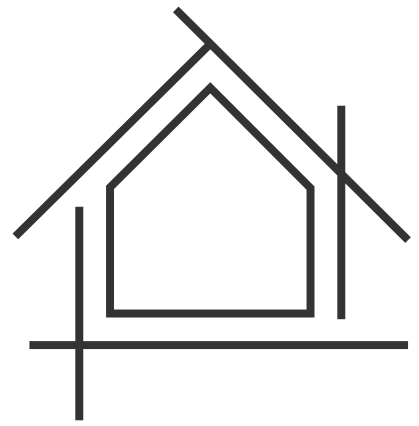


Build vs Buy

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