



Ever wonder what life would look like living in Phuket? It's a question many people ask and with good reason. The island is a true paradise that attracts people far and wide who enjoy its beautiful beaches and relaxed lifestyle. Of all the residential developments on Phuket, it is The View that sets itself apart. There is nothing quite like soaking in the magnificent panorama of Kata Beach each villa provides.

It's easy to see why The View was one of Southeast Asia's 'Best of the Best Residences' in 2016. With a simple yet stunning building form that is modelled on the shape and mass of ocean waves, each villa is designed in a way that maximises the ocean view.

The honours for The View keep rolling in like waves crashing on the nearby beach as it has already been nominated for Best Luxury Villa at the Dot Property Thailand Awards 2017. With its brilliant architecture, quality-driven facilities, convenient rental management programme and unmatched sea views, this award-winning project is undoubtedly one of Thailand's finest.

Instead of explaining what makes The View such a world-class project, we'll let those who live here do the talking. These testimonials have been collected from residents of The View who wish to share their experiences with the readers of Dot Property Magazine.



"I am an early buyer of The View, long before the completion of the project. My wife and I were looking for ocean view properties in Phuket back then for retirement and vacation as well as rental investment purposes until our retirement. Since the construction was still at the very beginning stage, we had to believe that the computer graphics in the sales pamphlet were fairly accurate.

Alexander, who is in charge of the development, was extremely trustworthy. The real view from the construction site was truly remarkable and we believed in Alexander enough to entrust him with our large sum of money. We had also seen the neighboring development and were very impressed with it, but that project was mostly sold out back then. Alexander assured us that his project would supersede the quality and beauty of the competition. Five years later, his words were proven to be true upon completion of The View.

We are very happy with the quality of the development and appreciate the beauty of the view from the property as well as all facilities, including the high-quality gym equipment suitable for professional athletes. I heard Alexander is also building a world class restaurant on the premises that will enhance the value of the property and add convenience during our stay. I am working very hard with no holidays in Tokyo, but cannot wait for our next vacation at The View where I will hang out with Alexander and celebrate the beautiful success of our five-year journey. I enjoy both the quality of life when living here and the financial returns for capital gains and income gain from the rental business, especially during the high season."

Mr. Achiwa Shin

Japan

*Owns the 2-bedroom
Sunset Dream Villa*





"I bought a unit at The View Phuket when a friend of mine introduced me to the project. I was interested in the offer as I am a French entrepreneur who lived in India for a year and has a strong interest in Southeast Asia and Thailand. When I discovered the project, I noticed it was a very high-end condo with an amazing view on the ocean. I bought a three-bedroom unit and during the construction phase I was impressed with the quality of work on the villa at The View. Through the entire acquisition process, The View was always

very keen on answering my questions and hearing my requests. I strongly appreciate the effort the company put in the customisation of the offer to make sure it suited my expectations.

As of now, I enjoy having a green curry next to the swimming pool with a stunning view on the ocean. The development is located in the heart of Phuket, yet its isolation on the Kata Hills provides us with a calm and comfortable environment to relax."

Mr. Olivier Bachet

France

Owns a 3-bedroom

Sweet Dream Villa





"We were looking for the perfect Penthouse where we didn't want to compromise anything. After many years of searching, we found The View which provides the most spectacular, stunning sea view.

On top of this, you don't find any better place providing the most relaxing, quiet atmosphere surrounded in a resort featuring Nordic architectural design."

”

Mrs. Birgitte & Mr. Peter
Denmark
 Owns a 3-bedroom
 Penthouse



More testimonials about The View



"I am an Ozzie and I am fortunate to have purchased a wonderful property overlooking the Andaman Sea and Kata Beach. The views are sensational, the investment returns are great, the Management is excellent and I have use of my property when I wish to be there.

Unless you visit The View, you will not understand how lucky I am to own such a high quality condo in a unique resort."

*Mr. David Bibson Phillips, **Australia***



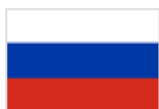
"The View was the project I loved from the first moment I saw it. It took me five minutes to make up my mind when deciding to buy the property. It has a great view from the apartments, spacious rooms, great facilities and an ideal location in Phuket..."

*Marc, **Holland***



"I am grateful to Alexander that he introduced us to The View in Kata. After long consideration and looking at many developments along the coast of Thailand, our heart was set on The View. We eventually purchased a Penthouse and, in fact, a new lifestyle. We are overjoyed owning a property here, which has proven to be a good long-term investment..."

*Helmut, **Germany***



"The View is very well located. From the windows of each apartment you can see the beautiful sunsets and panoramic view of the southern part the island. The View is located on a very large area and is the perfect place to spend your time..."

*Sergey, **Russia***



We were looking for our special place to call home in Phuket. After seeing multiple projects which did not make us say "wow", we were finally taken up to The View. It blew us away immediately, and we ended up buying. Probably the best investment we have ever made. Today we own three units at the project, two of which we rent out and one that we live in ourselves full time. There is only one "The View" in Phuket, and the name says it all. Our recommendation: Do It!"

*Frode and Dao, **Norway and Thailand***

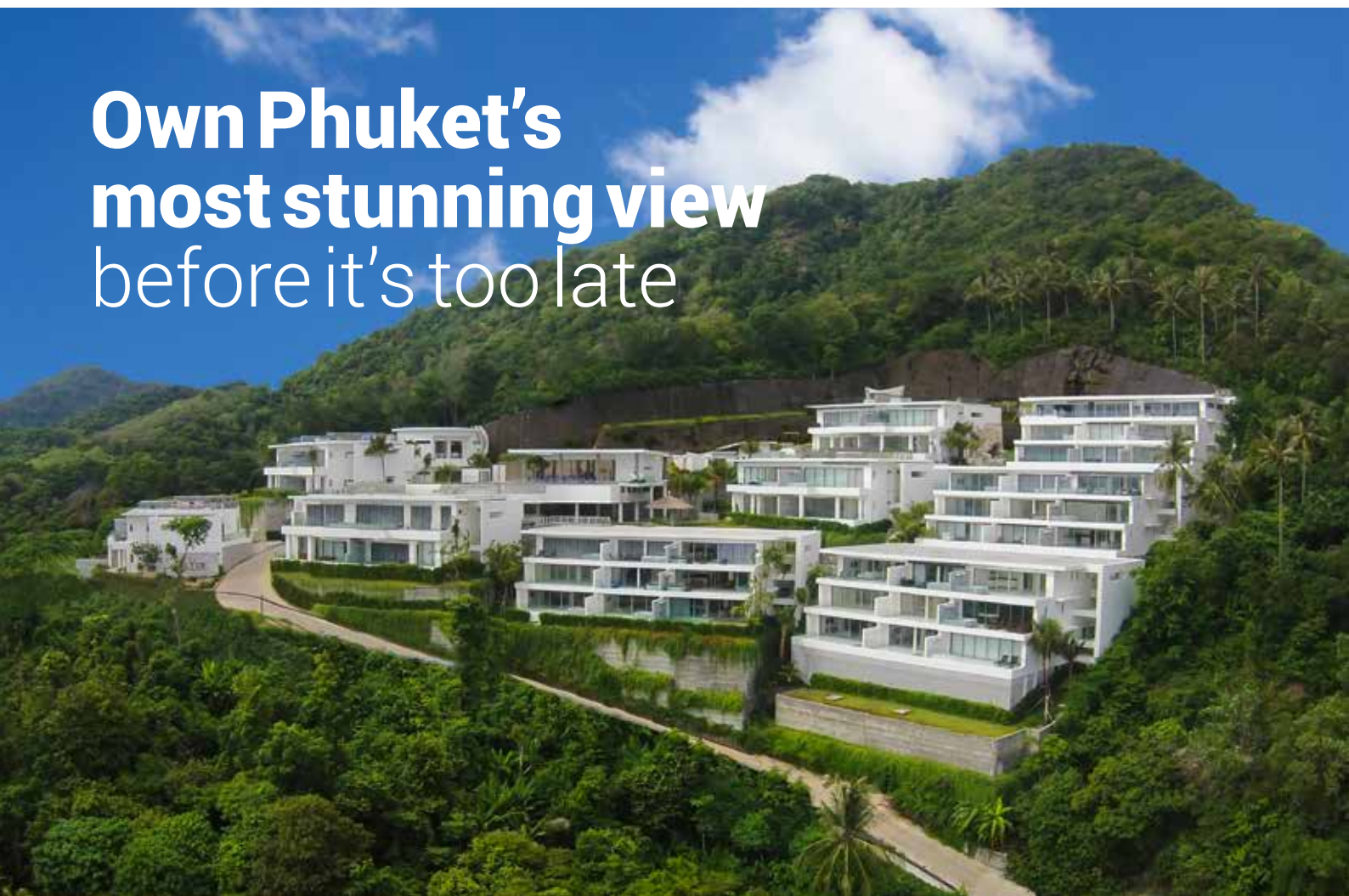


"As a European, I'm used to high construction standards. When I came to look at The View, I instantly noticed the quality construction work and details put into each building. I currently own two units, both of which are connected to the rental programme at The View. So far the rental income have been very satisfying. This was a smart investment, and it just keeps on growing in value, every single month..."

