



INTALIO
ESTATES

CAGAYAN DE ORO

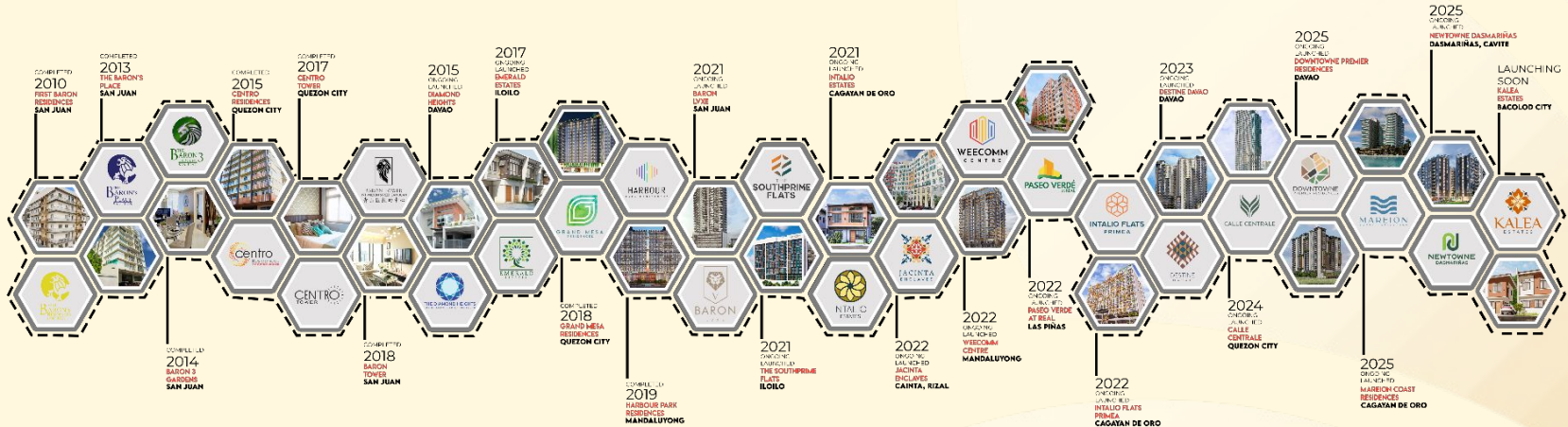


Onwards and Upwards

For 15 over years, Wee Comm is soaring even higher. Transitioning from being known as the underdogs, to merely being a small niche developer, we challenge the status quo. This year, we are ready to embrace new technologies, collaborate with better partners, and elevate our products the Wee Comm way.

However, our journey isn't solely about us. As a company built by passionate dreamers, hopeful innovators, and inspired visionaries, our focus has always been on our clients—the homeowners and the communities we forge. Each home, project, or condominium we construct is better than the last—seeking to prove that each homeowner will experience **bigger spaces, better investments, and the best value** for their needs.

Wee Comm is dedicated to fostering innovative thinking. As we embark on upcoming projects in Mandaluyong, Quezon City, Las Pinas, Rizal, Bacolod, Iloilo, Cagayan de Oro, and Davao City, our commitment is to push boundaries. Our focus is on delivering bigger spaces that seamlessly blend comfort, functionality, and flexibility, catering to diverse lifestyles. Our goal is to provide better investments characterized by distinctive features, affordability without compromising quality, and projects that stand in strategic locations. Through our unwavering dedication, we consistently uplift communities with imaginative designs and offer the best value with meticulously designed projects—ensuring each homeowner not only owns a Wee Comm home but also enjoys an enriching lifestyle that is truly **Beyond Ordinary™**.



OUR AWARDS

Through consistency, effort, and our commitment to bringing our clients **Beyond Ordinary™** homes, Wee Comm has bagged several awards from the prestigious 2020 Philippines Property Awards and Lamudi The Outlook 2023 & 2024: Philippine Real Estate Awards.

PropertyGuru Philippines Property Awards



Various Awards received in 2025



ASIA-PACIFIC
STEVIE® AWARDS



Real Growth Happens Together



A new innovative and dynamic developer enters the real estate scene of Cagayan de Oro. Built from the combined experience and expertise of well known developers and companies in the country. We are all set to bring you quality projects and unique spaces you'd be proud to call your home.

Our Partners

Together with our established partners in the industry, we are set to bring you a home that is built to last, set in stone for the beautiful memories you are going to make.



Property Company of Friends, Inc.



Property Company of Friends, Inc. was incorporated on February 23, 1999 by Guillermo Choa and a group who shared in his vision of creating communities and transforming lives. From being a provider of housing units in small pocket developments in Cavite, it has grown to include medium rise condominiums, estates for low, middle and higher end markets, and, now, a flourishing township in its portfolio. Since its establishment and as of December 2020, PRO-FRIENDS has built over 58,000 houses for Filipino families.

Magnum Group of Companies

GRAPHIC GADGETS

MAGNUM
999

MB *The Malberry Suites*
Business Hotel

More than 35-years of existence have provided the company the opportunity to establish a diverse portfolio of businesses that now includes 28 owned companies. Its 60 stores, outlets, service centers, and facilities in **Cagayan de Oro, Iligan, Bukidnon, General Santos, Gingoog, and Davao** is supplemented by a nationwide distribution network for its core products.

Growth and expansion has enabled the company to contribute well to the economy. Its combined operations provide hundreds of employment opportunities.



BYD

JETOUR



CONVERGE

SAMSUNG

Beyond Ordinary™, Beyond Manila

Cagayan de Oro may very well be the happiest place in the country. The “**City of Golden Friendship**,” as it is sometimes called, is home to especially friendly and warm Filipinos. Their ready smiles are a fitting welcome, with Cagayan de Oro’s accessible location also making it the “**Gateway to Northern Mindanao.**”

Cagayan de Oro is also one of the cities in Mindanao that sparks **potential and is brimming with possibilities and opportunities.**

With numerous major establishments such as educational institutions, health care facilities, leisure and parks and work establishments, **it’s the perfect place to build your future home.**

Why Cagayan de Oro?

Seize the day and build your home in a place filled with possibilities.

A center for trade and commerce in Mindanao.

- A haven for leisure, tourism, and travel.
- Offers a high investment potential-- being the 4th and newest Metropolitan with highly competitive cities and municipalities.
- The industrial center of Northern Mindanao.
- Set for development with pipeline projects gearing towards metropolitanization.
- Live life with ease as CDO has sufficient life support services: water, power, fast internet connection.



Origin

The word **INTALIO** is derived from the Italian word “Intaglio” which means ‘to engrave’. It is a process that requires patience, strength, and practice. It takes the most basic and simplest materials and transforms it into something extraordinary, **INTO A WORK OF ART.**

We wanted to build our next development with the same principles at heart.



We want to bring you a home that is built to last. Set in stone for the beautiful memories you are set to engrave.

Engraving memories for a lifetime.

A home ready for the seasons of change in your life.

A space that grows with you and gets more beautiful with each moment, each memory and each story that you make in it.





Project details

**Zone 4, Sitio Agong, Brgy Canitoan Highway,
Cagayan de Oro City**

- **10 House Types**
- **Clubhouse with amenities**
- **Development Plans:**
 - Centralized Commercial Center
 - Transit Terminal

A Tapestry of Class and Comfort



Accessibility

Live close to the heart of the city.



Flexibility

Enjoy a well-thought-out design that is tailored to your needs.



Experience

Explore modern amenities and open spaces perfect for all of life's moments.



Value

Get a high quality home for a price you can afford.

Accessibility

01

Situated close to the heart of the city, Intalio Estates allows you to have access to the best CDO has to offer.

