	<p style="text-align: center;"><b>Republic of the Philippines</b>  <b>Tourism Infrastructure and Enterprise Zone Authority</b>  <b>TOURISM ENTERPRISE ZONE MANAGEMENT SECTOR</b>  <b>PASAY CITY</b></p> <p style="text-align: center;"><b>MINUTES OF THE SAN VICENTE FLAGSHIP TEZ</b>  <b>SECRETARIAT MEETING HELD ON 08 SEPTEMBER 2022 AT</b>  <b>THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM OF TIEZA TEZ OFFICE</b>  <b>IN BRGY. NEW AGUTAYA, SAN VICENTE, PALAWAN</b></p>		<b>Form No. SP-03F1</b>	
			<i>Rev</i>	<i>Effectivity Date</i>
			1	09/08/22
				13 pages

Reference:	Notice of meeting dated 31 August 2022	
Date:	08 September 2022	
Venue:	2 <sup>nd</sup> Floor Conference Room, SVFTEZ Office, Brgy. New Agutaya, San Vicente, Palawan	
Time:	1:30 PM	
Attendees:	<b><u>SVT Secretariat Members</u></b>	
	Mr. Cesar B. Ladringan, Jr.	Interim Chairperson/OIC-Division Manager, TAMD-TCMD
	Ms. Lucylyn F. Panagsagan	Member, Municipal Tourism Officer (MTO)-LGU San Vicente
	Atty. Rebecca Rutchelle Austria	Representative of Atty. Janice Belle Buzon, TIEZA-Legal Department
	Mr. Rensy Magdayao	Representative of Regional Executive Director, DENR IV-B
	Ms. Rhoda Roque	Representative of Executive Director, PCSD
	Mr. Emilio Marcelo	Representative of Vice President, UNITEA
	Mr. Ronald Bautista	Representative of Regional Director, DOT IV-B
	<b><u>Resource Persons/Other Attendees</u></b>	
	Ms. Lydia A. Rodriguez	Municipal Administrator, LGU San Vicente
	Mr. Jessie C. Velete	Member, Municipal Planning and Development Coordinator (MPDC)
	Engr. Bernardo C. Alarilla	Administrator, San Vicente Flagship TEZ
	Ms. Penny R. Molo	Municipal Assessor, LGU San Vicente
	Ms. Rea Garcia	Forest Technician II, CENRO-ROXAS
	Ms. Joanna Marie Tũaño	Architect-Designer, TIEZA-AESS
	Mr. Lenard Buenaventura	TIEZA-AESS
	<b><u>TAMD Personnel</u></b>	
	Mr. Samuel John Narido	Senior Corporate Accounts Analyst
	<b><u>SVFTEZ Personnel</u></b>	
	Ms. Mericris C. Tonio	Senior Enterprise Services Specialist
	Ms. Grace R. Cinco	Information Officer
	Mr. Joven S. Bigoy	Enterprise Services Specialist
	Engr. Herbert G. Palma	Enterprise Services Specialist
	Mr. Ivan Jasfer M. Pablico	Senior Bookkeeper
	Ms. Jonna Grace Bacuel	Job Order Personnel
	Arch. Randy Rulf G. Radam	Technical Assistant (Contract of Service)
	Engr. Royther P. Pablico	Technical Assistant (Contract of Service)
Agenda:	<b>I. Call to Order</b>	
	<b>II. Roll Call and Determination and Declaration of Quorum</b>	
	<b>III. Reading and Consideration of the Minutes of the Previous Meeting</b>	
	<b>IV. Updates on the Commitments of the Municipality of San Vicente in the Implementation of Tourism Master Plans</b> a) Updating of the Comprehensive Land and Water Use Plan (CLWUP)	

	<ul style="list-style-type: none"> <li>b) Adopting and Approving the Integrated Tourism Master Plan (ITMP) - Reclassification of Zones</li> <li>c) Adopting and Approving the Sustainable and Inclusive Municipal Tourism Code (SIMTC)</li> <li>d) Counterpart on the implementation of the following projects: <ul style="list-style-type: none"> <li>1. Solar Street Lights from Sitio Landing of Brgy. New Agutaya to Brgy. Alimanguan</li> <li>2. Swapping of Roads</li> <li>3. Location of TAC in Port Barton</li> <li>4. Power and water connection in TAC Alimanguan</li> <li>5. Others</li> </ul> </li> <li>e) LGU's investment opportunities that may be included in TIEZA's investment portfolio</li> </ul> <p><b>V. Updates on TIEZA Commitments</b></p> <ul style="list-style-type: none"> <li>a) 2022 Priority Projects <ul style="list-style-type: none"> <li>1. Rehabilitation of the TIEZA SVFTEZ Office</li> <li>2. Establishment of Monument Markers on the 50-m coastal easement along the Long Beach Area</li> </ul> </li> <li>b) Status of Approved Projects <ul style="list-style-type: none"> <li>1. TAC in Brgy. Alimanguan (Turn-over ceremony)</li> <li>2. Access Roads</li> </ul> </li> <li>c) Conduct of Customer Service Training for TIEZA frontliners</li> <li>d) DENR Orientation for SVFTEZ landowners</li> </ul> <p><b>VI. Proposed SVT ManCom Resolution Amending Resolution No. 06-27-19-VI in relation to the Institutional Arrangement in the Issuance of Permits and Licenses in the SVFTEZ</b></p> <p><b>VII. Private Sector Association</b></p> <ul style="list-style-type: none"> <li>a) Updates on the following: <ul style="list-style-type: none"> <li>1. Expansion of membership to include other sectors in Cluster 1 and TREs in other clusters;</li> <li>2. Status of Accreditation of the private sector association with the <i>Sangguniang Bayan</i> of San Vicente</li> <li>3. Proposed categorization of Tourism-Related Enterprises (TREs)</li> <li>4. Environmental Management Bureau's (EMB's) response to the request to retake Pollution Control Officer (PCO) accreditation examination</li> <li>5. Comments on the Policy Guidelines on Private Sector Association membership</li> </ul> </li> <li>b) Other concerns</li> </ul> <p><b>VIII. Report on the status of investors who have expressed interest in putting up developments/investments within the SVFTEZ</b></p> <p><b>VI. Other Matters</b></p> <ul style="list-style-type: none"> <li>1. Availability of DOR to investors/stakeholders</li> <li>2. Identification of location for the proposed Tourist Service Center and Rest Area Project of LGU</li> <li>3. Additional Member of the SVT Secretariat from the Local Government of San Vicente</li> </ul> <p><b>VII. Adjournment</b></p>
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## MINUTES OF THE MEETING

