

COMPANY PROFILE

MARCH 2026

 667-717-342-000

 0995-821-2696

 charlesderoxas.sitedevsolutions@gmail.com

 44C Cenacle Drive Sanville Subd Culiat
Quezon City, Metro Manila, Philippines, 1128

YOUR ONE STOP SHOP IN LAND DEVELOPMENT

PROVIDING COMPREHENSIVE ENGINEERING SOLUTIONS
TO VARIOUS TYPES OF DEVELOPMENT SINCE 2021

ABOUT THE COMPANY

A BRIEF STORY ABOUT THE COMPANY

SiteDev Solutions OPC is solely owned and managed by **Charles P. De Roxas**, a registered Civil Engineer, who has been in professional practice since 2013 specializing in **Site Engineering Design** and **Technical Due Diligence Studies** necessary for land acquisition and land development. The company was founded and established in **August 2021**.

SDS OPC has been providing comprehensive and efficient engineering solutions, both design and technical studies, for various types of development such as residential, commercial, industrial, and mixed-use. It also includes engineering solutions in every project stages such as acquisition, planning, design, construction and post-con.

IT IS OUR COMMITMENT TO
IMPROVE THE QUALITY OF LIFE BY
PROVIDING EXCEPTIONAL
ENGINEERING SOLUTIONS



THE PRESIDENT



ENGR. CHARLES P. DE ROXAS

Engr. De Roxas is a Professional Civil Engineer with **15 years of experience and expertise** in Site Engineering Design, Civil Works Design, Technical Due Diligence Studies for Land Development, Project Management and Urban-Regional Planning.

He earned his Post-Graduate Diploma in the **School of Urban and Regional Planning** at the **University of the Philippines-Diliman** in 2020. He was also a graduate of **BS Civil Engineering** at the **University of Santo Tomas-Manila** in 2012.

Before founding SDS OPC, Engr. De Roxas worked for **Makati Development Corporation**, an Ayala Land Company, for almost a decade (2013-2021). He played a vital role in designing land development projects of various strategic business units of Ayala Land Inc. such as Ayala Land Premier, Alveo Land Corporation, Avida Land Corporation, Amaia Land Corporation and Bellavita Land Corporation.



OUR PRESIDENT AT THE 2025 ANNUAL GOLDEN GLOBE BUSINESS AWARDS HELD IN MANILA HOTEL - BEST TRUSTED ENGINEERING SERVICES PROVIDER (NATIONAL AWARDS)

VISION

To be a premier land development engineering consulting firm that caters projects not only in the Philippines but with global reach.

MISSION

We are committed to improve the quality of life by providing exceptional engineering solutions to our valued clients and to the community while cultivating our people.

CORE VALUES



CLIENT-ORIENTED

SDS OPC ensures to focus on client's project requirements. Customer satisfaction is our number one priority!



ACCURATE & RELIABLE

SDS OPC ensures that every client receives quality deliverables on every project engagement.



SPEED & TIMELY DELIVERY

SDS OPC ensures to meet all targets on time through our dynamic and committed people. Time is money!



COMPETITIVE RATES & COST-EFFECTIVE DESIGNS & RECOMMENDATIONS

SDS OPC ensures to deliver the most economical designs and recommendations as possible with competitively reasonable service rates.



SUSTAINABLE

SDS OPC ensures to incorporate sustainability in every design and recommendation as possible.

OUR TARGET MARKET

IT IS OUR COMMITMENT
TO IMPROVE THE QUALITY
OF LIFE BY PROVIDING
EXCEPTIONAL
ENGINEERING SOLUTIONS

Below are the current percentages of our target market in the industry of engineering design and consultancy particularly on technical services of site engineering design and due diligence studies.



LAND DEVELOPERS, PLANNERS & ARCHITECTS

Land Developers, Land Owners, Planners and Project Architects is our number one target market! This also includes Renewable Energy Developers and Investors.



CONSTRUCTION COMPANIES & ENGINEERS

Contractors and Engineers also require horizontal design and due diligence experts for their respective construction and design projects.



SMES, OTHER PROFESSIONALS & PRIVATE INDIVIDUALS

Business Owners, Other Professionals and Private Individuals are also in need of technical assistance for their own properties prior any investment or construction activity.

