

THE VIBE

VOL 3 • ISSUE 3 • 2019

YOUR
GUIDE TO
MODERN
LIVING IN
THE SOUTH

LIVE

A DREAM SPACE
FINDING YOUR FOREVER
HOME IN PALMS POINTE

WORK

**PARKWAY
CORPORATE
CENTER**

THE PREMIUM ADDRESS
FOR YOUR BUSINESS
IN THE SOUTH

PLAY

**CELEBRATING
DIVERSE
INTERESTS**

DISCOVER DIFFERENT
HOBBY GROUPS
IN FILINVEST CITY

***Miriam
Quiambao-Roberto***
shares her story
about redemption,
finding fulfillment,
and living
in Metro South

A NEW
Beginning

Photo taken at The Continental, The Palms Country Club

FILIGREE

Embracing Distinction

Actual Photo of Botanika Nature Residences



MESSAGE FROM THE VIBE TEAM

Our previous subject matters focused on companies that help shape Filinvest City in to the progressive CBD that it is today. May it be through their type of business, such as Asian Hospital and Medical Center and Cyberzone Properties Inc., leading institutions in the field of medicine and IT Park development respectively, or through their sustainable contributions in our locale such as Decathlon Philippines and Earth Origins. This time, we direct our attention on individuals whose lives are shaped and influenced by the community Filinvest City has built. On the cover is none other than beauty queen, mompreneur, motivational speaker, and author, Miriam Quiambao-Roberto, who generously shares with us nuggets of wisdom and how things have changed for the better since her move to the South. Also, meet driven personalities who embody the live, work, and play concept: a hotelier from Cebu who runs one of the biggest local hotel chains in the country, a power couple

from Milan whose life work is to educate people on real estate investment, and a young professional who has found success in sales at an early age. These people are just a few who seem to have reached the much-desired balance in everyday living but more importantly they show us how life can be well-lived when you find a community that perfectly fits your lifestyle.

As the year soon comes to a close, you can always expect more from Filinvest City. While a lot has taken place from enhancements, to constructions, and events, the township is still brimming with promising developments with the full intent of serving the community better and defining a holistic lifestyle that is suited for progress. In the meantime, please enjoy this fresh page turner which we have packed with inspiring and informative stories.

Happy reading!

The Vibe Team



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WE WOULD LOVE TO HEAR FROM YOU!

Share with us your comments and suggestions for our upcoming issue.
Send us a message on Facebook @FilinvestCityOFFICIAL



AT A GLANCE

Filinvest City is the epitome of a modern metropolis. It brings together key features of a master-planned city such as green infrastructure, world-class amenities, and state-of-the-art facilities, while integrating nature into the development with its tree-lined avenues, numerous gardens, and parks. There is harmony and ingenuity in its design, and the balance it maintains allows all those who reside within its fold the opportunity to thrive.

Whether you're a young professional, business owner, family man, student, or child, Filinvest City becomes the ideal setting where you can pursue any future you wish.

For former beauty queen, entrepreneur, author, and inspirational speaker Miriam Quiambao-Roberto, this city has become an exciting address where she's enjoying her new life and future with her loved ones. "From dancing at the clubs to joining The 700 Club, my life has taken a significant turn. Filinvest City is more fitting to my lifestyle now, which is more focused on family, my relationship with God, my community, and advocacies." Read her story as well as the happy accounts of rags-to-riches multi-millionaires Terence and Emelia Lim who have built their dream home and business in Metro South. Like Miriam, they're helping other Filipinos reach their own potential through wiser choices.

A happy and fulfilling life is indeed possible in Filinvest City. Everything one needs—from schools to hospitals, malls, and marketplaces—all are within a short drive or walk away. This spells less time on the road and more time spent with the people who matter.

But beyond the physical infrastructure and facilities of the metropolis, Filinvest City, as a growing and dynamic

economic capital, carries huge business potential and offers numerous career opportunities for aspiring professionals.

James Montenegro, Country Manager of Chroma Hospitality—manages hotel brands like Crimson and Quest—and Beatriz LaO' Muñoz, sales and real estate practitioner, have both built satisfying careers in the economic capital of the South, finding not only a means to support their families, but also a way to fulfill their personal goals and passions.

In this issue, you can also read about the different communities who share unique hobbies and ideas of fun. Marie Field-Faith and Tina de Guzman who created Fit Moms earlier this year, with hopes of bringing other mothers in need of inspiration to kick start their fitness journeys. There's also the Pukers running group, the Alabang Board Game Group, and the Manila 4x4 Scale RC Group, who use the inspiring landscape of the Garden City and its many dining options to host their regular sessions and activities.

Filinvest City fulfills the idea of a complete community, able to support all lifestyles, all passions, and all career goals through its continuous development. As it has always promised, it is indeed all possible—to live, work, play, and dream in the big city.

FILINVEST CITY TOWNSHIP UPDATES

Filinvest City has cemented its position as the premiere Garden CBD of Metro South with commanding land values reaching P545k/sq.m net as of July 2019, representing approximately

**300%
INCREASE IN
THE LAST TEN
YEARS**

Development in Filinvest City has seen an uptick with almost 116 buildings completed or has commenced construction from 2012 to date.



TRAVEL AND CONNECTIVITY

South Station houses provincial and city buses and vans to bring commuters point to point in various areas of Manila and key provinces. The South Station, together with Spectrum Linear Park, has been equipped with 30 minutes free Wi-Fi daily with bandwidth of up to 100 Mbps.