### PRELIMINARIES

### CALL TO ORDER

Mr. Cesar B. Ladrangan, Jr., Interim Chairperson and Presiding Officer called the meeting to order at 1:30 in the afternoon.

## **DETERMINATION AND DECLARATION OF QUORUM**

Per the instruction of the Presiding Officer, Ms. Grace R. Cinco, Information Officer of the SVFTEZ Office, called the roll. She then justified that seven (7) over eight (8) members of the SVT Secretariat are present or represented. Having a quorum, the Presiding Officer declared that the SVT Secretariat could transact business.

## **READING AND CONSIDERATION OF THE MINUTES OF THE PREVIOUS MEETING**

On 31 August 2022, each member was given a notice of meeting with attached copies of the previous meeting's minutes. Ms. Lucylyn F. Panagsagan and Atty. Rebecca Rutchelle Austria moved and seconded, respectively, to approve the minutes of the meeting. The Presiding Officer deemed the motion accepted after hearing no opposition.

## **PRESENTATION AND APPROVAL OF THE AGENDA**

The agenda was presented by the presiding officer, who also solicited recommendations from the SVT Secretariat members for additional items to be included in the agenda. The members agreed by consensus on the following:

- a) Ms. Lydia A. Rodriguez suggested the inclusion in the agenda under Item VI, Other Matters, of the Proposed Tourist Service Center and Rest Area (TSCRA) project of the LGU in Barangay Alimanguan.

The Presiding Officer approved the proposed addition to the agenda.

## **AGENDUM NO. I – UPDATES ON THE COMMITMENTS OF THE MUNICIPALITY OF SAN VICENTE IN THE IMPLEMENTATION OF THE TOURISM MASTER PLANS**

The Presiding Officer stated that Ms. Lucylyn F. Panagsagan, Municipal Tourism Officer, will present the status of the counterpart of Local Government Unit (LGU)-San Vicente in the implementation of the master plans in line with the provisions of the Memorandum of Agreement (MOA) signed between TIEZA and LGU-San Vicente on 16 March 2015. Ms. Panagsagan presented the following updates:

### **a) *Updating of the Comprehensive Land and Water Use Plan (CLWUP)***

The CLWUP-Technical Working Group (TWG) held a series of meetings to finalize the draft plan. According to Mr. Jessie Velete, MPDC, his office is preparing to endorse the final draft of the CLWUP to the *Sangguniang Bayan* presumably in the last week of September so that the *Sangguniang Bayan* can review it and decide on its next steps before presenting them for public hearings.

### **b) *Adopting and Approving the Integrated Tourism Master Plan (Reclassification of Zones)***

The reclassification of zones was already integrated into the updated CLWUP. The adoption and approval of the ITMP on Zone Reclassification will be carried out after the CLWUP has secured the adoption and approval of the *Sangguniang Bayan*.

### **c) *Adopting and Approving the Sustainable and Inclusive Municipal Tourism Code (SIMTC)***

The latest version of the SIMTC is at the *Sangguniang Bayan* for final review. The *Sangguniang Bayan* plans to conduct a public hearing by the end of September or early October.

### **d) *Counterpart on the implementation of the following projects:***

#### **1. *Solar Streetlights from Sitio Landing of Barangay New Agutaya to Barangay Alimanguan***

The survey plan for the relocation of project sites from the San Isidro Catholic Church to Brgy. Alimanguan was already provided by the LGU to TIEZA.

Engr. Bernardo C. Alarilla, SVFTEZ Administrator, updated the body that the SVFTEZ Office is now revising the project's cost estimates and material specifications. He likewise confirmed that the counterpart of the LGU for the project is complete.

#### **2. *Swapping of Roads***

Ms. Lucylyn F. Panagsagan requested Ms. Penny Pennel R. Molo, Municipal assessor, to discuss the project updates. According to Ms. Molo, the surveys of the old, new, and abandoned roads in Barangay New Agutaya had been completed. However, the Community Environment and Natural

Resources Office (CENRO) commented that the LGU should ensure that no property owner would be deprived of the access road. Hence, the Municipal Assessor's Office reviewed the survey result and found out that several property owners, particularly those near the beach, do not have access. The survey plan was then returned to the surveyor so that the technical description may be adjusted.

