



TOURISM INFRASTRUCTURE AND ENTERPRISE ZONE AUTHORITY
Office Performance Commitment and Review (OPCR)

I, **NINO RUPERTO F. AQUINO**, Manager for Tourism Enterprise Zone (TEZ) Regulation Department commit to deliver and agree to be rated on the attainment of the following targets in accordance with the indicated measures for the period of 1 July to 31 December 2020

Approved by:

Atty. KAREN MAE SARINAS-BAYDO
Asst. COO for TEZ Management Sector

NINO RUPERTO F. AQUINO
TEZ Regulation Department Manager
Date: 24 August 2020

Rating Scale :	5 - Outstanding	2 - Unsatisfactory
	4 - Very Satisfactory	1 - Poor
	3 - Satisfactory	

STRATEGIC OBJECTIVES/ FUNCTIONS	SUCCESS INDICATORS	Allotted Budget	Division / Individuals Accountable	Actual Accomplishments	RATING			Remarks
					Q1	E2	A3	
Completion of Tourism Development Plan for Siargao Islands	Submitted CTMP of Siplas and ITMP of Sta. Monica to TEZ ACOO on or before 1 December	Masterplanning AdHoc	Submitted CTMP SIPLAS and ITMP Sta. Monica on 16 December					See Annexes A (email thread) and A1 (Memo to ACOO)
Completion of tourism development plan for Corregidor Island	Submitted CTDP to TEZ ACOO on or before 1 December	Masterplanning AdHoc	Submitted CTMP of Corregidor on 16 December					See Annexes B (email thread) and B1 (Memo to ACOO)
Completion of tourism development plan for Maribojoc	Submitted Final Report to TEZ ACOO on or before 1 December	Masterplanning AdHoc	Submitted CTDP of Maribojoc on 6 October					See Annexes C (email thread) and C1 (Memo to ACOO)
Tourism development planning for Camotes Island, Cebu	Submitted Comments on the revised PTDP within 15 days from receipt	Masterplanning AdHoc	Submitted Comments on Camotes PTDP on 5 August from 29 July 2020 or within 4 wd					See Annexes D (email thread), and D2 (Memo to ACOO Camotes)



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Tourism development planning for Bantayan Island, Cebu	Submitted Comments on the revised PTDP within 15 days from receipt	Masterplanning AdHoc	Submitted Comments on Carnotes PTDP on 5 August from 29 July 2020 or within 4 wd	See Annexes D (email thread), and D1 (Memo to ACOO Bantayan)	5
Assistance to Tourism Enterprises in Light of COVID-19 Pandemic	Submitted to ACOO the COVID19 responsive policies/guidelines on or before 1 December	ERD/IAD/PLD	Submitted 8, 11, 29 June 2020	See Annexes E (email thread waiver of fees), E1 (TIEZA Legal Opinion), F (email thread TEZ/RTE), F1 (Memo to ACOO), G (email thread Substantial Expansion), and G1 (memo to ACOO)	5
Online processing of TEZ Applications	Submitted WI for online processing of TEZ/RTF applications to ACOO on or before 1 December	ERD	Submitted online WIs on 25 November	See Annexes H (email thread submitting online WIs) and H1 (Memo to ACOO)	5
Online processing of applications for Start of Business Operations and Certificate of Entitlement	Submitted WI for online processing of SBO and COE to ACOO on or before 1 December	IAD	Submitted online WIs on 25 November	5	5
Online processing of TEZ Building Permits and Ancillary Permits	Submitted WI for online processing TEZ Building/Occupancy Permits to ACOO on or before 1 December	PLD	Submitted online WIs on 25 November	5	5



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AVERAGE RATING

STRATEGIC OBJECTIVES/FUNCTIONS	SUCCESS INDICATORS	RATING			
		Q1	E2	T3	A4
Completion of Tourism Development Plan for Siargao Islands	Submitted CTMP of Siplas and ITMP of Sta. Monica to TEZ ACOO on or before 1 December	Submitted CTMP of Siplas and ITMP Sta. Monica on 16 December	5	5	
Completion of tourism development plan for Corregidor Island	Submitted CTDP to TEZ ACOO on or before 1 December	Submitted CTDP of Corregidor on 16 December	5	5	
Completion of tourism development plan for Maribojoc	Submitted Final Report to TEZ ACOO on or before 1 December	Submitted CTDP of Maribojoc on 6 October	5	5	
Tourism development planning for Camotes Island, Cebu	Submitted Comments on the revised PTDP within 15 days from receipt	Submitted Comments on Camotes PTDP on 5 August from 29 July 2020 or within 4 wd	5	5	
Tourism development planning for Bantayan Island, Cebu	Submitted Comments on the revised PTDP within 15 days from receipt	Submitted Comments on Camotes PTDP on 5 August from 29 July 2020 or within 4 wd	5	5	
Assistance to Tourism Enterprises in Light of COVID-19 Pandemic	Submitted to ACOO the COVID19 responsive policies/guidelines on or before 1 December	Submitted 8, 11, 29 June 2020	5	5	
Online processing of TEZ Applications	Submitted WI for online processing of TEZ/RTE applications to ACOO on or before 1 December	Submitted online WIs on 25 November	5	5	



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		Assessed by:	
Online processing of applications for Start of Business Operations and Certificate of Entitlement	Submitted WI for online processing of SBO and COE to ACOO on or before 1 December	Submitted online WIs on 25 November	5
Online processing of TEZ Building Permits and Ancillary Permits	Submitted WI for online processing TEZ Building/Occupancy Permits to ACOO on or before 1 December	Submitted online WIs on 25 November	5
Total Overall Rating Final Average Rating Adjectival Rating			45 5 E

		Final Rating by:	
FRANCIS RANDY J. HORTELANO Manager, Corporate Planning Department	ATTY. JOY M. BULAUTAN Chairperson, Performance Management Team	Atty. KAREN MAE SARINAS-BAYDO Asst. COO for TEZ Management Sector	

**TOURISM ENTERPRISE ZONE
TEZ REGULATION DEPARTMENT
RATING MATRICES (2nd Sem of 2020)**

<u>Objectives</u>	<u>Indicators</u>	<u>Rating Matrix</u>
Completion of Tourism Development Plan for Siargao Islands	Submitted to TEZ ACOO on or before 1 December	5=in 10 days or less; 4=within 15 days to 11 days; 3=within 20 days to 15 days; 2=within 30 days to 19 days; 1=Beyond 30 days
Completion of tourism development plan for Corregidor Island	Submitted to TEZ ACOO on or before 1 December	5 = Between Nov. 15 to 20; 4 = Between Nov. 21 to 31; 3 = Dec1 to 15; 2 = Dec 15 to 31; 1 = Beyond Dec31
Completion of tourism development plan for Maribojoc	Submitted to TEZ ACOO on or before 1 December	5 = Between Nov. 15 to 20; 4 = Between Nov. 21 to 31; 3 = Dec1 to 15; 2 = Dec 15 to 31; 1 = Beyond Dec31
Tourism development planning for Camotes Island, Cebu	Submitted Comments on the revised PTDP within 15 days from receipt	5=in 10 days or less; 4=within 15 days to 11 days; 3=within 20 days to 15 days; 2=within 30 days to 19 days; 1=Beyond 30 days
Tourism development planning for Bantayan Island, Cebu	Submitted Comments on the revised PTDP within 15 days from receipt	5=in 10 days or less; 4=within 15 days to 11 days; 3=within 20 days to 15 days; 2=within 30 days to 19 days; 1=Beyond 30 days
Assistance to Tourism Enterprises in Light of COVID-19 Pandemic	Posted on TIEZA Website the COVID19 responsive policies/guidelines on or before 1 December	5 = Between Nov. 15 to 20; 4 = Between Nov. 21 to 31; 3 = Dec1 to 15; 2 = Dec 15 to 31; 1 = Beyond Dec31
Online processing of TEZ Applications	Submitted WI for online processing of TEZ/RTE applications to ACOO on or before 1 December	5 = Between Nov. 20 to 25; 4 = Between Nov. 26 to 31; 3 = Dec1 to 15; 2 = Dec 15 to 31; 1 = Beyond Dec31
Online processing of applications for Start of Business Operations and Certificate of Entitlement	Submitted WI for online processing of SBO and COE to ACOO on or before 1 December	5 = Between Nov. 20 to 25; 4 = Between Nov. 26 to 31; 3 = Dec1 to 15; 2 = Dec 15 to 31; 1 = Beyond Dec31
Online processing of TEZ Building Permits and Ancillary Permits	Submitted WI for online processing TEZ Building/Occupancy Permits to ACOO on or before 1 December	5 = Between Nov. 20 to 25; 4 = Between Nov. 26 to 31; 3 = Dec1 to 15; 2 = Dec 15 to 31; 1 = Beyond Dec31

ANNEX A

Presentation of CTMP and ITMP to the Board

From: onin aquino (aquinonino@yahoo.com)
To: ksbaydo@gmail.com; catherine.sta.clara@gmail.com
Cc: lahrenlmc3.tieza@gmail.com; kirkdulay.tieza@gmail.com
Date: Friday, October 16, 2020, 02:54 PM GMT+8

Atty. Karen:

for your review and comments.

- 1) Draft Memo to Board;
- 2) Memo to ACOO recommending presentation to the Board;
- 3) TOR and MOA with Palafox
- 4) TWG Comments and Palafox reply
- 5) Executive Summaries for SIPLAS and Sta. Monica

thanks,
NFA

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Best regards,

Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department
TEZ Management Sector
7/F Double Dragon Tower 1
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Pasay City



Memo to ACOO recommending presentation of CTMP and ITMP.docx
193.5kB



Memo to Board (Siargao).docx
177.9kB



Terms of Reference - Siargao Island.pdf
443.6kB



Updated MOA from TIEZa.pdf
6.1MB



Executive Summaries (CTMP and ITMP) SIPLAS and Sta Monica.pdf
82.1kB

ANNEX A1



**TOURISM
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MEMORANDUM

FOR : ATTY. KAREN MAE G. SARINAS-BAYDO
ACOO for TEZ Management Sector

Naguinaldo

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

SUBJECT : COMPREHENSIVE TOURISM MASTER PLAN OF SIARGAO ISLANDS
AND INTEGRATED TOURISM MASTER PLAN OF STA. MONICA

DATE : 13 October 2020

With the completion of the Comprehensive Tourism Master Plan (CTMP) of Siargao Islands and the Integrated Tourism Master Plan (ITMP) of Sta. Monica, we are respectfully recommending their presentation to the Board for approval to turnover to the Province of Surigao del Norte and designation of Sta. Monica as Flagship TEZ.

For your consideration.



I. BACKGROUND:

Siargao is a teardrop shaped island located 800 kilometers southeast of Manila and is situated off the northeastern coast of Mindanao which is also 196 kilometers southeast of Tacloban in the province of Surigao Del Norte. It covers a land area of 62,796 hectares and a marine area of 216,118 hectares which totaled to 278,914 hectares of protected landscape and seascape. The area is classified as a wildlife sanctuary and by virtue of Presidential Proclamation No. 902, it was formally declared to what is known today as Siargao Islands Protected Landscapes and Seascapes (SIPLAS).

SIPLAS is currently the most visited tourism destination in the province due to diversity of natural attractions such as long stretch of fine white sand beaches, rock formations, lagoons, lakes, springs, caves, and vast area of mangrove forests. Among all of these, Siargao boasts of numerous surfing breaks comparable to international setting hence, the recognition as the "Surfing Capital of the Philippines".

Said recognition caused the steadily increasing number of visitors in the island. In effect, there has been the rise in tourism industry and economic development in Siargao. In order to keep up, it is necessary to maximize the potential of the area for tourism but with high regard to its natural environment through the conducting comprehensive studies and planning.

In the second quarter of 2017, upon the request and funding from the Office of then House Speaker Pantaleon Alvarez, TIEZA undertook the preparation of a Comprehensive Tourism Master Plan (CTMP) of the entire Siargao Islands. The project was bid out and awarded to Palafox Associates on 22 December 2020 in the amount of Php 23,888,888.00.

Part of the said report is the crafting of an Integrated Tourism Master Plan (ITMP) for the identified Flagship Tourism Enterprise Zone (FTEZ) that will serve as a model for sustainable development and area for investment in Siargao. Accordingly, a 845.8-hectare property in the Municipality of Santa Monica is identified as possible Flagship TEZ.

The following are the major milestones in the master planning of Siargao Islands:

March 02, 2018	Submission of final Inception Report (IR). This was followed by series of Public Consultations in Siargao Islands on March 12-16 and March 19, 2018.
June 19, 2018	Submission of final Situational Analysis Report (SAR)
October 17, 2018	Submission of final Preliminary Tourism Master Plan (PTMP)
December 14, 2018	Submission of first draft Comprehensive Tourism Master Plan (CTMP)
December 17, 2018	Submission of draft Integrated Tourism Master Plan (ITMP)
May 27, 2019	The CTMP report was presented to PAMB. During the



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	meeting, it was agreed that the body shall be given fifteen (15) days to review the report presented by Palafox. On June 14, 2020, the consultant submitted the CTMP which includes the comments of SIPLAS-PAMB
<i>(After said submission, there have been series of revisions of the report, consultation and presentation to the stakeholders)</i>	
October 23, 2019	Presentation of the CTMP to the TWG members
November 13, 2019	Endorsement of the CTMP and ITMP to Provincial Government. The report is still for review and comments of the LGU.
December 09, 2019	Submission of the CTMP and ITMP that included the comments from the LGU
<i>(Palafox initiated to revise the reports to simplify and update the financials of key infrastructure projects. Thereafter, due to ECQ, there have been delays/adjustments in the project timetable)</i>	
May 01, 2020	Submission of submitted draft marketing collaterals and investment portfolio for initial assessment since. The deliverables are required after the approval of the CTMP. Nonetheless, TIEZA still provided comments on the draft on May 26, 2020.
August 03, 2020	Submission of the updated ITMP and marketing collaterals and investment portfolio. On August 11, 2020, Palafox was informed that the ITMP and marketing collaterals and investment portfolio were satisfactory, but are still subject to revisions upon the approval of the CTMP.
August 19, 2020	Submission of the updated CTMP. On September 02, 2020, TIEZA provided comments on the report.
September 14, 2020	Submission of the Final CTMP

Basic Information on Siargao Islands:

- **Income Class :** 2nd class (Surigao Del Norte)
- **Population**

Based on the 2015 Population Census, Siargao Islands has a population of 116,587 which makes up the 20% of the total population of Surigao Del Norte. Among the fastest growing municipalities in Siargao are General Luna (2.13% annual growth rate), Socorro (1.18% annual growth rate) and Del Carmen (1.36% annual growth rate) which are among the top tourist destinations in the province.

Currently, there are 132 barangays in Siargao, 32 of which are urban. Pilar registered 4.8 percent of its total household population as informal settlers. In absolute number of households,



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however, Dapa registered the highest volume of informal settlers in Siargao Island with 138 households. Specifically, they are concentrated in Barangay 12 in Poblacion (17 households); Brgy. Consolacion (16 households); Brgy. Santa Fe (16 households); San Miguel and Union (each with 12 households). Informal settlers are also found in other barangays. These are Del Carmen Poblacion (22 households); Libertad in Gen. Luna (17 households); Caridad in Pilar (16 households); Del Carmen in San Isidro (16 households); and Rizal in Santa Monica (23 households).

- **Major Industries :** Surigao Del Norte is generally dedicated for agriculture and agri-fishery
- **Tourist Arrival**

Siargao Islands first reached its 100,000 mark on tourist arrivals in 2013 due to the opening of direct flights in Sayak Airport. At present, tourist arrival reached 135,429 reached wherein General Luna occupies 39.3% thereof being the top visited destination in Siargao that can be attributed to the well-known Cloud 9 and the availability of accommodation, facilities and services.

- **Visitor Projection**

By 2050, the whole Siargao Islands is expected to have 2,603,295, which is 10x more than its arrivals at 2020 of 216,348.02.

- **Development Period :** 25-year development period
- **Jobs to be Created :** 1,043,365 jobs

II. ISSUE

Before we can turn-over the CTMP of Siargao Islands and ITMP of Sta. Monica, they must be presented to TIEZA Board first. Hence, this recommendation.

Moreover, whether the proposed Sta. Monica Flagship TEZ within the Siargao Islands be designated already in line with the ITMP..

III. DISCUSSION

Compliance with the TOR

In the procurement of the consultancy services for the formulation of the CTMP for Siargao Islands and CTMP for Sta. Monica, all bidders were duly aware and should comply with the provisions of the Terms of Reference (TOR).

The TOR was formulated by TIEZA in close coordination with the Province of Surigao and Office of Cong. Pantaleon Alvarex in order to reflect the vision of the province and its LGUs as regards tourism development in the province.



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After the bidding process in accordance with the Government Procurement Act or RA 9184, Palafox & Associates was declared the winner; and subsequently awarded the project.

Accordingly, the deliverables of Palafox & Associates must be in accordance with the requirements and provisions of the TOR.

After a year of development planning, the final CTMP and ITMP submitted by Palafox & Associates in August and September 2020, respectively, are found to be satisfactory and compliant with the said TOR.

