



AYALA ALABANG
VILLAGE ASSOCIATION

AAVA NEWS

VILLAGE UPDATES, ALL IN ONE PLACE



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Barangay Ayala Alabang hosted a public consultation on Real Property Tax

On February 11, a public consultation was conducted by the City Assessor and Muntinlupa City Officials regarding the assessed and zonal values for Real Property Tax (RPT). The public consultation was held at the Barangay Ayala Alabang Community Center and was spearheaded by Muntinlupa City Mayor Ruffy Biazon.

This was the third public consultation conducted by the city government. The first two were held last February 5 and 6 in the other districts of Muntinlupa. The public consultations were part of the initial steps in the process of implementing the increase in the RPT. According to the officials, this ensures transparency in the process and cooperation with the people. The increase in RPT was in line with the national government's initiative. The increase would be subject to review and approval by the Department of Finance.

The proposed Schedule of Market Value (SMV) is set to take effect in 2028. According to the presentation, the city's existing SMV has not yet been updated since the years 2008 for land and 2012 for buildings. Any increase in real property tax due during the first year of implementation is capped at six percent.

The public consultation was also live-streamed at Barangay Ayala Alabang's Facebook page.

REMINDERS & ANNOUNCEMENTS

OFFICE CLOSURE ADVISORY

Residents and guests are advised that the AAVA Office will be **CLOSED** on February 17, 2026 (Tuesday) in observance of Chinese New Year.

Regular office operations will resume on February 18, 2026 (Wednesday).

Essential security and maintenance teams will remain to respond to any emergencies during this time. Call AAVA Security at **8842-1111 or 8842-2222**.

LTO-ON-WHEELS SCHEDULE



March 12–13, 2026



8AM – 3PM



Saturday Market Grounds



Vehicle Registration • Smoke Emission Testing • CTPL Insurance

For inquiries, contact CERD **(02) 8809-2282 loc. 100** and look for MJ Contioso.

How to Get Your 2026 BF Homes Vehicle Sticker

AAVA Residents: Application open from January 19 to February 20, 2026. A simple 4-step guide managed by BFFHAI.



**Step 1:
Prepare Documents &
Get AAVA Endorsement**

Required Documents



Cars:
OR, CR, and
one valid ID.

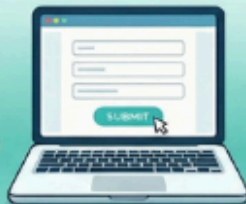


Motorcycles:
OR, CR, valid ID,
and a video verifying
no open muffler.

Company/Rented/New: include company
certification, lease contract, or deed of
sale, respectively.

Bring the required documents to the
AAVA Office for an endorsement stamp.

**Step 2:
Apply Online**



Apply Online & Receive SRS Number

Visit the BF Homes sticker portal:
<https://bffhai.znergee.com/>

Scan the
QR code
to access the
sticker portal:



**Step 3:
Pay Fees at AAVA**



**Step 3:
Pay Fees at AAVA**

Fees

Car Sticker: ₱3,200
*1st and more

Motorcycle Sticker: ₱1,450
*1st and more

**AAVA Processing
Fee:** ₱50 per
vehicle

Submit your SRS Number and
payment at the AAVA Office to get
an Acknowledgment Receipt.

**Step 4:
Collect & Install
Your Sticker**



Wait for AAVA's notification,
then pick up your sticker and
install it immediately.

For Inquiries, Contact CERD:
Call (02) 8809-2282 loc. 213 or
(02) 8842-2708 for assistance.

PRIVACY NOTICE

Ayala Alabang Village is committed to protect and respect personal data privacy.
Should you have any questions or concerns, you may email privacy@aava.com.ph

AAVA OFFICE

8809-2282

SECURITY HOTLINE

8842-1111 / 8842-2222

Authorities quickly controlled the fire incident in District 6



A fire broke out at a residential property in District 6 at 9:52 pm on February 2. Thanks to the quick response of the AAVA Security, BFP, and other emergency units, the incident was promptly declared under control.

At 9:55 pm, fire trucks from FTO-Palawan and FTO-Batangas North arrived at the scene, followed by AAVA's firefighting team. BFP trucks from STP Barracks also arrived with additional units from Alabang. At 10:41 pm, the fire was declared out, and the area was secured.

Red Cross volunteers, led by Ms. Jocelyn Baracel, and PNP personnel from PCP-5 also arrived and assisted at the scene.

AAVA Security Officer Allan Molina was injured during the operation. He was immediately treated at the Ospital ng Muntinlupa. The family's pet dog did not survive the incident due to smoke inhalation. No other casualties were reported.

Here are a few safety reminders to help prevent fire incidents:

- Check electrical appliances and wiring regularly.
- Keep fire extinguishers easily accessible.
- Familiarize all residents with emergency evacuation plans.
- Never leave burning candles or cooking appliances unattended.

We commend the swift actions of everyone involved and appreciate your cooperation. Stay safe, and in case of emergencies, please get in touch with AAVA Security at (02) 8842-1111 or 8842-2222.

Community Mourns Fallen Security Guard, Calls for Support for Bereaved Family

The Ayala Alabang Village community is mourning the passing of Security Guard Joseph D. Bacli of the Eight Arms Security Agency, who died in a motorcycle accident on January 28, 2026, while on his way to work.

According to official reports, the incident occurred around 5:45 a.m. along Daang Hari Road-Investment Drive in Las Piñas City and involved a single vehicle. A colleague who witnessed the accident immediately sought help. SG Bacli was rushed to Alabang Medical Center after emergency response by the Las Piñas Bureau of Fire Protection Medical Team, but despite extensive resuscitation efforts, he was declared dead.

SG Bacli served at Ayala Alabang Village Association (AAVA) and was known as a dedicated and reliable member of the security force. His sudden passing has left his family facing not only deep grief but also immediate financial challenges.

In response, AAVA leadership has formally endorsed a request for financial assistance to help the bereaved family with urgent needs, including funeral expenses.

The community is encouraged to extend support in any form—financial aid, prayers, or messages of condolence—as a gesture of unity and gratitude for his service. Those who wish to help may also coordinate with the AAVA Security (8842-1111) or the Eight Arms Security Agency.

In honoring SG Bacli, the community stands together in compassion and bayanihan.