Ms. Molo also reported that the LGU had already prepared the draft Deed of Exchange (DoE) for the sixty (60) affected property owners but its execution was postponed due to the required adjustments in the map and the technical description. Once the DoEs have been signed by concerned parties, they will be submitted together with the survey plan to the CENRO for approval. Then, the road swapping and titling may be done.

The following were the suggestions from the SVT Secretariat members and resource persons under this agendum:

- 1) The Presiding Officer Mr. Cesar B. Ladrangan suggested to post advisories for information dissemination regarding the swapping. The Municipal Assessor noted the suggestion.
  - 2) Mr. Joven S. Bigoy, Enterprise Services Specialist of the SVFTEZ Office, suggested to restrict the subdivision of properties while awaiting the approval of CENRO. Ms. Molo then advised the SVT Secretariat that the Municipal Assessor's Office will coordinate with CENRO and provide them the documentation pertaining to the properties subject for swapping for their reference prior to the approval of survey/subdivision plan applications. Mr. Rensy Magdayao of CENRO agreed with the suggestion of Mr. Bigoy as the records of the CENRO also needs to be updated.
  - 3) Mr. Emilio Marcelo of UNITEA, also suggested to invite the new property owners within the affected area during the public hearing. The Municipal Assessor noted the suggestion.
3. Location of Tourist Assistance Center (TAC) in Barangay Port Barton  
The LGU intends to acquire a 10,000 sqm lot for the TAC project site in Barangay Port Barton. It is located at the entrance point to Port Barton proper and approximately one (1) kilometer from the beach. The LGU is considering building a terminal and establishing other service centers within the area. Per Mr. Jessie Velete, although the site is on a lower level than the main road, the area is strategic and won't be flooded. The LGU is awaiting the lot's appraised value.
- Per the inquiry of Municipal Administrator Lydia Rodriguez, Engr. Bernardo C. Alarilla stated that the SVFTEZ office is willing to participate in a joint ocular inspection of the proposed project site upon the request of the LGU.
4. Power and water connection in TAC Alimanguan  
The TAC in Barangay Alimanguan is now connected to the piped water supply of the Municipality. However, the LGU has yet to secure the TAC's Building and Occupancy Permits. The occupancy permit is a requirement for the power connection of the facility. TIEZA will provide copies of the TAC's As-Built Plans to LGU to be used in processing the Building Permit and Occupancy Permits.
5. LGU's Investment Opportunities that may be included in TIEZA's investment portfolio  
The Municipal Tourism Office provided the SVFTEZ Office with the list of property owners and possible investors in the Municipality of San Vicente on 08 September 2022. Per the Presiding Officer, the purpose of the requested documents would be to offer clients options when investing in the Municipality and to help investors by providing them with prospective locations that are available for purchasing.

The following were the comments of the SVT Secretariat on the matter:

- a. Per the inquiry of Mr. Rensy Magdayao of CENRO, Ms. Lucylyn Panagsagan explained that in order to be listed as a property owner, he must have a land title or a tenurial instrument as proof of legal ownership over a specific property. Mr. Jessie Velete added that in updating the CLWUP, timberland areas are left out for being zoned as a tourism area.

- b. Ms. Mericris Tonio relayed that TIEZA is planning to conduct a landowners meeting. Upon her inquiry, Ms. Lucylyn F. Panagsagan agreed that the template for the property profile be forwarded to her office for dissemination to landowners. The Presiding Officer added that copies of existing property profiles of TIEZA shall be transmitted also to the Office of the Municipal Tourism for review and reference.
- c. Ms. Penny Pennel R. Molo will provide the contact information of property owners to TIEZA.

#### **Agendum No. V - Updates On TIEZA Commitments**

The Presiding Officer requested Engr. Bernardo C. Alarilla to present the updates on the approved and proposed projects by TIEZA in San Vicente Flagship TEZ. The report of Engr. Alarilla covered the following:

##### **A. 2022 Priority Projects**

###### **1. Rehabilitation of TIEZA SVFTEZ Office**

On 23 March 2022, the TIEZA Board approved the rehabilitation of the SVFTEZ Office and the allocation of a budget amounting to Php 5,000,000.00. A Project Management Team (PMT) was created and is now processing the documentary requirements for the project (e.g., bonding of accountable officers, transfer of funds, request for bidding of materials, application for Building Permit for the repair, etc.) The project implementation may begin within the last quarter of 2022.

###### **2. Establishment of Monument Markers on the 50-m coastal easement along the Long Beach Area**

On 23 March 2022, the TIEZA Board approved the proposed project and the allocation of budget amounting to Php 1,000,000.00. The AESS initially conducted the survey of the proposed location of the 200 monument markers. Considering that TIEZA has only one Geodetic Engineer (GE) who currently takes on a lot of survey projects, TIEZA intends to engage with a private GE who can focus on the infrastructure projects in the SVFTEZ. The AESS is currently evaluating the Program of Works and other documentation. The proposed implementation period is set for the final quarter of 2022.

###### **3. Modular Docking Facility (MDF) in So. Pinagmangalucan, Barangay Poblacion**

Initially, the project was posted for bidding on 21 June 2022 but failed. It was reposted for bidding on 05 September 2022. Per Engr. Alarilla, the project was originally proposed to be located in So. Pinagmangalucan in Barangay Poblacion. However, Mayor Amy Alvarez has a plan to request TIEZA to relocate the project to Barangay Poblacion and attach it to the current MDF for increased capacity. He added that since most events are held in Barangay Poblacion, the relocation of the MDF would be more beneficial to locals and tourists.