COVID19 Pandemic effects

Palafox & Associates presented a COVID19 RECOVERY ADVISORY REPORT to guide the development in SIPLAS and Sta. Monica.

With the occurrence of the global health emergency brought about by COVID19 pandemic, an assessment of the impacts thereof in tourism industry has been conducted. Accordingly, the CTMP contains general guidelines for the entire Siargao Islands and the Safety guidelines for accommodation facilities anchored on the three areas identified by the UNWTO, namely:

- 1) Managing the crisis
- 2) Providing stimulus and accelerating recovery
- 3) Preparing for the future

II.A. COMPREHENSIVE TOURISM MASTER PLAN OF SIARGAO ISLANDS

• TOURISM FRAMEWORK STRATEGY

The CTMP of Siargao Islands is anchored on the aspirations of Siargaonons: 1) Improve quality of life; 2) Enhance all leisure, nature, forest and agricultural assets; 3) preserve and protect the Islands' identity; 4) preserve cultural resources; 5) establish healthcare facilities in all municipalities; 6) strict implementation of laws and policies; 7) public beach access; 8) proper waste management; 9) food security; and 10) improve infrastructure.

These have summarized and created the tourism framework strategy for the island which states "*A world-class destination that preserves the environment, celebrates Siargaonon people and values, and provides authentic visitor experiences.*"

Along with these strategies are the major considerations:

1. Growth Markets This is a combination of the existing tourism market and potential markets to be tapped, such as surfers, domestic, and international tourists.
2. Enhancing visitor experience This is concerned with ensuring that visitors are well-provided with conveniences such as transportation, healthcare, and accommodation. These are the basic components that any world-class destination should have.
3. Preserving the environment Natural and cultural resources must be preserved, considering that Siargao Islands is a protected area.



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4. Providing authentic experiences These activities will add to the attractiveness of Siargao Islands as a tourist destination. It is intended to cater to a variety of interests, from low to high impact activities, among others.

5. Building the locals' capabilities Continuous improvement of people's capabilities as well as necessary infrastructure would increase the competitiveness of Siargao Islands as a world-class destination.

• DEVELOPMENT STRATEGY

Comprised of nine (9) municipalities with each one having its own distinct characteristic, Siargao Island is clustered into Tourism Management Areas (TMA) with appropriate recommendations based on the development requirements and management.

TMA 1: The Surf Town

Siargao Island continues to hold the title of being the Surfing Capital of the Philippine because of General Luna. It is considered as the main tourist hotspot of the island, with around ten (10) surf breaks, more than twenty resort accommodations and commercial establishments, and four (4) islands open for tourists.

Coastal Walks are recommended in Barangay Sta. Fe and Libertad that will completely connect trails along the northeastern coast of General Luna, complementing beach tourism activities in Barangay Catangnan and Malinao.

Mangrove areas are prominent in Barangay Tawin-Tawin, Malinao, Magsaysay, Santa Cruz, Libertad, Catangnan, and Cabitoonan which makes it suitable for the provision of mangrove walks and ecotrails leading to General Luna Mangrove Park. This will enhance an ecotourism.

Agri-tourism is also a viable product and activity in the area. Facilities specifically pertaining to processing of coconut products shall be allowed within the identified agricultural lands in General Luna. Moreover, Community-based livelihood, agritourism accommodations and amenities shall be encouraged in this area to compliment the light-industrial activities.

Finally, there are proposed interventions in Cloud 9 which is the main area for surfing activities, such as tourism information center, parking for private and public vehicles (inter-modal station), commercial centers. Community pavilion, food kiosks, floating restaurant, surfing deck, and recreational area suitable for glamping, hotels, and resorts.

TMA 2: Island Capital

The Municipality of Dapa is considered as the capital town of Siargao Islands. It serves as the major commerce and trade hub. The area is host for commercial establishments, transportation and institutional offices such as Provincial Government of Surigao del Norte Capitol, SIARELCO, Department of Environment and Natural Resources (DENR), Protected Area Management Board (PAMB), and Philippine Ports Authority, to name a few.

Proposed developments in TMA 2 includes:



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- Road improvements specifically a by-pass road to Dapa-General Luna Road to ease traffic congestions within the town center,
- Creation of a waterfront boulevard on the western side and near Dapa Ferry terminal to serve as recreational area and host to retail establishments,
- Development of New Jubang Port that will separate passengers/cruise ships from cargo ships, and will ease cargo traffic in Dapa
- Mangrove walkways in Barngay Purok 12 and 1
- Reactivation and strengthening of municipal and barangay Fisheries and Aquatic Resource Management Council (FARMCs) in Dapa that will create a strong fisheries management in the Island Capital.

TMA 3: Gateway and Innovation Hub

Del Carmen is composed of two (2) barangays: Sayak, where the existing airport is located, and Esperanza. Currently, the airport was classified by Civil Aviation as a Class 2 Principal (minor domestic). Moreover, the Comprehensive Land Use Plan of Del Carmen provides that airport can only accommodate turboprop planes with maximum capacity of 100 passengers.

Nonetheless, aside from airport activities, logistics, and transportation of people and goods, it is proposed that Sayak Airport will be integrated with MICE tourism development towards an innovative hub for environmental science and research that focus on conserving the natural environment.

The following are recommendations for TMA 3:

- Improvement of existing Sayak Airport (Taxiway, Airport Landslide Development (Passenger terminal, Maintenance Facilities, Fire and Rescue Facilities)
- High Density Residential
- Mixed-Use Cluster (shopping and retails, offices, residential)
- MICE and Hotel Cluster (Convention Hall, Exhibition Areas, Conference Room, Bar and Restaurant, Hotel Accommodations)
- Agro-Industrial (Processing Plant, Storage, Post-Harvest Facilities)
- Agricultural Area / Agri-Tourism

TMA 4: Western Siargao

Western Siargao is comprised of the most parts of Del Carmen that offers a wide variety of tourist activities that range from nature tourism, cultural tourism, beach tourism, to leisure and entertainment tourism. With numerous major attractions such as the Sugba Lagoon, mangrove forests, marine sanctuaries, caves and beaches, this town has contributed significantly to the Island's tourism.

Proposed developments in TMA 4 includes among others improvements of existing commercial strips, specialty restaurants and convenience stores, allocation of hotels and resorts, establishment of ecopark board walk with appropriate signages, and mangrove rehabilitation. On top of that, there will be a provision for activity deck, new tourism center, community pavilion, utilities and public amenities.



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TMA 5: Game-fishing Capital

The Municipality of Pilar gained popularity due to its annual game fishing competition held every April which attracted international game fishers. Aside from that, Pilar possesses natural attractions such crocodile sanctuary, the Paghungawan Marsh, and abundant mangrove areas, Magpupungko Rock, and tidal pools.

Interventions recommended in TMA 5 are as follows:

- Retail Commercial
- Parks and Open Spaces
- Artisan Village
- Hotel Accommodation
- Spa and Wellness
- Lagoo/Water Retention Pond
- Produce Graden
- Staff Housing
- Processing Area
- Utilities /MRF

TMA 6: Nature and Surf Destination

TMA 6 consists of the Municipalities of Burgos and San Isidro, situated at the northeastern part of Siargao Islands. These areas are unpopular destinations in Siargao Island but still provides surfing experience similar to General Luna. In addition, TMA 6 offers both terrestrial and marine areas that can be developed into ecotourism sites such as the San Isidro river, the caves in Burgos, and the beach areas of Pacifico.

Developments in these areas shall, however, consider the thrusts of these municipalities as provided under the SIPLAS Management Plan, to wit:

- Burgos - Marine Protected Area (MPA) management, agroforestry and crop development, and forest and watershed management
- San Isidro - Forest and watershed management, agricultural production (rice and coconut), mangrove protection and management, agroforestry, agri-fishery, tourism, and urban settlement management

Pacifico Beach is identified as a priority area in TMA 6 and the following are proposed interventions:

- Mixed-Use Commercial
- Parking for private and public vehicles (inter-modal station)
- Tourist Information Center
- Food Kiosks
- Beachfront Tourism (Hotels/Resorts)
- Community Pavilion (Public Amenities)
- Recreation Park
- Agri-Tourism / Areas for Inland Tourism



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TMA 7: Northern Gateway

Located at the northwest tip of Siargao, the two municipalities have high potential in optimizing the capability of the two ports - San Benito and Santa Monica Port. With its main objective to improve tourism and urban growth, these two towns will enable trade and commerce to boost its economic status for the benefit of its people.

In line with the increasing tourism activities due to the booming market of the Island, the ports shall gear towards serving additional sea routes connecting to Surigao City and other nearby destinations.

In line with the vision of being the Northern Gateway, it is proposed that TMA 7 shall have the following:

- Passenger Port Terminal
- Transport Terminal (Bus and PUV)
- Commercial Area
- Post-harvest and cold storage
- Improvements of existing public market
- Mixed-Use Residential
- Fishing Port
- Cantilevered Viewing Decks

TMA 8: Eco-Adventure Island

Municipality of Socorro is known for its diverse marine ecosystem ranging from mangroves along its coastal areas, sea grass beds, coral reefs, and beaches. TMA 8 marine ecosystems are also its main tourism resources which have helped make the province a regional destination for game fishing, surfing, boat tours, snorkeling and diving. It is well known for its wonderous jellyfish sanctuary in Sohoton Cove and the Kapihan Nature and Adventure Park.

Among the proposed developments in the area are:

- A tourism service center near the port to properly process the arrival of the visitors and provide seamless travel in the area.
- A view deck in Socorro Bay Viewpoint
- Farm to market roads for ease of transport of goods
- Institutional facilities (police stations, healthcare, offices, etc.)

• Environmental

Carrying Capacity

Considering the status of the Siargao Islands as a protected area and its sensitivity to development, it is necessary to determine its carrying capacity. The CTMP provides for basic, potential, and real carrying capacity of the subject area per TMA. Nonetheless, the total real



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carrying capacity of Siargao Islands is 887,556 / day which already includes projected daily population and future developments by 2050.

Biodiversity Conservation and Protection Plan

The CTMP identifies general issues threatening biodiversity in the entire islands with corresponding recommendations to address the issues. On top of that, it encompasses the biodiversity conservation and ecotourism providing among others target areas per TMA and strategies for the implementation of ecotourism, conservation of flora and fauna, protection of MPAs and, waste management.

Climate Change & Disaster Risk Reduction Management

With the hazard assessment conducted, it was concluded that the area is prone to natural disasters such as typhoon, tidal waves tsunamis, and earthquake. As such, the recommendations are summarized as follows:

- Improve vulnerability analysis
- Evaluation of budget allocation
- Establishment of multipurpose gymnasiums with sufficient sanitary facilities in all barangays as evacuation sites
- Identifications of suitable areas for animals
- Ban of sale of alcohol during emergencies
- Establishment of fire stations, first aid responders, water search and rescue team, communications systems, transportation, equipment, emergency two-week stock of food, water and medicines, in all municipalities.
- Formulation of interim and additional fire prevention measures and provision of the needed facilities
- Installation of emergency warning systems to municipalities prone to Tsunami, tidal rise and storm surges

• Sectoral Recommendations

A. Marketing

To maintain the natural beauty of Siargao, we should also attract tourists who are like-minded in terms of being environmentally conscious. Siargao tourism is not only creating opportunities for authentic cultural interactions and experiences with the community and the natural landscape. Still, it promotes tourists to be responsible members of the community committed to sustainable tourism development.

For each TMA to deliver an authentic experience and avoid competing with each other, differentiating characteristics were sought, and certain products were introduced to position each other differently. These products are either new or already existing, and some are complementing what is already in the area.

In connection thereto, target markets of Siargao Islands have been diversified based on the tourism products and proposed developments being offered by each TMA. For example, TMA 1



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or the Surf Town, which is considered area for adventure tourism, leisure tourism, and cuisine tourism. The area is fit for markets such as International Professional Surfers, Local Surfers, Young adults, Middle-aged professional, Small group of friends (1-5), Families, Students, Honeymooners.

B. Socio-Economic

The recommendations focus on health, education, human resource, food security, and safety in each TMA. In general, however, the approach investigates the positive impacts of tourism and identify ways to reinforce them. Conversely, negative impacts were also identified along with the ways of mitigating them. Health, being a top priority of Siargaonons and the lack of medical facilities and health personnel hindering Siargao to become a world-class destination, is addressed through intensifying the Cuban Polyclinic Model already put forward by national government agencies.

In terms of economic projections, tourism arrivals in the island shows that tourism is a growing industry and has attracted more tourism and tourism-related establishment establishments, thus creating more employment opportunities that drew new workers and their families into the Island. These employment opportunities are provided by hotels, lodging services, food and beverage industry, businesses dealing with real estate, finance, leasing, and insurance, retail market, warehousing and transport industry.

C. Institutional

Environmental Protection and Enforcement is a vital issue in implementing the current legal setup. Prior to the approval of any new developments in the Island, its impact on the people and the community in terms of environmental or ecological balance and the measures that will be undertaken to prevent or minimize the adverse effects must be properly assessed.

In this regard, situational management recommendations focus on providing guidelines on the current legal set-up, integrating the master plan to local government plans, and changes arising from the E-NIPAS Act and the Integrated Protected Area Fund (IPAFA).

D. Solid Waste Management

The general scenario of solid waste management in Siargao may be characterized by the following: poor implementation of ordinance on segregation at source, non-implementation of segregated collection system, lack of waste diversion facilities such as materials recovery facility (MRF) and composting facility, lack of buy-back centers/junkshops for the sale of recyclables, weak garbage collection system, absence of final disposal facility and continued operation of open dumpsites. In this regard, recommendations for immediate, short-, medium-, and long-term are provided. A waste-to-energy facility is also recommended which also addresses the need for power supply on the island.



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E. Infrastructure

The Comprehensive Tourism Master Plan of Siargao Islands aims to formulate conceptual infrastructure plans and designs with the corresponding cost estimates, the overall layout and sizing of the minimum infrastructure support such as power, water, communication system, renewable energy, sewerage and waste disposal systems. These shall be in accordance with DENR Administrative Order No. 2009-09 or the Standard Design and Specifications for Infrastructure that may be installed within Protected Areas in compliance with the management description of the SIPLAS Management Plan. The following infrastructure projects were identified as the priority projects that can be undertaken by the government to assist the communities in the islands to sustain the existing and future developments in Siargao:

- Provision of alternative renewable sources of energy
- Provision of water and wastewater facilities
- Provision of a solid waste management system.

A financial evaluation was also performed to determine the projects' ability to meet its debt-service obligations. The analysis focused on the revenue generation, investment requirements, and operations and maintenance costs related to the development of the proposed vital infrastructure projects.

• Key Infrastructure Projects in Siargao Islands

Utilities are the major concerns in Siargao Islands in order to efficiently implement the proposed developments in the master plan, therefore, the infrastructure projects required are:

- 1) Water Supply and waste water treatment project
- 2) Solar Farms as power generation project
- 3) Waste Collection and waste-to-energy plant as part of the Solid Waste Management Plan

• Tourism Recovery Advisory

With the occurrence of the global health emergency, an assessment of the impacts thereof in tourism industry has been conducted. Accordingly, the CTMP contains general guidelines for the entire Siargao Islands and the Safety guidelines for accommodation facilities anchored on the three areas identified by the UNWTO, namely:

- 4) Managing the crisis
- 5) Providing stimulus and accelerating recovery
- 6) Preparing for the future



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II.B. INTEGRATED TOURISM MASTER PLAN OF STA. MONICA

Sta. Monica is part of the identified TMA 8 or the Northern Gateway of Siargao Islands. Its northern portion was selected to be Flagship Tourism Enterprise Zone due to its development potential having pristine beaches, secret surf spots and relaxed ambience. More than that, Sta. Monica FTEZ shall serve as an alternative destination in the island which will decongest the tourist traffic in the southern portion of Siargao, specifically General Luna.

Sta. Monica consists of four (4) barangays namely Alegria, Garcia, Tangbo and Rizal. The identified portion for the FTEZ consists of 845.48 hectares which is divided into two (2) management zones:

- Multiple Use Zone (MUZ) - where settlements, traditional and/or sustainable land use, including agriculture, agroforestry, extractive activities and other income generating or livelihood activities are allowed consistent with the updated management plan
- Strict Protection Zone (SPZ) - covers areas with high biodiversity value and will be closed to all human activities except for scientific studies.
- **Tourism Framework for Sta Monica**

Sta. Monica FTEZ is envisioned as “a year-round destination that will become a model for holistic, sustainable, community-driven tourism that emphasizes on nurture, wellness, and family”

The development thrust of the TEZ is providing both indoor and outdoor activities along with amenities, and facilities such as spa, accommodations, specialty restaurants, sports facilities, gyms, yoga studios and more that fits with the municipality’s naturally serene features.

The FTEZ also seeks to establish a community driven destination by providing job opportunities for the people diversifying agricultural yield with high-value crops and preserving its natural resources.

Lastly, the FTEZ shall instill responsible tourism that offers family -oriented recreational activities and amenities that everyone can enjoy, ranging from health and wellness to ecoadventure, among others.

