



AYALA ALABANG
VILLAGE ASSOCIATION

AAVA NEWS

VILLAGE UPDATES, ALL IN ONE PLACE



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AAVA hosts Candidates' Forum ahead of 2026 Elections

AAVA hosted the Candidates' Forum 2026 on September 5 at the AAVA Office Lobby, bringing together candidates for District Governor and Auditor General ahead of the 2026 AAVA Elections.

The forum was attended by District 1 candidates George Chua and Martin Reyes; District 2 candidate Napoleon Micaller; District 3 candidate Edgardo Sevilla; District 5 candidates Miguel Herrera and Joey Server; District 6 candidates Ruben Baes and Valentin Reyes; District 7 candidate Pete Belleza; and Auditor General candidate Primitivo Peñaranda.

Each candidate was given seven minutes to introduce themselves, share their personal and professional backgrounds, and present their platforms and priorities for the community. The forum did not include a question-and-answer portion.

To make the event accessible to a wider number of members, the forum was also livestreamed via Zoom. The online broadcast allowed residents who were unable to attend in person to hear directly from the candidates ahead of the election.

The Candidates' Forum provided members with an opportunity to become more familiar with the individuals seeking elected positions in AAVA and the priorities they hope to bring to the community. Candidates' profiles can be viewed at <https://aava.com.ph/agmm>.

(story continued to page 2)

ANNOUNCEMENT

2026 ELECTION FOR GOVERNORS & AUDITOR GENERAL

ONLINE VOTING:

Sept. 10, 8am to Sept. 12, 12pm

ONSITE ELECTION:

Sept. 13, 8am to 1pm

AAVA hosts Candidates' Forum ahead of 2026 Elections

(continued from page 1)

The **online voting period runs from September 10 to 12**, with September 12 serving as the final day for members to cast their votes online through AAVA Life. The **onsite 2026 AAVA Elections for District Governors and Auditor General will be held on September 13**. Members are encouraged to take part in the election and exercise their right to vote.



D1-George S. Chua

D1-Martin John T. Reyes

D2-Napoleon P. Micaller

D3-Edgardo L. Sevilla

D5-Miguel C. Herrera



D5-Ernest Fritz Server, Jr.

D6-Ruben P. Baes

D6-Valentin A. Reyes

D7-Pedro V. Belleza

AG-Primitivo T. Peñaranda

2025 vehicle stickers have expired

With 2025 AAVA vehicle stickers no longer valid as of August 21, 2026, homeowners, resident lessees, schools, and visitors are reminded to secure their 2026 vehicle stickers.

Applications for 2026 vehicle stickers will be accepted until September 25, 2026 only. Residents may process their applications through the AAVA Portal, while schools and visitors may apply through the AAVA Office.

Residents are encouraged to complete their renewal as soon as possible to ensure that their vehicles have valid stickers for entry into the village.

For residents, applications may be made through the AAVA Portal at portal.aava.com.ph. Schools and visitors, please apply at the AAVA Office.



AAVA reports on 2025 village maintenance and repair costs

Maintaining a village community involves a range of ongoing expenses, from routine upkeep to repairs that address wear, damage, and the needs of shared facilities. As part of its 2025 financial reporting, AAVA is providing members with a closer look at the costs incurred in keeping the village maintained and its essential operations running.

Records from the Finance Department show that labor and supplies accounted for P44,319,338.31, while repairs amounted to P5,170,112.05. Combined, these expenditures totaled P49,489,450.36 in 2025.

The figures reflect the various resources required to address maintenance needs across the village throughout the year. From materials and supplies to the

manpower needed to carry out maintenance work and repairs, these expenses form part of the day-to-day costs of managing a community.

For AAVA members, having access to these figures provides greater context on the financial requirements behind the upkeep of the village and the delivery of essential services and facilities. It also offers a clearer view of where Association funds are directed in support of community operations.

The 2025 repairs and maintenance figures are part of a broader look at AAVA's expenditures for the year. Further financial reports will be featured in upcoming issues of AAVA News.