MASTER-PLANNED COMMUNITY



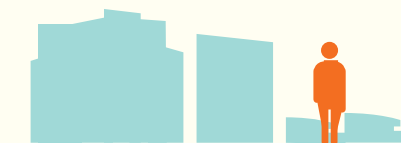
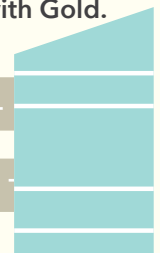
AS A PREMIERE
RESIDENTIAL
AND BUSINESS
ADDRESS,
FILINVEST CITY
WILL SOON BE
HAVING THESE
PROJECTS:

- Central Park
- The Lady of Lourdes Chapel
- Creekside Park
- Water Recycling Facility
- Water Treatment Plant
- Active Wellness and Lifestyle Hub



GREENER CITY

Filinvest City prides itself as the first in the Philippines to be registered in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)—version 4 under the Neighborhood Development Plan category. There are only two certified projects in the same category located in Japan with Platinum and Italy with Gold.



RESIDENTIAL

ACTUAL BUILD-UP AS OF
1ST HALF OF 2019:

312,000 SQ.M

- **TOTAL NO. OF UNITS:** 4,300 units
From Studio to 5-bedroom units
RECENTLY COMPLETED:
Bristol at Parkway Place,
Botanika Tower 1, Studio City
Tower 3
- **SOON TO RISE:** 100,000 sq.m*
Approximately 3,000 units by 2021
(Studio City Tower 4, Studio City Tower
5, The Levels Burbank Tower, Southkey
Place Residences, and Dormitel)



RETAIL

ACTUAL BUILD-UP AS OF
1ST HALF OF 2019

542,000 SQ.M

- **RECENTLY COMPLETED:**
Uniqlo Westgate
- **SOON TO RISE:** 8,400 sq.m*



OFFICES

**NORTHGATE AND THE REST OF
FILINVEST CITY OFFICES**

ACTUAL BUILD-UP AS OF
1ST HALF OF 2019

690,000 SQ.M

CURRENT LEASING RATES:

**P750-800/ SQ.M
LEASE RATES**

- **SOON TO RISE:** 180,000 sq.m*

*In the next three (3) years



HOME SWEET HOME

THERE'S DEFINITELY NO PLACE LIKE HOME, WHICH IS WHY AFTER YEARS OF WORKING ABROAD, THE INSPIRING MULTI-MILLIONAIRE COUPLE, **TERENCE AND EMELIA LIM**, CAME BACK TO BUILD A HOME IN **FILINVEST CITY**.



The story of Terence and Emelia Lim is nothing short of inspiring. The couple had spent almost a decade in Milan, with Emelia cleaning bathrooms for four different employers everyday. They barely had time to eat, much less have time for each other, and went home completely depleted after a day's work.

"My mother worked as a domestic helper, and only after working in Italy scrubbing toilets did I really understand the sacrifices she made for our family. Many like her work well into their old age and come back to the Philippines with very little for themselves. I wanted to break the cycle," shares Emelia.

For Terence, he had his own epiphany when he came across a senior Overseas Filipino Worker (OFW) in Italy. "She was an old, fragile woman. She used to go home to the Philippines for vacations where jeepneys full of friends and family would come to pick her up. But as the years passed, and she could no longer support them, those who came no longer did." And



with no savings, the old lady was left with very little to support herself in her twilight years. “I will forever be thankful to her because it was with my conversation with her in the streets of Milan that I found my life purpose. I realized that her story is not so very unique. Her story represents the stories of so many OFWs in Europe and around the world. Stories that don’t have to end like the story of that old woman,” he says.

Driven, resourceful, and focused they both were, the young couple then decided to work smarter and started investing their hard-earned money in properties back home in the Philippines.

It was through this that they earned their first millions and eventually became managing directors of their own company, Freedom Cares, which have helped thousands of other OFWs to make smart financial investments with their own savings.

“Most Filipinos choose to work abroad to provide a better future for their families, but in the long run, we all dream to return and retire in the Philippines,” shares Emelia. “So when you go home, do you want to live better than when you had left the Philippines?” And for all, the answer is a resounding yes.

From simply selling properties for overseas Filipinos’ investment needs, the power couple has embraced their roles as a calling and a mission. “Now, we are truly driven to educate, inspire, and empower other OFWs to value hard work by learning to save and invest for their future, to succeed not only for themselves but also for God, our country, and their families,” adds Terence.

“That’s the one thing that binds us together as husband and wife,” nods Emelia. “The reason why we’ve stayed together for so long is because we share the same mission in our heart.”





“When we came back, we were considering settling down in either Makati or Alabang. We eventually chose Filinvest City, because it reminded us so much of Italy with its green parks and generous spaces. It was the perfect place for our business and for raising a family.”



Since then, their devotion has brought them from Milan to 22 more countries all over the globe. But even as they fly around the world, attending to their different clients and offices, it is still the Philippines that they call home.

“When we came back, we were considering settling down in either Makati or Alabang. We eventually chose Filinvest City, because it reminded us so much of Italy with its green parks and generous spaces. It was the perfect place for our business and for raising a family.”

Since moving to Metro South in 2012, the couple has seen the great transformation of the city with the building of high-rises and the development of Skyway, which made traveling to and from other CBDs more convenient. In addition, its close proximity to the airport, proved beneficial to the jet-setting couple. “We’re very health conscious as well, so we love Filinvest City, because the air is clean, and it doesn’t feel stuffy or congested.”

