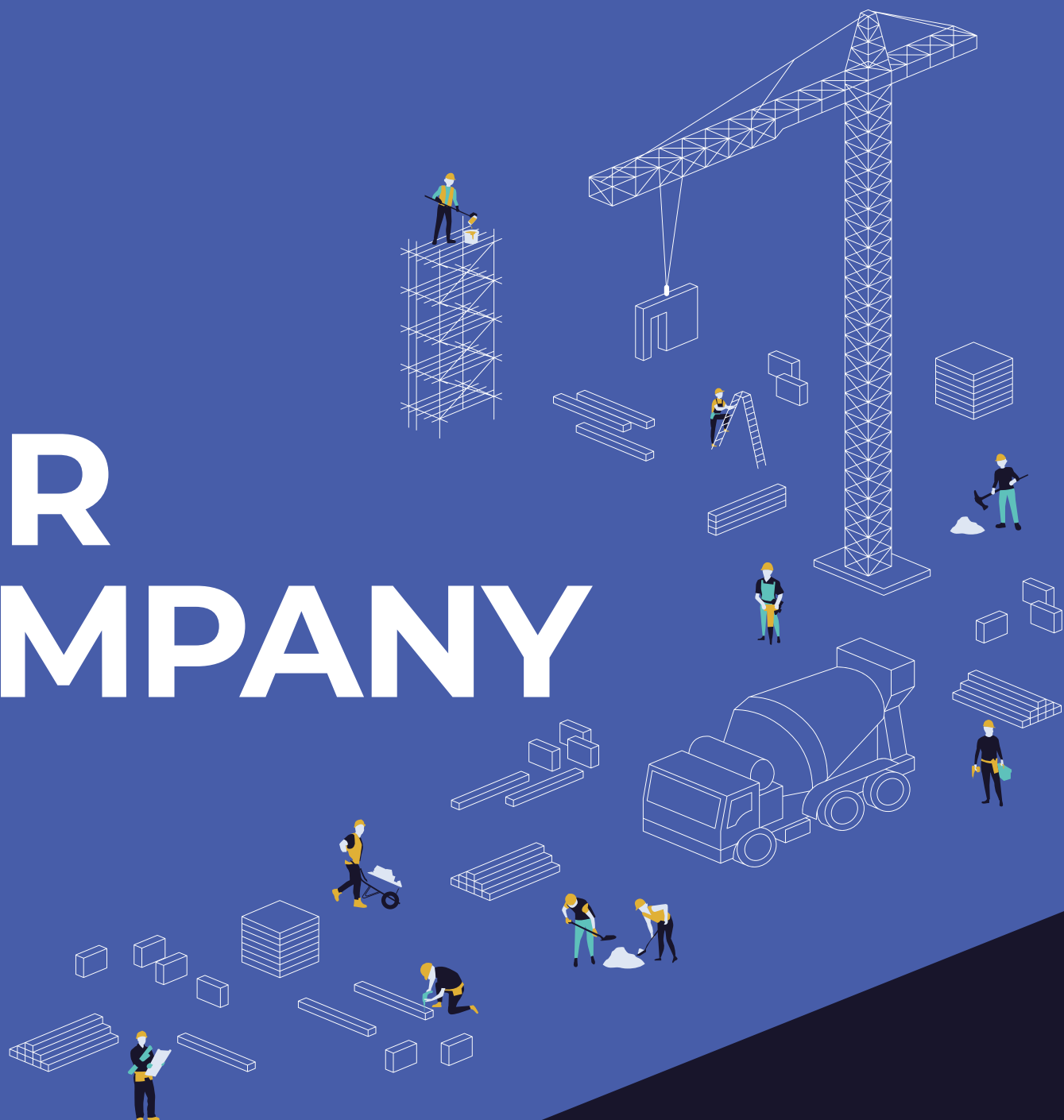


# OUR COMPANY



**DATEM**

Beyond architectural masterpieces,  
we build partnerships

So that in every structure we build,  
we help lay the foundation

For the future of the industry,  
the nation, and its people





## Your Trusted Builder

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A single commitment drives our every endeavor – to deliver the best value-focused solutions that meet the client’s every single need.

