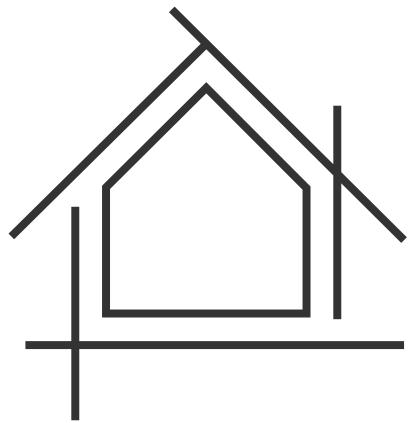


Build vs Buy

LUXURY HOME DECISION CHECKLIST

USE THIS STRATEGIC CHECKLIST TO ASSESS WHICH PATH ALIGNS BEST WITH YOUR PRIORITIES, TIMELINE, AND LIFESTYLE VISION.



WHEN BUILDING A CUSTOM LUXURY HOME MAKES SENSE

- I already own land in a premier location (e.g., Ayala Alabang, New Manila, Tagaytay Highlands)
- I want full control over layout, architecture, and interior finishes
- I have a flexible timeline of 18–30 months before move-in
- I'm comfortable managing or delegating a multi-phase construction project
- I have access to a trusted team (architect, builder, designer, project manager)
- I'm building a legacy or multigenerational home designed around family needs
- I want to integrate highly personalized features (e.g., wellness wing, home theater, art vault)
- I can fund contingency costs of 10–20% above my core budget

WHEN BUYING A FINISHED LUXURY PROPERTY IS SMARTER

- I want or need to move in within 3–6 months
- I prefer a proven design curated by professionals
- I'm buying for investment, rental, or asset diversification
- I'm relocating from abroad or returning from assignment (expat/OFW)
- I want to live in a top-tier gated community where land is scarce
- I value cost certainty and minimal project risk
- I'm willing to personalize interiors post-purchase (furniture, art, minor upgrades)
- I prefer predictable capital appreciation in well-established villages

STILL UNDECIDED? CONSIDER A HYBRID PATH

- I want design input but don't want to manage contractors
- I'm open to a semi-custom home by a reputable developer
- I own land and prefer a fixed-price design-build contract

- I'm considering long-term occupancy but want faster turnover than full custom
- I want a professionally executed project with curated flexibility