WE ALWAYS SEE SOLUTIONS AS
THE BEST LINK BETWEEN US AND
OUR CUSTOMERS



OUR VALUED CLIENTS & PARTNERS

 Ortigas Land

 AyalaLand


MANILA WATER
TOTAL SOLUTIONS


ALBA
RENEWABLES

PALAFox

Avida


WEE COMMUNITY
DEVELOPERS INC.

 watsons

 Golden ToPPER

Amaia


MDC
Makati Development Corporation


Sterling Paper Group of Companies


LPPA
Urbanism
Architecture
Interior Design
LPPA DESIGN GROUP
Manila • Cebu • Davao

 BellaVita


POLYTECHNIC UNIVERSITY OF THE PHILIPPINES
1961


SINDANA

DAMOSALAND


PACIFICA HOMES
DEVELOPMENT CORPORATION


XIANGXIN



 exceledon
CONSULTING, INC.


INFRASTRUCTURE ENGINEERING


MEVBUILT
INCORPORATED


N7 NAZARENO
ARCHITECTURE
+ DESIGN


AIRC
AGRICULTURAL INFRASTRUCTURE
AND LEASING CORPORATION


BROWN STREET
ARCHITECTS
DESIGN • PLANNING • CONSTRUCTION


YCP
PROPERTIES


energy
DEVELOPMENT CORPORATION

First Balfour


A.C. CABRERA Surveying Services
PROPERTY & ENGINEERING SURVEYS


RDES PLUS


KAIEDC
KABANGA AGRO-INDUSTRIAL ESTATE
DEVELOPMENT CORPORATION


VISTA RESIDENCES


EUROLAND
DEVELOPMENT CORPORATION

PROJECTS ACROSS THE COUNTRY

OUR NATION-WIDE EXPERIENCE
IS ONE OF OUR LEVERAGES.

OUR NATIONAL FOOTPRINT (SINCE 2021)

300↑

Boreholes drilled and
evaluated

20↑

Hydrology-Flood Study
Projects completed

15↑

Other TDD Projects
completed (EGGA, Geores,
ESU, Geomorph, PSA)

23↑

Structures successfully
investigated and assessed

30↑

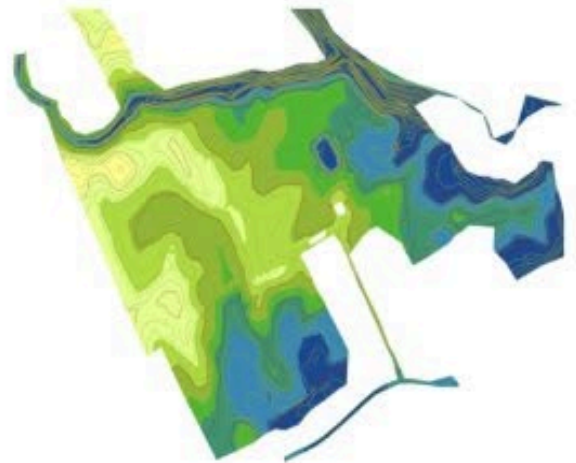
Site Engineering Design
Projects completed



MAIN SERVICES OFFERED

SITE ENGINEERING DESIGN

- This scope involves planning, design and professional oversight of infrastructure for residential, commercial industrial and mixed-use projects.
- This scope covers **Preliminary Engineering Design** during conceptual planning for budgetary cost and development permit plans and **Detailed Engineering Design** for construction drawings.
- **PED** involves **engineering inputs to master planning** (establishing no build zones, terrain analysis, proposal of utility easements and locations of utility support facilities), **preparation of permit plans**, and **calculations of projected earthworks and retaining structures** ideal for the project. This also includes **preliminary design of engineering wet and dry utilities**.
- **DED** involves **preparation of For Construction Drawings** of site and road grading, road pavement, road profiles, retaining structures, earthworks, storm-drainage system, water distribution system, sewage collection system, power distribution system, street-lighting system, and electrical auxiliaries. This also includes preparation of Technical Specifications.