##### **B. Status of Approved Projects**

###### **1. TAC in Barangay Alimanguan (Turn-over Ceremony)**

Construction is completed and the turnover ceremony will be held once the power and water connections have been set up. TIEZA will provide the LGU with the documentary requirements for the application for Building and Occupancy permits.

###### **2. Access Roads**

The ITMP suggested several sites for the access roads but upon verification, the locations were not feasible. On 20 October 2021, Mayor Amy Roa Alvarez wrote to TIEZA proposing a new plan for the access road project, which entails eight (8) cadastral roads and one (1) private road instead of pursuing the old plan (as indicated in the ITMP). The LGU likewise requested to augment the approved budget of 24M in consideration of the increased cost of supplies and materials.

On 31 August 2022, TIEZA's in-house Geodetic Engineer completed the survey of the proposed access roads. The AESS will incorporate the budget adjustment in the preparation of plans and POW. The project is proposed for prioritization in 2023.

###### **3. Elevated Pathway and Hanging Bridge**

Engr. Bernardo C. Alarilla reported that COO Mark T. Lapid has given him instruction to update the costing of all the approved infrastructure projects but which implementation was temporarily suspended. The project was approved in 2018 with a budget allocation of Php 9,850,000.00. On 21 August 2021, a proposal for an additional budget of Php 78,349,481.60 was presented to and approved by the SVT ManCom. The budget increase was mostly attributed to the distinctive features or design of the project, which was not identified in the previous proposal. On 06 September 2022, the SVFTEZ Office requested the Department of Environment and Natural Resources (DENR) to conduct an ocular inspection of the proposed project site.

The following were the comments from the SVT Secretariat members/representatives:

1. Per Mr. Rensy Magdayao of the CENRO, he was given instruction to create an inspection team relative to the request of TIEZA. The Office Order is now for the signature of CENRO Pablo Cruz. Mr. Magdayao mentioned that the proposed use of concrete materials for the project is not allowed as the project site is within the mangrove area's core zone. He recommended using lightweight materials instead of concrete.
2. The Presiding Officer recommended that after the creation of the inspection team and the ocular inspection is conducted, the DENR, TIEZA, PCSD & LGU should meet for further discussion about the project.
3. Regarding the permits, the following were discussed:
  - 1) The project has to have an ECAN Zoning Certification (ECZ) from the PCSD;
  - 2) Once the ECZ is issued, it will be endorsed for the review of the ECAN Board; and
  - 3) The DENR can issue a permit upon the endorsement of the ECAN Board.
4. Mr. Jessie Velete commented that if the project is implemented, it will also serve as a deterrent against encroachment. He mentioned that the mangrove area might appear undisturbed from the outside, but there were actual activities inside the mangrove forest.
5. Per the inquiry of Engr. Alarilla if a gratuitous permit can be issued for the project, Mr. Rensy Magdayao responded that this would be determined based on the assessment of the DENR during the ocular inspection. He agreed that a gratuitous permit may be the appropriate permit that may be issued.

4. 14-km Solar Street Lights

Engr. Bernardo C. Alarilla reported that the LGU provided TIEZA with a copy of the survey map already. The preparation of the architectural plan by the SVFTEZ Office and the updating of cost are ongoing.

Ms. Lydia Rodriguez suggested if it would be feasible to implement the project with the same budget but with a smaller quantity of streetlights to be installed (Phase 1) as securing the approval of the Board for an additional budget may take time. The Presiding Officer acknowledged the suggestion of Mr. Rodriguez and stated that this would be reviewed by TIEZA. However, the quantity of the streetlights for installation was presented during the project approval. Hence, due diligence shall be made to avoid any audit observation. Further, he mentioned that TIEZA is also trying to secure funding for the project through the General Appropriations Act (GAA).

5. Feasibility Study for the Water Supply and Distribution and Sewerage Treatment Plan

Engr. Bernardo C. Alarilla reported that TIEZA offered the project to investors during the Belt & Road Summit organized by Hong Kong Trade Development Council (HKTDC) in September 2021. There were Chinese investors that expressed interest and requested information and/or copy of available studies related to the project. The SVFTEZ, upon permission given by LGU San Vicente, provided copies of the Feasibility Study and Pre-Engineering Study for the Water Design System of the Municipality (the studies were undertaken through the support of the Provincial Government of Palawan). The investors had inquiries related to the studies that the SVFTEZ Office could not answer. Hence, they relayed the queries to the Provincial Government of Palawan (PGP). However, the PGP

responded that the studies would need to be revised as they were rendered moot. With this, the SVFTEZ Office proposes to pursue the procurement of the consultancy service for the Feasibility Study of the Water Supply and Distribution and Sewerage Treatment.

The Presiding Officer added that the project was previously offered for bidding but the bidding failed. Rebidding was put on hold when Manila Water expressed its interest in the project. When Manila Water submitted its proposal to the LGU in 2018, then Acting Mayor Gonzales wrote to then COO Pocholo D. Paragas that the LGU rejects Manila Water's proposal because it is disadvantageous to the constituents and the Local Government of San Vicente. Then, on 17 August 2022, Mayor Amy Roa Alvarez discussed with COO Mark T. Lapid that the LGU has a plan for a Wastewater Treatment System in the Municipality. He stated that TIEZA wants to synchronize its plan with the LGU's plan.

Ms. Lydia Rodriguez relayed the verbal information she received from Mayor Alvarez that the PGP will assist financially the LGU San Vicente with the construction of a Water Treatment System after the same projects in Southern Palawan are completed. She mentioned that the LGU has relevant information also regarding the project. However, Engr. Alarilla mentioned that the requested information is based on the FS.

