




**TOURISM
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ZONE
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MEMORANDUM

FOR : **HERNAN A. ENAL**
Manager, TEZ Assistance and Monitoring Department



FROM : **ATTY. NIÑO RUPERTO F. AQUINO**
Manager, TEZ Regulation Department

SUBJECT : **TURN-OVER OF DOCUMENTS OF ALPHALAND BALE SIN ISLAND TEZ**

DATE : **17 September 2020**

This is to respectfully turn over the application and designation documents of Alphaland Balesin Island located at Brgy. Balesin, Polilio, Quezon designated on 13 August 2020 as a mixed-use Tourism Enterprise Zone under R.A. 9593 or the Tourism Act of 2009, as amended by R.A. 11262.

For your appropriate action. Thank you.



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A. DESIGNATION DOCUMENTS

DOCUMENT	LOCATION	H/E
Notice of Conditional Designation	White Folder	H/E
Secretary's Certificate (Conditional Designation of the 405-hectare Alphaland Balesin Island TEZ)	White Folder	H/E
Secretary's Certificate (Full Designation of the 403.9556 hectares)	White Folder	H/E
Notice of Full Designation	White Folder	H/E
Certificate of Acceptance	White Folder	H/E
Certificate of Designation of 403.9556-hectare Alphaland Balesin Island TEZ	White Folder	H/E
Certificate of Registration of Alphaland Balesin Island Club, Inc. as TEMFS	White Folder	H/E
Registration Agreement between TIEZA and ABICI as TEMFS of Alphaland Balesin Island TEZ	White Folder	H/E

B. EVALUATION TIMELINE

DATE	REMARKS
19 June 2017	ABICI submitted the Upon Application Documents and paid the Filing Fee.
21 June 2017	TIEZA Issued Notice to Proceed to submit Prior to Designation Documents, with conditions and issues to address and resolve found in the Upon Application Documents.
21 July 2017	ABICI submitted Prior to Designation documents
24 July 2017	Notice of Ocular Inspection
01-03August 2017	Conduct of Ocular Inspection. Discussion of issues and concerns on the Development Plan and other issues on the application.
08 August 2017	Meeting with ABICI and LGU of Polilio, Quezon regarding Alphaland Balesin Island as TEZ. The LGU issued Sangguniang Bayan Resolution No. 169-2017 dated 04 August 2017 stating the deferment of their approval of Brgy. Balesin to be designated as TEZ.
11 August 2017	Technical Evaluation/Ocular Report
22 September 2017	Pre-Evaluation Report
25 September 2017	Joint Scoring
26 October 2017	Submission of Revised Development Plan
07 November 2017	Pre-Evaluation and Technical Evaluation for Revised Development Plan
08 November 2017	Joint Scoring for the Revised Development Plan
20 December 2017	Joint Scoring for the Revised Development Plan and additional requirements submitted
27 December 2017	Submitted additional documents <ul style="list-style-type: none">❖ 6 sets of Development plan❖ CBA



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	<ul style="list-style-type: none">❖ EIS❖ UNWTO Presentation
12 January 2018	<p>Conditional Designation of Alphaland Balesin Island</p> <p><i>Based on the Secretary's Certificate:</i></p> <ul style="list-style-type: none">a) Submission of DAR Conversion Order within one (1) year from the date of designation;b) Submission within six (6) months, of amended ECC that covers the entire 405 hectares and all existing and future developments;c) Submission of an LGU Resolution approving the development plan of Alphaland Balesin Island project as TEZ;d) Submission of a business plan showing that the area may further be utilized for bringing in new investments in tourism establishments and services; ande) Submission of a development plan that may catalyze the socioeconomic development of neighboring communities.
23 January 2018	<p>Letter informing ABICI the conditions they need to comply to be fully designated as TEZ.</p> <p><i>Note:</i></p> <p><i>Please be informed that the letter has been issued prior to the issuance of the Secretary's certificate. It can be noted that the conditions in the said documents vary wherein, the letter contains the following which are based on the discussions during the Board meeting:</i></p> <ul style="list-style-type: none">a) Submission of DAR Conversion Order within one (1) year from the date of designation;b) Submission within six (6) months, of amended ECC that covers the entire 405 hectares and all existing and future developments;c) Submission of an LGU Resolution approving the development plan of Alphaland Balesin Island project as TEZ;d) Submission of business model or business plan of ABICI's "members only scheme": the rationale of choosing the scheme; and explanation on why it won't be restrictive in attracting tourists; ande) Submission of Filipino designs or plans exhibiting national and local culture.
20 March 2018	<p>Follow up ABICI on their pending submission of the requirements in compliance to the conditions by the TIEZA Board</p>
11 June 2018	<p>Partial Submission of Requirements regarding their Conditional Designation. (as contained in the letter dated January 23, 2018):</p> <ul style="list-style-type: none">• Business model or business plan of ABICI's "members only scheme": the rationale of choosing the scheme; and