02

Located **near Laguindingan Airport** with less than an hour travel and few minutes drive to key places and developing road networks, **Intalio Estates brings the convenience, comfort and fresh natural surroundings.** It's the perfect place to build your home.

03

Only a **20-minute drive** to the city proper.

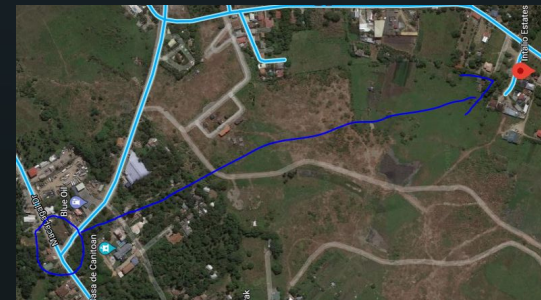
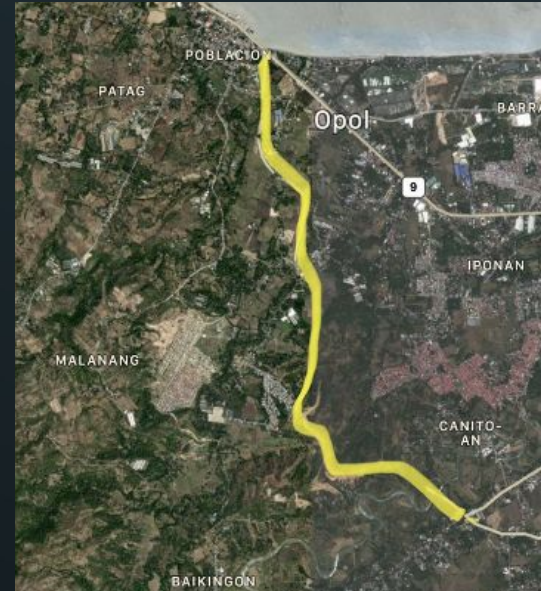
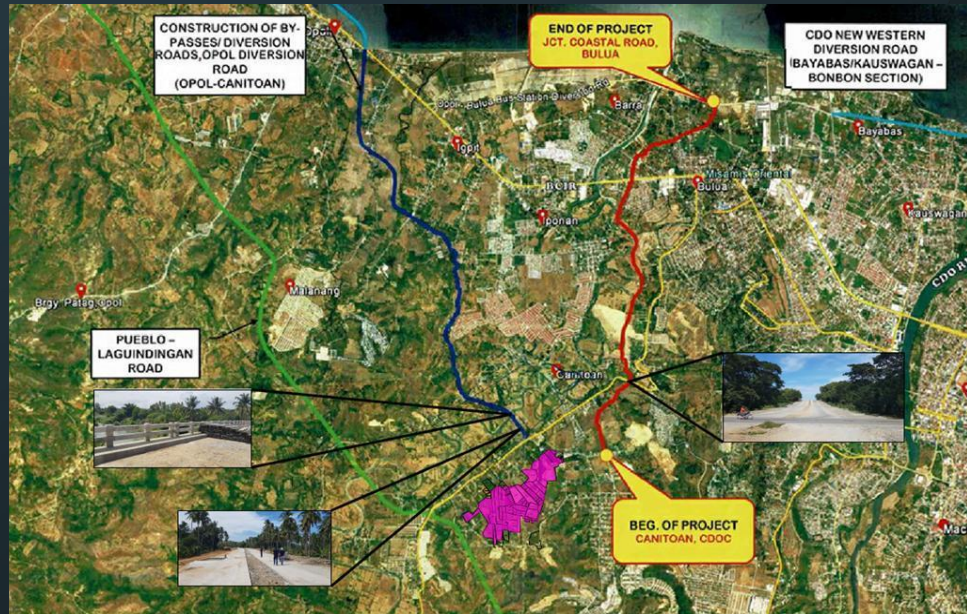


Additional Access Roads

Macapagal Drive - Upper Carmen -
Patag - Kauswagan Diversion Road



Additional Access Roads



What's around Intalio Estates?

HOSPITALS AND HEALTH CENTERS

- JR Borja General Hospital - 13 mins
- Barangay Health Center - 13 mins
- Cagayan De Oro Medical Center - 20 mins
- Polymedic Medical Plaza - 20 mins
- St. Francis Doctors' and Medical Center - 11 mins

SCHOOLS

- Xavier University - 10 mins
- Mary Infant Jesus School - 5 mins
- Canitoan National High School - 5 mins
- Queen of All Heart Learning Center - 2 mins
- Xavier University Ateneo de Cagayan - 20 mins

MALLS AND MARKETS

- SM City Mall Uptown - 10 mins
- Carmen Public Market - 18 mins
- Plaza Divisoria - 18 mins
- Centrio Mall - 22 mins
- Bulua Terminal - 17 mins

RECREATION

- Cagayan de Oro Eco Park (operational by 2022)





House Design

Bioclimatic Architecture design are passive systems which are incorporated into buildings and utilize environmental sources (like sun, air, wind, vegetation, water, soil, sky) for heating, cooling and lighting the buildings.

With an Open Plan concept, we are encouraging the homeowners to be creative in planning furniture layout based on their preference and needs. With lesser walls and partitions, it encourages interaction among family members.

A space's flexibility can be determined by its functionality. The house design elements are intended as aesthetics with function.

- **Large windows for more lighting and ventilation**
- **High ceilings for more air circulation**
- **Transom & Clerestory windows for additional lighting**
- **Less detail on the house**
- **Emphasizing horizontal and vertical lines**

10 House Types

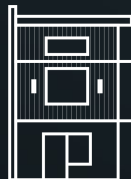
Intalio Estates offers a wide range of housing options perfect for a growing family, couples and also even as an investment. At the same time, allowing every family to decide creatively with our open-planning concept.



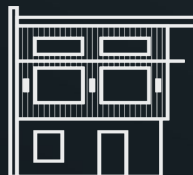
Fresco



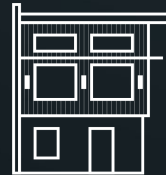
Oliva



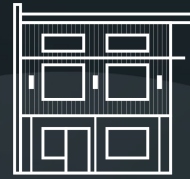
Oro



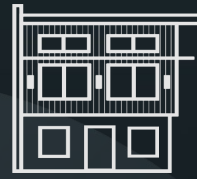
Aura



Vita



Rocca Plus



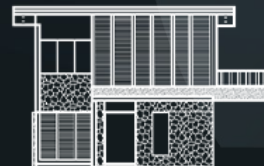
Regus



Magnum



Obra



Magna Obra

House Availability per Phase



Phase	House Type
Phase 1	Fresco
	Oro
	Vita
	Rocca Plus
	Magnum
Phase 2	Fresco
	Oro
	Vita
	Magnum

Phase	House Type
Phase 3	Fresco
	Vita
	Obra
	Magna Obra
Phase 4	Oliva
	Aura
	Regus

Our House Names



Name	Meaning	Color	Area Size
Magna Obra	Masterpiece	Brown	158 SQM 143 SQM
Obra	Piece of Art	Brown	118.69 SQM 121 SQM
Magnum	<i>"Magnum Opus"</i> great masterpiece	Brown	90 SQM 110 SQM
Regus	Royal	Zenith	80 SQM 88 SQM
Rocca Plus	Stone or rock	Gray	85.34 SQM 99.00 SQM
Vita	Life or To Live	Green	70 SQM 88 SQM
Aura	Breeze or Gentle wind	Pale Terra	70 SQM 77 SQM
Oro	Gold or Golden	Yellow	60 SQM 77 SQM
Oliva	Olive	Atmosphere	60 SQM 66 SQM
Fresco	New or Fresh	Blue	45 SQM 66 SQM

Italian Inspired Names

Since the name *Intalio* is Italian in origin, we looked into Italian words that embody our brand values:

Legacy, Artistry, Detail.



