

TIGUM Retirement Village, Bacolod

Project proposal for the Villarosa Site in Sum-ag, Bacolod City

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1. Situation and site access

The proposed site for the retirement village is at the Villarosa Beach between Sum-ag and Puntataytay. The site offers an area of 118'000 m² and has a 500 m long beach front to the shallow ocean with Guimeras Island visible on the horizon. It is within the Bacolod City limits, only 10 km away from the city centre and 6 km from the airport.

The site is to the left and right of the public road running along the beach. For security reasons the complete development must be within one area that can be fenced off. Therefore the public road will be re-routed directly to the main highway, so the site can be secured and safety for the people living in the retirement village can be guaranteed.



The map above shows Puntataytay and Sum-ag with the proposal for the new access road between the villages. The light gray shows the version connecting to the High School and VMA, the darker outlined is the version connecting to the Puntataytay road at the memorial park. Which version is preferable shall be worked out in detail with the city engineers and local landowners.

2. Landscaping concept

Today the site consists of a shallow sandy beach with coconut trees (16'250 m²). The sand is grey from the volcanic stones. The beach is deep enough for swimming during high tide only.



View along the beach from the south end towards the north.

In a distance of 10 to 30 m from the beach is the 7 m concrete road (4'057 m²). Coconut trees are covering the land area on both sides of the road (20'020 m²).



Road view looking to the north-east.

The inland area is covered with fish ponds (64'000 m²) and irrigation canals (11'536 m²). To be able to use the site for the retirement village landfill is necessary and extensive landscaping will be required.



Looking across the fish pond to the north-east

The fish ponds at the back of the site will be partly filled up and a lagoon will be dug out deep enough for yachts and boats. A canal with a floodgate will keep the water level of the lagoon always at high tide level.

Most of the landscaping could be done with material on site by digging out the lagoon deeper and also lower the foreshore area, so the water will be deep enough and reaches the beach even at low tide and can be used for water sports. Additional solid landfill (larger rocks and gravel) will be required to shape the shore of the lagoon and protect it from erosion.



The north end of the site is fairly narrow and offers nice natural beach vegetation setting with old roma trees, a small lake and mangrove areas. This will be turned into a natural reservation area and botanical garden, where all the overwhelming tropical vegetation from the dry beach grass and roma trees to mangrove tree and nipa palms as well as a small rainforest with large hardwood trees, orchids and tree ferns will grow. Also a retreat for small wild animals and birds will be offered.



Example of an artificial rainforest in a large tropical greenhouse in Zuerich, Switzerland

For the landscape and vegetation design specialists and biologists will be consulted. The lake and its shore area will be fitted with special plants to keep the water clear and clean, so it can be used for boating, swimming and fishing.

3. Development Plan

The plan below shows the design concept for the proposed development. All buildings will be three story high and therefore make a dense usage of the land without covering too much of the site surface. The top floor will be at the height of the tree tops and can still be reached easily with ramps or stairs. Compared to the mostly single story buildings in the area, this will reduce the covered land area to 1/3 and give space for a generous English park style landscape.



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|--|------------------------------------|
| A Hotel, Reception and Seaview Restaurant | G Residential Units (Seaview Area) |
| B Caretaking Rooms and Facilities Building | H New Road connecting to Sum-ag |
| C Workshops and Commercial Building | J Manmade Lake and Boat Harbour |
| D Plaza | K Natural Resort Rainforest |
| E Residential Units (First Phase) | L Natural Resort Seashore and Lake |
| F Residential Units (Second Phase) | M Beach and Foreshore Area |
| | N Chapel |

4. The entry plaza area

The main access to the Retirement Village will be on the south side, facing the Puntataytay village. A small commercial area with shops, craftsmen and workshops will form a small plaza in front of the entry to the village. This area is open to the public without restrictions. It will develop into a lively hub between the local population and the retirement village.

The main three story high building **A** with a first class sea view restaurant, guestrooms and all the administrative offices as well as technical service rooms will form an entry gate together with the caretaking building **B**.

Behind the restaurant and hotel is the large beachfront leisure pools with pool bar and function hall, reserved for the inhabitants of the tigung village.