• Development Components

The development components of Sta. Monica FTEZ are basically road improvements, resort development, farm development, and spa and wellness.

The ITMP identifies the roads subject for improvement with the prescribed specifications for reference.



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As regards resort development, the facilities have been clustered into four (4) locations which shall all cater to a combination of high-end and budget friendly accommodations. Nonetheless, the facilities shall feature tropical architecture that will blend with the natural feature of Sta. Monica.

Farm development shall cover 72.97 hectares of the entire TEZ which will involve agricultural activities that will bring visitors to farms. It is a way of providing an authentic experience and more importantly, it will be an alternative source of earning for the locals

Lastly, spa and wellness is a major feature of the FTEZ that will provide alternative medical techniques to improve health. The development shall 8.9 hectares allocated for spa village and 21.02 hectares for treatment and facilities.

- **Target Market**

Green tourists and leisure tourists are the primary target markets of the TEZ. These are tourists that belong to the higher-end market and are willing to pay extra for their accommodation. Families, professional sports & recreation tourists, and adventure and thrill seekers are the secondary target markets of the development. They are those who do not spend much on accommodation but more on the activities.

- **Carrying Capacity of Sta. Monica FTEZ**

Given the tourism attractions in Sta. Monica, the FTEZ shall be able to accommodate 136, 288 visitors/day which forms part of the 25.8% total carrying capacity of TMA 8 of the entire Siargao Islands.

- **Inclusive Growth**

The development of Sta. Monica FTEZ shall entail an investment amount of approximately Php 31.6B. Within 10 years, there will be a daily additional 1,382.19 jobs in tourism related industries. With the completion of the proposed development in 2050, an increase of 1,614 daily job opportunities will be provided.

- **Implementation of the TEZ**

Primarily, infrastructure developments such as road improvements may be undertaken by the public sector. For tourism related developments, involvement of private sector is necessary to put up the needed facilities required in order to establish the Sta. Monica FTEZ. In return, investments shall be entitled to avail of the incentives as mandated by R.A. 9593



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• Environmental Consideration

A. Solid Waste Management

Recommendation for hard and soft infrastructure relative to the projected solid waste up to year 2050 includes:

Soft Infrastructures:

- Implementation of segregation at source (residential, commercial, institutional, resorts)
- Implementation of segregated collection (recyclables and compostables by barangay; residuals by municipal government of Santa Monica)
- Implementation of plastic ban, particularly in resort areas; encouragement of use of recyclable/reusable materials
- Encourage participation of students in recycling efforts in every schools within the TEZ

Hard infrastructure:

- Installation and operation of Materials Recovery Facilities (MRFs) for each barangay/community. Collection of which will be by the barangay.
- Installation and operation of a Centralized Waste Processing Facility that will serve as repository of recyclables collected by each barangay as well as operation of a composting facility (vermi-composting) to process biodegradable wastes into soil conditioners/enhancers for use in parks or gardens within the TEZ.
- Procurement of adequate number of garbage collection vehicles for the collection of recyclables, biodegradables, and residuals.

B. Disaster Risk Reduction Management

Being part of the Siargao Islands, which is highly vulnerable area to risks and hazards, its DRRMP shall be adopted and implemented to Sta. Monica FTEZ. Nonetheless, the ITMP provides sectoral recommendations relative to risk prevention, reduction, mitigation, and transfer.

IV. RECOMMENDATION

In view of the foregoing and having been compliant with the provisions and objectives of the Terms of Reference, we are recommending the presentation of the attached CTMP of Siargao Islands and the ITMP of proposed Sta. Monica Flagship TEZ.

It is further recommended that the Sta. Monica be declared as Flagship TEZ of TIEZA.

ANNEX B

Memo endorsing CTMP of Corregidor Islands

From: onin aquino (aquinonino@yahoo.com)
To: ksbaydo@gmail.com; catherine.sta.clara@gmail.com
Cc: jakenucks0231445@gmail.com
Date: Monday, November 16, 2020, 11:58 PM GMT+8

Atty. Karen:

for your review:

1. Memo to ACOO endorsing presentation to the Board of the CTMP;
2. Draft Memo to Board for approval of CTMP and designation of Corregidor as FTEZ;

the Executive Summary is on the First Part of final CTMP as submitted last 15 November 2020; the matrix of comments and responses of Palafox will be sent tomorrow.

attached herewith is the TOR for your reference.

we are also getting formal letters of satisfaction from the TWG members.

thanks,
NFA

--
Best regards,

Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department
TEZ Management Sector
7/F Double Dragon Tower 1
EDSA ext. cor. Macapagal Blvd.
Pasay City



Memo to Board for approval of CTMP and designation as FTEZ of Corregidor.docx
183.5kB



Memo to ACOO endorsing CTMP Corregidor for Board Presentation.docx
192.7kB



TOR Corregidor.pdf
629kB

ANNEX B1



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AUTHORITY**

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MEMORANDUM

FOR : ATTY. KAREN MAE G. SARINAS-BAYDO
Assistant Chief Operating Officer for TEZ Management Sector

Naguinaldo
FROM : Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department

RE : Presentation for approval of the Board the Comprehensive Tourism Master Plan of Corregidor Island and its Surrounding Islands

DATE : 16 November 2020

We are endorsing herewith the Comprehensive Tourism Master Plan of Corregidor Island and its Surrounding Islands for presentation to the TIEZA Board for approval thereof and the designation of Corregidor Island and Surrounding Islands as Flagship TEZ.

For the ACOO's consideration.



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I. Background

Corregidor Island has a total land area of 546 hectares, and it is rich in historical value and cultural importance and has a huge potential for further tourism development. A tourism master plan is proposed to support the immense historical value, cultural importance, and viability for further development of the former battlefield and to identify Corregidor Island's utmost potential as tourism and investment destinations while maintaining the identity as a memorial and national shrine. Moreover, it will determine the most sustainable mixed-use development that can intensify the islands' current tourism status.

Tourism is the primary wealth generator of Corregidor Island, based mainly from tourist arrivals and other revenues connected to the sector's supply chain. From 1987 to 2018, tourist arrivals have seen highs and lows in its growth through the years: from chalking up high tourist arrivals in 1997 with 69,388, 82,331 in 2002, and 103,599 in 2003 — its highest record — to a declining trend in the volume of visitors. In 2018, only 38,679 tourist arrivals were recorded, which is down by almost 64% from its peak in 2003. When it comes to economic value generation and distribution, Corregidor Island has been distributing wealth much more than it is making money for itself from 2015 to 2017. Furthermore, the economic value retained has also been on a declining trend — from a negative P5.6 million in 2015 to negative P8.2 million in 2017.

Corregidor Island only had a total of 51,000 tourists in 2017 — far from the 4.16 million visitors of Korea's War Veterans Memorial, the 210,000 visitors of Cambodia's Choeung Ek in 2016, and the 5.07 million visitors of Vietnam's Veterans Memorial in the same year. In comparison with neighboring countries' similar destinations, Corregidor is an underdog when it comes to the number of tourist arrivals. With the island's strategic location in the heart of the Philippines and with the gems and relics it currently holds, an influx in tourist arrivals is envisioned to take place in the coming years. This vision will only be achieved by means of thoughtful planning that will improve the strengths of the island, and at the same time, mitigate its existing weaknesses.

Bidding of the Project

The TIEZA Board of Directors under Resolution No. R14-11-16 identified Corregidor Island as a possible Flagship Tourism Enterprise Zone (TEZ), a joint initiative of the Department of Tourism (DOT) and the TIEZA. In line with the National Tourism Development Plan (NTDP), it aims to seek out sites with viable tourism potential and masterplan its development.

On 27 December 2018, TIEZA and the Palafox Associates, a.k.a. the Consultant, entered into a Contract Agreement for the Formulation of the Comprehensive Tourism Master Plan (CTMP) for Corregidor Island Containing a Conceptual Development Plan for the Surrounding Islands, wherein the Consultant agreed to deliver the Consultancy Services for the sum of Nine Million Nine Hundred Ninety Nine Thousand Seven Hundred Eighty Nine Pesos Only (P9,999,789.00).

Why the tourism development planning initiated?

Even though Corregidor Island is immensely significant in our history and endowed with biodiversity and architectural sites, it faces the challenge of lagging behind as a tourist



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destination. The fact is majority of Filipinos are not fond of visiting such destinations and are not acquainted with the existing cultural and historical value of places in the country. By introducing new approaches of area development, the promotion of the Island's history and identity can be enhanced.

It is also important to align the redevelopment or enhancement of Corregidor Islands with the National Tourism Development Plan formulated by the Department of Tourism.

Future-proofing in the Covid-19 Pandemic Aftermath

The following are the key points of the plans and recommendations of the project team for the post-Covid-19 scenario of the tourism master plan:

1. Prioritization of developments, identifying which developments are the “must-haves” and “good-to-have”.
2. Adjustment of the development phasing plan, where some proposed developments were pushed back on the latter years of planning.
3. Integration of revenue-generating activities in the early year of development as part of the recovery (i.e. virtual reality activities, biking, and cycling, etc.).
4. Preparation of a low, base and high case scenarios for the tourist demand projections, which was subsequently reflected in the manpower requirements, infrastructure and utilities demand projections, and financial analysis and economic evaluation. The cases consider the variable recovery period of the tourism industry given the effects of the pandemic.

Chronology of Events

CORREGIDOR COMPREHENSIVE TOURISM MASTER PLAN CONTAINING A CONCEPTUAL DEVELOPMENT PLAN FOR THE SURROUNDING ISLANDS

MILESTONES	DATE
INCEPTION PHASE	
Notice to Proceed	January 15, 2019
Submission of the Draft Inception Report	January 30, 2019
Kick-off Meeting	February 6, 2019
Focus Group Discussion	February 13, 2019
Visioning Exercise	February 15, 2019
Submission of the Final Inception Report	February 19, 2019
Meeting with TIEZA for SAR OUTLINE	February 27, 2019
SITUATIONAL ANALYSIS REPORT PHASE	
Situational Analysis Report Day 1	February 26, 2019
Submission of Draft SAR	April 17, 2019
Presentation of Draft SAR	April 24, 2019



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Presentation of Revised SAR	May 10, 2019
Submission of Final SAR	May 20, 2019
Site visit in the surrounding islands	May 28-30, 2019
Meeting with TIEZA for PTMP OUTLINE	June 11, 2019
PRELIMINARY TOURISM MASTER PLAN PHASE	
Preliminary Tourism Master Plan Day 1	June 11, 2019
Design Charette	July 1, 2019
Submission of Draft PTMP Report	<p>September 27, 2019</p> <p>Approval on extension of Draft PTMP submission provided by TIEZA on August 19, 2019 with the following reasons:</p> <p>1. Refinements on the market and economic studies formint part of the three (3) Conceptual Master Plans; and,</p> <p>2. Dependencies in the preparation of various outputs and aquisition of clearances for the conduct of planning-related activities.</p> <p>With further details for request below:</p> <p>1. Reasonable timeline to cover the requirements of the PTMP and value-adding request of TIEZA;</p> <p>2. Availability of concerned stakeholders to participate in the key preliminary activities for the PTMP; and,</p> <p>3. Sufficient time to gather satisfactory data/inputs pertinent to the drafting of PTMP</p>
Presentation of Draft PTMP	October 29, 2019
Submission of Revised PTMP	November 18, 2019
Presentation of Revised PTMP and Concept Selection	December 2, 2019
Submission of Final PTMP Report	<p>December 13, 2019</p> <p>Submitted December 13, but report copies were antedated December 3 or 4</p>
COMPREHENSIVE TOURISM MASTER PLAN PHASE	
Comprehensive Tourism Master Plan Day 1	February 3, 2020
Submission of the Draft CTMP Report	May 14, 2020



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	Original deadline was April 2, 2020. As per TIEZA's request for a revised timeline due to the Executive Community Quarantine which started last March 15, revised timeline submitted by Palafox indicated that the draft CTMP would have been submitted on April 30, 2020. However, due to the Executive Community Quarantine, constraints and limitations extended the formulation of the report and was submitted on May 14, 2020. This also has been acknowledged by TIEZA through the note that the time might be readjusted due to ECQ extensions.
Presentation of the Draft CTMP	June 10, 2020
Submission of the Revised CTMP	October 1, 2020
Presentation of the Revised CTMP	October 8, 2020
Submission of the initial version of the Final CTMP	October 21, 2020
Submission of the revised version of the Final CTMP	November 14, 2020

II. Issue

Whether or not the Comprehensive Tourism Development Plan of Corregidor Islands as prepared by the Consultant is compliant and satisfactory.

Whether to designate Corregidor Island with the Surrounding Islands as Flagship TEZ.

III. Discussion

Development Strategies

➤ Ingress and Circulation

Various modes of transportation are present in Corregidor Island which are as follows:

- Private boat
- Tourist boat
- Tram
- Bicycle
- Travel on foot

Control measures are implemented at the major entry and exit points of the island. These areas include the North Dock, South Dock, the South Beach (i.e., where Corregidor Beach Resort Complex is located), and the future possible connection of the Cavite-Bataan bridge near the Kindley Airport.



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To sum up, Corregidor Island's ingress and circulation include controlled entry and exit points, intermodal transport terminals, inter-island transport, pedestrian-focused, and walkable and bikeable.

➤ Synergy with Nature

The development promotes minimal alteration to the natural environment, albeit with the highest number of possible activities. The concept features activities that coalesce around nature such as camping, outdoor adventure, landscaped maze, and sunrise and sunset decks, among others. There are also other accommodations surrounded by nature, and their style adopts tropical architecture to showcase adaptability and synergy with nature.adaptability and synergy with nature.

➤ Revival of the Past

The style, architecture, and overall theme for the proposed developments will adhere to the present or past pre-war architecture of Corregidor, providing an experience of revival for the visitors. One of the highlights within the bottom side is the revival of the destroyed town of Barrio San Jose along South Beach. This will hopefully create an immersive experience for the visitors. Structures can serve as a set for an interactive street theatre. It would be as if visitors are transported back to the pre-war setting that showcases what life was like on Corregidor Island.

➤ Serenity and Wellness

The tailside focuses on developments that cater to the high-end market. Developments like a spa and wellness area, a hotel, high-end log cabins, a Beach Resort, and a Yacht Club provide minimal noise and control the number of tourists in the area. These act as a control measure to maintain the solemnity and tranquility of the surrounding existing memorial developments. Nature walk and trails are correlated to the facilities of the proposed developments. These trails will be access ways to the healing spaces provided by the wellness resort. These development areas allow for contemplation and reflection. Integrating culture and history through healing developments allows visitors to experience wellness firsthand through a different perspective.

➤ Green Development

For green and sustainable development, other strategies that are focal points of this concept are rainwater collection and wastewater management. Integrating natural drainage swales provided along the planting strips and catch basins through nature reserves allows for better rainwater run-off. A main sewage treatment plant will be provided to treat waste and rainwater coming from the proposed developments. Recycling water helps alleviate flooding during the rainy season and conserves water during the dry season.

➤ Carrying Capacity

The term "carrying capacity" is used in wildlife ecology to define a maximum population size of a species that the area can support without reducing its ability to support the same species in the future. In recent years, the definition of carrying capacity has been expanded to include the variables inherent in human systems. Carrying Capacity Assessment (CCA), as a result, was



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developed as a method of numerical calculation for prescribing land use limits.

The concept of carrying capacity in tourism became more prevalent due to the perception that tourism cannot grow in a place for a long time without causing irreversible damage to the ecological system. In tourism, CCA is used to determine the upper limits of development, visitor use, and optimum use of resources.

The conceptual master plan (CMP) clusters Corregidor Island into thematic zones. The approach of this study is to assess the carrying capacity of each cluster for the preferred CMP.

Development Framework

The plan features the juxtaposition of a Military Park (Cluster 1), an Island Center (Cluster 2), and a Leisure and Recreation Area (Cluster 3). The distinctive features of this concept are the Marina area along the South Beach Resort Complex and the revival of the Kindley Field and Airport. The concept's restoration scheme focuses on restoration of both internal and external components of the structures.

➤ Cluster 1

To enhance the structural integrity of the ruins, the suggestion to reinforce all the existing primary structures should be studied to pinpoint how much reinforcement is needed. Restoring Cine Corregidor's overall structural support in the area and providing movable or temporary furniture within the structure will allow people to experience its form. These strategies will retain the existing ruins while providing a multi-functional area.

Enhancements and maintenance works for the Pacific War Memorial Museum and Pacific War Memorial should be carried out. Restoring and enhancing the Spanish Lighthouse Complex will be done to highlight its important character on the island. The structures that will be replicated include the Army's Hospital, a portion of the Mile Long, Middleside Barracks, and the Senior Officers Family Quarters Row, which is along the existing Sun Cruises Lunch Tent. The replications of these structures would be designed based on its pre-war architecture. These would function as an exterior and interior fit-out to provide an immersive experience for the visitors and showcase what was life like before the destruction of these buildings. These replicas would also act as a museum or exhibit; a commercial area with restaurants, cafes, bookstores, souvenir shops, events places, and multi-functional spaces, among others; additional indoor recreational facilities; and leisure and accommodation areas. An example of this is one of the replicas for the Senior Officers Family Quarters Row that will serve as a café or bookstore near the lunch tent. It will let visitors extend their visit and spending within the same area and at the same time, provide a different experience.