Fresco

Phase 1, 2 & 3

A beautiful starter home
for the young.

Fresco

Floor Area: 45.00 Sqm | Lot Area: 66.00 Sqm

Porch	0.44 sqm
Living Kitchen, Dining areas	17.90 sqm
Toilet & bath 1	4.04 sqm
Toilet & bath 2	4.06 sqm
Master bedroom	9.35 sqm
Bedroom 1	4.59 sqm
Service area	20.85 sqm
Carport	13.00 sqm



Actual Photo



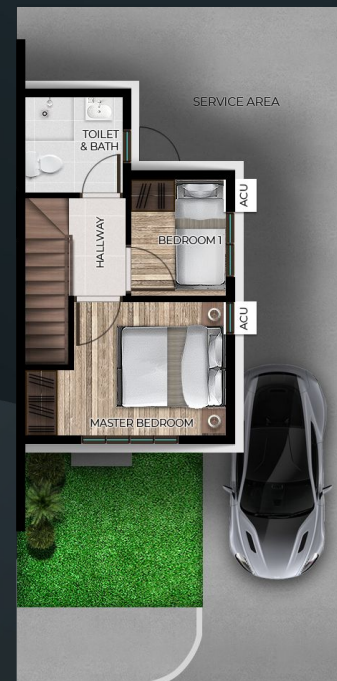
Fresco



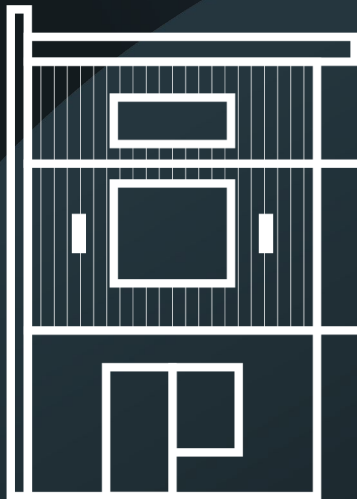
Architect's Layout



GROUND FLOOR



SECOND FLOOR



Oro

Phase 1 & 2

A home brimming
with possibility.



Oro

Floor Area: 60.00 Sqm | Lot Area: 77.00 Sqm

Porch	0.44 sqm
Living, Kitchen & Dining areas	25.63 sqm
Toilet & bath 1	4.35 sqm
Toilet & bath 2	2.99 sqm
Master bedroom	9.15 sqm
Bedroom 1	4.90 sqm
Bedroom 2	5.40 sqm
Service area	4.40 sqm
Carport	29.70 sqm



Oro



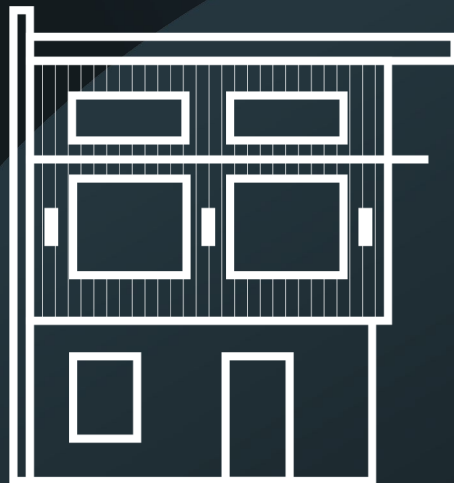
Architect's Layout



GROUND FLOOR



SECOND FLOOR



Vita

Phase 1, 2 & 3

A home ready for the
future you are building.



Actual Photo

Vita

Floor Area: 70.00 Sqm | Lot Area: 88.00 Sqm

Porch	0.975 sqm
Living, Kitchen & Dining areas	13.51 sqm
Den	9.93 sqm
Toilet & bath 1	5.24 sqm
Toilet & bath 2	5.25 sqm
Master bedroom	10.07 sqm
Bedroom 1	6.65 sqm
Bedroom 2	6.33 sqm
Service area	4.80 sqm
Carport	28.60 sqm



Vita



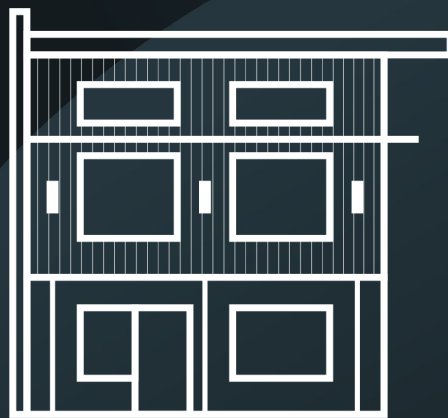
Architect's Layout



GROUND FLOOR



SECOND FLOOR



Rocca Plus

Phase 1

An upgraded home
for your family.



Actual Photo

Rocca Plus

Floor Area: 85.34 Sqm | Lot Area: 99.00 Sqm

Porch	1.12 sqm
Living, Kitchen & Dining areas	21.89 sqm
Den	9.92 sqm
Toilet & bath 1	4.87 sqm
Toilet & bath 2	4.93 sqm
Master bedroom	10.43 sqm
Master Toilet & bath	3.57 sqm
Bedroom 1	7.24 sqm
Bedroom 2	9.75 sqm
Service area	7.89 sqm
Carport	29.72 sqm

Rocca Plus



Architect's Layout

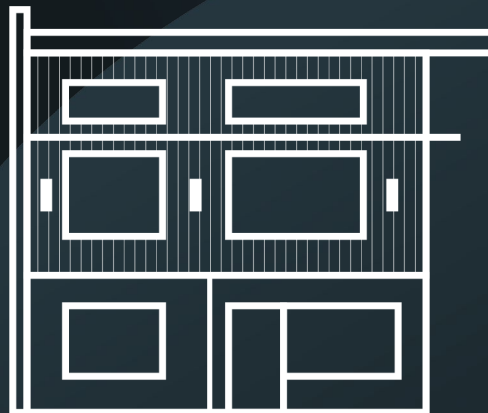


GROUND FLOOR



SECOND FLOOR





Magnum

Phase 1 & 2

A spacious home for
the established.



Actual Photo

Magnum

Floor Area: 90.00 Sqm | Lot Area: 110.00 Sqm

Porch	1.12 sqm
Living, Kitchen & Dining areas	24.26 sqm
Den	7.71 sqm
Toilet & bath 1	4.56 sqm
Toilet & bath 2	4.93 sqm
Master bedroom	13.10 sqm
Master Toilet & bath	3.47 sqm
Bedroom 1	9.94 sqm
Bedroom 2	9.51 sqm
Service area	14.00 sqm
Carport	33.00 sqm



Magnum



Architect's Layout



GROUND FLOOR



SECOND FLOOR

Obra





Obra

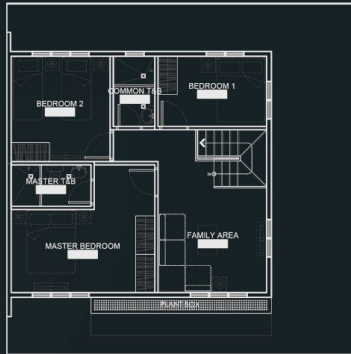
Phase 3

A well-designed home
that signals your success.

