

property report PH

RESIDENTIAL \ COMMERCIAL \ TOURISM \ LEISURE

EDITOR: TANYA T. LARA

ASSISTANT EDITOR: ALIYYA SAWADJAAN

ARTIST: ABNER Q. OQUENDO



PAG-ASA STEEL
FIRST IN QUALITY

CELEBRATING OVER 50 YEARS OF EXCELLENT SERVICE TO THE FILIPINO NATION

SUPERIOR REINFORCING STEEL BARS AVAILABLE IN
PNS Gr 230, 275, 415 | ASTM Gr 33, 40, 60, 75

T: (632) 8737-6300
F: (632) 8681-4601 | (632) 8681-4823
E: contact@pagasasteel.com
408 Amang Rodriguez Ave., Manggahan, Pasig City 1611

www.pagasasteel.com | facebook.com/pagasasteel

After business hours, please call 8843-4343 loc. 2044

CATHAY LAND EXPANDS CAVITE FOOTPRINT WITH 3RD PHASE OF INDUSTRIAL PARK

By MAAN DIASIS PAMARAN

With Metro Manila becoming increasingly congested not only in the residential aspect but also for light industries such as warehouses and logistics that are affected by the traffic situation, the movement has gone southward towards the province of Cavite. In fact, Colliers International has released a report titled "Property Upside Down South: Industrial and infrastructure investments to boost Southern Luzon residential property," noting that the region's competitiveness as an industrial hub has also been enticing developers to build integrated communities and standalone residential projects to cater to rising demand in the region.

With this in mind, Cathay Land president Jeffrey Ng has been bullish about their Mallorca City development, which combines residential, commercial, and light industrial aspects in its 100-hectare property located at the heart of Silang, Cavite. Cathay Land's Cavite Light Industrial Park (CLIP) is part of the 100-hectare Mallorca City development,



CLIP delivers well-planned and accessible facilities towards the growth of industries.

Cavite-Laguna Expressway (CALAX) and Cavite-Tagaytay-Batangas Expressway (CTBEX) will also enhance interconnectivity among the neighboring municipalities and cities of Cavite and Laguna, aside from cutting travel time from the metropolis.

"In Cavite, growth is coming from all sides and we at Cathay Land are very ready for it," Ng says. "We have seen that a new congressional district is added to Cavite every three years which shows

Turn to Page C2



Strong sales: Cathay Land announced that Light Industrial Park (CLIP) phase 3a is now sold out, with phase 3b now being offered to locators in Silang, Cavite.

which is designed to include residential areas for middle managers, owners and employees, along with commercial areas such as groceries and other retail outlets for workers and residents. "These espouse the live, work, play, and shop concept of our township that differentiates us from the other purely industrial locators in Cavite," says Ng.

LOCATION AND ACCESSIBILITY FOR INDUSTRY

Aside from the well-planned industrial and residential layouts, Ng also cites the massive infrastructure initiatives such as the Sangley aerotropolis and the road and bridge networks leading to Cavite as factors that have led to the continuous demand from locators at the light industrial park.

While CLIP is accessible from Manila and Batangas through the South Luzon Expressway, ongoing projects such as the

Tempered Glass 8mm, Stainless Steel Handles, Heavy Duty Rollers

Supplier for "hotel chains such as W, Hilton, Marriott, Sheraton, Holiday Inn, Westin"

*In selected locations worldwide

Dealer of Toilet and Bath Fixtures

From HEALTH
Internationally Certified, Specialty Manufacturer
BLACK & SILVER FRAME SHOWER ENCLOSURES

homestore
www.homestore.com.ph
@ HomestorePhilippines

Showrooms located at:
MC Home Fort Bonifacio Tel: (02) 8815-3978
Ortigas Home Depot Tel: (02) 7621-3333
Westgate Alabang Home Depot Tel: (02) 8771-2227
Pampanga Home Depot Tel: (045) 455-2152

FORTIFY YOUR BUSINESS AT

CLIP
CAVITE LIGHT INDUSTRIAL PARK

Industrial Lots: **2,000 SQM and up**
Commercial Lots: **300 SQM and up**

Multiple Accessibility

- SLEX (via Carmona Exit)
- Aguinaldo Highway (via Governor's Drive)
- CAVITEX (via CALAX)
- CALAX (via Silang East Exit)



INQUIRE NOW: (02) 8878-0188
www.cathaylandinc.com/CLIP

LTS No. 033992
Adv. Permit No. AA-STR-121918-0430

Brgy. Maguyam, Silang, Cavite Target Land Dev't Completion CLIP Phase 2 Tranche 3 March 31, 2021

A Prestige Development of



CATHAY LAND EXPANDS CAVITE... From Page C1

the tremendous population growth in the province. This also means more manpower for the industrial locators." He also notes that those living in Batangas, particularly communities that have been affected by the Taal eruption, are looking to transfer their places of work and residence to Cavite, and shares that the light industrial park only experienced a light ashfall which was cleared up easily and immediately.

