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Pages : [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [22](#) [23](#) [24](#) [25](#) [26](#) [27](#) **[28]** [29](#) [30](#) [31](#) [32](#) [33](#) [34](#)

OilMover

December 3rd, 2008, 05:32 PM

should bgc's property values go down, will taguig reassess them downward too? and since not all condos are built equal, will that be reflected in the assessment?

Don't hold your breath! lol: I'm still waiting for my property tax to go down, proportionately, now that the real estate market has gone south here in the US. How can towns make up lost revenues if they cut property taxes. That's the biggest challenge!

Arciga_01

December 3rd, 2008, 08:26 PM

OMG, Kaya tinaas nila un tax para dun sa alam mo na :naughty::naughty:

Waldenstrom

December 3rd, 2008, 11:01 PM

OMG, Kaya tinaas nila un tax para dun sa alam mo na :naughty::naughty: in expose mo kasi dito sa ssc yung real Taguig. kaya ayan! j/k :lol::cheers:

Arciga_01

December 4th, 2008, 01:01 AM

I was about to post this nung November 26. Kaso, I wasn't sure if ito talaga ang bahay ni Vice mayor. Kaya vinerify ko muna.

Now that i verified that this is officially the house of Taguig's Vice Mayor, i can finally post this image:

<http://img338.imageshack.us/img338/4639/261120081113ay7.jpg>

Aba, laki ng tongpats at kita ni vice mayor :naughty:! The sad horrible truth is, un bahay nya ay ilang metro lang ang layo sa City hall :lol:.

Sabi nga ng kapatid ko, who frequent that area. Mas malaki pa raw yan pag nasa loob ka.

IsaganiZenze

December 4th, 2008, 08:05 AM

taken by grace uy (<http://www.flickr.com/photos/graceuyphotography/>) from flickr

<http://i9.photobucket.com/albums/a91/EnozAnewor/graceuyfbgc.jpg>

3cr

December 5th, 2008, 12:31 AM

^^ Wow nice find there Isagani! Thanks for posting that panoramic BGC pic! Ganda! :)

And here's Rick's shots of BGC. Thanks Rick! :)

<http://www.readyforoccupancy.com/F1-01.jpg>

<http://www.readyforoccupancy.com/F1-02.jpg>

3cr

December 5th, 2008, 12:53 AM

Thanks for this informative article TC! This is Great News for Fort Bonifacio and Taguig! :cheers::cheers::cheers:

<http://www.abs-cbnnews.com/special-report/12/04/08/real-estate-industry-bullish-driven-bpo-demand-office-space>

Real estate industry bullish, driven by BPO demand for office space

By Jesus F. Llanto
Abs-cbnNews.com/Newsbreak
December 4, 2008

Try to visit Makati, Ortigas Center and other locations where a number of outsourcing firms are located and chances are you may find the following: convenience stores and restaurants are open for 24 hours, public utility vehicles are plying their routes even during the ungodly hours and construction of buildings is ongoing.

The business process outsourcing (BPO) industry, which is considered as one of the sunshine industries in the country, has created ripple effects on the economy and on businesses.

Apart from providing 300,000 direct jobs for Filipinos and generating US\$4.9 billion revenues in 2007, it has improved the local economy by creating a new segment of the population, composed of BPO workers in their 20s, with high disposable income, much more than their counterparts in other industries.

Restaurants, coffee shops, convenience stores, and even the public transport system, are now serving BPO workers 24/7 since the nature of their jobs requires them to deal with customers living in different time zones. And this phenomenon has generated additional employment opportunities for Filipinos leaving near the BPO sites.

Commissioner Monchito Ibrahim, chair of the Commission on Information Technology, said in a previous interview with abs-cbnNews.com/Newsbreak that for every job generated by the BPO industry, there are three indirect jobs created in the indirect services like retail and the transport sector.

One of the sectors that has benefited so much from this growth in outsourcing is the real estate sector, mainly because of the huge demand for office space by the BPO firms. Unlike other businesses that need only two or three units for their operations, BPO companies rent several floors or even an entire building to house their facilities and operations.

The demand for office space by the BPO industry plus the economic slowdown in the United States—where major clients of outsourcing firms are—make experts in the real estate industry bullish over the industry's growth in the coming months and their optimism is not entirely without a basis.

Benefiting from economic slowdown

BPO industry experts have been optimistic that the recession in the United States and other major economies would mean more and more companies trying to cut down costs by outsourcing more functions to countries with cheaper labor, like India and the Philippines.

"It's still cheaper to outsource than doing it there in the United States," said Jojo Uligan, executive director of the Contact Center Association of the Philippines (CCAP) in an interview with abs-cbnNews.com/Newsbreak. Call centers comprise 74 percent of the US\$4.9 billion revenues of the industry in 2007.

Oscar Sanez, chief executive officer of the Business Process Association in the Philippines (BPAP), said that the industry would continue to register double-digit growth and benefit from the slowdown. "Many functions have not yet been outsourced."

Real estate industry experts are saying that more companies outsourcing to the Philippines result in a continuous demand for office space. Rick Santos, chair of the real estate services and consulting firm CB Richard Ellis (CBRE) Philippines said in a press conference last October that "offshoring and outsourcing will continue to drive the demand in most real estate segments, particularly in offices."



"Even with the lingering global financial crisis and the recession in the United States, outsourcing and offshoring remain to be major economic and property industry drivers of the country, Santos said.

"Multinational companies will continue to outsource operations to survive and to thrive," Santos added.

More office space

In its 3rd quarter briefing, CBRE said the high demand for BPO space makes the office space subsector a leader in the property sector. Retail and hotel/resort subsectors were also identified as leaders while industrial subsector was classified as a laggard.

"Approximately 501,968 square meters of new office space is scheduled for completion in 2008 across Metro Manila to address the demand from the growing BPO sector as well as the traditional office market," the report said adding that the figure is higher than last year's take up of about 300,000 square meters.

The report said that although there is an anticipated slower growth in the call center segment or non-voice sector—the biggest segment in the BPO industry—the non-voice segment of the BPOs will compensate for the decline.

Aside from the effect of the US slowdown, CBRE estimates that demand for office space will get a boost from the Indian companies entering the Philippines. "BPO firms in India are either coming here or they have already have presence here."

Saturation in Makati

Most BPO firms in the country have established their presence on traditional business locations like the Makati central business district and Ortigas. The concentration of the BPO firms in these areas, however, has resulted in increase in rents.

David Leechiu, country head of the global property consulting firm Jones Lang La Salle Leechiu said that rents in Makati have increased by 20% during the last three years due to huge demand for office space.

Leechiu added that the rents recently fell from P1,200 per square meter per month to P900 per square meter per month and would further go down to P800 per square meter per month by the end of next year.

Despite the decline, Leechiu said the figure is still higher than Quezon City's P500 per square or even Fort Bonifacio's rents that range from P600-P800 per square meter per month.

"The challenge for Makati is particularly acute as tenants (particularly BPO occupiers) lured during 2002-2004 by low rents and a lack of alternatives at that time now face substantial rental increases at a time when new accommodation options are available in secondary and suburban locations," the October 2008 report of the property consulting firm Colliers International Philippines said.

The presence of many BPO firms in the business districts has also resulted in wage inflation as companies try to outdo one another in attracting talent pool by offering high salaries. Newly hired call center agents receive salaries that range from P15,000-P18,000 a month.

Labor, not rent

The increasing rents and salaries of agents in the outsourcing hubs has resulted in a trend where BPO firms are trying to establish presence in new emerging business districts and in the provinces where wages and rental costs remain low.

Experts, however, said that the main driving force in the growth of the BPO industry and eventually of real estate in the provinces is the actually not the cost of rents in Makati and Ortigas business districts but the company's need to tap additional supply of labor.

The BPO industry is targeting a total of 1 million employees in 2010 but companies have been complaining of high attrition rates and low recruitment yield due to lack of applicants that are proficient in English.

Emerging business districts

Emerging business districts in Metro Manila are expected to benefit from the BPO firms that are planning to locate outside these outsourcing hubs.

Trent Frankum, general manager of CBRE Philippines, said in a press conference last October that while rents in the central business districts would stabilize, BPO firms will continue to move to new low-cost and growth areas.

"Some BPO companies will move out of Grade A high-rise buildings into new IT buildings in alternative business districts due to cost," Frankum said.

Frankum said that among the new growth areas in Metro Manila are the UP North and Science and Technology Park and Eastwood in Quezon City, Pioneer Center in Mandaluyong, Bay City Park in Pasay, Northgate Cyberzone in Alabang and Fort Bonifacio.

Fort Bonifacio: Emerging

Leechiu said that Fort Bonifacio is on top of the list of BPO firms which want to locate or relocate because of its cost, infrastructure and available talent pool.

"It can attract the labor market that Makati attracts and it has the same but better infrastructure than Makati," Leechiu told abs-cbnNews.com/Newsbreak. Investors are also eyeing Fort Bonifacio, he added, because it is not as congested as Makati.

Leechiu added that Fort Bonifacio is a preferred destination for relocation of some Makati-based companies looking for cheaper rental rates because of its proximity.

"Companies which will leave Makati will not go to Ortigas or Pioneer [in Mandaluyong] because moving too far will disrupt their operations," he said. "If they will move out of Makati and go to these locations, their employees may leave them and that's a big cost to them."

Challenges for new locations

Emerging business districts and new growth areas identified by as the "next wave locations" for the BPO, however, are facing a lot of tasks and challenges to be able to attract investments and spur development of their real estate sector.

Frankum said infrastructure must be in place in these locations to become an attractive site for BPO expansion.

Towns and cities identified as "next-wave" outsourcing locations, said Leechiu, must implement policies that would improve business climate like granting of fiscal incentives and creation of Philippine Economic Zone Authority (PEZA) sites.

Leechiu said another challenge, particularly among the cities outside Metro Manila, is convincing the landlord that if they build the space the tenants would come. "There is no real estate in the provinces."

sloanesquare

December 5th, 2008, 11:05 AM

Taguig City has just raised the property taxes of BGC condos by a whopping 60% effective this last quarter 2008.

my flat in fort went up only 20% from last year...are you sure of your calculation?

hirolionheart

December 5th, 2008, 02:06 PM

Yahoo!!! Nakapunta na akong BGC at sa Market Market kanina lang para lang magpapalit ng 7 smiley caps ng Coke into one red Coke plastic cup, hehehe:lol:

Sumakay kami dun sa The Fort Bus papunta't pabalik mula sa Ayala MRT-3 Station, ang galing parang UP Ikot jeep lang na lumilibot sa BGC, tapos sila na rin nagpa-patrol sa BGC, gaya kanina nung may binanggang motorsiklo ng pulis yung isang mala-Urvan na sasakyan tapos kinuha nila kagad yung plate number nung sasakyan para ireport sa iba pang pulis. Istrikto pa ang trapik at implementasyon ng mga traffic lights kasi may camera pa talaga bawat isa:okay:

Grabe nga ang BGC, andaming upcoming and ongoing major projects, kaya naman super forward talaga ang Taguig City:banana::banana::banana:

Go Global

December 5th, 2008, 04:54 PM

my flat in fort went up only 20% from last year...are you sure of your calculation?

Yes. I've just paid my taxes. It's definitely a 60% increase.

3cr

December 5th, 2008, 11:19 PM

^^Robert, Maybe it's averaging 60% for the newer condo developments and as sloanesquare said 20% for him for buying/living in one of the earlier delivered more established projects/units like Essensa, Regent Parkway, One McKinley and Boni Ridge. Remember the ave. pre-selling price at that

time for these newer condo projects/units was still below P100T/SQM and being nowhere near the expensive price(s) earlier established projects were selling for at the time they were sold. Kung baga mas malaki na yung appreciation value of the newer projects/units like where we invested compared to the first one's erected since the Price/SQM in BGC before the Asian Crisis was generally inflated at the time compared to after the Asian Crisis when prices were more down to earth and now that BGC pricing in general is at the P100T/SQM again this may be the reason for the property reassessment (as Lauren pointed out below) and the resulting 60% increase in property tax for most of us (who invested after the Asian Crisis).

^^ to be more specific about it... the tax rate didn't change, what they did was a reassessment of the property values which rose by 60%. so effectively, you'll be paying 60% more. this is true for all fort boni condos, not just the ones at BGC.

laquacherra

December 6th, 2008, 06:13 AM

my flat in fort went up only 20% from last year...are you sure of your calculation?

that was the rate specified in the notice that was posted by the entrance. mine went up from 24 to 36.

Go Global

December 6th, 2008, 01:20 PM

^^Robert, Maybe it's averaging 60% for the newer condo developments and as sloanesquare said 20% for him for buying/living in one of the earlier delivered more established projects/units like Essensa, Regent Parkway, One McKinley and Boni Ridge. Remember the ave. pre-selling price at that time for these newer condo projects/units was still below P100T/SQM and being nowhere near the expensive price(s) earlier established projects were selling for at the time they were sold. Kung baga mas malaki na yung appreciation value of the newer projects/units like where we invested compared to the first one's erected since the Price/SQM in BGC before the Asian Crisis was generally inflated at the time compared to after the Asian Crisis when prices were more down to earth and now that BGC pricing in general is at the P100T/SQM again this may be the reason for the property reassessment (as Lauren pointed out below) and the resulting 60% increase in property tax for most of us (who invested after the Asian Crisis).

Boe, I just phoned Cynch a few minutes ago. Just wanted to make sure my calculations were right. I stand corrected. My real property tax had a, get this, 100% increase from 2008 to 2009. My 2008 payment after the 20% discount was P 4,423.68. My 2009 payment after the 20% discount is P 8,847.36 !!!!.

Just so there is no confusion, assessed value is not equal market value.

Ang suspicion ni Cynch (and may I stress suspicion), Taguig needs the money for its underdeveloped areas. Hence, BGC condo owners were the logical choice as a source for this financing. It does not mean, however, that the market value of properties in BGC have increased in this proportion. Please correct me if I am wrong Cynch.

ruralvillage

December 6th, 2008, 04:57 PM

^^ Wow! You're very lucky GoGlobal. The assessed value is usually significantly lower than the market value. This simply means that your property has appreciated more than 100%. :cheers:

3cr

December 7th, 2008, 12:33 AM

Just so there is no confusion, assessed value is not equal market value.

^^ Wow! You're very lucky GoGlobal. The assessed value is usually significantly lower than the market value. This simply means that your property has appreciated more than 100%. :cheers:

Yup that's true Robert but it does serve as a baseline reference that the property you invested in has been acknowledged as appreciated in value/equity like ruralvillage said. This also has an effect of evening out the playing field so to speak which actually reinforces/strengthens land/property values (though not necessarily unit market prices) of the area which is a good thing and especially helpful when it comes time to sell properties/units in BGC later down the line. It's better to have a more uniform land valuation of the area than one that's out of whack because it more or less stabilizes the pricing of the area.

When you bought your unit back then, it was pegged at a certain market value at that point in time. Back then, when Megaworld started selling Forbeswoods Heights at whatever Price/SQM they sold it for, the assessed land value of the Forbeswood lot was also pegged at a certain amount which was significantly lower than the land value of it today which is also why newer projects are selling significantly more expensive now than when we invested in BGC which in part is due to rising land acquisition value as the area continues to develop into a world class CBD.

Remember during the time we started buying our units in BGC, the land values/valuation in BGC were relatively cheaper than it was before the Asian Crisis happened and developers were able to acquire lots for their projects at relatively cheap prices which was also why they were able to pre-sell and we return buy units at a much better/cheaper price than the late comers/players. As more and more developments started to sprout and the area began gaining more credibility as the up and coming world class CBD in the Philippines, land values have risen in BGC almost back to Pre Asian Crisis level.

Hence the city of Taguig would like to take advantage of this great opportunity by reassessing the property taxes of the properties in Fort Bonifacio to reflect current market conditions and create extra windfall in the process. This way Taguig can get extra funding it needs to hopefully fund the city's other gov't projects in Taguig (most probably in the poorer side of Taguig as Cynch pointed out) which will be for the betterment of the whole area in the long run. It's really not a bad thing as long as the money is put in good use. And that's the big conundrum...

chillendawg

December 9th, 2008, 10:40 AM

hindi ba pwede ireklamo yan..grabe naman...para daw sa mga poor, eh mapupunta lang yang pera sa mga ofisyal. and without warning ha, they just increase the tax. wow...ang billis.

3cr

December 10th, 2008, 02:39 AM

New GW Condo / Intercon Hotel in BGC...

Here's the link:

<http://ruby.inquirer.net/adv/cityglobal/cpr/animomedia.jpg>

<http://i1228.photobucket.com/albums/ee156/aganagutom/BGC-004.jpg?t=1228694638>

^^ Nice find AugustBoy! Looks like another Very Nice project from GW! Hotel component will be Intercon pa! A condotel project it looks like. Looking forward to more project details/renderings! Hotel projects are starting to sprout up in BGC! :okay: :okay:

sloanesquare

December 10th, 2008, 10:09 AM

so G+W will build the structure and the investor has chosen intercon to be the manager? or one of the family of hotel managers of the 6 FLAGS company of which intercon is one of them...so depending on the finish it could still be holiday inn or crown plaza standard

regjeex

December 10th, 2008, 10:24 AM

Musta na kaya ung tallest building? I've read don sa Sri Lanka thread na meron silang itatayo na iconic building at tallest daw un.. baka malampasan na tayo ng Sri Lanka....

dvbaicrviser

December 10th, 2008, 01:23 PM

mas urbanised pa ang cebu city sa colombo, sri lanka kaya kahit magpatayo sila ng iconic building, marami pa silang gagawin para pumantay man lang sa metro manila. ang maganda naman sa kanilang capital, na-preserved nila yung magagandang historic buildings at walang polusyon dahil sa dami ng puno.