*Anonymous owner, **Sweden***

To read more testimonials from The View's owners, visit
theviewphuket.com

Own Phuket's most stunning view before it's too late



It's still possible to own a slice of this paradise, but there are only eight out of a total of 53 units remaining at The View. The award winning project is one of the most exclusive in all of Phuket featuring everything from a wonderful spa to a VIP helipad that makes arriving a breeze.

Each villa at The View is cleverly designed to maximise privacy and has its own entrance to give residents the feeling of a separate entity. Every villa also offers unmatched panoramic Andaman Sea views that ensure those staying here are surrounded by tranquillity. Don't wait until it is too late to own a villa at this magnificent project. Here are the remaining units available at The View:

2-bedroom Sunset Villa

Designed with small families or friends travelling together in mind, these villas offer sea views from inside the bedroom and from the balcony, as well as from the

living room and kitchen. The balcony also has an outdoor Jacuzzi that is the perfect place to unwind. There is only one Sunset Villa remaining.

3-bedroom Sweet Dream Villa

With sizes ranging from 222-260 square metres, Sweet Dream Villas are ideal for larger families. Each one has multipurpose indoor and outdoor living areas that include a terrace and marble plunge pool. The spacious arrangement features everything needed for a fun-filled family holiday experience. There are five Sweet Dream Villas available.

3-bedroom Penthouse

The expansive Penthouse has space capable of accommodating extended family. There is a multipurpose outdoor living area equipped with a marble plunge pool as well an indoor space that is perfect for family gatherings or other

events and a massive kitchen area. Only one penthouse at The View remains.

4-bedroom Sunset Dream Villa

The stunning Sunset Villa is great for families or those who prefer having many rooms. Each unit has a private balcony plunge pool and a sun deck with a beautiful sea view. There is also a sea view from inside the bedroom and from the balcony, as well as from the living room and kitchen. Sunset Dream Villas face west providing glimpses of the amazing Kata sunsets. A single Sunset Dream Villa is available.

For more information:

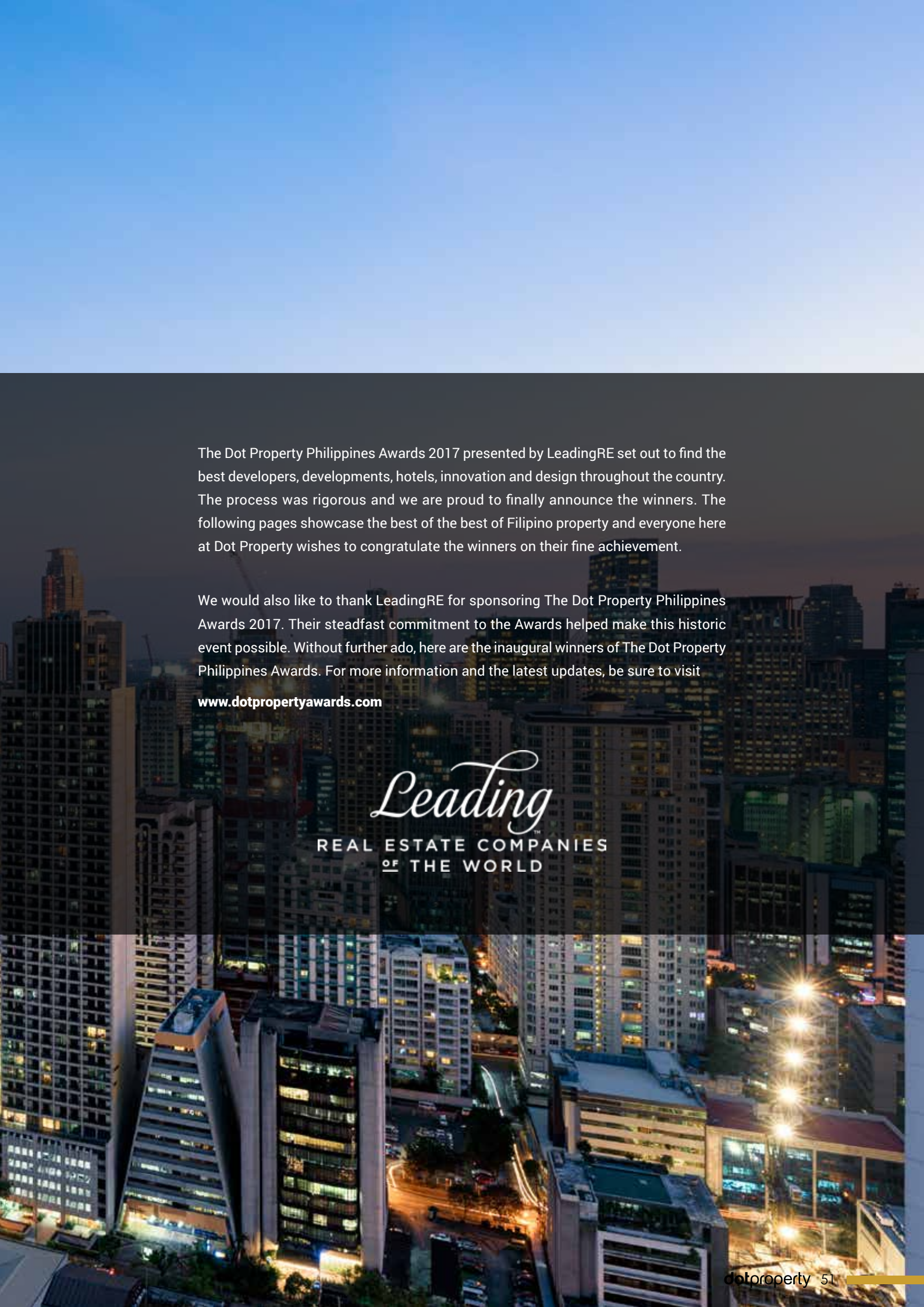
Phone: +66(0)95 039 9196 / 66 81 077 9525

Office phone: +66(0)76 608 800

Email: sale@theviewphuket.com
theviewphuket.com



DOT PROPERTY PHILIPPINES AWARDS 2017



The Dot Property Philippines Awards 2017 presented by LeadingRE set out to find the best developers, developments, hotels, innovation and design throughout the country. The process was rigorous and we are proud to finally announce the winners. The following pages showcase the best of the best of Filipino property and everyone here at Dot Property wishes to congratulate the winners on their fine achievement.

We would also like to thank LeadingRE for sponsoring The Dot Property Philippines Awards 2017. Their steadfast commitment to the Awards helped make this historic event possible. Without further ado, here are the inaugural winners of The Dot Property Philippines Awards. For more information and the latest updates, be sure to visit

www.dotpropertyawards.com

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LeadingRE sponsors The Dot Property Philippines Awards 2017



Leading Real Estate Companies of the World® (LeadingRE), the home of the world's market-leading independent residential brokerages in over 60 countries, is the proud sponsor of The Dot Property Philippines Awards 2017. LeadingRE has actively expanded their presence in Southeast Asia during recent years and will partner with Asia's most exciting property awards to reach one of the world's most exciting real estate markets.

The LeadingRE network generated more than 30,000 leads last year and managed to push their referral conversion rate of closed transactions from 43 percent to an industry leading 52 percent. The company is committed to creating a truly global organisation and recognises the fact business is done very differently across the world.

As sponsor of The Dot Property Philippines Awards 2017, the company will have a one-of-a-kind platform to engage with the leading developers, developments, innovation firms and designers in each country. This is something no other event in the Philippines can offer.

"We are genuinely excited to be the sponsor of The Dot Property Philippines Awards 2017," Chris Dietz, LeadingRE's Executive Vice President of Global Operations, exclaimed. "We strongly

believe the Awards will allow us to attract more quality real estate operations to our network and help us expand our reach in the Philippines, a real estate market full of potential."