Account Name: **Jean Rose Davis**
GCash Number: **0970-5694416**



Bank of the Philippine Islands (BPI)
Account Name: **Jean Rose Davis**
Account Number: **1769225052**

BOARD RESOLUTION No. 2025-08-01*(Second of three notices, for village-wide circulation)*

Adopting the AAVA Enforcement Framework for Compliance with the Deed of Restrictions

WHEREAS, all certificates of Title over lots or properties within Ayala Alabang Village (“AAV” or the “Village”) are annotated with the Deed of Restrictions, which, by law, is binding on all property owners and members of the Ayala Alabang Village Association (“AAVA”). The Deed of Restrictions concerned, states:

II. USE AND OCCUPANCY OF LOTS

X X X

6. Every lot owner must provide in his lot an open space for purposes of landscaping and for an easement of drainage, sewage, water and other public utilities as may be necessary and desirable. Such open space shall consist of four (4) meters wide on the side/s fronting a street and three (3) meters wide along the side/s and rear portions of the lot not fronting a street. The owner, lessee or representative shall permit access thereto by the authorized representative/s of Ayala Land Inc. or its corporate successors, the Ayala Alabang Village Association (AAVA), or public utility entities concerned for the purpose of which the easement is created or intended.

X X X

III. BUILDINGS AND ARCHITECTURE

X X X

2.0. Buildings shall not be higher than 9.00 meters measured vertically from the highest projection of the building proper, to the highest original ground level of the lot.

X X X

4.0 The plans and specifications of the building and any other structure, including the swimming pool, or any subsequent additions thereto constructed within the property shall comply with all the existing laws, ordinances and/or regulations governing the establishment of residences and must be subject to prior approval of Ayala Land, Inc. or the AAVA, in writing, prior to construction.

X X X

6.0 All buildings, including servant's quarters, and/or parts or portions thereof, except as hereinafter provided, must be constructed at a distance of not less than four (4) meters from the boundary fronting a street, measured from the property line to the nearest finished wall or column or any projection from said wall or column. Outside edges or roofs and/or eaves, including porte cochere or canopy, all without columns, of the building must be at least three (3) meters from the property line fronting a street and one and one half (1-1/2) meters from the property line not fronting a street.

IV. WALL/FENCE

Walls on the perimeter of the property shall not exceed two (2) meters from the original ground level, except that no restriction as to height applies to walls made of live vegetation. Cyclone or mesh wire fence is permissible only at the rear and the side boundaries of the property but must not be higher than four (4) meters from the original ground level.

WHEREAS, the highest natural grade (NGL) is defined as the “highest original ground level of the lot” from which the 9-meter height limit in the Deed of Restrictions is shall be measured;

WHEREAS, under Section 66(j) of the 2024 Revised Implementing Rules and Regulations of Republic Act No. 9904, otherwise known as the Magna Carta for Homeowners and Homeowners Association, the AAVA has the power to “cause compliance with regard to height regulations, easements, use of homes, buildings, edifices, or structures that may be built within the subdivision, in accordance with the National Building Code, zoning laws, HLURB/DHSUD rules and regulations, existing local ordinances, and existing deeds of restriction”;

WHEREAS, under Section 4(F) of the AAVA 2000 Amended By-Laws, the AAVA Board of Governors has the power to “enforce the Deed of Restrictions on the lots within the village and promulgate sanctions for any violation thereof for from the deed of restrictions”; and

WHEREAS, consistent with the Deed of Restrictions, the existing AAVA Rules and Regulations as provided for in the AAVA Handbook issued on 2009, pertinently provides:

Buildings & Architecture

X X X

5. The plans and specifications of the building and any other structures, including the swimming pool, or any subsequent additions constructed within the property shall comply with all the existing laws, ordinances and/or regulations governing the establishment of residences and must be subject to prior approval of AAVA, in writing, prior to construction.

X X X

Enforcement of Restrictions

1. AAVA and its duly authorized representatives, shall have the right during reasonable hours of the day, and upon due notice, to enter and inspect any building constructed on the lot to ascertain compliance with all the restrictions herein. (Underscoring supplied)

WHEREAS, consistent with the Deed of Restrictions, Board Resolution 2009-01-01, so far pertinent provides:

V – DEED OF RESTRICTIONS VIOLATIONS

A. Correction of DOR violation/s

All houses with DOR violation/s, past or present, are required to be corrected/ adjusted whether the violation has existed prior to the acquisition of the property or to before the AAVA Architectural Department's. approvals of the major renovation plans. It is the responsibility of the prospective buyer of the property to know if there is any DOR violation and/or arrears in Association dues on the property that he wants to purchase in all instances. The new owner assumes full liability of the property he acquired. In addition, nNon-correction of the DOR violation/s shall mean the forfeiture of the construction bond without prejudice to such other fines and penalties imposable under pertinent rules and regulations.

WHEREAS, there have recently been instances in which apparent violations of the Deed of Restrictions have been discovered and/or uncovered, and it appears that there are gaps in the existing rules and regulations to address these situations, which must be addressed in the spirit of fairness to all Lot Owners who have faithfully complied with the Deed of Restrictions; Page 3 of 11

NOW THEREFORE, in view of the above premises, the AAVA BOARD RESOLVES, AS IT HEREBY RESOLVES, to promulgate the following enforcement framework for ensuring compliance with the Deed of Restrictions.

I. Obligations of Stakeholders for Compliance with the Deed of Restrictions

1. Contractual and Ex-Contractual Obligations of the Lot Owner

a. All Lot Owners in the Village recognize that it is not only his/her contractual obligation but also an obligation arising from the human relations provisions of the Civil Code of the Philippines, specifically on abuse of rights, that he/she complies with the provisions of the Deed of Restrictions annotated in his/her certificate of title. Thus, he/she unequivocally recognizes, from the point of view of law, contract and the principle of non-abuse of rights, that it is his/her obligation to comply with the Deed of Restrictions.

b. As a Lot Owner, he/she binds himself or herself, his/her heirs, agents, assigns, representatives, and all persons acting under him/her or his/her direction, including those whose services he/she engages or has engaged, such as but not limited to engineers, architects, contractors, and similar professionals, as well as the latter's employees, agents, subcontractors or sub-alterns, to the performance of his/her legal obligation to comply with the Deed of Restrictions. Thus, he/she unequivocally recognizes that any violation of the Deed of Restrictions committed before, during, and after any construction/renovation undertaken on his/her lot is his/her responsibility and he/she assumes direct and primary liability for any such act, including any continuing violation of the Deed of Restrictions as herein defined.

c. All Lot Owners are obliged to grant reasonable access to and allow the conduct of inspection of their premises in order that AAVA may determine compliance with the Deed of Restrictions. Refusal to allow the inspection after due notice, either received by the Lot Owner or his/her representatives, or posted at the construction site, shall be considered a violation that is subject to sanctions in accordance with this Resolution. Such posting of notice(s) shall be documented in accordance with processes or procedures that the AAV Management may adopt.

