

Chapter VI. Economic Sector

INDUSTRY, COMMERCE, TRADE, ENTREPRENEURSHIP AND COOPERATIVES

COMMERCE AND INDUSTRY

Despite the challenges of the worldwide economic crisis, the province of Cavite was able to maintain the number of industrial locators in the province. The crisis had a minimal effect in terms of number of industrial establishments from 805 in 2008 down to 798 in 2009 (Table 6.35). Majority of these industrial establishments have been operating in District V (266) followed by District I (262) and District IV ranks third with 123.

Among the cities and municipalities, Rosario has a record of the highest number of these industrial establishments (259), followed by the municipalities of Carmona with 194 and Dasmariñas City with 123. As observed, more businessmen have been encouraged to establish business outsource manufacturing jobs in Cavite knowing that the province offers lower cost of labor and shows higher manpower capability.

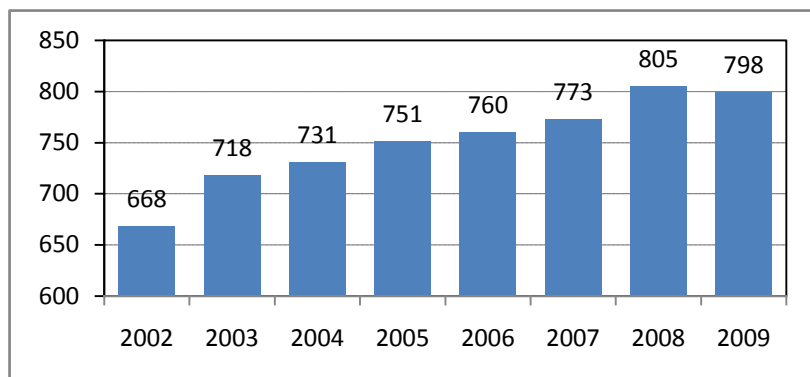
Table 6.35. Number of Industrial Establishments by City/Municipality and by Industrial Zones, Province Of Cavite: 2009

City/Municipality	Number of Establishments
District I	262
Cavite City	1
Noveleta	2
Rosario	259
Cavite Economic Zone	
District II	4
Bacoor	4
District III	19
Imus	
Imus Informal Industrial Estate	8
Anabu Hills Industrial Estate	4
EMI Special Economic Zone	1
Outside Industrial Estate	6
District IV	123
Dasmariñas	
First Cityland Heavy Industrial Center	1
First Cavite Industrial Estate	88
Dasmariñas Technopark	10
Outside Industrial Estate	24
District V	266
Carmona	
Cavite-Carmona Industrial Estate	
People's Technology Complex-Special Economic	48
Outside PTC	3
Granville Industrial Complex	12
Mountview Industrial Complex I	29
Mountview Industrial Complex II	9
Southcoast Industrial Estate	19
Welborne Industrial Park	14