“I tell my husband often how Filinvest City is even more beautiful than Milan with all its trees and open spaces,” she says. This is why she recommends to other OFWs, if you’re looking for a place to invest in or are seeking a forever home, “There’s really no place like Filinvest City.”

“If there’s one piece of advice we’d like to share with our fellow kababayans and OFWs, ‘Walang forever abroad,’ so start planning and place a target deadline of when you’ll return. Until then, work hard, spend sparingly, and invest wisely. There’s no place like home,” they end.

A PLACE FOR WORK & PLAY

James Montenegro—Country Manager of Chroma Hospitality—has the disposition and the energy of someone two decades younger. And this, he thanks to the energizing environment of his work place, located in Northgate Cyberzone, Filinvest City.

A seasoned executive with over three decades of experience in hospitality, Montenegro stays youthful thanks to his job, which keeps him on his toes.

Chroma Hospitality currently manages six different hotel developments, including Crimson Hotel Alabang, Quest, and other properties, “but there are many more projects in the pipeline,” he beams. One of the goals of the proudly local company is to grow its portfolio in the hospitality industry to help make the country more competitive—able to stand toe-to-toe with its regional counterparts such as Thailand and Indonesia.

“Our global neighbors may be more advanced and their markets can be more mature, but there’s so much potential to grow our local hospitality and tourism industry. It’s an exciting time, because there’s no way but up for us!” he nods. With its diverse portfolio of hotels, Chroma has become an important player in the domestic tourism industry, offering not only affordable, quality accommodations to foreign travelers but also employment opportunities to locals.

And thanks to its hotels like Crimson Hotel Alabang which is conveniently located in Filinvest City—accessible to major thoroughfares, and the international and domestic airports—it has become the first choice of travelers and businessmen.

“Filinvest City is perfect because it’s a flourishing CBD, the go-to of multinationals and BPO companies. But what makes this CBD



different from Makati and others is its unique master-planned development and homey feel.”

Deemed as the Garden City in the Metro, Filinvest City is committed to a green initiative, ensuring that it has parks and gardens around. “You’ll see a lot of people jogging and walking in the mornings and evenings, which is good, because it’s a city built to support healthy lifestyles,” he says.

After work, Montenegro simply takes a short drive to the Palms Country Club for his regular squash sessions or to Westgate to catch a dinner.

Though he and his family originally hail from Cebu, for Montenegro, building a life and a career in Manila is made easier thanks to Filinvest City, which has proven to be the best “home away from home.”

“Filinvest City is perfect because it’s a flourishing CBD, the go-to of multinationals and BPO companies. But what makes this CBD different from Makati and others is its unique master-planned development and homey feel.”





FLUORISHING IN FILINVEST CITY

For Beatriz LaO' Muñoz, the Metro South has become such an integral part of her life as it's not only where she has spent her childhood and adult years, it has become the center of her career and the home for her own family.



Well outside of work, my family is here,” says the young executive and mother of one. “I have a daughter and she goes to the school in the area, so everything important to me is here.”

Beatriz has not only built a fulfilling life for herself and her family, but also a flourishing career in sales, which she has been doing for over three years. Today, she leads a young, formidable team as Associate Account Director, selling office spaces in Parkway Corporate Center, the most recent tower to rise in the area with almost 400 office units available for lease.

“The real estate industry in Alabang is booming, with the values of property going up steadily,” she begins. This is great news for everyone in the community, she says, because this means greater growth and progress for the CBD.

According to Beatriz, Filinvest City, as a modern master-planned development, is well becoming known as future-ready economic capital and powerhouse. And it is precisely because of this positioning that new buyers—both local and foreign—are drawn to investing in the area.

“This makes my work easier in sales, as the city offers such a great opportunity. Everything is within reach to build and sustain a business. Plus, it offers competitive prices for business owners. Property investors always look for new opportunities, and with the city's growing influence, there's no better time than now to make an investment,” she beams.

Many foreign companies and multinational agencies are eyeing the capital to establish base in the country and the southern region. “They are very attracted to the area because it's closer to the airport, very accessible to BGC and Makati, as well as Laguna and Batangas. And the competitive benefits of its location makes it a business option that's hard to refuse,” she says.

Of course, once they experience and see the area itself, investors are immediately drawn to the area. “Most of my buyers initially



seek out office property, but they do end up not only with commercial space but also with residential units, because they fell in love with the place.”

For Beatriz, life in sales may be hectic and challenging—one sale is equivalent to one year's worth of effort—but living in the South is definitely worth it.

“The South for me is the best place to start a family and to kick start your career, because it has the right mix of business, career opportunities, and peaceful lifestyle, allowing you to not only enjoy your work but also build a fulfilling family life,” she ends.

Interested to start a career in Sales? Email careers@filigree.com.ph

PARKWAY CORPORATE CENTER A PREMIER LOCATION FOR YOUR NEW HEADQUARTERS

In the burgeoning, new economic capital that is Filinvest City, find a new fitting address that lends credibility, stability, and professionalism to your business.

Where to establish your HQ is as important as the decision to finding the right people to power your enterprise. Because it is in the right location and the right setting that one is able to build a strong foundation for business. “Where you set up shop sets the tone for everything moving forward, because space affects productivity and the motivation of the team,” shares Parkway Corporate Center’s Senior Project Development Manager Sherilynne Santos.

Located in Metro South, Parkway Corporate Center (PCC) offers investors and businessmen the ideal address, seamlessly bringing together modern architecture and a green aesthetic in a premier location.