IT IS OUR COMMITMENT TO
IMPROVE THE QUALITY OF
LIFE BY PROVIDING
EXCEPTIONAL
ENGINEERING SOLUTIONS

MAIN SERVICES OFFERED



GEOTECHNICAL INVESTIGATION-EVALUATION

STANDARD PENETRATION TEST AND CORING

Standard Penetration Tests using a Donut Type and Automatic Trip Hammer shall perform in the borings in conjunction with split-barrel sampling. The results can be used to determine **relative density, comparative consistency, and settlements** of the soils, and thereby provide a basis for estimating the **relative bearing capacity** and **compressibility of the soil layer components for foundation design.**

In the encountered hard layers, coring with the use of a NMLC triple tube core barrel shall be performed.

TEST PIT SAMPLING AND CBR TEST

Test pits are the simplest methods of inspecting the composition and structure of the subsurface material but have depth limitations. The obtained samples can be used to determine the California Bearing Ratio (CBR). This test evaluates the **strength of subgrade soil materials for pavement design.**



IT IS OUR COMMITMENT
TO IMPROVE THE QUALITY
OF LIFE BY PROVIDING
EXCEPTIONAL
ENGINEERING SOLUTIONS

MAIN SERVICES OFFERED

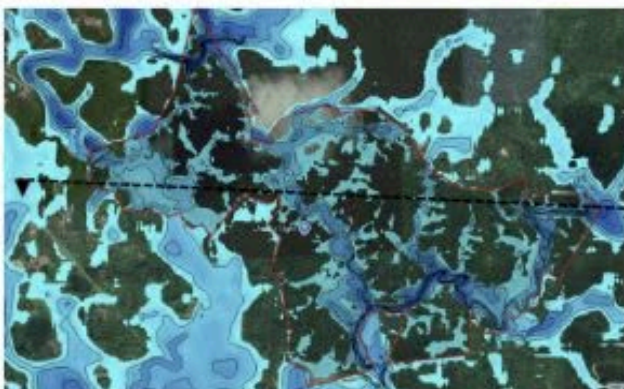
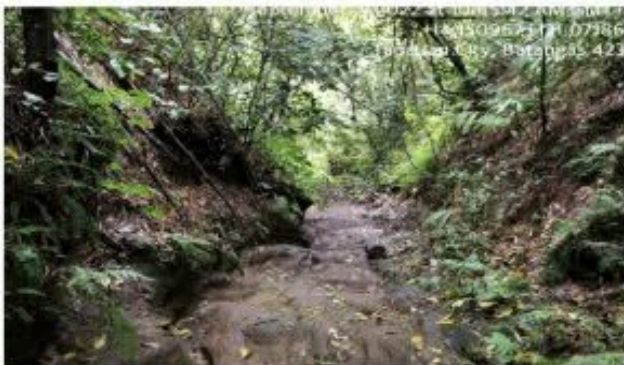
IT IS OUR COMMITMENT
TO IMPROVE THE QUALITY
OF LIFE BY PROVIDING
EXCEPTIONAL
ENGINEERING SOLUTIONS



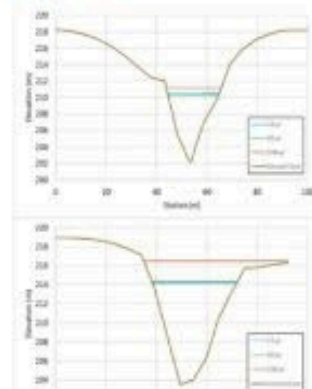
HYDROLOGY-FLOOD STUDY

This study covers the following;

- **Data Gathering** of relevant **Hydrologic Data** (Rainfall Intensity-Duration Frequency)
- **Evaluation of Existing Waterways** within/ adjacent to project site
- **Site Assessment** of physical condition of the site and its vicinity (includes site reconnaissance survey and local interviews)
- **Hydrologic Modeling** (using HEC-HMS and HECRAS softwares)
- **Watershed or Catchment Delineation**
- **Hydraulic Simulation of Flood Maps** for various return periods (25yr, 50yr and 100yr) with climate change adaptation
- **Risks and Assessment of Flooding based on pre-development and post-development conditions**
- Determination of possible **Flood Mitigation Schemes**



FLOOD LEVELS
CREEK 2 – STA. 0+100 and STA. 0+150



MAIN SERVICES OFFERED

IT IS OUR COMMITMENT
TO IMPROVE THE QUALITY
OF LIFE BY PROVIDING
EXCEPTIONAL
ENGINEERING SOLUTIONS



GEO-RESISTIVITY SURVEY (GROUNDWATER STUDY)

The Geo-resistivity Survey is a geophysical technique that utilizes an instrument called a resistivity-meter to **determine the nature of materials in the subsurface and its resistivity values.** The objective of the survey is to assess the **groundwater potential** of the project as well as to identify the most prospective location/s for deep wells within the study area.



