

RLC Residences unveils 2nd phase of Woodsville Crest

RLC RESIDENCES is developing the second phase of Woodsville Crest in Parañaque City.

The new Woodsville Crest building, Olive, will rise within the Woodsville Complex in Merville.

“With the current lifestyle of our home seekers, we found out that they are also on the lookout for a home that they can call their sanctuary. That’s why we designed Woodsville Crest with this as the priority – from unit offerings and its deliverables down to the amenities and the features of the whole property,” said Karen

Cesario, RLC Residences senior director, head of marketing, and chief integration officer.

Woodsville Crest offers smart and sustainable features and nature-inspired amenities. It offers units ranging from studio to executive two-bedroom units, featuring a rustic and contemporary design.

Units’ features include a smart lock accessible via PIN, mobile app, fingerprint, and mechanical key; audio-video intercom directly connected to the reception area to screen guests before they come

up the unit, and smart lights that can be controlled using the panel or via a phone app.

Each unit comes with a dedicated drying area for laundry while some units have a balcony with shadings.

Amenities include an outdoor pool, picnic groves, a pet park and play areas. It will also have a solar-powered e-charging parking station for electric vehicles and bike parking slots for residents.

Woodsville Crest will also have solar-powered street and garden lamps, as well as rainwater

harvesting system to be used for landscape irrigation.

“There are a lot of features to look forward to in Woodsville Crest. And truly, we thank our customers and home seekers for inspiring us to design this property. We can’t wait to welcome them home so they can enjoy the life that awaits them in their oasis South of Metro,” Ms. Cesario said.

Woodsville Crest has direct access to West Service Road and Edison Avenue, making Makati and Bonifacio Global City easily accessible. — **Cathy Rose A. Garcia**



WOODSVILLE Crest Olive Building



COMPANY HANDOUT

SAGRADA FAMILIA CHURCH is located on Level 5 of New Gateway Mall 2 in Araneta City, Quezon City.

Sagrada Familia Church set to open in Araneta City

A CHURCH will soon open at the New Gateway Mall 2 in Araneta City, Quezon City.

Cardinal Luis Antonio G. Tagle on Saturday presided over a special Eucharistic celebration at the Sagrada Familia Church, located on the mall’s fifth level.

The service was attended by members of the Araneta family, Araneta Group executives, tenants of Araneta City malls, and other guests.

He also led the blessing of the altar, a ceremony that marked the

readiness of the church to welcome the public.

“Sagrada Familia Church at the New Gateway Mall 2 will be opened to the public very soon,” said ACI, Inc., the owner, developer and manager of the Araneta City.

The fully air-conditioned, mitre-shaped church has an all-white interior and can accommodate up to 1,000 mass-goers.

The church has a high ceiling design and features a prominent hanging cross created by sculptor Wilfredo Layug. — **CRAG**

Bamboo pushed as alternative building technology in PHL

By Miguel Hanz L. Antivola

BAMBOO is expected to be included in the latest edition of the National Structural Code of the Philippines (NSCP) as an alternative building technology.

Base Bahay Foundation, Inc. has piloted local research and the use of bamboo in socialized housing due to its sustainability, resiliency to natural disasters and cost efficiency.

“The sooner we get the release of the NSCP with bamboo as part of its eighth edition, the sooner we can entice all engineers and architects to start thinking of bamboo as a construction mainstream,” Pablo A. Jorillo, Jr., general manager at Base, told reporters at the Bamboost architecture and design forum in Makati City on Sept. 15.

Mr. Jorillo said this would be the first “tipping point” to push bamboo towards mass adoption in construction and regulation.

Johann Baar, director for affordable housing and technology at Hilti Foundation, said the Base Innovation Center is working on the building code for bamboo.

This is aligned with the Philippine National Standard 22157 that informs testing procedures for obtained bamboo culms, and the International Organization for Standardization 22156 that aims to institutionalize the use of bamboo in structural design.

However, Mr. Baar noted that bamboo still carries the stigma of being “the poor man’s material” which is not durable and can quickly deteriorate.

He noted bamboo research has shown that a few species have a capacity for construction.

“It’s not just social housing. It’s a strong and resilient material for any kind of building construction. We are on our way to making it a standard building material like timber,” Mr. Baar said.

Mr. Baar mentioned that some Latin American countries have used bamboo technology to build structures up to three levels that have stood up to 400 years, alongside applications in resorts and domes.

“We are seeing its potential in medium- and high-rise structures,” Mr. Baar said. “When you look at timber structures, it took us a decade or more to see it in high-rise structures. It’s just a question of a couple of years hopefully.”

SOCIALIZED HOUSING

Given bamboo’s abundance in the global south, Base first saw the opportunity to use the alternative material to address the Philippines’ housing problem.

Citing its advantages, Mr. Jorillo said that bamboo lowers the cost of housing by 30-40% compared to units built with standard concrete hollow blocks.

Base’s cement bamboo frame technology, which uses load-bearing bamboo with metal

connections and mortar cement plaster, is designed to withstand typhoons of 240-280 kilometers per hour and resist earthquakes of 6.5-7.5 magnitude, he said.

