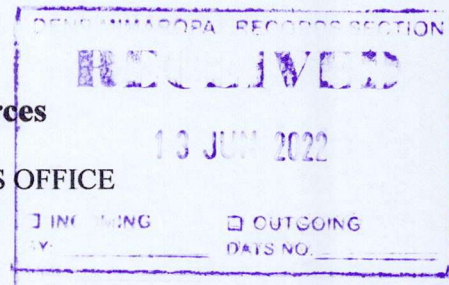




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph



June 3, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR - MIMAROPA, 1515 L&S Building
Roxas, Blvd., Ermita, Manila

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **MINUTES OF THE SAN VICENTE FLAGSHIP TEZ (SVFTEZ)
SECRETARIAT MEETING HELD ON APRIL 21, 2022 IN BGY.
PORT BARTON, SAN VICENTE, PALAWAN**

Forwarded is the Memorandum from CENRO – Roxas dated May 26, 2022 enclosed copy of Minutes during the SVFTEZ Secretariat Meeting held on April 21, 2022 at San Vicente, Palawan.

Further, an update is hereby sought on the salient points that were discussed during the said meeting.

For information and consideration.


FELIZARDO B. CAYATOC

DENR PALAWAN
PENRO-RECORDS
RELEASED

By _____
Date: JUN 06 2022 CN 22-1407

Cc:

CENRO – Roxas, Palawan

TSD/File *kkva
Doc. Ref. No. 2022-4547



May 26, 2022

MEMORANDUM


FOR : The Regional Executive Director
DENR-MIMAROPA Region

THRU : The Provincial Environment and Natural
Resources Officer - Palawan

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **MINUTES OF THE SAN VICENTE FLAGSHIP TEZ (SVFTEZ)
SECRETARIAT MEETING HELD ON APRIL 21, 2022 IN BGY.
PORT BARTON, SAN VICENTE, PALAWAN**

DENR PENRO
PALAWAN RECORDS
RECEIVED

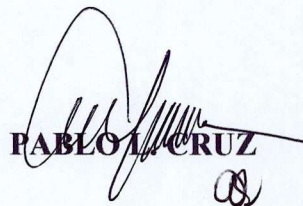
BY: 
DATE: 05-27-2022 22:45/7

Respectfully forwarded is the copy of the minutes during the SVFTEZ Secretariat Meeting held on April 21, 2022. Among the salient points discussed during the said meeting that concerns the DENR are the following:


1. Update/results of the assessment/s made in San Vicente municipality to identify forestland areas that can be reclassified as Alienable and Disposable (A&D) (*Agendum III.A, page 10*);
2. Comments on the furnished Integrated Tourism Master Plan (ITMP) by the SVFTEZ Office (*para 2, page 11*);
3. Status on the commitment of DENR-EMB on allowing those who failed the PCO trainees who failed in the accreditation exam to retake without additional cost (*Agendum IV.B.1, page 11*);

In view of the foregoing, this Office requests an update on the abovementioned concerns for future reference.

For information, review and further guidance.


PABLO CRUZ

DENR-CENRO ROXAS
RELEASED
DATE: 26 MAY 2022
BY: 
DOC NO. 2022-05-0808

	<p>Republic of the Philippines</p> <p>Tourism Infrastructure and Enterprise Zone Authority</p> <p>TOURISM ENTERPRISE ZONE MANAGEMENT SECTOR PASAY</p> <p>MINUTES OF THE SAN VICENTE FLAGSHIP TEZ SECRETARIAT MEETING HELD ON 21 APRIL 2022</p> <p>AT HOLIDAY SUITES PORT BARTON</p> <p>MUNICIPALITY OF SAN VICENTE, PALAWAN</p>	Form No. SP-03F1		
		Rev	Effectivity Date (mm/dd/yy)	Pages
		0		13