HIGH DEMAND

"The consensus among property experts is that the CALABA corridor (Cavite-Laguna-Batangas) will continue to attract new and expanding manufacturing tenants, and this was validated by the recent report of Colliers International. The strong interest that Cavite Light Industrial Park is getting from investors is really pushing us to roll out more lots to meet the rising demand," Ng adds.

As part of their growing portfolio, they have recently opened the third phase of CLIP, which has received very good response from locators, including manufacturing, assembly, and warehousing clients. With the high take-up of the recent two tranches of CLIP Phase 2, an additional nine lots were added and these lots were sold out in about six months' time. Since then, 15 more lots were added



Integrated living: As an integral part of Mallorca City, Cavite Light Industrial Park provides a better quality of life to executives and employees with the township's residential and commercial components.



Easy access: Cavite Light Industrial Park's strategic location gives locators easy access to the Port of Manila and Port of Batangas via SLEX and the ongoing developments of CALAX and CTBEX.

to the company's inventory with high confidence that these will not be in the market for long.

The most recent addition to the inventory of CLIP can be used either exclusively for industrial purposes or mixed-use industrial commercial estates. Selling at an average of P8,500 per sqm. with lot cuts ranging from 2,000 to 4,000 sqm., lots at CLIP provide a high value for money compared to their Metro Manila counterparts whose rates can reach upwards of the P100,000 per sqm.



Main gate to CLIP

Commercial spaces are likewise available for entrepreneurs, with prime allotments at the CLIP commercial strip. The 38 lots from the first phase are already sold out and an additional 16 were recently added with sizes ranging from 300 to 546 sqm.

GREEN AND GROWTH

As with their residential communities and leisure amenities, Cathay Land also has eco-friendly measures in place at CLIP. "We will be very strict with our emission standards for air and water. We are likewise encouraging our locators to use solar panels so they don't have to rely 100-percent on coal-generated plants. Even though we have large reserve tanks in place, we are also talking to our locators to use rainwater and reuse greywater to reduce water wastage."

With CLIP, Cathay Land is supporting the growth of Cavite, Ng says. "We feel that with the expansion of Metro Manila southwards, there is nowhere to go but to fill up the entire Cavite province. Here at CLIP, tenants will find it reasonable for their warehousing and manufacturing needs



Mallorca City combines residential, commercial, and light industrial aspects in its 100-hectare property located at the heart of Silang, Cavite.

while having accessible housing for their managers and employees, expats and owners to live in at Mallorca City."

The vision is also to help build the Philippine economy, Ng says. "Factories employ workers, and these provide good paying jobs in manufacturing products for the local and export market. From previously raw land, CLIP is now very productive as it affords factories and warehouses to disperse from Metro Manila. This, in turn opens up areas for more affordable housing in the metropolis while at the same time dispersing labor employment and spurring development to the countryside."

With the Cavite Light Industrial Park located inside the master-planned Mallorca City, it also offers a better quality of life for the tenants and their employees. "The integrated township concept allows people to cut down on their travel time to work, which used to be one or two hours. Here they can even walk to work and spend more time with their families and enjoy the community's leisure amenities."

For more information on the Cavite Light Industrial Park or for a free site tour, contact Cathay Land through 8878-0188 or email clip@cathaylandinc.com.

NEWEST INNOVATIONS AT THE KITCHEN AND BATH INDUSTRY SHOW



rose to the occasion
ROSEMARIE BOSCH-ONG

In a recent technology study, more people are opting for smarter homes. Though there are already smart products available on the market, we are anticipating that more home products and appliances with an emphasis on smart technology applications will be introduced.

Looking ahead, the new decade has a lot to offer. With people becoming more tech-savvy, it's no surprise that technology is one of the most desired features in every home. Imagine your homes with devices that could connect to the internet; you can automate, activate, and send commands to control your home.

With the styles and technology trends that we've seen already, the question is, are we ready for new kitchen and bath trends that will shape the years to come?