3cr

December 10th, 2008, 09:43 PM

Nice find AugustBoy! Looks like another Very Nice project from GW! Hotel component will be Intercon pa! A condotel project it looks like. Looking forward to more project details/renderings! Hotel projects are starting to sprout up in BGC! :okay: :okay:

To clarify: First of all, this is NOT a condotel project. G&W emphasized it to us quite plainly. It is very similar in concept to the Shangri-la 6-star hotel in West Crescent, a hotel in the lower floors and condo units in the higher floors. (haha I could imagine the Shangri-la folks getting pissed if people start saying their project is a 6-star condotel hehehe :D). There will be separate entrance and lobbies for the hotel and condo owners since the lot is bounded by 3 streets.

In a condotel, unit owners who actually use their condos sometimes complain of the unpleasant sight of guests checking-in the lobby with their luggages all around. There is also more elevator wait time, since the elevator is used more often.

According to G&W, since this is an investment-grade project, it would qualify for REIT if the REIT law passes in the Philippines. A condotel will not qualify since it is not investment-grade.

I think this is a great project for INVESTORS.

Thanks for the clarification Keypool. So it will more or less be like the Shang project set-up pala (primarily an Intercon Hotel with a select few condo units). And it can qualify for REIT pa. Like you said even better indeed! :okay: :okay:

Anak Banak

December 11th, 2008, 02:09 PM

I was about to post this nung November 26. Kaso, I wasn't sure if ito talaga ang bahay ni Vice mayor. Kaya vinerify ko muna.

Now that i verified that this is officially the house of Taguig's Vice Mayor, I can finally post this image:

<http://img338.imageshack.us/img338/4639/261120081113ay7.jpg>

Aba, laki ng tongpats at kita ni vice mayor :naughty:! The sad horrible truth is, un bahay nya ay ilang metro lang ang layo sa City hall :lol.

Sabi nga ng kapatid ko, who frequent that area. Mas malaki pa raw yan pag nasa loob ka.

Please double check your information. The house you are showing belongs to the vice-mayor's brother who owns and operates one of the oldest and biggest grocery stores in Taguig. This store is located right in front of the big house. The vice-mayor actually lives in the old house to the left of your picture that he inherited from his father. This family also used to own the Rural Bank beside the store.

There are lots of corrupt politicians around, you picked a wrong example. I have read a lot of posts accusing politicians of corruption, but yours is the first one that is very specific.

ruralvillage

December 11th, 2008, 09:37 PM

Taguig, LLDA unveil multi-billion peso project for airport, mixed-use facility (<http://www.philstar.com/Article.aspx?ArticleId=423120&publicationSubCategoryId=66>)

By Mary Ann L. Reyes Updated December 12, 2008 12:00 AM

Source: Philstar.com (<http://www.philstar.com/Article.aspx?ArticleId=423120&publicationSubCategoryId=66>)

The City of Taguig and the Laguna Lake Development Authority (LLDA) have unveiled an ambitious multi-billion peso project to reclaim a 3,000-hectare lakeshore area to be developed into a mixed-use residential, commercial and recreational zones complete with an international airport.

Reclamation alone will cost P3 billion at P1 million per hectare.

Taguig and LLDA have formed a 50-50 joint venture to oversee the project, dubbed The Lakeshore the Development Bank of the Philippines (DBP) as their financial advisor.

The Taguig-LLDA joint venture will present the project to major property developers for possible partnerships or tie-ups. The Joint Venture will bid out each core area to prequalified bidders for the right to recover the land and develop it under the mixed-use development concept.

The Lakeshore project will be divided into core areas and will be developed through a three-phase plan.

The first phase will include low and medium-density mixed-use projects while the second phase will include other commercial, residential and recreational centers. The third phase aims to include the development of the international airport.

Taguig City Mayor Freddie Tinga noted that the city's strategic location makes it very ideal for the development of a "city within the city," which is expected to transform the city into an international hub for business and recreation, and propel Taguig into a truly global city.

"This project will transform the face of not only Metro Manila but the entire country. The Lakeshore project is a giant leap towards urban development that is well-planned, environment-friendly and growth-oriented," Tinga said.

The conceptual design undertaken by architectural and planning firm Palafox Associates calls for a mixed-use development based on inclusionary zoning.

Inclusionary zoning is a type of residential development that requires the inclusion of affordable selling units in all urban development.

LLDA general manager Edgardo Manda said the Lakeshore project shall be a model of an environment-sensitive urban development as it will adhere to the strict guidelines of the Department of Environment and Natural Resources (DENR) and international development standards.

"We will make sure that development work at all stages and phases shall flow closely to the environmental standards of the DENR, as well as internationally accepted standards. The concept of the Lakeshore project is such that we enhance and complement the environment," Manda said.

The LLDA also expects the Lakeshore project to be a catalyst for environmental protection in the lake. Manda said the project's masterplan calls for very strict environmental guidelines in developing the zones.

"Well-planned development is already an accepted tool for environmental preservation. We see this project as a way of addressing many of Laguna Lake's environmental concerns through proper waste management through sound, acceptable systems and technologies," Manda said.

chesterot

December 11th, 2008, 10:00 PM

Philippine Daily Inquirer

First Posted 00:02:00 12/12/2008

MANILA, Philippines—The Philippine Retailers Association recently awarded Bonifacio High Street as the Shopping Center of the Year 2008 (medium category) during the awards night held on December 9.

BHS is the first main street retail concept in the Philippines—a kilometer long boulevard and a 40-meter wide park stretching from Serendra to Third Avenue with winner stores on both sides, various interactive public art works along the central park, and prestigious corporations on its upper floor.

The attraction of BHS accelerated the build-up of critical mass in Bonifacio Global City (BGC). Aside from various residential condominiums and office buildings, the Philippine Stock Exchange is unifying by relocating its head offices from Makati and Ortigas to BGC.

The Shangri-La Group of Hotels is likewise building a luxury hotel in BGC. Capping the Bonifacio High Street will be the Science Museum, an interactive and world-class science center.:banana:

chesterot

December 11th, 2008, 10:06 PM

Building Location/Lot Area

Located in Bonifacio Global City, which is the next central business district of Metro Manila. A Corner lot, bounded by 3 streets beside 11th Avenue and 33rd Street at the City Center North, of Bonifacio Global City.

Bonifacio Global City is the chosen location of major institutions such as St. Luke's Hospital, Philippine Stock Exchange and various international Schools (US, British and Japanese).

Lot Area is 1,896 sqm with and FAR of 12, and a total Gross Floor area of 22,752 sqm.

Building Details and Building Operation

The tower will have a total of 31-storey tower with 3 basement levels, 4 podium parking.

A Delux Businessman's Hotel with grand lobby and restaurant will be located at 33rd Street and rooms will start from the 7th floor through 22nd floor.

The Hotel Amenity area will be on the 6th level.

The serviced residences will have an independent private grand lobby. Residential units with full services will start from the 23rd floor through the 32nd floor. The amenity area of the serviced residences will be on the 23rd floor that includes a pool with breathtaking views of the city!

How does the Rental pool work?

All Delux Hotel units shall be included in the rental pool and shall be operated as a deluxe businessman's hotel. 100% of each unit owner's share from the net income generated by the hotel operations (room rentals plus other income) shall be distributed every quarter. The total area owned over the total area available for operations determines each unit owner's share.

Is my income limited to room rentals only?

As a hotel owner, not only will you be able to generate income from room rentals, but also from ALL other revenue generating services offered by the hotel. The system of ownership significantly increases the unit owner's ability to earn income from their property. Other income generating

services includes, but not limited to:

- Food and Beverage income from Restaurant
- Food and Beverage Income from Bar
- Food and Beverage income from room service
- Food and Beverage income from functions and meetings
- Health Spa Income
- Gym membership Income
- Function room events income
- Parking Income
- Laundry service income
- Transportation and Travel arrangement income
- Internet usage income
- Business center usage income
- All other income generating services that are available to hotel guests

Can I sell my unit and earn capital appreciation?

Yes, you are free to sell the unit at your discretion. Since property ownership is covered by a Condominium Certificate of Title (CCT), the property can be sold and transferred to other owners. This ensures that the unit owner can earn from Capital appreciation associated with a prime property located in the middle of a central business district.

What is included in my ownership of the 8th BTO project Delux Hotel?

The ownership of 8th BTO deluxe hotel will be the hotel room, plus a share in all the common areas including income generating common areas. The room ownership also includes a share in the parking area, which is a revenue generating area. All units and common area will be built per deluxe hotel standards. All units will be fully fitted as per deluxe hotel standards. All furniture and appliances shall be included. All units will come with centralized air-con required for proper operation of a deluxe hotel in Bonifacio Global City. Furthermore, all common areas built, will be as per Deluxe hotel standards, which pass the requirements of International Hotel Operator standards. All areas shall have centralized air-con system, with full 100% backup power capacity. The ownership of the unit entitles the unit owner all income generated by the unit itself from leasing, and all ancillary income generated through usage of services made available to the guest.

Are there monthly dues to my ownership? Utility Bills?

There will be no more monthly dues to worry about, or utility bills to worry about. You do not have to do anything else, other than to receive the operational income on a quarterly basis. The hotel management team will do everything for you.

Is the ownership Freehold or Leasehold?

The ownership for the Delux Hotel is Freehold, and permanent and shall be documented with a CCT.

Is Foreign Ownership allowed?

Foreign ownership is allowed, but is reserved for up to 40% of the property only. No approval is needed for foreign ownership that is within the 40% max quota.

dark_knight_detectve

December 12th, 2008, 11:44 AM

Taguig, LLDA plan big reclamation

By BERNIE CAHILES-MAGKILAT

The City of Taguig and the Laguna Lake Development Authority (LLDA) have unveiled an ambitious plan to reclaim a 3,000-hectare lakeshore area with an estimated land recovery cost of P3 billion and develop it into an eco-efficient water structure mixed-use zones complete with an international airport designed under the concept of "inclusionary zoning" to address the housing needs of informal settlers.

At a press conference for the 50-50 joint venture between Taguig and LLDA dubbed "The Lakeshore Project," it was also revealed that Development Bank of the Philippines (DBP) as been tapped as financial advisor.

LLDA general manager Edgardo Manda stressed the need to develop the lake and manage the lake because the Manila Water and Sewerage System said it has to source water from the Laguna Lake starting 2015.

"We have to address shoreland encroachment by over 100,000 informal settlers around the lake area and its 100 river tributaries," Manda said.

The entire lake is 90,000 hectares but the reclaimed land would of 2,500 hectares to 3,000 is only about 3 to 5 percent of the total.

"The best environmental tool is to develop it properly," said Taguig City mayor Freddie R. Tinga. The land recovery cost alone is estimated at P1 million per hectare or P3 billion for the 3,000 hectares that would be reclaimed.

The conceptual design undertaken by architectural and planning firm Palafox Associates calls for a mixed-use development that is based on inclusionary zoning, which is a type of residential development that requires the inclusion of affordable selling units in all urban development.

Tinga said the project would be implemented in three phases, the first phase of which is the development of the core cluster, which involves between 250 to 300 hectares. This area has been identified as the core of this huge development because it has a controlled number of informal settlers. It is also now filled with water lilies.

Tinga explained that all development projects in the Lakeshore must have a socialized housing component to address the huge number of informal settlers in their territories. The City of Taguig alone has over 20,000 informal settlers. It would be a mixed-use development.

The socialized housing project has an estimated cost of P10,000 per square meter while the high-end housing component should be between P20,000 to P25,000 per square meter.

Tinga said the local government would allow a very affordable development cost for property developers to enable them to contribute to the envisioned socialized housing development.

"The first phase is equivalent to the Fort Bonifacio development and the second phase would be another 300 hectares. We are pretty optimistic we can push this although this will take a lot of time but at least we have to start somewhere," Tinga said.

The airport component will be the last phase of the three-phased development and will have to consider the progress of the NAIA Terminals and the Clark International Airport.

Tinga explained that all city developments worldwide are driven by airport projects and the area limitation of the existing NAIA terminal would call for the development of another international airport. Clark is still far for Metro Manila passengers.

"We need a new global airport," Tinga said. The airport, which will be located on the southern end of the development hugging the shoreline, is envisioned to be called the Metro Manila International Airport.

"This will address the congestion of the NAIA," Tinga said.

Already, the DBP has set a timetable to kick off this huge development.

DBP executive vice-president Armando Samia said that invitation to bid, submission of bids, due diligence by prospective and pre-qualification would be undertaken in the first quarter next year and awarding to winner bidder by the second quarter of next of year.

Biddings would be conducted on all of the proposed projects in which the private sector has the choice to go for a joint venture development, long-term lease and transfer.

Samia said that aside from being a financial advisor, DBP will also arrange for financing to the project.

A project unveiling to prospective investors was also conducted following yesterday's media presentation. Present at the briefing were the country's major property developers such as Greenfield Development Corp., Sta. Lucia, Federal Land, DMCI, Robinsons Land Corp., San Miguel Properties, Megaworld, SM Development Corp., Eton Properties and Landcom Realty.(BCM)

jr_laverga

December 12th, 2008, 03:50 PM

Wow! Taguig slowly develope's into a 1st class city! Imagine worldclass CBD(BGC) and airport with in the city! can't ask for more! it's a win win situation for everybody! Also, it will be the primary city of Metro Manila, or should I say, the whole country:banana:

lochinvar

December 12th, 2008, 06:35 PM

Other towns and cities along the periphery of the lake are also going to make their own reclamations. Laguna Lake won't be the second largest lake in Southeast Asia. It may become the twentieth. Better abolish LLDA since it will stand for Laguna Lake Deterioration Authority.

lightsaber46

December 13th, 2008, 03:35 AM

Govt unveils plan for new airport in Taguig
http://www.manilastandardtoday.com/?page=news1_dec12_2008
By Elaine Ramos Alanguilan

THE City of Taguig and the Laguna Lake Development Authority are packaging an ambitious project to reclaim 3,000 hectares of lakeshore area to build a P3-billion complex that will hold an international airport.

The city government and the lake authority will form a 50-50 joint venture to oversee the three-stage development of the Lakeshore Project, and have tapped the Development Bank of the Philippines as financial adviser.

Taguig Mayor Sigfrido Tinga said the city's strategic location made it ideal for the development of a large-scale low- to mid-density mixed-use project.

"The Lakeshore Project is a giant leap toward urban development that is well-planned, environment-friendly and growth-oriented. It will be master-planned, inclusionary and an airport-driven city," Tinga said.

The inclusion of an airport, he said, was brought about by the need for a bigger airport to serve Metro Manila. It was also inspired by the success of airport cities like Jebel Ali Airport City in Dubai, Tinga said.

Out of the 3,000 hectares of lakeshore area that fall within Taguig's jurisdiction, a core area of 250 to 300 hectares has been identified as the first stage of the project.

One benefit of using the lakeshore is that there are no squatters there, since the area is under water during the rainy season.

Bidding for the area's development is set for the first quarter of 2009, and the winning bid will be announced in the succeeding quarter.

Tinga said the second stage would involve another 250 to 300 hectares and include other commercial, residential and recreational centers.

The third stage aims to include the development of the international airport, which will be at the southern end of the entire development. The airport project should take 10 to 15 years to build.

Tinga said the project was expected to draw investments from local and foreign groups and generate new jobs.

"We expect the Lakeshore Project to be one of the biggest investment opportunities in the country for property developers as well as the general public," Tinga said.

He said the cost of developing the area had been estimated at P1 million per hectare for reclamation alone. Construction costs had been pegged at P10,000 per square meter to develop socialized housing, and P25,000 to P30,000 per square meter for higher-end development.

Tinga said that unlike the Fort Bonifacio Global City, the new project would not be exclusively for high-end development but would include up to 20 percent for socialized housing.

"This will be inclusionary zoning, where we will be integrating socialized housing units in the entire development" he said.

"Fort Bonifacio will be the last high-end only development in the country."

Palafox Associates was tapped to do the conceptual design.

Armando Samia, executive vice president of Development Bank of the Philippines, said bidders would vie for the right to recover the land and develop it under a mixed-use development concept.

"Development could be done via long-term lease and transfer or through joint venture with government. DBP's role is not only as financial adviser but also as a possible financier," Samia said.

The two proponents yesterday held a project briefing for prospective investors that include Megaworld Corp., San Miguel Properties, SM Development Corp., Federal Land, Filinvest Land, DMCI Holdings, Eton Properties, Greenfield Development Group, Sta. Lucia Realty, Alphaland, Robinsons Land and Century Properties.

Lake development authority general manager Edgardo Manda said: "We need to assert the authority of government to put order in Laguna Lake to make sure it is environmentally sound and we could put in place an efficient eco-water system that would allow us to source potable water from it by 2015," Manda said.

He estimated there are about 100,000 squatter families in Laguna de Bay, which covers 90,000 hectares. The Lakeshore Project will account for 3 percent to 3.5 percent of the lake's total area.

lightsaber46

December 13th, 2008, 05:50 AM

MIAA welcomes plans for international airport in Taguig
By Rudy Santos And Rhodina Villanueva Updated December 13, 2008 12:00 AM
<http://www.philstar.com/Article.aspx?ArticleId=423500&publicationSubCategoryId=65>

Manila International Airport Authority (MIAA) general manager Alfonso Cusi welcomed yesterday the planned construction of a P3-billion complex in Taguig that will include an international airport.

Cusi said the current trend worldwide is the construction of city-airports or airport-cities to help spur economic development.

He said the Bohol government is doing the same with the creation of a new international airport in Panglao Island.

"The MIAA has been saying all along that the driver of development this century would be airports," Cusi said, reacting to reports that Taguig and the Laguna Lake Development Authority (LLDA) will form a 50-50 joint venture to reclaim and develop 3,000 hectares of offshore area.