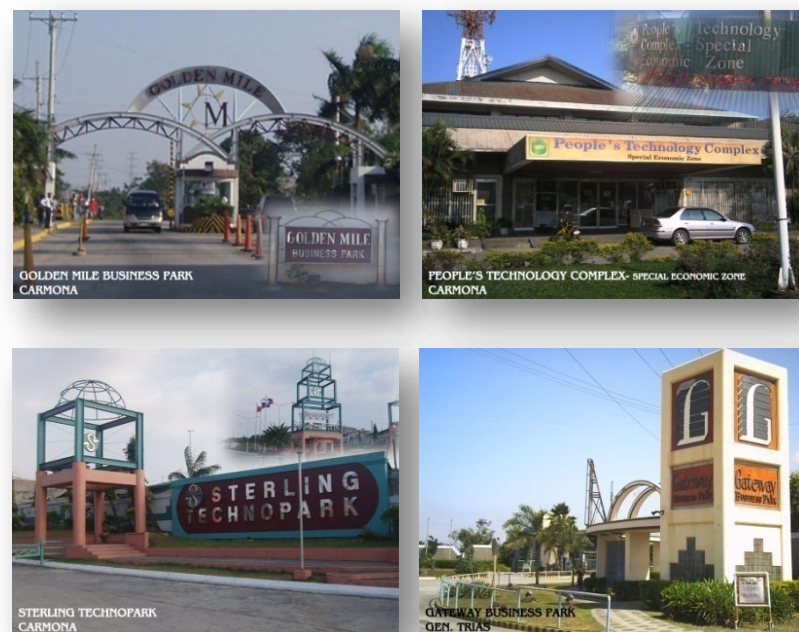
City/Municipality	Number of Establishments
Golden Mile Business Park	29
Sterling Technopark	5
Outside Industrial Complex	26
Gen. Mariano Alvarez	
GMA-NHA Industrial Estate	5
Silang	
Maguyam Industrial Complex	8
Daichi Industrial Park Special Economic Zone	7
Greenway Business Park	5
Sterling Technopark Special Economic Zone	10
Cavite Light Industrial Park	14
Meridian Industrial Park	4
Outside Industrial Complex	19
District VI	91
Trece Martires City	34
Gen. Trias	
New Cavite Industrial City	17
Gateway Business Park	20
Manggahan Industrial Estate	4
Outside Industrial Estate	10
Tanza	
Lu Chu Industrial Estate	3
Outside Industrial Estate	3
District VII	33
Tagaytay City	3
Alfonso	7
Indang	5
Naic	18
Total	798

Sources:
 Philippine Economic Zone Authority, Pasay City Board of Investments, Makati City, Industrial Estates/Economic Zones/Industrial Establishments City/Municipal Planning & Development Offices, Province of Cavite

Figure 6.3. Number of Industrial Establishments, Province of Cavite: 2002-2009



The number of industrial establishments is stable at 798 in 2009. This is 0.87% lower than that of 2008 (805). Despite the worldwide economic crisis, Cavite managed to maintain the number of its industrial locators. Though in some industrial estates, there are companies who shut down their operations, still there are others that opted to locate in the Province. Despite the decrease, the total number of industrial locators remains higher than its value from the year 2002 to 2009 (Figure 6.3). This only shows the confidence that the industries have to the province of Cavite as one of the most sought location for industrial establishments.



