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# MandaniView

The Official Newsletter of Mandani Bay

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## NEW PHASE MEETS HIGH DEMAND FOR MANDANI BAY

Artist's Impression

**W**hen Mandani Bay first launched Mandani Bay Suites, units sold quickly and cemented the development as a highly coveted investment in the Philippines. The second and latest phase, Mandani Bay Quay, went on to surpass the success of its predecessor. While Mandani Bay Suites focused on setting the tone for the residential experience that will be offered by the landmark development, Mandani Bay

Quay focuses on nurturing a more active lifestyle.

This new cluster, which consists of three residential buildings and an office tower, is amplified by spaces dedicated to various fitness activities in addition to standard amenities. Collectively called the Active Zone, these amenities include an Adventure Playground, Outdoor Fitness Area, and Sports Hall. A 50-meter Lap Pool, Water Play Area, Reflexology Area,

and a Multipurpose Lawn, among other amenities are for the exclusive use of Mandani Bay Quay residents.

Most units of Mandani Bay Quay include a balcony that provides a view of either the Green Promenade or the amenity deck below. Upper floor units, on the other hand, enjoy sweeping sea views and mountain views.

In every way, Mandani Bay Quay will stand out with its passion for the energetic life well lived.



Reviewing 2017, we are deeply grateful for a year of success upon success for Mandani Bay, our flagship project. We have been truly blessed.

All these little and big victories are due in no small measure to the commitment and dedication of the project team, administration, and support departments put into this undertaking.

We are creating a new lifestyle, setting new standards and, as we do this, we, too, who are working on the project, are living our passions.

In 2018, as in the past two years, the Mandani Bay development will proceed at an impressive pace towards transforming Cebu into a world-class lifestyle destination.

Construction of the Boardwalk, one of the major components of Mandani Bay, will start. We will also launch Mandani Bay Quay Tower 2, on the heels of the celebrated launch of Tower 1 last year.

As the Show Gallery has generated so much interest, we will be beautifying our home, F.E. Zuellig Avenue. The Tent at Mandani Bay is opening within the year to cater to celebrations, events, and functions. Both of these developments showcase the Mandani Bay lifestyle promise—a refreshing and invigorating way of life.

All these and the sustained leadership of Mandani Bay in the market indeed make for an exciting year ahead.

**Mr. Jack Gaisano**  
President, Taft Properties & HTLand, Inc.



The partnership between Hongkong Land and Taft Properties has yielded the most desirable results and it will continue for many years to come. Such fusion of the best talents and a dream project, Mandani Bay, spells well not only for Cebu, but throughout the region.

The economic outlook for Cebu is positive. The opening of the second Mactan–Cebu International Airport Terminal and the construction of the Cebu-Cordova Link Expressway this year are indicative of confidence in the region. This gives us much hope for Mandani Bay, which has exceeded even our own expectations.

We simply cannot overlook the fact that we sold out an entire tower of the project within a year of its launch. Nor can we gloss over the high sales performance and impressive progress on construction, or that we have one of the best projects on this side of the globe. All proof that the Mandani Bay Team is on top of its game.

I am a firm believer in success being the result of perseverance, commitment, and fiery passion. I believe that as we move forwards, these attributes will help propel HTLand and Mandani Bay to unprecedented heights.

Thank you very much, Team, for your hard work, your commitment, dedication. Thank you for having such pride in this project. Your passion is truly inspiring. I would also like to thank our buyers and partners for trusting us enough to be part of this new chapter of Cebu development. Thank you, all, for believing in Mandani Bay.

There is so much to look forward to, much more to transform, and we are glad you are with us. Cheers to a fruitful 2018!

**Mr. Lee Chee Hoe**  
Chief Representative of Hongkong Land to the Philippines



**M**andani Bay Suites Towers 1 and 2 are growing by the day, with work ongoing at the fourth level of Tower 1 and on the 7<sup>th</sup> level of Tower 2 as of this writing. Construction has also commenced at Mandani Bay Quay in order to meet the committed turnover date to unit owners.



## Award-winning Show Gallery is a landmark on its own

A 1,500-square meter exhibit pavilion giving a glimpse of the lifestyle that residents can look forward to, the Mandani Bay Show Gallery is the country's first gallery to truly meet global standards. It has received numerous accolades from international award-giving bodies since its opening in 2016.

BCI Asia Interior Design Awards 2017

- Retail Category

International Property Awards 2017, Asia Pacific

- Mixed-use Interior, Asia Pacific, NOMINEE
- Best Mixed-use Interior, Philippines, 5-STAR AWARD
- Best Office Interior, Philippines, 5-STAR AWARD
- Office Interior, Philippines, AWARD WINNER
- Mixed-use Interior, Philippines, AWARD WINNER

A' Design Award & Competition 2016, Italy

- Golden A' Design Award Winner, Interior Space & Exhibition Design Category, SILVER AWARD

## Mandani Bay Quay Thanksgiving Concert



Some of the country's top sopranos and tenors serenaded stakeholders and partners of Mandani Bay in celebration of Mandani Bay Quay's unprecedented high sales. The exclusive event, held on October 24, 2017 at The Tent at Mandani Bay, raised the bar for entertainment in Cebu.