The inclusion of an airport in the project came about because of the need for a bigger airport to serve Metro Manila. It was also inspired by the success of airport cities like Jebel Ali Airport City in Dubai, according to Taguig Mayor Sigfrido Tinga.

Cusi said even China is currently in a race to build 100 airports from now until 2020 to connect their vast hinterlands with the rest of their eastern seaboard.

He said the Taguig airport would be an alternative to the Ninoy Aquino International Airport (NAIA) and the Diosdado Macapagal International Airport (DMIA), adding that the former military airbase in Clark would remain as a major hub to serve the northern side of the country.

Cusi also said the MIAA has not been contacted by either Tinga or the LLDA chief Edgardo Manda. He believes the participation of the MIAA and the Civil Aviation Authorities of the Philippines is necessary if the planned airport pushes through.

He said that one immediate problem is how to avoid the air traffic from NAIA getting entangled with the future air traffic in Taguig since the two places are relatively near one another.

"They can fund the feasibility studies in coordination with us but definitely we can't have NAIA and Taguig operating at the same time. There will be a need for national policy decision," Cusi said.

Meanwhile, a city official said Taguig is the best site for a much bigger and more modern airport, compared to other cities in Metro Manila.

"If plan pushes through, this area near Barangay Napindan would have to be reclaimed so that construction of the airport would immediately commence," Councilor Allan Paul Cruz said. Cruz, who chairs the city council committee on land use, zoning and planning, said the plan is still in the drawing board and Tinga is continuously holding talks with representatives from the Office of the President and the Department of Transportation and Communications concerning the airport project. He also pointed out that this project will help the city become a "premier business district" through real property tax collections, more jobs and investments from local and foreign groups.

"If ever, with this project, the city will earn income through the collection of real property tax. More jobs will also be available for the city residents and commercial establishments or buildings will rise near the airport area," Cruz said adding that they also expect the project will draw investments from local and foreign groups.

We dont want the planes get into air "traffic" jam. :nuts:

flymordecai

December 13th, 2008, 12:35 PM

Hahaha, those planes would need a hoverboard while they await the "air spotlight" to turn green.

Any word on the Mind Museum? It's supposed to start construction in the beginning of 2009, correct?

3cr

December 14th, 2008, 01:56 AM

Before any serious talk/planning of this airport construction project can begin, the infra projects must come to fruition first...

TAGUIG UNVEILS KEY INFRA, TRANSPORT PROGRAMS

Government & transport groups set sight to traffic-less Metro Manila
<http://www.taguig.gov.ph/news.php?ID=112>

Taguig Mayor Freddie R. Tinga unveiled the city of Taguig's key infrastructure and transport programs, including the introduction alternative modes of transportation such as electric jeepneys and e-tricycles and installation of a traffic and security command center.

Tinga said the First Taguig City Transport and Traffic Summit held at Fort Bonifacio yesterday seeks to create and implement a comprehensive transport plan that will help alleviate the worsening traffic situation in the metropolis.

The interagency summit brought together officials from the national government such as the: Department of Public Works and Highways (DPWH), Department of Transportation and Communication (DOTC), and the Metro Manila Development Authority (DPWH); the private sector, and members from the urban transport sector.

The participants identified current and critical transport issues, and drew an action plan that would immediately address these problems. They zeroed in on four key components: traffic engineering, traffic enforcement, traffic education and urban transport services.

In the area of urban transport services, the city government plans to pioneer the use of non-motorized alternative the electric jeepney and electric tricycles in the city. These electric vehicles use batteries that can be charged through 110V electricity at just about anywhere.

According to Electric Vehicle Solutions President and CEO Sean Gerard Villoria, the e-vehicles are eco-friendly because it has no gas emissions, noise free, and health-friendly. The alternative transportation is also efficient, easy to use, more stable and safer for road travel.

"With only 8 hours of charging, the e-tricycle can run up to 120 kilometers costing only P38. This way, income of operators can increase by up to 200% and operation can be decreased by as much as 70%," Villoria said.

"These e-vehicles will not only lessen our dependency on diesel and gasoline, but will also give more benefits to our people. Imagine consuming just P20 of electricity against P200 of gasoline for the tricycles," Tinga said.

In the area of infrastructure, the local government will pursue the completion of segments of C-5 and C-6 roads to help decongest traffic along Epifanio de los Santos Avenue (EDSA). A study on an embankment road along Taguig River, interconnecting C-5, C-6 and Laguna de Bay, shall also be undertaken.

Philippine Veterans Investment & Devt. Corp. Usec Ofelia V. Bulaong said they are pushing for the Laguna-Rizal Ecological Transport System (LABART), which will make Taguig the link between Eastern and Southern Luzon.

With LABART, road networks are being proposed for construction from Calamba to Food Terminal Inc. (FTI) Compound in Bryg. Western Bicutan, and from FTI Compound to Rizal.

On the other hand, DPWH Director Robert Lala confirmed that they will undertake the interchanges projects at the Ninoy Aquino International Airport Terminal 3, and the C-5 / South Luzon Expressway.

The East Service Road and sections of C-5 service road shall be widened for smooth traffic flow. Additional pedestrian facilities, such as walkways, overpasses and footbridges, shall be constructed in key areas to encourage people and enhance transport integration and intermodality.

But perhaps the city's biggest initiative is the installation of the Taguig City Command Center, which boasts of a close-circuit television (CCTV) system designed for traffic monitoring, security, rescue and emergency surveillance. The Command Center is targeted for full implementation by next year.

For traffic education, the city shall establish the Transport Training Center, which will offer advanced courses to traffic officers and public transport drivers. This is to reinforce the city's advocacy for road safety and discipline.

Mayor Tinga also unveiled the Taguig Public Transport Rationalization and Integration Project (TAGTRIP), aims to improve public transport network in the city, linking it to other key areas in Metro Manila and Luzon.

Under the TAGTRIP are key specific programs, namely: Taguig Express Transit (TEXT), the C-5 Bus Rapid Transit (C-5/BRT), and the Southern Regional Transport Terminal Complex (SRTTC).

TEXT is a mass transport system, very much like the Metro and Light Railway Transits, complete with magnetic fare cards. It will also feature integrated and synchronized commuter dispatching to optimize vehicle occupancy.

The SRTTC, on the other hand, will feature a world-class intermodal terminal for vehicles coming from and going to Southern Luzon and hi-tech facilities that will cater to provincial buses plying to southern regional corridors.

The C-5/BRT, meanwhile, shall serve as the main backbone of the Taguig's public transport network via a feeder transport to be implemented all over the city.

Go Global

December 15th, 2008, 04:39 AM

^^

Boe, what do you think? I can understand the sense of San Francisco and Oakland airports being separated by the bay and both operating at capacity. Pero NAI A and Taguig airports ?? Eh, hindi pa nga full capacity ang NAI A 3 with only PAL Express and Cebu Pacific flying there. Plus, let's face it, the Philippines is not an Asian transit hub. They're Singapore, Hong Kong and Tokyo.

Also, as I understand it, international airlines from outside the Philippines refuse to fly to NAI A 3 since the coordinates for the terminal building have not yet been officially communicated to these airlines by civil aviation authorities or something to that effect.

IslandSon.PH

December 15th, 2008, 06:15 AM

pasensya na kayo, labo talaga eh..

<http://img384.imageshack.us/img384/8218/lakeshorevt3.gif>

702flyguy

December 15th, 2008, 07:09 AM

The school looks good, but the lakeshore project, I don't think it will materialize per the artist rendition, there's too many buildings, and where's the airport?

in_a_rush

December 15th, 2008, 08:53 AM

sana man lang naglagay ng spaces in between buildings. nagmukha tuloy imposible. hehe kung anong niluwang nung school, siyang sinikip nung mga buildings.

sloanesquare

December 15th, 2008, 09:33 AM

^^

Boe, what do you think? I can understand the sense of San Francisco and Oakland airports being separated by the bay and both operating at capacity. Pero NAI A and Taguig airports ?? Eh, hindi pa nga full capacity ang NAI A 3 with only PAL Express and Cebu Pacific flying there. Plus, let's face it, the Philippines is not an Asian transit hub. They're Singapore, Hong Kong and Tokyo.

Also, as I understand it, international airlines from outside the Philippines refuse to fly to NAI A 3 since the coordinates for the terminal building have not yet been officially communicated to these airlines by civil aviation authorities or something to that effect.

hard to understand...we cant even fund the completion of T3...the domestic looks like a classic third world airport...the radar is not the latest model...the transport links to the airport are inadequate at best and now we are planning a multi billion dollar extra airport when put together, T1 T2 T3 and domestic just needs a major spruce up of technology and architecture not a new site

bustero

December 15th, 2008, 11:55 AM

hehe not to get too excited but malayo at malabo pa ito. I think they're thinking about like 10 to 20 years from now. Plus sounds very much like a lot of PR stuff, the fact that the current MIA aerodome is directly over Taguig makes me wonder exactly how they are supposed to do this. Assuming that it runs parallel 4 km away on the shore there is the added dimension of cost on top of safety and international regulatory rules as mentioned.

Ayosin muna nila ang mass transit nila, and they will be better served by this.

icarusrising

December 15th, 2008, 02:36 PM

I thought that the long-term plan for the Laguna, being the largest freshwater lake in SEA, to eventually become the water supplier for NCR. Won't reclaiming portions thereof for an airport go in conflict with the Laguna Lake Development Authority's mandate? We lack a governing body that would unify the thrusts of the Metro cities for a unified vision. The MMDA is just inept.

Ph Man

December 15th, 2008, 07:01 PM

What is LLDA's reaction to this proposal?

Looks like all towers are twins!

lightsaber46

December 16th, 2008, 02:38 AM

unbelievable naman yang mga building!!

lightsaber46

December 16th, 2008, 02:39 AM

PNOC Exploration, FTI lot up for sale next year
http://www.manilastandardtoday.com/?page=business2_dec15_2008
By Lawrence Agcaoil

The government is stepping up efforts to dispose major assets next year in order to raise enough revenues to finance infrastructure projects and social services.

Finance Secretary Margarito Teves told reporters the government hopes to raise P20 billion from the sale of major assets, or P5 billion more than the expected P15 billion worth of privatization proceeds for next year.

"Next year we are projecting to make P20 billion from privatization," said Teves.

On top of the list, he said, was the government's 40 percent stake in PNOC-Exploration Corp. and the sprawling 120-hectare Food Terminal Inc. property in Taguig City.

He said the two assets are scheduled to be disposed of within the first semester of 2009. Both assets were earlier set to be privatized this year but were deferred due to the volatile market conditions brought about by the financial turmoil in the US.

"Next year, hopefully we would have the likes of PNOC-EC and FTI. There might be some opportunities that may come along the way but these are the major ticket items for next year," Teves said.

The finance chief said the government would tap a financial advisor to update the valuation of its interest in the wholly-owned exploration arm of PNOC. Initial valuations showed that the government's 40 percent stake in PNOC Exploration was worth about P16 billion.

"There was a financial advisor but conditions had changed and you know we will have to take a look again by the time we propose to sell it. October this year might be different from March next year," he said.

Waldenstrom

December 16th, 2008, 03:18 AM

pasensya na kayo, labo talaga eh..

<http://img384.imageshack.us/img384/8218/lakeshorevt3.gif>
oh what an ugly skyline will it have :D but for sure, this will still change.

lightsaber46

December 16th, 2008, 04:48 AM

Taguig residential areas to be hit hard with proposed increase in real property taxes
http://positive.newsmedia.net/am2/publish/Business_19/Taguig_residential_areas_to_be_hit_hard_with_proposed_increase_in_real_property_taxes.shtml

MANILA, Dec. 16 (PNA) -- An Ordinance seeking to increase the Real Property Taxes of many areas in Taguig City from 300% to 800% is being railroad by the majority of the City Council and backed by Taguig Mayor Freddie Tinga.

According to Counselors Darwin Icaay and Arvin Alit, they are opposing the proposed resolution which is on its final stages of approval. To be hit hard are Spring Lane Homes (from P640 to P3,000), Pacific Residences (P1,600 to P3,000), Morning Sun Subdivision (P800 to P1,000), Maysapang (P2,000 to P6,000), El Patu (P1,600 to P6,000), Greenville Homes (P1,600 to P6,000), Lakeview Manor (P1,600 to P3,000), and Vista de Lago (P1,600 to P3,000).

Commercial-Residential Areas will also see an exponential increase. These include City Center, Bonifacio South, E-Square, Bonifacio North, NCBD, Crescent Park West (from P6,000 to P22,000), Bonifacio Triangle, University District, and Station Square East (from P6,000 to P16,000).

The list likewise include McKinley Hills Commercial (from P2,500 to P16,000) and Residential (from P2,500 to P8,000).

Mahogany Place will get an increase from P800 to P4,000.

Icaay said that the way the ordinance is being railroad, a lot of procedural issues based on the Local Government Code has been violated. He said that he still has to see a strict compliance of the requisites of public hearings under Article 276 of the Rules and Regulations, publications, posting of notices, written notices to taxpayers, schedule and sufficiency of the public hearings, minutes of the public hearings, position papers and memoranda.

For his part, Alit mentioned that at this point in time, the measure is ill timed because not only is it anti-investment, a lot of businesses might relocate elsewhere because of the heavy taxation in Taguig. He added that instead of becoming a premiere business hub, businesses are being turned off while those with heavy investments are complaining about the measure.

Both Icaay and Alit are asking the affected communities to air their grievances and make Mayor Tinga and the majority of the city council accountable to violations committed in pursuing the ordinance. (PNA)

dunamis

December 16th, 2008, 05:59 AM

This is such a bad move for Taguig. Raising taxes when the economy's down is foolish and stupid. Ask any good economist. How can Taguig beat Ortigas and Makati if it tries to drive away investor's and residents by virtue of heavy taxation. And how insensitive.

I live in Makati and I don't get taxed that high. I sure do hope that there would be some decent councilmen who will fight this tax measure.

makoy731

December 16th, 2008, 06:29 AM

^^

Boe, what do you think? I can understand the sense of San Francisco and Oakland airports being separated by the bay and both operating at capacity. Pero NAIA and Taguig airports ?? Eh, hindi pa nga full capacity ang NAIA 3 with only PAL Express and Cebu Pacific flying there. Plus, let's face it, the Philippines is not an Asian transit hub. They're Singapore, Hong Kong and Tokyo.

Also, as I understand it, international airlines from outside the Philippines refuse to fly to NAIA 3 since the coordinates for the terminal building have not yet been officially communicated to these airlines by civil aviation authorities or something to that effect.

When say say NAIA is over it's capacity, they're really not talking about the actual terminal building. They're referring to how many planes the runways can handle. There's no room to expand the airports runway that's why the flights they can let land is limited. I think NAIA has 2 intersecting runways.

defUSED_boi

December 16th, 2008, 11:25 PM

Bonifacio Global City
http://i390.photobucket.com/albums/oo341/defusedboi/IMG_6534.jpg
my photo

Waldenstrom

December 17th, 2008, 01:51 AM

^^ nice skyline. it will be covered by lakeshore project in the future. :D

orly December 17th, 2008, 04:56 AM

I think the airport project idea is farfetched given the present situation of the global economic climate and the situation of NAIA and the country as well. T3 is not even fully operational and there are controversies surrounding the project. I think taguig should focus on different agendas first. Even though the terminal is a long term goal there are many factors on why this project would be unlikely to be pushed through. Taguig is the fastest growing city in the country and I think improvement for its existing and building new infrastructures and housing for the urban poor should go first. Taguig is the best example of living in the high life on one side and living on the low life on the other. The truth is there are still many urban poor in the city and the city government should help them you know before planning grandiose developments around the city.

RonnieR December 17th, 2008, 11:24 AM

Bonifacio Global City
http://i390.photobucket.com/albums/oo341/defusedboi/IMG_6534.jpg
my photo

Nice shot....from what location did you take this?

icarusrising December 17th, 2008, 04:45 PM

^^ Was that taken from Binangonan, Ron (defused boi)?

Fly2Bacolod December 18th, 2008, 03:42 AM

Bonifacio Global City
http://i390.photobucket.com/albums/oo341/defusedboi/IMG_6534.jpg
my photo

^^
nice skyline. this will be better after 5 years..)

[dx] December 18th, 2008, 04:55 AM

reminds me of chicago (not just because the pic is taken from across a lake) hehe

3cr December 18th, 2008, 05:42 AM

Taguig plan to raise property taxes hit
By Marlon Ramos
Philippine Daily Inquirer
First Posted 20:25:00 12/17/2008
<http://newsinfo.inquirer.net/breakingnews/metro/view/20081217-178530/Taguig-plan-to-raise-property-taxes-hit>

MANILA, Philippines—Two Taguig City councilors on Wednesday assailed their colleagues and Mayor Freddie Tiña for allegedly railroading the passage of a “flawed” local tax measure aimed at increasing the real property tax by raising the valuation of land in the city by 300 to 800 percent.

In an interview, Councilors Darwin Ica and Arvin Alit said they feared that the ratification of Ordinance Number 113 might result in a capital flight as investors may relocate their businesses to neighboring cities where the tax is much lower.

The new tax measure was approved last Monday by 16 of the 18 councilors, who also filed it barely a month ago, Ica said.

Only Ica and Alit opposed the passage of the ordinance.

“The gains we made by being an investor-friendly city will only be wasted with the passage of this tax measure. Now, we’re an investor-deadly city,” Ica said.

He warned that a number Taguig residents might lose their jobs as businesses would be adversely affected by the tax hike.

“What’s bad for the businesses will definitely be bad for the residents of Taguig,” he said.

According to the 24-page ordinance, the fair market value of land within the upscale neighborhood and commercial areas inside the Fort Bonifacio will be increased from P6,000 per square meter to P20,000 per square meter.