Other buildings and structures such as the ruins of Topside Barracks (Mile Long), the Army Hospital, Middleside Barracks, the YMCA Building, Fort Mills Post Headquarters and Chapel, and the Senior Officers Family Quarters Row are also subject to strengthening and reinforcing their structural supports. Improvements in the souvenir shops along the Lighthouse and the Sun Cruises Lunch Tent should be made as well.



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➤ Cluster 2

Around the bottom side area, the structures to be restored and reused are the following: 1) Corregidor Lodging Rowhouses, which will be adaptively reused as an Outdoor Mall and Commercial Strip; 2) the Post War Elementary School that will be adaptively reused as a Staff House; and 3) the former Power Plant ruins that will be adaptively reused as a functioning Power Substation Utility Zone for the island. Replication of formerly destroyed structures were done in Barrio Concepcion Staff House and Barrio San Jose. The pre-existing town was destroyed during the war, and it is envisioned to be revived through the replication of its former architecture and environment, providing visitors with an interactive experience of what was life like on Corregidor Island. These structures are mostly made up of shells and are not fully functioning, and the exterior aesthetic was used to complete a town. However, some buildings still function as a commercial area, accommodations, a museum or exhibit, and utilities. Another set of developments that need to be enhanced is the McArthur Mixed-Use Commercial Complex and the San Jose Church. Other buildings and structures such as the CFI Administration Building, the docks and piers, Corregidor Inn, the War Memorial Zone Arch, the Security Office, and Motor Pool should also be improved and enhanced.

➤ Cluster 3

The Malinta Tunnel is an important historical feature that is subject for improvement through structural reinforcement, which is crucial in maintaining its structural integrity. This must be done because of landslide that previously took place on one side of the Malinta Hill. Additional detailed studies and structural reinforcements are highly recommended for the hill, the tunnel, and the entry and exit points. These will also provide additional support to the structural posts needed for the cable car development, which will be located near the Malinta Hill. A detailed feasibility study is advised. The memorials located along the Tailside should be maintained and enhanced. The current condition of the Kindley Airport/Runway should be maintained for future emergencies.

Considerations/Concerns During the Formulation of the Final CTMP

The final CMP maintains the ecotourism area and incorporates the ecotourism activities from the plan that features the combination of a Military Park, a Research and Recreation area, an Island Center, and an Ecotourism Area. The distinctive feature of this concept is the provision of a Cruise Ship Terminal that would cater to a higher number of tourists. This concept's restoration scheme focuses on the restoration of the internal components of the structures while maintaining the present condition of the external components. The preferred preservation mechanism for the ruins and old war buildings is replication. Other aspects that are of great consideration include the following:

- Preservation of the memorials.
- Cable car station should not be located above Malinta Tunnel but can be extended to the Topside.
- Other batteries are to be made accessible to the public.
- Restoration of the old railway alignment and Barrio San Jose.
- Maintenance of the Island as a National Emergency Area.



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Compliance with the TOR

In the procurement of the consultancy services for the “Formulation of the Comprehensive Tourism Master Plan (CTMP) for Corregidor Island Containing a Conceptual Development Plan for the Surrounding Islands”, all bidders were duly aware and should comply with the provisions of the Terms of Reference (TOR) prepared by TIEZA in coordination with the Corregidor Foundation Inc. (CFI) and DND-PVAO. The TOR was drafted with respect to the provisions of the detailed guidelines and procedures for bidding.

The objectives for the master planning of Corregidor Islands are:

1. To enhance Corregidor Island and surrounding islands' utmost potential as a vibrant tourism and investment attraction/destination while maintaining its integrity as a military memorial and national shrine;
2. To conduct a situational analysis of the existing tourism characteristics (e.g. tourist attractions, existing facilities including concessionaire agreements with private entities, possible legal issues, activities, facilities and services, transport access, infrastructure, tourism markets supply/demand, carrying capacity, challenges, profitability, etc.) of Corregidor Island; and to assess and inventory the relics, remains and other historical artifacts in the island;
3. To identify the highest and best use for the Corregidor Island Flagship TEZ taking into consideration the existing tourism assets, services and facilities that is supported by a market-based conceptual land use plan and broad-based preliminary feasibility evaluation;
4. To formulate a Conceptual Development Plan for the surrounding islands La Monja, El Fraile, Santa Amalia, Carabao, and Limbones for the preservation of the remaining WWII relics therein for appreciation of tourists and in accordance with the thematic development of Corregidor Island;
5. To identify the specific nature and scale of the developments to include its developmental phases vis-à-vis the island's carrying capacity, socio-cultural, environment and financial considerations;
6. To determine the financial and economic viability of the redevelopment of Corregidor Island as Flagship TEZ;
7. To identify the business, economics, financial and marketing models for the implementation of the CTMP, operation and maintenance of the CTMP thereafter prepare the most suitable model/s;
8. To determine the institutional, operational and management arrangements on the development of the Corregidor Island Flagship TEZ as well as the linkages which will ensure inclusive growth;



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9. To identify viable infrastructure projects that may be undertaken by TIEZA and/or the private sector as well as the corresponding costs for such projects; and
10. To formulate development guidelines that shall serve as a guide to TIEZA and prospective private sector proponents in preparing their respective development plans.

Needless to say, the deliverables of Palafox Associates must be in accordance with the objectives, requirements and provisions of the TOR in order to be compliant and satisfactory not only with TIEZA but with the major stockholders as well as such as DND, PVAO, Cavite City and CFI.

In view of the foregoing discussions and after a little over a year of development planning, the Final CTMP submitted by Palafox Associates is finally finished and found to be satisfactory and compliant.

Legal Basis

The following laws are considered as the bases for the undertaking of tourism development planning of Corregidor Island:

Under R.A. No. 7160 or the Local Government Code of 1991, the local government unit (LGU) has the power to ensure the preparation and implementation of a tourism development plan. The preparation of tourism development plan provides opportunities for local economic development through the generation of revenue to the LGU, generation of domestic jobs for the population directly and indirectly employed in the upstream and downstream tourism industry.

Meanwhile, Section 6 (o) of R.A. No. 9593 or the Tourism Act of 2009 states that TIEZA shall provide technical assistance to LGUs in destination development, standard setting, and regulatory enforcement. Over the years, TIEZA provided technical assistance in the development of tourism master plans of various LGUs in support to the said tourism act. The Tourism Act of 2009 declares tourism “as an engine of investment, employment, growth and national development.”

IV. Coordination

The preparation of the Final CTMP was carried out through consistent coordination and consultation with leaders, key representatives, and provincial and/or city department heads concerned. Palafox Associates worked closely with TIEZA, the Philippine Veterans Affairs Office (PVAO) under the Department of National Defense (DND), Corregidor Foundation, Inc. (CFI), Cavite City Government, and other stakeholders concerned.

V. Recommendation

In view of the foregoing and finding the Final CTMP to be compliant with the provisions and objectives of the TOR, we are recommending the presentation to the Board for approval the Final CTMP of Corregidor Island containing a Conceptual Development Plan for the surrounding islands and the designation of Corregidor Island with Surrounding Islands as Flagship TEZ.

ANNEX C

Presentation to the Board of Maribocjoc FTDP

From: onin aquino (aquinonino@yahoo.com)

To: ksbaydo@gmail.com; catherine.sta.clara@gmail.com

Cc: cocampo.tieza@gmail.com; jctfernando.tieza@gmail.com; jakenucks0231445@gmail.com; lahrenlmc3.tieza@gmail.com

Date: Tuesday, October 6, 2020, 11:14 PM GMT+8

Atty. Karen:

for your review and consideration:

1. Memo to ACOO endorsing the presentation of Maribojoc FTDP to the Board;
2. Draft Memo to Board
3. Talking Points for TWG meeting/expected attendees
4. TOR (scanned pages 1 to 11)
5. Table of TWG (including TIEZA) Comments with Certeza Responses
6. Executive Summary of the FTDP

--
Best regards,

Atty. NINO RUPERTO F. AQUINO

Manager, TEZ Regulation Department

TEZ Management Sector

7/F Double Dragon Tower 1
EDSA ext. cor. Macapagal Blvd.
Pasay City



Certeza Infosys Corporation reponses to TWG comments on the FTDP.docx
180.7kB



Talking Points and Timeline and Attendees.docx
154.7kB



Memo to ACOO Maribojoc FTDP.docx
187.5kB



EXECUTIVE SUMMARY OF THE FTDP OF MARIBOJOC BOHOL.pdf
270.2kB



Memo to Board Maribojoc FTDP.docx
177.7kB



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ANNEX C1



**TOURISM
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AUTHORITY**

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MEMORANDUM

FOR : Atty. KAREN MAE G. SARINAS-BAYDO
Assistant Chief Operating Officer for TEZ Management Sector

Naguinaldo
FROM : Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department

RE: Presentation to the Board of the Tourism Development Plan of the
Municipality of Maribojoc, Bohol

DATE : 6 October 2020

With the completion of the Tourism Development Plan (TDP) of the Municipality of Maribojoc, Bohol, we are respectfully recommend its presentation to the Board for approval to turnover to the LGU of Maribojoc, Bohol.

For your consideration.



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I. BACKGROUND:

Board approval and budget allocation

Upon the request of the Municipality of Maribojoc, Bohol, we requested the Board to allocate budget for the tourism planning thereof. On 4 December 2018, the Board approved the tourism development planning of Maribojoc, Bohol and allocated Php8,358,672 therefor.

The project aims to formulate a Tourism Development Plan (TDP) for the Municipality of Maribojoc, Bohol and business development plans for the three (3) focus sites, namely: (a) Punta Cruz (Uplifted Area & Watch Tower Complex), (b) Padhan Mountain, and (c) Anislag, Bayacabac, Poblacion & Jandig River Network.

At first, the Municipality of Maribojoc is requesting for development plans for the three (3) focus sites but, upon discussion with the LGU, it was deemed more appropriate to plan the entire Municipality and focus on the three (3) identified sites as growth nodes.

Maribojoc is located in the south-western coast of the province of Bohol which spans with a land area of 6,908 hectares (17,070 acres).

The municipality is endowed with a number of rivers, springs and creeks which provides potable water to the people and for the irrigable rice fields and rivers for swimming and river adventure tour as a sport activity through paddle boat and kayaking. The government of Maribojoc has a strong desire to maximize the use of existing water resources not only for irrigation but as well as potential tourism site for those tourists who are interested with swimming, boat sailing and kayaking and at the same time, commune the beauty of nature.

Why the tourism development planning initiative?

The tourism development planning initiative for Maribojoc was undertaken for the purpose of developing and marketing competitive products and destination towards the economic development of the locality. This thrust is aligned with the National Tourism Development Plan's goal of ushering economic development through tourism in local areas.

In the Tourism Master Plan for 2007-2025 of Bohol, Maribojoc is identified as a potential site for the development of religious heritage tours with the theme focusing on the "best of Spanish Colonial Churches in Bohol and Lenten Season Visita Iglesia, museum tours,"¹ and handicraft tour for the baliw weaving.² Maribojoc is also considered as a high tourism value municipality due to the presence of heritage buildings, eco-tourism potentials. These tourism potentials, when further developed, is envisioned to generate revenue for Maribojoc based on the 32% growth rate of tourist arrivals in Bohol in 2018.

Certeza Infosys, Inc. as the winning bidder

¹ Master Plan Report for the Tourism Master Plan and Pre-Feasibility Study on the Tourism Clusters of Bohol Province, p. 5-6.

² Ibid., p.5-7.



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The preparation for the Tourism Development Plan was subsequently bid out and awarded to Certeza Infosys Corporation (CIC) in August 2019 with an Approved Budget Contract (ABC) of Php8,358,672.00.

Scope of Work

The formulation of the tourism development plan and study shall be based primarily on site visits, consultations with key stakeholders, desktop research of demand and supply, previous studies and existing plans, and upon the previous experience of the consultants with this type of engagement.

Milestones

The following are the major milestones in the Tourism Development Planning of the Municipality of Maribojoc, Bohol:

- 11 November 2019 – CIC submitted the Inception Report (IR).
- 30 January 2020 – CIC submitted the Situational Analysis Report (SAR) which required a revision based on the Technical Working Group's (TWG) comments. The TWG is composed of the Department of Tourism (DOT), TIEZA, and the Maribojoc Local Government. The revision was submitted on 26 February 2020.
- 29 May 2020 – TIEZA sent a letter to CIC to require the inclusion of a post-COVID scenario in the draft Final Tourism Development Plan.
- 19 June 2020 – CIC requested for a 30-day extension to submit the Final Tourism Development Plan (FTDP) in consideration of the additional discussion required by TIEZA. The request was approved on 1 July 2020.
- 27 July 2020 – CIC submitted the draft FTDP for the Municipality of Maribojoc. The Local Government Unit (LGU) requested a 10-day extension to submit comments and was granted by TIEZA in consideration of the LGU as the direct stakeholder and primary implementer of the FTDP.
- 24 September 2020 – CIC submitted the 2nd FTDP revision presented to the TWG.
- 7 October 2020 – CIC presented the 2nd FTDP revision to the TWG.

II. ISSUE

Before we can turn-over the FTDP to the Municipality of Maribojoc, Bohol, it must be presented to TIEZA Board first. Hence, the issue is whether the FTDP prepared by CIC is satisfactory and acceptable.

III. DISCUSSION



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Compliance with the TOR

In the procurement of the consultancy services for the formulation of the FTDP for Maribojoc, Bohol, all bidders were duly aware and should comply with the provisions of the Terms of Reference (TOR).

The TOR was formulated by TIEZA in close coordination with the LGU of Maribojoc in order to reflect the vision of the municipality as regards its tourism development.

After the bidding process in accordance with the Government Procurement Act or RA 9184, CIC was declared the winner; and subsequently awarded the project.

Accordingly, the deliverables of CIC must be in accordance with the requirements and provisions of the TOR.

The final FTDP submitted by CICI is satisfactory and compliant with the said TOR.

COVID19 Pandemic effects considered

Moreover, CIC took the initiative to adjust the tourism plan to reflect the COVID19 pandemic effect. The current state of the tourism industry due to the COVID-19 pandemic is incorporated in the project. The proposed Maribojoc TDP is aligned with the Department of Tourism's (DOT) Tourism Response and Recovery Plan (TRRP) which outlines its approach to ensure that the tourism industry is ready and poised to recover from the effects of COVID-19. The TRRP aims to (a) protect and ensure employment and business survival during and post quarantine period; (b) enable government and private sector to work cohesively towards a sustainable and resilient tourism industry; and (c) provide policies and guidelines for the new normal.

Maribojoc Tourism Development Framework

The Tourism Development Framework for Maribojoc is aligned with the results of the user-need and market gap analyses, identified target market and proposed development concept.

These concepts are as follows:

A. An Eco-Cultural Destination in Bohol

The three (3) focus sites have unique elements that enable the combination of ecological and cultural aspects of Maribojoc. Punta Cruz Watch Tower Complex and Uplifted Area has a unique combination of cultural heritage and ecological components. Padhan Pray Mountain has both religious and cultural meaning for pilgrims. Lastly, the JANPPOBA River Network has a nature adventure component.

B. Living Museum Concept



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In consideration of the existing tourism destinations in Bohol, Maribojoc can create a specific niche market to complement the attractions of the province. The concept is anchored on the three (3) focus sites while also highlighting the distinct characteristics of the municipality.

C. A Tourism Complex

This last development concept builds on the “Living Museum” concept. The priority sites will be integrated through strategic linkages to make the best use of the tourism resources.

Site Development Plan

A. Punta Cruz Watch Tower Complex

The Punta Cruz Watch Tower Complex and Uplifted area is located on the coastline of the southwestern portion of Maribojoc. During the Hispanic era, the watchtower served as a part of a broader defense of the locals from Moro pirates along the coast of Bohol Strait. Punta Cruz still provides an excellent view along the coastline and the watchtower, a perfect isosceles structure, was declared as a National Historical Landmark and a National Cultural Treasure by the respective national cultural agencies.

On 15 October 2013, a 7.2 magnitude earthquake caused coastal areas in Loon and Maribojoc to uplift by approximately 1.2 meters which formed unique geological features. It was declared by the Department of Environment and Natural Resources (DENR) as a Geological Monument under Administrative Order No. 2015-08 with the intention to preserve, protect and maintain the uplifted area for scientific, educational and tourism purposes.

The planning area has approximately 7,293 square meters and a total perimeter of 431 meters. The proposed redevelopment of the complex consists of several facilities that shall be designed on the basis of aesthetics, functionality, feasibility, and safety which will also address the cultural, social, and historic heritage of the site. It is divided into four (4) phases or zones to regulate and restrict the development scale, specifically on the height, size of structures, percentage of lot that may be occupied, location and use of buildings/structures, location and use of land for protection, trade, industry, recreation, size of yards/courts, and other open spaces, carrying capacity of tourists visiting the place and compliance to the National Historical Commission of the Philippines (NHCP) policies.