Architect's Layout



Ground Floor



Second Floor

Obra Single Attached

Floor Area: 118.69 sqm Lot Area: 121 sqm

Porch	3.12 sqm
Living, Dining, Kitchen Area	33.33 sqm
Den	7.80 sqm
Toilet & Bath 1	3.44 sqm
Toilet & Bath 2	3.36 sqm
Master Bedroom	15.96 sqm
Master Toilet & Bath: 3	3.78 sqm
Bedroom 1	8.82 sqm
Bedroom 2	11.60 sqm
Family Area	12.33 sqm
Service Area	16.60 sqm
Carport	29.70 sqm
Maid's Room with T&B	6.34 sqm

Magna Obra



SMART HOME
FEATURES

- Smart Switch
- Smart Lighting
- Smart Security
- Smart Climate

JAN

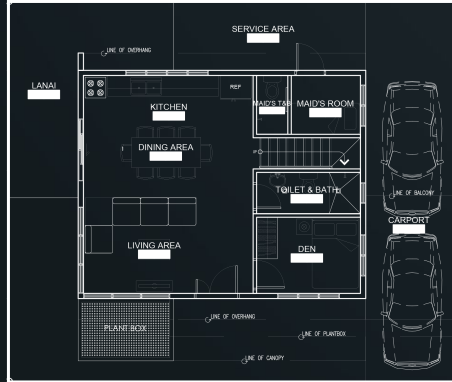


Magna Obra

Phase 3

A premium home for
your sophisticated
lifestyle.





Ground Floor



Second Floor

Magna Obra Single Detached

Floor Area: 158 sqm Lot Area: 143 sqm

Porch	3.12 sqm
Living, Dining, Kitchen Area	33.33 sqm
Den	7.80 sqm
Toilet & Bath 1	3.44 sqm
Toilet & Bath 2	3.43 sqm
Master Bedroom	15.96 sqm
Master Toilet & Bath: 3	3.78 sqm
Bedroom 1	8.82 sqm
Bedroom 2	11.60 sqm
Family Area	12.33 sqm
Balcony	9.38 sqm
Service Area	11.00 sqm
Lanai	16.87 sqm
Carport	29.70 sqm
Maid's Room with T&B	6.16 sqm

Design Specifications

Louvres

Louvres can block direct sun and can prevent light rain from entering the building while still allowing natural ventilation to pass through.



Jalousies

Jalousies same as Louvres can block direct sun and can prevent light rain from entering the building while still allowing natural ventilation to pass through.



Design Specifications

Wood Textured PVC Spandrel Eaves

Considered to be a better choice compared to traditional ceiling materials because of its superior durability.

'Mangima' Stone

Natural Stones sourced all the way from Bukidnon. Natural Stone such as 'Mangima Stone' evokes integrity and luxury into the design when incorporated properly with complimentary colors of wood and other wood textured materials.



Design Specifications

Architect's Layout



'Magna Obra' Front Elevation



'Magnum' Front Elevation

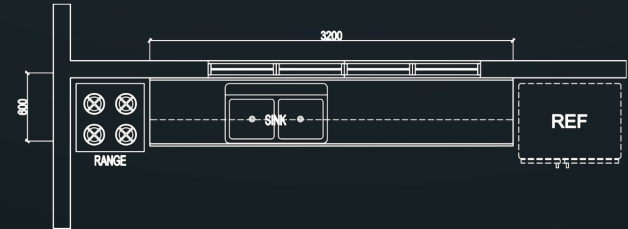
Miscellaneous Detail



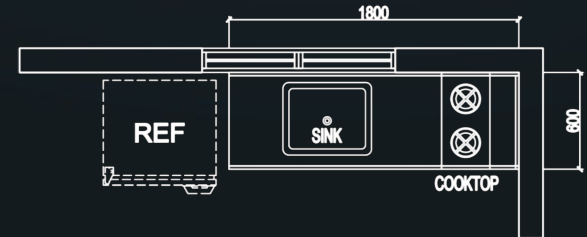
Kitchen Counter

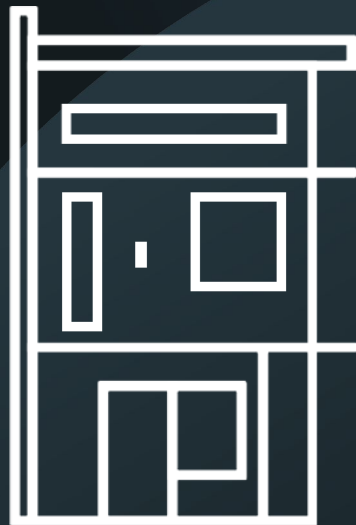
The kitchen counter of the new 'Magna Obra' spans up to 3.00 meters comparative to 'Magnum' which only has 1.80 meters.

'Magna Obra' Kitchen Blow-up Plan



'Magnum' Kitchen Blow-up Plan





Oliva

Phase 4

A modern starter home
made for the dreamers.

Oliva

Floor Area: 60.00 Sqm | Lot Area: 66.00 Sqm

Porch	0.66 sqm
Living, Dining, Kitchen Area	22.64 sqm
Toilet & bath 1	4.56 sqm
Toilet & bath 2	3.18 sqm
Master bedroom	11.55 sqm
Bedroom 1	5.10 sqm
Bedroom 2	5.95 sqm
Service area	15.60 sqm
Car Park	13.00 sqm

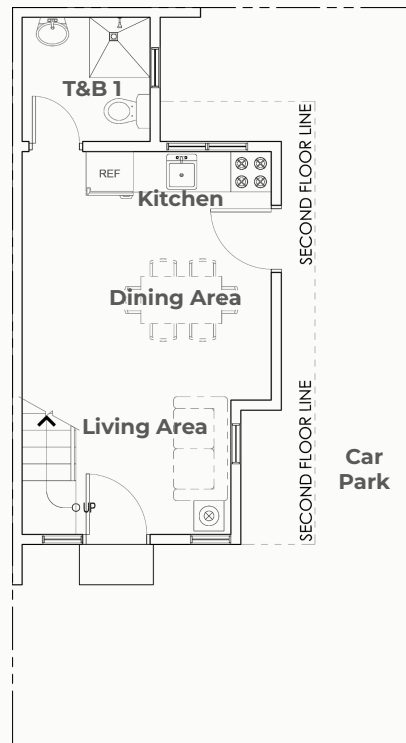




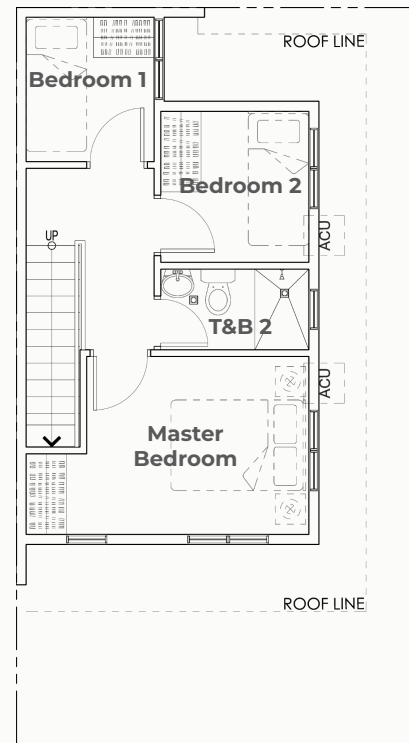
Oliva



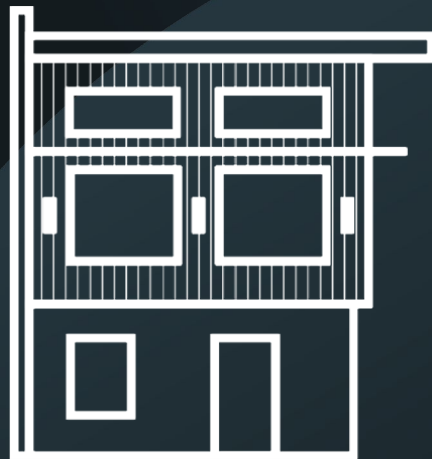
Architect's Layout



GROUND FLOOR



SECOND FLOOR



Aura

Phase 4

An inspiring home full of potential.