For 35 years, it has been the cornerstone of our business. The foundation that has seen us through challenges. The pillar on which we have delicately built our triumphs.

Today, this very commitment has earned for us the confidence of the industry’s most esteemed players, catapulting us to become one of the most formidable frontrunners in the field of construction.

In the next 35 years and beyond, we will continue to live up to our reputé as the industry’s trusted builder, blazing a trail as we forge meaningful partnerships in the name of nation-building.

“

We really enjoy working with DATEM. First of all, we share a lot of values. . . Both of us prefer to be low-key but we would like to be a progressive firm. And we’d like to always push for excellence. That is why all of these collaborations have been successful. We build on these successes as we do more projects together.

**Abelardo “Jojo” M. Tolentino, Jr.**

President and CEO  
Aidea Philippines, Inc.  
December 2018





“

We both started out as small companies,  
and we took risks together.

**Elizabeth Dee**

Vice President and CEO  
Dee Concrete, Inc.  
March 2014

## Our Story

DATEM is one of the leading construction firms in the country, accredited as a Quadruple A contractor by the Philippine Contractors Accreditation Board (PCAB), the implementing agency of the Construction Industry Authority of the Philippines (CIAP). With over 35 years of experience in the industry, it offers value-driven engineering services through the confluence of technical expertise, innovation, and technology.

The company traces its origins to the business of providing Total Value-Engineered Construction, partnering with developers, business owners, and other industry stakeholders in the creation of spaces for the comfort, leisure, and security of end-users.

Recognizing the need for cost-efficient yet reliable solutions, DATEM pioneered the use of precast wall systems. This innovation revolutionized the construction industry in the country, offering significantly faster, safer, and more cost-effective solutions to construction requirements.

DATEM has dramatically grown to become one of the most trusted general contractors in the country. Today, it boasts of partnerships with pivotal players in key industries, building an impressive portfolio that spans across a wide variety of industries.

Every structure built, every landmark unveiled is a testament to the unwavering commitment of DATEM to adhere to best practices, contribute to sustainable development, and deliver only the highest standards of excellence.



## Vision

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The preferred partner  
in Total Value-Engineered Construction  
through innovation and technology

## Mission

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- By committing to timely delivery with the highest standards of quality in our projects and services;
- By providing responsible and exceptional customer experience;
- By committing to be the foremost green builder in the country through environmental practices and sustainable development;
- By continually improving our system, processes, and governance;
- And by dedicating our efforts towards the health, safety, and well-being of our people and stakeholders, by advocating safety standards.

## Core Values

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### Integrity

We seek to act with integrity and to accept accountability for our actions. We steadfastly adhere to high principles and professional standards. We conduct ourselves with uncompromising integrity and honesty as individuals, as teams, and as a company.

### Excellence

We have the passion to do our best in each moment, relentlessly pursuing continuous improvement and excellence in projects, products, processes, and services.

### Innovation

We encourage generating ideas at every level in the organization. We foster creativity in the workplace as we are committed to challenging ourselves to deliver increasing value to our customers.

### Malasakit

We have unwavering dedication to our work. We show compassion and respect through social responsibility toward our peers, colleagues, and country. We are passionate with our work.



“

I can't elaborate enough the value of teamwork. DATEM's commitment to collaborate, co-create, and cooperate has helped us achieve our common goals.

**Carmelo “Meloy” T. Casas**

Managing Partner  
Casas + Architects, Inc.  
January 2019

## Core Identity

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Above and beyond what we do, we seek to be known for how we deliver every project entrusted to us.

The DATEM core identity defines who we are as a people and the kind of culture we live by.

D

**DEDICATION**

The unrelenting resolve to deliver on our commitments and fulfill our vision

A

**ACCOUNTABILITY**

The prudent disposition to accept and assume responsibility for every action and decision

T

**TEAMWORK**

The willingness to collaborate, co-create, and cooperate to achieve a common goal

E

**EXCELLENCE**

The commitment to offer Total Value-Engineered Construction in terms of quality, time, and cost

M

**MALASAKIT**

The deep sense of stewardship of the company, the nation, and the environment



## Your Partner in Total-Value Engineered Construction

DATEM is defined by its unfailing commitment to value, devising solutions that enhance the quality of its services, maximizing manpower and machinery to reduce cost, and engaging innovation to successfully deliver projects on time.

