

ONLINE RETAIL BOOM BOOSTS DEMAND FOR LOGISTICS SPACE

By CATHERINE TALAVERA

The Philippine e-commerce industry has been growing in recent years. But with the COVID-19 pandemic, growth has accelerated as consumers are now turning to the digital marketplace to buy the things they need.

As e-commerce grows, so will the logistics market, experts said.

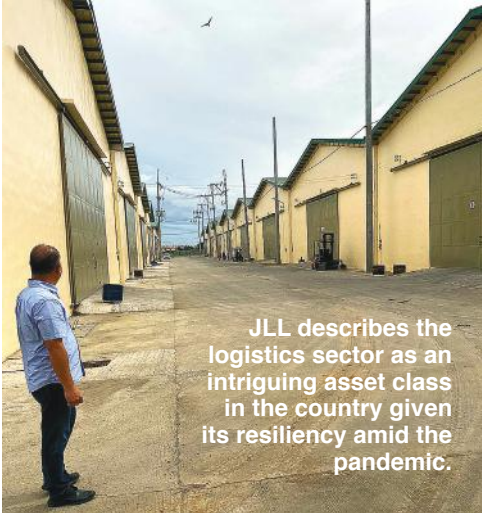
In its report *The Evolution of Philippine Logistics: A Case for Better Quality Logistics*, property consultancy firm Jones Lang Lasalle (JLL) Philippines said the logistics sector remains resilient even with COVID-19.

“Despite the presence of headwinds posed by the pandemic such as the holding of end-user demand, the slowing down of delivery, and the disruptions in the global supply chain, the Philippine logistics sector shows signs of resiliency,” JLL Philippines said in the report.

Opportunities from the growing cold storage needs and the expanding e-commerce landscape are indeed boosting demand for logistics space.

JLL Philippines forecasts a 56-percent growth in demand by the end of the year. This is seen to grow by 118 percent by 2030.

“The outlook requires that a sustained improvement in e-commerce platform should take place along with the growing trade balance with other countries and favorable manufacturing sector,” said Janlo de los Reyes, head of research and consultancy at JLL Philippines.



JLL describes the logistics sector as an intriguing asset class in the country given its resiliency amid the pandemic.

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SUPPLY

Thus, logistics space developers and operators should adapt with the evolving demand and build modern facilities to achieve the projections, De los Reyes added.

As of the first quarter of the year, existing logistics stock in the Philippines stood at 1.7 million sqm. Dry storage make up 66 percent of the existing supply, while cold storage and cold and dry storage contribute



T12 Polo Land Inc., an emerging logistics player, is strategically located in Guiguinto, Bulacan, approximately five minutes drive from NLEX.

21 percent and 12 percent, respectively. In terms of new supply, about 424,000 sqm is set for completion by next year, most of which are in the Central Luzon and CALABARZON areas, which are the key gateways to the North and South of Metro Manila.

“These regions remain as attractive industrial and logistics corridors,” JLL said, adding that this is further supported by the ongoing and upcoming

infrastructure projects that are expected to improve connectivity in the country.

BETTER FACILITIES

JLL Philippines director for industrial and logistics Tom Over said clients are demanding better-quality facilities such as high-specification warehouses that utilize technology and digital tools.

“The logistics sector is currently seen as the evolving asset class in the Philippines, with a number of established developers looking to increase their exposure in the sector,” he added.

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A Quality Development of



FACING THE ‘NEW NORMAL’ IN A **FUTURE-READY HOME** AT THE RACHA MANSIONS

By HANNAH MALLORCA

The pandemic has completely changed the spectrum of our everyday lives. Activities such as meeting friends or loved ones, exercising during our free time, and going to the office have moved into the corners of our own homes.

With this, Filipinos are recognizing the importance of planning for the future. Many customers are looking for homes that are suitable for work-from-home (WFH) setups and a post-pandemic future.

According to Cathay Land president Jeffrey Ng, one of his objectives in building a future-ready home is how it's prepared to accommodate the requirements of the “new normal” and a post-COVID-19 society.

“We’re used to living in a studio or one- to three-bedroom units in Metro Manila, but the prices are at an all-time high. But here, you can get a three- or four-bedroom house and lot package that’s much more affordable, which makes much more sense in a financial aspect,” Ng shares. “And with



Cathay Land president Jeffrey Ng believes that The Racha Mansions is more than capable of addressing the needs and requirements of Filipinos living in the new normal.

the ‘new normal,’ people tend to shy away from places with other people. Here, you have the safety and comfort of your own home without possibly being infected by anyone else.”

The Racha Mansions in South Forbes Golf City is a future-ready home that provides a living experience where you can reach a high life.

