

Senior Property Transition Philippines

Property transitions with dignity, clarity, and care.

A program of RED International supporting clients 50+, retirees, returning Filipinos, overseas families and foreign nationals through safe, well-planned property and living transitions in the Philippines.

THE PROGRAM

A Coordinated Pathway for Senior Property Decisions

RED-SPTS PH brings licensed Philippine real estate execution together with carefully separated transition coordination: downsizing and move planning, family communication, senior living exploration and access to qualified professional resources. Every engagement is client-directed, documented and compliant with RA 9646, the Data Privacy Act and applicable DHSUD regulations.

NINE SERVICE LINES

- Property valuation, sale and listing coordination
- Downsizing, rightsizing and move transition planning
- Senior living and luxury resort community exploration
- Relocation and settling-in coordination
- Inherited and estate property sale support (with independent counsel)
- Overseas family coordination and remote transaction support
- Documentation, compliance and transaction-safety oversight
- Home preparation, modification and staging referrals
- Post-move continuity of care and community integration

WHO WE SERVE

Filipino seniors and retirees 50+ · Overseas Filipino Workers and returning Filipinos · Foreign retirees exploring Philippine residency · Families and adult children assisting parents · Estate executors and heirs managing inherited property.

HOW IT WORKS

A Five-Step, Client-Centered Process

- Confidential consultation — we listen first; goals, timeline and authority are documented.
- Tailored transition plan — valuation, options and a written scope before any commitment.
- Coordinated execution — licensed brokers, vetted partners and verified documentation.
- Supervised completion — closing support, move coordination and family updates.
- Continuity — post-move check-ins, community integration and care access.

SENIOR SAFE TRANSACTION STANDARD

Seven Protections on Every Engagement

- Licensed broker supervision under RA 9646
- Written authority and consent before any action
- Verified identities, titles and payment instructions
- Independent legal, tax and care advice encouraged
- No pressure, no urgency tactics — decisions remain with the client
- Transparent fees disclosed in writing before engagement
- Personal data handled under the Data Privacy Act (RA 10173)

No sale timing, investment return, visa approval or care outcome is guaranteed. All concepts remain subject to due diligence, approvals and applicable law.

SERVICE LOCATIONS

Philippine Coverage Through Licensed Regional Hubs

- Cebu — flagship coordination hub and Global Care PH operations
- Metro Manila — brokerage and professional-services network
- Davao — Mindanao hub (measured expansion planning)
- Batangas · Tagaytay · Subic-Clark · Baguio — satellite and referral coverage

THE RED INTERNATIONAL ECOSYSTEM

RED-SPTS PH connects seamlessly with Global Care Philippines for care services, luxury senior living resort communities under the RED International flagship, and hospitality brands including El Toro Rojo International, JB Brands, HALO and Mi Taco Loco — one coordinated platform for longevity living.

BEGIN A CONFIDENTIAL CONVERSATION

Every engagement begins confidentially and without obligation.

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