ENGINEERING GEOLOGICAL AND GEOHAZARD ASSESSMENT (EGGA)

Engineering Geological and Geohazard Assessment Report, or also known as EGGAR, is an additional **requirement for Environmental Compliance Certificate applications** covering Subdivision, Housing and Other Land Development and Infrastructure Projects under PD No. 1586. This study shall adequately and comprehensively **identify, address and mitigate the possible effects of geological hazards.**



EXISTING SITE UTILITY (ESU) AUDIT

The ESU study covers the **condition of existing site utilities** as well as **location and consideration on the tapping points** of such utility systems; Water Supply, Storm-Drainage, Sewage Collection, Power Supply, Telco and Auxiliaries.

Coordination with various authorities and utility providers whose facilities may be affected by the proposed project including data gathering from their respective technical personnel. Preparation of technical report based on the obtained data and information, findings of the field investigation, review and analysis of existing utility systems and recommendations.

OTHER SERVICES OFFERED

IT IS OUR COMMITMENT
TO IMPROVE THE QUALITY
OF LIFE BY PROVIDING
EXCEPTIONAL
ENGINEERING SOLUTIONS



STRUCTURAL DESIGN & ANALYSIS

Structural analysis and design ensure buildings and infrastructure are safe, stable, and durable by determining how structures respond to loads and designing them to resist those forces.

SDS OPC also design vertical structures such as **Retaining Wall, Slope Protection, Site Support Facilities** (MRF, STP, Water Tanks, Clubhouse, Guardhouse), **Reinforced Concrete Box Culvert, Detention Ponds/Tanks**, as well as **Low to Mid-Rise Buildings**.



STRUCTURAL INVESTIGATION- ASSESSMENT

SDS OPC also conduct structural investigation-assessment to vertical structures (e.g. Elevated Water Tanks). This scope involves **Preparation of As-Found Drawings, Coring of Concrete, Rebound Hammer, Rebar Scanning, Rebar Extraction, Substructure Exploration, Standard Laboratory Tests**, (compressive and tensile) and **Materials Restoration**.



MEPFS DESIGN

MEPF design (**Mechanical, Electrical, Plumbing, and Fire Protection**) refers to the integrated planning of essential building systems to ensure functionality, safety, and energy efficiency.



QUANTITY SURVEYING

Quantity surveying is a vital construction profession focused on **managing project costs, contracts, and financial risks** from conception to completion. Quantity Surveyors (QS) estimate material, labor, and equipment quantities; **preparation of budgetary cost and bill of quantities**.

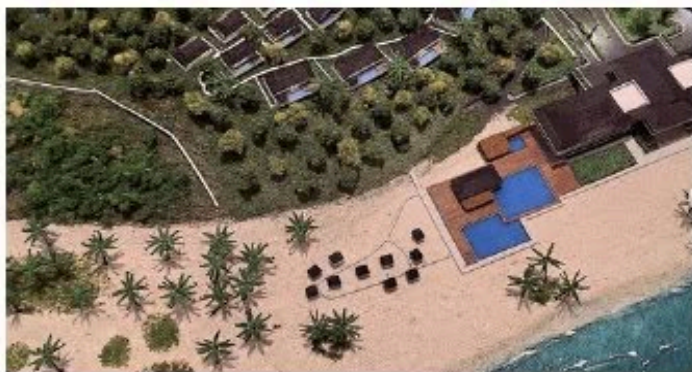
FEATURED PROJECTS



SITE ENGINEERING DESIGN

45-HAS. COSTA CALATAGAN (RESIDENTIAL-LEISURE)

- Location: Calatagan, Batangas
- Scope: Full Site Engineering Design
- Client: Ortigas Land Corporation



4PH RESIDENTIAL PROJECTS (PAMBANSANG PABAHAY)

- Location: Medellin, Cebu & Medina, MO
- Scope: Full Site Engineering Design
- Client: Golden Topper Group Inc.