He continues, "We would also like to congratulate all the winners. Their commitment to quality and excellence has been recognised by both judges and the Filipino public and it's easy to see why they have been honoured at The Dot Property Philippines Awards 2017."

"We're thrilled to have LeadingRE sponsoring The Dot Property Philippines Awards 2017. The exposure they receive will undoubtedly help LeadingRE's expansion efforts in the Philippines," Alva Horgan, Managing Director International Markets at Dot Property, announced. "The Awards have received great feedback from consumers and developers in the country and are the perfect platform to showcase the best of the best."

LeadingRE will also sponsor the Dot Property Indonesia Awards 2017 scheduled for later in the year. Focusing on the entire country including Jakarta, Bali, Surabaya and Batam and Bintan, The Dot Property Indonesia Awards 2017 will honour the top developers, developments, innovation and design in the country.

For more information visit,
leadingre.com



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CITRINELAND, PHILIPPINES





Citrineland is a local real estate developer in Cebu City, Philippines. It is a subsidiary of Innoland Development Corporation, the developer of Cebu's first iconic green building, Calyx Centre. Citrineland diligently follows the same philosophy espoused by its mother company. They build sustainable projects that do not compromise the quality of life while respecting the environment and, at the same time, making it accessible to more people from a price perspective.

There were many solid candidates for Best Developer Cebu at The Dot Property Awards 2017, but the developer's commitment to its core values is truly impressive. It is just one of the many reasons Citrineland is the winner of Best Developer Cebu this year.

Crystal Chloe Ong-Chua, Citrineland's Internal VP for Sales and Marketing, offers insights on the firm's goals and what it means to be a winner at The Dot Property Awards 2017.

Winning Best Cebu Developer is a prestigious honour and shows you are leading the way when it comes to real estate in the region. What makes Citrineland stand out? What are some of your unique selling points?

Citrineland was born in pursuit of realising the Cebuano's dream of homes that echo their deep love for family and hard work. We pride ourselves in building with an eye to the future, committed to creating sustainable ecosystems- working with nature, not against it. Citrineland projects are all well thought, masterly executed green designs yet very affordable.

Eco-conscious, Differentiated, Responsible

The name Citrineland comes from the citrine gemstone. Can you explain to readers the importance of your name and why you chose it?

Citrineland takes inspiration from citrine, the sparkling gemstone known to attract happiness, success and prosperity. In the same way that the stone brings abundance, Citrineland is committed to build communities that will elevate the quality of life. We believe owning a home at a reasonable price should not compromise your quality of life; we are called to build better, to inspire and innovate. Like a citrine gemstone, each finished home we built shines.

Arguably the two most important things for homebuyers in Cebu and the Philippines as a whole are affordability and quality. What do you do to offer high quality developments that are affordable?

Our company is committed to providing excellent customer satisfaction by ensuring our products and services are superior in value. We streamline our processes and vertically integrate in order to be able to add value to our products.

In addition to affordability and high quality, consumers have come to recognise Citrineland as being a developer in Cebu that is eco-friendly.

Why is this important? What measures do you take to ensure your projects are eco-friendly?

We carefully craft our projects with passion. In Citrineland, all projects are well planned and thought of in terms of design. We greatly consider our tropical climate. With this in mind, we design homes that allow good air flow for proper ventilation, add features to re-use water from rain and take advantage of the sun to help minimise energy consumption by bringing daylight into the homes.

We invest in research and development to continuously explore different building philosophies that honour the ecosystem by harnessing its strengths and preventing damage to our environment.

Can you explain what makes the Cebu market unique? What are some things people living outside of the Philippines might not know about Cebu's real estate market?

Cebu has become one of the strongest local economies in the Philippines and the second largest metropolis outside Metro Manila. Cebu is diverse since it is where people from the region converge.

The Cebu market is exceptionally value sensitive and our customers are highly discerning. They value their hard-earned money and are always looking for a great deal. They are not impulsive buyers, each purchase is always planned, thought about and decided with their families in mind. This brings us to the reason why many consumer products are tested in Cebu because the belief is if it succeeds in Cebu, it will be a winner.

What are Citrineland's plans for the future? What can consumers expect to see from you moving forward?

Citrineland continues to evolve by reinventing different real estate products in its category. It will continue raising the bar and breaking barriers, creating products that challenge existing alternatives in the market.

What does it mean for Citrineland to win best Cebu Developer at The Dot Property Philippines Awards?

Winning Best Developer in Cebu by Dot Property Philippines confirms that our advocacies are very much aligned with that of the discerning customers. It means we are doing the right thing and it inspires us to build more and build better so more Cebuanos would be able to enjoy the perks of having homes of good quality at affordable price points.

SERENIS NORTH, PHILIPPINES





Citrineland Corporation, a local developer in Cebu City, Philippines, is this year's winner of Best Developer in Cebu at the Dot Property Awards. The developer has no shortage of amazing projects on the island and one of their most impressive offerings is Serenis North. It is a project conceived to bring a serene tropical lifestyle to those living in Cebu.

The homes at Serenis North are built with clever innovations and smart additions that address what matters most in your daily life. Innovations like a built-in storage under the stairs allow you to stay organised and smart additions like strategically placed louvers and transom windows help minimize energy consumption as these features allow passive air cooling and brings in daylight to your home. These additions are often missing in many Cebuano homes. It may not look like much but, as savvy property buyers know, it's the extras that make the difference.

The project sits on a 2.4hectares of lot in Liloan, Cebu and offers 150 house and lot units in three types: Duplex, Single Attached and Single Detached. The subdivision is within two kilometers of a shopping mall, a medical centre, a gasoline station, public market, church and a school. Just about everything a family could need is a short drive away from Serenis North.

Green living is no longer just a trend in the Philippines, it is a necessity most homeowners demand these days. The ingenious design at Serenis North adjusts to and accommodates the region's year-round sunny environment by using time-tested principles in tropical living. Additionally, a number of eco-friendly features can be found throughout the development.

Family plays an important part in daily life and this is something Citrineland did not forget about when creating Serenis North. Your grandparents can comfortably stay with you during their visits since there is also a bedroom on the ground floor. That makes it even more convenient for everyone.

For recreation, the subdivision is complete with a clubhouse with nice sized swimming pool for the kids and kids at heart to play during the hot days. The play area and basketball ground is also near the clubhouse and allows you to have more fun times with your family. Add in the gated entrance and 24/7 security and Serenis North is indeed a project that delivers beyond green tropical living. And soon, Citrineland will bring this same project in the south of Cebu City.

Serenis North is an outstanding project that showcases why Citrineland earned Best Developer in Cebu at the Dot Property Awards 2017.

Project:	Serenis North
Developer:	Citrineland Corporation
Product:	House And Lot
Architect:	Dream Architects
Location:	Liloan, Cebu City
Launch:	October 2015
Completion:	December 2017
Total land area:	2.3 hectares
Number of units:	150 units
Title:	Freehold
Facilities:	Play area, basketball court, clubhouse with pool, 24/7 security, gated entrance.
Sales office:	15th F, TGU Tower, J.M. Del mar Street, IT Park, Apas, Cebu City
Email:	sales@citrineland.com
Website:	www.citrineland.com



The best boutique residential developments manage to capture the imagination of the public while still providing a high level of livability. This isn't always an easy balance to strike, but no one does it better than Mañosa Properties, Inc., the winner of Best Boutique Developer at The Dot Property Philippines Awards 2017.

Mañosa Properties was founded by Architect Francisco "Bobby" Mañosa and his son Dino as a natural offshoot of their award-winning architectural firm, Mañosa & Co., Inc. in 2009. In the years since its inception, Mañosa Properties has made its mark in the upscale property development arena, earning both local and international recognition for creating artisanal urban communities that combine the best of sustainable Filipino design with earth-friendly innovations and professional property management.

From concept, drawing board and construction to sales, account management and turnover – the top-caliber team at Mañosa Properties handles all the different steps and stages of turning a Mañosa community into reality. Their goal is to create communities they want to live in. Ones that feature timeless Filipino design which honours and innovate heritage, care for the environment and cater to all generations.

Nowhere is this passion more evident than at their Campanilla Lane and Tagô developments. These beautiful communities have been painstakingly planned to create positive environments that truly feel like home.