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	explanation on why it won't be restrictive in attracting tourists; and • Filipino designs or plans exhibiting national and local culture.
11 July 2018	Request for an extension of 10 days to submit amended ECC
16 July 2018	Reply to ABICI regarding pending documents
20 July 2018	Submitted copy of Amended ECC
18 September 2018	Letter requesting for summary of proofs of land ownership vis-a-vis amended ECC coverage
03 January 2019	Forwarded to ABICI the terms and conditions of LGU Polillo discussed with TIEZA
03 January 2019	Request for 6-month extension for the submission of pending requirements for their conditional designation
07 January 2019	Grant of 6-month extension (03 June 2019) for the submission on pending requirements
06 June 2019	Request for extension on the submission of lacking documents ❖ DAR Conversion Order ❖ LGU Resolution
05 August 2019	Submitted LGU Resolution (Resolution No, 123-2019) approving the development plan of Alphaland Balesin Island
August 28, 2019	Sent acknowledgement of Resolution No. 123-2019 and follow up for the submission of: ❖ DAR Conversion Order ❖ Business Plan Showing that the area may be further be utilized for bringing in new investments in tourism establishments and services ❖ Development plan that may catalyze the socio-economic development of neighboring communities
October 21, 2019	Submission of Business Plan showing that the area may further be utilized for bringing in new investments and services
October 21, 2019	Submission of a development plan that may catalyze the socio-economic development of neighboring communities
May 18, 2020	Submission of DAR Exemption Order
June 02, 2020	Letter to ABICI informing the findings on the post- designation requirements: 1. That the certification of the HLURB and the MARO in 13 June 2011 and 21 June 2011 respectively, which were used as supporting documents in the issuance of the DAR Exemption Clearance from CARP coverage is not consistent with the issued certification of the Acting Zoning Officer of the Municipality of Polilio, Quezon dated 25 July 2017 which states that "Municipal Ordinance No. 2002-028 otherwise known as the "Zoning Code of Polilio, Quezon (2002)", the Balesin Island is generally classified as " Agricultural Zone " with all over surrounding beaches classified as a "Tourism Zone" ". (Highlighting supplied)



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	<p>2. That only 347.957 hectares of the submitted proof of land holding authorities on file covering the designated TEZ were covered by the submitted DAR Exemption Clearance;</p> <p>3. That only 357.6857 hectares of the submitted proof of land holding authorities on file covering the designated TEZ were covered by the amended Environmental Compliance Certificate (ECC);</p> <p>4. That there are proposed new developments inside the TEZ that are not covered in the submitted amended ECC;</p> <p>5. That there is a discrepancy of 40.7941 hectares between the designated TEZ area of 405 hectares against the inventory of proofs of land holding authority on file which totalled only to 364.2059 hectares; and</p> <p>6. That there is no submitted proof of authority to develop parcels of lands registered under East Asia (AEA) Capital Corporation with TCT Nos. 067-2012000067 and 067-2012000068.</p>
June 04, 2020	Meeting with ABICI for clarification on the findings on the post designation requirements and all previously submitted documents.
June 04, 2020	Sent the inventory of titles to Balesin and inventory of developments under the development plan not covered by the ECC
June 11, 2020	ABICI submitted additional titles (in relation to the meeting on 04 June 2020)
June 16, 2020	Meeting with the proponent
June 16, 2020	<p>Sent letter to proponent manifesting acceptance of the LGU Resolution, Business Plan and Development Plan. However, requesting clarifications on the following:</p> <ul style="list-style-type: none">• Parcels of land in the 405 hectares which are not covered by the DAR Exemption Clearance• Issue on the Certification from the Municipal Treasurer Office declaring that ABICI has been taxed based on its actual use as Tourism and Ecotourism purpose• Parcels of land in the 405 hectare not included in the ECC
June 22, 2020	<p>Letter from the proponent re clarifications on the issues as provided under the June 16, 2020 letter:</p> <ul style="list-style-type: none">➤ Clarifications on the land use of the portion of the property not covered by the DAR Exemption Order➤ Clarifications on the discrepancy on the land titles relative to the coverage of ECC