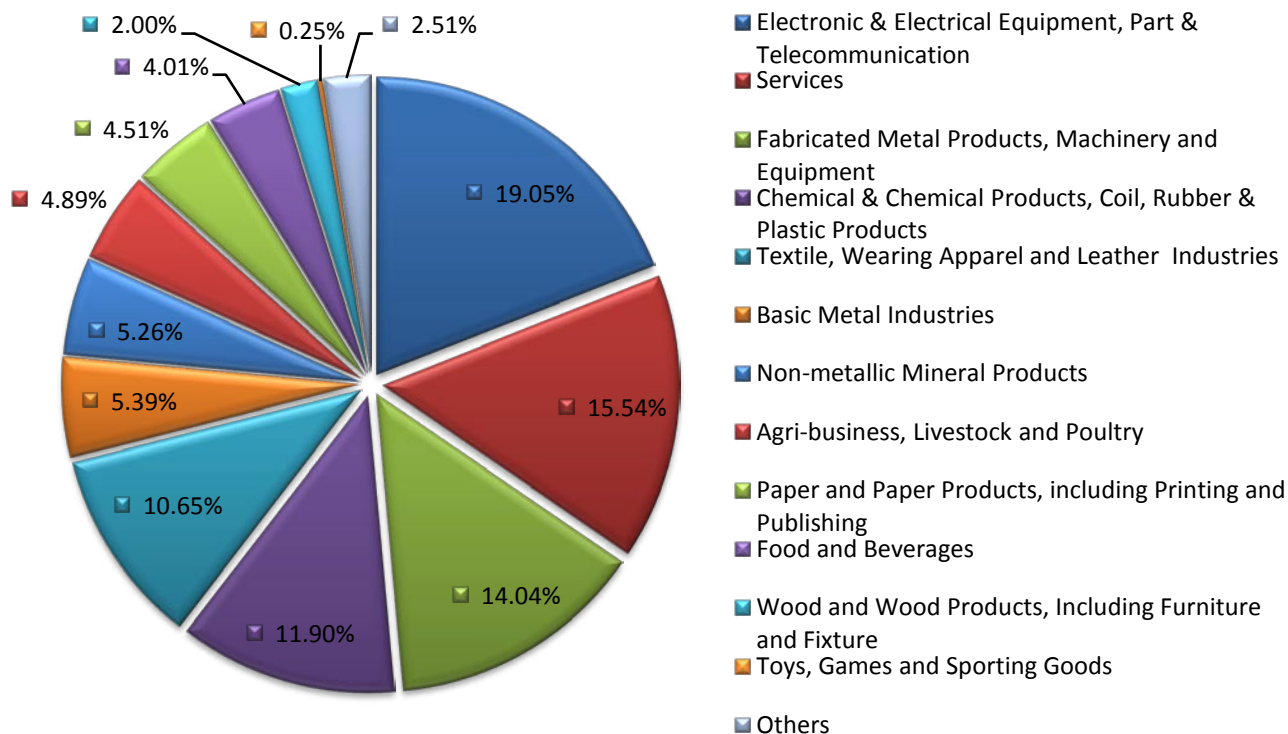
INDUSTRIAL PRODUCTS

The products produced by these firms are (1) food and beverages; (2) textile, wearing apparel and leather industries; (3) wood and wood products, including furniture and fixtures; (4) paper and paper products, including printing and publishing; (5) Chemical and chemical products, coil, rubber and plastic products; (6) non-metallic mineral products; (7) basic metal products; (8) fabricated metal products, machinery and equipment; (9) electronic and electrical equipment, part and telecommunication; (10) agri-business, livestock and poultry; (11) toys, games and sporting goods; and (12) services. (Table 6.3)

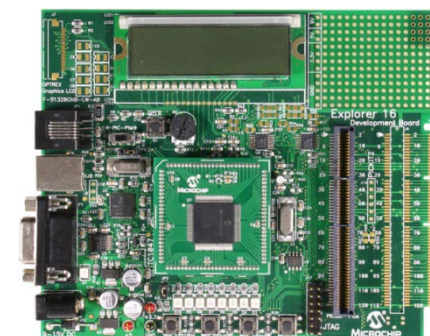
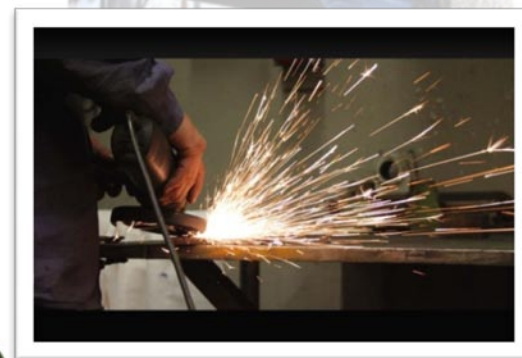
Table 6.36. Number of Industrial Establishments by Product Category, Province of Cavite: 2009

	Product Category	Number of Industries	Percent Distribution
1	Food and Beverages	32	4.01
2	Textile, Wearing Apparel and Leather Industries	85	10.65
3	Wood and Wood Products, Including Furniture and Fixture	16	2.00
4	Paper and Paper Products, including Printing and Publishing	36	4.51
5	Chemical & Chemical Products, Coil, Rubber & Plastic Products	95	11.90
6	Non-metallic Mineral Products	42	5.26
7	Basic Metal Industries	43	5.39
8	Fabricated Metal Products, Machinery and Equipment	112	14.04
9	Electronic & Electrical Equipment, Part & Telecommunication	152	19.05
10	Agri-business, Livestock and Poultry	39	4.89
11	Toys, Games and Sporting Goods	2	0.25
12	Services	124	15.54
13	Others	20	2.51
	TOTAL	798	100

Figure 6.4. Percentage Distribution of Industrial Establishments by Product Category