What gives tenants of PCC a unique, competitive advantage is its enviable location. Found at the corner of Parkway and Corporate Avenues, PCC is just a short drive from key establishments such as Festival Mall, Asian Hospital & Medical Center, Westgate, the Palms Country Club, Crimson Hotel Alabang, and other retail and wellness hubs. Accessible via major roads and thoroughfares like SLEX, Skyway, AZ Rd, and Daang Hari, Filinvest City is also close to the CALABARZON (Cavite, Laguna, Batangas, Rizal, and Quezon) region and just 15 minutes away from Makati City and the Ninoy Aquino International Airport (NAIA). Within the city, PCC also provides professionals and residents greater ease and mobility around the metro through an integrated transportation system.

“What further separates PCC from other office properties is that it’s the first office condominium for sale in Metro South, where most offices are typically just for lease,” shares Santos. “With the building fully complete and ready for occupancy, investors can enjoy rental income immediately, while tenants can be assured of a better and more competitive price as compared to other offices in major CBDs.”

In addition, PCC delivers maximum benefits to its tenants with a spacious floor plan. The 32-storey office building boasts 379 office units—ranging from 36 to 250 sq.m—which can be expanded to meet every company’s size requirements. PCC is also equipped with six high-speed elevators, a centralized garbage disposal, VRF air-conditioning



ACTUAL PHOTO OF PARKWAY CORPORATE CENTER



BUSINESS CENTER AT PCC

system, an automatic fire sprinkler system, a back-up generator that can provide 100% power to the entire building, a CCTV system, RFID access card network, and a 24-hour security station for its occupants’ safety and security. Further maximizing office operations, PCC has a fiber optic backbone to ensure continuous, reliable, and seamless Internet service.

With its sleek exteriors and energy-efficient features, PCC also becomes the epitome of a true modern corporate building. Designed by H1 Architecture and Design, one of the top architectural firms in the Philippines, PCC was built as a green building, committed to being environmentally responsible. To improve its energy efficiency, the premium grade office building makes use of a double-glazed curtain wall with low e-coating for its facade, which refracts UV rays and helps to cool down the building. In addition, creating an invigorating environment for work, PCC is designed with pocket gardens, a podium deck, and common balconies where people can bond and socialize throughout the day.

In line with Filinvest City’s strong green initiative, PCC is pursuing its LEED (Leadership in Energy and Environmental Design) certification, the international standard that recognizes green buildings of its kind around the world.

Parkway Corporate Center—from the perspective of both investor and lessee—is an impressive piece of property that allows them to enjoy all the benefits of being in a modern urban development, while instantly becoming part of the dynamic economy of the flourishing Metro South.



ART INSTALLATION (ORIGAMI) AT PCC BY JINGGOY BUENSUCESO

EATS

SWEET TREATS WITH A HEART AT FESTIVAL MALL

IN FILINVEST CITY, THERE'S DEFINITELY NO LACK OF OPTIONS FOR YOUR CAFFEINE FIX AND SUGAR CRAVINGS. BUT SHOULD YOU BE ON THE LOOKOUT FOR SOMETHING WITH MORE HEART THAN JUST BITE, CHECK OUT THESE NEW SWEET DESTINATIONS.



Overdoughs

Beyond satiating your sweet tooth, Overdoughs delivers another kind of (sugar) high when you dine here as this dessert shop is manned almost exclusively by people who are hard of hearing and with disabilities.

Make your order by filling up a form that you can give to the staff, or take that extra step and “sign” your order to them. You can easily learn basic sign language from the simple illustrations that are shown by the cashier and which are available at your table.

Aside from the delicious Loukoumades, bite-sized fried doughnuts originally from Greece, Overdoughs now boasts a delicious menu that includes ice cream in numerous delectable flavors; beignets, which bring you a taste of New Orleans, and luscious cookies bites, called OD cookies.

Location: *Expansion Wing*



Pretzelmaker

Putting more modern twists to the beloved pretzel is the Pretzelmaker, which opened its very first Pretzelmaker store in Southeast Asia at Festival Mall late last year. The store caters its South clientele with a variety of freshly made goodies—from Pretzel Dog and Pretzel Bites, which come in different delicious flavors like cinnamon and almond crunch, as well as cream cheese stuffing. Drop by and take a bite into pretzel perfection!

Location: *Expansion Wing*





Infinitesoft
3rd Floor



CoCo Fresh Tea and Juice
Lower Ground Floor,
Expansion Wing



Chatime
Landmark Alabang Foodcourt



Serenitea
2nd Level,
Exterior



Yi Fang Taiwan Fruit Tea
Lower Ground Floor,
Expansion Wing



MILK TEA CRAZE

More than just a trend, the bubble tea phenomenon has reached the southern part of the metro! Give in and satisfy your milk tea cravings with various types and brands to choose from around Festival Mall.



Black Scoop Cafe
2nd Floor, Expansion Wing



Happy Lemon
3rd Floor



TenRens Tea
UG, Expansion Wing



Macao Imperial Tea
UG,
Expansion Wing



Gong Cha
2nd Floor, Expansion Wing



Dakasi
1st Floor

Check out and enjoy a cup of milk tea in Moonleaf located at Commercenter.



The background of the page is a photograph of a modern interior space. In the center, there is a large, colorful abstract painting with shades of green, blue, and yellow. To the right, a glass display case holds a dark, textured spherical object. The overall lighting is warm and soft, creating a sophisticated and artistic atmosphere.