Affected by the tax restructuring are properties in the City Center, Bonifacio South, E-Square, Bonifacio North, Bonifacio Triangle, University District, Crescent Park West, Station Square East and NCBD.

Meanwhile, assessment of commercial land along the posh McKinley Hills will be pegged from P2,500 to P16,000 per square meter.

The fair market value in nearby middle-class villages in the area will be raised from P640-P2,000 to P1,000-P6,000 per square meter.

Ica said the increase in the real property tax was not only excessive but abrupt and poorly timed.

He claimed the new tax measure did not pass through the regular process as it was immediately referred to the Committee on Ways and Means, chaired by Councilor Allan Paul Cruz, after the first reading.

The proponents of the resolution, he added, conducted only one public hearing, which was also attended by Mayor Tinga.

“I really cannot comprehend why we are rushing to pass the ordinance when the whole world is experiencing economic recession. Local and foreign investors will be hard-hit by this tax increase,” he said.

Reached for comment, Cruz brushed off Ica’s allegations, saying the claims were “obviously politically motivated.”

He maintained that the ordinance, which he said was originally proposed by the City Treasurer’s Office, had gone through the normal process.

“Their opposition to this ordinance was simply politically motivated and part of their black propaganda against the administration councilors,” he said in a mobile phone interview.

According to Cruz, only owners and developers of posh residences and commercial areas in the former military reservation will be affected by the ordinance.

With the passage of the local bill, he said the city government will earn an additional P50 million from the real property tax annually.

“This will help us a lot in funding additional day care centers, classrooms, hospitals and other basic social services for the growing population of Taguig,” he said.

The Philippine Daily Inquirer tried but failed to contact Tinga on his mobile phone.

sloanesquare December 18th, 2008, 10:52 AM

According to Cruz, only owners and developers of posh residences and commercial areas in the former military reservation will be affected by the ordinance.

and what is the definition of posh.....a 40 sqm flat in the Fort is the same price as maybe a 200sqm flat in susanna heights....the 40sqm in the Fort is not posh but the Large 200sqm in susanna height sould be regarded by the neighbours as posh

defUSED_boi December 19th, 2008, 02:18 AM

Nice shot....from what location did you take this?
from Talim Island, Binangonan, Rizal. :)

RonnieR December 19th, 2008, 10:17 AM

from Talim Island, Binangonan, Rizal. :)

Thanks, never heard of this Talim Island...interesting.

habagatcentral1 December 19th, 2008, 03:31 PM

Music Video of the local band "Taken By Cars" with their single "Shapeshifter."
Directed by Quark Henares.

Shot at Bonifacio Global City (Serendra, Boni High, Fully Booked, Market Market)

FFwRy0QahKA

chesterot

December 19th, 2008, 07:22 PM

Thanks, never heard of this Talim Island...interesting.

^^it's an island in the middle of Laguna Lake and this is mentioned in J.P. Rizal's Noli me Tangere as "Bapor Talim." it is a steamboat, coal powered boat or something...good high school memory...)

TheRick

December 20th, 2008, 03:21 AM

Taken Dec 7, 2008

View from Manila Peninsula (or "The Peninsula" Manila)

<http://www.readyforoccupancy.com/Fort-02.jpg>

<http://www.readyforoccupancy.com/Fort-03.jpg>

laquacherra

December 21st, 2008, 10:09 AM

Christmas at Bonifacio Global City

http://farm4.static.flickr.com/3244/3124747454_fe702c6ddc_o.jpg

http://farm4.static.flickr.com/3216/3123922971_7716fd74fb_o.jpg

http://farm4.static.flickr.com/3213/3124746708_f52c45a4ec_o.jpg

http://farm4.static.flickr.com/3243/3124746956_42befbac95_o.jpg

ruralvillage

December 21st, 2008, 05:32 PM

^^ Great shots! Love the angle and composition. :okay::okay:

RonnieR

December 22nd, 2008, 05:37 AM

^^it's an island in the middle of Laguna Lake and this is mentioned in J.P. Rizal's Noli me Tangere as "Bapor Talim." it is a steamboat, coal powered boat or something...good high school memory...)

wow, thanks for the educational info. :) how big is the island? are there any inhabitants there?

RonnieR

December 22nd, 2008, 05:38 AM

Christmas at Bonifacio Global City

http://farm4.static.flickr.com/3244/3124747454_fe702c6ddc_o.jpg

http://farm4.static.flickr.com/3216/3123922971_7716fd74fb_o.jpg

http://farm4.static.flickr.com/3213/3124746708_f52c45a4ec_o.jpg

http://farm4.static.flickr.com/3243/3124746956_42befbac95_o.jpg

Beautiful shots!

blueguy

December 22nd, 2008, 05:39 AM

<http://i9.photobucket.com/albums/a97/van1975/XmastreesatNW.jpg>

Marni

December 22nd, 2008, 01:22 PM

<http://i285.photobucket.com/albums/ll54/marsforalltimes/Untitled1-copy.png>

terman1718

December 23rd, 2008, 03:55 AM

Hey peeps, wanna find out where the next "global city" will be?

Check the link below... Its a VERY SURE BET to invest on in terms of real estate land value appreciation!

<http://www.realestatephilippinesblog.com/investment-lots-future-makati-city-in-santa-rosa-laguna/>

crispyyata

December 23rd, 2008, 05:39 AM

<http://i9.photobucket.com/albums/a97/van1975/XmastreesatNW.jpg>

Di ba SM Cebu ito?

terman1718

December 23rd, 2008, 06:45 AM

Christmas at Bonifacio Global City

http://farm4.static.flickr.com/3244/3124747454_fe702c6ddc_o.jpg

http://farm4.static.flickr.com/3216/3123922971_7716fd74fb_o.jpg

http://farm4.static.flickr.com/3213/3124746708_f52c45a4ec_o.jpg

http://farm4.static.flickr.com/3243/3124746956_42befbac95_o.jpg

lba talaga si Ayala magdevelop, magmaintain, at magpaganda :) simply the BEST!

sloanesquare

December 23rd, 2008, 09:15 AM

did rockwell beat fort in this years xmas decorating competition?

i would just say that fort could leave the decorations it put up for all of 2009 and no one would say that they forgot to remove the xmas decorations.

terman1718 December 23rd, 2008, 11:17 AM
did rockwell beat fort in this years xmas decorating competition?
i would just say that fort could leave the decorations it put up for all of 2009 and no one would say that they forgot to remove the xmas decorations.
hahaha.. nicely put! :-p so do you like their decors? is that a good thing for the fort boni high street? I think they fit well..
Rockwell I haven't seen yet.. do you have a picture?

leechtat December 23rd, 2008, 12:42 PM
magaling talaga kasi ang apmc... look at asia tower.... due to this, lucio tan's eton is also negotiating with apmc to maintain it's developments...

dunamis December 24th, 2008, 01:50 AM
did rockwell beat fort in this years xmas decorating competition?
i would just say that fort could leave the decorations it put up for all of 2009 and no one would say that they forgot to remove the xmas decorations.

I have to agree. Rockwell always beat Fort in the Christmas decors category. If you've been to Powerplant you'll see how beautiful the gigantic red christmas trees hanging throught the mall. Very beautiful indeed!

The Ayalas can learn a thing or two from Rockwell about property management.

satchel December 24th, 2008, 06:27 AM
i went and paid my RPT yesterday at the taguig cityhall satellite office in market, market. it felt like a hold-up.

last year, i paid around p2,800 for my little studio at the fort. this year, i paid around p6,700 for the same space.

when i saw the figure, i said to the cashier, "ang laki pala ng tinaas," just thinking aloud. tapos the girl tells me, nag-increase daw kasi sila ng 60%. so i said kung 60%, bakit more than double and RPT ko? then she washes her hands off everything by saying "collector lang po ako," as if to dismiss me and let me know that i don't have a valid concern.

ok lang for me to pay my taxes even though i really don't get any benefits from the city government (fort boni is private property). all i ask naman is a little courtesy and respect as a taxpayer.

i went and talked to the area manager of the office. thankfully, she was competent and apologetic. and promised to talk to the erring employee.

nakakinis lang. i only interact with city gov't once a year to pay my RPT. sana naman they make the experience as pleasant as possible for all taxpayers.

sloanesquare December 24th, 2008, 08:04 AM
hahaha.. nicely put! :-p so do you like their decors? is that a good thing for the fort boni high street? I think they fit well..

Rockwell I haven't seen yet.. do you have a picture?
so jealous....

<http://www.skyscrapercity.com/s/howthread.php?t=116071&page=16>

laquacherra December 24th, 2008, 10:14 AM
^^ i agree with you... but on the otherhand, i sure hope i'm not partly footing the bill for all those lights via systems loss and such if you get what i mean.

[dx] December 24th, 2008, 03:03 PM
<http://img242.imageshack.us/img242/8075/legazpixmasat3.jpg>
Photo by when milko shoots (http://flickr.com/photos/when_milko_shoots/)

IslandSon.PH December 24th, 2008, 03:29 PM
Bear with my shots guys, camphone lang while driving slowly.. hehehe!!:ohno:

Shots taken today with my lil sister.
<http://img244.imageshack.us/img244/8012/24122008381pj9.jpg>
<http://img244.imageshack.us/img244/3488/24122008380yy2.jpg>
<http://img244.imageshack.us/img244/4132/24122008382oy6.jpg>
Icon Plaza

IslandSon.PH December 24th, 2008, 03:33 PM
<http://img444.imageshack.us/img444/8507/24122008384jf9.jpg>
Bel 1,2,3
<http://img214.imageshack.us/img214/2365/24122008386ir0.jpg>
Bel 3
<http://img228.imageshack.us/img228/3478/24122008385gm5.jpg>
Ascendas

IslandSon.PH December 24th, 2008, 03:38 PM
<http://img228.imageshack.us/img228/5093/24122008387ky2.jpg>
<http://img228.imageshack.us/img228/4995/24122008388sr6.jpg>
<http://img444.imageshack.us/img444/8963/24122008389fs7.jpg>

IslandSon.PH December 24th, 2008, 03:44 PM
<http://img444.imageshack.us/img444/9185/24122008390cp1.jpg>
<http://img444.imageshack.us/img444/5523/24122008393qi4.jpg>
<http://img228.imageshack.us/img228/8383/24122008392kq3.jpg>

"ZukiChirO" December 24th, 2008, 05:10 PM
<http://www.veterinaria.org/imagenes/tarjeta03.gif>
From SSC-Zamboanga Family

IMPRESARIO December 24th, 2008, 06:12 PM
Happy Christmas!!!
<http://img223.imageshack.us/img223/2586/061224merrychristmasbd8.jpg> (<http://imageshack.us>)
<http://img223.imageshack.us/img223/061224merrychristmasbd8.jpg/1/w390.png> (<http://g.imageshack.us/img223/061224merrychristmasbd8.jpg/1/>)

[dx] December 24th, 2008, 07:24 PM

http://farm4.static.flickr.com/3285/3130431675_4ece283a19_b.jpg
by lovine (<http://www.flickr.com/photos/lovine/>)

METROPOLITAN_ILOILO December 24th, 2008, 08:35 PM

http://img26.picoodle.com/img/img26/3/12/24/f_christmasatm_a8eb058.jpg

aprilryan December 25th, 2008, 09:05 AM

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akala ko effective 2009 ang price increase? or were you already paying for the 2009 RPT? (sorry, not a current homeowner. next year pa :))how big is your studio unit?

satchel December 25th, 2008, 05:06 PM

akala ko effective 2009 ang price increase? or were you already paying for the 2009 RPT? (sorry, not a current homeowner. next year pa :))how big is your studio unit?

i paid for next year's RPT. pang-2009 na. just paid in advance para hindi ko na iintindihin later on, saka to avail of the discount na rin.

i have a 36sqm studio.

merry x'mas. :)

IsaganiZenze December 26th, 2008, 11:07 AM

taken by patdebat (<http://www.flickr.com/photos/patdebat/>)

not to sound cliché, but these look surreal

something about the first photo is menacing.....

<http://i9.photobucket.com/albums/a91/EnozAnewor/patdebatd.jpg>
<http://i9.photobucket.com/albums/a91/EnozAnewor/patdebat.jpg>

[dx] December 26th, 2008, 12:47 PM

^I like it. Because of the monochrome treatment the first photo looks like a skyscraper city rising up from a misty rainforest. :okay:

-TC- December 27th, 2008, 07:46 AM

I like this piece of news:

<http://newsinfo.inquirer.net/inquiretheadlines/metro/view/20081227-180147/Electric-trikes-ply-Global-City>

<http://images.inquirer.net/media/newsinfo/inquiretheadlines/metro/images/pic-12270837140549.jpg>
Source: Inquirer (<http://images.inquirer.net/media/newsinfo/inquiretheadlines/metro/images/pic-12270837140235.jpg>)

Electric trikes ply Global City
By Miko L. Morelos
Philippine Daily Inquirer
12/27/2008

MANILA, Philippines - It's way cheaper to maintain one, it's environmentally friendly and, above all, drivers and passengers agree the electric tricycle is safe to ride in.

The drivers of the electric tricycles - called E3 - now plying the paved streets of Bonifacio Global City said the tricycle's modern design complements the place while its limited speed and stability also provide plus factors.

In an interview Friday while waiting for other drivers, Peter Siasico, 46, shared that the new tricycle he was driving could run about 40 kilometers per hour but he doesn't mind being slower than the usual four-stroke gasoline-powered trike.

"Besides running on batteries, the E3 has a limited speed which could help save passengers and drivers from accidents," said Siasico, a tricycle driver for five years in Barangay Ususan.

"It looks better, too, compared to the usual tricycle. The E3 goes well with the surroundings here," he added, referring to the sprawling urban jungle that is the Bonifacio Global City. "Passengers who have ridden the bike, especially foreigners, enjoyed the trip."

Keeping up with its neighbor Makati city, Mayor Freddie Tinga on Tuesday led city officials in sending off the first batch of electric tricycles that would be servicing passengers around Global city as part of the vehicle's test run.

He also revealed that the city government intends to subsidize and acquire more electric tricycles to service different routes in the city.

Geraldo Gonzaga, 52, initially hesitated when the barangay chair of his community enlisted him to pilot test the E3 because he's satisfied with his tricycle, which he has driven for over two decades.

"When I started driving this (E3), it wasn't that bad," he said in an interview as he drove the vehicle. "Though I couldn't get the speed which I had with the old tricycle, this one's safer and cheaper, too."

Changing the way people view electric-powered vehicles is one of the big challenges facing developers of eco-friendly tricycles like Sean Gerard Vitoria, president and chief executive officer of Electric Vehicle Solutions Inc.

"The challenge for us is changing people's mindset," he said in a separate interview Friday. "Some people resist change. They often stick to the tried and tested (modes) and they don't want to change it. But we try to explain to them the benefits and they understand along the way."

The body of the E3 is made of fiberglass, which makes the vehicle less susceptible to corrosion unlike the traditional tricycle sidecar that is made of steel, Vitoria explained. Five 12-volt batteries power the engine, which is encased under the driver's seat. For at least P40 of electricity, the E3 could run about 120 kilometers, Vitoria said.

The body could also go through flooded streets to a certain depth, he added.

When asked about the price of the E3, Vitoria pointed out that a unit costs about P140,000 which he explained is still cheaper than the regular tricycle, the price of which starts at P70,000. According to Vitoria's estimate, the steel side car is priced at about P120,000.

The E3 also prides itself as "maintenance-free" as drivers would be doing away with oil changes and purchases of new spark plugs, among others. Users, however, would have to check the batteries regularly because it's prone to wear and tear, said Vitoria.

At present, Vitoria has sent proposals of implementing the E3 in different cities, which includes Taguig's neighbor Makati, and the world-renowned resort island of Boracay.

Fly2Bacolod December 27th, 2008, 09:18 AM

BONIFACIO GLOBAL CITY
from flickr.com

http://farm2.static.flickr.com/1086/964509526_add28122c6.jpg?v=0

http://farm2.static.flickr.com/1107/964509492_ee76029130.jpg?v=0

http://farm2.static.flickr.com/1128/964509464_b7b86803e7.jpg?v=0

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December 27th, 2008, 10:00 AM

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merry x'mas. :)

thanks for the info. enjoy the holidays!

lochinvar

December 27th, 2008, 11:24 PM

"it's environmentally friendly" + noise pollution are incompatible. A lot of neighborhoods, be it in the cities or in the provinces, are already complaining with the excessive noise generated by tricycles especially during night time.

Waldenstrom

December 28th, 2008, 01:12 AM

I like this piece of news:

<http://newsinfo.inquirer.net/inquiretheadlines/metro/view/20081227-180147/Electric-trikes-ply-Global-City>

<http://images.inquirer.net/media/newsinfo/inquiretheadlines/metro/images/pic-12270837140549.jpg>

Source: Inquirer (<http://images.inquirer.net/media/newsinfo/inquiretheadlines/metro/images/pic-12270837140235.jpg>)

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At present, Vitoria has sent proposals of implementing the E3 in different cities, which includes Taguig's neighbor Makati, and the world-renowned resort island of Boracay.
cute! nice BGC. :D

aprilryan

December 28th, 2008, 02:08 AM

^i hope they implement that in the non-BGC parts of Taguig also.

hiamdib

December 28th, 2008, 03:07 AM

^^ e jeep, e trikes, whats next?

philip_v

December 28th, 2008, 07:11 AM

I think the Fort Buses are enough. We should gear more towards mass transportation rather than individual transportation. We also should learn to walk towards bus stops rather than these tricycles bringing us exactly in the doorsteps of our destination.

dancethingy

December 28th, 2008, 08:06 AM

^^ e jeep, e trikes, whats next?