As we continuously seek for technology innovation, more than 600 leading companies and suppliers flocked to Las Vegas to showcase their most innovative kitchen, bath, smart home, and outdoor living products in the Kitchen and Bath Industry Show (KBIS) 2020. KBIS is North America's largest trade show devoted to kitchen and bath design.

KBIS, in conjunction with the National Kitchen and Bath Association (NKBA), is an inspiring, interactive platform that showcases the latest industry products, technologies, and trends. Attended by over 31,000 interior designers, architects, contractors, and manufacturers; we were able to explore the top products and brands displayed under one roof, while connecting with the global product suppliers to build network and exchange ideas for business.

Here's what I saw in the wide range of product technology solutions at KBIS 2020.



Avoir one-piece tankless toilet

AVOIR ONE-PIECE TANKLESS TOILET

Kohler, a global leader in kitchen and bath products, introduced a new platform in the tankless space with an enhanced design aesthetic to blend seamlessly into any space: Avoir, a battery-powered one-piece tankless toilet. It does not require access to an electrical outlet, needing only four AA batteries to power the toilet for a full year.

Avoir is an excellent solution for those who want an intelligent toilet with a quiet close seat and cover hinge mechanism feature. It is equipped with ReadyLock installation system, and an optional remote single-button actuator, a back-up actuator in case of battery failure, and optional wireless flush remote.

GRAZE TOUCHLESS FAUCET

Graze, a touchless pull-down kitchen sink faucet, comes with a three-function spray head. Three-function pull-down spray head allows you to switch between stream, sweep, and BerrySoft spray. From the standard stream spray, the sweep spray transforms into a wide, powerful blade of water that sweeps your dishes and sinks clean with a single push of a

button, while BerrySoft is a light spray ideal for washing hands, rinsing delicate dishware, and preparing fruits and vegetables.

Graze is a bold statement piece that uses a state-of-the-art motion sensor for reliable touchless activation. It also features a temperature memory that allows the faucet to be turned on and off at the temperature set during its prior usage. In delivering superior performance, the Graze touchless faucet collection has voice capability through Kohler Connect that will simplify turning the water on and off, and dispense a measured amount of water.

At KBIS, I was able to meet and have an interview with Kohler's president and chief executive officer David Kohler. Kohler is a global leader in kitchen and bath products offering a wide range of designer bathroom and kitchen products including luxury toilets, showers, taps, baths, and enclosures.

Sharing the company's goals and values, I get excited about how the brand will thrive in the industry in a big way after introducing its newest kitchen and bath



Kohler president and CEO David Kohler

products with cutting-edge design, style, and innovation.

As one of America's oldest and largest privately held companies, Kohler is making a major impact on its goal in terms of sustainability.

"In 2008, we decided to really dig deeper and recommit to a more aggressive sustainability strategy. Since that time, we started to reduce our environmental footprint of over 25 percent. We've driven significant progress to more environmentally friendly and innovative products," David says of Kohler's sustainability goal — a net-zero carbon and solid waste footprint.

On that note, the company believes that an enterprise can be very successful and sustainable at the same time and that two factors come hand in hand. As an early mover in sustainability, Kohler commits to reduce three percent environmental footprint per year to help achieve its objective of net-zero in terms of environmental impact in 2035.

The company aims to continually drive more and more product solutions that can conserve water or energy. "We're going to be the best manufacturer, environmental citizen as much as we can in terms of driving down our use of energy, use of water, reducing our waste to the landfill, and try to manufacture in the most sustainable way possible," he added.

With a lot happening in the innovation front, the technology, electronics, digital technology, the whole movement around a smart home and bringing electronics into their kitchen and bath products, the convenience it offers is now a major trend.

In looking closely at our industry, he stated, "Personalization is also now a big product trend. There's a big trend now on personalization in terms of Kohler's materials and finishes, so you'll be able to personalize your bathroom environment with the designs, colors, and finishes to reflect exactly what you care about and your personal design as an individual because our homes are the reflection of us. It reflects what we care about, our personality, our passion, so we want to make the biggest and the best palette of colors, materials, finishes, designs, and textures for the designers and architects around the world that create beautiful spaces."

With his 28 years of experience in the company and being passionate about the values, culture, vision, and mission of Kohler company, we ended the conversation as David Kohler shared his guiding principles from the English philosopher John Ruskin, which states, "A life without labor is guilt. Labor without art is brutality."