VILLAGE REPAIRS & MAINTENANCE

LABOR & SUPPLIES

GRASS CUTTING SERVICES	₱6,685,084.25
STREET SWEEPING	₱9,172,416.83
UTILITYMEN SERVICES	₱11,828,374.69
TREE TRIMMING	₱1,969,689.44
PARKS MAINTENANCE	₱14,663,773.10
	₱44,319,338.31

REPAIRS

MOTOR VEHICLES	₱1,671,464.14
MOTORCYCLES	₱31,709.38
GENSETS	₱40,657.73
CHAINSAWS	₱313,225.23
CHIPPER	₱714,892.55
GATES	₱72,794.87
PARKS EQUIPMENT, FACILITIES & PLAYGROUND	₱761,651.99
POWER TOOLS	₱205,800.94
PERIMETER WALL/CREEK	₱270,646.06
ROADS & SIDEWALKS	₱373,731.79
BUILDINGS	₱206,173.25
OFFICE EQUIPMENTS	₱507,364.12
SAP	₱687,855.33
	₱5,170,112.05

GRAND TOTAL ₱49,489,450.36

When homes sit empty: understanding the Village's changing property landscape

Data gathered in August 2026 by AAVA Security provides a snapshot of the current residential property landscape in Ayala Alabang Village. Across all districts, 97 properties were listed for rent, 59 for sale, 264 were classified as unoccupied, and 54 as abandoned.

The data was gathered through visual inspection of properties across the village. Houses displaying “For Rent” or “For Sale” signs were classified accordingly. Properties classified as unoccupied are those where no one appears to have been residing in the house for an extended period, or where only a caretaker appears to be living on the premises, and no “For Rent” or “For Sale” sign is displayed. Properties classified as abandoned are those where no one appears to be residing, and the house shows visible signs of neglect, poor maintenance, or prolonged vacancy.

Without comparable data from previous years, it is difficult to determine whether these figures represent an increase or decrease over time. The figures nevertheless provide a starting point for a closer look at the factors shaping the village's residential property market.

Why are homes sitting empty?

There may be no single explanation for why properties are being sold, rented out, or left unoccupied.

Conversations with a local real estate broker familiar with the local property market point to relatively low demand at present. Rental rates are estimated to have declined, while some properties have reportedly remained vacant for six to 12 months as owners hold out for asking prices that may no longer reflect current market conditions.

The source also noted that some landlords have been hesitant to adjust their asking prices, contributing to longer vacancy periods.

The softer rental market also appears particularly evident among larger, higher-end homes. Some modern mansions within the village are sitting unoccupied, while the pool of expatriate tenants able to afford properties at the higher end of the rental market has become smaller.



Changing family circumstances may also be contributing to the movement of properties within the village.

As older residents move into smaller homes and their children establish families of their own, some homeowners transfer their properties to the next generation, while others choose to sell or lease them out.

Some properties in the village are also not their owners' principal residences. These may be maintained as second homes or investment properties, and may be occupied only periodically or placed on the market when owners decide to liquidate an asset.

This distinction is important. An unoccupied property does not necessarily indicate financial difficulty or abandonment. It may instead reflect changes in family circumstances, ownership, investment decisions, or how people choose to use their homes.

A market in transition

The changes being observed in the village are taking place against a broader backdrop of shifts in the Philippine property market.

A Philippine News Agency report published in October 2025 noted declines in condominium rental rates in several parts of the country, citing factors including the exit of Philippine Offshore Gaming Operators (POGOs). The report also cited a decline in average rental rates per square meter.

While condominium rentals and the village's single-family homes represent different segments of the property market, developments in the wider Alabang rental market provide context for changes in demand.

The country's broader economic environment has also become more challenging. According to the Philippine Statistics Authority, the Philippine economy grew by 2.3% year-on-year in the second quarter of 2026.

At the same time, established communities such as Ayala Alabang operate in an increasingly competitive residential market. Newer developments farther south, including Nuvali and other master-planned communities, offer prospective homeowners alternative locations and residential environments.