Aura

Floor Area: 70.00 Sqm | Lot Area: 77.00 Sqm

Porch	1.13 sqm
Living, Dining, Kitchen Area	26.37 sqm
Toilet & bath 1	5.43 sqm
Toilet & bath 2	5.60 sqm
Master bedroom	9.30 sqm
Bedroom 1	9.18 sqm
Bedroom 2	6.66 sqm
Service area	7.70 sqm
Car Park	24.75 sqm

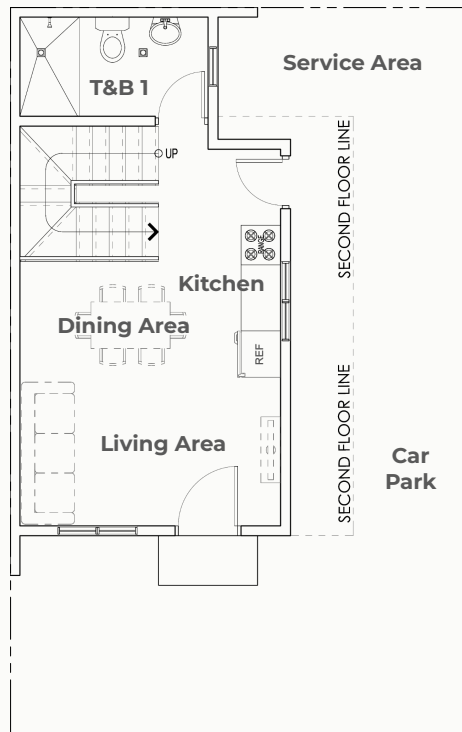




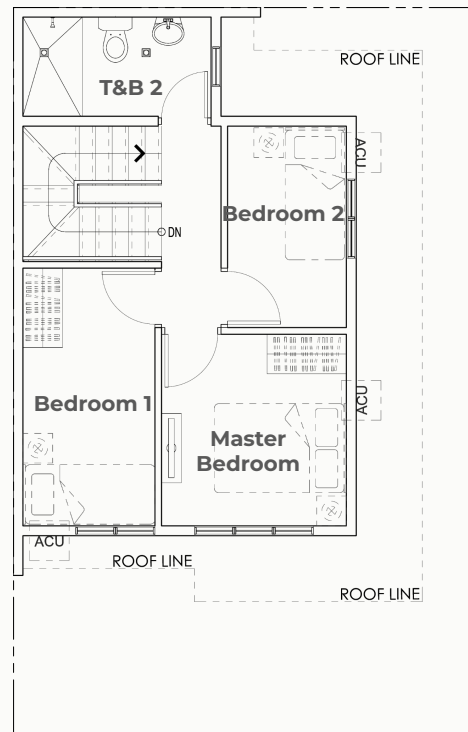
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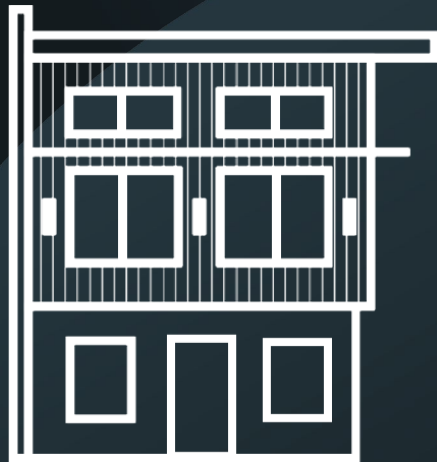
Architect's Layout



GROUND FLOOR



SECOND FLOOR



Regus

Phase 4

A home for a
distinguished lifestyle.

Regus

Floor Area: 88.00 Sqm | Lot Area: 80.00 Sqm

Porch	1.13 sqm
Living, Dining, Kitchen Area	24.72 sqm
Den	7.48 sqm
Toilet & bath 1	5.60 sqm
Toilet & bath 2	4.95 sqm
Master bedroom	10.08 sqm
Master Toilet & bath	4.06 sqm
Bedroom 1	9.37 sqm
Bedroom 2	6.97 sqm
Service area	5.40 sqm
Car Park	28.60 sqm



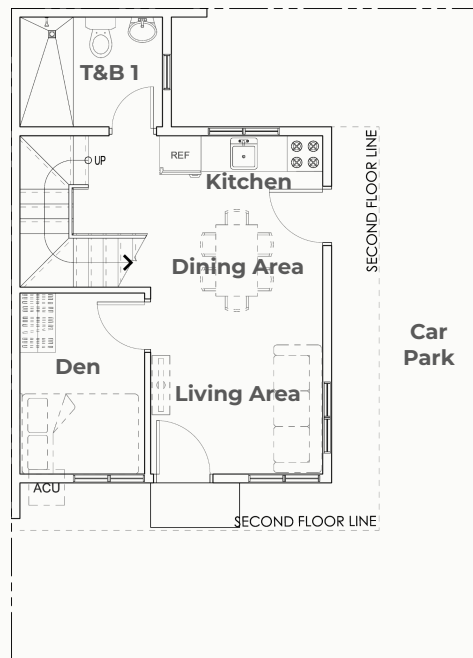
Artist's Perspective



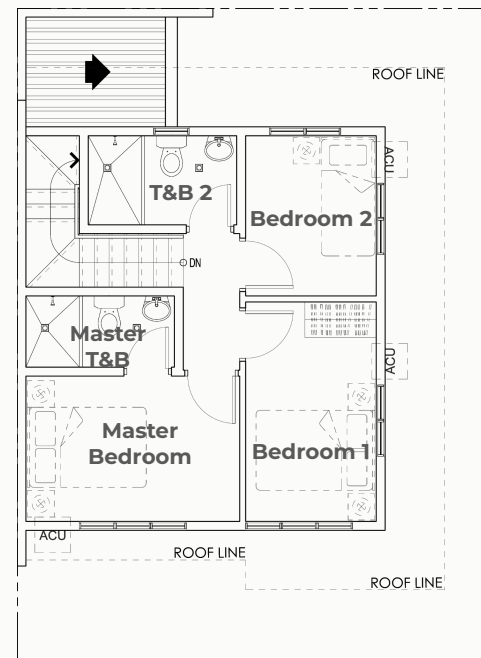
Regus



Architect's Layout



GROUND FLOOR



SECOND FLOOR

Smart Home



Smart Switches



Smart Outlet



Smart Door Lock



Smart Doorbell



Smart Home CCTV

Lighting Fixture



Recessed LED Downlights

Bathroom Fixtures

Rainshower w/ Telephone

**Excluding Maid's Quarter*



Lavatory with built-in Cabinet

**Master Bedroom Only*



Dual Flush Water Closet
w/ Soft-close cover



Smart Home System

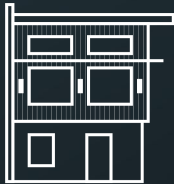
A smart home that brings you a world of convenience!

A game-changer in how you build your home here in CDO.

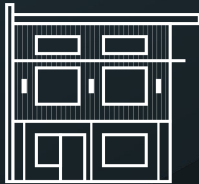
We are proud to be one of the first developers to bring in the smart home technology to homes here in Cagayan de Oro.

Now you get to enjoy more of your space as we've designed for optimum functionality, your home is future-proof with technology that allows you to control key aspects of your space.