With innovation at its core, DATEM offers a wide spectrum of products built with the highest standards, and services that highlight the company's expertise in complete structural and architectural works.

“

We learned about DATEM's openness to innovation, to sustainability initiatives, and most importantly, they have the right mindset to do just this – to innovate. They're open to correction and they have the right attitude.

### Jojo CS Aligaen

Construction Management Head, Real Estate Division  
Ortigas & Company, Limited Partnership  
December 2018

### Products

- Beams
- Formworks
- Transfloor
- DATEM Wallcrete

### Services

- Technical Consultancy
- Project Planning
- Early Contractor Involvement (ECI) Program
- Design & Build
- Value Engineering
- Cost-Benefit Analysis
- Research and Development
- Quality Assurance and Control
- Environment Health and Safety Management System
- Green Building Technical Services
- Time-Saving Strategy



## Our Brand of Leadership

“

We also believe that the enduring passion of the company's leaders will lead to even more significant milestones in the future.

**Cirilo P. Noel**

Chairman and Managing Partner  
SyCip Gorres Velayo & Co.  
March 2014



DATEM Executive Committee  
Back, from left: Engr. Levy V. Espiritu and Arch. Arnold P. De Asis  
Front, from left: Engr. Lilit J. Tumbocon and Engr. Morris C. Agoncillo





## LEVY V. ESPIRITU

Chairman and Chief Executive Officer

A licensed civil engineer by profession, Levy V. Espiritu is the Executive Director of the International Federation of Asian and Western Pacific Contractors' Associations (2011-2019), Chairman for Policy Advisory Group on Construction Management of Antipolo Institute of Technology (2014-2019), Treasurer of the Philconstruct Events, Exhibitions, and Conferences Corporation (2014-2019), Board Member of the Philippine Domestic Construction Board (2017-2019), and Member of the Employers Confederation of the Philippines.

He served as President of the Philippine Constructors Association (2010 - 2011), President of the University of the Philippines Alumni Association (2016), Board Member of the Construction Industry Authority of the Philippines (2010 - 2011), Board Member of the Construction Manpower Development Corporation (2010 - 2017), and Council

Member of the ASEAN Constructors Federation (2010 - 2012).

Levy V. Espiritu holds a Bachelor of Science degree in Civil Engineering from the University of the Philippines Diliman. He was a finalist of the Entrepreneur of the Year Philippines (2017), recipient of the University of the Philippines Alumni Engineers Presidential Award (2017), and the 2017 University of the Philippines Alumni Engineers Presidential Awardee.



## MORRIS S. AGONCILLO

President

Morris S. Agoncillo is a licensed civil engineer with more than 35 years of experience in construction and project management. He is the President of DATEM Water, President of the Philippine Constructors Association (2017-2019), External Vice-President of the Construction Safety Foundation, Inc. (2009-2019), and Member of the Association of Construction Equipment Lessors, Inc. (2010-2019). He also served as past President of the Philippine Institute of Civil Engineers, East Metro Manila Chapter (2016-2018).

He graduated with a Bachelor of Science degree in Civil Engineering from the University of the East. He also took up a post-graduate Construction Management Course at the Asian Institute of Management.



## LILIT J. TUMBOCON

Managing Director and Treasurer

Lilit J. Tumbocon is a licensed civil engineer with 40 years of extensive work experience in the construction and real estate industries.

He is the Director of Cebu Holdings, Inc. and Keyland Corporation, Commissioner of the Construction Industry Arbitration Commission, Chairman of the University of the Philippines Engineering Research and Development Foundation, Inc., and Trustee of the Project Management Institute, Philippine Chapter.

He was the former Senior Vice-President of Ayala Land, Inc. (ALI), and President of Makati Development Corporation and Ayala Property Management Corporation. He also served as Director of various companies under the ALI Group, as well as the Group Head of the Construction Management Group, ALI Vismin Group, and Human Resources and Public

Affairs Group. He was also a Member of the ALI Management Committee.