E-BUSSES should be the priority. If the country does good on this, then someday we can export :)

laquacherra

December 28th, 2008, 08:46 AM

http://farm4.static.flickr.com/3115/3141212514_0286906626_o.jpg

diz

December 28th, 2008, 09:37 AM

hard to believe that skyline was non-existent some 4-5 years ago.

higen

December 28th, 2008, 10:40 AM

Maybe they should put up a monorail running through Maktai and BGC in Taguig...both are scenic cities anyway...

Before any serious talk/planning of this airport construction project can begin, the infra projects must come to fruition first...

TAGUIG UNVEILS KEY INFRA, TRANSPORT PROGRAMS

Government & transport groups set sight to traffic-less Metro Manila
<http://www.taguig.gov.ph/news.php?ID=112>

Taguig Mayor Freddie R. Tinga unveiled the city of Taguig's key infrastructure and transport programs, including the introduction alternative modes of transportation such as electric jeepneys and e-tricycles and installation of a traffic and security command center.

Tinga said the First Taguig City Transport and Traffic Summit held at Fort Bonifacio yesterday seeks to create and implement a comprehensive transport plan that will help alleviate the worsening traffic situation in the metropolis.

The interagency summit brought together officials from the national government such as the: Department of Public Works and Highways (DPWH), Department of Transportation and Communication (DOTC), and the Metro Manila Development Authority (DPWH); the private sector, and members from the urban transport sector.

The participants identified current and critical transport issues, and drew an action plan that would immediately address these problems. They zeroed in on four key components: traffic engineering, traffic enforcement, traffic education and urban transport services.

In the area of urban transport services, the city government plans to pioneer the use of non-motorized alternative the electric jeepney and electric tricycles in the city. These electric vehicles use batteries that can be charged through 110V electricity at just about anywhere.

According to Electric Vehicle Solutions President and CEO Sean Gerard Villoria, the e-vehicles are eco-friendly because it has no gas emissions, noise free, and health-friendly. The alternative transportation is also efficient, easy to use, more stable and safer for road travel.

"With only 8 hours of charging, the e-tricycle can run up to 120 kilometers costing only P38. This way, income of operators can increase by up to 200% and operation can be decreased by as much as 70%," Villoria said.

"These e-vehicles will not only lessen our dependency on diesel and gasoline, but will also give more benefits to our people. Imagine consuming just P20 of electricity against P200 of gasoline for the tricycles," Tinga said.

In the area of infrastructure, the local government will pursue the completion of segments of C-5 and C-6 roads to help decongest traffic along Epifanio de los Santos Avenue (EDSA). A study on an embankment road along Taguig River, interconnecting C-5, C-6 and Laguna de Bay, shall also be undertaken.

Philippine Veterans Investment & Devt. Corp. Usec Ofelia V. Bulaong said they are pushing for the Laguna-Rizal Ecological Transport System (LABART), which will make Taguig the link between Eastern and Southern Luzon.

With LABART, road networks are being proposed for construction from Calamba to Food Terminal Inc. (FTI) Compound in Bryg. Western Bicutan, and from FTI Compound to Rizal.

On the other hand, DPWH Director Robert Lala confirmed that they will undertake the interchanges projects at the Ninoy Aquino International Airport Terminal 3, and the C-5 / South Luzon Expressway.

The East Service Road and sections of C-5 service road shall be widened for smooth traffic flow. Additional pedestrian facilities, such as walkways, overpasses and footbridges, shall be constructed in key areas to encourage people and enhance transport integration and intermodality.

But perhaps the city's biggest initiative is the installation of the Taguig City Command Center, which boasts of a close-circuit television (CCTV) system designed for traffic monitoring, security, rescue and emergency surveillance. The Command Center is targeted for full implementation by next year.

For traffic education, the city shall establish the Transport Training Center, which will offer advanced courses to traffic officers and public transport drivers. This is to reinforce the city's advocacy for road safety and discipline.

Mayor Tinga also unveiled the Taguig Public Transport Rationalization and Integration Project (TAGTRIP), aims to improve public transport network in the city, linking it to other key areas in Metro Manila and Luzon.

Under the TAGTRIP are key specific programs, namely: Taguig Express Transit (TEXT), the C-5 Bus Rapid Transit (C-5/BRT), and the Southern Regional Transport Terminal Complex (SRTTC).

TEXT is a mass transport system, very much like the Metro and Light Railway Transits, complete with magnetic fare cards. It will also feature integrated and synchronized commuter dispatching to optimize vehicle occupancy.

The SRTTC, on the other hand, will feature a world-class intermodal terminal for vehicles coming from and going to Southern Luzon and hi-tech facilities that will cater to provincial buses plying to southern regional corridors.

The C-5/BRT, meanwhile, shall serve as the main backbone of the Taguig's public transport network via a feeder transport to be implemented all over the city.

Arciga_01

December 28th, 2008, 06:59 PM

E-BUSSES should be the priority. If the country does good on this, then someday we can export :)

Pag wala na silang maisip edi...E-WAN nalang :)

leechat

December 29th, 2008, 09:15 AM

^^ :lol:

but these e-trikes are cute... they should provide those all around the metro.. trikes nowadays are toxic-looking.. almost like, you would get tetanus just by riding one..

JulZ

December 29th, 2008, 11:30 AM

Pag wala na silang maisip edi...E-WAN nalang :)

may Tax-E pa:lol: lets go green!:banana:

kalbongdad

December 29th, 2008, 12:09 PM

taguig officials must be doing good...sa laki na ng progress ng taguig...hopefully yung subway na nasa philippine infra medium term plan...ay mapatupad na.....subway is always an indication that the country has arrived.....and belongs to the developed countries of the free world....sana ang vision ni pgma...ay matupad....even if iba na ang president ng pinas..ay sundin pa rin ang mga nakaplanong infra ng bansa....

dandelionne

December 29th, 2008, 12:43 PM

<http://dl3.gitter-graphics.net/pub/1870/1870093pr60nmdlx.gif>

metrosurban

December 29th, 2008, 04:43 PM

I like this piece of news:

<http://newsinfo.inquirer.net/inquiretheadlines/metro/view/20081227-180147/Electric-trikes-ply-Global-City>

<http://images.inquirer.net/media/newsinfo/inquiretheadlines/metro/images/pic-12270837140549.jpg>

Source: Inquirer (<http://images.inquirer.net/media/newsinfo/inquiretheadlines/metro/images/pic-12270837140235.jpg>)

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Changing the way people view electric-powered vehicles is one of the big challenges facing developers of eco-friendly tricycles like Sean Gerard Vitoria, president and chief executive officer of Electric Vehicle Solutions Inc.

"The challenge for us is changing people's mindset," he said in a separate interview Friday. "Some people resist change. They often stick to the tried and tested (modes) and they don't want to change it. But we try to explain to them the benefits and they understand along the way."

The body of the E3 is made of fiberglass, which makes the vehicle less susceptible to corrosion unlike the traditional tricycle sidecar that is made of steel, Vitoria explained. Five 12-volt batteries power the engine, which is encased under the driver's seat. For at least P40 of electricity, the E3 could run about 120 kilometers, Vitoria said.

The body could also go through flooded streets to a certain depth, he added.

When asked about the price of the E3, Vitoria pointed out that a unit costs about P140,000 which he explained is still cheaper than the regular tricycle, the price of which starts at P70,000. According to Vitoria's estimate, the steel side car is priced at about P120,000.

The E3 also prides itself as "maintenance-free" as drivers would be doing away with oil changes and purchases of new spark plugs, among others. Users, however, would have to check the batteries regularly because it's prone to wear and tear, said Vitoria.

At present, Vitoria has sent proposals of implementing the E3 in different cities, which includes Taguig's neighbor Makati, and the world-renowned resort island of Boracay.

electric bajajs!! :)

3cr

December 30th, 2008, 04:19 AM

http://farm4.static.flickr.com/3115/3141212514_0286906626_o.jpg

;29834304'Jhttp://farm4.static.flickr.com/3285/3130431675_4ece283a19_b.jpg
by lovine (<http://www.flickr.com/photos/lovine/>)

^^ Wow Cool Shots! Thanks for posting these beautiful pics Lauren and Dx! BGC is really on a fast track to having a real world class CBD which the Philippines can be proud of. It's really shaping up quite nicely! :okay: :okay:

Advance Happy New Year to everyone! May the coming year be better than the last... :cheers: :cheers: :cheers:

thomasian

December 30th, 2008, 09:32 AM

hard to believe that skyline was non-existent some 4-5 years ago.

A look back, my old BGC shots...

http://i5.photobucket.com/albums/y195/aaron_ofngol/100_0734xx.jpg

http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0760xx.jpg

http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0630xx.jpg

http://i5.photobucket.com/albums/y195/aaron_ofngol/100B1040xx.jpg

http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0680xx-label1.jpg

http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0610xx.jpg

http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0710xx.jpg

http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0670xx.jpg

Arciga_01

December 30th, 2008, 04:01 PM

Wow Nostalgia! Kaso, Naabutan ko un BGC back in 2000! Halos walang nakatayo, Even the roads barely exist :D

SUV111

December 31st, 2008, 02:39 AM

http://farm4.static.flickr.com/3076/3150592470_2e4fd21564_b.jpg

Waldenstrom

December 31st, 2008, 04:26 AM

Fort Bonifacio a huge New Year's party venue tonight (<http://www.philstar.com/Article.aspx?ArticleId=428106&publicationSubCategoryId=65>)
Updated December 31, 2008 12:00 AM

Tonight, Fort Bonifacio will be transformed into a gigantic party venue, as city residents and visitors converge and count their way down to year 2009. Dubbed "Taguig Global Countdown and Street Party 2009," the event will be highlighted by a full-scale, world-class fireworks display, which is said to be the biggest the country has yet to stage.

Taguig City Mayor Sigfrido Tiña said segments of the award-winning pyrotechnics show have been displayed in key international cities such as Macau, China and Hannover, Germany.

Fort Bonifacio's entertainment venues and restaurants such as Embassy Supperclub, Jack's, Jill's, Members Only, Mint, Piedra, Prince of Jaipur, Hierarchy, Pasto, Trio, Magnet Bar and Ascend are set to bring their bars out to the streets.

Tiña said this is the first time that a New Year countdown will be held in Taguig. "We, Filipinos, have always been fascinated by how other cities worldwide welcome and celebrate the changing of the year. They have spectacular fireworks and really festive celebrations in the streets. This time, it will happen here," Tiña said.

The lights display will be provided by La Mancha Pyrotechnics, an international award-winning fireworks manufacturer.

La Mancha is the organizer of the World Pyrolympics, held for the last two years in the Philippines. - Rhodina Villanueva

www.philstar.com

The Taguig New Year Countdown will take place at the EMBASSY GROUNDS starting 9pm. :D Bonifacio High Street will also have a street party in front of TGI Fridays.

HAPPY NEW YEAR BGC!!! :banana: IT'S TIME TO PARTYYYY!!!

ritche December 31st, 2008, 04:32 AM
<http://img75.imageshack.us/img75/7844/newyearsccdumaguetefq7.jpg>

chillendawg December 31st, 2008, 07:03 AM
A look back, my old BGC shots...
http://i5.photobucket.com/albums/y195/aaron_ofngol/100_0734xx.jpg
http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0760xx.jpg
http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0630xx.jpg
http://i5.photobucket.com/albums/y195/aaron_ofngol/100B1040xx.jpg
http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0680xx-label.jpg
http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0610xx.jpg
http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0710xx.jpg
http://i5.photobucket.com/albums/y195/aaron_ofngol/100B0670xx.jpg
I remember this view when Cynch tried to sell me a unit at Kensington. Di pa nga tapos ang Penhurst nun eh.. Sabi ko halos empty pa..anong unlad ang mangyayari jan. My gosh ngaun ang bilis at ang dami..I'm so glad I decided to buy pa din.

sick_n_tired December 31st, 2008, 08:28 AM
amazing photos by storm cypt (<http://flickr.com/photos/storm-crypt/sets/72157600033862928/>)
American Cemetery
http://farm4.static.flickr.com/3022/2320405163_4a1104835a.jpg?v=0
C-5 Taguig area
http://farm4.static.flickr.com/3098/2320294888_a1d7d04115.jpg

garzland December 31st, 2008, 04:51 PM
HAPPY NEW YEAR TO EVERYONE!!!
From SSC Naga

jefflacs December 31st, 2008, 06:22 PM
Naabutan ko pa yung Global city dat bago pa sia madevelop, isa siyang malaking field, grassy field. dito pa nga ata nagsasanay yung mga sundalo for field exercises. pwede na siang gawing hacienda xD

Arciga_01 December 31st, 2008, 09:56 PM
http://farm4.static.flickr.com/3098/2320294888_a1d7d04115.jpg
Do i spot a grid pattern? :lol:

IsaganiZenze January 1st, 2009, 06:12 AM
HAPPY NEW YEAR!!!
let's start the year with a great photo cheers!:cheers:
taken by shrewdportraits (<http://www.flickr.com/photos/shrewdportraits/>)
12/28/08
Enrique Zobel Field
<http://i9.photobucket.com/albums/a91/EnozAnewor/shrewdportraitsfbgc-1.jpg>

sick_n_tired January 1st, 2009, 07:41 AM
http://farm4.static.flickr.com/3098/2320294888_a1d7d04115.jpg
Do i spot a grid pattern? :lol:
the residential area is in grid, kaya lang they didn't use a ruler or staight edge :lol:

Taz08 January 1st, 2009, 08:21 AM
<http://i114.photobucket.com/albums/n250/bobta08/SSC.jpg?t=1230790298>

jr_laverga January 1st, 2009, 08:41 AM
People!? How's the new year's eve street party at the:cheers: fort? was it tight?

cq40 January 1st, 2009, 01:34 PM
^^
Oh My God it was fantastic! I Was there and Metro Manila's Hottest looking guys and gals gathered in one night! Oh my god i couldn't believe my eyes it was like i'm inside the backstage of a Fashion Show everyone looks soo freaking HOT!
Anyway, aside from Tim Yap ruining my patience :lol: The fireworks was beautiful and you could tell that the fireworks presenters are not pinoy as they invested on Beauty than Surprises. The end part was the best so far! Woot Woot!
OMG that night was something to remember, and this is the only not so blurred photo from that night, sorry the cam i had was up to 800 ISO so :lol:
<http://i200.photobucket.com/albums/aa18/cq40/DSCN1945.jpg>
<http://i200.photobucket.com/albums/aa18/cq40/DSCN1944.jpg>

Waldenstrom January 1st, 2009, 02:17 PM
^^ i should've been there! :cry: did you also go inside embassy after? :D

jr_laverga January 1st, 2009, 07:26 PM
many thanks! wow! It should be a yearly event mimicking time square!:cheers::banana::banana:
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<http://i200.photobucket.com/albums/aa18/cq40/DSCN1945.jpg>
<http://i200.photobucket.com/albums/aa18/cq40/DSCN1944.jpg>

diz

January 1st, 2009, 11:12 PM

dang are there any vids?
I saw GMA's party at SM MOA live though.. :D

absolutblue

January 2nd, 2009, 03:05 AM

I was there also, fireworks were really good :D there should be a video somewhere, there was a camera man filming from embassy.

i rode in one of those electric tricycles also, very cool! (free also)

-TC-

January 2nd, 2009, 09:58 AM

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<http://i200.photobucket.com/albums/aa18/cq40/DSCN1944.jpg>

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@waldenstrom... we missed the big party at the Fort!

<http://newsinfo.inquirer.net/inquireheadlines/nation/view/20090102-181010/Pinoys-party-in-Metro-like-New-Yorkers>

Pinoys party in Metro like New Yorkers
By Marlon Ramos, Miko L. Morelos
Philippine Daily Inquirer
01/02/2009

MANILA, Philippines—Many Filipinos are learning to disdain the traditionally raucous—and harmful—way of greeting the New Year. On New Year's Eve, thousands of revelers welcomed 2009 partying a la New Yorkers in street parties sponsored by local governments in Metro Manila.

... In neighboring Bonifacio Global City, streaks of red, yellow and green lit up the sky above The Fort where the Taguig city government threw a New Year countdown and street party for around 5,000 people, highlighted by a spectacular 15-minute fireworks presentation by the award-winning La Mancha pyrotechnics group.

... As the clock struck midnight at The Fort, organizers let loose a spectacle of light that seemed to dance to the rhythm of the music playing in the background.

As fireworks exploded in crimson and light green hues, yellow sparks formed a line of small rocket bursts, to cheers and applause from the crowd that packed the corner of 5th Avenue and 26th Street.

Lights from thousands of clicking cameras flashed incessantly as people tried to get a snapshot of the display. Others raised their beer bottles to greet the New Year, while some hugged the person next to them.

The display was excerpted from the La Mancha presentation that won third place in a fireworks competition in Hanover, Germany. La Mancha was one of the organizers of the World Pyrolympics held in the Philippines in 2005 and 2006.

"From the feedback that I heard, people loved last night's fireworks display because it shot up really high," said Senior Supt. Camilo Cascolan.

People started to trickle in at around 9 p.m., said Cascolan, who kept watch with a contingent of the Taguig police. After the party ended around 1 a.m., the police chief said he noticed more people arriving and the parking lots filling up with more cars.

Click on the link for the complete article.

philip_v

January 4th, 2009, 05:13 AM

Sorry for the quality but it was really hard to shoot at night with just a point and shoot.

http://farm4.static.flickr.com/3123/3162307811_4a379dbc08.jpg

http://farm4.static.flickr.com/3266/3163141666_e43f04a717.jpg

http://farm4.static.flickr.com/3108/3162306897_336f452ccd.jpg

http://farm4.static.flickr.com/3092/3162305315_4040847c3e.jpg

tj_brewed

January 4th, 2009, 05:26 AM

The display was excerpted from the La Mancha presentation that won third place in a fireworks competition in Hanover, Germany. La Mancha was one of the organizers of the World Pyrolympics held in the Philippines in 2005 and 2006.