Campanilla Lane is a luxury residential development located on Campanilla Street in new Manila. Inspired by the Philippine ancestral home, each structure in the community fuses traditional Filipino elements with contemporary architecture and innovative green design.

The development features a unique configuration of units, unlikely to ever be replicated again. Its 22 homes are comprised of 18 luxury apartments and four Mañosa villas. Additionally, the complex itself enjoys a peaceful, verdant environment set apart from chaos of the city while still being easily accessible to major thoroughfares and commercial areas.

Tagô, located along Bonifacio Drive in Tagaytay, is the pioneer community of country homes by Mañosa Properties. Tagô is master-planned to make the most of the raw natural beauty that surrounds it.

Private by design, the Tagô development will be made up of only 52 two-story homes, 13 Ara-al homes and 39 adobe homes. Each home takes inspiration from the classic bahay kubo, featuring an airy, open-plan design crafted to incorporate the green and uniquely Filipino design elements Mañosa legacy is known for.

Boutique residential developments are an art form and no one creates this art as beautifully as Mañosa Properties. The Dot Property Philippines Awards 2017's Best Boutique Developer.

CAMPANILLA LANE

PHILIPPINES



Project:	Campanilla Lane
Developer:	Mañosa Properties, Inc.
Product:	Low-rise Residential Development
Architect:	Mañosa & Co.
Location:	New Manila, Quezon City
Total land area:	3,078 square metres
Number of units:	22 units
Facilities:	Swimming pool, multi-purpose hall
Sales office:	(63) 917.823.7840
Email:	sales@manosa-properties.com
Website:	www.campanillalane.com

TAGÔ

PHILIPPINES



Project:	Tagô
Developer:	Mañosa Properties, Inc.
Product:	Residential Subdivision
Architect:	Mañosa & Co.
Location:	Tagaytay City, Cavite
Launch:	November 2014
Total land area:	2.8 hectares
Number of units:	52 units
Facilities:	Swimming pool, clubhouse, central park
Sales office:	(63) 917.823.7840
Email:	sales@manosa-properties.com
Website:	www.tago.com.ph

GOLDEN RIVER VILLAGE, PHILIPPINES



Developed by  Furen Land Housing Development Corporation



Known as 'The City of Smiles', it's easy to see why people love living in Bacolod City. Not only is the town home to one of the fastest growing economies in all of the Philippines, but it has excellent schools, fantastic outdoor activities and high quality of life.

Located near downtown Bacolod City, Golden River Village by Furen Land And Housing Development Corp. is the winner of Best Housing Development - Bacolod City at The Dot Property Philippines Awards 2017. The seven-hectare features 325 uniquely designed houses tailored to suit any lifestyle. There are three unit types: San Pablo has two-bedrooms while San Jose and San Bernardo feature three-bedrooms.

Each unit type is spacious with plenty of room for families. Golden River Village is equipped with a number of family-friendly features including a children's park and playground, a swimming pool and plenty of green spaces. Convenience and security are of the utmost priority for the developer and the project has 24-hour security as well as several other features to ensure residents are able to live peacefully.

The great location is another reason Golden River Village won Best Housing Development - Bacolod City this year. The property offers easy access to the city centre and is close to various facilities and institutions like Luxor Place Hotel, Goldenfields Commercial Complex, Bacolod Sanitarium and Hospital, Gaisano City Mall. Additionally, San Antonio Abad Church is a short walk away.

As mentioned earlier, Golden River Village places an emphasis on families and convenience and several prominent schools can be found around the project. Uno-R, Taytung High School And John B. Lacson Colleges Foundation are all a short distance away.

Furen Land And Housing Development Corp. set the bar high with its outstanding Golden River Village and it is easy to see why it won Best Housing Development - Bacolod City at The Dot Property Philippines Awards 2017.



Project:	Golden River Village
Developer:	Furen Land And Housing Development Corp.
Product:	House And Lot
Location:	Lacson Ext., Magsaysay Ave., Brgy. Taculing, Bacolod City, Phils.
Launch:	March 2007
Completion:	On-going
Total land area:	7 Hectares
Prices:	From PHP 2.5 million to 3.2 million
Number of units:	325 units
Facilities:	Clubhouse, swimming pool, basketball court, children's park & playground, sports centre, well-maintained landscaping, tree park and 24-hour security.
Sales office:	Lacson Ext. St., Magsaysay Ave., Brgy. Taculing, Bacolod City (034) 435-2567 / 0917-3105320
Email:	sales@furenland.com
Website:	www.furenland.com

TERRAZZA DE STO. TOMAS, PHILIPPINES

Terrazza
de Sto. Tomas



Developed by



Terrazza de Sto. Tomas looks like the sort of home that can only be dreamt about for those with an affordable home budget. The design is inspired by the prettiest region in Italy, Tuscany. A Mediterranean palette fits with the surrounding landscaped gardens and is complemented with modern features for ease of living.

However Ovialand, the developer, has 30 years experience in the low cost housing sector. Their brand promise, 'Premier Living You Deserve', is emulated at Terrazza de Sto. Tomas proving that affordable does not necessarily have to mean low quality. This is exactly why Terrazza de Sto. Tomas has won Best Affordable Housing Development 2017 at The Dot Property Philippines Awards 2017.

Despite this picturesque housing project being classed as affordable, the developer still followed the building code for high-end developments. The result is very generously sized properties enhanced by quad units forming the design rather than the usual townhouses. This enables each unit to have the feel of a corner unit, avoiding the cramped feeling of living on top of neighbours that comes with many high-density affordable living options.

The concept at Terrazza de Sto. Tomas was to provide a beautiful place for residents to relax whilst admiring the view of Mt Makiling from the comfort of their own home. This has certainly been achieved. Aside from the aesthetic value that has created something upscale and elite, Ovialand has considered practicality too. The façade is easy to maintain without being inconvenient to upkeep. This is ideal considering Terrazza de Sto. Tomas is suited to families who want to embrace suburban life, yet still be connected to Metro Manila.

Aside from the care and attention that has gone into each individual unit, the amenities have not been ignored either. A 250 square metre swimming pool, a multipurpose club house and a sports area provide the perfect recreational area for families to enjoy complete the project. The amount of green space found around the complex is unique to affordable housing and adds another string to its bow.

Ovialand certainly does not cut corners. From the design, architecture and finally to the buying process, customer service is of the highest level. Each purchaser is assigned a dedicated account manager to ensure a smooth transaction process. Terrazza de Sto. Tomas might have an affordable price tag but everything else is of the best.



Project:	Terrazza de Sto. Tomas
Developer:	Ovialand Inc., (OLI) a subsidiary of the MCDC Group of Companies
Product:	Residential House & Lot Units
Architect:	Melvin Patawaran
Location:	San Roque, Sto. Tomas, Batangas
Launch:	October 2015
Completion:	March 2019
Total land area:	5.8 hectares
Number of units:	333 units
Facilities:	200 square metre infinity pool, 50 square metre children's pool, enclosed club house with room for 170 people, open air gazebo for 60 people, children's playground
Sales office:	+63 998-998-OVIA (6842)
Email:	info@ovialand.com
Website:	www.ovialand.com

THE GRAND TOWER, PHILIPPINES



Developed by



There are countless hotels in Cebu but only one fuses occupation, recreation and rest in a vertical community. That is The Grand Tower, the winner of Best Hotel Development – Cebu at The Dot Property Philippines Awards 2017. The stunning property is managed by Dusit Princess of Dusit International and has delighted visitors thanks to a modern design and first class facilities.

The Grand Tower is situated in a prime location near Cebu International Harbour, Ayala Centro Mall and several premier medical centres. Additionally, the location offers easy access to many important roads making it easy to travel around the city.

A number of recreational facilities can be found at the property including a breathtaking infinity swimming pool, a fitness centre, an outdoor lounge and all-day dining facilities. The hotel is situated on the 20th-30th floors of The Grand Tower, which is also home to an office complex and retail space. Developer Grand Land wanted the mixed-use tower to offer a place where one could work, dine, play and sleep in an upscale environment, and they have successfully achieved that.

All 295 Grand Tower condo hotel units are enrolled in the Condo Hotel Rental Pool Program with Dusit International handling bookings, reservations, maintenance and other services, allowing investors to sit back, relax and enjoy their returns. The Grand Tower has a unique profit sharing scheme that sees the average occupancy rate of all the rooms enrolled in the program used to determine revenue.

Of course, Cebu has become a popular destination and with good reason. It has beautiful beaches and a relaxed vibe that makes it the perfect place for a holiday. The island also boasts some of the Philippines' most developed business, transportation and communications infrastructure outside of Manila, making it a business hub as well.