Lilit J. Tumbocon graduated from the University of the Philippines with a Bachelor of Science degree in Civil Engineering in 1979. He finished his Master's in Business Administration (MBA) in the same university in 1985. He also took the Construction Executive Program (CEPS '87) at Stanford University, the Senior Business Executive Program (SBEP '91) at the University of Asia and the Pacific, and The Executive Program (TEP '97) at the Darden Graduate School of Business Administration, University of Virginia.



## ARNOLD P. DE ASIS

Corporate Secretary and Director

A licensed architect, Arnold P. de Asis is the President of the Architectural Centre Club, Inc. (ACCI), President of ECOWALL Systems, Inc. (2008-2019), Chairman of the Board of Catarman Doctors Hospital, Inc. (June 2010-2019), Member of the Precast Concrete Institute, and Member of the American Concrete Institute. He was also the former President of the United Architects of the Philippines.

Arnold P. De Asis is the recipient of the prestigious 2019 Presidential Excellence Award from the United Architects of the Philippines, and the 2019 Outstanding Professional of the Year Award in the Field of Architecture from the Professional Regulatory Commission (PRC). He is also distinguished as one of the Notable Alumni in Professional Practice from the National University.

With over 35 years of experience in the construction industry, Arnold P. de Asis has participated in several international seminars and conferences, which include Basic Concrete Design (American Concrete Institute Philippines), Vertical Cities Conference (marcus evans, Hong Kong), LEED Training (Everblue Training Institute, New York, U.S.A.), Post-Project Management (Trueventus, Singapore), Modular Construction for Housing (Trueventus, Thailand), World Architecture Festival 2014 and 2015 (Singapore), and The Precast Show 2015 (National Precast Concrete Association, Orlando, Florida, U.S.A.), to name a few.

He earned his Bachelor of Science degree in Architecture from the National University.



## 1984

DATEM is founded and incorporated by Engrs. Levy V. Espiritu and Morris S. Agoncillo, and Arch. Arnold P. De Asis.



## 1989-1994

The Philippine Contractors Accreditation Board (PCAB) confers the Category A license to DATEM. This lays the groundwork for the launch of landmark projects, such as The Turf Club of the Manila Jockey Club in Cavite, Royal Palm Hotel in Manila, and Gateway Business Park in Cavite, to name a few.



## 1998

The company partners with Leighton Australia for the construction of Power Plant Mall by Rockwell in Makati.

By pioneering the use of precast technology, DATEM completes the construction of the ELJ Communications Center in Quezon City in record time, setting a new standard in construction.



## 2007-2010

The company's roster of clients and partners continues to expand to include some of the industry's most important players, such as Ayala Land, Inc., Megaworld Corp., Mercury Drug Corp., Robinsons Land Corp., Rockwell Land Corp., Shang Properties, Inc., and United Laboratories, Inc.



## 1984-1988

The company's first foray into the low-cost housing segment proves successful with the construction of 45 residential units for La Paz Housing & Development Corp. in San Pedro, Laguna.

DATEM also builds the all-wood home of renowned writer, book editor, and publisher Lorna Kalaw-Tirol in Antipolo, as well as the Villa Pasadena residential townhouses and Mercedes Condominium, both in San Juan, Metro Manila.



## 1995-1996

DATEM rises to become a Category AA contractor, rapidly gaining ground for record-speed project completions.

In this context of upward momentum, the company incorporates DATEMFORM, a partnership with an international firm specializing in formworks and precast technology with the goal of providing cost-effective and innovative solutions to construction requirements.



## 2000

DATEM is accredited as a Category AAA contractor by the PCAB. It also embarks on a joint venture agreement with Makati Development Corp. (MDC) for the redevelopment of Greenbelt 2, 3, and 4.



## 2000-2006

A progression of prominent projects marks this period as the company breaches its 20th year. This includes Market! Market! Mall and Serendra Phases 1 and 2 in Taguig, and The Columns along Ayala Avenue, to name a few.



## 2013

With its irrepressible growth, the company formulates a new vision to become "the fastest-growing construction firm, gaining significant market share through innovation and technology."



## 2014

DATEM marks its 30th year in the industry with the launch of a new logo to depict the company's renewed sense of vigor in the fulfillment of its vision. It holds a year-long celebration, which includes a Partnership Night, Golf Cup, grand anniversary ball for employees, and a series of other milestone activities.