67-HAS. BYB METRO ESTATE & THEME PARK (BGC OF NORTH)

- Location: Bayambang, Pangasinan
- Scope: Full Site Engineering Design
- Client: AILC/ Hon. Cesar T. Quiambao



5-HAS. KAH! ESTATES BY DAMOSA LAND

- Location: Bago Gallera, Davao City
- Scope: Full Site Engineering Design
- Client: Palafox Associates



31-HAS. SOCIALIZED HOUSING PROJECT

- Location: Alabel, Sarangani
- Scope: Full Site Engineering Design
- Client: LPPA Design Group Inc.

FEATURED PROJECTS



GEOTECHNICAL INVESTIGATION-EVALUATION

45-HAS. COSTA CALATAGAN (RESIDENTIAL-LEISURE)

- Location: Calatagan, Batangas
- Scope: **10 BHs at 15m**
- Client: Ortigas Land Corporation



BORACAY SUMMER PLACE RESORT (STATION 2)

- Location: Boracay Island, Aklan
- Scope: **3 BHs at 15m**
- Client: Euroland Development Corp.



67-HAS. BYB METRO ESTATE & THEME PARK

(BGC OF NORTH)

- Location: Bayambang, Pangasinan
- Scope: **13 BHs at 15m and 25m**
- Client: AILC/ Hon. Cesar T. Quiambao



UP-MINDANAO COLLEGE OF SCIENCE & MATHEMATICS

- Location: Tugbok District, Davao City
- Scope: **5 BHs at 15m, 3 TPs**
- Client: Palafox Associates



MANILA WATER ELEVATED WATER TANKS

(23) IN VARIOUS LOCATIONS

- Location: Tanauan, Bacoar, General Trias, Dasmariñas, Sta. Rosa, & Naga
- Scope: **23 BHs at 15m**
- Client: Manila Water Total Solutions

FEATURED PROJECTS



HYDROLOGY-FLOOD STUDY

45-HAS. COSTA CALATAGAN (RESIDENTIAL-LEISURE)

- Location: Calatagan, Batangas
- Scope: Hydrology-Flood Study
- Client: Ortigas Land Corporation



97-HAS. SOLAR FARM DEVELOPMENT

- Location: Labo, Camarines Norte
- Scope: Hydrology-Flood Study
- Client: Alba Renewables



340-SQ.KM. KIDAPAWAN CITY

- Location: Kidapawan, Cotabato
- Scope: Hydrology-Flood Study
- Client: Kidapawan LGU under Palafox Associates

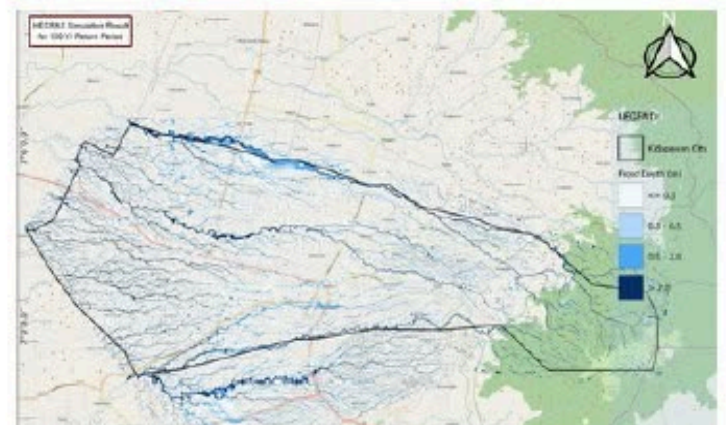
67-HAS. BYB METRO ESTATE & THEME PARK (BGC OF NORTH)

- Location: Bayambang, Pangasinan
- Scope: Hydrology-Flood Study
- Client: AILC/ Hon. Cesar T. Quiambao



160.85-HAS. SOLAR FARM DEVELOPMENT

- Location: Plaridel, Bulacan
- Scope: Hydrology-Flood Study
- Client: Sterling Properties Inc.