Zone	Budgetary Estimate (PHP)	Components
Heritage Zone	<ul style="list-style-type: none">○ 600,000.00○ 900,000.00○ 435,000.00○ 1,100,000.00○ 20,000,000.00○ 12,000,000.00	<ul style="list-style-type: none">○ Entrance Gate and Fencing○ Materials Recovery Facility○ Watch Tower Complex Landscaping○ Plaza Pavement○ View Deck○ Outdoor Museum
Active Zone	<ul style="list-style-type: none">○ 400,000.00○ 11,000,000.00	<ul style="list-style-type: none">○ Parking Area○ Events Place and Multi-Purpose Hall



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	<ul style="list-style-type: none"><input type="radio"/> 2,500,000.00<input type="radio"/> 1,750,000.00	<ul style="list-style-type: none"><input type="radio"/> Access Road<input type="radio"/> Public Restroom
Passive Zone	<ul style="list-style-type: none"><input type="radio"/> 3,850,000.00<input type="radio"/> 1,750,000.00<input type="radio"/> 7,000,000.00<input type="radio"/> 1,128,000.00	<ul style="list-style-type: none"><input type="radio"/> Rentable Cabanas<input type="radio"/> Food Stores<input type="radio"/> Glamping Accommodation Huts<input type="radio"/> Pathwalks
Coastal Zone		

B. Padhan Prayer Mountain

The Padhan Prayer Mountain was most known during the Lenten season where pilgrims visit the 14 Stations of the Cross along the mountain trail and the concrete large cross at the peak. A 7.2 magnitude earthquake in 2012, ended devotion to the cross due to the disrupted the access to the site. It is also frequented by locals from neighboring towns for youth camps and mountain trekking.

The proposed redevelopment of Padhan Prayer Mountain aims to improve the facilities along the trail and its immediate vicinity to attract more tourists for pilgrimage or hiking activities. It will also have infrastructure improvements on the shrine, plaza, trail, and other ancillary facilities. The total buildable area where the former cross was located is approximately 28,872 square meters.

The Padhan Prayer Mountain will be divided into different zones to regulate and restrict the development scale, specifically on the height, size of structures, percentage of lot that may be occupied, location and use of buildings/ structures, location and use of land for protection, trade, industry, recreation, size of yards/ courts and other open spaces, carrying capacity of tourists visiting the place and considering the environmental risks and hazards.

Phase	Budgetary Estimate (PHP)	Components
Phase 1: Jump-Off Point	<ul style="list-style-type: none"><input type="radio"/> 1,480,000.00<input type="radio"/> 1,804,000.00<input type="radio"/> 1,000,000.00	<ul style="list-style-type: none"><input type="radio"/> Road Access<input type="radio"/> Admin Office<input type="radio"/> Visitor Parking
Phase 2: Padhan Prayer Mountain	<ul style="list-style-type: none"><input type="radio"/> 520,000.00<input type="radio"/> 500,000.00<input type="radio"/> 6,500,000.00<input type="radio"/> 2,800,000.00<input type="radio"/> 11,000,000.00<input type="radio"/> 24,000,000.00	<ul style="list-style-type: none"><input type="radio"/> St. Vincent Shrine/Statue<input type="radio"/> St. Vincent Plaza<input type="radio"/> Restrooms<input type="radio"/> Padhan Cross<input type="radio"/> Padhan Plaza<input type="radio"/> View Decks
Phase 3: Trail	<ul style="list-style-type: none"><input type="radio"/> 700,000,000.00<input type="radio"/> 2,100,000.00<input type="radio"/> 3,600,000.00	<ul style="list-style-type: none"><input type="radio"/> Mountain Trail<input type="radio"/> Station of the Cross<input type="radio"/> Portalet Cabins

C. JANPPOBA Nature Adventure and River Network

The Jandig, Anislag, Punsod, Poblacion and Bayacabac (JANPPOBA) River Network is located along the central part of Maribojoc. The proposed project site is classified in the Comprehensive Land Use Plan (CLUP) as a mangrove area and a municipal protected area (Municipal Ordinance No. 2019-24). The planning area covers approximately 17 hectares.



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The proposed development aims to improve the JANPPOBA River Network to generate more local and international visitors for appreciation of the site's natural vista via river cruises and floating restaurants, along with engagement through the cultural aspects abundant in Maribojoc. Specifically, the proposed developments include Boat Docks, administration building, Floating Restaurant, and other ancillary facilities.

Phase	Budgetary Estimate (PHP)	Components
Central Dock	<ul style="list-style-type: none"><input type="radio"/> 1,920,000.00<input type="radio"/> 230,000.00<input type="radio"/> 990,000.00<input type="radio"/> 1,222,000.00<input type="radio"/> 500,000.00	<ul style="list-style-type: none"><input type="radio"/> Access Road<input type="radio"/> Parking Area<input type="radio"/> Admin Building<input type="radio"/> Sidewalk and Pavement<input type="radio"/> Wharf Boat Dock
Poblacion/Anislag/ Bayacabac Dock	<ul style="list-style-type: none"><input type="radio"/> 47,000,000.00<input type="radio"/> 5,000,000.00	<ul style="list-style-type: none"><input type="radio"/> Floating Restaurant – Food Dock<input type="radio"/> Cultural Dock
Jandig/ Punsod Dock	<ul style="list-style-type: none"><input type="radio"/> 5,000,000.00<input type="radio"/> 5,000,000.00<input type="radio"/> 20,000,000.00	<ul style="list-style-type: none"><input type="radio"/> Jandig/Bayacabac Dock<input type="radio"/> Punsod Dock<input type="radio"/> Boardwalks and Trailstops

Infrastructure Projects

Being the infrastructure arm of the Department of Tourism, TIEZA provided in the TOR for a feasibility study for the needed infrastructure development in the Municipality of Maribojoc, Bohol.

A. Access Roads and Traffic Management

The development of the access roads will enable the three (3) tourism destinations to accommodate increased traffic volume as more tourists visit the sites. Planning the traffic management designs for both the Punta Cruz Watch Tower and Padhan Prayer Mountain is divided into immediate and future improvements. The former pertains to wide and safe roads with proper safety precautions and standard informative signs from the National Highway. On the other hand, future developments involve adding signalized intersections should the traffic volume warrant installation.

In the case of JANPPOBA River Network, access routes, drop-off/pick-up points, as well as docking sites are included in the improvements. All entry points to the river network site require immediate road and traffic improvements, especially the ones near Anislag Bridge and Isaac-Jabines Bridge.

B. Solid Waste Management (SWM)

National policies, legislation and municipal ordinances on SWM requires strict enforcement. Provision of the recommended SWM containers and infrastructure on each site. Optimal utilization and maintenance of the recommended SWM containers and infrastructure on each site can be achieved once proper waste segregation is practiced by barangays that have jurisdiction over the sites. Over time, a unified effort of Maribojocanos to enforce these policies can be practiced.



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In light of the situation due to COVID-19, it is imperative that proper handling and disposal of potentially contaminated wastes is practiced by site operators, barangays and LGUs. Adding to the four (4) types of wastes in the 2016-2025 Integrated Solid Waste Management Plan of Maribojoc, two (2) more are introduced to the waste segregation categories at each site:

- (1) Biodegradable waste
- (2) Recyclable waste
- (3) Residual waste
- (4) Special waste
- (5) Sanitary waste
- (6) Health care waste

C. Wastewater Management

Availability of restrooms, as well as underlying containment and treatment infrastructure will be present in each site to address the prevalent issue of public urination. Similar to the SWM, strict enforcement of all applicable laws, ordinances and policies need strict enforcement from the barangay-level to the local government-level. Usage of Information, Education and Communication (IEC) materials such as directional signage, proper use of toilets and urinals, and other relevant information is proposed.

In determining the recommended fixtures and infrastructure for each site, assumptions based on the number of daily visitors on a peak day prior to COVID-19 and the potential wastewater volume generated by tourists and staff. For Punta Cruz Watch Tower Complex, these are: dual-flush toilets, urinals, three-chamber septic tank, decentralized wastewater system (DEWATS), and drainfield pipes for discharge. Padhan Prayer Mountain's recommended wastewater infrastructure and technologies include: waterless/dry compost toilets, waterless urinals, dual-flush toilets, flush urinals, and a vault containment for containment and treatment. Finally, the fixtures and infrastructure for JANPPOBA River Network are: dual-flush toilets, urinals, three-chamber septic tank, and drainfield pipes.

The practice of additional precautions to minimize the risk of infection to the coronavirus are emphasized. These include awareness of social distancing, following proper handwashing procedures and basic toilet usage etiquette.

D. Water Supply

Punta Cruz Watch Tower Complex

Among the three (3) sites, Punta Cruz generally has adequate supply of water. However, occasional water shortages were reported to occur in Barangay Punta Cruz due to insufficient water contained in the storage tank. Thus, to secure steady water supply, the site operator may consider gradually developing its own water supply distribution through the erection of storage tanks and water distribution network for the various facilities. The conduct of a detailed water resource assessment is also needed to ascertain the reliability and sustainability of Boloc-Boloc Spring to determine whether other possible sources of water should be explored.



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Padhan Prayer Mountain

Water supply for toilets at the facilities near the Barangay Dipatlong Hall are considered minimal and can be connected to the existing barangay water system. However, because the shrine site does not have readily available water, other water sources must be explored to service the site portalets and the refreshment area.

JANPPOBA River Network

Each phase of the development has a different water requirement for its daily operations. Water supply for the facilities can be tapped from the existing water distribution system of Barangay Poblacion and Barangay Bayacabac which derive its water source from the Boloc-Boloc Spring.

Carrying Capacity

We also requested and the FTDP provides for the carrying capacity study of the tourism areas in Maribojoc, Bohol.

Carrying capacity is a key concept in creating and managing sustainable tourism destinations. Regulating tourism activity is based on ecological principles that take into account the capability of the area to support an ecological phenomenon. The National Geographic Society describes it as the "number of individuals of a species that can be supported by a habitat given its environmental characteristics that dictate the availability of the resources needed by the species to survive and flourish."

Each priority site was assessed and carrying capacity was based on their respective physical and use characteristics. Boulton's carrying capacity mathematical model was used for each activity in the focus sites. The Basic Carrying Capacity (BCC), Potential Carrying Capacity (PCC), and Real Carrying Capacity (RCC) are expressed in the following equations:

$$\text{BCC} = \frac{\text{Area used by visitors}}{\text{Average visitor's standard area}}$$

$$\text{PCC} = \text{BCC} \times \frac{\text{Total Operating Hours}}{\text{Average Hours an Area is Used by Visitors}}$$

$$\text{RCC} = \text{PCC} \times \frac{100=\text{Lf}_1}{100} \times \frac{100=\text{Lf}_2}{100} \times \frac{100=\text{Lf}_3}{100} \times \dots \times \frac{100=\text{Lf}_n}{100}$$

In accordance with the social distancing recommendations of the Department of Tourism, the personal space of a tourist was set at nine (9) square meters for a 1.5-meter distance in all directions. As for operating hours, Punta Cruz Watch Tower has 12 hours, Padhan Prayer



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Mountain has ten (10) hours, and JANPPOBA River Network has eight (8) hours. Lastly, three (3) limiting factors were considered for the computation of the RCC. These are:

- (1) Number of closure days due to typhoon or other unforeseen events;
- (2) Daily use and operating hours; and
- (3) Use efficiency of facilities

Market Study

The FTDP also contains the required Market Study.

A market study of the popular day tours of Bohol for tourists that wish to explore the historical, cultural, and natural resources of the province showed that while Maribojoc can be considered as a tertiary or alternative destination. Thus, Maribojoc should create new and exciting tourism activities within the municipality to increase the motivation of tourists and become a primary destination in the Visayas Region.

The TDP highlights three (3) tourism development themes present in the focus sites that would cater to a wider range of tourists. This is summarized below:

Focus Site	Eco-Cultural	Nature Adventure	Educational
Punta Cruz	Weddings Historical Significance of Watch Tower and Cross	Sights and Scenery Uplift Water sports activities Glamping	Geology students for the Uplift Trainings/ Team Building workshops
Padhan Mountain	Pilgrimage Religious	Hiking Trail Caving	Campsites
Anislag	Water villages Floating view deck/ restaurants	River cruise	Nipa Weaving Baliw weaving Other products made from Nipa

Given the above themes and based on psychographic and behavioral variables, possible target markets were categorized into primary, secondary, and tertiary markets.

Sites	Proposed Target Markets		
	Primary	Secondary	Tertiary/Others
Punta Cruz	Destination Weddings and other events	Leisure Travelers	Educational Trainings
Padhan Mountain	Religious/ Pilgrims	Nature/Adventure Seekers	Cultural
JANPPOBA River	Leisure	Nature	Cultural

Four (4) tourism circuits were proposed in connection with the identified target markets to maximize the experience of each type of tourist. This is in line with the NTDP 2016-2022 which



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promotes the development of tourism circuits to bring tourism-related business opportunities to local communities through better connectivity between tourism development areas.

Circuit 1: Punta Cruz and Firefly Watching

The circuit is estimated to take at least 1 hour and 30 minutes. The tour will begin with the Punta Cruz Watch Tower and enjoy a beautiful sunset view from the coast. The tour includes dinner time and is followed by a trip to the mangrove area adjacent the Abatan River to watch fireflies by the mangroves or while kayaking.

Circuit 2: Heritage Tour

This circuit will require an accredited tour guide for tourists to have a better appreciation of the sites that are included in the tour. It approximately takes five (5) hours to go through itinerary. The tour will begin in the morning and will take half a day to complete. The church ruins near the Municipal Hall is the first stop. A wood carving demonstration can also be observed after a short walk from the ruins. The next site is the Punta Cruz Watch Tower where tourists can marvel at the perfect isosceles historical structure patterned after a Spanish fortress and walk around the outdoor museum. Tourists can enjoy a short cruise at the docking station for the JANPPOBA River Cruise. The Nipa Museum, nipa wine display and a live demonstration of nipa weaving is included while navigating the river network. The tour ends with lunch at restaurants near the river network.

Circuit 3: Adventure Tour with an optional overnight glamping

The first day of the tour opens with a cruise at the JANPPOBA river network where guests will also have lunch at the floating restaurant, as well as visit the Nipa Museum, nipa wine display and witness actual nipa weaving by locals. A mangrove adventure along the river network is also included in the tour before moving to the Punta Cruz Watch Tower to view the sunset and have dinner. An optional overnight stay at the glamping units can also be availed by tourists for the two-day tour package. The second day will be spent on trekking the Padhan Prayer Mountain where tourists can visit the St. Vincent shrine and statue, as well as the Padhan Cross. The round trek takes approximately 3 hours. The tour ends with lunch at the restaurants near the jump-off point.

Circuit 4: Leisure Eco-Tourism Tour

At the Punta Cruz Watch Tower, tourists interested in the geological monument may observe the Uplifted Area as they stroll the boardwalks. Afterward, the tour continues to a river cruise and a visit to the Nipa Museum at the JANPPOBA river network. Approximately 2 kilometers north of Maribojoc is the Organic Demo Farm, an agrotourism destination for tourists interested in nature farming. Finally, from the demo farm, the tour ends with a visit to the Anislag/Lagtangon boardwalk. The tour takes approximately eight (8) hours.

Physical Development Guidelines



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We also required a basic Physical Development Guidelines for each focus site.

In the proposed developments in the focus sites, the following laws, guidelines and issuances must be adhered:

DENR Administrative Order No. 42, series of 2002	Guidelines pertaining Philippine Environmental Impact Statement System
Sec. 4 of Presidential Decree No. 260; Sec. 12, Art. IV of Republic Act No. 10066; and NHCP Resolution No. 04 series of 2009	Implementation of Historic Center Guidelines due to the declaration of the Punta Cruz Watch Tower as a National Cultural Treasure and a National Historical Landmark
Batas Pambansa Blg. 344	Accessibility Law
Republic Act 9514	Fire Code of the Philippines
Presidential Decree No. 1096	National Building Code of the Philippines
ANSI Color Codes	

Based on the present state of tourism in Maribojoc, the local government is recommended to assume the role of an *Enabler of Tourism Development* and a *Development Partner* to local businesses and organizations in the municipality. The former will enable the mobilization of resources required to achieve its target, and the latter will help create opportunities to micro- and small businesses and cultural groups as the municipality's tourism industry grows.

IV. RECOMMENDATION

In view of the foregoing and having been compliant with the provisions and objectives of the Terms of Reference, we are recommending the presentation of the attached FTDP to the TIEZA Board for its approval to be turned-over to the Municipality of Maribojoc, Bohol.

ANNEX D

Comments on the PTDP of Bantayan and Camotes

From: onin aquino (aquinonino@yahoo.com)
To: ksbaydo@gmail.com; catherine.sta.clara@gmail.com
Cc: lahrenlmc3.tieza@gmail.com; jrdnicdao.tieza@gmail.com
Date: Wednesday, August 5, 2020, 10:43 AM GMT+8

Atty. Karen:

for your review and consideration po.
attached also are the draft letters to PGAA relaying our
comments on the PTDP they submitted last July29.