TO NEW *Beginnings*

FROM HER HISTORY-MAKING WALK ON THE MISS UNIVERSE STAGE IN 1999, TO HER INSPIRING JOURNEY THERE AFTER, FINDING GOD AND OVERCOMING PERSONAL CHALLENGES, MIRIAM QUIAMBAO-ROBERTO'S LIFE HAS, INDEED, BECOME A STORY OF REDEMPTION AND FINDING FULFILLMENT IN A BRAND NEW START.

“I love Metro South because everything is here. I don’t need a car in order to get to where I need to go. Banks, schools, businesses, and restaurants are all within a short walk or drive from my home.”

“I often joke that I’ve grown leaps and bounds, because from dance clubs, I’ve now turned to The 700 Club (a Christian group),” laughs the ageless beauty and new mother at 43. Almost two decades after first capturing audiences on the Miss Universe stage, Miriam is still a statuesque stunner. She carries herself with regal confidence, but has now evolved into an empowered woman, one who has since made a greater impact as an inspirational speaker, host, and author.

TO ASPIRE AND INSPIRE

In many of her engagements, Miriam shares her story of finding faith and how this has been the key to all her success—from her fulfilling family life with husband Arby Roberto, to her flourishing career as a motivational speaker, and entrepreneur behind the highly successful franchise, Tubo Cane Juice. “I always make it a point that in my talks I share my journey. Because it’s through the difficulties and adversities that I had faced, I was able to become a woman of God,” she says.

“I have fallen and failed many times in my life—even coming to a point where I had thought it would have been better if I just did not exist—but by God’s grace, like how I fell on stage at the Miss Universe 1999 pageant, I’ve been able to stand up again.”

Her faith is always at the undercurrent of her talks, as being a Christian has become an integral part of who she is. And she’s hoping to touch other people’s lives by sharing her truth. “My dream of getting remarried, becoming a mom, even after being given only 1 to 2% chance of getting pregnant, living in my dream house—it has all come true!” she beams.



TURNING OVER A NEW LEAF

Today, this queen and mother resides in Filinvest City, enjoying her new life and exciting future with her loved ones. “I love Metro South because everything is here. I don’t need a car in order to get to where I need to go. Banks, schools, businesses, and restaurants are all within a short walk or drive from my home.”

Miriam had used to live as far as Quezon City and Taguig, but has found living in Filinvest City more fitting to her lifestyle now—which is more focused on her family, relationship with God, her community, and advocacies.

“I used to be such a career person, but now my priorities have definitely shifted,” she admits. “I want to become a more hands-on mom for my two kids,” which is why she’s become discerning of the projects she accepts, both in and out of showbiz, and grateful for her new home, which allows her to make better use of her time.

Today, her typical schedule entails taking care of her newborn, shuttling her 11-year-old son, Joshua, to and from his school at Festival Mall and his other activities, hanging out as a family at Palms Country Club, and going to church at CCF Alabang. Before getting pregnant, she would also join her husband on runs around the city, take long walks along Spectrum Linear Park, and go biking at the Filinvest Bike trails. “So everything I need is really just here,” she beams, adding that the proximity of malls, restaurants, and corporate centers, as well as ease of traffic in the South, allows her to get to any location within minutes.



FINDING ONE'S CENTER

"To tell you the truth, when I was younger, my dream was to live in Forbes Makati, because I especially adored the trees that lined the community, and loved the idea of driving through it on my way home. But as God had planned, I didn't end up living in Dasmariñas or Forbes, but I've found something better, which is Filinvest City. Now, everywhere I go, there are trees, not only on the route on my way home," she smiles, adding that the parks, gardens, and generous greenery of the city does so much to help her well-being.

According to Miriam, if you want a life filled with blessing, it's important to connect with God and surround yourself with the right people. Even finding a community and home that aligns with your values and with how you envision living your life is important, especially if you want to grow.

"Today, I live my life according to a very personal verse (Jeremiah 29:11)—For I know the plans I have for you, declares the Lord, plans to prosper you and not to harm you, plans to give you hope and a future."

"God has made everything better, in every aspect of my life. And I'm glad that He has situated us here in the South where I can live out not only my dream, but my beautiful future with family," she ends.

FIND YOUR TRIBE

IN THE DYNAMIC CITY OF FILINVEST IN ALABANG,
WHERE BUSINESS AND PLEASURE MEET, FIND THE SPACE TO
EXPLORE YOUR PASSIONS AND **JOIN NICHE COMMUNITIES**
WITH WHOM YOU CAN PLAY.

There's no lack of inspiration in this city to keep you motivated with its wide, tree-lined avenues and gardens,
slew of dining options, and free facilities like parks and bike trails, perfect for play and gatherings.

As they say, *“work hard, but play even harder!”* Find your tribe now.



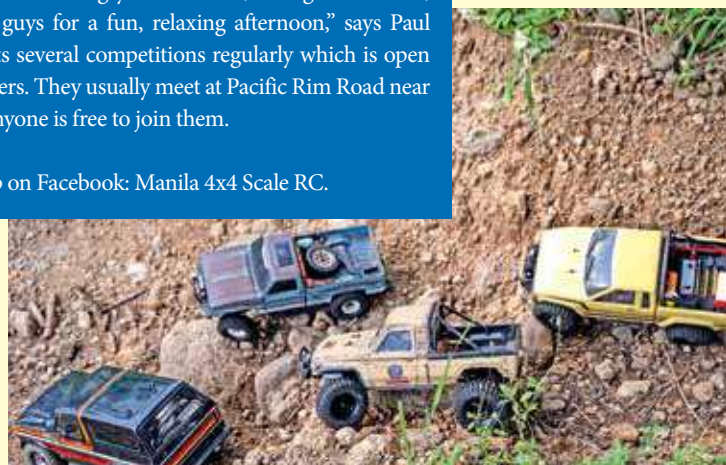
MANILA 4X4 SCALE RC TOYS FOR THE BIG BOYS

Some boys just don't outgrow their love for toys and for those who still have that childlike wonder for remote-controlled cars can find kindred spirits in the Manila 4X4 Scale RC group.