Ah...so they are our very own. :okay: The fireworks presenters were pinoy.

The display was excerpted from La Mancha presentation daw sa Germany. Ganito ba yun?

9yubsb5eiK8

basti

January 4th, 2009, 01:18 PM

@waldenstrom... we missed the big party at the Fort!

<http://newsinfo.inquirer.net/inquireheadlines/nation/view/20090102-181010/Pinoys-party-in-Metro-like-New-Yorkers>

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Habang naglilipat ako ng channel, napadaan ako sa Al-Jazeera News. Pinanuod ko sandali kasi pinapakita nila yung mga New Year countdown sa iba't ibang bansa.... Ang gaganda ng pinakita at superlatives pa ang sinasabi. Then I was surprised pinakita nila ang sa Pilipinas, but was more shocked nung pinakita lang eh mga nagpapaputok sa kalsada - nagsisindi ng luisis at fountain, at ang sabi pa ng anchor - Manila celebrated in a low-scale.... blah blah :bash:

Ay... low scale pala celebration natin sa Eastwood, Makati, Fort Bonifacio, MOA.. etc.. :ohno:

kevinb

January 4th, 2009, 04:01 PM

^^ Kaloka ung p****.j**** report na un ah! Can anyone send an email about that? That is so a no-no.:ohno:

Climax777

January 4th, 2009, 04:04 PM

^^no doubt, al jazeera:bash:...bias yan sa mga Pinoy (Phils). dito sa dubai cancelled lahat ang new year celeb:ohno:

hirolionheart

January 4th, 2009, 04:52 PM

Habang naglilipat ako ng channel, napadaan ako sa Al-Jazeera News. Pinanuod ko sandali kasi pinapakita nila yung mga New Year countdown sa iba't ibang bansa.... Ang gaganda ng pinakita at superlatives pa ang sinasabi. Then I was surprised pinakita nila ang sa Pilipinas, but was more shocked nung pinakita lang eh mga nagpapaputok sa kalsada - nagsisindi ng luisis at fountain, at ang sabi pa ng anchor - Manila celebrated in a low-scale.... blah blah :bash:

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Aba..., hinamak na naman ang Pilipinas....ohno:
Low-scale nila ang pagmumukha nila, hehehe:lol::nocrook:

Ph Man

January 4th, 2009, 05:01 PM

Because of this thread...I spent my 5 hours watching the Hannover Fireworks vids on youtube. La Mancha presentation was ok. It was one of the 5 finalists in the event. Others being France (winner), Denmark (runner-up), Canada and Portugal. I guess there were over 30 participants during the qualifying round. We should be proud! Can't wait for the next World Pyro Olympics in MOA.

Just Horace

January 4th, 2009, 05:12 PM

^^ Kaloka ung p****.j**** report na un ah! Can anyone send an email about that? That is so a no-no.:ohno:

OT: It was Marga Ortigas who probably sent the report. Al-Jazeera is too obsessed with presenting social disparities. It's as if that is the only issue that's newsworthy. When a country is poor, they show it's really poor, and just poor. And that's about it.

stanleymalls

January 4th, 2009, 06:25 PM

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ERR! WHATEVER AL-JAZEERA! WHATEVER!

Aba! Gusto niyo ng high class ÜBER expensive fireworks? Antayin nyo opening ng PAGCOR! :lol: :lol: :lol: :lol:

By the way, who is that b*!sh*t MO?

crispyata

January 5th, 2009, 08:51 AM

relax lang kayo... I saw it also in ChannelNews Asia and also CNN. We will have our time don't worry..

nobish

January 5th, 2009, 07:54 PM

I think they said that because of the on going world financial crisis that made NYE celebrations around the world go "low scale." It wasn't just in the Philippines that international news networks said that, they also mentioned Hong Kong, Australia, even New York among others.

Dubai cancelled all their NYE celebrations because of the on going conflict between Israel and the Hamas Movement in Gaza.

Fly2Bacolod

January 6th, 2009, 02:53 AM

http://farm4.static.flickr.com/3155/3074828012_e71c9d2e93.jpg?v=0
flickr pic by Daniel Y. Go

3cr January 6th, 2009, 04:37 AM
Ganda Philip! Thanks for sharing! :okay: :okay:
Sorry for the quality but it was really hard to shoot at night with just a point and shoot.
http://farm4.static.flickr.com/3266/3163141666_e43f04a717.jpg
http://farm4.static.flickr.com/3108/3162306897_336f452ccd.jpg

HAPPY NEW YEAR!!!
let's start the year with a great photo cheers!:cheers:
taken by shrewdportraits (<http://www.flickr.com/photos/shrewdportraits/>)
12/28/08
Enrique Zobel Field
<http://i9.photobucket.com/albums/a91/EnozAnewor/shrewdportraitsfbgc-1.jpg>
^^ Great find Isagani! Cool shot of the polo field with some nice looking BGC buildings in the background! Have to say BGC is really looking good!
:okay: :okay:

IsaganiZenze January 6th, 2009, 05:52 AM
^^ Great find Isagani! Cool shot of the polo field with some nice looking BGC buildings in the background! Have to say BGC is really looking good!
:okay: :okay:
...let's hope they will add more buildings, or the current U/C prop up behind essensa, fairways, 5th avenue, and i forgot the other one...but yes.... polo field pala yan...

philip_v January 6th, 2009, 01:17 PM
Ganda Philip! Thanks for sharing! :okay: :okay:
Thank you 3cr!

RonnieR January 8th, 2009, 06:12 PM
I read in the newspaper last week but unfortunately, forgot the name of establishment. It says, there is a bar/restaurant at the Fort with P50,000 minimum charge/person = consumable. Does anyone know this? Just curious.

--SuperBOy-- January 8th, 2009, 09:14 PM
Members Only... according to the article, membership fee is 50K but it's consumable. with top shelf tequila at 1,500 a shot hehe.

Waldenstrom January 8th, 2009, 09:54 PM
Members-Only Club is the rooms/clubs of the Embassy Superclub. :D Others are main room, FLY, Cuisine and Cafe. :D

RonnieR January 9th, 2009, 05:29 AM
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Members-Only Club is the rooms/clubs of the Embassy Superclub. :D Others are main room, FLY, Cuisine and Cafe. :D
Yeah, this is it. Tequila shot at P1,500, that's US\$32/shot!

Fly2Bacolod January 11th, 2009, 04:11 AM
HAPPY NEW YEAR!!!

let's start the year with a great photo cheers!:cheers:
taken by shrewdportraits (<http://www.flickr.com/photos/shrewdportraits/>)
12/28/08
Enrique Zobel Field
<http://i9.photobucket.com/albums/a91/EnozAnewor/shrewdportraitsfbgc-1.jpg>
^^
WOW!

Fly2Bacolod January 11th, 2009, 04:13 AM
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http://farm4.static.flickr.com/3123/3162307811_4a379dbc08.jpg
http://farm4.static.flickr.com/3266/3163141666_e43f04a717.jpg
http://farm4.static.flickr.com/3108/3162306897_336f452ccd.jpg
http://farm4.static.flickr.com/3092/3162305315_4040847c3e.jpg
^^
nice pic!

Fly2Bacolod January 11th, 2009, 04:14 AM
Fully Booked
flickr pic by Oliver Oseña
http://farm3.static.flickr.com/2193/2288935864_b1bc4c08c7.jpg?v=0

philip_v January 11th, 2009, 05:30 AM
Thank you Fly2Bacolod! I really hope other open-air retail strips open in the Philippines.

dunamis January 11th, 2009, 07:40 AM
BGC has more of this aopen air shops. Coming up is the second phase of Bonifacio High Street. Opening this year is the Forbestown Road Strip Mall. I will post pictures of the latter's construction.
Exciting talaga sa BGC.

TheEngineer January 12th, 2009, 04:09 PM
January11,2009

http://farm4.static.flickr.com/3086/3191358492_930d93e6c3.jpg
http://farm4.static.flickr.com/3087/3191380192_5647634a70.jpg
http://farm4.static.flickr.com/3128/3191409008_28236260c7.jpg
http://farm4.static.flickr.com/3372/3190534593_d2c96dda3e.jpg
http://farm4.static.flickr.com/3362/3190544187_20512737e9.jpg
http://farm4.static.flickr.com/3344/3190564173_8181ba239f.jpg
http://farm4.static.flickr.com/3395/3191451056_1d0de7fc30.jpg
http://farm4.static.flickr.com/3450/3190575653_2c645b1023.jpg
http://farm4.static.flickr.com/3266/3191427332_e7f80968db.jpg
http://farm4.static.flickr.com/3117/3191442518_732f29116d.jpg
http://farm4.static.flickr.com/3411/3191462846_c3befce1f.jpg
http://farm4.static.flickr.com/3525/3190503111_06dbaf29e4.jpg
http://farm4.static.flickr.com/3127/3190618861_d06c7ab05e.jpg
http://farm4.static.flickr.com/3488/3191492620_8d0ebdd600.jpg
http://farm4.static.flickr.com/3259/3191472484_2d7f494523.jpg
http://farm4.static.flickr.com/3085/3190628749_4139c5ce5c.jpg
http://farm4.static.flickr.com/3113/3190633057_111b291970.jpg
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some more.....

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diz January 13th, 2009, 01:53 AM
wow awesome pics :cool:

pau_p1 January 13th, 2009, 02:50 AM
wow nice updates!

RonnieR January 13th, 2009, 05:08 AM
BGC has more of this aopen air shops. Coming up is the second phase of Bonifacio High Street. Opening this year is the Forbestown Road Strip Mall. I will post pictures of the latter's construction.
Exciting talaga sa BGC.
2nd phase of Bonifacio High Street?

c0kelit0 January 13th, 2009, 05:38 AM
^^ yup! may second phase ng BHS! it will go all the way to Shangri-la at the Fort!

RonnieR January 13th, 2009, 05:44 AM
^^ ah okay... :)

chillendawg January 13th, 2009, 07:37 AM
^^ yup! may second phase ng BHS! it will go all the way to Shangri-la at the Fort!
any news as to when it will start?

sloanesquare January 13th, 2009, 09:48 AM
the greenbelt complex of restaurants is very well patronised for lunch and dinner by the shopping crowd as well as makati office workers..in fact, without reservations you wont get a seat at peak hour..
in fort area, the same is happening...insufficient seating and eating venues...and thats with only a few offices finished....
we have a problem since the only way for fort people to get parking and a seat is to be parked by 7pm...after that frustration.

capricorn2000 January 13th, 2009, 12:16 PM
Nice photo update @ The Engineer.
I've noticed that some condos (pic #4 & #6) have individual AC units installed instead of a centralized AC system. Personally,this make the condos look cheaper and I know that area is a classy high end.
Pls check my thread:<http://www.skyscrapercity.com/showthread.php?t=772856>
Thanks

kalbongdad January 13th, 2009, 04:18 PM

its nice to know na ang problema natin ay volume....mas madaling mabigyan solution yan....kesa kung walang nag papatronize sa lugar....well business must be good...

absolutblue

January 14th, 2009, 06:47 AM

Nice photo update @ The Engineer.

I've noticed that some condos (pic #4 & #6) have individual AC units installed instead of a centralized AC system. Personally, this makes the condos look cheaper and I know that area is a classy high end.

Pls check my thread:<http://www.skyscrapercity.com/showthread.php?t=772856>

Thanks

Usually only the very high end condos like Pacific Plaza, Essensa and One Roxas Triangle have centralized airconditioning. Most have either window type or split type ACs.

c0kelitr0

January 15th, 2009, 04:13 AM

any news as to when it will start?

no news yet about that dawg hehe.

3cr

January 15th, 2009, 05:15 AM

Simply Wow! Thanks for sharing your BGC pics Engineer! Based on your pics, I would have to say BGC is looking great! Really beautiful this place is turning out to be! :okay: :okay: [/QUOTE]

sloanesquare

January 16th, 2009, 06:18 AM

nice pictures of the Lexus showroom in yesterday Inquirer and Business World

ryanr

January 16th, 2009, 07:11 AM

Nice pics of BGC, TheEngineer. Can someone post pics of the new Lexus showroom? I want to see how it looks like.

philip_v

January 16th, 2009, 11:33 AM

I would have to commend TheEngineer for the update. Thank you.

Ph Man

January 16th, 2009, 05:44 PM

it's a walkthrough around global city! thanks for sharing! i resized it tho to save some bandwidth. hope the Engineer wouldn't mind. you can access the larger version by adding _b to the image url.

i also removed kuya boe's quoted photos for the same end. :)

ruralvillage

January 17th, 2009, 02:02 AM

No problem in constructing 3rd airport -- Cusi (http://positivenewsmedia.net/am2/publish/Tourism_24/No_problem_in_constructing_3rd_airport_-_Cusi.shtml)
Positive News Media (http://positivenewsmedia.net/am2/publish/Tourism_24/No_problem_in_constructing_3rd_airport_-_Cusi.shtml)

By Lynda B. Valencia

MANILA, Jan. 17 (PNA) -- The Manila International Airport Authority (MIAA) welcomed the proposed development of a Php3 billion complex to house an international airport in the lakeshore area of Taguig.

MIAA general manager Alfonso Cusi supports the aggressive stance of local governments to develop more airports nationwide since the current trend is the development of more airports in the city to help spur economic development.

"Airports are engines of progress and the transformation of at least 3,000 hectares of lakeshore area into an airport, is still a plan, but if converted into reality, it would be the alternative to the Ninoy Aquino International Airport (NAIA) and the Diosdado Macapagal International Airport (DMIA)," Cusi said.

However, he said, the air traffic in the proposed airport may "get entangled" with those at the NAIA.

Earlier, the city of Taguig entered into a joint venture with the Laguna Lake Development Authority (LLDA) to reclaim 3,000 hectares along the shorelines of the 90,000 hectare Laguna de Bay.

As planned, Taguig and the LLDA will form a 50-50 joint venture to oversee the development of the Lakeshore Project. They have tapped the Development Bank of the Philippines (DBP) as financial adviser.

Taguig Mayor Sigrifido Tinga, said the project is a giant leap toward urban development that is well-planned, environment-friendly and growth-oriented.

He said the inclusion of an airport was brought about by the need for a bigger airport to serve Metro Manila and CALABARZON.

"It (airport) was also inspired by the success of airport cities like Jebel Ali Airport City in Dubai where the long-term development is anchored on an airport," Tinga said.

The airport project is located at the southern end of the entire development. It should take 10 to 15 years to construct.

A strategic planning will be done taking into account NAIA and DMIA, Tinga said.

For the commercial development, they could engage the private sector developers in either term leases, or also joint venture activities and outright ownership, depending on the offer.

Another stage would involve 250 to 300 hectares and include other commercial, residential, and recreational centers.

Tinga said developing the area would cost Php1 million per hectare for reclamation; construction, Php10,000 per square meter to develop socialized housing; and Php25,000 to Php30,000 per square meter for higher-end development.

Bidding is set for the first quarter of 2009 and the winning bid will be announced on the succeeding quarters. (PNA)

mAiNsTrEaMhunter

January 17th, 2009, 06:17 AM

January 11, 2009

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http://farm4.static.flickr.com/3464/3190662439_e38cdac2d9.jpg
http://farm4.static.flickr.com/3089/3191389786_69a434bb4f.jpg

WOW! grabe! super ganda lugar ninyo! :okay::okay:

anone

January 17th, 2009, 01:51 PM

<http://i195.photobucket.com/albums/z133/ron973/209a.jpg>
<http://i195.photobucket.com/albums/z133/ron973/213a.jpg>
<http://i195.photobucket.com/albums/z133/ron973/214a.jpg>

Arciga_01

January 17th, 2009, 04:30 PM

Kahit maganda ang BGC, Napasobrang boring ng place. :banana:

mAiNsTrEaMhunter

January 17th, 2009, 04:33 PM

^^
im sorry, hindi pa kasi ako nakapunta jan eh, boring nga ba talaga? eh anong kulang?

laquacherra

January 17th, 2009, 04:45 PM

Can someone post pics of the new Lexus showroom? I want to see how it looks like.

here's a glimpse from my vantage. photo shot today... and yup, that's smog in the horizon

<http://i68.photobucket.com/albums/i37/llaurenversion3/jan%202009/lexus.jpg>

laquacherra

January 17th, 2009, 04:46 PM

St. Luke's also shot this morning...

<http://i68.photobucket.com/albums/i37/llaurenversion3/jan%202009/SLMC.jpg>

Arciga_01

January 17th, 2009, 07:05 PM

^^
im sorry, hindi pa kasi ako nakapunta jan eh, boring nga ba talaga? eh anong kulang?

Ang mura lang puntahan sa BGC ay ang jollibee, mcdo at un Market! Market! mall. Tapos halos lahat, sobrang mahal na at ang bonifacio high street is full of conyo's at ewan na pacute na mayayaman :naughty: .

At night, sobrang dead ng place na to the point na some places of BGC is damn dark na nakakatakot mag lakad.

BGC needs a good nightlife area IMO.

Ph Man

January 17th, 2009, 07:28 PM

it should be ok that way. residential sections of BGC need to be a little privy, you know. how i'd wish i'm living along the millionaires' row and works at Fort Legends. :lol:

dunamis

January 18th, 2009, 04:15 AM

I like privacy too. BGC has zoning where areas are designated for commercial, office, residential and recreational.

Look at Rockwell. Everything is expensive there. Pero the owners of the units and residents of Bel Air and executive villages enjoy the gimik there.

BGC is my favorite family gimik place.

ryanr

January 18th, 2009, 05:01 AM

Thanks for the pic, Lauren!:) It looks good...a little bit 1960s modernist though.