The market is also changing in terms of what buyers are looking for. Rather than simply purchasing a large existing house, some buyers are placing greater value on location and land. Older properties are consequently being renovated, rebuilt, or replaced with newer homes.

Properties are also taking longer to sell, with sellers appearing more open to negotiation than during periods of stronger demand. Taken together, these developments point to a market that is more balanced and gives buyers more room to evaluate their options.

Despite these changes, Ayala Alabang Village continues to command a premium in the local property market. Its established community, location, security, space, and access to the wider Alabang area remain important factors in its appeal.



A changing community

Property market figures ultimately tell only part of the story. Behind every unoccupied, for-sale, or rental property is a household, a family decision, or an investment decision that reflects how people live today.

The changes are not limited to the properties themselves. The composition of the community is also evolving.

Longtime residents have moved or transferred properties to their children, while younger families and new residents have moved into the village. This gradual change in ownership and residency brings with it a different mix of households and lifestyles.

The wider Alabang area is changing as well. The district has become busier, with new businesses and developments continuing to reshape the area surrounding the village.

For AAVA, understanding these changes is important not only from a property-market perspective but also from a community perspective. Changes in home ownership, family structures, migration patterns, buyer preferences, and residential choices can gradually influence the character of a neighborhood.

The village's established reputation and its combination of security, space, accessibility, and a more relaxed residential environment remain central to its appeal.

The current property market may be evolving, but the question for the community is not simply how many homes are occupied or unoccupied. It is what these changes tell us about how the village—and the families who call it home—are evolving with it.

Deteriorated wiring sparks fire along District 1

A fire broke out on August 30 along District 1, prompting a quick response from AAVA Security and its firefighting team.

Upon receiving the report, AAVA Security deployed its fire trucks and firefighting equipment, including fire extinguishers, to contain the incident and secure the area.

Meralco confirmed that the fire was caused by assorted telecommunications wires resting on a LED streetlight wire whose insulation had peeled off. The exposed wire resulted in a short circuit that eventually caused the fire. As a precaution, the affected wire was cut.

No injuries were reported, and damage was limited to the affected telecommunications and streetlight wiring.

Following the incident, AAVA Security continued to secure and monitor the area and recommended the corrective relocation of the wires to help prevent similar incidents.

The incident highlights the importance of maintaining and properly managing overhead utility and telecommunications wires within the community.

Residents who witness a fire or other emergency are encouraged to immediately contact AAVA Security at 8842-1111 or 8842-2222 so that the appropriate response can be deployed promptly.



BOARD RESOLUTION NO. 2025-11-02

APPROVAL OF UNDERTAKING

(Lart of three notices, for village-wide circulation)

“RESOLVED, AS IT IS HEREBY RESOLVED, to approve the “Undertaking (By Property Owner and Contractor Regarding Basement Construction and Excavation Works and Liability in Favor of Adjacent Property Owners and Other Parties)”, copy of which is hereto attached as ANNEX “A” hereof.

‘RESOLVED, FURTHER, that this Resolution pertaining or referring to the above-mentioned “Undertaking” shall be effective and implemented immediately upon approval thereof.”

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of March 2026 at Muntinlupa City.

UNDERTAKING

(By Property Owner and Contractor Regarding Basement Construction and Excavation Works and Liability in Favor of Adjacent Property Owners and other Parties)

This Undertaking, made and entered on this ____ day of _____, 20____, at Muntinlupa City, Philippines,

BY AND BETWEEN

[Full Name of the Owner], of legal age, single/married, Filipino, with residence address located at _____, ("OWNER").

AND:

[Name of Contractor / Construction Company], A sole proprietorship/partnership/corporation, with office address located at: _____, herein represented herein by its authorized representative _____ ("CONTRACTOR").

IN FAVOUR OF:

Any affected neighboring adjacent property Owners and other parties including AAVA,

WHEREAS:

1. That, Owner is undertaking construction on the property located at: _____ [Full Address of the Property], and said construction involves excavation for a basement and the like.
2. That, Contractor has been engaged by the Owner for carrying out the said construction and excavation work at the above-mentioned property.
3. That, excavation work may pose a risk to neighboring adjacent properties and it becomes necessary and proper to safeguard the interests of such affected parties and other properties, as well.