With that in mind, The Grand Tower condo hotel unit owners are entitled to 15 stay days each year that can be used at any time. Owners also have the ability to sell these days on their own or enroll them back to the hotel rental pool program.

Potential ROI at The Grand Tower is 7 to 11 percent based on occupancy rates of 65 to 90 percent and rental day revenue. With low interest rates from banks available, investing here makes sense, especially considering the fact there is no need to go out and secure tenants. The property is managed by a well-known hotel operator and offers facilities as well as a central location that are sure to attract visitors for years to come.



Project:	The Grand Tower
Developer:	Grand Land Inc.
Product:	Mixed-Used Development
Architect:	AIDEA Philippines, Inc.
Location:	North Reclamation Area (across SM Cebu City North Wing), Cebu City
Launch:	July 2015
Completion:	December 2019
Total land area:	3,540 square metres
Number of units:	295 condotels units, 204 condo office units
Facilities:	Swimming pool, business centre and conference rooms, entertainment & retail areas, all-day dining facilities and hotel facilities
Sales office:	(032) 260-7777
Email:	grandland888@gmail.com
Website:	www.grandtowercebu.com

BRENTWOOD, PHILIPPINES

BRENTWOOD





Cebu is widely known today by people all over the world and was recognised as the fifth best island in the world by the popular Conde Nast Traveller. Its unique sights, pristine beaches and shopping centres have caught the eye of every tourist who visits here. There's no reason why you can't love living in Cebu.

The Courtyards Living

With its promise to improve the lifestyle of every Filipino, Primary Homes, Inc. has done it again this year as it launches a brand new project that incorporates resort and urban living. The developer released Brentwood, the third project in its Courtyards series following the acclaimed The Courtyards at Banawa in 2014 and The Courtyards at Brookridge in 2016. The newest development is set to shine and has already taken home some gold. Brentwood is the winner of Best Condo Development Cebu at the Dot Property Philippines Awards 2017.

Located at Basak, Lapu-Lapu City, Brentwood is an ideal location for people who want to experience a luxurious island/city lifestyle. It's located near the world-class beach resorts of Mactan and adjacent to major establishments such as Mactan Doctor's Hospital, MEZ II, Cebu Light Industrial Park, five-star hotels and the Mactan International Airport.

What's life like living in Brentwood?

Brentwood still bears The Courtyards trademark - condo living with unconfined spaces and low-density areas. Unlike regular condominiums, Brentwood is divided into clusters with each floor composed of two to seven units. Each unit has well-designed, functional spaces with studio, one-bedroom, and two-bedroom types available measuring 14-59 square metres.

The best thing about Brentwood is the island/city lifestyle it offers to residents. It houses resort-inspired amenities such as a swimming pool, clubhouse, fitness centre, mini playground and a basketball court for shooting hoops.

In terms of safety, Brentwood assures full security of the community as it has an elegant entrance with a guardhouse as well as a perimeter fence and fully functional CCTVs. The multi-complex is also equipped with a Fire Detection Alarm System.

Why is Brentwood the next big thing?

With its prime location and the kind of living that The Courtyards offers, there's no doubt Brentwood will be worth investing in. Over the years, there has been a big improvement in Mactan's economy and it has transformed from small island to one of the fastest growing cities in the country. It is one of Cebu's centres for trading, BPO industries and manufacturing. It's also where the domestic and international airport is located. Soon enough, Mactan will be considered Cebu's next lifestyle and business hub.

If you're looking for the best place to live in Cebu, Brentwood is certainly the one. It's a haven for urbanites, avid beach lovers or for those who love the best of both worlds. It's also winner of Best Condo Development Cebu at the Dot Property Philippines Awards 2017.



Project:	Brentwood
Developer:	Primary Homes, Inc.
Product:	Walk-up Condominium
Architect:	Primary Homes, Inc.
Location:	Basak, Lapu-lapu City, Mactan Island, Cebu
Launch:	November 2017
Completion:	July 2019
Total land area:	13,745 square metres
Number of units:	260 units
Title:	Condominium Title
Facilities:	Swimming pool, basketball courts, playground and more
Sales office:	(032) 254-7188
Email:	phi.marketing@primary.com.ph
Website:	www.primaryhomes.com

ROBINSONS LAND CORPORATION, PHILIPPINES





With countless high-quality projects spanning the residential, office, hospitality and retail sectors, Robinsons Land Corporation has set itself apart from the competition. From Manila to Cebu and everywhere in between, Robinsons Land Corporation was the clear cut choice for Best Developer Philippines at the Dot Property Philippines Awards 2017.

The popular developer takes pride in curating the details and nowhere is this more evident than at its latest project, The Residences at The Westin Manila Sonata Place. Set to become Manila's next icon, the project is the first Westin-branded residences in Southeast Asia. Investors and end-users have flocked to the project as it is backed by such a luxurious and popular brand and offers an experience unlike anything currently available in the Philippines.

The development is seen as a masterpiece of both style and function, balancing impeccable design with top-class features that put the well-being of residents first and foremost. The well-known homebuilder is one of the leading developers in the Philippines with countless projects that are in high demand from both domestic and international buyers.

Those living here will be able to enjoy Westin signature amenities like the Westin Heavenly® Bed, arguably the most comfortable bed in the world today. Residents will also be able to indulge in delicious and nutrient-rich SuperFoodsRX™ entrees, made available upon request. The Heavenly® Bath shower experience provides clam after a long day while workouts can be taken to the next level with the services of a RunWESTIN™ concierge.

"Our commitment to serve and offer the best quality residential developments to match the discerning taste of our clients remains strong," Frederick Go, president and COO of Robinson Land Corporation said in an interview with the Philippine Star. "We are pleased to partner with Marriott International (formerly Starwood Hotels and Resorts), working with their numerous consultants and experts in various fields to achieve the important standards of the Westin brand."

The property stands 50-stories tall and features a total of 344 private abodes with one- to three-bedroom and penthouse units all available. Located in the lifestyle hub of Ortigas

Center, residents will have easy access to shopping malls with Robinsons Galleria, Shangri-La Mall and SM Megamall all nearby. Several leading schools, medical facilities and places of worship can also be found within the vicinity of The Residences at The Westin Manila Sonata Place.

Robinsons Land Corporation offers something for everyone

Robinsons Luxuria, the developer's high-end focused arm, is developing the Residences at The Westin Manila Sonata Place. However, the homebuilder takes pride in offering products for everyone. For example, Robinsons Communities is dedicated to building affordable condominium projects while still providing buyers with a quality residence.

Meanwhile Robinsons Residences creates projects that allow for city living to be done right. The aim is to build urban condominiums that cater to the modern, savvy buyer. Robinsons Homes, the firm's detached housing arm, offers the perfect setting for convenient and comfortable living through its numerous developments located in key urbanised cities and provinces across the nation.

At the end of the day, the goal of Robinsons Land Corporation is to be at the forefront of real estate development in the Philippines by creating innovative products and giving the best service possible to their customers. The foundation of the developer's business, the reason for their being, is to build the dreams of our buyers.

The company makes it possible for their employees to execute these ambitions by providing astute leadership. Robinsons Land Corporation has twice been named as one of Asia's best managed companies by Euromoney.

The Philippines is one of Asia's most exciting real estate markets and with Robinsons Land Corporation leading the charge, the country's future looks bright. There were plenty of great candidates, but Best Developer Philippines at the Dot Property Philippines Awards 2017 goes to Robinsons Land Corporation.

robinsonproperties.com

robinsonsluxuria.com/the-residences-at-the-westin

ALVEO LAND, PHILIPPINES



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Alveo Land - Best Developer Metro Manila

This year is turning out to be a historic one for leading developer Alveo Land. Not only is the Ayala Land subsidiary celebrating its 15th year in business, but the firm was also named as Best Developer Metro Manila at the Dot Property Philippines Awards 2017.

Alveo Land is the Philippines' leading developer of sustainable estates offering a diverse mix of quality residential and commercial developments that support local economic growth. This commitment to excellence and the developer's sales take-up reaching PHB 38 billion in 2016 are just a few of the reasons it was honoured.

For years, Alveo Land has ranked first in Ayala Land's residential business group, and finished at the top of the pile again in 2016. The impressive winning streak has seen Alveo rise up and become one of the country's top real estate brands. Coming off such a hot 2016, the firm is set to carry over this momentum to 2017 by launching a total of 16 projects with many located in Metro Manila.