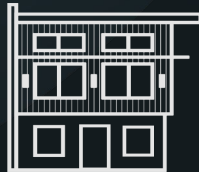
Available for house models:



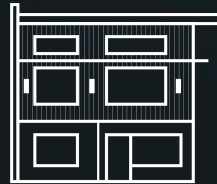
Vita



Rocca



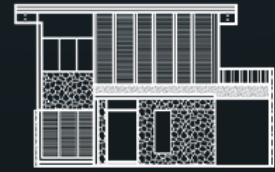
Regus



Magnum



Obra



Magna Obra



Smart Home System



Smart Home System

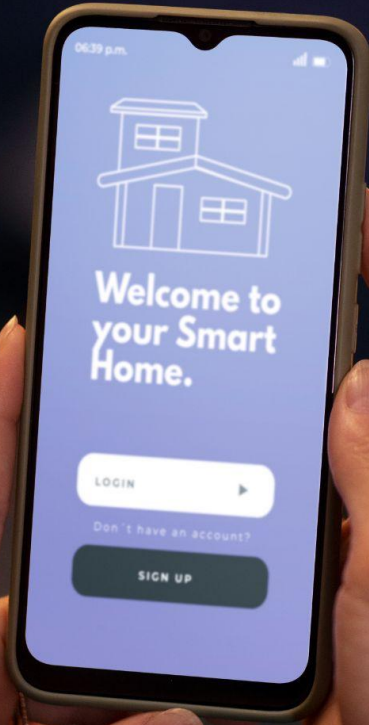
Enjoy remote access to control your lights with just a single tap. You can also control the switches via voice command.

Smart Wall Sockets & Adapters

Enjoy multiple types of input for your socket. Control them via your app and you can even schedule the actions you want through your device.

Smart Camera

Plug and play, no need for complex wiring. You can check and view your camera anytime you want via the app. Enjoy 2-way audio feature so you can talk to people via the camera.



Unit specifications

Materials used



GROUND FLOOR

Area	Floor Finish	Wall Finish	Ceiling Finish
Facade	N/A	Plastered Plain cement finish in painted Semi-Gloss Latex and fiber cement board in wood textured painted finish	N/A
Living /Dining /Kitchen Area/Den	Floor Tile (600mm x 600mm)	Plastered plain cement finish and painted in semi-gloss latex	Direct slab painted finished except for those areas with piping lines which is to be concealed by 10mm thick Gypsum board skirting and painted.
Toilet & baths	Floor Tile (300mm x 600mm)	Wall Tiles (300mm x 600mm) 6 layers for shower area and the rest 1 layer only.	White PVC Spandrel Ceiling Panel

SECOND FLOOR

Bedroom areas	Vinyl Planks 940 x 186 x 2.0 MM. Finished.	Plastered cement finished and painted, interior drywall with 12mm thick Gypsum board on light gauge metal tracks and studs and painted	10mm thick Gypsum board on light gauge metal furring and painted
Hallway	Floor Tile (600mm x 600mm)	Plastered cement finished and painted, interior drywall with 12mm thick Gypsum board on light gauge metal tracks and studs and painted	10mm thick Gypsum board on light gauge metal furring and painted
Stairway	Pre-fabricated steel Frame on steel wrought iron balustrades and metal railing; painted	N/A	N/A
Toilet & baths	Floor Tile (300mm x 600 mm)	Wall Tiles (300mm x 600mm) 6 layers for shower area and the rest 1 layer only.	White PVC Spandrel Ceiling Panel

DOORS AND WINDOWS

Particulars	Type	Finish	Hardware
Main entry	1.0m x 2.10m Steel Door	Plain painted finish	4 pcs. 4"x4" Heavy Duty Ball Bearing hinges with removable pin in satin stainless finish or approved equivalent
Ground Service Door	0.9m x 2.10m Steel Door	Plain painted finish	4 pcs. 4"x4" Heavy Duty Ball Bearing hinges with removable pin in satin stainless finish or approved equivalent
Bedroom Door	Plain HDF Door	Plain painted finish	Knob type Lockset and hinges to complete
Toilet & Bath Door	PVC Door	As per manufacturer specification	Knob type Lockset and hinges to complete
Window	Aluminum Sliding & Awning windows with 1/4" thick clear ordinary glass	Powder Coated Finish	As per manufacturer specification

FIXTURES AND ACCESSORIES

Fixtures	Specifications	Accessories	Type
Water Closet	One piece ; push Button Type; White	Tank fittings	Glazed ceramic
Lavatories	Full Pedestal Lavatory White	Complete set with faucet	Glazed ceramic
Shower valves, shower heads, wall faucet	Rainwater Shower with Telephone Type	N/A	Chrome-finished
Floor Drain	Standard Stainless Steel	N/A	Stainless Steel
Kitchen Sink/ Base Cabinet/Counter Top	Stainless Steel Sink, with Melamine Board Cabinets and Quartz Countertop	Gooseneck faucet- single valve, stainless sink strainer	Stainless steel, Solid Surface

The Intalio Estates Lifestyle

Live in comfort and style as you make room for more unforgettable memories together.

We've got beautiful and well-thought out amenities in store for you and your family.



Gate & Guardhouse



Actual Photo

**A premium arrival
experience.**

An elegant facade welcoming you to
Intalio Estates exclusive community.

Clubhouse



A state-of-the-art clubhouse with exceptional facilities.

A lifestyle center that supports wellness, fitness, recreation and sports.

Clubhouse



A green public plaza at the middle of the clubhouse.

A beautiful and serene place to cultivate meaningful conversations.

Swimming Pool



**An outdoor, exquisitely
designed swimming pool.**

An experience to add to your
Intalio Estates lifestyle.

Phase 2 Clubhouse & Olympic Swimming Pool



A Beyond Ordinary™ swimming pool

Experience the first ever Olympic-size swimming pool in a residential project at Cagayan de Oro.

INTALIO

COMMONS

THE UPCOMING COMMERCIAL HUB AT INTALIO ESTATES

DESIGNED BY



INTALIO COMMONS





The beating heart of Intalio Estates

Intalio Commons is Intalio Estates' vibrant commercial and lifestyle hub designed to bring people together. It will feature **the first-ever transportation hub within a subdivision**, and the first in any Wee Comm project, making it **a true model of accessibility and integrated urban planning**.

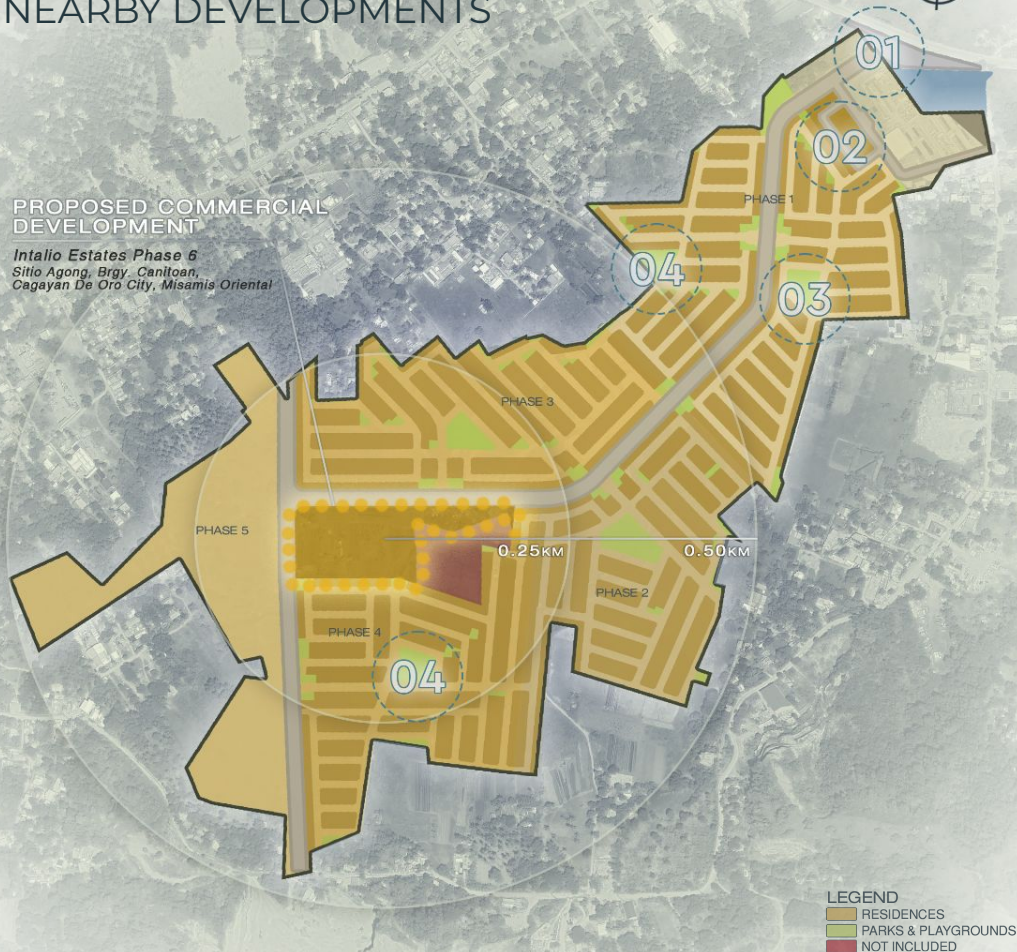
Open to both residents and the public, Intalio Commons will also house a sports center complete with pickleball, tennis, and badminton courts, **promoting an active and holistic lifestyle**.