Upon clarification that the project will be limited to the conduct of a Feasibility Study, which would be available for use as a general reference by the TIEZA, LGU & prospective investors, Ms. Lydia Rodriguez expressed her support to pursue the plan of TIEZA for the bidding of the Consultancy Service for the Feasibility Study of the Water Supply and Distribution and Sewerage Treatment Plant.

6. 40 Meter Bypass Road

Engr. Bernardo C. Alarilla reported that the project would be proposed for inclusion in the Tourism Road Infrastructure Project Prioritization Criteria (TRIPPC) of the Department of Tourism (DOT) and the Department of Public Works and Highways (DPWH). The Presiding Officer confirmed and said that this was discussed during the meeting of COO Mark T. Lapid with Mayor Alvarez and Atty. Jeffrie Sahagun. It was agreed during the meeting that the LGU would send a letter to TIEZA and the DOT Secretary regarding the request for the project to be included in the TRIPPC. Ms. Lydia Rodriguez said that she would follow up on the letters with Atty. Sahagun.

**C. Conduct of Customer Service Re-training for TIEZA front-liners**

TIEZA held a three-day refresher training for front-line employees on August 3–5, 2022, in Pasay City. Regular employees from the SVFTEZ Office and four (4) representatives from the Municipal Tourism Office and Business Permit and Licensing Office of LGU San Vicente attended the event.

**D. Orientation on the Lifting of Titling Moratorium in Palawan**

Engr. Bernardo C. Alarilla reported that TIEZA, in collaboration with the CENRO and the Local Government Unit of San Vicente, conducted the Orientation on the Lifting of Titling Moratorium in the Entire Province of Palawan on 07 September 2022 at the Brgy. San Isidro Gymnasium. A lot of property owners/occupants of timberland areas attended the event. He added that TIEZA might invite the DENR again for a Business One-Stop-Shop (BOSS) activity on the application for land titles/tenurial instruments. He mentioned that the idea that the DENR would come to the community to accept titling applications is based on the suggestion of PENRO Felizardo Cayatoc during the 11 July 2022 TIEZA-DENR meeting.

The following were the discussions/suggestions/inquiries from the SVT Secretariat members:

- 1) Per the inquiry of the Presiding Officer if the DENR can provide a copy of the application forms to TIEZA or the Municipal Tourism Office to make it accessible to applicants, Mr. Rensy Magdayao said that it might be possible but they still prefer if the applicants could come to their office so that they can explain to them the application process and on how to obtain each of the documentary requirements. He added that if the PENRO would give them an order regarding the BOSS activity for titling, the CENRO would willingly participate anytime. Further, he suggested that the PCSD and

the NCIP should be present during the BOSS Activity since there are clearances/certificates coming from them that form part of the DENR requirements for titling.

- 2) Mr. Lydia Rodriguez suggested identifying first the potential applicants to determine which agencies are needed during the BOSS Activity. The first step should be information dissemination regarding the planned activity so that the BOSS team can anticipate the number of applicants and decide if the activity will be done per cluster or just a one-time event for the entire Municipality.
- 3) The body agreed with the suggestion of Engr. Bernardo C. Alarilla to convey the information/notification to the public through the Barangay Captains of the Municipality.

#### **E. Others**

##### **Reclamation Project in Barangay Poblacion, San Vicente, Palawan**

Before proceeding to the next agenda, the Presiding Officer relayed that during COO Lapid's meeting with Mayor Alvarez and Atty. Sahagun, it was mentioned that the LGU plans to pursue the reclamation project in Brgy. Poblacion. Atty. Sahagun committed to providing TIEZA with copies of the documents related to the project. Further, Atty. Sahagun had a discussion with COO Lapid regarding TIEZA's authority over reclamation projects within a TEZ, as provided in R.A. 9593.

Ms. Lydia Rodriguez responded that there was a request from Atty. Sahagun to collate all the documents related to the reclamation project. She confirmed that the LGU plans to revive the project with the original plan of reclaiming a more or less nine (9) hectares area but there was no information yet as to the updates on the plan. She also shared that former Cong. Jose Chavez Alvarez and Mayor Alvarez have already given them permission to proceed with the project.

#### **Agendum No. VI - Proposed SVT ManCom Resolution Amending Resolution No. 06-27-19-VI in relation to the Institutional Arrangement in the Issuance of Permits and Licenses in the SVFTEZ**

The Presiding Officer called on Engr. Bernardo C. Alarilla to present the next item on the agenda. Engr. Alarilla stated that the amendment of the institutional arrangement emanated from the suggestion of Mayor Alvarez during the 21 April 2022 SVT Secretariat meeting. He then presented the following proposed revision of the draft resolution.

1. TIEZA shall issue permits and licenses to all new TREs (except for glamping facilities).
2. TIEZA shall continue to issue permits and licenses only to those TREs established after the effectivity of SVT ManCom Resolution No. 06-27-19-VI on 27 June 2019 and issued with TIEZA permits.
3. The Municipal Government of San Vicente shall issue permits and licenses to all non-TREs, and existing TREs issued with Mayor's Permit before 27 June 2019.
4. For mixed-use developments, the Development Permit shall be issued by the Municipal Government of San Vicente upon a written endorsement by TIEZA.
5. The Municipal Government of San Vicente shall issue permits and licenses for glamping facilities.
6. Establish the following processes:
  - a) TIEZA to endorse to the Municipal Government of San Vicente the applications received for permits and licenses for non-TREs, existing TREs issued with Mayor's Permit before 27 June 2019, and glamping facilities, and furnish them copies of permits and licenses issued including pertinent documents; vis a vis
  - b) The Municipal Government of San Vicente to endorse to TIEZA the applications received for permits and licenses for new TREs, and existing TREs issued with TIEZA permits and licenses after 27 June 2019.