## 2017

DATEM receives the Quadruple A license from the PCAB, the highest category given to construction firms, as a testament to the company's impressive financial capacity, building experience, and technical expertise.



## 2018

As a provider of engineering and construction services, DATEM receives ISO 9001:2015 Certification for its Quality Management System, ISO 14001:2015 Certification for its Environmental Management System, and OHSAS 18001:2007 Certification for its Occupational Health and Safety Management System.



## 2019

In celebration of its 35th anniversary, DATEM launches a new corporate identity to highlight its position as the industry's trusted builder.





## The True Mark of Industry Expertise



DATEM always delivers, and does so as well as can be expected.

**Jose Pedro Recio**

Principal  
Architects Inc.  
March 2014

## Quadruple A Accreditation

DATEM is accredited as a Quadruple A company by the Philippine Contractors Accreditation Board (PCAB). This accreditation, the highest level given by the PCAB, is reflective of the company's capabilities in terms of financial capacity, building experience, and technical expertise.

## Triple ISO Certification

As a provider of engineering and construction services, DATEM received ISO certification for its Quality Management System (ISO 9001:2015), Environmental Management System (ISO 14001:2015), and Occupational Health and Safety Management System (OHSAS 18001:2007).







## Memberships

Through its memberships with various local and international professional organizations, DATEM helps promote fellowship and cooperation among industry players, contributing to the creation of a more robust construction industry in the country, the region, and across the globe.

- ASEAN Constructors Federation
- Association of Carriers and Equipment Lessors, Inc.
- Construction Safety Foundation, Inc.
- Employers Confederation of the Philippines
- International Federation of Asian and Western Pacific Contractors' Associations
- Management Association of the Philippines
- Philippine Chamber of Commerce and Industry
- Philippine Constructors Association
- Philippine Green Building Council
- Safety Organization of the Philippines, Inc.
- The American Chamber of Commerce of the Philippines, Inc.





## The DATEM Precast Technology

DATEM is considered one of the industry's pioneers in the use of precast technology. Considerably faster than the conventional system, precast technology allows DATEM to compress the project schedule, dramatically decrease waste, minimize formworks and scaffolding, and speed up the exchange of on-site trade and services.

“

DATEM is making the best use of its precast system, and had been among the first to focus on good housekeeping in construction, and safety and health.

### Manolito P. Madrasto

Executive Director  
Philippine Constructors Association  
March 2014

## DATEM Precast Plant

The DATEM Precast Plant features high-capacity equipment to ensure that production is at its optimum in terms of quality, time, and cost.



### Precast Wall

The DATEM Precast Wall varies from 125 mm to 150 mm thick but is customizable depending on the needs of the client. It is cast using hydraulic tilting tables and upcrete battery system.



### Precast Beam

This technology is used to cast the beams (lintel beams or non-load-bearing beams) ahead of time in order to control the quality of work and avoid reworks at the project site.



### Precast Slab

The slabs are cast on two sets of 100-linear meter beds, which can accommodate blockouts and embedments.



### Precast Ledge

With its size and shape customizable depending on the requirements of the client, the DATEM Precast Ledge can accommodate flexible plumbing requirements.



### Precast Stair

Cast using a special mold, the DATEM Precast Stair is applicable on typical floors.



### Modular Housing

This technology enables the construction of houses with only two components. Convenience in installation and the use of paint-ready materials enable DATEM to complete housing projects in a faster and more efficient manner.



“

We hope that DATEM continues to share JACMI's vision of building better and more progressive structures through honest, efficient, and above-standard means.

**Jose Ramon P. Aliling**

CEO and President  
Jose Aliling Construction Management, Inc.  
March 2014

## The DATEM Green Building Initiative

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Anchored on its core value of malasakit, DATEM commits to best practices in green building initiatives in pursuit of sustainability.

A testament to its commitment to the green movement is an impressive roster of projects that have achieved green building certifications from the U.S. Green Building Council (USGBC) and the Philippine Green Building Council (PHILGBC).