TWG members, including TIEZA, has five working days from
July 29 or until tomorrow Aug6 to submit comments.

For comments of the other TWG members, we will just endorse
them to PGAA as they come.

thanks,
NFA

--
Best regards,

Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department
TEZ Management Sector
7/F Double Dragon Tower 1
EDSA ext. cor. Macapagal Blvd.
Pasay City



Memo to ACOO Comments on CGI PTDP.docx
170.8kB



Letter to PGAA comments on PTDP Camotes.docx
153.7kB



Memo to ACOO Comments on BGI PTDP.docx
184.9kB



Letter to PGAA comments on PTDP Bantayan.docx
155.5kB

ANNEX D1



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MEMORANDUM

FOR : **Atty. KAREN MAE G. SARINAS-BAYDO**
Manager, TEZ Regulation Department

NOTED : *maquin*
Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department

FROM : *micanay*
LAUREN LEE M. CARANAY
Enterprise Services Supervisor, Evaluation and Registration Division

SUBJECT : **COMMENTS ON THE PRELIMINARY TOURISM DEVELOPMENT PLAN
OF BANTAYAN ISLAND GROUP OF ISLANDS**

DATE : **03 August 2020**

This refers to the Preliminary Tourism Development Plan (PTDP) of Bantayan Group of Islands submitted by PGAA Creative Design on 29 July 2020.

Upon review of the report, the following concerns have been observed:

GENERAL COMMENTS	
	<p>As per Terms of Reference, there must be a Schematic/Conceptual Site Development Plan. Hence, we will be expecting a site map showing the overall development plan for Bantayan Island.</p> <p>As per Terms of Reference, there must be Preliminary Design Parameters and Location of Utilities. Hence, we will be expecting design parameters on the proposed infrastructure or utilities and map of their location.</p> <p>May we suggest to the consultant to follow the order of deliverables as listed under the Terms of Reference in the preparation of the report. As much as possible, adapt the wording from the TOR then just provide their subheadings for their discussions, so it would be easy for us to review the report. If the consultant intends to present the plan in their own format, may we suggest to the consultant to make it easier for us to look for the information/output stated in the Terms of Reference.</p> <p>For identified urgent tourism services, include Health Facilities/Hospitals and Telecommunication Facilities</p>
Overview of the existing planning environment for the future tourism development of the group of islands	<ul style="list-style-type: none">• This section does not include overview of the tourism development plan for Bantayan Island.• Based on the assessment of the current conditions,



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	<p>there were some recommendations provided but are observed as general statements only. Kindly be more specific</p> <p>Ex:</p> <p>a) 1.3.3 Organization of existing attractions in the entire BGI into themes of tour circuits, loops, or packages.</p> <p><i>What are the proposed circuits, or packages?</i></p>
Section 2.2.1 Covid 19 Public advice of the World Health Organization affecting planning	<ul style="list-style-type: none">No projections provided specific for Bantayan Group of Islands based on the post pandemic scenario, which are vital to the recommendations towards achieving the redefined vision for the area.
Section 2.1: Issues on Identifying an Area to Develop as a Tourism Enterprise Zone (page 36)	<p><i>...However, during the June 18 TWG meeting...</i></p> <p>The TWG meeting was held on 15 June 2020.</p>
2.1.2: Criteria for the designation of TEZ (pages 37-38)	This discussion might confuse the LGU in recommending possible areas for identification as FTEZ. If the criteria will be included in the report, there is a need to explain the land area requirement for a private TEZ which is five (5) hectares as provided under the TIEZA Guidelines and 100-200 hectares for an FTEZ.
Section 3.2: Sectoral Strategies, Policies, and Action Plans to Achieve the Vision	
3.2.1. Institutional Aspect Strictly implementing the existing Protected Area Management Plans or the Special Use Agreements in Protected Areas of the DENR-BMB, the Comprehensive Land Use Plans of the LGUs, or the TEZ development plans of TIEZA, all the while respecting the property rights of private individuals (page 46)	<ul style="list-style-type: none">The recommendation did not specify who will be applying for the issuance and implementation of Special Use Agreement for PAs.There should not be an option re plans to be implemented for TEZs. It must automatically be the development plan approved by the TIEZA Board when it comes to TEZ development.
BGI was well within its rights to lobby for the disestablishment of certain portions from protected area status to allow more intensive uses and thus encourage more economic activities (page 47)	Since disestablishment of BGI as Protected Area has been suggested, the consultant might as well provide a guide on how the LGU will go through about the process therefor.
It also bears noting that challenges may be encountered in the consolidation of properties for a massive TEZ covering as much as 200 to 300 hectares. (page 47)	Clarify the land area requirement for FTEZ as this is inconsistent with the previous statement.



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3.2.2. Tourism Product Development (pages 48-49)	The report mentioned of MICE, Farm Tourism, Cultural and Heritage Experience, and Food Tourism as viable tourism products. However, there is no discussion on possible areas for development, facilities required and if there are already for these products.
3.2.3 Socio-Economic Aspect (pages 50-53)	Generally, It is preferable that success indicators are measurable/quantifiable and time-bound to determine whether identified objectives have been achieved.
Upgrade existing health facilities and equipment, as well as increase the number of health workers in BGI, to ensure that medical needs are met (page 52)	If possible, kindly provide estimated number of facilities required to meet the demand in BGI once it becomes fully developed.
Human Resources Development Program (page 58-60)	
Labor supply: skills shortage, skills mismatch, and underemployment (pages 58-59)	<ul style="list-style-type: none">The discussion does not reflect the gap by existing workforce and the intended development. It is better if said gap shall be represented by numbers.Recommendations to address the gaps are general statements. Kindly provide a more specific programs and plans with corresponding timeline for implementation.
Working Conditions on the tourism sector (page 59)	The report states that " <i>gender inequalities are prevalent in the sector, as women tend to be engaged in lower skilled and lower-paid work, such as housekeeping and customer service roles</i> ", however, there are no recommendations to address the issue
3.2.5 Infrastructure	General comment: <ul style="list-style-type: none">Lacks discussion on possible location, and the initial projection for the demand and supply of utilities.Lacks information and figures as to current demand and supply vis-à-vis projected demand and supply as a result of the proposed development.
Information and Communication Technology (page 67)	No discussion on the requirements of the island re ICT
Power (page 67)	Provide basis for the projected 10% increase in the power requirements of the island
Water Supply (page 68 – 72)	<ul style="list-style-type: none">Provide comparative analysis (table/matrix) of the suggested alternative resources for the mitigation of supply shortage in the island, for easier reference on determining the most feasible alternative for the end user.Lacks discussion on design parameters and distribution system of water supply
Waste Water Treatment	No discussion for the waste water treatment facility
Hazards (pages 72-76)	With all the identified hazards that will affect the



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	development, what is the immediate recommended course of actions for each, for the LGUs to properly implement the development? (This can be address in the submission of the FTDP)
3.2.6 Transport and Accessibility	No traffic study and traffic management plan which shall include transport and accessibility, in anticipation of the proposed development in Bantayan Group Islands.
Access Points (page 76)	Specify possible location and type of transport facilities.
Circulation Plan (page 77)	Propose alternate roads to in order to redistribute local traffic and cater to tourism traffic for fast travel times to and from destinations. Provide map for circulation plan to reflect existing tourism and alternate roads
Chapter 4: The Preliminary Tourism Master Plan	
Inclusiveness, particularly, local community empowerment (page 81)	Provide further discussion on the relevance of ICT and mobility to promote local community empowerment
5 year timeline of Activities / Projects to restart / improve tourism in BGI	<ul style="list-style-type: none">• Have a separate section for Target Markets (Type of Tourists) based on the factors considered by the consultant.• What is the estimate timeline for the construction of utilities? Is it possible that utilities be prioritized within the 1st-3rd year of the said timeline
Solid Waste Management Plan	<ul style="list-style-type: none">• Discussion does not include the capacity of the MRF in Bantayan Island which the report states that it can accommodate the wastes generated by the entire island estimated at 29,000 kg/day.• Clarify whether it is the current volume of waste, or it already includes the volume to be generated by future tourism developments in the area.
Preliminary Tourism Development Plan (issues) pages 79- 81	Provide more detailed discussions on the issues about: inclusiveness, resource efficiency, and public health/safety. We expect that the issues identified in this chapter will be further discussed and suggestions for their resolutions be provided in the next deliverable – Comprehensive Tourism Development Plan.
Preliminary Tourism Development Components (pages 86-113)	Provide brief description of the illustrations/images
Enumeration of Preliminary Plan Components	Provide maximum capacity for all components.
Map of Proposed Attractions and Map of Proposed Amenities	Enumerate or label what are these proposed attractions and proposed amenities.



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Additional Comments	<ul style="list-style-type: none">There are no identified impacts of the proposed development as regards socio-cultural, environmental, and biodiversity conservation with appropriate mitigating impacts. Notably, what was provided are the impacts brought about by the pandemic to tourism in general.
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For your consideration and reference.

ANNEX D2



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MEMORANDUM

FOR : Atty. KAREN MAE G. SARINAS-BAYDO
Manager, TEZ Regulation Department

[Signature]

NOTED : Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department

[Signature]

FROM : JEFF-RAY D. NICDAO
Enterprise Services Specialist

SUBJECT : COMMENTS ON THE PRELIMINARY TOURISM DEVELOPMENT PLAN OF CAMOTES GROUP OF ISLANDS

DATE : 03 August 2020

This refers to the Preliminary Tourism Development Plan (PTDP) of Camotes Group of Islands submitted by PGAA Creative Design on 29 July 2020.

Upon review of the report, herewith are our comments.

SECTION	COMMENTS
GENERAL COMMENTS	<p>As per Terms of Reference, there must be a Schematic/Conceptual Site Development Plan. Hence, we will be expecting a site map showing the overall development plan for Camotes Island.</p> <p>As per Terms of Reference, there must be Preliminary Design Parameters and Location of Utilities. Hence, we will be expecting design parameters on the proposed infrastructure or utilities and map of their location.</p> <p>May we suggest to the consultant to follow the order of deliverables as listed under the Terms of Reference in the preparation of the report. As much as possible, adapt the wording from the TOR then just provide their subheadings for their discussions, so it would be easy for us to review the report. If the consultant intends to present the plan in their own format, may we suggest to the consultant to make it easier for us to look for the information/output stated in the Terms of Reference.</p> <p>For identified urgent tourism services, include Health Facilities/Hospitals and Telecommunication Facilities</p>
3.1 Overview	<ul style="list-style-type: none">• Page 10. "Based on the National Tourism Development Plan (NTDP) 2016-2022, the Bantayan Group of Islands is part of the Cebu Tourism Development Area (TDA)..."



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	<p>Change the word Bantayan to Camotes.</p>
Section 2.2.1 Covid 19 Public advice of the World Health Organization affecting planning	<ul style="list-style-type: none">No projections provided specific for Camotes Group of Islands based on the post pandemic scenario, which are vital to the recommendations towards achieving the redefined vision for the area.
3.2 Socio-Cultural, Environment, Natural resources, Biodiversity conservation management study	<p><i>Page 43. First, the LGUs may request the DENR-BMB for the amendment of the existing PAMP or BIWA-EMP to allow more tourism developments and activities in the protected areas included in the TEZ designation</i></p> <p>BIWA-EMP pertains to the existing plan for the development and management of Bantayan Group of Islands and not Camotes Group of Islands.</p> <p>No discussion on the the socio-cultural, environmental, and biodiversity conservation impacts of the development. If there are negative impacts, include its mitigating measures.</p>
3.3 Schematic/Conceptual Site Development Plans	<ul style="list-style-type: none">Page 83. Identify the areas/location for the proposed development on table 3 and supply the maximum capacity.Page 84-106. Provide a brief narrative/discussion of the design components.Present the existing and proposed accommodations, amenities, and attractions map in a per municipality format.
3.4 Preliminary Design Parameters and Location of Utilities	<p>Page 63. Information and Communication Technology (ICT). To identify the current situation and proposed requirements of the ICT on the islands.</p> <p>Page 63. Ports/Seawalls. Check the word "goins" and rephrase the paragraph.</p> <p>Page 63. Airstrip. Clarify the location of the existing air strip as well as the new site for the air strip.</p> <p>Page 63. Power. Discuss the current power design parameters and the proposed upgrade in consideration of the future demand. Also, include other sources of power to be implemented.</p> <p>Page 63. Roads and Drainage. <i>"The proposed roadways shall be provider with roadside drainage of either covered canals or pipe culverts with inlet openings space at 20meters to 25meters to catch rainfall run off. It is recommended that drainage structures shall be designed for rainfall of a 25 year rainfall intensity using PAGASA's rainfall intensity duration frequency curve..."</i></p> <p>Rephrase the paragraph for clarification.</p> <ul style="list-style-type: none">Include the definition and components of an all-weather road surface.Provide the conceptual design of the drainage system.



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	<p>Page 65. Water Supply.</p> <ul style="list-style-type: none">• Change figure 3 for a clearer version.• Include the current and future capacity of the island in consideration of the future developments.• Include discussions on the design parameters and distribution of water supply.• Include the proposed locations of the pumping wells.• <i>Page 66. "It is has an area of 685 hectares..."</i> To rephrase the paragraph.• <i>Page 68.</i> To include the location and capacity of the proposed artificial water reservoir and dam.
	<p>Page 68. Wastewater Management.</p> <ul style="list-style-type: none">• To include the location and capacity of the proposed wastewater treatment plant.• Lacks discussion for the sewerage.
	<p>Annex B. Solid Waste Management Plan.</p> <ul style="list-style-type: none">• Include the capacity and proposed location of the Materials Recovery Facility. Include in the main part of the report.
	<p>Page 68. Hazards.</p> <ul style="list-style-type: none">• On the identified hazards on the islands, provide the recommended emergency response plan/actions for each.
3.5 Transportation and Circulation system	<ul style="list-style-type: none">• Page 74. Public Transport Development. No discussion on Traffic Management Plan considering the future Developments. If possible, kindly provide illustration of road networks and circulation.• Page 73. Access Points and Transfers. Provide the location of the proposed permanent passenger terminal facilities and ticketing booths.
3.6 Human Resource Development Plan/Program	<ul style="list-style-type: none">• Page 56. Labor Supply. Provide quantifiable figures on the gap between the existing labor force and the demand relative to the future development
4.1 Preliminary Tourism Development Plan (issues) pages 76-78	Provide more detailed discussions on the issues about: inclusiveness, resource efficiency, and public health/safety. We expect that the issues identified in this chapter will be further discussed and suggestions for their resolutions be provided in the next deliverable – Comprehensive Tourism Development Plan.
4. Preliminary Tourism Development Components (pages 76-83)	Provide brief description of the illustrations/images
Enumeration of Preliminary Plan Components (page 83)	Provide maximum capacity for all components.
Map of Proposed Attractions and Map of Proposed Amenities	Enumerate or label what are these proposed attractions and proposed amenities.



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Annexes	<ul style="list-style-type: none">• Include Annex B to the main report.
---------	---

For your consideration and reference.

ANNEX E

Memo to Board and draft BR re zoning clearance and annual inspection fees

From: onin aquino (aquinonino@yahoo.com)
To: ksbaydo@gmail.com; catherine.sta.clara@gmail.com
Date: Wednesday, July 8, 2020, 09:17 PM GMT+8

Atty. Karen:

Draft Memo to Board with draft Board Reso for your review and comments.

summary:

- bd reso and sec cert of may27 2020 is clear on deferment of building permit ancillary/accesory permits fee.
- the said bd reso and sec cert was also revised to clarify that occupancy permit is for deferment and not waived or Php1
- need to clarify the said bd reso to the effect that the zoning clearance/ annual inspection fees are to be deferred only and not lowered to Php1.
- zoning clearance fee is not under NBC but under LGC (rate to be fixed by LGUs)
- annual inspection fee is in the NBC, together with Building Permit fees
- Recommendation: defer payment of Zoning Clearance and Annual Inspection fee and the previous bd reso be clarified accordingly.

as for the COVID19 WIs of PLD, will still discuss with PLD personnel to clarify some nitty gritties and convert them to the template as per ISO documentation.

thanks,
NFA

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Best regards,

Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department
TEZ Management Sector
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Memo to Board deferment of NBC fees.docx
156.6kB

ANNEX E1



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MEMORANDUM

FOR : The Secretary of Tourism and Chairperson, TIEZA Board
The Chief Operating Officer and Vice-Chairperson
The Secretary, Department of Public Works and Highways
The Secretary, Department of Interior and Local Government
The Chairman, Mindanao Development Authority
The Chief Operating Officer, Tourism Promotions Board
The Secretary, Department of Environment and Natural Resources
Hon. Richard Joson, Director
Hon. Roy Martin, Director

FROM : Atty. KAREN MAE G. SARINAS-BAYDO
Asst. COO, TEZ Management Sector

NOTED : POCHOLO JOSELITO D. PARAGAS
Chief Operating Officer

SUBJECT : Deferment of Zoning Clearance and Annual Inspection fees

DATE : 8 July 2020

This is to respectfully endorse to the Honorable TIEZA Board the deferment of Zoning Clearance and Annual Inspection fees during the Corona Virus Disease 2019 (COVID19) pandemic period or until the year 2021 as assistance to the tourism enterprises.