Established 10 years ago by six friends, the group has grown to 4,000 strong on Facebook, with over a hundred active members who regularly meet-up to put their custom RCs to the test on rocky terrain around the city.

“Scale RC Crawling is all about combining 4WD radio control off-road capability and scale realism,” shares Mix Saplala, one of the co-founders. “All this means is that we try our best to make our ‘rigs’ as capable as possible of tackling the toughest terrain, while making our custom toy vehicles look as close to the real thing as we can. This is done through various equipment available in the market and also sheer individual ingenuity.” From retirees to young professionals, the group welcomes those of all ages. “There's just something thrilling about customizing your own RC, seeing it in action, and hanging out with the guys for a fun, relaxing afternoon,” says Paul Tigno. The group also hosts several competitions regularly which is open to local and regional members. They usually meet at Pacific Rim Road near Palms Country Club and anyone is free to join them.

Get in touch with the group on Facebook: Manila 4x4 Scale RC.





THE PUKERS BORN TO RUN

Established by The Bull Runner (TBR) Dream Marathon co-founder Jim Lafferty, the Pukers—so aptly named because of the intense drills members undergo weekly which make them want to puke!—aims to bring together highly competitive athletes and running enthusiasts to test their skills and stamina on the road.

The Pukers came together in 2012 and started training inside Ayala Alabang Village, outside the home of Lafferty. But eventually he had to migrate to Dubai, and Coach Ken Mendoza took it upon himself to continue the running club. A more than willing and able coach, Mendoza is 2012 TBR alumni and certified coach, trained in the US, who has years of experience under his belt. He has trained some of the most talented athletes in the country as well as a few celebrities.

Today, the growing group (around 30 pax every session) meets every Thursday at Pacific Rim Street, near The Levels, around 7pm, to practice speed drills and do high-intensity training. “We take advantage of the entire Filinvest City. With its wide roads and tree-lined avenues, it becomes conducive for running. Plus, it’s good training ground for the runners, because the landscape is very diverse—with flat and hilly parts.” In addition, runners get to enjoy some sections of the roads that are closed to vehicles. “It’s fun to be part of this unique group. It’s very inclusive and you are motivated by the other members,” shares Abi Paco, a long-time member of the Pukers.

“Whether you’re an athlete or an enthusiast, beginner or expert level, everyone is welcome! Join us if you want to meet new people and hone your running skills. We’re here to support each other’s progress,” shares Coach Mendoza. Membership to Pukers is free!



ALABANG BOARD GAME GROUP ALL ABOARD

Life is a game, so play it! Boardgamers of the South meets every Monday at 7pm to relax and geek out over the newest hobby board games like Hugot from Thomas Regala, Bagani, Darna, Dragon Castle, and Azul Rising Sun. Their current meeting place is at Starbucks Reserve in Westgate for their nights of fun.

“Boardgame or table top gaming has a lot of benefits to help people enjoy social activities without necessarily playing video games or drinking. This is another form of ‘clean’ entertainment that allows people to interact,” shares Ronald Villaver, one of the active members of the group. Everyone is free to join, and bringing your friends is highly encouraged. Members as far as Laguna and Cavite come to take part in the fun weekly session.

Once a year, the group also hosts a mini convention, called BAECON (Boardgaming Advocates Enthusiast Convention), which gathers eight to nine game groups from different parts of the Metro. “I’ve always believed that there are only two types of people. One who loves board games and one who hasn’t found a board game for them yet,” says Denmarc Manalo. “If you want to join, simply show up! It’s not competitive and no one gets kicked out,” adds Javi Joseph.

Get in touch with the group on Facebook: Boardgamers of the South, Alabang Boardgame Club and the Variable Play Network.



STAY CONNECTED

Social media is a powerful tool to influence people nowadays. Accounts that are dedicated to inform, inspire, and promote a specific community have gained a lot of followers over time. Filinvest City is not a stranger to this with its instagrammable spots, restaurants, and happenings. Get to know some of the flourishing Southies social media accounts about how they started and what inspired them to create a social media page for the South of the Metro.

@alabangbulletin

Dinjo Constantino

“What I like most is the sense of community of people from the South.

Everyone relates to each other and makes you think everyone is actually related. I also love the laid-back vibe in the South. You feel no pressure and you don't feel like you are being rushed. Steady South, as I want to call it. I also love the fact that you don't have to go far since everything is now nearby.”



PHOTOS FEATURED WERE TAKEN BY DINJO CONSTANTINO OF @ALABANGBULLETIN IN FILINVEST CITY

“@AlabangBulletin was created out of wanting to make everyone in Muntinlupa, Parañaque, and Las Piñas aware about all the happenings within their community—from the newest modus by gangs to new local government ordinances and projects to new establishments in the South. Primarily a printed community newspaper started by my father Rey Constantino, we wanted Alabang Bulletin to be where the people were—online. Hence, the website www.alabangbulletin.com followed by @alabangbulletin on Facebook, Twitter, and soon after, Instagram. Part of the evolution was including events and feature establishments (food) in the neighborhood to the mostly user-generated news that we usually post. Our dream is for everyone to know about the latest happening around the three cities and also to be a venue where residents can air their views on how to make Muntinlupa, Parañaque, and Las Piñas a more harmonious neighborhood to live in.”