The following were the comments and recommendations from the SVT Secretariat members:

1. Ms. Lydia Rodriguez suggested including a provision for those establishments undergoing repair/expansion (e.g., which government unit shall issue permits and licenses to them). Further, she suggested coming up with the definition of "repair" and "expansion" for the guidance and benefit of everyone. Mr. Cesar B. Ladrangan, Jr. shared that TIEZA defines substantial expansion as the 50% + 1 of



the cost of capital investment. The body agreed that this might be adopted, and the basis could be the most recent tax declaration.

2. Based on the discussion, a TRE established before the cut-off period (27 June 2019) that would undergo a major repair/expansion will secure the permits and licenses for the repair from TIEZA.
3. For the issuance of a Development Permit for mixed-use developments, the members agreed to remove the requirement for the prior endorsement of TIEZA. Instead, the SVFTEZ Administrator shall be given a seat in the Municipality's Project Implementation and Monitoring Team (PIMT), which shall assess and evaluate Mixed-use Development Projects. Further, a clarification that TIEZA shall be issuing the vertical permits for TREs while the LGU shall be issuing the vertical permits for the non-TREs within the area was proposed to be added to the provision.
4. For glamping facilities, Mr. Ronald Bautista relayed the message of DOT IV-B Regional Director Bivienne Malateo, reiterating that the DOT has no approved accreditation standards yet for glamping facilities as the guidelines are yet to be formulated. Meanwhile, the DOT uses the Mabuhay Accommodations standards for glamping facilities. The body agreed to follow the DOT's standards for Mabuhay Accommodations as the standards for glamping facilities in the SVFTEZ.
5. For item No. 6, Ms. Lydia Rodriguez further suggested removing the provision on the endorsement of applications from TIEZA to the LGU and vice versa as it will no longer be necessary, but the sharing of records for permits and licenses shall be retained.
6. Mr. Emilio Marcelo of UNITEA commented that it would be better for establishment owners to continue securing the permits and licenses even when undertaking repairs of expansion from whichever government unit issued their first permit.

**Ms. Lydia Rodriguez moved that the proposed SVT ManCom Resolution Amending Resolution No. 06-27-19-VI in relation to the Institutional Arrangement in the Issuance of Permits and Licenses in the SVFTEZ be deferred for further refinement of the provisions. The motion was seconded by Ms. Lucy Panagsagan. The presiding officer declared the motion approved after hearing no objections from the other members.**

#### Delegation of the DOT Accreditation Function to TIEZA

Before proceeding to the next agenda item, the Presiding Officer stated that COO Lapid and Mayor Alvarez also discussed that the LGU would request the DOT, if possible, to delegate to or empower TIEZA in undertaking the accreditation of the tourism enterprises considering that there were issues regarding the DOT accreditation in the Municipality.

Mr. Ronald Bautista commented that the DOT conducts virtual inspections already so that applicants won't need to wait for the physical inspection schedule of the DOT personnel. They also have their online accreditation portal accessible to the applicants.

Ms. Lydia Rodriguez responded that the DOT, during an orientation in Brgy. Port Barton was not amenable to the delegation of its accreditation function. Even so, Ms. Rodriguez said they would write a request letter to the DOT regarding the matter.

#### **Agendum No. VII - Private Sector Association**

The Presiding Officer requested Mr. Emilio Marcelo to present his report. Mr. Marcelo discussed the following:

##### 1. Expansion of membership to include other sectors in Cluster 1 and TREs in other clusters

The UNITEA has eleven (11) new members located from Brgy. Binga to Brgy. Caruray. Holiday Suites, Sunset Beach, Binga Beach, Glasshouse, Sea Camp are among their new members. In the next UNITEA's general assembly, they plan to hold it in Brgy. Port Barton to encourage more TREs to join the association. Membership to UNITEA is no longer limited to Accommodation Enterprises only as they now accommodate other types of TREs.

Upon the inquiry of the Presiding Officer, Ms. Mericris C. Tonio confirmed that the UNITEA already provided the SVT Secretariat with copies of their Certificate of Registration from the Securities and Exchange Commission, By-Laws, application form and a list of requirements for membership.

The Presiding Officer then requested Mr. Marcelo to provide also a copy of the UNITEA's membership guidelines to the SVT Secretariat.

2. Status of Accreditation of the private sector association with the Sangguniang Bayan of San Vicente

The documentary requirements for the accreditation shall be submitted to the Sangguniang Bayan today.

3. Proposed categorization of Tourism-Related Enterprises

Mr. Marcelo said that the UNITEA has no updates yet on this.

4. Environmental Management Bureau's (EMB's) response to the request to retake Pollution Control Officer (PCO) accreditation examination.

The UNITEA sent their request through the CENRO. Mr. Rensy Magdayao confirmed that they had already received the letter from the private sector association requesting for a retake of the PCO accreditation examination. According to him, the letter has already been sent to the EMB.