For the Board's consideration. Thank you.



I. Introduction

On 27 May 2020, the TIEZA Board issued Resolution No. R-27-5-20 to aid the tourism industry in mitigating the negative economic impact of the Corona Virus Disease 2019 (COVID19) pandemic by lowering the following TIEZA fees to Php1 until 31 December 2021:

1. TEZ filing fees, registration/designation fees, and publication fees;
2. Annual renewal fees of TEZs/RTEs and processing fees under Items I and II of TIEZA Schedule of Fees;
3. Fees for Business Permit;
4. Fees for Special Permit to Locate in TEZs;
5. Import Permit Fees;
6. Fees for Zoning Clearance and Annual Inspection Fees; and
7. VISA Processing fees.

The Board further resolves to defer payment of fees relative to Building Permit and its Ancillary and Accessory Permits, as well as fees relative to Occupancy Permits; which fees shall be subsequently collected starting 2021 in equal installments or on terms to be agreed between TIEZA and concerned tourism enterprise.

The intention was to reduce to the least possible amount all those fees which are administrative in nature and which are intended to cover procedural expenses of TIEZA; and to defer and collect in later years all those fees which are related to the development and construction of buildings or structure and which are National Building Code related.

While TIEZA aims to assist the tourism enterprises during the COVID19 recovery period, it must be ensured that revenues will be generated in the future for TIEZA to be used in the development of urgent and necessary tourism infrastructure projects.

II. Issue

It must be noted however, that "(6). Zoning Clearance and Annual Inspection Fees" was included among those lowered to only Php1. It must be explained that these fees should be grouped together with Building Permit and its Ancillary/Accesory Permits and Occupancy Permit being related to the construction and development of buildings/structures.

Hence there is a need to clarify that Zoning Clearance and Annual Inspection fees should be deferred only and not lowered to Php1 only.

III. Discussion

Zoning Clearance

In its common understanding, a Zoning Clearance or Locational Clearance is an approval document issued by the Municipal/City Planning and Development Office which is a prerequisite for the issuance of Building Permit and certifying the structure's compliance with the Comprehensive Land Use and Zoning Ordinance of the Municipality/City.



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The Locational Clearance/Zoning Clearance is issued to a project that is allowed under the provisions of the municipality's/city's Zoning Ordinance, Comprehensive Land and Water Use Plan, and Deed of Restrictions or Development Standards.

In cases of TEZs, the function of issuing Locational Clearance/Zoning Clearance is transferred to TIEZA's Building Official from the LGU where the TEZ is located. Accordingly, a TIEZA Zoning Clearance/Locational Clearance is a certificate issued by the TEZ Administrator as guarantee that the development of the tourism enterprises is in accordance and compliance not only with the Development Plan of the TEZ but also with the CLUP and Development Standards/Deeds of Restrictions of the Municipality/City wherein the TEZ is located.

It is regulatory in nature because it ensures that the tourism enterprise's development is allowed in the applicable zoning and land use of the LGU, and that the project complies with the development standards of the land area of the TEZ consistent with the Comprehensive Development Plan of the TEZ.

For the issuance of TIEZA Zoning/Localational Clearance, there is a reasonable fee equivalent to 1/10 of 10% of the development cost. This contributes to the generation of revenue for TIEZA.

Annual Inspection Fees

Under the National Building Code, the Building Official is mandated to conduct annual inspection and keep updated status of all structures/buildings within their respective jurisdiction. Hence, the National Building Code provides for the amount of fees relative to the annual inspections conducted by the Building Officials.

For TIEZA, the Annual Inspection is conducted by the TIEZA Building Official on all tourism enterprises within TEZs to ensure compliance with all applicable laws, rules and regulations as regards development and maintenance of buildings/structures; as well as compliance with the TEZ's development plan.

The TIEZA Schedule of Fees provides for the fixed rate of fees for annual inspection depending on the nature of the building/structure and components thereof. This also contributes to the generation of revenue for TIEZA.

IV. Recommendation

In view of the foregoing, it is respectfully recommended that collection of fees relative to TIEZA Zoning Clearance and Annual Inspection be deferred for the years 2020 and 2021 and be subsequently collected in equal installments or on agreed terms with the assessed tourism enterprises starting from the year 2022.



RESOLUTION No. R-10-7-20

WHEREAS, on 27 May 2020, the TIEZA Board issued Resolution No. R-27-5-20 to aid the tourism industry in mitigating the negative economic impact of the Corona Virus Disease 2019 (COVID19) pandemic by lowering the following TIEZA fees to Php1 until 31 December 2021;

1. TEZ filing fees, registration/designation fees, and publication fees;
2. Annual renewal fees of TEZs/RTEs and processing fees under Items I and II of TIEZA Schedule of Fees;
3. Fees for Business Permit;
4. Fees for Special Permit to Locate in TEZs;
5. Import Permit Fees;
6. Fees for Zoning Clearance and Annual Inspection Fees; and
7. VISA Processing fees.

WHEREAS, Board Resolution No. R-27-5-20 also approves to defer payment of fees relative to Building Permit and its Ancillary and Accessory Permits, as well as fees relative to Occupancy Permits; which fees shall be subsequently collected starting 2021 in equal installments or on terms to be agreed between TIEZA and concerned tourism enterprise;

WHEREAS, the intention was to assist COVID19-affected tourism enterprises by reducing to the least possible amount all those TEZ fees which are administrative in nature and which are intended to cover procedural expenses of TIEZA as regards TEZs; and by deferring the collection of all those fees which are related to the development and construction of buildings or structures and which are National Building Code related;

WHEREAS, it must be noted that while providing assistance to the tourism industry, TIEZA must ensure some revenue generation in the future for TIEZA to be used in the development of urgent and necessary tourism infrastructure projects;

WHEREAS, with the foregoing intentions in mind, it may be clarified that the collection of Zoning Clearance and Annual Inspection fees should only be deferred and not included in the list of fees to be lowered to Php1;



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WHEREAS, TIEZA Zoning Clearance/Locational Clearance is a certificate issued by the TEZ Administrator as guarantee that the development of the tourism enterprises is in accordance and compliance not only with the Development Plan of the TEZ but also with the CLUP and Development Standards/Deeds of Restrictions of the Municipality/City wherein the TEZ is located. The issuance of the TIEZA Zoning Clearance/Locational Clearance is regulatory in nature and contributes to revenue generation of TIEZA;

WHEREAS, Annual Inspection is conducted by the TIEZA Building Official on all tourism enterprises within TEZs to ensure compliance with all applicable laws, rules and regulations as regards development and maintenance of buildings/structures; as well as compliance with the TEZ's development plan. It is regulatory in nature and the fees collected for its conduct also contributes to the revenue generation of TIEZA;

WHEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED, to approve, thru Referendum, to defer only the payment for Zoning Clearance and Annual Inspection fees until 31 December 2021 and subsequently collect the assessed amount in equal installments or on agreed terms between TIEZA and the concerned tourism enterprises starting year 2022.

IT IS FURTHER RESOLVED the clarification on TIEZA Board Resolution No. R-278-5-20 accordingly.

ADOPTED thru Referendum by the Board of Directors this 10th day of July 2020 in Pasay City.

ANNEX F

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WI for special COVID RTE/TEZ processing

onin aquino <aquinonino@yahoo.com>
To: Karen Mae Sarinas-Baydo,
Catherine Sta. Clara

Thu, Jun 11, 2020 at 5:31 PM

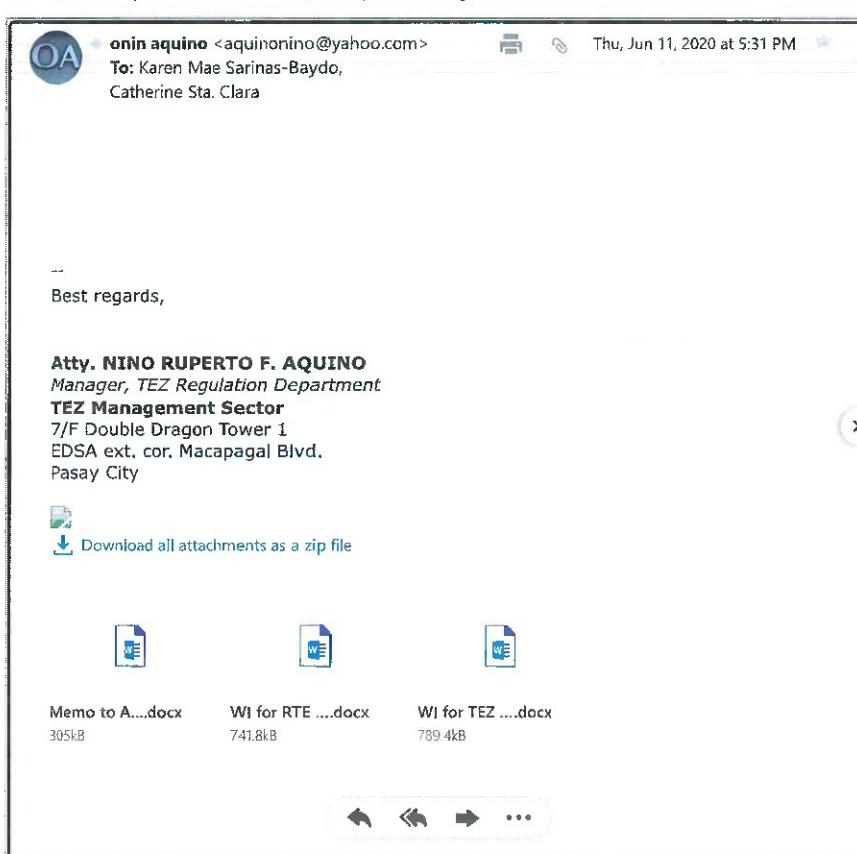
Best regards,

Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department
TEZ Management Sector
7/F Double Dragon Tower 1
EDSA ext. cor. Macapagal Blvd.
Pasay City

[Download all attachments as a zip file](#)

Memo to A....docx 305kB WI for RTEdocx 741.8kB WI for TEZdocx 789.4kB

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ANNEX F1



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MEMORANDUM

For : Atty. KAREN MAE G. SARINAS-BAYDO
Asst. COO, TEZ Management Sector

naguin

From : Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department

Re : Work Instructions for special processing of TEZs/RTEs during COVID19 period

Date : 11 June 2020

This is to respectfully endorse the Work Instructions for the processing of TEZ and RTE applications to be applied during the Corona Virus Disease 19 (COVID19) period in assistance to the tourism sector.

For your consideration. Thank you.



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Project Name	Alphaland Balesin Island TEZ
Type of TEZ/ Date of Designation	Mixed-Use Zone (Brownfield)/ 12 January 2018
Project Location	Brgy. Balesin, Polilio, Quezon
Project Proponent/TEZ Operator	Alphaland Balesin Island Corporation, Inc. or ABICI
Land Area	405 Hectares
Investment Cost	PHP 4,874,000,000.00 / US\$ 93,730,769.23
Jobs generation	(650 Construction Phase) and (700+ Operations Phase)
Date of Assessment	28 May 2020
Authorized Representative	Michael Angelo Patrick M. Asperin/ Atty. Jason J. Alba
Contact Details	(02) 337 2031 LOC. 103 / mmasperin@alphaland.com.ph

I. BACKGROUND

On 12 January 2018, the TIEZA Board of Directors conditionally approved¹ the designation of the 405-hectare Alphaland Balesin Island as a Mixed-use Tourism Enterprise Zone located at Brgy. Balesin, Polilio, Quezon and the registration of Alphaland Balesin Island Corporation Inc. (ABICI) as the TEZ Operator/Tourism Estate Management Facilities and Services (TEMFS) subject to the following conditions:

- a. Submission of the DAR Conversion Order within (1) year from the date of designation;
- b. Submission within six (6) months, an amended ECC to cover the entire 405 hectares and all existing and future developments;
- c. Submission of an LGU Resolution approving the development plan of the Alphaland Balesin Island project as Tourism Enterprise Zone;
- d. Submission of a business plan showing that the area may further be utilized for bringing in new investments and services; and
- e. Submission of a development plan that may catalyze the socio-economic development of neighboring communities.

The proponent has submitted the above-mentioned requirements on the following dates:

REQUIREMENT	DATE OF SUBMISSION
Submission of the DAR Conversion Order within (1) year from the date of designation	18 May 2020 *DAR Exemption Clearance from CARP Coverage covering 389.1993 hectares
Submission within six (6) months, an amended ECC to cover the entire 405 hectares and all existing and future developments	20 July 2018
Submission of an LGU Resolution approving the development plan of the Alphaland Balesin Island project as Tourism Enterprise Zone	05 August 2019
Submission of a business plan showing that the area may further be	21 October 2019

¹ Secretary's Certificate issued by Atty. Michelle Rivera on 22 January 2018



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utilized for bringing in new investments and services	
Submission of a development plan that may catalyze the socio-economic development of neighboring communities	21 October 2019

II. EVALUATION OF THE SUBMITTED DOCUMENTS

A. DAR Conversion Order

On 18 May 2020, ABICI submitted the DAR Exemption Clearance from CARP coverage covering and aggregate area of 389.1993 hectares, portion of the 405-hectare designated TEZ, in lieu of the DAR Conversion Order required by the TIEZA Board.

In the said Exemption Clearance, the Housing and Land Use Regulatory Board (HLURB) certified that the said land holdings are zone Tourism zone under the CLUP of the Municipality of Polilio which was ratified by the HLURB in 1983. Moreover, the same zoning classification was certified by the Municipal Agrarian Reform Office in June 2011. Thus, the 157 parcels of land with an aggregate land area of 389.1193 hectares covered by said Exemption Clearance which form part of Alphaland Balesin Island TEZ classified as Tourism Zone under the Comprehensive Land Use Plan and Zoning Ordinance of the Municipality of Polilio Quezon is not an Agricultural Land, hence, is not necessary for a land conversion.

Under the DAR Administrative Order No. 01 s. 2002 or Comprehensive Rules on Land Use Conversion[3], Section 3.4 provides that Conversion of agricultural lands or areas that have been reclassified by the LGU or by way of a Presidential Proclamation, to residential, commercial, industrial, or other non-agricultural uses on or after the effectivity of RA 6657 on 15 June 1988, pursuant to Section 20 of RA 7160, and other pertinent laws and regulations, and are to be converted to such uses. However, for those reclassified prior to 15 June 1988, the guidelines in securing an exemption clearance from DAR shall apply.²

Likewise, DOJ Opinion No. 44 Series of 1990 [4] states that with respect to the conversion of agricultural lands covered by RA No. 6657 or Comprehensive Agrarian Reform Law of 1988 to non-agricultural uses, the authority of DAR to approve such conversion may be exercised from the date of its effectivity, on 15 June 1988. Thus, all lands that are already classified as commercial, industrial, or residential before 15 June 1988 no longer need any conversion clearance.³

In view of the above we may accept the TEZ Operator's submission of a DAR Exemption Clearance from CARP coverage instead of a DAR Conversion Order or Exemption from Conversion from Agricultural land to other purpose, primarily because these lands were exempted from CARP coverage due to:

- 1) Land conversion applies to agricultural land whereas, Alphaland Balesin TEZ is classified as Tourism Zone, and
- 2) The classification of the TEZ as a Tourism Zone was in 1983 which is prior to the effectivity of R.A. 6657 or CARL which means it was not covered by the program. Hence,

² DAR Administrative Order No. 01 s. 2002 or the Comprehensive Rules of Land Use Conversion Section 3.4

³ DOJ Opinion No. 44 S. 1990



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DAR Conversion Order shall not be required for the 389.1993 hectare of land identified under the Exemption Order.

Evaluation of the submitted DAR Exemption Clearance

However, tabulating the TCTs⁴ submitted and the TCTs cited in the DAR Exemption Clearance under the DARCO Order No. EXE-1112-267 Series of 2011 reveals the following:

- Out of the 405 hectares designated as a TEZ, the submitted DAR Exemption Clearance from CARP covers only 389.1993 hectares.
- Out of the 389.1993 hectares covered by the DAR Exemption Clearance, only 347.957 hectares are covered by titles submitted by ABICI. Surely, ABICI could not have applied for DAR Exemption Clearance for titled properties not within their jurisdiction.
- Acting Zoning Officer of the Municipality of Polilio⁵ issued a Certification dated 25 July 2017 that under the 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". However, it must be noted that in the issuance of the DAR Exemption Certificate, both HLURB and Municipal Agrarian Reform Officer (MARO) certifications dated 13 and 21 June 2011, respectively, stated that Balesin Island is not anymore agricultural. Also, upon verification with the LGU City Assessor and Municipal Planning Officer, the actual use of Balesin is tourism/commercial and the real estate taxes being collected is computed with Balesin as tourism/commercial as actual use. Unfortunately, the CLUP of Polilio has yet to be updated since 2002 despite the fact that Balesin is being used as tourism/commercial purposes already due to lack of budget and constant change in the leadership, and it would take at least a year to revise the CLUP of Polilio.