## Unilab Corporate Center

### Phases 1 and 2

United St., Mandaluyong City

**LEED v3.0 Gold Certification**  
June 2015

#### Green Building Features

- Proximity to hospitals, institutions, and commercial and business areas
- Use of low-e glazed windows to maximize natural ventilation and natural daylight
- Employment of low-flow, low-flush fixtures that decrease water consumption by 40%
- Vegetated open space to reduce heat island effect
- Use of local vegetation that require minimal maintenance and water usage
- Use of low-VOC paints and sealants
- Use of high-quality eco-friendly sustainable materials



## 8 Campus Place

Park Ave., McKinley Hill  
Taguig City

**LEED v3.0 Gold Certification**  
September 2014

#### Green Building Features

- Reduced number of parking spaces to encourage building occupants to use public transportation
- Accommodations for bicycle storage
- Shower facilities for individuals who take a more sustainable commute to work
- Provision of water-efficient plumbing fixtures that decrease water use by 45%
- Exterior landscape designed to use minimum potable water for irrigating plants and vegetation
- Use of construction materials with more than 30% recycled content
- Use of locally available materials in over 30% of its requirements
- Provision of CO<sub>2</sub> sensors to ensure delivery of fresh air into the living spaces
- Use of low-VOC paints and sealants



**Unilab Corporate Center**  
Mandaluyong City





**Menarco Tower**  
Bonifacio Global City, Taguig City



## Menarco Tower

32nd St., Bonifacio Global City  
Taguig City

**LEED v3.0 Gold Certification**  
September 2017

**WELL Gold Certification**  
August 2019

### Green Building Features

- Use of air-conditioners that provide pre-filtered air
- Use of double-glazed windows to maximize natural ventilation and natural daylight
- 2.8 m floor-to-ceiling height
- Healthy options in the food halls
- Landscaped terracing
- 24/7 access to ambulances
- Proximity to hospitals, institutions, and commercial and business areas



## The Mind Museum

JY Campos Park, 3rd Ave.  
Bonifacio Global City

**LEED v2.2 Gold Certification**  
August 2016

### Green Building Features

- Solar reflective exterior
- Natural wind ventilation
- Rainwater flow drainage
- Vegetated deck floor to reduce heat island effect



## Botanika Nature Residences Phase 1

Laguna Heights Drive, Filinvest Alabang  
Muntinlupa City

**BERDE v1.1.0 4-Star Certification**

### Green Building Features

- 100% of indoor spaces with access to natural ventilation
- 70% of total area vegetated, with minimum use of potable water for irrigation
- Use of low-VOC water-based acrylic paint finishes
- 84% of total generated wastes from landfill disposal diverted through on-site recycling/reuse during construction
- Accommodations for bicycle storage
- Skylight roof-deck to reduce demand for artificial lighting at hallways





## Arya Residences Towers 1 and 2

Lot 4-1 McKinley Parkway  
Bonifacio Global City, Taguig City

LEED v2.2 Gold Certification  
August 2016

BERDE v1.1.0 4-Star Certification  
September 2018

### Green Building Features

- Proximity to hospitals, institutions, and commercial and business areas
- Provision of bicycle racks to encourage cycling
- Use of double-glazed, double low-e windows to maximize natural ventilation and natural daylight with minimum heat gain
- Employment of low-flow, low-flush fixtures that decrease water consumption by 40%
- Provision of dual piping for irrigation and flushing
- Use of local vegetation that require minimal maintenance and water usage
- Use of low-VOC paints and sealants
- Use of high-quality eco-friendly sustainable materials
- Use of low-energy-consumption appliances and systems, such as energy-efficient air-conditioners that reduce energy demand by at least 14%



## The Brilliance Center

11th Ave. cor. 40th St.  
Bonifacio Global City, Taguig City

Target: LEED v4.0 Certified

### Green Building Features

- Located in a highly dense area and within walking distance to major establishments
- Use of low-e glazed windows to maximize natural ventilation and natural daylight with minimum heat gain
- Use of low-VOC paints
- Use of rainwater harvesting system to reduce potable water consumption

## Arya Residences Bonifacio Global City, Taguig City





We Welcome You  
to Be Part of Our  
Storeys of Trust  
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## Contact us

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**DATEM**