A second wing of the building **B**, connected with passover bridges, will provide for hobby-workshop spaces and staff rooms in the ground floor and 20 caretaking rooms in the first and second floor. All rooms are designed to meet the specifications for hospital rooms, so elder people, who are not able to keep their own household anymore, can enjoy their last home.



Market day at the Sum-ag public market

The Commercial Building **C** is offering space for small business and service like hairdresser, grocery store, handicraft shops, technical repair services, dentists, medical center and others. It will be a very attractive place, as not only the 200 retirees will benefit from those services as well as their friends and relatives who are visiting them. Also up to 400 staff persons working in the tigung village will pass by there daily.

5. The apartment buildings

Passing through the main gate the visitor will get a special visitors batch and can follow the main street north. There will be only motor vehicles with special permit allowed within the premises to reserve the street for pedestrians, bicycling and as a playground.

The apartment units **E** to **G** are to the right of the main street forming six groups each aligned along a "bridge". These bridges will offer an efficient access to all the units without using the

stairs. The three meter wide bridge is accessible at both ends with ramps and could also be equipped with elevators in a later stage.

The bridge is leading to the lagoon (or to the ocean at the very north side bridge **G**) where the end of the bridge is forming the boat piers. On all three floors the bridge is covered, so even during heavy rain you can walk on dry foot between the apartments or the taxi waiting at the street. The generous width of three meters allows also to use the bridge as a semi-public zone in front of the apartments.

Facing the main street, the utility building will provide a covered car park in the ground floor, ateliers, storage and technical rooms in the first and second floor.

All apartments are offering on one floor 3 large rooms plus bathroom, kitchen and an eating area on a total 100 m² floor area. Additional rooms for ateliers and workshops can be rented at the entry building or the utility building at the street. Guests can stay at the hotel facilities.



The open design will make a living in the garden and among the treetops possible.

The interior, the bathroom and kitchen can be designed according to the retiree's specifications. A flexible floor layout allows individual preferences to be considered without extra cost. There is a balcony on the bedroom side and roof overhang on all other sides to keep direct sunlight out. The building style is optimized for the climate and uses shading and cross ventilation to keep the rooms cool. For the hottest days and depending on the retiree's preferences the bedrooms or the complete unit can be connected to the extra silent central air conditioning system.

All units are supplied with fresh water and solar heated hot water. Rainwater collection tanks provide the water for toilets. The electricity is supplied from the villages own transformer with generator to bridge brownouts. Broadband internet access within a network with a central data storage, web server, video internet telephone (Skype) and video on demand services as well as cable TV is supplied to all units.

6. Facts and Figures for the TIGUM Village

The development will contain at its final stage the following buildings:

- **Hotel and Administration Building**

- Reception and Administration Office (60 m²)
- Restaurant seating 200 people (200 m²)
- Kitchen and servery (100 m²)
- Technical rooms (150 m²)
- 20 guest rooms 25m² each (500 m²)
- Apartment for manager (100 m²)

Total floor area 1'110 m²

- **Caretaking and utilities building**

- 20 caretaking rooms 25m² each (500 m²)
- Staff rooms for caretaking unit (100 m²)
- 20 multipurpose rooms for hobby and leisure (500 m²)

Total floor area 1'100 m²

- **Commercial building**

- 15 rooms on three floors for shops, art & crafts, workshops (900 m²)

Total floor area 900 m²

- **Apartment units**

- 50 residential buildings with 3 units on 3 floors with 100 m² each (15'000 m²)
- 7 buildings for parking, storage and ateliers area 1'680 m²

Total floor area 16'680 m²

- **Facilities**

- Chapel
- Swimming pool with poolbar
- Sports and fitness facilities (table tennis, boccia, etc.)
- Yacht and boat harbour
- Botanical garden and zoo

Summary

Total site area	118'000 m ²
Total floor area (at complete developed stage)	19'790 m ² on three floors
Covered land area:	6'597 m ² (only 5.6% of total site area!)
Number of residential units	150 apartments
Number of residents	200 – 250 persons
Staff (not including commercial area)	300 – 400 persons
Commercial, restaurant, hotel floor area	1'910 m ²
Estimated cost for the buildings	10 Mio US\$ / 500 Mio PHP