5. Comments on the Policy Guidelines on Private Sector Association membership

Mr. Marcelo said that there was no update yet on this from the UNITEA. With this, the Presiding Officer stated that a copy of the draft policy would be emailed to him for review and comments. Upon inquiry, he also said that the deadline supposedly for the submission of comments was two (2) weeks after the 21 April 2022 SVT Secretariat meeting.

6. Other matters

- Mr. Marcelo reported that one of UNITEA's members, Mr. Joel Fernando, the owner of Hotel Elizabeth, plans to start operating in October or November 2022.
- Mr. Marcelo stated that the private sector's concern that requires immediate action from the LGU is the stray dogs and cows roaming around the Municipality. Ms. Lydia Rodriguez confirmed that an ordinance had been enacted for the strict implementation by the barangays to address the issue.

**Agendum No. VIII - Report on the status of investors who have expressed interest in putting up developments/investments within the SVFTEZ**

The presiding officer then requested Engr. Bernardo C. Alarilla to present the status of investors who have expressed interest in putting up developments or investments within the SVFTEZ.

Engr. Alarilla presented the following updates:

a) Telecommunications companies

1. *iSON Tower Ltd. Inc.*

The SVFTEZ Office proposed two (2) alternative locations within the same property covering the original 15x15 sqm tower site of iSON to ensure consistency of the proposed development with the ITMP and Deed of Restrictions. However, iSON did not consider the said alternative tower sites. On 18 August 2022, the SVFTEZ Office wrote to iSON to update them that their project will be subject to further discussion by the SVT Secretariat. It was also reiterated that the issuance of Locational Clearance and other permits and licenses for structures like theirs are under the jurisdiction of the LGU. With this, the Presiding Officer said that the SVFTEZ will be reendorsing the iSON tower back to the LGU.

Mr. Jessie Velete said that the Municipal Engineering Office also advised iSON to relocate as the facility will not comply with the height requirement of the DOR. Further, the tower's proposed location within the long beach area may not be aesthetically pleasing.

Ms. Lydia Rodriguez commented that the lease contract of iSON with the owner of their target location is not yet perfected as it will depend on the issuance of permits to iSON. Further, she proposed negotiating with the iSON Tower to consider their application for the benefit of the community, but not necessarily in the long term. The LGU will have an internal discussion on this subject once they receive and review iSON's application.

2. Dito Telecommunity Corporation

Dito consulted the SVFTEZ Office regarding their initially identified tower location in Barangay Alimanguan. Upon evaluation, the SVFTEZ Office found out that the proposed location is within the 883-hectare priority area and within the Agri-tourism Zone. With this, the SVFTEZ Office proposed an alternative location for their tower, and Dito considered it. Per confirmation with the LGU, Dito was already issued a Locational Clearance. Dito's towers in Barangays Poblacion and Alimanguan were already built.

b. Chinese Investors in water utility project

1. General Water of China
2. Complant

TIEZA was invited by the Hong Kong Trade Development Council (HKTDC) to participate in, and present project opportunities during the Belt and Road (BNR) Summit Project Pitching Session held last 01-03 September 2021. Two Chinese companies, General Water China and Complant, both are interested in the following projects in the SVFTEZ and met with TIEZA online:

1. Water Supply and Distribution System in SVFTEZ
2. STP in Port Barton
3. Flood Mitigation Facility and Drainage System in Cluster 1

Per the permission given by the LGU in 2021, copies of the FS and proposed water system design (undertaken through the assistance of the Provincial Government of Palawan) were provided to Complant. While some information provided to General Water China was also taken from the said studies. However, the Provincial Government of Palawan, in July 2022, wrote to TIEZA informing that the above studies will be revised. On 06 September 2022, the SVFTEZ Office recommended to the ACOO of the TEZ Management Sector to pursue the procurement of Consultancy Services for the Feasibility Study of the Water Supply and Distribution with STP for the SVFTEZ.

Per the inquiry of the Presiding Officer if TIEZA could push through in its negotiation with the Chinese investors for the SVFTEZ water utility project with the additional technical data that may be obtained from the LGU, Ms. Lydia Rodriguez said that the matter is complicated and could not speak of the matter yet. She shared that the LGU already had an initial arrangement on the electricity project. Further, she said that Mayor Alvarez would like the LGU to manage the San Vicente water system.

4. Other investors

1. Silent Resort

Mr. Leo Overmann of Imuruan Bay Land, Inc. (IBLI) has been communicating with the SVFTEZ Office since 2021. On 05 September 2022, TIEZA, through the SVFTEZ Office, facilitated an online meeting between Mr. Overmann and the PCSD, represented by Ms. Rhoda Roque, to further assist IBLI and provide clarification to their inquiries regarding ECAN Zoning Certification (EZC) and SEP Clearance applications. IBLI mentioned that they would submit their application for EZC within the next two weeks.

2. Paragua Coastown

During TIEZA's meeting with the PIMT of the LGU last 25 July 2022, Megaworld was invited to present their proposed development at Barangay Kemdeng, San Vicente, Palawan, consisting of a Shophouse and a Boutique Hotel District. They are only awaiting the approval of the SIMTC and the subsequent issuance of the Development Permit by the LGU to start their development.

According to Ms. Rhoda Roque, Megaworld could not secure an ECAN Zoning Certificate from the PCSD because their land-related documents for the entire area are not yet complete. She said that Megaworld may initially apply for a by-phase permit for the portion of their land that is alienable & disposable so they could start with their proposed development.

### *3. Hotel Elizabeth*

Official ocular inspection has not yet been conducted, but the construction of the Villas of Hotel Elizabeth seems almost complete, while the construction of the main building has already started.