BY VIRTUE OF THE ABOVE, OWNER AND CONTRACTOR HEREBY ABIDE AND UNDERTAKE, as follows:

1. **COMPLIANCE WITH REGULATIONS**: Owner and Contractor shall undertake to carry out the construction and excavation work strictly in accordance with the approved plans, applicable building codes, local laws, and any and all relevant and applicable safety and engineering standards, rules and regulations of the Village.
2. **PRECAUTIONARY MEASURES**: Owner and Contractor shall take all necessary precautionary measures during excavation, including but not limited to shoring, sheet piling, underpinning, or any other structural support measures necessary to prevent any and all damage to neighboring properties and Owners thereof.
3. **LIABILITY FOR DAMAGES**: In the event any damage is caused to adjoining or nearby structures, buildings, or utilities and to the Owners thereof as a result of the excavation or construction activities, whether directly or indirectly, the Owner and Contractor shall jointly and severally undertake the following:
 - Owner and Contractor shall be jointly and severally liable for all such damages above referred to.
 - They shall promptly compensate the affected parties and restore the damaged property to its original condition, or as agreed upon with the affected parties.
 - Such liability shall extend to both structural and non-structural damages, including but not limited to cracks, settlement, leakage, or any other physical damages or otherwise.
 - Also, the **Contractor's Bond shall be forfeited as a penalty**. The Contractor shall subsequently be required to post a new Contractor's Bond of equivalent value prior to the continuation of any work.
4. **CHARGES**: There shall be a fee of P200.00 per square meter, which shall be charged on all construction, renovation, or otherwise which involve basement construction and excavation work and other related works. This fee shall be computed based on the total footprint area of the building including the setback area.
5. **INSURANCE**: Owner and/or Contractor shall obtain and maintain valid construction and third-party liability insurance coverages to safeguard against any potential damages to neighboring or adjacent properties and their owners and any third parties, as well.

6. **INDEMNITY CLAUSE:** The Owner and Contractor jointly and severally agree to indemnify and hold harmless all affected parties, including adjacent property owners and any public authority, from and against any claims, demands, losses, or proceedings arising from the said excavation work and construction activities related thereto.

7. **AAVA, ETAL.:** It is understood that the Ayala Alabang Village Association (AAVA), its trustees/ directors/officers and employees, shall be held free and harmless from any and all liabilities or responsibilities arising from this Undertaking and in addition, they shall be indemnified by the Owner and Contractor for any claims or liabilities that may be adjudged against them arising from such excavation work and construction activities related thereto.

8. **CONSEQUENCES IN CASE OF VIOLATIONS:** Owner and Contractor acknowledge that any violation or breach of this undertaking may result in administrative and legal action, including but not limited to stoppage of work, imposition of fines, penalties, cancellation of professional licenses, prosecution under applicable laws and regulations and the like.

9. **LEGAL ACTION:** Any and all disputes arising from this Undertaking shall be brought to the jurisdiction of the proper administrative bodies and courts located in Muntinlupa City.

IN WITNESS WHEREOF, Parties hereto have signed this Undertaking on the date and place first above written.

OWNER's Name: _____

Signature: _____ Date: _____

CONTRACTOR's Name: _____

Signature: _____ Date: _____

ATTESTED BY:

HOMEOWNER/S (Adjacent Property/ies)
Address: _____

SIGNED IN THE PRESENCE OF:

Name: _____ Name: _____

Address: _____ Address: _____

Signature _____ Signature: _____

ACKNOWLEDGMENT

In the city of _____, on this _____ day of _____, 20____, personally appeared Mr. & Mrs. _____, known to me as the same person who executed the foregoing UNDERTAKING and acknowledged that the same is his/her free act and deed. Presented to me his/her _____ issued at _____ on _____.