@TigaSouthKaBa

Bernard Bantula

“The chill ambiance. The laid-back lifestyle. This is South.

The people are just so warm, welcoming, and always willing to help. We see South to be more progressive and we hope eco-tourism goes along with it. Our youth deserves spots where they can enjoy nature more and foods that bring them back to the roots of their culture.”



PHOTOS FEATURED WERE TAKEN BY BERNARD BANTULA OF @TIGASOUTHKABA IN FILINVEST CITY

“I created @TigaSouthKaba primarily to feature food and travel destinations in the South that are one-of-a-kind. If you want to chill out and do a food trip, we have places like Festival Mall, Commercenter, Westgate, and many more here in Alabang. If you want to unwind, we have Tagaytay, the beaches of Batangas, the resorts and waters of Laguna and Cavite, and a lot more. There are endless possibilities to discover and with that we believe that every Southie should be updated with what is happening around the community. I want them to be informed and be knowledgeable about the area.”

@southsnippets

Donna Santiago,
Yani Cammayo, and
Aisha Vidal



“Southies are very laid-back in terms of attitude, but we have such a strong sense of ownership and concern for our community and our neighborhood—something that you will probably never experience if you live in the more urbanized areas of Metro Manila.

The environment in the South, although it has benefited from a lot of much-needed development, but most of the greenery has been kept relatively intact and the air here is so much fresher and cleaner.”



PHOTOS FEATURED WERE TAKEN BY
@SOUTHSNIPPETS TEAM IN FILINVEST CITY

“We at @southsnippets team is currently composed of two of our founding members plus a friend as its owners: Yani, Donna, and Aisha—all legit Southies, by the way. It wasn’t always about events, food or lifestyle—that came in much later. We were always about public service. In 2012, our group of friends were quite active on Twitter and we noticed that not a lot of updates and information—traffic, weather, and events—were available within the areas of South of Metro Manila (Las Piñas, Parañaque, and Muntinlupa). We figured, if no one was doing it, we could just do it ourselves. Hence, the birth of @SouthSnippets on Twitter. With our belief that people in the South can get together online to help each other, both our Twitter and Facebook community quickly grew, proving that social media can be a useful tool in creating more value in online discussions, sharing positivity among users, promoting the willingness to help others, and supporting local businesses. Seven years later, we’ve reached a combined total of almost 50,000 organic users from the South, across all major social media platforms.”



@tarasasouth

Mikee Sanchez

“What I like about the South is that it’s continuously evolving yet it still remains to have that chill vibe. More and more high-rise structures are being built in the South, but all you have to do is go around the corner and you’ll easily see a spot where you can de-stress and relax. I also like that more and more brands are coming to the South so there’s no need to travel too far!”



PHOTOS FEATURED WERE TAKEN BY MIKEE SANCHEZ OF
@TARASASOUTH IN FILINVEST CITY

“I’ve always felt like the South isn’t getting its well-deserved recognition in the digital space. I grew up here so I’ve seen how it has developed through the years—from just a simple neighborhood to this flourishing city with lots of places that are worth exploring. @tarasasouth was created to showcase the best of the South. The people here are very diverse and creative and so I believe that they deserve a platform wherein they can share their thoughts and observations about the place they call home.”

FUN THINGS TO DO IN FILINVEST CITY

Discover Southies favorite spots in the Garden City.



GEDZ SURIAGA

HR Manager

My favorite location in Filinvest City would have to be the new wing of Festival Mall. It has my favorite Korean restaurant, my son's play place, and also the coffee shop where my wife gets her caffeine fix. The whole family is happy when we're there. It has such a relaxing vibe and it's really a nice place to spend the weekend.



GILYN CASTRO

Assistant Director for Sales

I love Festival Mall's new wing! I like how everything is clustered together—entertainment in one floor and very nice shops on the next. I send my daughter to dance class there and while waiting, I take my youngest to either Kicca or Kidzoon to keep us both entertained.

NELA NEPOMUCENO

Assistant Director of Events

I like Filinvest City itself. I appreciate the environment because it is not congested and you can go around and do outdoor activities such as walking and biking with kids. I also love Westgate because there are a lot of good restaurants to choose from. Starbucks Reserve has been a great addition as well for my daily coffee fix.



TON RUBIO

BPO Executive

I like that you can bike and run in Filinvest City. I regularly join marathons and this city has been a great venue to train for me and my teammates. It's close to my house, my gym, and there's a great selection of restaurants to choose from.

SEAN LEIGH ENRIQUEZ

Student

I really enjoy going to the Spectrum Linear Park because I get to use my skateboard there. The roads are wide and nicely paved and it is always cool and breezy because of the surrounding trees. I also appreciate that I feel safe when I am there and that they don't prohibit us from enjoying outdoor activities.





START YOUR FITNESS JOURNEY: FIT MOMS

IN THE SPRAWLING METRO SOUTH, FIND NOT ONLY EXPANSIVE SPACES AND GREENERY TO LIVE OUT YOUR ACTIVE LIFESTYLE, BUT ALSO A COMMUNITY THAT SHARES IN YOUR PASSION FOR FITNESS AND THE OUTDOORS.

Earlier this year, Marie Field-Faith and Tina de Guzman wanted to bring together a community of moms, who wanted to start their fitness journey through fun group workouts. “The goal was to make moms feel comfortable to try something new, and have them commit to their health goals by encouraging them to participate in activities close to where they work and live,” the two share.