2. Obligations of Professionals, Individuals, and Employees Engaged by an AAV Lot Owner

a. All professionals, individuals, employees, contractors or construction companies, whose services have been engaged by the Lot Owners shall ensure, in the performance of their services and/or fulfillment of their contract, compliance with the Deed of Restrictions and AAVA Rules and Page 4 of 11 Regulations, including those that may be promulgated from time to time. They recognize that it is their obligation to refrain from doing any and all acts that may violate the Deed of Restrictions and any provision of AAVA Rules and Regulations.

b. All professionals licensed by the Professional Regulations Commission (PRC), whose services have been engaged by a Lot Owner, shall, in the performance of their work, strictly adhere to and comply with the Code of Ethics for their respective professions.

3. Obligations of the AAVA Board of Governors, Committees, Architectural Department ("AD") and Officials and Employees

- a. The AAVA Board of Governors is obligated by the legal duty to "enforce the deed of restrictions of the lots within the village and promulgate sanction for any violation therefor from the deed of restrictions."
- b. All officials and employees AAVA who are responsible for the fulfillment, operationalization, and execution of the legal obligation by AAVA and its Board of Governors to enforce the Deed of Restrictions shall act with extraordinary diligence in the performance of their functions, duties, and responsibilities. The said officials and employees shall be solely and directly responsible for any non-feasance, misfeasance, or malfeasance, and the AAVA Board of Governors may reprobate, recall, alter or modify, any such act upon discovery, without prejudice to the imposition of penalties and the filing of administrative, civil and criminal cases or actions that may be filed against such erring official or employee;

II. Submission and Vetting of Requirements and Continuing Obligation of Stakeholders

1. Joint Determination of the NGL by the Lot Owner and AAVA

- a. Prior to any construction or renovation, the Lot Owner, or his/her duly authorized representative, on the one hand, and any authorized committee, official, or employee of AAVA, on the other, may agree to conduct a joint measurement to determine the NGL of the subject lot. Any such determination shall be in writing and shall be binding on the Lot Owner, his/her heirs, assigns, or successors-in-interest.
- b. If the Lot Owner and AAVA cannot agree on the NGL, the matter shall be referred to a duly licensed professional for the conduct of the Topographic Survey, which survey must faithfully follow and comply with the provisions of this Resolution.

2. Topographic Survey

- a. In case the parties could not agree on the NGL, the Lot Owner shall, prior to the submission of any construction plan, design and drawings for new structure/s or houses, submit a topographic survey of the lot conducted by a duly licensed professional.
- b. In the event the Lot Owner engages a Geodetic Engineer, the Lot Owner shall guarantee and assume full responsibility for all the acts of the said Geodetic Engineer, the latter's assistants, agents and/or employees, without prejudice to any personal or professional responsibility or liability of the said Geodetic Engineer.
- c. All submitted topographic survey plans shall be subject to confirmation by AAVA's AD through the conduct of an ocular inspection and other means of verification, including the referral of the matter to another Geodetic Engineer.
- d. Approval of the topographic survey plans shall be granted only after such confirmation and/or verification, under further rules and guidelines as the AAVA Management may prescribe. At its discretion, AAVA may request the owners of adjoining lots or any interested homeowner to provide relevant information on the NGL and/or comment on the submitted topographic plan.
- e. Any approval of a topographic plan obtained through fraud, misrepresentation, collusion, or any other falsity of whatever form and/or any approval of plans, specifications and drawings based on any such untruthful, false or fabricated topographical survey (hereinafter, the "Defective Topographic Plan") shall be subject to revocation, recall, alteration, or modification upon discovery, regardless of when such discovery was made, without prejudice to the filing of the appropriate administrative, civil and criminal cases or action against such erring official or employee, professional, or Lot Owner, as the case may be.
- f. Any construction, renovation, or structure that is based on or dependent upon a Defective Topographic Plan shall constitute the basis for a continuing violation by the Lot Owner of the Deed of Restrictions for as long as the said construction, renovation, or structure remains erected. Such violation shall be subject to penalties, fines, and/or sanctions as may be provided in this Resolution.

3. Construction Plan and Other Specifications

- a. Existing rules and regulations shall continue to govern the submission of construction plans, except to the extent as modified herein.
- b. Construction plans may only be accepted for inspection, verification, and approval after the joint determination of the NGL or the approval of a submitted topographic survey plan, as the case may be.
- c. Any and all construction on a lot within AAV shall strictly adhere to the NGL, as jointly determined by the Lot Owner and AAVA, or as outlined in the AAVA AD-approved topographic survey plan.

d. Before submitting any construction plans and/or specifications for a structure or house, the contractor is responsible to confirm and affirm the fact that the approved topographic survey accurately reflects the actual conditions of the lot. The contractor shall submit to AAVA's AD a report of such confirmation and/or disclosure of any possible discrepancy and accuracy. The failure of the contractor to submit the report, or the submission of a false report or any misrepresentation, shall be the basis for sanctions as may be provided in this Resolution, and shall make the Lot Owner jointly and solidarily liable for any violation or continuing violation of the Deed of Restrictions, under this paragraph.

e. Any approved construction/renovation plan or specification that violates existing AAVA Rules and Regulations and the provisions of this Resolution shall be subject to recall, alteration or modification, upon discovery, regardless of when such discovery was made, without prejudice to the filing of the appropriate administrative, civil and criminal cases or action against such erring official or employee, professional, Lot Owner, as the case may be.

f. At any stage of the construction/renovation, AAVA's AD may conduct an inspection or verification to determine compliance with the Deed of Restrictions after due notice, either received by the Lot Owner or his/her representative or posted at the construction site. Refusal to allow such inspection or verification shall be subject to sanctions as may be provided under this Resolution, and other existing AAVA Rules and Regulations, including but not limited to the issuance of a work Sstoppage order.

4. Posting of Construction Bond

a. Compliance with all existing AAVA Rules and Regulations, and any and all rules or regulations that may hereinafter be promulgated, shall govern the requirement to post and/or release a construction bond.

b. Lot Owners shall be required to execute the required Undertaking in accordance with existing AAVA Rules and Regulations.

c. The posting of the Contractor's Bond shall be in accordance with existing AAVA Rules and Regulations, or such regulations as hereinafter may be promulgated.

5. Continuing Deed of Restrictions Violation and the Obligation of Lot Owner

a. Any violation of the Deed of Restrictions, this Resolution and/or any AAVA Rules and Regulations, shall be considered a continuing one which shall be subject to the appropriate sanctions, including but not limited to daily fines or penalties for each type of violation and undertaking the necessary correction, rectification, demolition of structure at the Lot Owner's cost.

b. The procedure to address such continuing violation shall be in accordance with existing AAVA rules and regulations.