The performers for the night were Isay Alvarez, Robert Seña, Leo Valdez, and Ima Castro—all former cast members of the hit musical, "Miss Saigon". Alvarez and Seña were part of the musical's original London cast—Alvarez playing "Gigi" and Seña playing "Thuy".

The concert was opened with a rendition of "The Last Night of the World" by Alvarez and Seña, followed by "The Movie in My Mind" by Castro, who succeeded Lea Salonga as Kim in the Manila revival of "Miss Saigon" in the year 2000.

Leo Valdez then performed "The American Dream". Having played the Engineer, a main character, in around 3500 performances around the world, Valdez holds the



distinction of being described as the "best Engineer ever" by "Miss Saigon" producer Cameron MacKintosh.

As the night went on, guests enjoyed renditions of songs from other famous musicals, including songs from "Cats," "The Phantom of the Opera," "Starlight Express," and more.

## Christmas made grander at Mandani Bay



Mandani Bay's Christmas tree, standing 30 feet in front of the Mandani Bay Show Gallery, was a minimalist masterpiece that complemented the country's biggest and best showcase of real estate grandeur. The tree lighting ceremony held in November 2017 was led by HTLand President Jack Gaisano, accompanied by his wife, Vivian, Mandani Bay Project Director Gilbert C. Ang, and Sales Head Audrey Villa. The angelic voices of the Mandaue City Children and Youth Chorus conducted by Maestro Dennis Sugarol made the event even more special.



Artist's Impression

## Mandani Bay taps Asuncion-Berenguer, Inc. for interior design

Mirroring the striking architecture that Mandani Bay is bringing to Cebu, top design firm Asuncion-Berenguer, Inc. (ABI) has been tapped to provide their world-class interior design services to the waterfront development's residences. ABI's principal architects hold extensive experience with projects in the Philippines, Thailand, China, and Hong Kong—an apt match for Mandani Bay. Across the country, ABI lists in its portfolio many high-profile spaces such as St. Luke's Medical Center in Bonifacio Global City, and the centennial renovation of the Manila Polo Club.

Mandani Bay Suites will be treated with ABI's signature style

of "clean and contemporary" with luxury touches. Common spaces will be filled with furniture and décor from local furniture designers and manufacturers, and local artists.

The use of textured wood will make the walls a dynamic design element, and floors will be treated with the look of natural stone. Providing contrast to these simple elements, dramatic custom lighting will swing from ceilings that are richly decorated with mirrors and gold leaf.

The desired effect is a contemporary and luxurious yet warm and comfortable environment for residents of Mandani Bay Suites. This is the same goal for the next phase in Mandani Bay—Mandani Bay Quay.



Artist's Impression



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## Balibbayans get full Filipino welcome at Mandani Bay



Literally meaning "returning to the country", "balikbayan" refers to an overseas Filipino visiting the Philippines, and January is a popular time for balikbayans to visit loved ones back home. Following a successful first event in 2017, January 13, 2018 at the Mandani Bay Show Gallery was dedicated to balikbayans reconnecting with all things Cebuano. Guests savored native cuisine and enjoyed performances that celebrated Filipino culture.

The Tent at  Mandani Bay

Available for events.  
Contact Bea Eudela at 0998 844 0193.

## Mandani Bay hosts Sinulog Fluvial Parade Viewing for third year

In cooperation with the Mandaue City Tourism Office, Mandani Bay opened its boardwalk area as a viewing point for the Sinulog Fluvial Parade for the third consecutive year.

Mandani Bay Project Director Gilbert C. Ang opened the early morning program held on January 20, 2018, which saw more than 4000 guests witnessing a fireworks show held before the main event, and VIPs enjoying a breakfast of Filipino *kakanin*.

Following this event's success, Mandani Bay intends to make it a tradition that honors Cebuano culture for years to come.



## Mooncake by the Bay



Mandani Bay joined the mid-autumn celebrations with its own Mooncake Festival on October 4, 2017. Guests enjoyed the rich pastry as they took notes from Feng Shui Master Henry Ong on harvesting blessings of family, prosperity, and harmony.

## New offices for Mandani Bay



Mandani Bay's head office has a new location. Now on the eighth floor of MSY Tower in Cebu Business Park, the office sits in a coveted and convenient spot in the city. The Technical Management Group, on the other hand, holds office at the construction site along with some consultants' satellite offices.

## A glimpse of summer in Mandani Bay

It was a perfectly sunny day when Mandani Bay's Summer Open House was held on May 6, 2017. The first in Mandani Bay to have an outdoor setup, the event featured whimsical arts and crafts activities, along with kite flying for guests to fully enjoy the summer breeze.



## HTLand reveals vision and mission statements



HTLand, Inc. started 2018 by gathering its entire staff for the official launch of the company's vision and mission statements. Held on January 12, 2018, the event began with Mandani Bay Project Advisor Jeffrey Lun thanking the whole team for a job well done in the previous year.