A PERFECT FIT FOR THE EVOLVING MARKET

Compared to other residential areas, The Racha Mansions showcases a living experience that’s more than ready to accommodate the requirements of the ‘new normal’ and a post-pandemic future.

It’s located in a cosmopolitan suburban and intimate community at South Forbes Golf City, a 250-hectare township at the heart of Silang-Sta. Rosa-Tagaytay growth corridor. Each house is especially suited for young families who are constantly on the go and enjoy moments together.

The Racha Mansions offers house and lots starting from 250 sqm to 515 sqm — perfect for customers who want to build a home and start a family. Every property follows a modern Thai-inspired architecture, featuring high-curved rooms with sharp tops and sloped eaves.

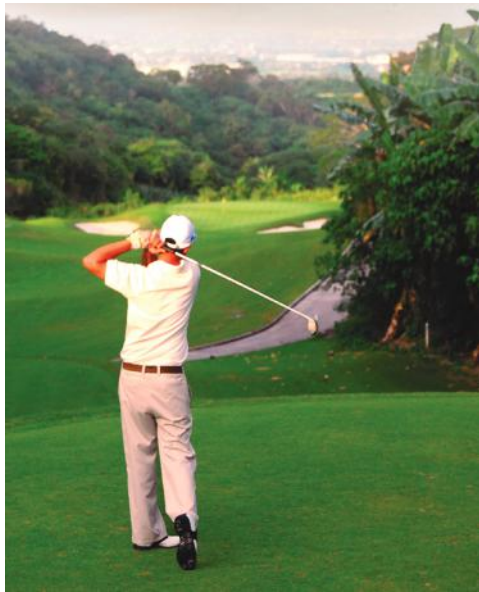
“People appreciate Thai-inspired architecture for its clean features and aesthetic. It’s very Asian, modern and whether it’s the clubhouse or front gate of the subdivision, you can see a distinct Thai theme of architecture or design.



The Sukhothai at The Racha Mansions features timeless Thai-inspired architecture and colors that will capture the attention of any property seeker.



Rest and relax by The Racha Mansions’ pool and clubhouse. Let the tranquil sound of the infinity pool and luscious greens take you to paradise.



The South Forbes Golf Club is just a few minutes walk away from The Racha Mansions. Whether it’s for a quick practice round or a view of the luscious landscapes, a visit here will take your breath away.

It’s something that’s unique in Racha Mansions and something that our clients and customers appreciate,” shares Ng.

Customers also have the opportunity to design a three-bedroom and den configuration up to a five- or six-bedroom and den in their own space. With this, it’s a perfect fit for your WFH needs — from meeting deadlines to conducting video meetings. At the same time, you can experience a holistic work-life balance even during a busy week.

“Homebuyers can put up their three- to four-bedrooms or an office area and they

still have ample space for their own garden,” adds Ng.

A PLACE INSPIRED BY NATURE

A grandeur living experience at The Racha Mansions can go beyond the comforts of your own space. The themed enclave also includes parks, playgrounds, a clubhouse and a swimming pool for families to make precious moments and follow a healthy lifestyle.

“With all of these amenities, there is lots of ample fresh air for families and kids to enjoy,” adds Ng. “It feels like a good place for ambiance, and it’s in a nice subdivision with fine architecture, houses, and lush landscape. And best of all, they’re living beside the South Forbes Golf Course.”

As soon as you enter, you’ll feel like walking in a village in Phuket, Thailand. You will be welcomed with a guardhouse and entranceway that masterfully follows Thai-Buddhist architecture. Similar to its neighboring village of Phuket Mansions, minimal earth movement is also applied to preserve the place’s connection with nature and instill a feeling of natural privacy.

Located at the heart of the subdivision, the newly opened

Forbes Golf City,” says Ng.

The Racha Mansions is one of the newest communities at South Forbes Golf City, which features distinctly modern architectural styles from all over the world. Aside from a house-and-lot package, lot buyers will also be treated to free golf membership at the South Forbes Golf Club — a perfect place where you can live your present and future to the fullest.

Reach for the high life at The Racha Mansions from South Forbes Golf City. For more details about its amenities and facilities, visit www.southforbes.com/racha-mansions.

Aspiring homeowners may know more about The Racha Mansions by sending an email to info@southforbes.com or calling Cathay Land through (+632) 8635-7777.



The Racha Mansions’ main gate balances security and style as it welcomes you home.



The commercial district of Westborough Town Square Center provides utmost convenience and accessibility to the residents of South Forbes Golf City. Whether you need groceries or a place to unwind, there’s no need to leave the confines of the township anymore.