6. Inspection and Investigation to Determine Compliance with Deed of Restrictions

a. Inspection of the Construction Site may be done at any time during business hours, one (1) day after notice is received by the Lot Owner or after the posting of the said notice of inspection at the Construction Site. The refusal of the Lot Owner to allow inspection shall henceforth be considered a violation of the Deed of Restrictions, which shall be subject to the appropriate sanctions under existing AAVA Rules and Regulations and the provisions of this Resolution.

b. Inspection or Investigation may be done as follows:

i. Inspection to Determine Compliance with Height Restrictions—

The construction may be inspected to determine compliance with the height restrictions at any time during business hours, one (1) day after the Lot Owner receives notice or after the notice of inspection is posted at the Construction Site.

ii. Complaint-Driven Investigation: A resident of the Village may file a written complaint with the AAV management or security office, detailing the alleged violation of the Deed of Restrictions. This complaint shall initiate the investigation process provided under the Resolution and such other applicable rules and regulations. Page 8 of 11

c. All existing AAVA Rules and Regulations relating to inspection and verification shall apply, insofar as they are not inconsistent with the provisions of this Resolution.

III. Regulating the Conduct of Professionals and Contractors

1. Accreditation Process for Professionals

a. Geodetic Engineers, Other Professionals, and Contractors may be accredited by the AAVA based on the rules and guidelines that the Management may promulgate, with professional competence (track record), probity and integrity as the basic standards.

b. The engagement of the services of such accredited Geodetic Engineers and Contractors shall be incentivized in accordance with the rules and regulations that the Management may promulgate.

2. Blacklisting

- a. Any Geodetic Engineer, professional, or contractor who shall violate any of the provisions of this Resolution shall be blacklisted at the first instance of violation. The process for blacklisting shall be as follows:
 - (i) A complaint or report of the alleged violation(s);
 - (ii) Issuance of a first notice to the erring professional or contractor, affording him/her an opportunity to explain his/her side in writing regarding the alleged violation; and
 - (iii) Issuance of a second notice informing the professional or contractor that he/she is blacklisted by AAVA, if, after review, the AAV management finds that all collected evidence reasonably indicates that violation(s) had been established.
- b. The blacklisting of a professional or contractor may be requested by any resident and/or Lot Owner for any legitimate purpose.
- c. Any submission, request, or application filed with AAVA by a blacklisted professional or contractor shall be subject to the strictest scrutiny, thorough investigation and well-founded evaluation prior to possible approval. Page 9 of 11
- d. Blacklisting of professionals and contractors may further result in the filing of a complaint with the PRC for the revocation of their license, if and when appropriate, as determined by the AAVA BoardBoard.

IV. New and Additional Penalties and Sanctions for Violation of Height Restrictions, including the Refusal to Allow Inspection and Investigation.

1. Procedure for Imposition of Penalties / Sanctions

- a. The construction bond shall be forfeited in the event of any violation of the Deed of Restrictions, in accordance with existing AAVA Rules and Regulations. Should a work stoppage order be issued and the violation resulted in the forfeiture of the construction bond, the Lot Owner shall be required to post another cash bond, as AAVA may determine and comply with such other rules and regulations applicable, before the construction and renovation can resume.
- b. Apart from the forfeiture of the construction bond for any finding of a violation of the Deed of Restrictions, when appropriate, the Lot Owner shall be given by AAVA a reasonable period to make the necessary rectification and/or demolition of the structure or portion of the structure that exceeds or exceeded the allowable height limit as found by AAVA's AD. The AAV Management shall notify the Lot Owner of the deadline as is appropriate under the circumstances.
- c. If the contractor fails to comply within the specified deadline, a daily penalty of ten thousand pesos (Php10,000.00) shall be imposed starting on the day following the deadline and shall run until the day that the rectification, remediation, and demolition are fully effected, as certified by AAVA's AD.
- d. In addition to the daily penalty, or if the Lot Owner fails to pay the same, other sanctions that may be imposed upon the erring Lot Owner shall include but not be limited to:
 - i. non-issuance of car stickers;
 - ii. non-issuance of AAVA IDs to the Lot Owner's employees, home service workers, drivers, etc.
 - iii. non-issuance of move-in permits;
 - iv. non-issuance of visitors passes to the Lot Owner's visitors;
 - v. denial of AAVA-provided services;

V. Continuing Application of Existing AAVA Rules and Regulations.

Unless modified herein or inconsistent with the provisions of this Board Resolution, all existing AAVA Page 10 of 11 Rules and Regulations on the Enforcement of the Deed of Restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands this 27th day of August 2025 at Muntinlupa City.

ROBERTO S.D. SANTIAGO
President/Presiding Officer

Attested By: **GELACIO C. MAMARIL**
Corporate Secretary

APPROVED:

ANDRE S. KAHN
Vice Pres. & District 4 Governor

ROSARIO P. DELFIN
Treasurer & District 1 Governor

SYLVIA ORDOÑEZ
District 2 Governor

EDGARDO SEVILLA
District 3 Governor

ANTONIO IBAVIOA
District 5 Governor

MARIA SOLEDAD DE LEON
District 6 Governor

Keep Our Village Clean: A Guide to Proper Waste Segregation



DOs: Best Practices for Waste Disposal



DON'Ts: What to Avoid



Sort Your Waste Before Disposal

Keep recyclables clean and separate from kitchen or bathroom waste.

Follow the Collection Schedule

Only bring garbage out during scheduled times and return bins to your property afterward.

Prepare Special Waste Correctly

Bundle garden trimmings neatly and hire private haulers for bulky items like furniture.

Don't Mix Different Waste Types

Mixed waste may not be collected, leading to sanitation concerns.



Don't Leave Out Unmanageable Debris

Avoid putting out large branches, construction debris, or furniture for regular collection.



Don't Leave Bins Out or Dump Illegally

Leaving bins on the street or dumping in vacant lots keeps our village untidy.



Keeping Ayala Alabang Village clean is a shared responsibility, and proper waste segregation plays a key role. By sorting and preparing waste according to the published collection schedule, we help ensure smoother collection and cleaner streets.

Why Segregation Helps Everyone

When waste types are mixed, collection crews may be unable to pick it up, leading to delays and sanitation concerns. Proper segregation ensures that each waste type reaches the right destination, supporting both efficient collection and recycling efforts.

A Few Gentle Reminders

Items like construction debris, bulky furniture, and large garden waste require special disposal through private haulers. Contractors hired for pruning or trimming are responsible for removing the debris they generate.

Making Collection Days Easier

To help collection days run smoothly, residents can:

- Bring garbage out during scheduled times
- Return bins to the property after collection
- Secure and bundle loose garden waste
- Keep recyclables clean and separate

These simple steps help keep collection efficient and hassle-free.

A Community Effort Worth Keeping

Proper waste segregation is an easy but impactful habit that helps maintain the cleanliness and appeal of Ayala Alabang Village. Thanks to all residents for their efforts in keeping our community beautiful.