## **AGENDUM NO. IX - OTHER MATTERS**

### *1. Availability of DOR to investors/stakeholders*

Per Engr. Bernardo Alarilla, printed copies of the DOR are only available upon purchase from LGU-San Vicente. If investors/stakeholders visit TIEZA, they can only access TIEZA's copy of the printed DOR while at the office premises. This lack of access to the DOR, which contains the design standards and development guidelines within the SVFTEZ, is seen to have caused inconsistencies between the design/plans for proposed structures and the DOR. Hence, guidance from the SVT Secretariat is sought if the digital copy of the DOR can be made online for easy access by investors.

Ms. Lucylyn F. Panagsagan said that the LGU would revisit its Revenue code to review the basis of the LGU for making printed copies of the DOR available for sale for the investors.

**The Presiding Officer inquired if the SVT Secretariat would move for the item to be elevated for the decision of the ManCom. Ms. Lydia Rodriguez responded that the LGU would review first if there is any existing ordinance regarding the selling of copies of the printed DOR. If there is, it would need to be revoked first before the SVT Secretariat could endorse the matter for ManCom's decision.**

### *2. Identification of location for the proposed Tourist Service Center and Rest Area Project of LGU*

Ms. Lydia Rodriguez discussed that the LGU was able to secure a Tourist Service Center and Rest Area (TSCRA) project through the joint DOT-TIEZA program. Initially, the project was proposed to be built beside the Tourist Information Center (TIC) in Brgy. New Agutaya, within the property of Cong. Jose Chavez Alvarez. However, it may raise a concern as it may be considered a project duplication. Hence, the LGU identified two different sites: a 1,620 sqm barangay property, the old cemetery in Brgy. Alimanguan. She added that the proposed site is not yet final and it will depend on the assessment of the TIEZA engineers who will be inspecting the area. She then requested Mr. Joven S. Bigoy to present the proposed location and/or initial findings.

The presiding officer explained that the TSCRA project has to be justified that it will not be a duplication of the existing Tourist Centers in the area. The following were the discussions regarding the project:

1. Engr. Bernardo C. Alarilla suggested defining the project's purpose by emphasizing that the TSCRA has a different function from the existing Tourist Action Center (TAC) in Barangay Alimanguan to avoid project duplication since its distance is within a 200-meter radius only.
2. Mr. Jessie Velete shared that the LGU allotted a total of 1.4 million for the transfer of remains from the old cemetery.
3. Per Engr. Joana Marie Tuaño, the approved budget for a TSCRA is Php 7,000,000.00 and it has a standard design. It actually has the same function as a TAC. It will have a toilet, lobby, and display areas. At the end of the year, the project needs to be completed.
4. Per the inquiry of Atty. Rutchelle Austria, Engr. Lenard Buenaventura said that the AESS has no distance requirement between Tourist Centers. Atty. Austria then said that the duplication of the project within the same barangay may be justified if it can be supported by the flow of tourists in the area.

5. Ms. Lydia Rodriguez suggested that TIEZA do land banking also in order for the master plan to realize. Ms. Rodriguez emphasized that it will be challenging to obtain more land for government projects if the LGU acts alone.
6. Engr. Lenard M. Buenaventura suggested that the justification could be that the existing TAC will serve as a Tourist Help Center (Help Desk), and then the TSCRA project will be the registration area. Engr. Buenaventura reiterated that the DOT Secretary is pushing through the implementation of the project to cater to the needs of the tourists.
7. Ms. Rodriguez suggested another area owned by the LGU in Barangay New Canipo that could be a suitable location for the proposed TSCRA since it is connected to Barangay Binga and will act as a stop-over going to the Municipalities of El Nido and Taytay. She requested Mr. Joven S. Bigoy to plot the technical description of the proposed location for the technical team's reference. The Presiding Officer then suggested including the site in Barangay New Canipo in the itinerary of the TIEZA-AESS Team for inspection.
8. Engr. Joana Marie Tuaño and Engr. Lenard Buenaventura requested the LGU to prepare the operation & maintenance plan, proof of the government land ownership, certification on the counterpart of the LGU on the construction (e.g., land preparation), and *Sangguniang Bayan* resolution approving the area to be used for the TSCRA.

3. *Proposal for the Installation of Billboards/Signages in San Vicente as a Marketing Strategy of the Municipal Tourism Office*

Ms. Lucylyn F. Panagsagan shared that the LGU has a proposed installation of billboards and signages within San Vicente to further promote the tourist attractions of the Municipality. The documents will be submitted through the SVFTEZ Office.

4. *Additional Member of the SVT Secretariat from the Local Government of San Vicente*


Ms. Lucylyn F. Panagsagan recommended Mr. Jessie Velete, MPDC of San Vicente, to be part of the SVT Secretariat since at present, she is the only member of the LGU and has a voting right. The Presiding Officer agreed and recommended that an Executive Order (EO) be issued by Mayor Alvarez to designate the additional member of the SVT Secretariat.

## ADJOURNMENT

Having no more agenda to be tackled, the Presiding Officer declared the meeting adjourned at 6:15 in the evening.

**I HEREBY CERTIFY** on the correctness of the above minutes of meeting of the SVT Secretariat Meeting held on 08 September 2022.

Prepared by:

  
**GRACE R. CINCO**  
Information Officer

Attested:

  
**CESAR B. LADRANGAN, JR.**  
Interim Chairperson, SVT Secretariat