They first thought about putting up the group after noticing other moms, like them, who, after having kids, found it hard to get back on track and needed the support of a tribe. “Fit Moms Project group is open to everyone. There’s no judgement here, just fun!” they beam.

Filinvest City becomes the perfect setting for such a community as there’s so many ways and options to kick start your fitness journey such as Perigon Indoor Cycling at Festival Mall, Anytime Fitness and OneLife Studio in Westgate, and Yoga Plus, which opened a satellite branch at Zarcon Building. In addition, Filinvest City has numerous free venues and facilities like the Bike Trails and the Spectrum Linear Park, where you and your family can play, walk, bike or run any time of the day.

“We encourage you to join our group and find the support you need to start your fitness journey. We’re here to help and bring more fun to fitness!” they end.

Get in touch with the group on Instagram: [@fitmomsprojectph](https://www.instagram.com/fitmomsprojectph)



SCOOP

FILINVEST TENT BAZAARS

Gear up for the holidays as Filinvest Tent 2019 hosts a slew of exciting bazaars. From Christmas décor to amazing gifts for the family and other fun treats, enjoy a little retail therapy this October to December.


On **October 18 to 20** and **November 8 to 10**, head to the **Trendsetters Bazaar** for your choice of trendy fashion picks. Then on **November 16 to 18**, get a head start on your holiday shopping at the **Christmas Holiday Bazaar by Yabang Pinoy**, which features wholly Filipino designs and products. Then get into the full yuletide spirit at the highly anticipated **Christmas Carnival Bazaar by Zonta Alabang (November 22 to 24, and December 7 to 8)** and the **Noel Bazaar by Cut Unlimited (November 27 to Dec 1)**. Start drafting your lists, and don't forget to check them twice as the holidays are in full swing!



Celebrate at The Palms



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City, Alabang, Muntinlupa City 1761
(632) 771 7171
(632) 771 4861
membership@thepalmsclub.com /
catering@thepalmsclub.com

 www.thepalmsclub.com



PASSIONATELY PINK

Helping to promote breast cancer awareness, Crimson Hotel in Filinvest City launched numerous initiatives and packages for the month of October in its Passionately Pink campaign. Now on its third year, Passionately Pink aims to educate women on breast cancer and empower them to take control of their health. Proceeds from the campaign go to benefit STAGEZERO by Project Pink Support Group, a non-stock, non-profit organization.

THE 100 COOKIE PROJECT

In honor of the most delicious day of the year for chocoholics, Crimson Hotel in Filinvest City hosted a month-long, choco-filled festivity, delighting those with a sweet tooth! As part of the celebrations, the 100 Cookie Project was launched, which gave cookie lovers 100 different and delicious cookie flavors to choose from. The cookies were made with luscious ingredients from Auro Chocolate, the proudly Filipino, bean-to-bar chocolate company that sustainably sources cocoa beans from local farming communities in Davao.



HEALTH IS WEALTH

The Food and Drug Administration (FDA), in line with the Gender and Development departments' advocacy for Fitness and Wellness Program, gathered hundreds of participants to Filinvest City, encouraging FDA employees as well as the local community to adopt a healthier lifestyle. Held last August 2, as part of the agency's Sports Fest Opening Ceremony, members participated in the walkathon, which took them on a scenic route around the metropolis.

CITY NEWS

CORPORATE AVENUE UNDERPASS NOW OPEN TO THE PUBLIC

Pedestrians can now easily and conveniently make their way around the city through the newly opened Corporate Avenue Underpass, which connects Far Eastern University (FEU), the Research Institute for Tropical Medicine (RITM) and Bloc 10 to Festival Mall. The pathway, which offers a scenic route of the city, also connects to residential properties along Parkway Avenue through Creekside Park, going to and from the Festival Water Garden. This new avenue—the one of many more in the pipeline—highlights Filinvest City's commitment to being a modern, green, and walkable city, one that's master-planned to be people-centric.



FIINVEST CITY JOINS THE NATIONAL SIMULTANEOUS EARTHQUAKE DRILL

Filinvest City took part in the citywide National Simultaneous Earthquake Drill, held last June 20, as part of the Metro South's greater efforts to prepare for national emergencies. LGUS, Filinvest City locators, and residential communities were encouraged to participate in the drills to help emergency teams and other personnel calibrate their response efforts. The city believes in observing maximum or extreme preparedness to ensure that more lives will be saved and casualties are kept to a minimum during times of emergency.



PELIKULAGIM
HAUNTED HOUSE MANILA

BREAKOUT
HAUNTED ESCAPE ROOMS

Gayuma
TRICK OR TREAT

GAME STATIONS

BREAKOUT
SCAVENGER HAUNT

OUTBREAK
ZOMBIE RUN

ZOMBIE
DJ PARTY

Santelmo
HALLOWEEN MUSIC PARTY

HAUNTED MANILA

A 6-NIGHT HALLOWEEN FESTIVAL

OCTOBER 26-31, 2019

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Does your child have an undetected eye problem?

Children rarely complain about eye problems. They think whatever vision they have is normal and they have no alternative experience to compare it with. However, having poor vision can affect the way they learn in school, play sports, or even the way they interact with other children.

Get your child's eye checked immediately when you notice any of these signs:



Squinting or covering one eye



Holding materials close to the face



Tilting the head to one side



Rubbing eyes frequently



Having one or both eyes turn inward or outward



Using a finger to keep track of what they are reading

Schedule an appointment today!

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