FEATURED PROJECTS



GEO-RESISTIVITY SURVEY (GROUNDWATER STUDY)

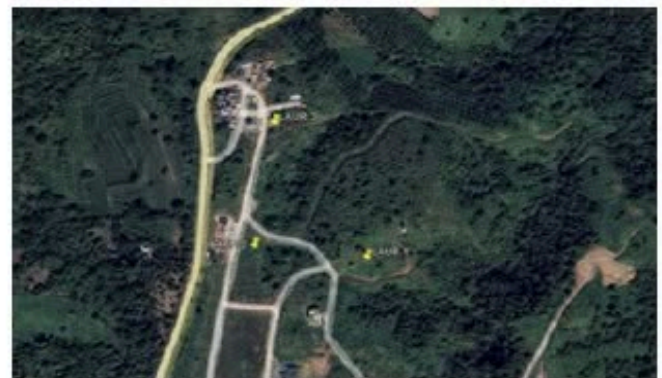
45-HAS. COSTA CALATAGAN (RESIDENTIAL-LEISURE)

- Location: Calatagan, Batangas
- Scope: Geo-resistivity Survey (**5VES**)
- Client: Ortigas Land Corporation



PROPOSED SOLAR FARM AREA AND BLAHA LOOP ROAD

- Location: Laur, Nueva Ecija
- Scope: Geo-resistivity Survey (**3VES**)
- Client: Philippine Army/JTG Corp.



4PH RESIDENTIAL PROJECT (PAMBANSANG PABAHAY)

- Location: Curva, Medellin, Cebu
- Scope: Geo-resistivity Survey (**4VES**)
- Client: Golden Topper Group Inc.



4PH RESIDENTIAL PROJECT (PAMBANSANG PABAHAY)

- Location: Medina, Misamis Oriental
- Scope: Geo-resistivity Survey (**3VES**)
- Client: Golden Topper Group Inc.



4PH RESIDENTIAL PROJECT (PAMBANSANG PABAHAY)

- Location: Daanglunsod, Medellin, Cebu
- Scope: Geo-resistivity Survey (**5VES**)
- Client: Golden Topper Group Inc.

FEATURED PROJECTS



ENGINEERING GEOLOGICAL AND GEOHAZARD ASSESSMENT (EGGA)

45-HAS. COSTA CALATAGAN (RESIDENTIAL-LEISURE)

- Location: Calatagan, Batangas
- Scope: **EGGA**
- Client: Ortigas Land Corporation



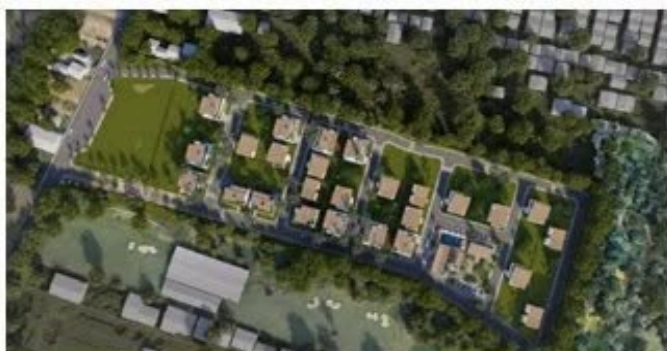
RESEARCH INSTITUTE OF TROPICAL MEDICINE (RITM)

- Location: Alabang, Muntinlupa
- Scope: **EGGA**
- Client: Palafox Associates



4PH RESIDENTIAL PROJECTS (PAMBANSANG PABAHAY)

- Location: Medellin, Cebu
- Scope: **EGGA**
- Client: Golden Topper Group Inc.



