



THE PLAREB LEAD



The Official Newsletter of
the Paranaque Las Piñas
Alabang Real Estate Board

MEMBERSHIP DUES NOW REDUCED

With the recent approval of BIR, PLAREB has been granted the reversion from VAT to Non-VAT, effective March 1, 2018. In relation to this, the Board of Directors 2018, passed a board resolution effecting also the decrease of Membership Dues from P2,500 to P2,200 plus P1,000 to PAREB.

For those members who had paid earlier from January to February 28, 2018, there will be no refund since we already remitted our VAT payments to BIR. Likewise, for those members who paid P2,500 after March 1, 2018, kindly contact the Secretariat.

VAT NO MORE

The atmosphere was jovial during the Board of Directors (BOD) meeting on March 1, 2018 when it was announced that BIR sent an email informing PLAREB's deregistration for VAT.

We are grateful to the new BIR Paranaque RDO Atty. Antonio J. Mangubat who was introduced during our January 25, 2018 GMM by BIR Paranaque Examiner Mr. Nestor Chan before discussing the salient features of BIR's new TRAIN program. Their presence opened the opportunity to again ask if PLAREB's VAT registration can be reverted to Non-VAT. Mr. Chan also mentioned that Atty. Mangubat encourages Plarebians to approach the latter for any BIR concerns which cannot be addressed by his office.

Following the GMM, a courtesy call was scheduled and on February 1, President Gwen Laura Suria, along with Director and Immediate Past President Trinidad Enriquez, Past Presidents George

Mendoza, Elizabeth Zepeda, Daphne Bereciarte, Cynthia Flor Medina, Jocelyn Badiola-Coronado, past Directors Vilma Limuco and Rosemarie Revatoris and other members paid RDO Atty. Mangubat a visit. Among the matters discussed were the Anti-Colorum Drive and the request for PLAREB's reversion to a Non-VAT organization. The call was followed by a formal letter and the request was quickly approved. A new Certificate of Registration (COR) was issued with effectivity on March 1, 2018. We thank Past President Elizabeth Zepeda who followed up on this request.

To PLAREB, the reversion to Non-VAT means no more VAT payment: as such, there will be more funds to support our operations; savings in terms of manhours of work and other related costs; and more importantly, less membership dues to members.

Our thanks to all who supported this endeavor.

Soledad M. Mamiit
For the BOD

TOP VIEW

THE PRESIDENT'S CORNER

BY: GWEN LAURA M. SURIA • 2018 PRESIDENT

2018

A Year of Challenges

For 2018 Board of Directors, this year will be full of challenges to continue the 2017 BOD accomplishments. A time to move forward and aim to do the best effort for the welfare of the entire PLAREB members.

One thing to be sure, we are faced with more challenges this time but with the 2018 Board of Directors all behind me, we will work together as a team based on the functions dictated by our PLAREB By-Laws.

The great news we had accomplished is the Reduction of the Membership Dues due the great effort of our Past President Beth Zepeda who worked out the reversion of Vat to Non-VAT at BIR, the effect of the TRAIN Laws. It is now favorable in our part, meaning additional funds to be used in our projects and benefits for our members.

This time we are more serious with our determination to screen our members especially those who are in good standing and who can avail only to the right to the services we can offer. Reminder that you have only until June 30, 2018, to be considered as Member in Good Standing.

We are continuously upgrading the services and benefits we can offer to the members, from the CPD seminars we are conducting, the amendments of the By-Laws, providing good resource speakers during General Membership Meetings, helping the drive of the Anti-Colorem Brokers and others, but we would like your support to all of the above-mentioned activities because we all are the beneficiaries of these endeavors.



MEET THE 2018 BOARD OF DIRECTORS

The Parañaque Las Piñas Alabang Real Estate Board (PLAREB) members have spoken.

PLAREB had its election of officers for 2018 at the 10th GMM in September 28, 2017 at Max's Restaurant, Sucat, Parañaque City.

The newly elected Board of Directors:

President

Gwen Laura M. Suria

Executive Vice President

Ma Lourdes C. Lapuz

1st VP

Maria Theresa A. Estrada

2nd VP

Francisco S. Benedicto III

3rd VP

Ditas Felicitas N. Agbulos

Board Secretary

Maylyn M. Lloren

Treasurer

Rustico V. de la Rea

Auditor

Soledad M. Mamiit

Assistant Secretary

Minerva G. Tam

PRO

Araceli Fuentespina Necesario

IPP Director

Trinidad Enriquez

PLAREB WINS THE CROWN

Minerva "Miya" Tam won Miss PAREB 2018



CONGRATULATIONS to our very own Miya Tam, who won the search for Miss PAREB 2018 during the 57th PAREB National Convention held at Royce Hotel and Casino, Pampanga last October 13, 2017.