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June 23, 2020	Meeting with technical staff of ABICI re clarification on the lacking 117,000 sq.m. covered by the ECC but not accounted by the land titles submitted
June 24, 2020	ABICI Technical staff sent updated master list of the inventory of titles. (79,737sqm for clarification with Atty. Alba)
June 29, 2020	ABICI submitted a plot reflecting 4,037,556 square meters
June 30, 2020	ABICI submitted letter explaining that there are 8 lots which make the difference between the 4,037,556 sq.m. totaled from the inventory and the 405 designated area. (with plot reflecting the 8 lots)
July 08, 2020	Letter to Proponent re findings on: <ul style="list-style-type: none">➤ Coverage of DAR Conversion Order (request to map out the remaining 166,063 sq.m. not covered by the clearance)➤ Titles covered by the ECC but not proofs were provided.➤ Instruction of the TEZ Committee Chairperson relative to the submitted documents and conditions set by the TIEZA Board of Directors in 12 January 2018.
July 17, 2020	Proponent sent letter requesting to carve out 18,500 sq.m. (and all other responses to the findings under the July 08, 2020 letter)
July 28, 2020	Presentation to TEZ Committee
August 13, 2020	Presentation to TIEZA Board and approval of the full designation of 403.9556 hectares

C. DOCUMENTARY REQUIREMENTS

C.1. UPON APPLICATION DOCUMENTS

DOCUMENT	LOCATION	H/E
Application Form	Red Case File Folder	H/E
Project Brief	Red Case File Folder	H/E
SEC Certificate of Registration, Amended Articles of Incorporation	Red Case File Folder	H/E
Board Resolution authorizing the filing for the application for designation as TEZ	Red Case File Folder	H/E
Anti-Graft Certificate	Red Case File Folder	H/E
Company Profile of the Proponent	Red Case File Folder	H/E
List of Directors & Officers & Major Stock holders	Red Case File Folder	H/E
Proof of Ownership & Development Agreement	Red Case File Folder	H/E
Vicinity Map	Red Case File Folder	H/E
Additional titles		E

C.2. PRIOR TO DESIGNATION DOCUMENTS

DOCUMENT	LOCATION	H/E
Development Plan	Red Filing5Folder	H/E
Verified Survey Return		E



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Cost Benefit Analysis (October 24, 2017 & December 26, 2017)	White Folder	H/E
Audited Financial Statements (2014-2016)		E
Master List of Importable Items	White Folder	H/E
Environmental Compliance Certificate (Feb 17, 2011)	White Folder	H/E
LGU Resolution No. (008-2018, 169-2017)	White Folder	H/E

C.3. POST DESIGNATION DOCUMENTS

DOCUMENT	LOCATION	H/E
Amended ECC	White Folder	H/E
LGU Resolution No. 123-2019	White Folder	H/E
Business Plan showing that the area may further be utilized for bringing in new investments and services	White Folder	H/E
Development Plan that may catalyze the socio-economic development of neighboring communities	White Folder	H/E
DAR Exemption Order	White Folder	H/E
Business Model; the rationale of choosing “members-only scheme”; and the explanation of why it won’t be restrictive	White Folder	H/E

D. EVALUATION DOCUMENTS

DOCUMENT	LOCATION	H/E
TEP Working Papers	White Folder	H/E
Technical Evaluation Report	White Folder	H/E
Alphaland Balesin Island Site Visit Report	White Folder	H/E
Joint Evaluation Report	White Folder	H/E
Memo to Board for the Conditional Designation of 405-hectare Alphaland Balesin Island	White Folder	H/E
Evaluation Report of the Post Designation Documents	White Folder	H/E
Memo to Board for the Full Designation of the 403.9556-hectare Alphaland Balesin Island	White Folder	H/E

E. COMMUNICATIONS

DOCUMENT	LOCATION	H/E
Various Letters	White Folder	H

F. OTHER FILES

DOCUMENT	LOCATION	H/E
Proof of Payment: (ATAP and Official Receipt) <ul style="list-style-type: none">Filing FeePublication FeeDesignation Fee	White Folder	H/E
Tax Declaration	White Folder	H/E
Certification from the Municipal Treasurer	White Folder	H/E



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Metes and Bounds of the 403.9556 hectares	White Folder	H/E
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Prepared by:


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SAMUEL JOHN B. NARIDO
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Noted by:


DONALDO R. MALDONADO
Manager
Evaluation and Registration Division

9/15

Cc: ACOO for TEZ Management Sector


09/24/2020

LAURENCE M. SAN PEDRO
Sr. Enterprise Services Specialist
9/24/2020