Base has built over 1,500 homes nationwide, with about a third in Negros Occidental. This is part of its Impact 2025 project, where it aims to build 10,000 sustainable housing units.

Other areas serviced by Base include Batangas, Sorsogon, Tacloban, Dumaguete, Davao, Cotabato, and Bukidnon.

Mr. Jorillo said that Base is working with the Department of Human Settlements and Urban Development, local government units, nongovernment organizations, as well as the private sector such as Ayala Land, Inc. and Megaworld Corp., for more opportunities in bamboo construction and housing technology.

Base has also built about 400 houses in Nepal, with plans to expand in Sri Lanka and India next, he noted.

Filigree taps EEI for Two Botanika project

REAL ESTATE brand Filigree tapped EEI Corp. for the general construction works of its newest project, Two Botanika, in Alabang, Muntinlupa.

Filigree said in a statement that Two Botanika is on track to meet its third quarter 2027 turnover target data after development excavation work was completed early.

“Two Botanika Nature Residences takes in the top names in architecture, space planning, and interior design to bring a masterfully designed luxury residential

project to the market,” Daphne Sanchez, Filigree business unit head, said in a statement.

Filigree is working with Leandro V. Locsin Partners, the architect on record and Tina Periquet of Periquet Galicia, Inc. for the unit space planning, and Singapore-based Isabelle Miaja of Miaja Design Group Interior Design for Two Botanika’s common spaces.

It also tapped Bill Higgins and John Sheehy of Architecture International as the master planning consultant,

AECOM Singapore as the consultant for the landscaping design, and EEI as a general engineering contractor.

Two Botanika is the latest tower at Botanika Nature Residences, which is Filigree’s most premium condominium to date. It offers one-bedroom to three-bedroom units.

The building will also incorporate charging stations for fully electric vehicles as well as a rainwater harvesting system. It will also have a Sky Lounge where residents can enjoy the city’s skyline. — **CRAG**

Australia’s BlueScope Steel share prices slump as UAW strike hits US operations

SHARES of BlueScope Steel Ltd. slipped to an over three-month low as the ongoing United Auto Workers (UAW) strike against the Detroit Three automakers in the United States weighs on the Australian steelmaker’s North American business.

BlueScope Steel shares fell as much as 3.8% to A\$18.870, their lowest since June 2, and are on track to log a sixth straight session of losses.

The company generated nearly 42% of its fiscal 2023 sales revenue of A\$18.17 billion (\$11.71 billion) from North America, with its low-cost, hot rolled coil regional supplying business – North Star – bringing in A\$3.38 billion.

The UAW’s strike against General Motors, Ford and Stellantis entered its third day on Sunday, with no immediate resolution on the horizon. But

the looming possibility of the strike had pushed US hot-rolled coil (HRC) prices down 3.4% from end-August to \$704 per ton on Sept. 15, the day the strike started.

“While the Australian domestic market is holding up, North Star profits will be under pressure at these lower spot levels,” analysts at Citi said in a research note.

The analysts said North Star’s HRC spread has contracted to \$345 per ton, which could impact the brokerage’s earnings estimates.

Brokerage Jefferies said in a note that while North Star can move its products elsewhere, it cannot avoid the fall in spreads.

“With the auto sector representing 50% of North Star’s end market

demand, each week would theoretically impact BSL Group EBIT by A\$7 million if all the auto tons were to go to zero, something we do not see as realistic,” Jefferies analysts said.

Jefferies maintained its “buy” rating on BlueScope with a price target of A\$24.00, while Citi retained its “neutral” rating with an A\$23.50 target price. — **Reuters**

Startups race to fill demand for zero-emissions delivery

LONDON/LOS ANGELES — A clutch of European and US delivery company startups is racing to serve the growing market for offering zero-emission, electric last-mile deliveries in cities to retailers and consumers before giant shippers do the same.

The likes of Germany’s Liefergrun, the UK’s Zedify and Packfleet, and New York-based DutchX are tapping into retailers’ need to hit environmental, social and corporate governance (ESG) and emission-reduction targets. Collectively, zero-emission delivery startups have raised around \$1 billion so far, according to Pitchbook and data collected by Reuters.

They hope to grab market share during the long lead times while industry leaders are still gearing up. For instance, FedEx targets 2040 for its zero-emission delivery fleet; Deutsche Post DHL Group says 60% of its delivery fleet will be electric by 2030, the same year that Amazon plans to have 100,000 Rivian electric trucks in service. United Parcel Service expects 40% of its delivery vehicles to run on alternative fuel by 2025.

Using their own routing technology for urban and suburban deliveries, these small but rapidly growing startups must scale up while also keeping prices low in a competitive market, which could also make them acquisition targets.

“Nobody wants to pay more for sustainable delivery,” said Niklas Tauch, chief executive officer (CEO) of Berlin-based Liefergrun, which delivers in big cities across Germany and Austria and lists fashion retailers H&M and Inditex and Hello Fresh among its customers.