Reference:	Notice of meeting dated 11 April 2022		
Date:	21 April 2022		
Venue:	Holiday Suites Port Barton, Municipality of San Vicente, Palawan		
Time:	3:08 PM to 7:13 PM		
Attendees:	SVT ManCom		
	Hon. Amy R. Alvarez	Member, SVT ManCom/Mayor, Municipality of San Vicente	
	SVT Secretariat		
	Mr. Hernando A. Enal	Chairperson, SVT Secretariat/Manager, TEZ Assistance and Monitoring Department (TAMD)	
	Mr. Cesar B. Ladrangan, Jr.	OIC-Division Manager, TEZ Compliance and Monitoring Division (TAMD), TAMD	
	Ms. Lucylyn F. Panagsagan	Municipal Tourism Officer, Municipality of San Vicente	
	Ms. Annabelle R. Dimaapi	Vice President, United Tourism Enterprise Association-San Vicente, Palawan Inc. (UniTEA-SVPI)	
	Ms. Cecil V. Aranton	Representative of Regional Director, DOT IV-B/ Chief, Tourism Operations Officer	
	Atty. Janice Belle T. Buzon	Legal Officer, Legal Department - TIEZA	
	Resource Persons/ Other Attendees		
	Engr. Bernardo C. Alarilla	Administrator, San Vicente Satellite Office	
	Ms. Lydia Rodriguez	Administrator, Municipality of San Vicente	
	Ms. Elizabeth Viray	Representative of Regional Director, DOT IV-B/ Supervising Tourism Operations Officer	
	Mr. Rex D. Raguin	Project Evaluation Officer, Municipality of San Vicente	
	Mr. Cedric James B. Pulga	Technical Writer, Mayor's Office	
	Mr. Victor Barrett	CEO, Silent Resorts Ltd. (joined via Microsoft Teams)	
	Mr. Leo Overmann	Representative, Silent Resorts Ltd. (joined via Microsoft Teams)	
	Mr. Joven S. Bigoy	Enterprise Services Specialist, San Vicente Satellite Office	
	Engr. Royther P. Pablico	Technical Assistant (Contract of Service)	
	Ms. Mericris C. Tonio	Sr. Enterprise Services Specialist, TAMD-TCMD	
	Mr. Samuel John B. Narido	Sr. Corporate Accounts Analyst, TAMD-TCMD	
	Ms. Grace R. Cinco	Information Officer, San Vicente Satellite Office	
	Mr. Ivan Jasfer M. Pablico	Senior Bookkeeper, San Vicente Satellite Office	
Agenda:	<p>I. Updates on the commitments of the Municipality of San Vicente in the implementation of Tourism Master Plans</p> <p>A. Updating of the Comprehensive Land and Water Use Plan (CLWUP)</p> <p>B. Adopting and Approving the Integrated Tourism Master Plan (ITMP) - Reclassification of Zones</p> <p>C. Adopting and Approving the Sustainable and Inclusive Municipal Tourism Code (SIMTC)</p> <p>D. Counterpart on the implementation of the following projects:</p> <p>1. Solar Street Lights from Sitio Landing of Brgy. New Agutaya to Brgy. Alimanguan</p>		

	<ul style="list-style-type: none"> 2. Swapping of Roads 3. Others
	<p>II. Updates on TIEZA Commitments</p> <ul style="list-style-type: none"> A. 2022 Priority Projects <ul style="list-style-type: none"> 1. Rehabilitation of the TIEZA SVFTEZ Office 2. Establishment of Monument Markers on the 50-m coastal easement along the Long Beach Area B. Status of Approved Projects <ul style="list-style-type: none"> 1. Elevated Pathway and Hanging Bridge 2. Master planning of Clusters 2, 3 & 4 3. Tourist Assistance Center (TAC) in Brgy. Port Barton 4. TAC in Brgy. Alimanguan 5. Access Roads C. Report on the status of investors who have expressed interest in putting up developments within the SVFTEZ.
	<p>III. Report of the SVFTEZ Sub-Technical Working Groups</p> <ul style="list-style-type: none"> A. Identification of Areas to be reclassified as Alienable & Disposable Land (A&D) B. Redrafting of Interagency MOA for the streamlining of Permitting System in the SVFTEZ
	<p>IV. Private Sector Association</p> <ul style="list-style-type: none"> A. Updates on the following: <ul style="list-style-type: none"> 1. Expansion of membership to include other sectors in Cluster 1 and TREs in other clusters; 2. Membership and registration with the Securities and Exchange Commission; B. Other concerns
	<p>V. Proposed SVT ManCom Resolution specifying the allowable uses on each land classification under the ITMP.</p>
	<p>VI. Other Matters</p> <ul style="list-style-type: none"> A. Policy guidelines on Private Sector Association membership B. Issuance of Business Permit to 14 Tourism Related Enterprises by LGU San Vicente.
	<p>VII. Adjournment</p>

MINUTES OF THE MEETING

PRELIMINARIES

CALL TO ORDER

Mr. Hernando A. Enal, Chairperson and Presiding Officer called the meeting to order at 3:08 PM in the afternoon.

DETERMINATION AND DECLARATION OF QUORUM

Per the instruction of the Presiding Officer, Ms. Grace R. Cinco, Information Officer of San Vicente Flagship TEZ Office, called the roll. The Presiding Officer then justified that there are six (6) members of the SVT Secretariat present. Executive Director Atty. Teodoro Jose S. Matta of Palawan Council for Sustainable Development (PCSD) and RED Lormelyn E. Claudio of Department of Environment and Natural Resources (DENR) Region IV-B, both members of the SVT Secretariat were not present in the meeting. He likewise recognized the presence of various resource persons from the local government of San Vicente including the Honorable Mayor Amy R. Alvarez.