The industrial establishments in Cavite are engaged in the production of diverse products and services. For 2009, the major shares of industrial establishments are into electronics and electrical equipment industry (19.05%). It is followed by services with 15.54%. This is a wide-range industry that are involved in giving third party services to other companies like engineering designs, contact centers, manpower services, accounting services, etc. The third major sector is fabricated metal products, machinery and equipment with 14.04% of the total industrial establishments producing this product type. The fourth product with biggest share among Cavite industrial locators is chemical and chemical products which includes coil, rubber and plastic (11.90%). Textile or garments is the fifth with 10.65%. The aggregate share of the top five product type accounts for 71.18% of all industrial locators in Cavite (Figure 6.4).

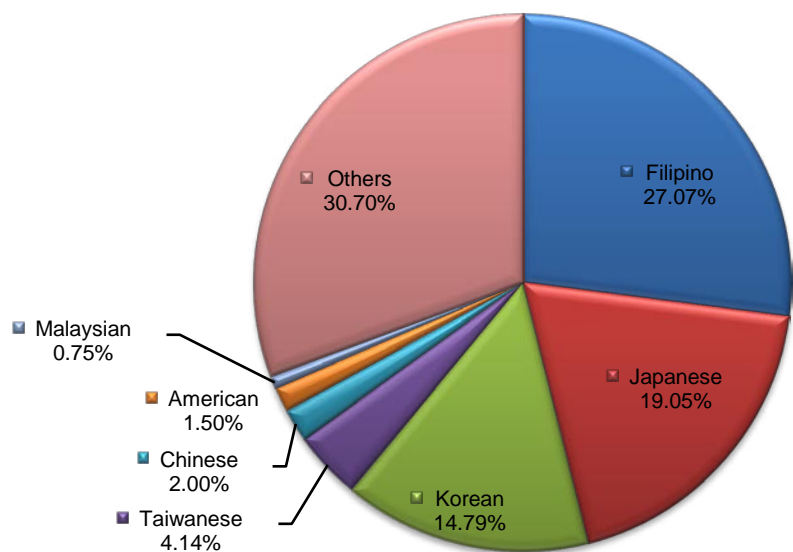


Out of the 798 industrial establishments located in the province, the highest numbers of investors are Filipinos who comprised 27.07% or 216. It is followed by Japanese with 152 and Koreans with 118. Other investors who come to the province for various businesses totalled to 245 or 30.70%. (Table 6.37 & Figure 6.5). The data shows that Filipinos still plays an active role in the economy of the country. Even in Cavite, the industrial establishments are dominated by Filipino owned companies.

Table 6.37. Number of Industrial Establishments by Equity Participation, Province of Cavite: 2009

Nationality	Number of Investors	Percentage Distribution
Filipino	216	27.07
Japanese	152	19.05
Korean	118	14.79
Taiwanese	33	4.14
Chinese	16	2.00
American	12	1.50
Malaysian	6	0.75
Others	245	30.70
TOTAL	798	100.00

Figure 6.5 Percentage Distribution of Industrial Establishments by Equity Participation



INDUSTRIAL ESTATES AND ECONOMIC ZONES

Land use plan of the province defines the location of industrial zones for the strategic provision and optimization of support facilities needed by industries. Cavite has established a total of 46 economic zones/industrial estates, 27 are operating, 7 are proclaimed and 12 are still in the process of development. In terms of number of economic zones, District V has the majority of these with 16 industrial zones/estates followed by District VI with 15. (Table 6.38)

Table 6.38. Number of Economic Zones/Industrial Estates by City/Municipality Province of Cavite: 2009

City/Municipality	Operating	Proclaimed	Development in Progress	Total
District I				
Cavite City			2	2
Kawit		1		1
Rosario	1		1	2
District II				
Bacoor	1			1
District III				
Imus	3			3
District IV				
Dasmariñas	3	1	1	5
District V				
Carmona	7	1		8
Gen. Mariano	1			1
Silang	5		2	7
District VI				
Trece Martires City		1	2	3
Gen. Trias	5	2	3	10
Tanza	1	1		2
District VII				
Naic			1	1
Total	27	7	12	46