Arciga_01

January 18th, 2009, 05:48 AM

I like privacy too. BGC has zoning where areas are designated for commercial, office, residential and recreational.

Look at Rockwell. Everything is expensive there. Pero the owners of the units and residents of Bel Air and executive villages enjoy the gimik there.

BGC is my favorite family gimik place.

Pustahan tayo, Sa una lang yan :naughty:. Also, Mga mayayaman na yan kaya walang problema sa kanila at kaya nilang bumili. BGC is surrounded by the masses who cant really afford stuff.

Waldenstrom

January 18th, 2009, 06:16 AM

BGC needs a good nightlife area IMO.

BGC has the BEST nightlife in the whole metro IMO. From Market!Market!-Serendra-High Street up to Embassy, The Fort, there are so many choices.

:D Not all are expensive. All you need is a little bit of exploration and you'll find an affordable place. ;)

dvbaicrviser

January 18th, 2009, 08:36 AM

Dapat may museums at art galleries din. Maglagay din ng theatre na pwedeng pagganapan mga plays at musical productions. More restaurants and bars. More street performances during weekends.

Sana yung Bonifacio High Street, yung open space, may underground shops, parang sa Singapore.

kriskelv

January 18th, 2009, 12:41 PM

What's with all the negativity Arciga? BGC, whether you admit or not will be one of the most important cities in the metro if not yet already. The place is very well-planned and zoned very well. Maybe the place is just not for you, but it doesn't mean that it goes for everyone. Remember YOU is not equal to EVERYBODY. Maybe Divisoria is the place for you since you don't want conyo people diba and you hate expensive, classy places and things. In Divi I'm sure you'll find the people who you might warm up to better since the opposite people can be found there

laquacherra

January 18th, 2009, 01:54 PM

does anyone know what this u/c is?

<http://i68.photobucket.com/albums/i37/llaurenversion3/jan%202009/uc.jpg>

TheEngineer

January 18th, 2009, 04:18 PM

wow awesome pics :cool:

wow nice updates!

Yup and very comprehensive as well. :applause:

I've already reposted these pics to their corresponding u/c threads for all to see and appreciate.

Thanks again to @TheEngineer! :)

Nice photo update @ The Engineer.

I've noticed that some condos (pic #4 & #6) have individual AC units installed instead of a centralized AC system. Personally, this makes the condos look cheaper and I know that area is a classy high end.

Pls check my thread: <http://www.skyscrapercity.com/showthread.php?t=772856>

Thanks

Simply Wow! Thanks for sharing your BGC pics Engineer! Based on your pics, I would have to say BGC is looking great! Really beautiful this place is turning out to be! :okay: :okay:

[/QUOTE]
Nice pics of BGC, TheEngineer. Can someone post pics of the new Lexus showroom? I want to see how it looks like.

I would have to commend TheEngineer for the update. Thank you.

You're welcome.
It's been a pleasure.

Ph Man

January 18th, 2009, 07:56 PM

does anyone know what this u/c is?

That must be the office tower u/c I've seen months ago.

I checked the map and it's One Global Place. Nice photos Ms Lauren!

jr_laverga

January 18th, 2009, 10:13 PM

Ang mura lang puntahan sa BGC ay ang jollibee, mcdo at un Market! Market! mall. Tapos halos lahat, sobrang mahal na at ang bonifacio high street is full of conyo's at ewan na pacute na mayayaman :naughty: .

At night, sobrang dead ng place na to the point na some places of BGC is damn dark na nakakatakot mag lakad.

BGC needs a good nightlife area IMO.

Is there something wrong with being rich? parang ayaw mo yata sa kanila?:ohno:

Arciga_01

January 18th, 2009, 11:53 PM

Wala namang masama sa pagiging mayaman, ang ayoko lang ay un pagiging sobrang arte nila. Infact nga, pag may nakikita akong mayaman na bumababa ng kotse sa BGC..... Slow motion pa sila kung tumapak sa pavement :lol:

Also, Madaming posers sa BGC High strip. Un akala mo mayaman, yun pala, nagtatrabaho lang pala sa call center :naughty:

TheRick

January 19th, 2009, 12:37 AM

Wala namang masama sa pagiging mayaman, ang ayoko lang ay un pagiging sobrang arte nila. Infact nga, pag may nakikita akong mayaman na bumababa ng kotse sa BGC..... Slow motion pa sila kung tumapak sa pavement :lol:

Also, Madaming posers sa BGC High strip. Un akala mo mayaman, yun pala, nagtatrabaho lang pala sa call center :naughty:

Not all investors in BGC are rich.

Maraming OFWs at mga Pinoys living overseas na nagtake ng chance at bumili ng condo sa BGC. Pinag-papagodan at hinuhulugan.

Doon sa mga mayayaman na ma-aarte let them be. Hindi lang naman sa BGC ka makakakita ng mayaman na maarte... they're everywhere... Pati mga posers from Makati to Ortigas to QC... they're everywhere...

So what kung maarte sila di ka naman personally maapektohan sa pagiging maarte nila... As long as you are secure and happy sa sarili mo then you should care less...

Wow! Ni-lait mo naman ang mga nagtatrabaho sa mga call centers.

Finally, Nite life sa BGC dead? Really?

I guess I was lucky that the few times I went over there on my last visit, the clubs and bars we packed and kickin'...

Jarvijarv

January 19th, 2009, 01:50 AM

here's a glimpse from my vantage. photo shot today... and yup, that's smog in the horizon

<http://i68.photobucket.com/albums/i37/llaurenversion3/jan%202009/lexus.jpg>

^^

YES!!! the new Lexus showroom! Is it open already? I've heard about the showroom, now i finally get to see an exterior shot! Impressive design! The Lexus brand of cars will be a most welcome addition to the Metro's streets. Very classy looking Japanese cars will finally compliment the

European stalwarts' BMW, Mercedes, and Audi which have been firmly established in Metro Manila years ago! :banana:

ruralvillage

January 19th, 2009, 02:59 AM

Wala namang masama sa pagiging mayaman, ang ayoko lang ay un pagiging sobrang arte nila. Infact nga, pag may nakikita akong mayaman na bumababa ng kotse sa BGC..... Slow motion pa sila kung tumapak sa pavement :lol:

Also, Madaming posers sa BGC High strip. Un akala mo mayaman, yun pala, nagtatrabaho lang pala sa call center :naughty:

I respect your opinion. But your statement simply says more about you rather than the rich. Peace! :)

Waldenstrom

January 19th, 2009, 08:43 AM

Finally, Nite life sa BGC dead? Really?

I guess I was lucky that the few times I went over there on my last visit, the clubs and bars we packed and kickin'...

Nope! There's actually a new restaurant/bar opening this month called 'The Establishment' beside Embassy and Le Souffle. :)

--SuperBOy--

January 19th, 2009, 09:30 AM

oppss, i guess TheRick meant to be sarcastic hehe. anyhow, nightlife of BGC is rocking!

sloanesquare

January 19th, 2009, 09:35 AM

Not all investors in BGC are rich.

Maraming OFWs at mga Pinoy's living overseas na nagtake ng chance at bumili ng condo sa BGC.

Pinag-papagodan at hinuhulugan.

Doon sa mga mayayaman na ma-aarte let them be. Hindi lang naman sa BGC ka makakakita ng mayaman na maarte... they're everywhere...

Pati mga posers from Makati to Ortigas to QC... they're everywhere...

So what kung maarte sila di ka naman personally maapektohan sa pagiging maarte nila...

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Wow! Ni-lait mo naman ang mga nagtatrabaho sa mga call centers.

Finally, Nite life sa BGC dead? Really?

I guess I was lucky that the few times I went over there on my last visit, the clubs and bars we packed and kickin'...

why do people think that those who live in BGC are rich? The ones who bought 40sqm flats are just those who decided not to buy the 180sqm flat in aurora blvd or katipunan or new manila so they could be closer to work or for pure preference. the range of salaries in BGC could be as wide as P500k per annum to P30million per annum. Thats the BGC experiment.

crappypants

January 19th, 2009, 09:38 AM

because if the average pinoy cannot afford it, even if it costs one million per unit, then that is considered rich.

sloanesquare

January 19th, 2009, 09:58 AM

well to me a real city encompasses the diner from North Park to Aubergine...so the experiment appears to be taking hold which is probably the first time in philippine history that an ungated community emerges with such a wide disposable salary range. This has always been the appeal and success of first world countries.

crappypants

January 19th, 2009, 10:10 AM

since when is being called rich an insult? :lol:

sloanesquare

January 19th, 2009, 10:29 AM

dont know...someone earlier seems to have taken issue with it.

as for me i'm more irritated with the super loud jeepneys with no mufflers and the more powerful motorcycles now racing between traffic lights...and no one in BGC doing anything about it.

c0kelit0

January 19th, 2009, 10:50 AM

edit...oops...i read it incorrectly :D

may ad yung Lexus sa newspapers...ganda nga ng showroom nila.

sloanesquare

January 19th, 2009, 11:13 AM

i find it very hard to believe that the hyundai showroom on 5th and 26th is a permanent structure rather than a lease....considering lexus has taken residence behind a warehouse in comparison with this very high profile location.

laquacherra

January 19th, 2009, 12:19 PM

^^ starex sales must be very good

laquacherra

January 19th, 2009, 12:21 PM

That must be the office tower u/c I've seen months ago.

I checked the map and it's One Global Place. Nice photos Ms Lauren!

thanks! and thanks too for the info, Francis :)

philip_v

January 19th, 2009, 02:45 PM

Un akala mo mayaman, yun pala, nagtatrabaho lang pala sa call center :naughty:

That's an uncalled for statement my friend. What's wrong with working at a call center? It is a job, and a decent one at that.

I actually have friends who come from rich families who decided to work in a call center during holidays or part-time just because they want to earn for themselves, or they have too much available time.

philip_v

January 19th, 2009, 02:59 PM

Ang mura lang puntahan sa BGC ay ang jollibee, mcdo at un Market! Market! mall. Tapos halos lahat, sobrang mahal na at ang bonifacio high street is full of conyo's at ewan na pacute na mayayaman :naughty: .

There are actually not so expensive restaurants and stores out there. Of course they are not exactly cheap but middle class families can afford them. I won't call those as sobrang mahal.

I do not consider myself rich but I find myself in BGC quite a few times to have coffee, Krispy Kreme, cupcakes, or check out the computer shops, or Fully Booked, or just to take photographs and enjoy the sights.

There are a lot of shows and activities at High Street as well. Those are enough reasons to go there.

Most of those who go there actually speak that way. They are not trying to be pa-sosyal or anything. So what if they can speak English fluently, or

they like to dress up? Nothing wrong with that.

Just enjoy yourself and don't mind others. :cheers:

thomasian

January 19th, 2009, 03:00 PM

here's a glimpse from my vantage. photo shot today... and yup, that's smog in the horizon

<http://i68.photobucket.com/albums/i37/laurenversion3/jan%202009/lexus.jpg>

I actually like it. Although I think it would have been more modern looking in non-colors like shades of black, white, gray or metal and glass.

from: <http://www.manilatimes.net/national/2009/jan/13/yehey/motoring/20090113moto7.html>

Lexus finally opening Manila showroom
By Vernon B. Sarne
Tuesday, January 13, 2009

I'M standing in the middle of a very ritzy automotive showroom, about 90 percent complete if my capacity for approximation can be relied upon. The materials used for the flooring are first-rate, anticipating the polished gait of affluent guests. At the room's center are heaps of soil, which I'm told will be flattened in time for the formal inauguration. With barely a week to go, scores of workers take part in a choreographed effort to bring the opulent edifice to fruition.

Snaking around the car-display area is a series of tall, vertical slats that are suspended from a ceiling-mounted railing. The slats' lower ends hang just above the ground, teasing the imagination and temporarily presenting themselves as an architectural gaffe. But blunders they are not; they really are not meant to touch the floor. This is so because they are designed to slide and tilt with the flick of a switch—just one of the many thoughtful interior features conceived by the Japanese architect Yuji Hirata.

Hirata wants his showroom to be able to provide ultimate privacy should a very important client walk in and demand it. So one minute the open slats give outsiders a view of the six cars elegantly sitting on the floor, the next they're shut airtight to protect a high-profile car buyer from prying eyes. Such is the kind of foresight and sensitivity poured into this world-class car dealership.

The new showroom, of course, is that of Lexus Manila. It will finally open its doors this week, highlighted by a three-night inauguration for VIP guests starting tomorrow. Hard to believe that just slightly over a year ago, I was still playfully shoveling dirt into one of its main foundations. And here it is now—a plush structure on a 4,500-square-meter property owned by Metrobank. The exact address? Number 3402 8th Avenue corner 34th Street at the Fort Bonifacio Global City in Taguig. The neighborhood? A vast open space that reportedly will give rise to upscale buildings in the near future, including a Grand Hyatt Hotel.

According to my well-placed source, the three-floor facility cost Toyota Motor Phils. (TMP) some P280 million. If you want to understand the grandiosity of this, you have to know that a "very good and classy" Toyota showroom only costs around P100 million. Lexus, without a doubt, is in an entirely different league. A league that may not even include BMW, Mercedes-Benz, Audi and Volvo if we make the showroom the membership requirement.

You may read the rest of the article here: <http://www.manilatimes.net/national/2009/jan/13/yehey/motoring/20090113moto7.html>

P.S. I can see in the background the 'MOBO for bench_BODY' billboard. :D Nice ha! Looks like Bench will be collaborating with several designers for the coming year.

RonnieR

January 20th, 2009, 05:24 AM

There are actually not so expensive restaurants and stores out there. Of course they are not exactly cheap but middle class families can afford them. I won't call those as *sobrang mahal*.

I do not consider myself rich but I find myself in BGC quite a few times to have coffee, Krispy Kreme, cupcakes, or check out the computer shops, or Fully Booked, or just to take photographs and enjoy the sights.

There are a lot of shows and activities at High Street as well. Those are enough reasons to go there.

Most of those who go there actually speak that way. They are not trying to be *pa-sosyal* or anything. So what if they can speak English fluently, or they like to dress up? Nothing wrong with that.

Just enjoy yourself and don't mind others. :cheers:

Well said. I wish that High Street would be copied in other places of Metro Manila.

open air, strips of restaurants, bars, shops, etc.

ryanr

January 20th, 2009, 08:26 AM

I actually like it. Although I think it would have been more modern looking in non-colors like shades of black, white, gray or metal and glass.

Yeah, the dealership looks fantastic...especially the interior:
http://www.lexus.com.ph/forms/lexus_facility.asp

And regarding its location vs Hyundai's. The northern part of BGC has yet to grow and develop...especially with Federal Land and whatnot. Lexus is well positioned to be in a prime address in the future.

richard24

January 20th, 2009, 08:31 AM

That's an uncalled for statement my friend. What's wrong with working at a call center? It is a job, and a decent one at that.

I actually have friends who come from rich families who decided to work in a call center during holidays or part-time just because they want to earn for themselves, or they have too much available time.

that's right. there's nothing wrong with working in a call center.

actually, if there are no call center workers, we wouldnt see BGC (or any other business district) as how we see it today.

yah., last holiday season has a lot of temporary call center jobs available, and most of the people who grabbed the oportunity were rich kids and/or students like me. (no, im not rich. lol just a student). i worked somewhere in QC last holiday. :)

anone

January 20th, 2009, 09:52 AM

<http://i195.photobucket.com/albums/z133/ron973/0835.jpg>

<http://i195.photobucket.com/albums/z133/ron973/0842.jpg>

xavierdude

January 20th, 2009, 10:06 AM

Wala namang masama sa pagiging mayaman, ang ayoko lang ay un pagiging *sobrang arte nila*. Infact nga, pag may nakikita akong mayaman na bumababa ng kotse sa BGC..... Slow motion pa sila kung tumapak sa pavement lol:

Also, Madaming posers sa BGC High strip. Un akala mo mayaman, yun pala, nagtatrabaho lang pala sa call center :naughty:

hay. don't blame it on the rich or on those call center guys if you are one who "cannot-afford":.bash:

jr_laverga

January 20th, 2009, 07:49 PM

Yeah, the dealership looks fantastic...especially the interior:
http://www.lexus.com.ph/forms/lexus_facility.asp

And regarding its location vs Hyundai's. The northern part of BGC has yet to grow and develop...especially with Federal Land and whatnot. Lexus is well positioned to be in a prime address in the future.

^^ Is Lexus showroom still part of BGC or North Boni? Please clarify:)

Arciga_01 January 20th, 2009, 08:25 PM
that's right. there's nothing wrong with working in a call center.
actually, if there are no call center workers, we wouldnt see BGC (or any other business district) as how we see it today.
yah., last holiday season has a lot of temporary call center jobs available, and most of the people who grabbed the oportunity were rich kids and/or students like me. (no, im not rich. lol just a student). i worked somewhere in QC last holiday. :)
Sure ka dyan sa sinabi mo? Before the call center explosion, Bakit ang Ayala at Ortigas Business district was doing well then? :shifty:
Also, Hinde ko naman sinasabi na lahat ng call center workers ay marte...Kaya no offense kung may tinamaan.
I'm just talking about those call center workers na sobrang arte mag damit at mag salita. Example:
Me:*spots a few people chattering*
Girl1: Like, Its so ganda there sa Serendra. Its like parang sa US Ka no?
Girl2: Yahhh..Its like parang wala ka ng Philippines
Me: *takes a closer look and spots a CALL CENTER ID*
Me: Kala mo sobrang yaman nito kung mag salita...lol:
Anyway, Peace.
Oh yeah, yang Embassy bar nayan ay nakakasira ng imahe ng BGC. Kasi, pugad ng ecstasy at high class drugs yang bar nayan. Infact nga, ang PDEA ay tahasang minention ang embassy bar sa publiko as a hotspot for drugs. :naughty:

TheRick January 20th, 2009, 08:56 PM
But you don't have to worry about Embassy anymore... Di sabi mo dead ang nite life sa BGC...
That should not be an issue anymore...
Plus, there are other bars and clubs BGC aside from Embassy..
Unfortunately you can't enjoy them anyore bacause like you said nite life ib BGC is dead... :lol:

in_a_rush January 20th, 2009, 09:02 PM
i've been to Embassy bar like a dozen times na, pero never ko pang nakita o naramdaman yang drugs drugs na yan.. i find the place very safe.
except of course sa ibang isolated incident, sa lahat naman ng lugar nagkakaroon ng gulo..
sensationalize journalism lang talaga! like for example yung nagbarilan daw, the truth is sa parking lot ng BGC (not of embassy) nangyari yun pero sa mga dyaryo at balita, nangyari daw sa loob ng bar!
the bottom line is do not claim something you did not experience yourself, or worse kung hindi ka pa nakakapunta dun. peace!