Miya extends her great appreciation for the support given by our PLAREB members, past president, friends and family. Miya has been a loyal PLAREB member. She is the First Vice President of Zonta Club Makati. Her hobbies are swimming, playing golf and travelling.

She is also active in civic organizations helping the under privileged. This is the first time PLAREB won the title.

REALTalk | EDITOR'S NOTE

Realtor Araceli Fuentespina Necesario • PRO

The speech that was read last holy week at the retreat by Pope Francis, regardless of religion, see how beautiful what Pope Francis wrote about family and children.

There is no perfect family, we do not have perfect parents, we are not perfect, and we do not marry perfect the person or have perfect children. We have complaints about each other, we disappoint each other, so there is no healthy family without the exercise of forgiveness. FORGIVENESS is vital to our emotional health and spiritual survival. Without forgiveness the family becomes an arena of conflict and stronghold of hurt.

"Without Forgiveness, the family becomes ill. FORGIVENESS is the asepsis of the soul, the cleansing of the mind and the liberation of the heart, whoever does not forgive, does not have peace in the soul nor communion with God. Hurt is poison that intoxicates and kills. Keeping heartache in the heart is a self destructive gesture. Its autophagy. Those who do not FORGIVE are physically, emotionally and spiritually ill. "Parents are the children source of life. They are there to protect their sons and daughters not to compete with them." That's is why the family must be a place of life, not of death territory of cure and not of illness. Stage of forgiveness and not guilt. Forgiveness brings joy where sorrow has produced sadness; Healing where sorrow cause disease."

CPD REPORT 2018

Ma Lourdes C. Lapuz • EVP

It was really a big success for the first and second CPD Seminar delivered by PLAREB's Education Committee last January 26-27 and April 6-7, 2018 held at Sta. Rita College, Parañaque.

The guest resource speakers for the first tranche were Atty. Ariel T. Martinez and Ms. Mary Daphne Bereciarte. Theme of said seminar was "Practical Guidelines and Strategies for the Real Estate Practitioner".

For our second tranche, the resource speakers were Mr. Emeritus Gonzales and Atty. Rajesh Cordova of which the highlight of seminar was the latest BIR ruling under the TRAIN law and the concept of joint venture.



Both CPD seminars will have an equivalent of 16 units for two days, 12 units of 1.5 days and 8 to those who attended for one day.

Our committee together with the 2018 Board of Directors specially yours truly would like to thank you, Plarebians, for the continuous support with our CPDs. See you again on our next tranche.

Maraming salamat, Plarebians!
To GOD be the glory!

PLAREB GETS AUDITED

Mack Alawang

In compliance with the requirements of the Bureau of Internal Revenue and the Securities and Exchange Commission, PLAREB has engaged the services of an external auditor. The audit was done by a team from ETP and Associates Co.

ETP is a CPA firm founded by Enrico T. Pizarro, CPA. Their company headquarters is located in Makati City.

A closing meeting was held last April 5, 2018 between PLAREB representatives and the ETP team made up

of Senior Supervisor Lyra Portes, Junior Audit Associate Kristina Gaddon, and Managing Partner Enrico "Eric" Pizarro.

One of the recommendations of ETP was for PLAREB to use the term Board of Trustees instead of Board of Directors. PLAREB is a non-stock and non-profit organization and as such, Board of Trustees is the term recommended to be used in compliance with SEC regulations.

Q1 GMM REPORT

Maylyn M. Lloren • Board Secretary

JANUARY

PLAREBians, welcomed 2018 with a bang! Our very first GMM for 2018, held last January 25, in Max's Restaurant, Sucat, Parañaque City, was well attended by 65 PLAREB members, hosted by the President herself, Pres. Gwen Laura Suria, who shared the programs and projects for 2018. Mr. Nestor Chan, a Revenue Officer from District 52, was our Guest Speaker, who discussed a very hot topic that time, the TRAIN Law.