NOTARY PUBLIC

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 2025.



Music brings the community together for Casa Miani

The Sylvia P. Lina Theatre of De La Salle Zobel was filled with music, laughter, and a spirit of giving on August 22, as Casa Miani successfully hosted Music for Love and Peace, a fundraising concert in support of its homes for abandoned boys aged 4 to 16.

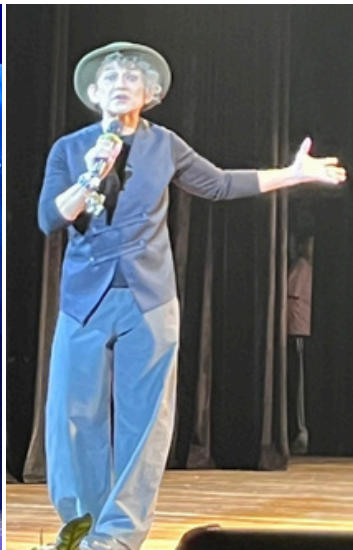
The theatre was filled with members of the community who came together to enjoy an evening of live entertainment while supporting Casa Miani's continuing work and the children under its care.

The evening opened with a welcome remark from Fr. Melchor Umandal, followed by a performance by Fr. Anduzon, Fr. Ndale, Br. Parages, and Br. Gaviola, then a dance presentation by the boys from Casa Miani San Jose. The program then featured an impressive lineup of Filipino entertainers, beginning with Raymond Lauchengco, who brought the audience back to the music of the 1980s with his performances of beloved hits from the decade.

Comedian Jon Santos kept the audience entertained with his distinctive brand of multi-faceted comedy and sharp punchlines. Concert Queen Pops Fernandez, meanwhile, had the audience singing and dancing along as she performed songs spanning several decades.

One of the evening's delightful surprises came when Pops Fernandez invited Joey Albert, who was in the audience, to join her onstage for an impromptu duet. The concert was hosted by Ding Mercado, who also served as its musical director.

More than an evening of music and entertainment, Music for Love and Peace brought people together in support of a meaningful cause. AAVA congratulates Casa Miani on a successful event and commends its continued commitment to providing care and a home for children in need.





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10



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Café Latte	240
Flat White	220
Espresso	210
COMFORT SWEETS	
Caramel Latte	260
Mocha	260
White Mocha	280
BEYOND COFFEE	
Revlon Latte	250
Choco Latte	250
SIGNATURE	
Scoti Latte	300
Avon Latte	300
Allegato	360

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A close-up photograph of a barber in a white shirt cutting a customer's dark, wavy hair with scissors. The barber's hands are visible, one holding the scissors and the other supporting the customer's head. The background is softly blurred, showing a barbershop interior with shelves and bottles.

