



GRAND MONACO HOMES
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OCTOBER-NOVEMBER 2010

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ENGR. REYNALDO A. CARPIO, PhD 2010 Global Achiever Awardee for Real Estate Housing Development

The **GRAND MONACO ESTATE DEVELOPERS INC.** began with its founder **ENGR. REYNALDO A. CARPIO, PhD**, Civil Engineer, Geodetic Engineer, MBA, Ph. D. on October 20, 1987. It was in 2006 when he received his Doctorate Degree major in Management Philosophy from the International Academy of Management and Economics (IAME), which shown his strong commitment to improve his craft despite having gained or held various civic and professional organization such as:

- National Real Estate Association
National President
- Chamber of Real Estate Builders Association
Charter President (Rizal)
- Rotary Club of Rizal Centro and RCRC Foundation, Inc.
President
- Toasmaster Club Int'l (IAME)
Charter President
- Private Consultative Council for Shelter
Chairman

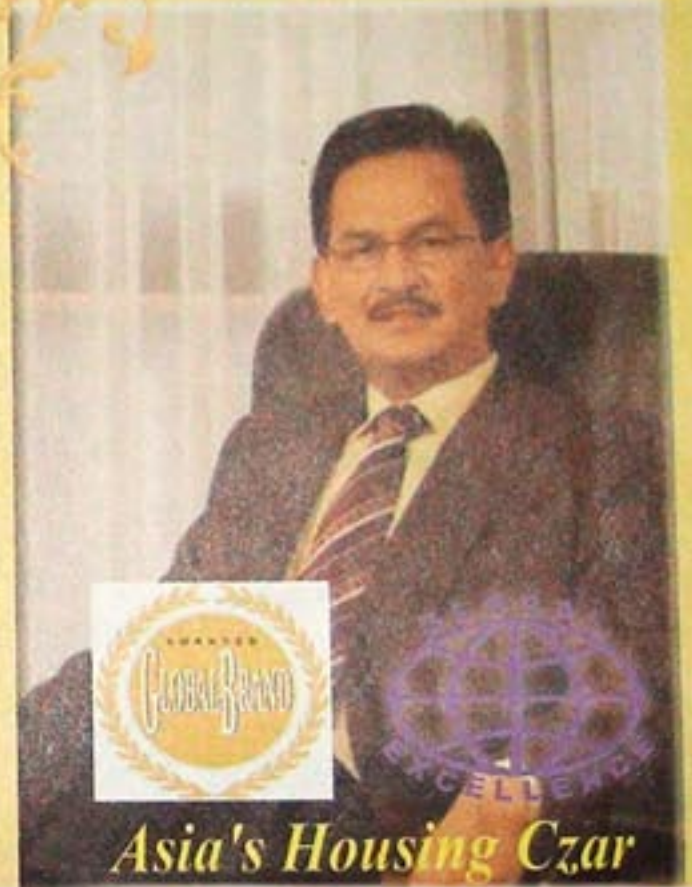
Grand Monaco Estate Developers, Inc. (GMEDI) was established November 5, 2003 primarily to serve the Subdivision and Housing development industry. It made its focus of developing affordable quality homes within the metropolis as its pilot areas and subsequently moving on to the outskirts of Metro Manila and is also setting its sights to the Regional Chapter where housing and subdivision lots are very much in demand.

Our service goes beyond the traditional approaches as we do cater in one package, our way of innovating in this time of great change. We have our hands full in every step of the way, starting from Concept, Design, Construction, Titling and Surveying, Financing, Advertising and Marketing.

Aside from being part of the Real Estate Organization Chamber of Real Estate & Builders Association (CREBA), National Real Estate Association, Inc. (NREA) which earned us the ins and out of the industry, we have established ties with the Banking Institution, HDMF which provides us the funding support and in turn assist our Homebuyers in their housing loans and our In-house financing program could likewise be readily assumed as an option for the Buyer if they need one.

Our approach to selling our units goes beyond the ordinary, we have our pool of accredited brokers mostly meeting beyond expectation, as they are continuously backed by our promotional strategies of putting our sales exhibit at the Malls, Billboard at strategic locations, saturation in almost all the 4 km. radius of the Project Site, leafleting, mobile advertising, Open House activities and to tap the emerging markets; the Overseas Filipino Workers (OFW's), we have our own website to cater those in the international sectors.

While we continuously striving to pool our real estate resources through buying lots, participation in auction selling (SPAV) and the partnership with idle lot owners, we do give emphasis and priorities to lot owners of idle lots, forming to a Joint Venture partnership with a goal of transforming their properties into a more productive endeavor by introducing



Asia's Housing Czar



Grand Monaco Homes II - Phase 2

- ✓ Kingspoint Subd., Bagbag, Q. C.
- ✓ 2-3 BR & 2 T & B



Grand Monaco Residences

- ✓ Sumulong Highway, Antipolo
- ✓ 4 BR & 3 T & B



Grand Monaco Heights

- ✓ Palmera Ave., Ortigas Ext., Taytay, Rizal
- ✓ 2-3 BR & 2 T & B

housing improvement for sale to the public and proceeds shall be shared fairly according to inputs.

What contributes to our housing inventories are mostly coming from this sector, that most of our effort is geared toward this end. Interestingly, we have so far about 1,000 units lined up activities for the next five (5) years inventories and still counting as more and more idle lots are awaiting to be tilled to its maximum potentials to be offered as part of the solutions in the Housing backlog and to Nation Building in general.

Our people remains the most important resource, most of these loyal people stayed since the inception of the company, all dedicated, willing and able to render quality service to meet customer satisfaction. And because the company realizes the ever changing needs of our customer, we continuously keep our people abreast with the changing times by giving them the appropriate training and dedication to hone their skills (MBA Degree, In Service Trainings, Convention and Symposium, Seminars, Team Building Activities, Fellowship Activities, Supervisory Skills Development and among others) these form our core competencies in delivering efficient services for our ever increasing roster of clientele.

Today, **Grand Monaco Estate Developers, Inc.** continuous to enjoy the patronage of new and repeat clients who look for the time-tested performance of delivering our projects on time, within budget and within quality. We likewise proud of our flexibility and adaptability according to the needs of our clients and these provide us the synergy of meeting customer satisfaction.