FEBRUARY

For the Love Month, our GMM was held last February 22, 2018. It was a momentous event for PLAREB as welcome to our PLAREB family 5 new members namely, Evangeline Almonia, Maita Patricia Avila, Philip Cristobal, Jocelyn Leeprawat, Michelle Moralejo. Our guest speaker was from HLURB represented by Engr. Anabel Narce, head of Permit and Licensing Division. Our invited presenters were from Eton Properties, Phils. Inc. & from Security Bank, Corp.

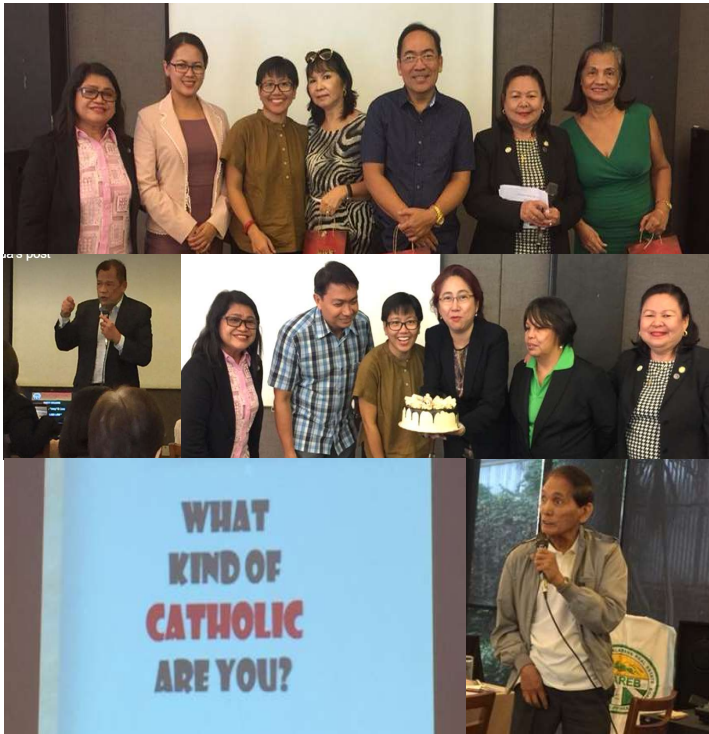


MARCH

The 3rd GMM was held, last March 22, 2018, still in Max's Restaurant, but in a bigger venue, Ruby Room. To prepare us for the incoming Holy Week that time, we invited Past Pres. Dodo Angus, to discuss on the topic, "What kind of Catholic are you?" It was short but a refreshing talk. And for our Guest Speaker, one of the most inspiring speakers we have had in PLAREB, Hon. Jose "Joey" Lina who discussed and cleared up some misconception regarding his authored bill, RA 7279, Urban Development Act of 1992, "The Lina Law". Representatives from Landco Pacific Corp. and First Shelter Ventures & Reality Corp., were our guests presenters.

Q1 GMM REPORT

Maylyn M. Lloren • Board Secretary



MEMBERSHIP UPDATE

Maria Theresa A. Estrada • 1st VP

Last February 22, 2018, PLAREB welcomed five new members who were inducted by our 2018 Board of Director President, Gwen Laura Suria, during the General Membership Meeting, that was held at Max's Restaurant at Sucat, Parañaque City.

The newly inducted members are Evangeline C. Almonia, Maria Patricia T. Avila, Philip Cristobal, Jocelyn M. Leeprawat and Michelle T. Moralejo.

The Membership Committee offered these early bird promos to our members:

Payment from January 1, 2018 – March 31, 2018
= FREE 1 GMM entrance and Christmas party fee

Payment from April 1, 2018 – June 30, 2018
= FREE 1 GMM entrance fee

Another promo that was launched and introduced last March 22, 2018 is the Member Gets Member (MGM) Promo. This contributes to the growth of the PLAREB community by requesting our Members In Good Standing (MIGS) to help us recruit licensed brokers who are not yet affiliated in any real estate

organization and also encourage inactive members to come back.

A regular member will be given 1 free GMM entrance fee for every recruited licensed broker.

The regular member who referred and recruited the highest number of members will be given Certificate of Appreciation from 2018 Board of Directors.

Our aim is to grow and to double our membership by year-end.

Why do we invite more members to join PLAREB?

One of PLAREB's missions for our members is to provide individual and team opportunities for personal and professional growth that will allow them to attain their highest potential.