In view of the foregoing, we recommend that a clarification will be requested from the TEZ Operator as regards the lacking titles covered by the DAR Exemption Clearance and provide proof of the actual use of the TEZ with supporting documents from the LGU of Balesin.

B. Environmental Compliance Certificate

The project is a brownfield TEZ which has an original ECC issued even prior to application of Alphaland Balesin Island TEZ covering the existing developments. In the TIEZA Board approved Development Plan, ABICI will introduce new developments to the TEZ. Hence, one of the conditions for the designation of Alphaland Balesin Island TEZ is the submission of an amended ECC.

⁴ Balesin Island TEZ

⁵ Zoning Certificate from the LGU



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The evaluation team tabulated the TCTs submitted and the TCTs with Environmental Compliance Certificate under the ECC Reference Code ECC-R4A-1807-0206 dated 11 July 2011, and thus:

NO. OF TITLES	ENVIRONMENTAL COMPLIANCE CERTIFICATE	AREA	
112	Total area covered by amended ECC with title	351.8108	has
10	Total area covered by amended ECC, title with attached Deed of Absolute Sale and/or Deed of Assignment	2.0298	has
1	Total area covered by amended ECC, without title but with Deed of Absolute Assignment	0.200	has
123	Partial area covered by amended ECC without title	5.8749	has
246	Total area covered by amended ECC with and without title	357.6857	has

- Out of the total area of 413.4 hectares issued with ECC⁶, only 357.6857 hectares can be referred to ABICI. The other titles issued with ECC totalling to 47.3143 hectares are not within those titles submitted by ABICI. Surely, ABICI would not apply an ECC for an area not within their jurisdiction, however, these titles are lacking in TIEZA files.
- Some of the components in the new developments are not covered by ECC

Facility / Enterprise	Covered by ECC
22 Villas facing Lamon Bay	✓
11 Villas facing Pacific Ocean	✓
Bee Farm and Grape Table Project	x
300- Room Hotel	✓
Firing Range	✓
Ostrich Farm	x
Piggery	x
Deer Farm	x
Aquaculture Project	✓
Zipline	x
Rafael Nadal Tennis Court	✓
Eco Park with Tree Houses	✓

Upon checking of the files on hand, ABICI had submitted revisions to the original development plan as they had to adopt to the market and financials of the TEZ since the DAR Order/Certification was taking too long and the long running issues with the LGU of Belesin. Notably, these facilities/enterprises not covered by the amended ECC are those which were removed or replaced from the originally submitted development plan.

Nonetheless, for future developments, the proponent should note Section 73 (h) Rule 5 Chapter 1 of the IRR of RA 9593 which states that, "Any deviation or modification from the development plan shall require the prior authorization of the TIEZA. Any unauthorized deviation or modification may result in the suspension of granted incentives and

⁶ ECC No. ECC-R4A-1807-0206



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withdrawal of recognition as a TEZ Operator. The TIEZA may likewise impose reasonable fines and penalties upon TEZ Operators and responsible persons for any failure to properly implement the approved development plan".

C. LGU Resolution

Section 61 of Republic Act 9593 provides that "No TEZ shall be designated without a development plan duly approved by the TIEZA and without the subsequent approval by resolution of the LGU concerned".

Below is the timeline of activities with regard to the LGU Resolution requirement:

DATE	ACTIVITY
17 July 2017	Upon application, ABICI submitted Municipality of Pololio's: a. Resolution No. 157-2017: A Resolution Declaring Barangay Balesin in the Municipality of Pololio, Quezon, as a Tourism Infrastructure and Enterprise Zone. b. Resolution No. 158-2017, na may Titulong: A Resolution Approving the Development Plan of Laphaland Balesin Club, Inc for the Proposed Tourism Infrastructure and Enterprise Zone.
04 August 2017	Municipality of Polilio submitted Resolusyon Bldg. 169-2017: Isang Resolusyong Pansamantalang Pumipigil sa Pagdedeklara sa Barangay Balesin, Polilio, Quezon, Bilang Tourism Infrastructure and Enterprise Zone Alinsunod sa Resolution No. 157-2017: A Resolution Declaring Barangay Balesin in the Municipality of Pololio, Quezon, as a Tourism Infrastructure and Enterprise Zone at Pansamantalang Pumipigil din sa Pag-Aaproba sa Development Plan ng Alphaland Balesin Island Club, Inc. Alinsunod sa Resolution No. 158-2017, na may Titulong: A Resolution Approving the Development Plan of Laphaland Balesin Club, Inc for the Proposed Tourism Infrastructure and Enterprise Zone. This was due to the issues on the taxes the municipality will get from the declaration of the area as a TEZ and other institutional agreements between the LGU and ABICI.
01 August 2019	ABICI submitted Resolution No. 123-2019, "A Resolution Approving the Development Plan of Alphaland Balesin Island Project in Barangay Balesin, Polilio, Quezon dated 15 July 2019.

The submission of Resolution No. 123-2019 is acceptable.

- D. Business Plan showing that the area may further be utilized for bringing in new investments and services



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The Alphaland Balesin Island TEZ is a membership integrated tourism complex known for its luxurious themed villas inspired by world-class beachside resorts in the world. The total land area to be designated as a TEZ is approximately 405 hectares. Ninety-five hectares have already been developed into a resort complex. Existing developments include the main clubhouse, seven cluster villas, dining facilities, sports and recreational facilities, health and wellness facilities, souvenir shop, and chapel.

Available Area for New Development

The proponent envisions to develop various amenities to enhance guest experience and complement its existing developments by creating new activities. The proposed TEZ has approximately 98 hectares available land area for new developments, to wit:

DEVELOPMENT COMPONENT	AREA (SQM)
22 villas facing Lamon Bay	44,000
11 villas facing the Pacific Ocean	90,000
Bee farm and grape table project	
300-room hotel	17,500
Obstacle course	45,000
Firing range	5,000
Ostrich Farm	10,000
Piggery	7,000
Deer farm	11,000
Aquaculture Project	80,000
Rafael Nadal Tennis Court Camp	13,000
Eco Park with Tree Houses	665,000
Total	987,500

Land distribution

The available area for future development comprises 21.7% of the total land area for TEZ designation.

Existing Development	950,000
Future Development	987,500
Administrative Facilities	45,916
Barangay Balesin	33,325
Undeveloped and undisturbed area	2,033,259
Total	4,050,000

Market and Financial Analysis

The proposed TEZ targets high-net-worth individuals who value exclusivity and privacy. In 2017, it had an average of 91 visitors and 1,110 guests per week. The majority of the visitors are locals (98%) while the rest (2%) come from different parts of the globe. Non-members must experience the TEZ first-hand to expand its market. The proponent has formulated the following strategies without comprising its branding:



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1. Open the project to public events such as banquets, weddings, corporate strategic planning, fun runs, and the like;
2. Allow non-members to bring in as much as non-members desired, given their presence;
3. Open the island to the international market, including OFW's, for a trial period of 6 days and five nights; and
4. Open the Aegle Wellness Center to the public, allowing non-members to enter and stay in the island by availing the wellness package.

With the implementation of new developments and strategies, it is expected that its guest bookings and revenues will significantly increase. Revenues will come from the sale of Balesin Private Villas, villa accommodation, food and beverages, membership dues, Balesin Marquee accommodation, M/Y Obsessions tour packages, and boutique sales. The table below shows the projected gross revenues and net income of the TEZ.

	GROSS REVENUE	NET INCOME
Year 3	1,363,173,251	327,401,100
Year 5	1,537,711,385	371,421,990
Year 10	1,563,319,357	256,488,253

With the available land area, effective marketing strategies, and a viable development plan, the Alphaland Balesin Island TEZ will undoubtedly generate new tourism investments.

E. Submission of a development plan that may catalyze the socio-economic development of neighboring communities

Alphaland Balesin Island TEZ is expected to contribute to its host community's socio-economic growth through job generation, livelihood and capacity-building programs, and community development programs.

Job generation

The TEZ prioritizes the local community in the hiring of jobs. As of December 2017, 200 residents of the island have been employed, which makes up 36% and 19.29% of its workforce and Barangay Balesin's population.

It is expected that additional job opportunities will be given to both Brgy. Balesin and Polillo residents once the construction of new development commences. The proponent projects 500 jobs (410 direct hires and 90 indirect hires) for the construction phase and about 700+ employees during operational phase. Direct hires are laborers from the nearby communities who possess sufficient skill to provide satisfactory output. In contrast, the indirect hires will come from those firms in Quezon Province, which provide construction services.

Local Suppliers as part of the Value Chain

The TEZ outsources its requirement for products, services, local materials, and fresh produce from the local entrepreneurs. In 2016 and 2017, the proponent made a total of PhP 61 million purchases from suppliers in Quezon Province and others. Below is the list of its suppliers in Quezon Province.



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PRODUCTS/SERVICES	SUPPLIER NAME
Food and Beverage	Le Rue Meat Shop
	Lenra Trading
Construction and Logistics (for materials, hauling, and delivery)	Municipality of Quezon
	Puerto Real Transport and Company
	TAD Construction

Community Development Programs

The proponent provides various programs to support its host community. One is the hospitality training programs to the residents, aiming to help them become equipped for work. It also provides donations and scholarships to the students in Balesin Integrated School. There is also an annual outreach program for the residents of the island. Aside from these programs, its initiatives for establishing telecommunication sites and jetty port in the island have also improved residents' lives.

By and large, Alphaland Balesin Island TEZ can be a catalyst for socio-economic growth in its host and neighboring communities. The cost-benefit analysis shows that it is expected to generate Php 3 billion benefits to the communities for ten years by providing employment and business opportunities, community development programs, and taxes to both national and local governments.

F. Other Issues

- The proponent applied for a 405-hectare Alphaland Balesin Island TEZ, however, the total area with landholding authority on file only totalled to 364.2059 hectares only. It is recommended that the proponent clarifies the deficiency in area of approximately 40.7941 hectares and submit lacking TCTs or other proofs of authority over the land to account the total area designated as a TEZ.
- Out of the 124 parcels with TCTs, 122 of these are under the name of Alphaland Balesin Island Corporation while the remaining 2 parcels are registered under East Asia (AEA) Capital Corporation with TCT Nos. 067-2012000067 and 067-2012000068. The proponent should establish its land holding authority on the 2 parcels under AEA Capital Corporation.

III. RECOMMENDATION

In view of the foregoing, it is respectfully recommended to meet with the proponent ABICI and write a letter for the following concerns:

1. To request ABICI to submit proofs of current classification of the land covered by the Alphaland Balesin Island TEZ;
2. To request ABICI to submit proofs of land holding authority over the remaining 41.2423 hectares not accounted for in the DAR Exemption Clearance;
3. To request ABICI to submit proofs of land holding authority over the remaining area not accounted for totalling to 47.3143 hectares as per amended ECC;



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4. To request clarification from ABICI on the proposed developments that are not covered by the amended ECC;
5. To request ABICI to submit an matrix of titles and landholding authorities over the entire 403 hectares designated as Alphaland Balesin Island TEZ with columns showing whether the title/landholding authority is covered by the DAR Exemption Clearance and ECC.

ANNEX G

Revised Guidelines on Substantial Expansion

From: onin aquino (aquinonino@yahoo.com)
To: ksbaydo@gmail.com; catherine.sta.clara@gmail.com
Cc: erminapalomique.tieza@gmail.com; genolgado.tieza@gmail.com
Date: Wednesday, July 29, 2020, 06:02 PM GMT+8

Atty. Karen:

for your review. drafted by IAD with some minor revisions from me.

thanks,
NFA

--
Best regards,

Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department
TEZ Management Sector
7/F Double Dragon Tower 1
EDSA ext. cor. Macapagal Blvd.
Pasay City



Guidelines Substantial Expansion of RTEs_07282020 (1).docx
158.6kB



Letter to BIR.edited (1)072920.docx
114.1kB



Memo to ACOO re revised guidelines on substantial expansion incorporating OGCC Opinion and BIR.docx
317.7kB

ANNEX G1



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MEMORANDUM

FOR : Atty. KAREN MAE SARINAS-BAYDO
Assistant Chief Operating Officer
TEZ Management Sector

[Signature]
THRU : ATTY. NINO RUPERTO AQUINO
Manager, TEZ Regulation Department

[Signature]
FROM : ERMINA A. PALOMIQUE
Manager, Incentives Administration Division

SUBJECT : Review of the TIEZA Guidelines

DATE : 29 July 2020

This is to respectfully submit the revised "Guidelines for Granting Fiscal and Non-fiscal Incentives to Tourism Enterprises Within TEZs and All Accommodation Establishments Undertaking Substantial Expansion in Light of COVID-19 Pandemic". Amendments were made on certain provisions based on the comments of BIR and OGCC. Hereunder is the summary of the revisions for your reference.

Provision	Amendment
Title	GUIDELINES FOR GRANTING FISCAL AND NON-FISCAL INCENTIVES TO TOURISM ENTERPRISES WITHIN TEZs AND ALL ACCOMMODATION ESTABLISHMENTS UNDERTAKING SUBSTANTIAL EXPANSION IN LIGHT OF COVID-19 PANDEMIC <i>(Remarks: As suggested by OGCC but we included the term "within TEZs" and "all" to cover those accommodation establishments outside TEZs)</i>
Section II: Legal basis	Include non-fiscal incentives provisions. Include provisions of RA 11469 and EO 922 and 929. <i>(Remarks: as suggested by OGCC as regards inclusion of non-fiscal provisions; and as suggested by BIR as regards inclusion of RA 11469; and we included EO 922/929 so that in case RA 11469 ceases to take effect, we can still lean on the state of calamity status as basis)</i>
Section III: Coverage	These guidelines shall apply to all applications of the following tourism enterprises and accommodation establishments that will undertake Substantial Expansion:



**TOURISM
INFRASTRUCTURE AND
ENTERPRISE
ZONE
AUTHORITY**

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Double Dragon Meridian Park
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	<p>1. New RTEs in a brownfield or greenfield TEZ 2. Existing tourism enterprises in a brownfield TEZ 3. Accommodation establishments outside TEZ</p> <p><i>(Remarks: As suggested by OGCC but we included "ACCOMODATION ESTABLISHMENTS OUTSIDE TEZ" to differentiate and cover those accommodation establishments outside TEZs)</i></p>								
Section V: Granting of Incentives	<p>Paragraph I: Tourism enterprises covered by Nos. (1) and (2) of Section III undertaking Substantial Expansion are entitled to the following incentives: Paragraph II: Accommodation establishments covered by No. (3) of Section III undertaking Substantial Expansion are entitled to the following fiscal incentive</p> <p><i>(Remarks: As suggested by OGCC but we inserted "Nos. (1) and (2) and No. (3)" to differentiate clearly)</i></p>								
Section VI: Period of Exemption	<table border="1"><thead><tr><th>Rate of Substantial Expansion</th><th>Period of Exemption</th></tr></thead><tbody><tr><td>20% to 35%</td><td>4 years</td></tr><tr><td>35% to 49%</td><td>5 years</td></tr><tr><td>50% to 100%</td><td>6 years</td></tr></tbody></table> <p><i>(Remarks: We changed 21% to 20% and we retain our position that no incentives to those below 20%)</i></p>	Rate of Substantial Expansion	Period of Exemption	20% to 35%	4 years	35% to 49%	5 years	50% to 100%	6 years
Rate of Substantial Expansion	Period of Exemption								
20% to 35%	4 years								
35% to 49%	5 years								
50% to 100%	6 years								
Effectivity	<p>These guidelines shall take effect fifteen (15) days from filing with the University of the Philippines Law Center and shall remain effective until December 31, 2021.</p> <p><i>(Remarks: As suggested by OGCC re: PLC)</i></p>								

ANNEX H

Initial draft WIs with online submission

From: onin aquino (aquinonino@yahoo.com)
To: ksbaydo@gmail.com; catherine.sta.clara@gmail.com
Cc: mjreambonanza.tieza@gmail.com
Date: Wednesday, November 25, 2020, 02:17 PM GMT+8

Atty. Karen:

for your review and comments.

thanks,
NFA

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Best regards,

Atty. NINO RUPERTO F. AQUINO
Manager, TEZ Regulation Department
TEZ Management Sector
7/F Double Dragon Tower 1
EDSA ext. cor. Macapagal Blvd.
Pasay City



Memo to ACOO submitting draft WIs.docx
162.6kB



RTE Longterm ERD WI.docx
758.7kB



TEZ Longterm ERD WI.docx
756.6kB



WI - BP Pandemic (Revised from PLD).docx
766.6kB



WI Electronic COE.docx
694.2kB



WI Electronic IP.docx
695.8kB



WI Electronic SBO.docx
694kB

ANNEX H1



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MEMORANDUM

FOR : ATTY. KAREN MAE G. SARINAS-BAYDO
ACOO, TEZ Management Sector

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

SUBJECT : TERD Processes WIs

DATE : 24 November 2020

In line with the Sector's initiative to enhance the major processes under the TEZ Regulation Department by incorporating automated filing or submission, we are submitting herewith the initial draft Work Instructions for major processes under the TEZ Regulation Department.

For your review and comments. Thank you.