Community Directory

AAVA OFFICE

For inquiries and requests, you can contact the AAVA Office during office hours, Monday - Friday (8am - 5pm)
8809-AAVA (2282) | wecare@aava.com.ph

Architectural	- 8807-5859
Accounting/Finance	- 8842-5203
Community Relations	- 8983-3936
Maintenance	- 8807-5859
Security	- 8807-0501

AAVA SECURITY HOTLINE



For emergency assistance beyond office hours, please call: **8842-1111 / 8842-2222**

Madrigal Gate	- 8842-0403
Acacia Gate	- 8842-2904
Mindanao Gate	- 8850-9291
Champaca Gate	- 7358-6927
Molave Gate	- 8570-4712
Tango Base (ATC)	- 8842-2936

BARANGAY AYALA ALABANG

Barangay Office	- 8546-3399
Barangay Clinic	- 8808-4053
Barangay Assistance	- 8807-2472
Barangay Satellite	- 8257-3639

OTHER HOAs

Alabang Hills	- 8850-8254
BF Federation	- 8403-4586
Ayala Southvale	- 8398-0701
Portofino Alabang	- 8346-2081

CHURCHES

St. James the Great	- 8807-1623
St. Jerome Emiliani	- 8842-4947

SCHOOLS

De La Salle Zobel	- 8771 3579
Paref Woodrose	- 8850 6380
Maria Montessori	- 8842-4409
The Learning Child	- 8850 3852
Virgin Mary Immaculate	- 8850 9060

MALL & SUPERMARKET

Alabang Town Center	- 7795 9595
Metro Gaisano	- 0908 851 0378
Molito Lifestyle Center	- 8856 1693
Festival Mall	- 8850 3517
Landmark Alabang	- 8882 9990
SM Southmall	- 8800 0447
Evia Lifestyle Center	- 8869 0003
South Supermarket	- 8771 2214
Makati Supermarket	- 8850 7687
Westgate Center	- 8850 3515
The Marketplace AAV	- 8842 8988

HOSPITAL & CLINIC

Lifeline Clinic	- 8772-3897 to 98
Lifeline Dental	- 8474-0018
Asian Hospital	- 8771-9000 to 02
Ospital ng Muntinlupa	- 8771-0127 to 29
Alabang Medical Center	- 8850-8719
Perpetual Help Med.	- 8874 8515
RITM	- 0956-9529091
Philippine Gen. Hospital	- 8981-8742

HOTELS

Bellevue Manila	- 8771 8181
Vivere Hotel	- 8771 7777
Acacia Hotel	- 7720 2000
Crimson Hotel	- 8863 2222
Azumi Boutique	- 8869 9888
The B Hotel	- 8828 8181
Amore Hotel	- 0920 981 8644
Hop Inn Hotel	- 8296 1464

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Muntinlupa City Hall	- 8862-2525
Treasury Office (Munt.)	- 8862-2534
Alabang Country Club	- 8842-3531 to 39
Fire Department	- 8851-4620
PNP 5 (ATC)	- 8851-4620
Meralco	- 16-211
Maynilad (Univ. Ave.)	- 8807-1984
Maynilad (Sewer)	- 8850-9435
PLDT	- 171
Post Office (ATC)	- 7508-0770
Sky Cable	- 3381-0000
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AAVA COOP Store	- 8843-3084
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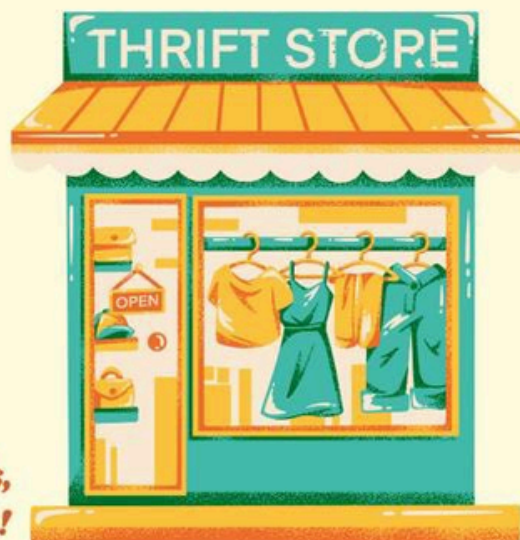
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Barangay Health Clinic

Doctor's Schedule

SPECIALIZATION	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
CARDIOLOGY				12NN-1PM (BY APPOINTMENT) L. GULINAO	
DENTISTRY	9AM-11AM M. JULAG-AY	9AM-11AM R. TOLENTINO 1PM-3PM F. MOLINA	9AM-11AM R. MONTENEGRO	9AM-11AM R. MONTENEGRO 1PM-3PM F. MOLINA	9AM-11AM M. JULAG-AY 2AM-4PM R. TOLENTINO
DERMATOLOGY	1PM-3PM K. GOMEZ	8AM-10AM K. NAZARIO			9AM-11AM K. GOMEZ
ENT	4PM-5PM (BY APPOINTMENT) G. RIVERA				
GENERAL MEDICINE				1PM-3PM G. NAZARIO	1PM-3PM G. NAZARIO
GENERAL SURGERY	1PM-3PM J. ARCEO	10AM-12NN J. ARCEO			
GERIATRICS	9AM-11AM R. VALENZUELA	9AM-11AM R. VALENZUELA	10AM-12NN R. JARA 2PM-4PM C. MACAPAGAL	10AM-12NN C. MACAPAGAL	10AM-12NN R. JARA
OB-GYNECOLOGY	8AM-10AM S. IBAVIOA	1PM-3PM A. MOLINA		1PM-3PM A. MOLINA	8AM-10AM S. IBAVIOA
OPHTHALMOLOGY		8AM-9AM S. QUIANZON 10AM-12NN F. GOMEZ	8AM-10AM S. QUIANZON	10AM-12NN F. GOMEZ	8AM-10AM C. GOMEZ
PEDIATRICS	3PM-5PM L. LAMPA	1PM-3PM A. GARCIA	3PM-5PM L. LAMPA	1PM-3PM A. GARCIA	1PM-3PM L.C. DAYAO
PULMONOLOGY				1PM-2PM R. PALAFOX	
INTEGRATIVE MEDICINE		1PM-3PM R. ABELLA			2PM-4PM R. ABELLA
PSYCHOLOGIST	10AM-12PM P. SISON				
SONOLOGIST (ULTRASOUND)			1PM-3PM (BY APPOINTMENT) L. HERRADURA		
SONOLOGIST (ULTRASOUND)	BY APPOINTMENT L. EVANGELISTA				
ORTHOPEDIC	BY APPOINTMENT J. FERRER				