PLAREB will serve as venue for leadership, training and education that will equip our members with the vital tools, skills and technical knowledge required in the practice of their profession.

Reference: Vision and Mission of PLAREB

PAREB ACTIVITIES FOR 2018

Ditas Felicitas N. Agbulos • 3rd VP

PAREB MBC Workshop Planning and Leadership Training Seminar for team building activities was held last February 10 & 11, 2018 in Sabang Baliuag, Bulacan where all PAREB member organization's directors were invited.

There was a JOINT VIS-MIN CONFERENCE with the theme entitled "LIFE is HERE" Conference which was held last March 15-16, 2018, at Lanang, Davao City, Philippines.

Our PAREB's NCR LUZON REGIONAL CONFERENCE will be held on June 24-25, 2018 at Newtown Plaza Hotel, 42 C.M. Recto Street Corner Leonard Wood Road, Baguio City.

PAREB is offering members, inclusive of food, venue and two (2) nights accommodation for a Quad/ Quintuple Sharing Room for the first 200 paid Delegates Only with the following rates:

P4,000.00 Early Bird Rate until April 22, 2018

P4,700.00 Regular May Rate from April 23 to May 22, 2018

P6,300.00 On Site Registration with Room Accommodation

P4,500.00 On Site Registration with No Room accommodation

Our next ARENA Convention 2018 will be held at Sofitel Hotel in Phnom Penh, Cambodia from 24th to 26th August 2018. The online registration starts this April. Currently, the early bird registration of USD150 inclusive of fellowship dinner with online registration link is being provided this month.

For any inquiry regarding our conventions/ conferences, kindly contact the

PAREB Secretariat at:

+63 917 8614413 | +63 2 6555256

PLAREB BIRTHDAYS

JANUARY

02 Christy Domingo
05 Jeff Tobias
06 Dennis Gutierrez
09 Miyan Cue
11 Roslyn Mangahas
12 Carlo Miranda
15 Jun Coloma
16 Chriz Alcantara
Divinia Valdez
19 Coy Bertiz
21 Armand Coloma
24 Linda Francisco
Malou Lapuz
25 Josie Balderian
Elvira Nanagas
Jean Urbano
26 Vilma Limuco
Ronnie Canaria
27 Francis Benedicto
Chris Lim
28 Altaire Laurel
31 Sheila Carlos
Sol Fuentespina

FEBRUARY

02 Glenda Luge
03 Blaise Pablo
06 Tita Elegado
Sylvia Salanga
08 Camille Llave
10 Floremar Gutierrez
12 Lilia Punzalan
13 Des Madsen
Danny Madriaga
18 Albert Domingo
21 Irene Timtiman
25 Alice De Guzman
26 Jo Alagao
29 Kris Chua

MARCH

03 Oscar Genuino
Lita Albayalde
Rino Que
04 Allan Reyes
Gemma Pazzibugan
06 Ditas Felicitas Agbulos
Melissa Oostendorp
Neri Capistrano
07 Lynne Santiago
09 Mike Reyes
Beth Bautista
Roland Dantes
19 Joselito Pamilar
21 Lui Alversado
24 Len Pacunayen
Lourdes De Leon
25 Nena Sui
26 Ben Casimiro
27 Ramon Herce Jr.
30 Danny Briones
Mell Magpayo

APRIL

01 Juvy Kopitzke
02 Nitz Wenceslao
06 Vanessa Arroyo
08 Ching Vilorio
09 Esther Tomaneng
15 Minda Santillan
Siony Borbe
Beth Lagos
Rowena Gonzales
19 Luz Apolonio
20 Miya Tam
22 Bard Estrella
27 Levy Alvarez
29 Dennis Cuenca
Joy Zepeda

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Auditor Sol Mamiit



Villar SIPAG's Green Social and Community Enterprises



Water Hyacinth Weaving Enterprise



Handmade Paper out of Waterlily and Waste Paper



Citronella Massage Oil, Mosquito repellent from Citronella planted along our Riverbanks



Coconut Weaving out of Waste Coconut Husks



Charcoal Briquette Making out of Waste Coconut Husk



Handloom Blanket Weaving



Bamboo Processing



Parol Making out of Bamboo



Recycling of Waste Plastic into School Chairs



Kitchen & Garden Waste Composting Organic Fertilizer



Vermi Culture



Villar SIPAG Farm School

Senator
CYNTHIA VILLAR

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Villar SIPAG
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