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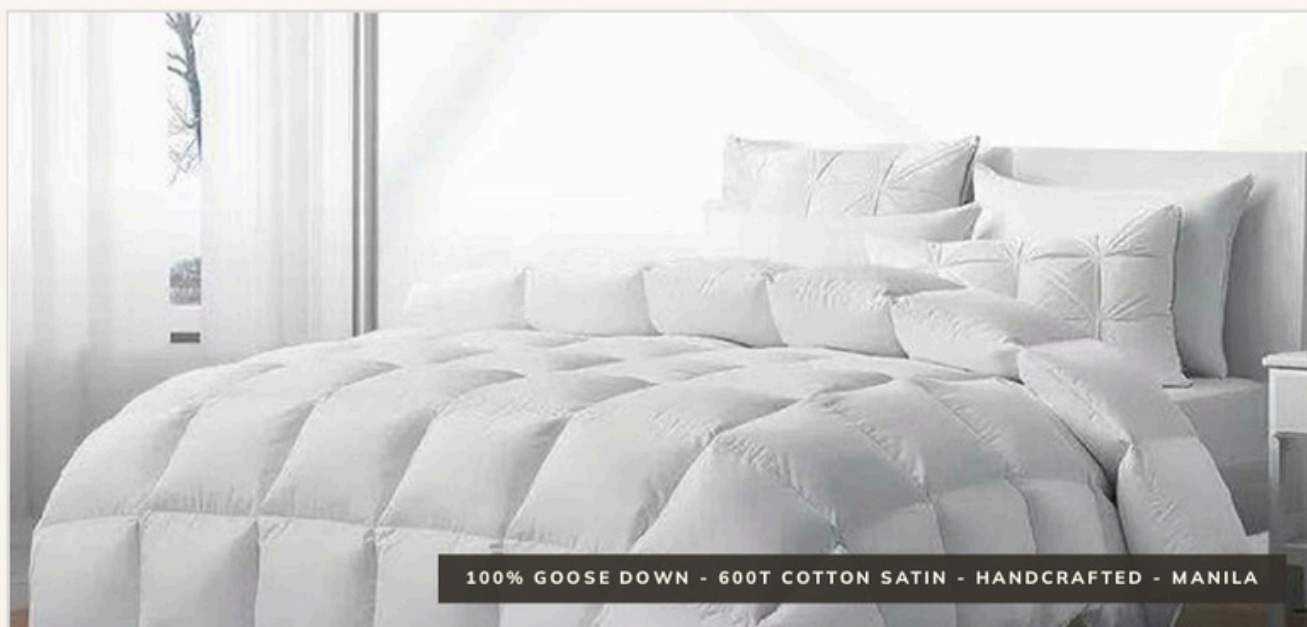


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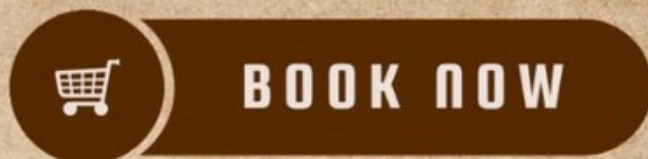


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Pre/Post Natal 1hr	500
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Foot Reflex 1hr	500
Ventosa w Massage 1hr	650
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Body Scrub	650
Ear Candle	300

Waxing & Threading

Eyebrows	300
Upper Lip	300
Underarms	400
Half Arms	450
Full Arms	550
Half Legs	500
Full Legs	650
Bikini	500
Brazilian	600

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Gel Mani @ 550

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Gel Pedi + Foot Spa w Mask	1050
Gel Mani + Hand Spa	1000
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Gel Mani-Pedi + Foot Spa	1550

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*OPI Gel Polish & CouCou
@ 1,500 & Up*

Hair Spa @ 600

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Real Estate

ALABANG H/L, LOTS 4 SALE ALL BELOW MARKET VALUE: 1) AAV/Lot 997m² dist-3 nr park 2) AAV/Hses P80M-P200M up 3) Pacific Malayan Hse La 360m² FA 360 renov 4) AHills Lots 450/600/700/800/900 5) AHills Hse P43Mn 5) AHills Hse P48Mn 6) Hboro Hse P53Mn Toto-09171048913

TIERRA NUEVA, BF HOMES, TSCRUZ, 4 SALE 1) TNueva Hse renov like new P45Mn 2) BF Manresa Hse LA-305m² 3) BF Hse b/n LA-204m² FA-210m², 4) BF Lot- 565m² 5) BF Hses LAreas 280m² P26Mn-P45Mn 6) TSCRuz lots 240/300/400m² Toto-09171048913