At its center will rise a signature sculpture landmark, symbolizing progress and community, an icon that defines Intalio Estates as a **forward-thinking destination** that connects movement, commerce, and leisure in one thriving space.

MICRO SITE ANALYSIS NEARBY DEVELOPMENTS

PROPOSED COMMERCIAL DEVELOPMENT

Intalio Estates Phase 6
Sitio Agong, Brgy. Canitoan,
Cagayan De Oro City, Misamis Oriental



1. Entrance Gate



The Entrance Gate serves as the first and main gateway of Intalio Estates. It displays a stunning and vibrant landmark to welcome visitors and residents while maintaining security within the neighborhood.

2. Model Units



The Model Units are stationed upfront and near the estate's entry. The units are built to enable visitors and potential residents to view and experience the spaces of the designed abodes.

3. Clubhouse



The Clubhouse is the neighborhood's state-of-the-art lifestyle center for wellness, recreation, and sports.

4. Basketball Court



Basketball Courts are distributed across the neighborhood as support spaces to encourage sports and recreational activities.



THE CONCEPTUAL MASTERPLAN



BENCHMARKING

AERIAL PERSPECTIVE

Artist's Perspective



STREET VIEW FROM THE SPINE ROAD

Artist's Perspective



TRANSPORTATION TERMINAL

Artist's Perspective



AERIAL VIEW OF TRANSPORTATION TERMINAL

Artist's Perspective





Green and Renewable Efforts for Environmental Needs



A SUSTAINABILITY CAMPAIGN BY



WEE COMMUNITY
DEVELOPERS INC.



WEE COMM
MAGNUM
PROPERTIES

Wee Comm is taking steps to implement sustainable processes in our projects with **Green and Renewable Efforts for Environmental Needs (G.R.E.E.N.)**.

Following the UN Sustainable Development Goals, this initiative merges our core vision with earth-conscious actions and integrates sustainability into the foundation of our developments.

We aim to build *greener communities, eco-friendly developments, and homes built with our clients, future generations, and the environment at the top of mind.*



Sustainable Campaign

Stages & Processes



**PRE-DESIGN
STAGE**



**DESIGN
STAGE**



**CONSTRUCTION
STAGE**



**POST-CONSTRUCTION
STAGE**

PRE-DESIGN STAGE

- Preliminary Site Assessment
- SWOT Analysis
- Geotechnical Investigation Report
- Local & National Codes consideration



PRE-DESIGN STAGE

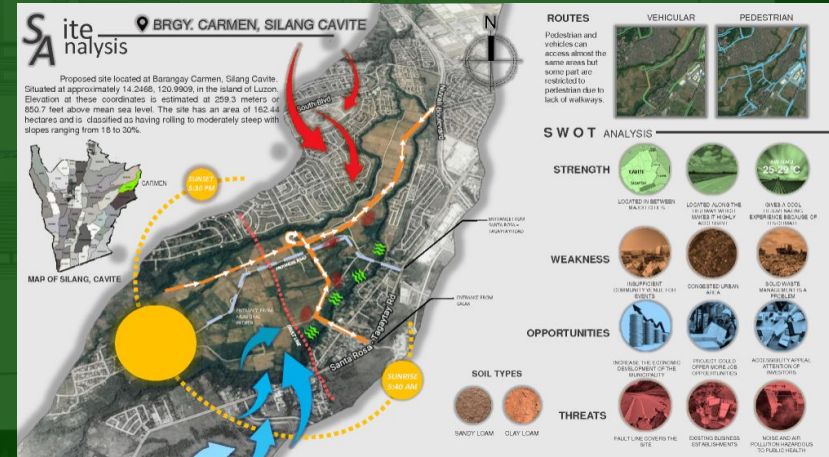
1. Preliminary Site Assessment

Inspection used to quickly determine if a site poses potential threats to human health or the environment. By validating initial site and geological conditions, it identifies whether a property is safe or requires further investigation.



2. SWOT Site Analysis

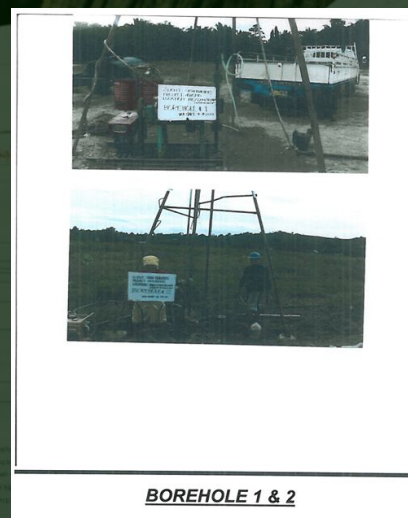
This is the visual representation of conclusions from the Preliminary Site Assessment report. It evaluates a location's strengths, weaknesses, opportunities, and threats. This serves as the designer's critical reference during the pre-design stage, guiding informed architectural and construction choices throughout the entire project.



PRE-DESIGN STAGE

3. Geotechnical Investigation Report

This report evaluates the site's soil, rock, and groundwater conditions to identify potential hazards like instability or liquefaction. It provides essential engineering recommendations for foundation design and construction methods to ensure structural safety and regulatory compliance.

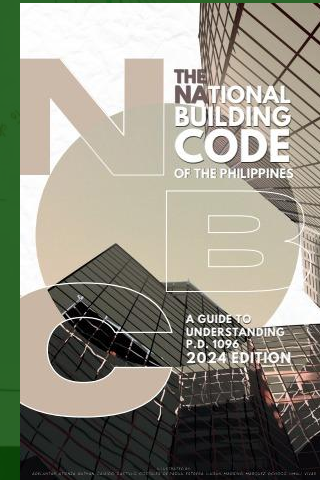


BOREHOLE 1 & 2



4. Local, National & International Code Review and Compliance

Local and National Code & Regulation compliance is one of the critical considerations during the pre-design stage. These codes and regulations are considered for the efficient design as per project requirement.





DESIGN STAGE

- Sustainable and Efficient Design Considerations
- Materials Selection
- Design Innovations & Processes



DESIGN STAGE Sustainable and Efficient Design Considerations



Sustainable and efficient design consideration integrates environmental, social, and economic factors to minimize resource depletion and environmental harm. By focusing on long-term resilience, it creates efficient solutions that enhance human well-being and protect the planet.



