



Republic of the Philippines  
House of Representatives  
Quezon City, Metro Manila

Nineteenth Congress  
Second Regular Session

COMMITTEE ON WAYS AND MEANS

FOR : **HON. FERDINAND MARTIN G. ROMUALDEZ**  
*The Honorable Speaker*

THRU : **MR. MAURICIO R. PULHIN**  
*Director IV*  
Committee on Ways and Means

SUBJECT : Spot Report on the Meeting of the Committee on Ways and Means  
held on 16 October 2023, Monday, 9:30 A.M., Rolando Andaya Hall,  
2<sup>nd</sup> Floor, South Wing Building

DATE : 17 October 2023

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**Briefing on the revenue and economic impacts of the suspension of  
reclamation projects approved by the Philippine Reclamation Authority**

Chairperson Salceda remarked that reclamation is necessary in developing large metropolitan cities situated along the coastline, exemplifying using Tokyo Bay, Singapore, and Hongkong. He underscored that land reclamation is one of the means to generate revenues without the need to raise taxes, however, it has yet to be fully maximized. He estimated that the fourteen approved reclamation projects in Manila Bay, with a total land area of 5,503.12 hectares, could generate at least ₱23 trillion in land sales, significant enough to repay the country's debt.

Assistant General Manager Joseph John M. Literal of the Philippine Reclamation Authority (PRA) presented the following projected economic benefits of reclamation:

Particulars	Reclamation Development Phase (in PhP)	Horizontal Development Phase (in PhP)	Full Development Phase (in PhP)
Direct Investments	650 billion	1.95 trillion	23 trillion
PRA Fees	25 billion	19 billion	n.a.
Extraction Fees	30 billion	n.a.	n.a.
Valuation of the Raw Land Assets	734.71 billion	n.a.	n.a.
Valuation of Saleable Land Assets	n.a.	2,204 billion	10,503 billion
Real Property Taxes (Land and Buildings/ Improvements)	n.a.	4.8 million annually per ha	140 million annually per ha

Following comments and recommendations from the members, the Committee considered crafting a fiscal framework for reclamation projects which will encompass the following:

1. Implementation of Republic Act No. 7279 which requires that at least 50% of the income of the PRA shall fund the National Housing Authority's land acquisition projects; and that 20% of reclaimed land should be used for low-cost housing;
2. Providing PRA relief from the Dividend Law requirement of remitting 50% of its net income to the National Treasury; and
3. Minimum terms of sharing of proceeds from reclamation.

The Committee instructed the Secretariat to schedule another meeting on October 23, 2023, to continue the briefing, and to hear the side of the following agencies and key affected developers:

1. Department of Environment and Natural Resources;
2. Land Registration Authority;
3. Philippine Ports Authority;
4. Waterfront Manila Premiere Development, Inc;
5. SM Smart City Infrastructure and Development Corporation;
6. Pasay Harbor City Corporation

Lastly, the Committee directed the PRA to submit the following documents:

1. Details of reclamation projects with pending approval;
2. Breakdown of the projected economic or financial benefits as presented by the PRA;
3. Financial Statements such as Balance Sheet, Income Statement, and Statement of Cash Flows of the PRA from 2020 to 2022;
4. Checklist of requirements to be submitted by proponents of reclamation projects;
5. Process flow in the approval of reclamation projects

Prepared by:



**MICAH B. SARMIENTO**

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Committee on Ways and Means

Noted by:



**TEEJAY WAINU E. HERNANDEZ**

*Legislative Committee Secretary*  
Committee on Ways and Means

cc: The Chairperson, Committee on Rules; the Secretary General; the Deputy Secretary General, CAD; the Executive Director, CAD; the Deputy Executive Director, CAD; and the Service Director, CMSS I