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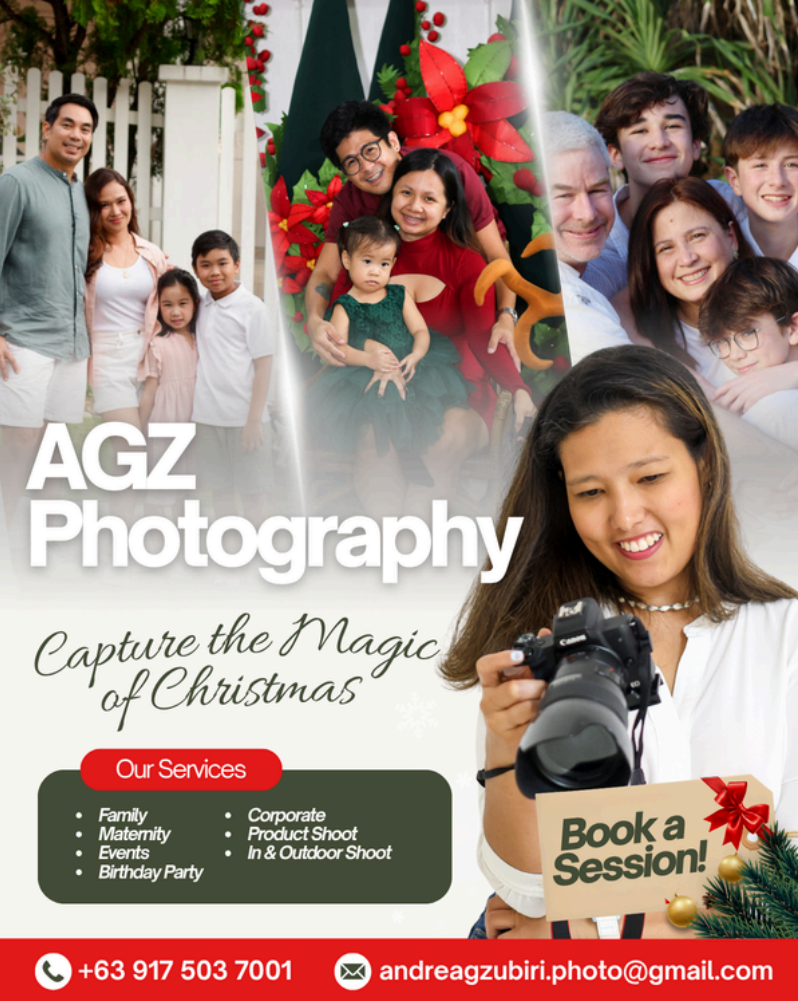
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0917-8856856 / 0956-9355805 / 0927-2233963

AAVA NEWS

LINER ADS

VOL. 29, ISSUE 17

Garage Sale

GARAGE SALE ON SEPT. 26, 7:30AM TO 12PM at 254 Batangas North St. AAV Saturday

GARAGE SALE 508 BALITOC D7, SEPT. 18 AND 19, Fri and Sat. 8am-5pm everything must go (clothes, shoes, furnitures, books, appliances, watches, etc.)

GARAGE SALE 218 BATANGAS WEST, SAT. SEPT. 19 9AM-5PM. Clothes pants shoes toys textiles upholstery furn decors beddings kitchen items garment caps gowns

GARAGE SALE 197 MADRIGAL SEPT. 19 - 20 (SAT - SUN) 6AM-7PM. clothes, toys and more!

GARAGE SALE SEPT. 19, SATURDAY, 8-3PM. 357 Batangas South

GARAGE SALE: NIKE, ADIDAS SHOES AND T-SHIRTS. New era caps all original in good used condition. Angel Cruz 408 Calo St. AAV. 8am-5pm. Sept. 26, Saturday

GARAGE SALE ON SEPTEMBER 18 - 19 AT 125 KANLAON CR. ARAYAT ST. from 9 - 6. second hand clothes, shoes, bags, furniture, decor, mini components, speaker

AN EXTRAORDINARY GARAGE SALE: Clothes, shoes, kitchen items, a collection of flower arrangements like new xmas decor Sept. 19 - 20 at 304 Dama de Noche, 8am - 5pm. Sat - Sun

GARAGE SALE 611 PALICO AAV. Saturday, September 12, 8am-5pm.

GARAGE SALE @ 310 ACACIA AVE. SEPT. 12, SAT. 8AM-5PM. Clothes, shoes, bags, toys, books, etc. See you there!

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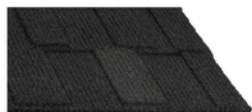
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1310mm x 410mm
Weight: 2.90 kg



CLASSIC
1325mm x 418mm
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