The vision statement and mission statement were discussed by Mandani Bay Sales Network and Development Group Head Mildred Cruz and Mandani Bay Project Director Gilbert C. Ang respectively.

### VISION

We lead in creating world-class communities.

### MISSION

We deliver innovative and sustainable life spaces with optimum quality where people live their passion and celebrate life.

### CUSTOMERS

We passionately serve to excite and delight our customers. We deliver what we promise.

### TEAM MEMBERS

We attract the best, the brightest people to nurture and build an effective and inspiring team.

### BUSINESS PARTNERS

We deal fairly and reasonably with our business partners and provide them growth opportunities.

### SHAREHOLDERS

We provide decent return on investment.

### NATION

We contribute to nation building by creating employment opportunities and economic growth.

### ENVIRONMENT

We will effectively protect and sustain the environment.

### CORE VALUES

- Sense of Ownership
- Customer Focus
- Respect for Individual
- Integrity
- Passion for Excellence
- Teamwork

## Mandani Bay shares gifts with the Missionaries of Charity orphanage



In the spirit of Christmas giving, HTLand, Inc. donated milk, diapers, and other infant supplies to the Missionaries of Charity orphanage in Barangay Pasil. The institution's caretakers were also given food packs to take home to their families. In addition, youth group members belonging to San Roque Parish in Mambaling, the parish adopted by the Missionaries of Charity, were treated to meals and given backpacks and hygiene kits.

## Mandani Bay cleans up Tipolo Creek



As a way of giving back to Mandaue City, Mandani Bay undertook a project designed to improve the water quality of Tipolo Creek. The creek runs alongside the north boundary of Mandani Bay.

Mandani Bay's technical team implemented the project early in 2017 using a product called EM, short for Effective Microorganisms, by the Japan-based EM Research Organization (EMRO).

EM helps by activating native microorganisms in the environment and harnessing their intrinsic power. In the case of bodies of water such as Tipolo Creek, that power is the ability to self-purify.

The product was poured directly into the creek in key points where pollution was concentrated. Over time, it became a community effort, with neighboring communities regularly dropping a mixture of EM and mud into the creek. The result has been a satisfactory 80% improvement in the quality of the water so far.

## Monocrete appointed for Mandani Bay Suites construction



As soon as foundation work was completed, Monocrete Construction Philippines began constructing the first two towers of Mandani Bay Suites in 2017. Mandani Bay Project Adviser Jeffrey Lun explained that Monocrete was chosen for their commitment to comply with Hongkong Land standards. One of these standards

is that of the Philippine Green Building Council's Building for Ecologically Responsive Design Excellence (BERDE) certification, measuring how a building excels beyond existing local environmental regulations and standards. Mandani Bay developer HTLand aims to garner a three-star BERDE rating.

## BPI becomes financial partner of Mandani Bay



HTLand has partnered with one of the leading local banks, BPI, for the construction of Mandani Bay Suites. The contract was signed by BPI Market Head Maria Wilma Janea.

## Mandani Bay goes to Davao and CDO



Mandani Bay's first campaign in key Mindanao cities spared no expense in showcasing a world-class development that will transform the region. Qualified prospects in Davao City and Cagayan de Oro City were invited to see the award-winning Show Gallery on an all-expense paid trip courtesy of Mandani Bay.

HTLand Sales Head Audrey Villa headed the efforts in Mindanao as he spoke about real estate investment and Cebu as the country's promising new business hub.



## The evolution of the North Reclamation Area

**M**andani Bay, with its scale and caliber, is undoubtedly at the forefront of Mandaue City's transformation. For the highly urbanized city, it is only a matter of time before it becomes more than just the gateway to the north and south of Cebu and to Lapu-Lapu City.

The site on which Mandani Bay sits is part of the North Reclamation Area, which spans 191 hectares starting from Mahiga Creek to the Mandaue City Hospital, and stretches across Barangays Centro and Subangdaku.

Not to be confused with Cebu City's own reclamation project which was undertaken by former Cebu City Mayor and Governor Sergio Osmeña, the North Reclamation Area was the brainchild of the late former Mandaue City Mayor, Demetrio Cortes, Sr., who served from 1964 to 1986. The idea gained traction and was finally undertaken in the early 1990s during the term of Mayor Alfredo Ouano.

The spotlight first shined on the North Reclamation Area in 2006, when the Cebu International

Convention Center was opened in time for the 12<sup>th</sup> ASEAN Summit. Today, the area is bustling with business thanks to malls, hotels, schools, hospitals, fast-food restaurants, and car dealerships.

In the next few years, property development in Mandaue City's North Reclamation Area is expected to turn into the city's world-class central business district, the glittering crown of which is Mandani Bay.

All eyes are on this hot spot in Mandaue City as it begins to take shape.

- Northdrive Mall
- Newly paved F.E. Zuellig Avenue
- Chong Hua Hospital Mandaue and Cancer Center
- University of Cebu Medical Center