- a. Water Conservation and Sustainable Sanitary-Waste Disposal**
- b. Energy Efficiency**
- c. Solid Waste Management**
- d. Indoor Environment Quality & Passive Cooling Design Techniques**
- e. User Health and Well-being**



DESIGN STAGE Sustainable and Efficient Design Considerations



a. Water Conservation and Sustainable Sanitary-Waste Disposal



Cistern Tank



Horizontal Detention Pond



Overhead Water Tank



Sewage Treatment Plant



Rainwater Collector



b. Energy Efficiency



LED Lights

c. Solid Waste Management





d. Indoor Environment Quality & Passive Cooling Design Techniques

Natural and Cross Ventilation



Passive Cooling Design



Air Tightness and Moisture Protection





d. Indoor Environment Quality & Passive Cooling Design Techniques

iv. Daylight Provision



Interior View



Exterior View



Aluminium-Glass Doors and Windows

DESIGN STAGE Material Selection



Precast Concrete Construction



*Interior and Exterior Paints
(Jotun Paints)*



Light-colored Roofing Sheet

CONSTRUCTION STAGE

- Environmental, Health & Safety compliance
- Construction Methodology Innovation
- Material Methodology & Testing



CONSTRUCTION STAGE Environmental, Health, and Safety Compliance

Environmental, Health, and Safety (EHS) minimizes construction risks by managing pollution, preventing workplace injuries, and ensuring regulatory compliance. Through strict adherence to safety measures like PPE and waste segregation, the project gains accumulated 665,736 safety man hours as of the moment.



CONSTRUCTION STAGE Construction Methodology Innovation



Precast concrete construction involves casting and curing building components (walls, slabs, columns) in a factory, then transporting them to the site for rapid assembly. This accelerates project timelines and reduces material waste.



Precast Concrete Construction

HOUSING



Large Windows

For additional cross ventilation and natural ventilation

Less wood Material

Choosing more durable materials for construction



Light Roofing paint with Insulation
Decreasing heat absorption to homes



CONSTRUCTION STAGE Material Methodology & Testing



Material Methodology & Testing involves quality assurance and quality control for the whole project to ensure effective construction, from materials down to methodology. The following are the standards and compliances as prescribed by the international and national testing compliances:



POST- CONSTRUCTION STAGE

- Building Administration Promotions
- Material Recovery Facility
- Health Promoting & Recreational Facilities



POST-CONSTRUCTION STAGE Building Administration Promotions



Building Administration/Property Management Office Promotions pertains to promotional strategies that help boost the building's uniqueness and user-friendly community. The following are the possible promotional strategies to encourage people to choose to reside in the project.

3 REASONS TO LIVE IN A *pet-friendly condo*

Actual Photo

- 1
Enjoy outdoor recreation
- 2
Live healthier
- 3
Invest smarter

Pet-friendly Community



Dos And Don'ts At The Orchard Road No Smoking Zone (NSZ)

DOs

- ✓ Smoke within DSAs (Designated Smoking Areas)
- ✓ Wait for your turn to use the DSA if it is fully occupied or move to another DSA
- ✓ Throw only your cigarette butt into the canister bin. All other litter should go into proper litter bins

DON'Ts

- ✗ Don't step out of the DSA to smoke
- ✗ Don't move the canister bin out of the DSA or bring other litter bins into the DSA
- ✗ Don't place your litter on top of the canister bin or throw your litter and cigarette butt on the ground

For more information / map on the Orchard Road NSZ, please scan the QR code or visit www.nea.gov.sg/ORNZ.

**No Smoking Zone
Policy Sample**

POST-CONSTRUCTION STAGE Material Recovery Facility



A Material Recovery Facility (MRF) is a specialized waste management facility that receives, sorts, and processes recyclables (paper, plastic, metal, and glass) for sale to manufacturers. By maximizing resource recovery and minimizing landfill waste, MRFs act as a crucial link between waste collection and product remanufacturing.

GB Code Requirement: Establishing an MRF is a mandatory compliance standard under Section 13 (Solid Waste Management) of the Green Building Code.

Residual, Reuseable & Recyclable



Material Recovery Facility Sample

POST-CONSTRUCTION STAGE Material Recovery Facility



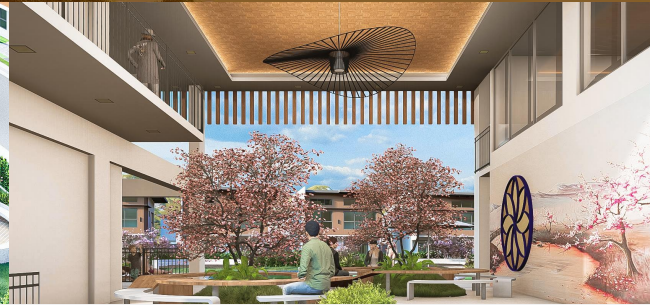
Health Promoting & Recreational Facilities refer to various areas intended for improving the user's health and wellness. These facilities are significant for the people residing in the building to promote healthy community interaction and connecting various groups. The following are the facilities inclusive for the project:



Clubhouse



Swimming Pool



Clubhouse Interior



Basketball Court



Fitness Gym



HORIZONTAL DETENTION POND

Overall and strict implementation of water and sanitation facilities that will contribute efficient services for the community.

CLASS A SEWAGE TREATMENT PLAN (STP)

Ensure waste-sanitation distribution systems are well designed and sustainable.

AMENITY AREA

Provision of open space for facilities and amenities that will cater for both occupants and it's community. These are the key areas to connect residents regardless of their status, age, gender, or disabilities.

SPINE ROAD

Accessible road networks and access roads that will connect the community (both internal and external).

SITE DEVELOPMENT PLAN



Green and Renewable Efforts for Environmental Needs



Documentary Requirements

Reservation



01 Buyer's Information Sheet

04 Income Requirements

02 Reservation Agreement

05 Reservation Fee

03 Two (2) Government IDs

Documentary Requirements

Reservation for **Locally Employed**



01

Certificate of Employment
with Salary Breakdown

04

Latest Income Tax Return (ITR)
with Receipt for the last year

02

Copy of Payslip
(at least 6 months)

05

Photocopy of Bank Statement (at
least 6 months)

03

Tax Identification Number (TIN)

Documentary Requirements

Reservation for **Self-Employed**



01 Tax Identification Number (TIN)

05 DTI Certificate

02 Latest Income Tax Return (ITR) with Receipt for the last 3 years

06 Copy of Lease Contract & Title of Rental (Optional)

03 Audited Financial Statement for the last 3 years

07 Photocopy of Bank Statement (at least 6 months)

04 Business Permit and License

Documentary Requirements

Reservation for **Self-Employed**



01 Audited Financial Statement for the last 3 years)

02 Corporate Tax Identification Number (TIN)

03 Latest Income Tax Return (ITR) with Receipt for the last 3 years

04 Business Permit and License

05 SEC Certificate

06 Secretary Certificate

07 Valid ID of Corporate Secretary

08 Valid ID of Official Representative of the Company

Documentary Requirements

Reservation for **Corporate**



01

Board resolution

02

Articles of
incorporation

03

Photocopy of Bank
Statement (at least 6
months)

Documentary Requirements

Reservation for **Self-Employed**



01

Certificate of Employment / Job Contract with Salary Breakdown

05

Photocopy of Passport with Arrival Date

02

Copy of Payslip (at least 6 months)

06

Government Issued ID of Attorney-In-Fact / Contact Number of Attorney-In-Fact

03

Tax Identification Number (TIN)

07

Attorney-In-Fact Proof of Billing

04

Special Power of Attorney (Notarized, if executed in the Philippines / Consularized if executed abroad)

08

Photocopy of Bank Statement (at least 6 months) Proof of Remittance (at least 6 months)



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