3-HAS. MILLMORE AGRO-COMMERCIAL COMPLEX

- Location: Cuyapo, Nueva Ecija
- Scope: **EGGA**
- Client: FCL Realty



5-HAS. KAH! ESTATES BY DAMOSA LAND

- Location: Bago Gallera, Davao City
- Scope: **EGGA**
- Client: Palafox Associates

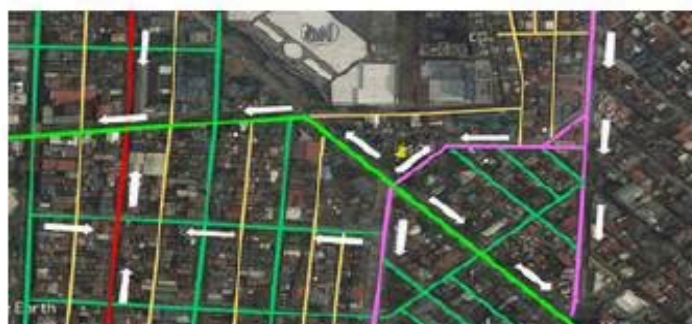
FEATURED PROJECTS



EXISTING SITE UTILITIES AUDIT

1,950SQM. HIGH-RISE CONDOMINIUM PROJECT

- Location: Lacson Ave., Manila
- Scope: **ESU Audit**
- Client: Vista Residences Inc.



Legend:
 1.25m x 1.50m RCBC
 48" RCPC
 42" RCPC
 30" RCPC

Figure 8. Existing Drainage Pipe Sizes and Direction of Flow

HIGH-RISE CONDOMINIUM PROJECT (PASEO ARGENAS)

- Location: Guadalupe, Cebu City
- Scope: **ESU Audit**
- Client: Golden Topper Group Inc.



4PH RESIDENTIAL PROJECT (PAMBANSANG PABAHAY)

- Location: Daanglunsod, Medellin, Cebu
- Scope: **ESU Audit**
- Client: Golden Topper Group Inc.



FEATURED PROJECTS



STRUCTURAL DESIGN-ANALYSIS, INVESTIGATION-ASSESSMENT, RETROFITTING



ALVIERA SEWAGE TREATMENT PLANT

- Location: Alviera Estate, Porac, Pampanga
- Scope: **Structural Design & Analysis Only**
- Client: Manila Water Total Solutions

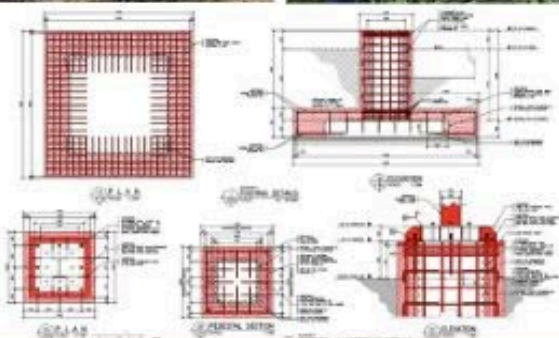


TWENTY-THREE (23) ELEVATED WATER TANKS

- Locations:
 - Bacoor, Dasma & Gen. Trias, Cavite (11)
 - Tanauan, Batangas (6)
 - Naga, Camarines Sur (5)
 - Nuvali, Sta. Rosa, Laguna (1)
- Scope: **Structural Investigation-Assessment**
 - Geotechnical Investigation-Evaluation
 - Substructure Investigation
 - Rebound Hammer
 - Rebar Scanning
 - Rebar Extraction
 - Concrete Coring
 - Laboratory Tests (compressive & tensile)
 - As-Found Drawings Preparation
 - Materials Restoration
- Client: Manila Water Total Solutions

SIX (6) ELEVATED WATER TANKS

- Locations: Bacoor & Dasma, Cavite
- Scope: **Retrofitting Design**
- Client: Manila Water Total Solutions



THANK YOU.

WE ARE READY TO ASSIST YOU

Kindly reach us at the contact information provided below. Feel free to inquire and send your project requirements. It is our great pleasure to assist you on your engineering needs!



charlesderoxas.sitedevsolutions@gmail.com
inquiry.sitedevsolutions@gmail.com



+639-95-821-2696



**44C Cenacle Drive Sanville Subd., Culiat, Quezon City,
Metro Manila, Philippines, 1128**



www.facebook.com/sitedevsolutions/
www.linkedin.com/company/99384082/
www.linkedin.com/in/charles-de-roxas-a57779119/



IT IS OUR COMMITMENT TO
IMPROVE THE QUALITY OF
LIFE BY PROVIDING
EXCEPTIONAL ENGINEERING
SOLUTIONS