Source: Philippine Economic Zone Authority, Pasay City, Board of Investments, Makati City City/Municipal Planning and Development Offices

Table 6.39 shows that since 1982 until 2009, a total of 622 industrial establishments composed of 2 public and 25 private industrial estates/economic zones, covering a total of 1,383.651 hectares of land, have kept operating in the entire province. It is noted that Cavite Economic Zone (CEZ) in the municipality of Rosario, a public economic zone with the highest number of industrial establishments (259), covers the widest land area of 278.510 hectares. It is followed by Imus Informal Industrial Estate (200 hectares) and Gateway Business Park in Gen. Trias (110.06 hectares).

Table 6.39. Inventory of Operating Industrial Estates/Economic Zones, Province of Cavite: as of December 31, 200

City/Municipality	Ecozone/Industrial Estate	Year Established	Type	Land Area	Number of Industrial Establishments	
District I						
Rosario	1. Cavite Economic Zone	1980	Public Ecozone	278.510	259	
District II						
Bacoor	2. SM City Bacoor-TeleTech	2008	Private Ecozone	4.130	1	
District III						
Imus	3. Anabu Hills Industrial Estate	1996	Private IE	10.852	4	
	4. EMI Special Economic Zone	2003	Private Ecozone	26.680	1	
	5. Imus Informal Industrial Estate	1988	Private IE	200.000	8	
District IV						
Dasmariñas	6. Dasmariñas Technopark	1996	Private IE	38.000	10	
	7. First Cavite Industrial Estate-General Industrial Zone	1991	Private IE	94.720	88	
	First Cavite Industrial Estate-Special Economic	1991	Private Ecozone	59.780		
	8. First Cityland Heavy Industrial Estate	1988	Private IE	32.100	1	
District V						
Carmona	9. Granville Industrial Complex	1991	Private IE	7.000	12	
	10. Golden Mile Business Park		Private IE	45.060	29	
	11. Mountview Industrial Complex I	1993	Private IE	24.000	29	
	12. Mountview Industrial Complex II	1995	Private IE	22.300	9	
	13. Southcoast Industrial Estate	1993	Private IE	13.400	19	
	14. Welborne Industrial Estate	1996	Private IE	12.000	14	
	15. Cavite-Carmona Industrial Estate	1982	Private IE	47.010	3	
	People's Technology Complex	2000	Private Ecozone	52.990	48	
	Gen. Mariano Alvarez	16. GMA-NHA Industrial Estate	1982	Public IE	10.000	5
		Silang	17. Cavite Light Industrial Park	2000	Private IE	37.404
	18. Daiichi Industrial Park		1996	Private Ecozone	55.020	7
	19. Greenway Business Park		1996	Private IE	10.500	5
	20. Maguyam Industrial Estate		1994	Private Ecozone	16.400	8
	21. Meridian Industrial Park			Private IE	23.000	4
	District VI					
Gen. Trias	22. Gateway Business Park	1989	Private Ecozone	110.060	20	
	23. Golden Gate Business Park		Private IE	65.155		
	24. Golden Gate II Industrial Estate	1997	Private IE	16.580		
	25. Mangahan Industrial Estate	1988	Private IE	10.200	4	
	26. New Cavite Industrial City	1988	Private IE	52.000	17	
	Tanza	27. Lu Chu Industrial Estate	1995	Private IE	8.800	3
TOTAL				1,383.651	622	

Source: Philippine Economic Zone Authority, Pasay City, Board of Investments, Makati City, City/Municipal Planning and Development Offices, Province of Cavite Industrial Estates/Economic Zones/Industrial Establishments

Meanwhile, proclaimed economic zones are shown in Table 6.40. These economic zones cover a total of 425,940 hectares. Preferred industries are those in tourism, electronics, garments, food processing, leather products, metal fabrication, toys, gifts, house wares, Business Processing Outsourcing (BPO), light to medium scale, non-pollutive and semiconductor industries.