"We have been generating personal bests in the first two months of the year. And with all the planned launches, 2017 will be a record-breaking year for the company," Jennylle S. Tupaz, Alveo Land President, stated.

With strong investor confidence and steady economic growth in the Philippines, the company thinks 2017 will be another great year for the real estate market. One trend in the country's upscale segment that is set to continue this year is the proliferation of masterplanned communities featuring living and work spaces tailored to the needs of residents. Alveo Land takes pride in the work it does in this growing segment and will continue to focus on crafting these in-demand developments.

"We value the strength of being an integral part of mixed-use communities, a position that is hard to match in terms of providing holistic lifestyles," Tupaz explained. "We will be launching more compelling formats that capitalise on the synergies within the Ayala group. And, as we always ensure quality delivery of our developments, we are committed to enhancing our customer service experience across all touch points."

Alveo already has a strong presence in most of Ayala Land's masterplanned estates, especially in Metro Manila. They have had a hand in developing Circuit Makati, BGC, Nuvali, Vertis North, Arca South and Vermosa. Upcoming projects for this year will continue to offer the distinct quality that marks an Alveo Land development, based on best practices from all of our years in the industry.

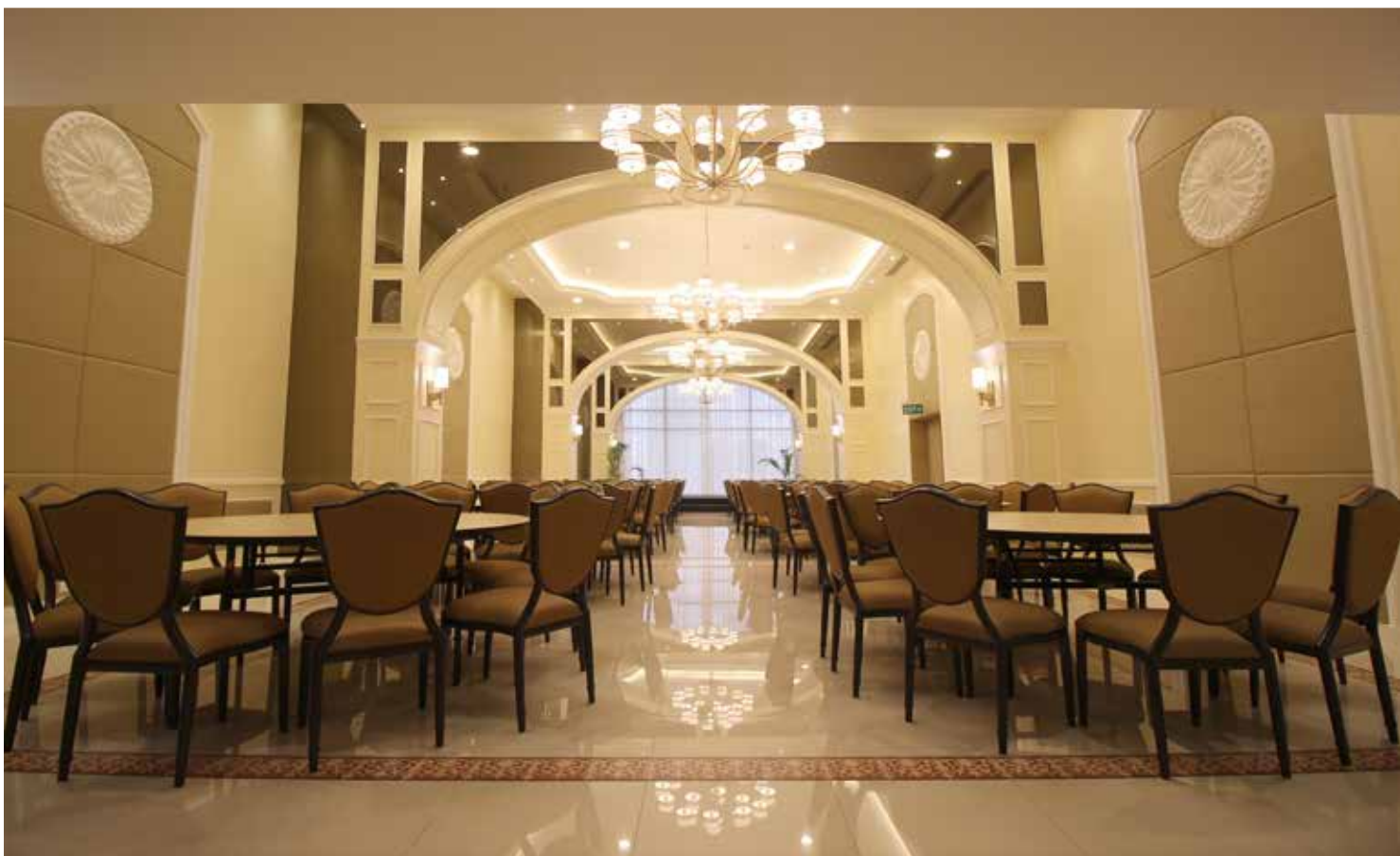
On its 15th anniversary milestone, Alveo Land has another reason to celebrate; the firm is officially one of the country's best developers. Here's to Alveo Land, winner of Best Developer Metro Manila at the Dot Property Philippines Awards 2017.

For more information visit,

alveoland.com.ph



ADMIRAL BAYSUITES, PHILIPPINES





Situated at the premiere side of Roxas Boulevard, the Admiral Baysuites is the redevelopment of Admiral Hotel, once the beacon of seafarers and the hub of the Philippines' elite during the pre-war era. The landmark hotel catered to some of the world's most prominent figures such as General Douglas MacArthur and Lord Mountbatten. Today, it is renovated to be a European-inspired luxury boutique hotel and a 53-storey residential condominium along an iconic boulevard that is Manila's version of Champs-Elysees.

Only a few minutes from this premier residence are the luxurious attractions of Entertainment City that features the most captivating integrated resorts and casinos referred as the "Vegas of Asia" from Solaire Resort and Casino, to City of Dreams, to Okada Manila, and to the upcoming West Side City dubbed as "Broadway of Asia"

One thing's for certain: the new Admiral Baysuites never fails to impress with its spectacular views and premiere club amenities.

Inside, you will find one of Manila's rarest commodities: space. Space to relax, space to inspire, space to enjoy, and space to live. The premiere club amenities of the Admiral Baysuites covers an area of 4,716 square meters. Dubbed by many as an exclusive club in a condo, the development features two floors of premium club amenities meant to enthuse and impress.

The function room comes complete with a bar and food preparation area. It is large enough to seat 120 people and is lit by ornate chandeliers, with deep floor carpets and an outdoor view.

The northern end of the East Tower Elevator lobby connects directly to a gallery of contemporary and classical paintings and sketches showing how life was in colonial and post-colonial Manila.

Other amenities in the property include the 25-metre lap pool, the mini-theatre, gym, KTV room, music room, game room, poker room, billiards room, poolside lounge, spa, VIP lounge and piano bar, cigar room, al fresco dining area, wine cellar and English garden at the roof deck.

Admiral Baysuites has truly created the ultimate luxurious residential experience that is further enriched by the wealth of heritage on its grounds. Residents also have access to the rare, ultra-personalised, white glove service offered by its hotel, which includes concierge, security and housekeeping services.

For inquiries, please call 888-9000 to speak to a sales representative.



Project:	Admiral Baysuites
Developer:	Anchor Land Holdings Inc.
Product:	Condominium
Architect:	ASYA Designs
Completion:	2016
Total land area:	2,381 square metres
Prices:	PHP 4.44 million to PHP 19.8 million
Facilities:	Grand lobby, indoor swimming pool, fitness centre, theatre room, lounge area, game room and kid's play area
Sales office:	09175097799
Email:	sales@anchorland.com.ph
Website:	www.admiralbaysuites.com

DMCI HOMES, PHILIPPINES





Davao City is one of the Philippines' most interesting property markets. As the regional centre of Mindanao, the city boasts convenient transportation links, leading universities and a competitive business environment. It is also one of the safest cities in all of Southeast Asia with a low crime index and a reputation of being a peaceful place to live.

It should come as no surprise that the King City of the South has attracted some of the Philippines' largest developers. There were plenty of worthy contenders for Best Developer Davao City at The Dot Property Philippines Awards 2017, but DMCI Homes is the victor thanks to their stunning Verdon Parc development.