H&M, the world’s second-largest fashion retailer, said it is scaling up a number of zero-emission delivery initiatives “through a variety of partnerships like the one... with Liefergrun.”

Liefergrun builds out package hubs in city centers. It then contracts out deliveries to third parties, providing them with access to electric van deals from Mercedes-Benz or China’s Maxus.

Mr. Tauch said Liefergrun’s revenue will grow sevenfold this year from “single-digit millions” of euros in 2022 and should hit “triple-digit millions” in 2024.

So far Liefergrun has raised €15 million (\$16 million) and will raise more next year to expand quickly.

The clock is ticking as delivery giants invest vast sums to electrify their own fleets.

In a pilot project, DHL will switch to 100% zero-emission last-mile e-commerce deliveries in the Netherlands by the end of this year, with other markets to follow through investments of “double-digit billions” of euros, said

Deutsche Post DHL head of corporate development Yin Zou.

UK startup Packfleet’s revenue grew tenfold in 2022 and its fleet in London should grow to 400 electric vans in 2024 from around 50 now as it adds new customers.

Packfleet will expand to Liverpool, Birmingham and Manchester next year and plans to be in the top 20 UK cities within two years.

“The biggest requests from our customers are when can you expand and how soon can you take all of this volume?” CEO Tristan Thomas said.

Europe has so far proven more fertile ground for zero-emission package deliveries.

But in New York, DutchX is launching a new service to bring small loaded containers into Manhattan by ferry, then load them onto Fernhay electric cargo bikes for city deliveries, said DutchX co-founder Marcus Hoed. The company will use the bikes to deliver packages for its customers — which include Amazon Fresh and Whole Foods.

“Some customers are pushing very, very hard for as many zero-emission deliveries as possible,” Mr. Hoed said.

DHL’s Yin Zou said investor pressure is mounting on logistics companies and customers alike to cut emissions.

Some retailers have set tough targets. For instance, IKEA wants 100% zero-emission last-mile deliveries by 2025.

The challenge for startups is that scaling up is difficult. Many use smaller vehicles than the typical delivery truck, squeezing profit margins because it is hard to deliver enough packages to offset labor and other costs.

“Last-mile delivery is a very unforgiving business,” said Sven Etzelsberger, CEO of California-based URB-E, which makes cargo containers for e-bikes.

University of Tennessee logistics expert Thomas Goldsby said while the “big dog” carriers FedEx, UPS and DHL enjoy huge advantages of scale, regional companies can succeed.

UK electric cargo-bike delivery startup Zedify operates in 10 UK cities, with seven more coming over the next six months, and already delivers packages for large firms like FedEx alongside its growing retailer base.

Adding more cities brings national contracts from retailers, which will double Zedify’s deliveries to two million packages this year and quadruple to eight million in 2024, CEO Rob King said.

Within four years, Zedify aims to be in the UK’s nearly 50 cities with 100,000 or more residents. — **Reuters**

JOB OPENING



Mead Johnson Nutrition (Philippines), Inc.
2309 Don Chino Roces Avenue Extension, Makati City, Philippines 1231
+63 2 8418181

Job Title: **HEAD OF E-COMMERCE**
Reports to: **General Manager – Philippines**

- Responsibility:**
- Lead and inspire E-commerce team; by engaging team and building bench of world-class talent
 - Take an analytical and evidence-led approach to E-commerce across all workstreams
 - Develop and achieve both short and long-term development strategies for E-commerce
 - Use knowledge of online performance channels to create plans and activities that drive Traffic and grow sales. Maintain optimal balance between in-platform and out-platform activities
 - Know how to apply eCommerce Traffic model to work back from sales target to identify traffic model variable; drive key levers to achieve those targets.
 - Deliver Sell In & Sell Out targets; develop and execute category development goals and annual operating plan.
 - Own and manage E-commerce P&L, fueling top line growth and maintaining control over key investment buckets
 - Be an active member of E-commerce team, demonstrating ‘growth hacking’ and ‘resourceful’ mindset
 - Proven leadership skills and experience of leading, engaging, and developing diverse teams;
 - Strong commercial acumen: demonstrate delivery of ROI and compelling category vision.
 - Track record of running E-commerce business, driving overall strategy & organization with sound understanding of different eCommerce business models
 - Excellent ability to influence others, encourage teamwork, and build strong internal and external relationships
 - Proven experience in driving accelerated revenue growth; the ideal candidate should have experience of working with dominant eCommerce player in the market
 - Demonstrate expertise in performance media channels, particularly Search and has driven measurable revenues or commercial goals using data and analytics; any experience on driving audience planning, brand and product marketing, customer journey strategies preferred
 - Have a clear vision for the future and relate this into defining product and operational structures; Thought leadership and opinions on eCommerce landscape highly desirable
 - Strong project management abilities: capable of prioritizing and handling multiple projects simultaneously under tight time constraints and within budget parameters.
 - Past experience to navigate complex global matrix structure is added advantage
 - Degree qualified or equivalent in a business-related discipline preferred