Table 6.40. Inventory of Proclaimed Economic Zone, Province of Cavite: 2009

CITY/MUNICIPALITY	ECOZONE/ INDUSTRIAL ESTATE	YEAR PROCLAIMED	TYPE OF INDUSTRIAL ESTATE	LAND AREA (in has.)	PREFERRED INDUSTRIES
District I					
Kawit	1. Island Cove Tourism Economic Zone	2008	Private Ecozone	13.890	Tourism
District IV					
Dasmariñas	2. Robinson's Place-Dasmariñas	2008	Private Ecozone	4.560	IT/Business Processing Outsourcing
District V					
Carmona	3. San Lazaro Leisure and Business Park	2008	Private Ecozone	54.230	Tourism
District VI					
Trece Martires City	4. Fil-Estate Industrial Park (Trece Martires City & Tanza)	2000	Private Ecozone	80.620	Electronics, garments, food processing, leather products, metal fabrication, toys, gifts and housewares
Gen. Trias	5. Cavite Eco-Industrial Estate	1998	Private Ecozone	104.95	Light to medium scale, non-pollutive industries
Tanza	6. Cavite Economic Zone II		Private Ecozone	51.470	
	7. Cavite Productivity Economic Zone	2000	Private Ecozone	116.220	Electronic products, electrical machinery, semiconductors
TOTAL				425.940	

Source: Philippine Economic Zone Authority, Pasay City; City/Municipal Planning & Development Offices, Province of Cavite; Board of Investments, Makati City; Industrial Estates/Economic Zones/Industrial Establishments



Cavite has twelve (12) economic zones with status of development in progress. These are economic zones that are still doing some land development and are not yet fully occupied by locators. The largest economic zone under development is located in Gen. Trias, the PEC Industrial Park with 177 hectares intended for garments, textiles, semiconductors, food processing and pharmaceuticals. The total area of economic zones which development is still in progress is 1,095.5 hectares. This would mean a lot of available resources to accommodate the incoming investments and industrial locators in Cavite (Table 6.41).

Table 6.41. Inventory of Development in Progress Economic Zones, Province of Cavite: 2009

CITY/MUNICIPALITY	ECOZONE/INDUSTRIAL ESTATE	YEAR PROCLAIMED	TYPE OF INDUSTRIAL ESTATE	LAND AREA (in has.)	PREFERRED INDUSTRIES
District I					
Cavite City	1. Gimco Sangley Point Special Economic Zone	2001	Private Ecozone	40.000	Light to medium scale industries
Rosario	2. Marcelo IPG Industrial and Aqua Farming Park		Private Ecozone	150.000	
	3. Filoil Economic Zone II		1997	Private Ecozone	
District IV					
Dasmariñas	4. Cambridge Intelligent Park		Private Ecozone	86.000	Light to medium scale, non-pollutive industries
District V					
Silang	5. Best World Technopark	1997	Private Ecozone	145.060	Electronic and semiconductors
	6. Sterling Technopark		Private Ecozone	100.000	
District VI					
Trece Martires City	7. Filinvest Technology Park Cavite	1996	Private Ecozone	86.000	Light to medium scale, non-pollutive industries
	8. Sumpco Industrial Estate Special Economic Zone		Private Ecozone	53.810	
Gen. Trias	9. PEC Industrial Park	1997	Private Ecozone	177.000	Garments, textiles, semiconductors, food processing, pharmaceuticals Electronics, electrical products, transportation equipment and parts, machinery equipment and parts, wearing apparels
	10. Taipan Gold Industrial Park	1997		100.000	
	11. Majestic Industrial Estate		Private Ecozone	20.350	
District VII					
Naic	12. Petroleum Industry Economic Zone		Private Ecozone	15.000	Petroleum-based industries
TOTAL				1,095.500	

Source: Philippine Economic Zone Authority, Pasay City
City/Municipal Planning & Development Offices, Province of Cavite
Board of Investments, Makati City
Industrial Estates/Economic Zones/Industrial Establishments