Sitting on a three-hectare land area, Verdon Parc is the first resort-inspired development of Quadruple A developer DMCI Homes in Mindanao. It features four buildings with a single mid-rise development and three high-rise towers. Recently, DMCI Homes announced that several residents have already moved in following the completion of its only mid-rise building Martel consists of less than 200 units.

"One of our responsibilities to our customers is to deliver our projects on or ahead of time," Jan Venturanza, Assistant Vice President for Marketing of DMCI Homes, said in a press release. "When we guaranteed to turn over Martel in the first quarter of this year, we made sure that we live up to that promise. After all, our sterling reputation is built on our client's trust and this is one thing we will faithfully uphold."

Appealing to the people

Verdon Parc appeals to Davao's hard-working professionals and start-up families who help drive the region's economy. It offers high-quality amenities and modern conveniences residents demand without sacrificing the laid-back lifestyle Davao City is known for. The cutting-edge buildings seamlessly blend with natural attractions to create what can only be described as a modern paradise.

The project has already created a buzz thanks to its expansive gardens and greeneries and an impressive array of resort-inspired amenities that no other project in the city can match. Nearly a third of the entire development is devoted to fun and relaxation facilities. There is a long list of amenities available at Verdon Parc designed to satisfy every whim. Residents will have the privilege to workout at the fitness facilities and swimming pools; chill out in entertainment and game rooms; or take advantage of the play areas and leisure zones.

On the roofdeck of the Martel building, there are service areas that cater to various needs of its residents. The three high-rise towers

will feature sky lounges designed to provide a perfect setting for appreciating the natural beauty of Davao City. The towers will also contain DMCI Homes' proprietary Lumiventt design, three-story high sky patios that promote natural lighting and ventilation.

Location plays a key role in any residential development. Situated along Ecoland Drive, Verdon Parc's strategic site provides convenience to residents with its easy access to various commercial establishments including malls and markets as well as educational institutions, banks, places of worship, medical service providers and government agencies.

Those living here won't even need to leave the development to take in the sights of Davao City. The majestic Mt. Apo and Samal Island are just a glimpse away from the balcony of select units.

And it's not just residents who love Verdon Parc. Units here make an attractive addition to one's investment portfolio with Davao City's bustling economy and steady demand for quality residences ensuring solid returns.

The legacy continues

DMCI Homes, the real estate arm of DMCI Holdings, is a multi-awarded and innovative developer. For more than 15 years, quality and excellence have been the prominent values of DMCI Homes.

Proving its expertise and capabilities, DMCI Homes earned the recognition of being the country's first real estate developer to receive the Quadruple A license, the highest category given to a company by the Philippine Contractors Accreditation Board.

Further, to ensure the quality of its developments, the firm has implemented a policy that all projects must bear the DMCI Homes Quality Seal, which can only be earned after the development passed and strictly complied with their unique and innovative quality management system called 102-point inspection.

This ensures excellence has been achieved in even the smallest of details at all of the firm's projects and homeowners can truly enjoy worry-free living. In that spirit, DMCI Homes makes it possible for owners to take pleasure in the resort living ambience or realising the condo unit's earning potential sooner than expected.

The Dot Property Philippines Awards 2017 is pleased to award Best Developer Davao City to DMCI Homes. The company has brought its high standards and core values to the city's budding real estate market with Verdon Parc impressing all who see it.

Singapore Loves

The International Property Show



Some of the best real estate developers from Indonesia, Thailand, the Philippines, Cyprus and Malaysia showcased their projects at The International Property Show in February. The show was held in the event area of the iconic ION Orchard shopping centre where more than 1.1 million people saw these outstanding developments up close and took advantage of exclusive discounts and offers only available during the show. Here's a look at the developers

Pafilia – *Investment with benefits*

Pafilia Property Developers promoted a number of beautiful projects throughout Cyprus at the show including ONE. The revolutionary project will be the tallest residential seafront tower in all of Europe when completed.

Avara Resort – *Seeing is believing*

This amazing resort on the Indonesian island of Bintan, offered an impressive ten per cent ROI guaranteed for the first two years and an attractive profit share after that for anyone who made a purchase during the show.

Sansiri – *Leading the way in Thailand*

Known for developing both in Bangkok and also in Thailand's tourist destinations, Sansiri presented projects from Phuket, Pattaya and Chiang Mai. All three locations are great places to buy for investment purposes or as a holiday home.





Grand Florida – *Excellent concept in an exciting location*

Developer Blue Sky Group chose an appealing location for their next project, the impressive Grand Florida development. Those at the show were in for a treat as this was the first time the project was shown internationally.

KA Villas – *A home in paradise*

Phuket remains one of Singaporean's most popular destinations for holidays. KA Villas is an exciting project that offered show goers a picturesque retreat along with attractive returns and outstanding service.

DMCI Homes – *Great projects in a market full of potential*

This year looks bright for DMCI Homes, one of the top residential developers in the Philippines. DMCI showed off two of their newest ventures, the Prisma Residences and Oak Harbor Residences, to investors at the International Property Show.

Siamnuwat – *Building in Bangkok's best location*

One developer has made a name for itself developing high quality projects in the Siam district. During the show Siamnuwat offered buyers either a special discount or a guarantee of seven percent yields.

Major Development – *Luxury meets innovation*

Major Development brought two projects to the show: Marque Sukhumvit and Muniq Sukhumvit23. The firm's projects delight users and provide investors with positive returns and a property that quickly appreciates in value.

UEM Sunrise – *Projects that inspire*

UEM Sunrise prides itself on creating sustainable projects that are loved by homeowners, acclaimed by investors and recognised by industry. Investors who purchased a unit from UEM Sunrise also took advantage of special deals.

UM Land – *Smart investment with trusted brands*

UM Land had two serviced apartment projects on display that appealed to Singapore's savvy investors. Suasana Iskandar Malaysia and Shama Medini were both popular during The International Property Show.

Robinsons Land Corporation – *Luxury leader*

Robinsons Land Corporation was on hand with an upscale project, The Residences at The Westin Manila Sonata Place. The Philippines is seen as being an attractive investment destination with high rental yields possible.





Leave boring behind

at Hotel Jen Orchardgateway

Cheyenne Hollis

Singapore often gets criticised for being “boring” by some travellers. Perhaps it is due to the fact these people have chosen the wrong accommodation. A stay at Hotel Jen Orchardgateway ensures you won’t suffer from a bout of boredom during your next stay in the Lion City.

There is no shortage of luxury hotels in Singapore, but sometimes they can lack energy or personality. From the moment you step foot in Hotel Jen Orchardgateway, you’ll realise just how different it is, and that’s a good thing. Everything from the fitness centre to the rooms really stands out with Hotel Jen’s unique personality shining through.

The hotel has plenty of highlights but the swimming pool is one place you won’t want to miss. In fact, calling it a swimming pool doesn’t really do it justice. It is known as BayWatch@Jen and it’s the only rooftop swimming pool on Orchard Road. Guests can enjoy spectacular views of Singapore as well as Marina Bay

Sands. Want to see the resort’s famed light show? You won’t even have to leave Hotel Jen Orchardgateway. Guests can pull up a deck chair and catch a glimpse of the show from BayWatch@Jen.

Those looking to mentally recharge while enjoying the view can enjoy Yoga at Dusk, the hotel’s exclusive yoga programme. Held every Thursday from 6:10 pm to 7:10 pm, guests can soak in the twilight while practicing their favourite poses by the pool.

This entire article could be dedicated to the fantastic swimming pool and even then it would not cover just how great of a spot it is. However, Hotel Jen Orchardgateway has a lot more going on and it’s time to move on even if you won’t want to leave BayWatch@Jen.

A foodie’s paradise

It could be argued the national pastime of Singapore is eating. The country has developed a highly regarded culinary

culture with just about every type of cuisine readily available. The issue for most people travelling to Singapore is there is simply too much to try. In fact, the only way you would be able to indulge in at all would be by eating nine meals a day,

Unless you head to Hotel Jen Orchardgateway’s on-site restaurant Makan@Jen for their Let’s Makan Buffet Dinner. Here you’ll find the best of Singapore’s hawker cuisine all in one place with portions you can control. There are also plenty of quirks to the buffet, such as the ability to make your own rojak, as well as some less adventurous but still delicious options like fresh salmon sashimi.