BAA CLINIC CONTACT NUMBERS: 8-706-5140 / 0966 0623 181



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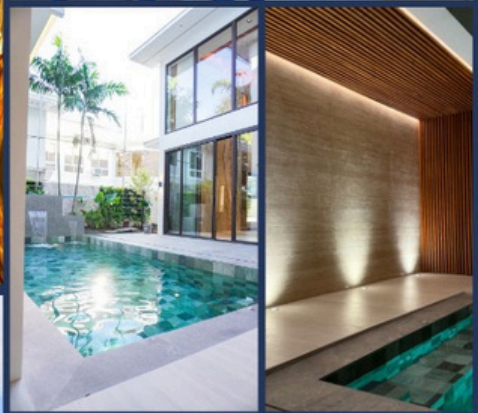
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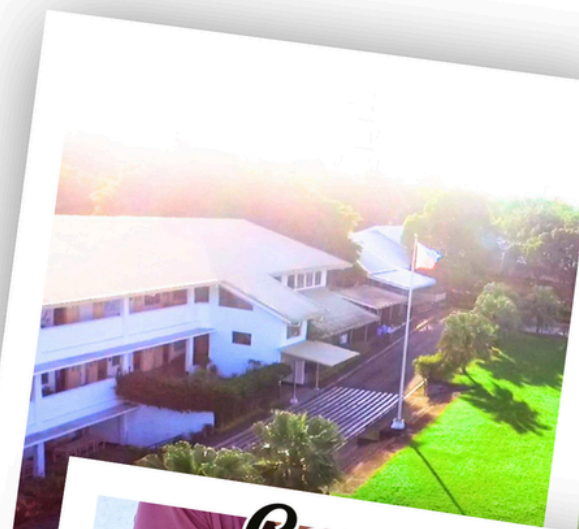
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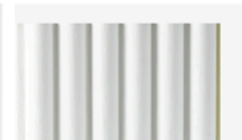
INDOOR COMPOSITES



01.



02.



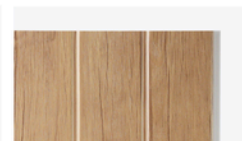
03.



04.



05.



06.



07.

1. WPC FLUTED
2. WPC CORRUGATED
3. WPC HALF ROUND
4. WPC MINI CURTAIN
5. SPC FLOORING
6. PVC CEILING
7. WPC INDOOR COLUMN

TREVO

OUTDOOR COMPOSITES



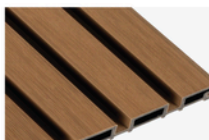
01.



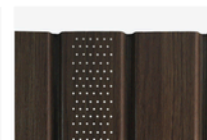
02.



03.



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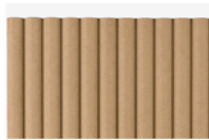


05.

1. WPC SIDING
2. WPC DECKING
3. WPC OUTDOOR COLUMN
4. WPC OUTDOOR FLUTED
5. PVC SOFFIT

LAMERRA

SUSTAINABLE INDOOR



01. CONVEX



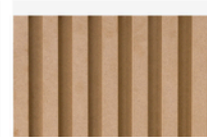
02. CONCAVE



03. PLATEAU



04. WAVE



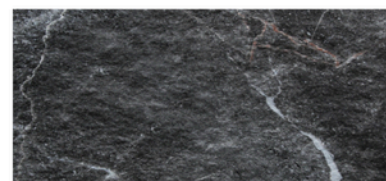
05. SLATED



06. VERTEX



01. ANTHILL TRAVERTINE KAMU RED



8. ROUGH SURFACE PORTORO



02. PRO ROME TRAVERTINE ANDES YELLOW



9. ROUGH SURFACE PLAIN WHITE



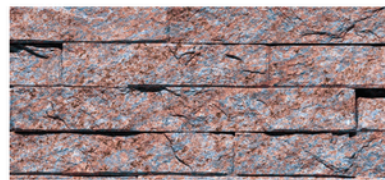
03. PRO MARBLE NILE RED



10. CHISELED STONE GREYISH BROWN



04. PRO MARBLE CLOUD WHITE



11. 35 PIECE STONE MULTI COLOR RUST



05. PRO SKYLINE Y001-01-02



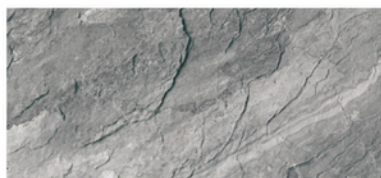
12. 35 PIECE STONE TUNGUSKA YELLOW



06. POLISH CONCRETE WALL MEDIUM GRAY



13. ORIGINAL WOOD YOLY



07. MOUNT CELESTIAL VEIL DARK GREY



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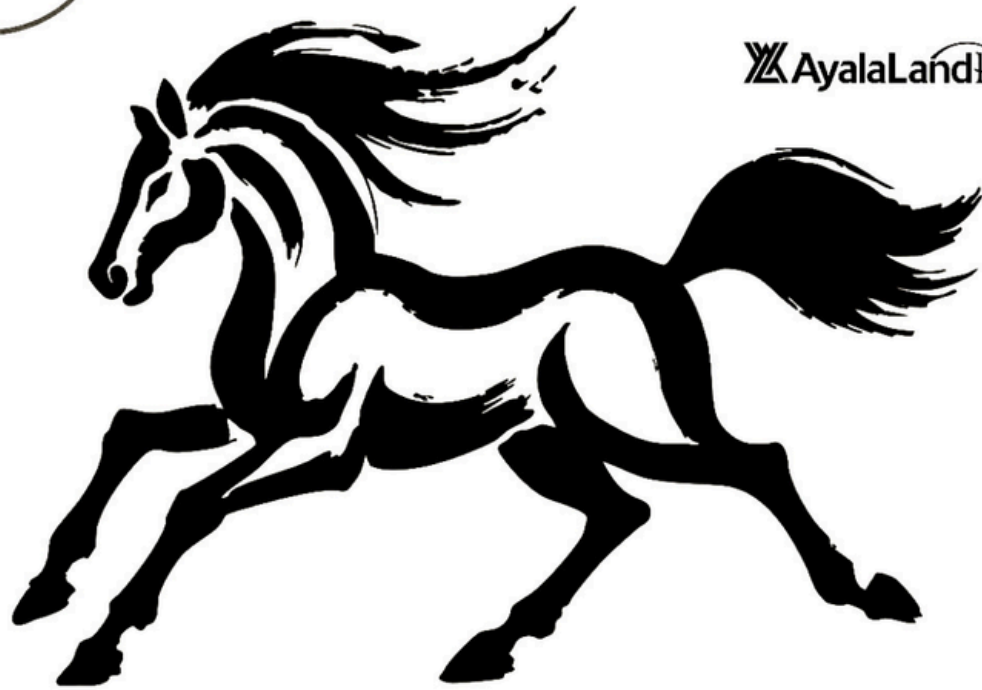
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Hair Dye	P350
Blow Dry	P350
Hot Oil	P350

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- ₱399 Half Legs
- ₱549 Full Legs
- ₱399 Bikini
- ₱499 Brazilian