Arciga_01 January 20th, 2009, 10:15 PM
But you don't have to worry about Embassy anymore... Di sabi mo dead ang nite life sa BGC...
That should not be an issue anymore...
Plus, there are other bars and clubs BGC aside from Embassy..
Unfortunately you can't enjoy them anyore bacause like you said nite life ib BGC is dead... :lol:
Wala akong paki kung maganda pa yang ewang BGC na yan. Dami nga ng bars dyan like you guys said, tadtad ng ubod naman sa mahal. I remember eating on a restaurant dyan sa tabi ng Embassy, 500 per head ang isa at may nalalaman pang reservation kahit ang luwag pa...fffs :)

Waldenstrom January 20th, 2009, 10:37 PM
iba iba ginagalawan nating mundo. wala namang masama doon kung di mo ma-afford. ganyan talaga buhay, may mayaman at mahirap. may jologs, sosyal at nagpapakasosyal.... maraming kainan na mura sa BGC. meron sa market! market!-gilligans, gerry's at maraming fastfood doon. meron din sa pier one. ;) wala sa tamang pag iisip siguro ang kakain sa Le Souffle tapos magreklamo sa presyo. :colgate: e mahal naman talaga dun e. :lol: (parang ring kumain ka sa fastfood, yun pala carinderia lang ang kaya mo, wag ka magreklamo :))
kung ayaw natin sa isang lugar, iwasan na lang natin. :) kung nakakasama ang pagiging 'sosyal' ng BGC sana di na yan pinayagan ng gobyerno.
ang saya ng thread na to! :lol:

FlashCollider January 20th, 2009, 10:52 PM
Wala akong paki kung maganda pa yang ewang BGC na yan. Dami nga ng bars dyan like you guys said, tadtad ng ubod naman sa mahal. I remember eating on a restaurant dyan sa tabi ng Embassy, 500 per head ang isa at may nalalaman pang reservation kahit ang luwag pa...fffs :)
Nothing's wrong with call center people, until they open their mouth and forgot their brain somewhere and think they are cool when speaking taglish in kolehiyala style.
It's true what they say: Minsan masmayabang pa ang langaw na tumuntong lang sa ibabaw ng kalabaw. At bakit ang dali nilang magkaroon ng Landi sa tagalog nila? That is something I can't fathom. I love our native language and I will not bastardize it just because I know how to speak English.

jr_laverga January 20th, 2009, 11:11 PM
<http://i195.photobucket.com/albums/z133/ron973/0835.jpg>
<http://i195.photobucket.com/albums/z133/ron973/0842.jpg>
Ganda sana ng shots pero malabo, paki window clean nman! :lol: thank you nga pala sa pics @ anone!

Arciga_01 January 20th, 2009, 11:57 PM
Judging that there's no shadow sa baba, siguro mga 8 AM kinunan yan. Hinde madumi un bintana, smog lang ng maynila tuwing umaga yan.
Ganyan ka grabe ang smog natin lalo na tuwing umaga. sarap isipin na ito ang araw araw nating nilalanghap :naughty:

TheRick January 20th, 2009, 11:59 PM
Wala akong paki kung maganda pa yang ewang BGC na yan. Dami nga ng bars dyan like you guys said, tadtad ng ubod naman sa mahal. I remember eating on a restaurant dyan sa tabi ng Embassy, 500 per head ang isa at may nalalaman pang reservation kahit ang luwag pa...fffs :)
Like you said before "Nite life in BGC is dead". So this is not a problem.
Place is dead so no need for you to go to these places anymore at nite.

Arciga_01 January 21st, 2009, 12:04 AM
Then again, I rarely go sa BGC anyway. Wala kasing interesting na magawa dun eh except nalang un nakita kong near fatal motorcycle accident :naughty:

dunamis January 21st, 2009, 03:50 AM
Daming ngang pwedeng magawa sa BGC. Maganda pang fitness. Pang Nightlife. Pang business. Pang family.
Live Work Play balance. Low Stress environment. Less dense neighborhood. Truly world class. If you don't like BGC, there are people like us who prefer to invest here because we believe that BGC will represent the aspiration of what the Philippines can become.

sloanesquare January 21st, 2009, 03:57 AM
Ganda sana ng shots pero malabo, paki window clean nman! :lol: thank you nga pala sa pics @ anone! what is being built in front of essensa?
There is still so much open space...does anyone know if the grand plan is to have a building at almost every block in say 10-15 years or will the Sobels give us some greenery

pau_p1 January 21st, 2009, 04:09 AM

yesterday the Fort Bus released 4 new routes in BGC compared to what they had originally...

now they have 1 for the West Route (from EDSA to Crescent Park West), 2nd for the East Route (from EDSA to High Street and to North Boni), 3rd for BGC Central (Market Market to 5th Ave and High Street), and 4th the Express Route (Edsa - Market Market only)

chillendawg January 21st, 2009, 05:05 AM

Then again, I rarely go sa BGC anyway. Wala kasing interesting na magawa dun eh except nalang un nakita kong near fatal motorcycle accident :naughty:

baka board ka kasi sanay ka sa gulo....hehehe

Arciga_01 January 21st, 2009, 05:22 AM

May thrills pa sa town proper ng taguig kaysa sa BGC, especially sa gabi. Due to seriously lack of sidewalks tapos ang mga houses is just seriously inches away from the road. Talagang maglalakad sa a road mismo kaya kung may mabilis na jeep na dumaan, talagang ang adrenaline mo ay sisipa! Mas malakas ang thrill pag dumptruck ang dumaan :naughty:

TheEngineer January 21st, 2009, 05:54 AM

May thrills pa sa town proper ng taguig kaysa sa BGC, especially sa gabi. Due to seriously lack of sidewalks tapos ang mga houses is just seriously inches away from the road. Talagang maglalakad sa a road mismo kaya kung may mabilis na jeep na dumaan, talagang ang adrenaline mo ay sisipa! Mas malakas ang thrill pag dumptruck ang dumaan :naughty:

Looks like you are thrilled with something that's a far cry from what BGC can offer, and you have these personal preferences and tastes quite different from most of us here. Fine, to each his own. :)

chillendawg January 21st, 2009, 09:02 AM

May thrills pa sa town proper ng taguig kaysa sa BGC, especially sa gabi. Due to seriously lack of sidewalks tapos ang mga houses is just seriously inches away from the road. Talagang maglalakad sa a road mismo kaya kung may mabilis na jeep na dumaan, talagang ang adrenaline mo ay sisipa! Mas malakas ang thrill pag dumptruck ang dumaan :naughty:

Ia lang, kakatawa lang yung mga comments. i would like to say more, but i think it takes for someone to leave the philippines to know why BGC is that way. typically you have to have gone outside the philippines to appreciate space and peace. i find myself sometimes torn between two cultures. i like chaos from time to time, but not all the time. i also need space every now and then, it helps me organize my life, that's all

philip_v January 21st, 2009, 10:09 AM

Also, Hinde ko naman sinasabi na lahat ng call center workers ay marte...Kaya no offense kung may tinamaan.

I'm just talking about those call center workers na sobrang arte mag damit at mag salita.

Well you should have clarified your first post anyway if you didn't mean all call center agents.

But then those who speak that way are not limited to call center agents anyway. You should have used a wiser term to describe them.

FYI, I just smile to myself when I hear people speak that way. But that's it. I just think they sound funny but I wouldn't judge them as a whole with just how they speak.

I love our native language and I will not bastardize it just because I know how to speak English.

Yes. Either you speak English exclusively, or Filipino exclusively. It's excusable if there are no direct translations, but if they purposely bastardize Filipino then that's unforgivable.

I'm OT already. Para di na ako OT, the Lego Exhibit is until January 31.

flymordecai January 21st, 2009, 11:01 AM

Yeah, the dealership looks fantastic...especially the interior:
http://www.lexus.com.ph/forms/lexus_facility.asp

And regarding its location vs Hyundai's. The northern part of BGC has yet to grow and develop...especially with Federal Land and whatnot. Lexus is well positioned to be in a prime address in the future.

Wow, beautiful architecture! Love the undulating facade, looks very light and dynamic. No wonder it's by a Japanese architect. :okay:

Here are pics from the website:

<http://i43.tinypic.com/2yl4307.jpg>

<http://i40.tinypic.com/id65hs.jpg>

<http://i39.tinypic.com/1zvdeh1.jpg>

<http://i40.tinypic.com/2h2gug7.jpg>

<http://i39.tinypic.com/2a0i53k.jpg>

<http://i44.tinypic.com/aen0ba.jpg>

c0kelit0 January 21st, 2009, 11:27 AM

^^ that's what i call THE showroom! :D

Edmundtanso January 21st, 2009, 05:51 PM

<http://i43.tinypic.com/2yl4307.jpg>

Very nice! Is this facing 34th Street? If it is, I do not see street lights. I hope they match the existing street lights in BGC. Or maybe this is a 3d rendering?

flymordecai January 21st, 2009, 07:12 PM

^^ Nope, that's a photograph.

Jarvijarv January 21st, 2009, 10:19 PM

THANKS FLYMORDECAI!!! Lexus Manila's interiors are astonishing!! Such a place of tranquility to make those important 'brand new car' transactions! i'm from the U.S. and our Lexus showroom here is NO WARE close to this oasis of space and perfection!! Truly impressed!! :banana::banana:

TheRick January 21st, 2009, 11:05 PM

Wonder how much these bad boys will be selling? P2M - P5M...
A moving condo or "Bahay at Lupa"... :lol:

chillendawg January 21st, 2009, 11:50 PM

the question is, what is the cheapest car and how much? hehehehe bili na kau!:banana:

Jarvijarv January 22nd, 2009, 12:27 AM

^^
You guys can find the prices right here:
<http://thepassionatepursuit.com/2009/01/19/lexus-philippines-opens-first-dealership/okay>:

crispyyata January 22nd, 2009, 07:44 AM

Wow, beautiful architecture! Love the undulating facade, looks very light and dynamic. No wonder it's by a Japanese architect. :okay:

Here are pics from the website:

<http://i43.tinypic.com/2yl4307.jpg>

<http://i40.tinypic.com/id65hs.jpg>

<http://i39.tinypic.com/1zvdeh1.jpg>

<http://i40.tinypic.com/2h2gug7.jpg>

<http://i39.tinypic.com/2a0i53k.jpg>

<http://i44.tinypic.com/aen0ba.jpg>

Gawa na ito?? At nasa Bonifacio ito??? WOW!

OtAkAw January 22nd, 2009, 10:00 AM

^^The first time I saw that I was very impressed and doubtful on how such a well-designed building sprung up in the metro.

JulZ January 22nd, 2009, 12:35 PM

kala ko sa japan yan! amp! hahaha...hanep!

3cr January 23rd, 2009, 03:06 AM

does anyone know what this u/c is?

<http://i68.photobucket.com/albums/i37/llaurenversion3/jan%202009/uc.jpg>

That must be the office tower u/c I've seen months ago.

I checked the map and it's One Global Place. Nice photos Ms Lauren!

^^ Yup That's One Global Place. Here's a closer look of the construction site courtesy of Rick. Hope this helps. :) :)

One Global Place Taken Dec 10, 2008

<http://www.readyforoccupancy.com/OGP-01.jpg>

johnmizer January 23rd, 2009, 03:33 AM

and why target call centre agents with their oral skills?
i just wanna share my experiences while working for the banking industry.
my bosses there are pure filipinos/filipinas, but the thing is, they rarely speak in tagalog. they speak in tagalog only when giving orders to their messengers, maids, drivers.
and i must say, their level of mastery of the english language would surely make any TL smile from ear to that same ear.
i've heard some traders goofing around doing their best rendition of spongebob voice.
but, sad to say, (or am i) SOME call centre agents are airheads and doesn't have sense of urbanity. howcome i see trash INSIDE of rcbc plaza's lifts? i see spit, candy wrappers, plastic bag of mcdo, empty starbucks cups.
peace.

3cr January 23rd, 2009, 03:38 AM

Kahit maganda ang BGC, Napasobrang boring ng place. :banana:

Wala akong paki kung maganda pa yang ewang BGC na yan. Dami nga ng bars dyan like you guys said, tadtad ng ubod naman sa mahal. I remember eating on a restaurant dyan sa tabi ng Embassy, 500 per head ang isa at may nalalaman pang reservation kahit ang luwag pa...fffs :)

Ang mura lang puntahan sa BGC ay ang jollibee, mcdo at un Market! Market! mall. Tapos halos lahat, sobrang mahal na at ang bonifacio high street is full of conyo's at ewan na pacute na mayayaman :naughty: .

Then again, I rarely go sa BGC anyway. Wala kasing interesting na magawa dun eh except nalang un nakita kong near fatal motorcycle accident :naughty:

^^ BGC Boring? Guess to each his own though I certainly agree with you that BGC is indeed beautiful. There is also no denying BGC is the bread and butter of Taguig and a big source of funding for many of the Taguig Gov't / Mayor Tinga's local/city projects. I have noticed and don't quite understand why your posts in the BGC thread have been so negative. Just that if you're a resident of Taguig (which I believe you are), you should be thankful of BGC being part of Taguig since BGC's success will ultimately determine Taguig's future as a successful and progressive city. Filipinos can be proud of. All I'm saying is let's be more positive instead of having the usual crab mentality. Change does not happen over night. It takes time to see the results. Peace. :cheers: :cheers: :cheers:

dunamis January 23rd, 2009, 04:42 AM

Excited na ako sa North Boni. It looks like Federal Land will do justice to the BGC City Center annex hehehe. Lexus showroom is a good sign that Metrobank/Federal Land and BCDA will continue the success story that started with BGC.

It makes me think that maybe just maybe, North Boni will be more high end than BGC.

Wow, beautiful architecture! Love the undulating facade, looks very light and dynamic. No wonder it's by a Japanese architect. :okay:

Here are pics from the website:

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<http://i40.tinypic.com/2h2gug7.jpg>

<http://i39.tinypic.com/2a0i53k.jpg>

<http://i44.tinypic.com/aen0ba.jpg>

ryanr January 23rd, 2009, 06:53 AM

Wonder how much these bad boys will be selling? P2M - P5M...
A moving condo or "Bahay at Lupa"... :lol:
the question is, what is the cheapest car and how much? hehehehe bili na kau!:banana:

I posted the prices in this thread: <http://www.skyscrapercity.com/showthread.php?t=570776&page=31>

bustero

January 23rd, 2009, 02:38 PM

went to visit it the other day, it's nice though not Omotensando standard, a very good addition to Boni though, GT is an architectural buff of course

The IS is the cheapest, around 2.8m
the ES 350 is around 3.8m
The LS 470 is the most expensive at around 8m+

TheRick

January 23rd, 2009, 03:00 PM

From <http://www.skyscrapercity.com/showthread.php?t=570776&page=31>

Model Line-up and prices
IS300 - Php 2,938,000.00
ES350 - Php 3,678,000.00
GS460 - Php 5,328,000.00
LX570 - Php 7,218,000.00
LS460 - Php 7,268,000.00 , Php 8,238,000.00 (4-Seater Model)

WOW! A GS Lexus for about \$110K - almost 2x the price here in the US :nuts:
That's my favorite Lexus car. But can't imagine paying \$110K for an upgraded Camry. :bash:

Out of my league. Lucky are the rich... LOL
I'll just take bus and jeep and just buy a 2 bedroom Condo in BGC and maybe after 4 years it will appreciate and earn income.
And the Lexus will be half the price.

crappypants

January 24th, 2009, 05:18 AM

why do the cars in the PHils cost twice their counterparts in the US?
Is it taxed 100%. Shouldn't they be a bit cheaper since they have no heaters. :lol:
anyway it's very scary to drive luxury cars in the phils considering the way they drive unless you have a few millions to give away everyday.

ryanr

January 24th, 2009, 06:38 AM

why do the cars in the PHils cost twice their counterparts in the US?
Is it taxed 100%. Shouldn't they be a bit cheaper since they have no heaters. :lol:
anyway it's very scary to drive luxury cars in the phils considering the way they drive unless you have a few millions to give away everyday.

we are really OT (maybe the mods can move these posts)...
:lol: Luxury cars still have heaters in the Philippines. Not that anyone will use them.

but to answer your question, cars in PI are taxed according to displacement (ie. 1.6 engines or 4.6 engines). The larger the displacement (typical for luxury cars and SUVs), the larger the tax to put it simply. So small cars like the vios (1.3 engine), civic or corolla (usually with a 1.6 displacement) are priced similarly to other markets but luxury cars and SUVs (ie. the Lexus GS460 which has a 4.6 engine) are taxed heavily, making their prices double or more compared to the US.

[DELL Notebook Preissturz](#)

 www.DELL.com/de



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