Makan@Jen also hosts a breakfast and lunch buffet along with a special seafood dinner buffet on Friday and Saturday night. Be sure to stop by Lounge@Jen for one of the hotel’s signature cocktails before or after dinner. Prices are quite



reasonable and the view of Orchard Road is anything but ordinary. There are special promotions held throughout the week for you to take advantage of too.

Ideal location

Hotel Jen Orchardgateway happens to be located right above the Orchard Gateway shopping centre. This bustling complex is full of delightful eateries and charming shops with Dean & DeLuca, Naiise and Kiss The Tiramisu all residing here. Next door you will find 313@Somerset with even more restaurants and shops to explore. The location also puts Orchard Road at your doorstep with ION Orchard a ten-minute walk away.

Should you wish the venture around the city, Somerset MRT station is adjacent to Hotel Jen Orchardgateway and offers links to just about every other part of Singapore. The central location makes it possible to use Grab to get around quickly without breaking the bank. A

trip to Changi Airport from the hotel is roughly SGD 20 depending on the time of the day.

Final thoughts

What stands out most about Hotel Jen Orchardgateway is that it doesn't cater to simply one type of guest. We no longer live in a world where you travel either for business or leisure and the hotel does an excellent job of providing a balance. The Wi-Fi is fast, reliable and free and there are plenty of areas around the property where you can send an email or take a look at that report. There are also plenty of areas where you can sit back, relax and enjoy a break.

The entire hotel has a positive energy that ensures you are never bored. Even when you're working, it doesn't feel like work. That fact alone makes Hotel Jen Orchardgateway worth checking out the next time you're in Singapore.



Tips

- Upgrade to a Club Room. The Club Lounge is excellent and you won't regret the decision.
- Guests who miss breakfast can stop by OnTheGo for a quick bite to eat and some coffee or tea.
- The fitness centre is open 24 hours a day.
- There are vending machines on every level containing snacks, beverages and travel items such as adapters.



ORCHARD RD

5 things you don't know about Orchard Road

Orchard Road is one of Singapore's must visit destinations. With world famous shopping, countless dining options and lush greenery all around, the area has become popular with tourists and locals alike. Despite its popularity, there are still some facts about the street that have flown under the radar. Here are five things you might not know about Orchard Road.

1) It used to be orchards

Before the days of luxury shopping malls and department stores, Orchard Road was known for its namesake, Orchards. In the 19th century, the area was home to gambier and pepper plantations before giving way to nutmeg and fruit orchards at the turn of the century.

2) You can see it all at ION Orchard

Most people stopping by ION Orchard head right to the shops, or maybe even the International Property Show, but some of the best views can be found at the ION Sky Viewing Gallery. Located on the 55th floor, it's open to the public and offers amazing views of the city.

3) TANGS first opened across from a cemetery

TANGS department store on Orchard Road has been open for nearly 60 years now, but when it first welcomed customers back in 1958 some thought it was doomed. That's because it was located across from a Chinese cemetery, something seen to be unlucky. However, the move paid off for CK Tang as shoppers flocked to the store and many other shopping centres soon followed his lead.

4) Not just name brands

While Orchard Road is known for being the home of some of the most prestigious brands in the world, 313@Somerset has a number of boutique shopping options with several local brands on display. You can find everything from hip women's fashion to rare basketball jerseys here. It's worth checking out if you're suffering from brand fatigue.

5) The King of Thailand used to own an Orchard Road mansion

Thailand's beloved King Chulalongkorn took his first official visit outside of the country in 1871 visiting Singapore. The trip left an impression on the Monarch who would later purchase what was then known as Hurricane House on Orchard Road. The mansion is still standing today and is home to the Royal Thai Embassy in Singapore.



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Business : Fully Trading 20 Room Hotel, on generous Land Plot with feature lake. There are lakeside villas, family and double rooms pool and garden side, second floor lake view rooms, 3rd floor terrace, gym, spa, freeform pool, meeting and TV room and offices with parking for 10 vehicles. **Amazing Price at 24M BAHT** info@huahinpropertylistingsagent.com
Ref No. BO0510308



Villa : Beautiful, large corner plot Pool Villa with unrestricted views of county side. The Villa features lots of outdoor entertaining areas as well as a large pool to have fun or get some exercise. The Villa has 3 Bedrooms, modern high gloss, soft close Kitchen, lots of storage and built-in wardrobes. **Well Priced at 9.2M BAHT** info@huahinpropertylistingsagent.com
Ref No. HS0213000



Condo : Very functional 250 sqm 5 bed / 5 bath Sea View Condo in lovely beach area, South of Hua Hin Centre. The 2nd Floor unit, has high grade wooden floors throughout, spacious balcony overlooking the gardens, pool and out to sea and large rooms throughout well designed for this family unit. **Very Well Priced at 12.95M BAHT** info@huahinpropertylistingsagent.com
Ref No. CS050945



Land : Prime Development Land with Sea Views from 70% of the area of 43 Rai. This cleared Land is perfect for a Developer wishing to offer medium and high Luxury property in an area with Banyan Golf and Mahar Sumudra Country Club very close by and town and beaches within 5 minutes. **Very Well Priced at 140 M BAHT** info@huahinpropertylistingsagent.com
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3/4 Ultra Luxury Duplex at Kata Beach, 334m2, 65m, Ref: HSSV7760



2 Bed Beach Front Villa at Dusit Thani, Bang Tao, 38.5m, Ref: HSOB7010



2 Bed Pool Access Condo at Mai Khao Beach, 89m2, 18.8m, Ref: CSOB8058X



Thai Modern 2 bed Pool Villa at Rawai, 320m2 of land, only 5.9m, REF: HSIL2716



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Coming in the next issue...



In the next issue of Dot Property Magazine, the winners of The Dot Property Vietnam Awards and The Dot Property Indonesia Awards presented by LeadingRE will be revealed. The special awards section will showcase the leading developers and projects, designs and innovation on offer in each country.

The Dot Property Vietnam Awards and The Dot Property Indonesia Awards presented by LeadingRE are considered to be the premier property awards in the eyes of buyers and investors from each country. It will be valuable information and insights on these award winning developers and developments.

Last year's winning projects included:

- Dalat 1200
- Lakeview City
- Valora Fuji
- Instant Offices

This year's Dot Property Vietnam Awards and Dot Property Indonesia Awards presented by LeadingRE will be bigger and better with more than 50 awards up for grabs in each country. For more information, please visit www.dotpropertyawards.com

Additionally, the next issue of Dot Property Magazine will have a special interview with KC Lee of Hansgrohe who will talk about how bathroom design in the region is evolving. Be sure to pick up your copy at leading hotels, restaurants and cafes throughout Southeast Asia.



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What our clients say about us



"The team from Dot Property is very engaging and supportive. Whenever we have concerns or we need help in boosting our listings, they are always ready to help and attentive to our needs. We've seen significant increase in our enquiries and 16 percent of the enquiries received were from Dot Property alone. We are expecting more to come with all the active programs and features that they are doing for us. Definitely a great partnership. Cheers to more successful years of doing business together! Can we shout about this everywhere!"

Phoebe Bernardo, Philippines commercial marketing manager



"An essential marketing platform for us - the team really go the extra mile to understand our business and build plans that continue to deliver results and sales leads for our offices."

David K. Dennison, SVP business development



"Being in the industry for nearly 15 years, I have always been dubious about marketing on property portals, especially paid ones. However I have watched Dot Property grow from strength to strength over the recent years, so I decided to take a leap of faith and see if they could deliver the results they promised me, which they have, and I have every faith in them that they will continue to."

Emma Johnson, Managing director



"We have tried many other apparently similar offerings, Dot Property Group which far and away eclipses anything else we have experienced prior... the results speak for themselves"

Kuno Zabell, Managing director



"We have worked with Dot Property since day one and they offer first class lead generation. In an era where we are reliant so heavily online for our business, by using Dot Property, I am assured that they set out what they promised to achieve with a professional attitude to match and continue to deliver a huge proportion of our leads."

David Wood, Managing director



"On behalf of Exotiq Property Koh Samui, Lizette and I would like to thank Dot Property for the most exemplary service we have received from them since day one. Not only have our prestigious properties received the right market exposure they deserve, but our every need has been taken care of by a dedicated and highly motivated team of professionals who we believe know how to put their customer's first. We would not hesitate in recommending Dot Property to anyone looking to advertise in this leading property portal."

Kenny and Lizette Opperman, Managers



"We have been satisfied with their highly efficient and user friendly website. We also appreciate excellent support from their team who do their best to make everything easy for us."

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