MASSAGE SERVICES

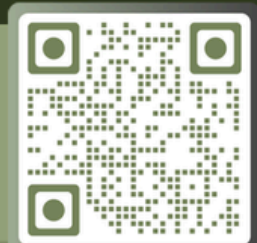
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Real Estate

ALABANG H/L, LOTS 4 SALE: 1)AAV Lots 997m² & 371m² 2)AAV H/L P80M-P200M up 3) AHills Lots 350m² 420m² 495m² 676m² 1460m² 4) AHills H/L P50M & up 5) Hboro H/L P53M 6) San Jose Lot 571sqm 7) Tierra Nueva H/L 45mn Toto - 09171048913

PORTOFINO, BF HOMES, TS CRUZ, 4 SALE 1) Portofino Hts Hse LA-280m² FA-300 b/n P46Mn 2) Porto 55M / 65M / 95M 3) BF Lots 280m² & 565m² 4) BF Hses 280m² & 399m² modern 30M-45M 5) TSCruz lots 240/300/400/600/1032 m² Toto-09171048913

HOUSE FOR RENT 317 DINGALAN 4br w/ t&b big living overlooking pool & garden 900sqm lot 600sqm lv 0917-5095708 open for brokers

AAV HOUSE FOR SALE 300 SQM LOT ; Renovated, call / text / viber 0916-4083040 / 0917-1541008

5BR HOUSE FOR RENT Pool, garden, AC in living, dining, all BR. 4 car garage Newly renovated F.A. 450sqm L.A. 558sqm 511 Batulao St. Deng 0976-0119347

HOUSE & LOT FOR SALE 433 COUNTRY CLUB AAV 1380sqm lot 800sqm house 350M call 0917 820 0707

AAV LOT NOT PERIMETER NOT TUMBOK Lot area 820 sqm good deal price 155K per sqm call 0956-5230936

HOUSE AND LOT FOR SALE with long term Lease Income Text 0908 850 5191

READY TO MOVE-IN & BRAND NEW HOUSE FOR SALE IN IMUS, DASMARINAS, & BACOR CAVITE. Open for brokers 02 8842-2408 / 0995-5600230 / 0933-8264852

HOUSE FOR SALE PRE-SELLING IN DASMARINAS, CAVITE near SM Dasma & Robinsons Dasma & well-known universities, open for brokers 0995-5600230 / 0933-8264852

HOUSE FOR LEASE IN 420 PANTABANGAN 5-br with garden & pool open for brokers 02 8842-2408 / 0995-5600230 / 0933-8264852

STUDIO N - AFFORDABLE, PRESELLING CONDO NORTHGATE ALABANG DP 15K/mo. semi-furnished units strong rental potential - w/ thousands of employees n d area call Tonette 0915-2747931

GOOD DEAL MADRIGAL BUSINESS PARK BUILDING 12 FLOOR Lot area 1300sqm floor area 12,000 sqm. price 450M. call 0956-5230936

HOUSE FOR SALE 2sty 3br den hi-ceiling master's br ground flr 50 Bandung St Bali Mansions South Forbes near Ayala Westgrove 39M call 0920-9167980

BEACH FRONT PROPERTY FOR SALE Barrio San Carlos Caba La Union 1,000 square meters text Annie 0950-8895555

VIENTO 3BR SALE 32M, RENT 120K. 0917-8567294

COMMERCIAL SPACE FOR RENT 154 AGUIRRE AVE. BF HOMES P'QUE 2-structure 350sqm. main office 2 room 2 toilet front office 1 toilet call/text 0916-7726396

ALONG ACACIA AVENUE 2 STORY Lot area 812 sqm Floor area 700 sqm 4 bedroom with pool 5 car garage price 150M gross call 0956-5230936

Miscellaneous

WE BUY 2ND HAND ITEMS Furniture Silverware audio system speakers amplifiers decors chandeliers. George & Letty 7753-5203 ; 0920-8287261 / 0926-6430959 / 0929-3150495

BUYER OF PRE-LOVED FURNITURES, HOME DECOR, PAINTING, SCULPTURES, Antiques, old santos, ivory, jewelries and watches contact: 0918-3812220, 0917-5102227 Gerry

BIG SALE!!! DINING TABLES, CHAIRS, CONSOLES BUFFETS DISPLAYS, Coffee tables, aparadors, comoda, santos, jars, accents light, mirrors, benches, Herencia Antiques

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Garage Sale

GARAGE SALE AT 312 CALIRAYA! FUNDRAISER FOR STUDENTS FROM UP IE Club for Engineering week date: February 14 to 15.

GARAGE SALE FEB 21, SATURDAY, 9AM - 5PM. 304 Dama de Noche corner Lipa St.

GARAGE SALE, FEB. 21, SATURDAY, 8-12. 604 Taysan cor Lipa.

GARAGE SALE! 160 PILI DR. Saturday, Feb. 21, 8am.

CLEAN OUT SALE - Toys, furniture, kitchen stuff, decoration, koi fish other fish, books, toys - come to 106 Caliraya, Sat. 21 Feb, 8-1pm and buy good quality

GARAGE SALE! EVERYTHING MUST GO Bnew & used items clothes shoes appliance furnitures & a lot more Feb 21 & 22, 2026. 586 Batangas East

ALL ITEMS MUST GO! BAGSAK PRESYO, Feb. 15, Sunday, 24 Visayas St. 9am to 5pm.

GARAGE SALE, SATURDAY, FEB 21 & 22, 204 MALVAR Men, women, children clothing P10 - P200. 6am to 5pm

GARAGE SALE AT 314 UNIVERSITY AVE. on Feb. 20 - 22. please come and visit

DISCLAIMER

The Ayala Alabang Village Association (AAVA) does not endorse, warrant, or guarantee any home service providers advertised in the AAVA News. We have received reports that some providers charge high fees for services that may not meet expectations. Please be aware and choose wisely when using these services, as it is at your own risk. Thank you.

Home Service

MAJEID'S CARPET - Direct Importer of Persian Carpet accept deep washing & repair of carpets, 2F Expansion Wing Festival Supermall Filinvest. Call Mahmood at 850-3889, 0926-700-7752 Free pick-up & Delivery

BEST AIRCON SERVICES Installation A/C repair, water pressure cleaning, all type of aircon, technician are certified call: 8-8009979; 0942-3155411; 0915-9640405

NOEL HOME SERVICE House renovation tiles installer iron works painting works electrical plumbing roof gutter swimming pool cabinet 0936-7870859; 0908-5159820 mortanmorojo@gmail.com

JOEY HOME SERVICE Carpentry tile setter painting roofing electrical swimming pool repair buho fence welding gutter repair call 0935-1376024; 0969-2474138

PAINTING CARPENTRY GUTTER ROOFING Waterproofing pool repair plumbing tiles welding trusses swimming pool repair perimeter fence cladding 0915-5364462; 0946-2801829

LOIS PLUMBING SERVICES Declogging toilet bowl, kitchen sink, sewerline, drainage, greasetrap. electrician, water heater installation, iron works, retiles, masonry. 0977-4269925; 0991-3795082

CADBURY'S LAUNDRY. Professional dry cleaning. High quality laundry. Free pickup & delivery. Comforter, curtains, rugs, plushies, winter wear. Viber 0956-6859159

24 HOURS ELECTRICIAN AND PLUMBING SRVCS Painting varnish carpentry masonry iron work gutter tiles Globe 0916-3389680 Smart 0962-1063709

EFREN HOME SERVICE Masonry electrical steel gate swimming pool upholstery plumbing fence painting roofing 0995-0836986; 0930-2707999

LANDSCAPER DESIGNER AND REPAIR Kung hanap niyo magandang garden huwag mag atubili pls call #0960-6634184

VIC TUBERO AND HOUSE REPAIR Carpentry masonry house repainting roof painting repiping water leaking declogging of water closet cel# 0929-6024466; 0949-1736482

ILONGGO TUBERO HOME SERVICES Painting repainting welding works roofing gutter repair masonry tile setter carpentry cp no. 0909-4904379; 02-85683041

DONDON HOME SERVICES Electrical • painting • carpentry • gutter roofing • water proofing • pool repair • plumbing • tiles welding trusses # 0956-3411151 cp: 0961-7458165

MILES AIRCON CENTER Installation repair relocation cleaning all brands split packaged window type well trained technician call 0927-709 6988; 0921-2839086

MILES ELECTRICAL EXPERT Res/Ind'l control wirings motor pumps install genset circuit breaker panel water heater call 0927-7096988; 0921-2869086 ex abroad

AILEEN'S UPHOLSTERY Accept made to order slipcovers, solihya, sofa, revarnish, roller shades. also repairs deep cleaning sofa, chairs, bed call/text @ 0907-0854877

CAPELLAN HOME SERVICE Electrical plumbing & pipes carpenter masonry tile setter painting welding roofing waterproofing installation 0976-1927650; 0976-0135897

BUDDHA BLESS PEST CONTROL Problema sa anay ipis daga lamok at iba pa. 0943-5309940; 0995-3510896; 0991-6754808 at low low price

Employment

HIRING EXPERIENCED / PROFESSIONAL GARDENER / CARETAKER For hobby farm in Cuenca Batangas, stay in, with experience only. 0924-1125020

WANTED FAMILY DRIVER. 3-5 yrs experience, willing to work overtime / do minor house mtnc. w/ valid driv license. semi-stay in. good pay & benefit. call/sms 0928-5071105

WANTED ALL-AROUND MAID. 25-40 y/o. stay-in. laba, plantsa, linis, luto ng simpleng ulam, biodata, nbi needed. For interview, call/text 0928-5071105

WANTED FAMILY DRIVER. Text 0917-5305162. Text only

Tutorial

PIANO GUITAR VIOLIN CELLO UKULELE WINDS. Home service by U.P. Music graduate. Also piano tuning. 0915-4681174 Nyoy (AAV resident)

BRAINWORKS TUTORIALS: Trusted academic support for Ayala Alabang students preparing for IBDP, UPCAT & Science HS exams. FB: brainworksph | 09172414777

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Pets

FOR MINI SCHNAUZER LOVERS Champion Bloodline (2M,2F), PCCI reg. micro chip protected, Vaccinated, Hypoallergenic, non-shedding, tail/dew claws dock. Dare to compare. Call: 0905-252-5030 Must see to appreciate.

ASIA PRO K-9 DOG SCHOOL / AAV dog trainor proper potty training, basic obedience, dogshow, handler, guardwork, sniffing, home service call text 0981-4096254

Automotive

FOR SALE 2016 KIA CARNIVAL Maroon text Owen 0956-9146815

RUSH SALE: 2017 BMW 740i w/ fridge & chair massage 48K mileage brand new tires Php2M. Contact: Pio @ 0917-8417454

Home Service

RYAN HOME SERVICE House renovation, plumbing, electrical, tiling, masonry, iron works, carpentry, aluminum screen, bamboo and pvc fence, roofing, painting, varnish, swimming pool. Viber 0966-2212087

NESTOR POOL & TUBERO SRVC We repair, maintain pool & do deck clogging Tel # 8806-7826 Cel# 0927-4594659 / 0917-1428829 Cont: Wilma Dayoc

WE ACCEPT HOUSE & SWIMMING POOL REPAIR & RENOVATION Electrical masonry plumbing welding painting roofing carpentry works call Ronald 0960-2767744; 0976-2600667

GEN. CLEANING SVCS ; Carpet & sofa shampooing & other specialized cleaning. Pls call or text: 0927-2110811 / 0955-7763000 / 0917-8538746

JOHN HOME SERVICE Renovation and repair, plumbing, painting, electrical, carpentry, masonry, aluminum & glassworks, screen window & door, ironworks, roof & gutter works, bamboo fence 0916-46297351; 0998-2621630



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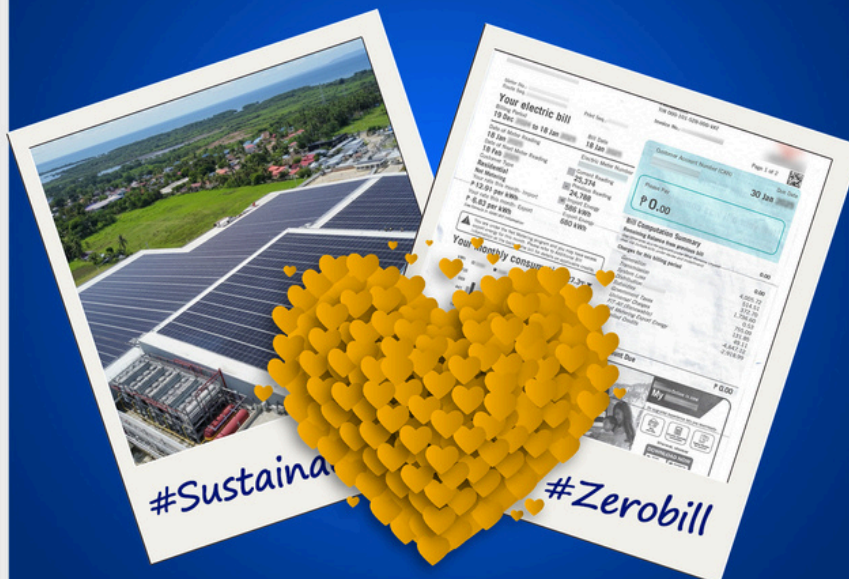


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