READING AND CONSIDERATION OF THE MINUTES OF THE PREVIOUS MEETING

A copy of the minutes of the previous meeting was attached to the notice of meeting sent to each member on 11 April 2022. Mr. Cesar B. Ladrangan, Jr., duly seconded by Ms. Lucylyn F. Panasagan, moved to dispense the approval of the minutes of the previous meeting subject to the submission of comments of the SVT Secretariat members. Upon hearing no objection, the Presiding Officer declared the motion approved.

Mr. Enal then proceeded with the introduction of the first agenda of the meeting.

However, in consideration of the time-zone difference with the invited investors, Imuruan Bay Land, Inc. and Silent Resorts Ltd., who joined via Microsoft Teams (MS Teams), Mr. Ladrangan moved to discuss first their project proposal which topic falls under the 3rd item in the agenda. Ms. Panasagan seconded the motion. Upon hearing no objection, the Presiding Officer then called on the representative of Silent Resorts Ltd. to present their project.

AGENDUM NO. II - UPDATES ON TIEZA COMMITMENTS

C. REPORT ON THE STATUS OF INVESTORS WHO HAVE EXPRESSED INTEREST IN PUTTING UP DEVELOPMENTS WITHIN THE SVFTEZ

PROJECT PROPOSAL OF IMURUAN BAY LAND, INC. AND SILENT RESORTS LTD.

Mr. Victor Barrett, Chief Executive Officer (CEO) of Silent Resorts Ltd., presented their proposed project in Imuruan Bay, San Vicente, Palawan. The proposed 2-phased project development is a 100% solar-powered resort and private residences with facilities and amenities including a luxurious beachfront, marina, coconut grove solar-powered residences, fleet of sleek solar-powered yachts, beach bar/restaurant, clubhouse, and health & wellness center.

After hearing the presentation, the Presiding Officer requested comments from the SVT Secretariat members. The following were the discussions:

1. Upon the inquiry of Mayor Alvarez, SVT ManCom member, Mr. Barrett said that they plan to start their developments immediately upon securing the preliminary approval for the proposed project based on the regulations implemented in the 883-hectare priority area.
2. Upon the further inquiry of Mayor Alvarez, Mr. Barrett confirmed that they will conduct dredging for the construction of an isolated marina basin and access canal where the ocean water will be at sea level.
3. Ms. Cecil V. Aranton, representative of DOT Regional Director and SVT Secretariat Member Atty. Bivienne Malateo, invited Silent Resorts Ltd. for an informal meeting for next week via Zoom platform to provide them guidance on the DOT accreditation standards for Primary Tourism Enterprises.

Per the Presiding Officer, Silent Resorts Ltd. will be invited as well to present their proposed development to the San Vicente-TEZ Management Committee (SVT ManCom). The SVT Secretariat will inform Silent Resorts Ltd. of the schedule of the SVT ManCom meeting. Subsequently, the SVT ManCom will issue a resolution on their recommendation for the proposed project for the TIEZA Board of Directors' approval.

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

The Presiding Officer stated that Municipal Tourism Officer Ms. Panasagan will present the status of the counterpart of LGU-San Vicente in the implementation of the master plan. Ms. Panasagan then presented the following:

A. UPDATING OF THE COMPREHENSIVE LAND AND WATER USE PLAN (CLWUP)

The Zoning Ordinance is at 75% completion rate. While the CLWUP is 52% completed, The timetable for submission of the CLWUP by the Technical Working Group (TWG) to the *Sangguniang Bayan* for adoption and approval is by May or June 2022.

B. ADOPTING AND APPROVING THE INTEGRATED TOURISM MASTER PLAN (ITMP) - RECLASSIFICATION OF ZONES

The LGU confirmed that the proposed reclassification of zones has been integrated with the draft SIMTC. The following were the subject of the proposed zone reclassification:

1. Reclassification of 5-hectare Open and Green Space to Resort Development in Brgy. Alimanguan.
2. Maintain the classification of the mangrove area with additional 10-meter buffer zone within the 27-hectare Open and Green Space and reclassification of the remaining area as Commercial 1 (C1).
3. Reclassification of Agri-tourism Zone in Brgy. Alimanguan into an Institutional Zone where Alimanguan Elementary School and Alimanguan National High School are located.
4. Rezoning of Lot Nos. 1342 and 1376 from Wetland to Resort Development Zone.
5. Fisherman's Village/Cultural Heritage Zone
 - a. Expansion of Fisherman's Village area in Brgy. Alimanguan to also cover Purok 1 and 3; and
 - b. Allowed Resort Developments on the first or front lots at the Fisherman's Village/Cultural Heritage Zone as long as local culture in the design or theme is incorporated

Upon the inquiry of Mr. Ladrangan, Ms. Panagsagan confirmed that a public consultation has not yet been conducted for the proposed zone reclassification.

C. ADOPTING AND APPROVING THE SUSTAINABLE AND INCLUSIVE MUNICIPAL TOURISM CODE (SIMTC)

Ms. Panagsagan reported that the proposed SIMTC is subject for public hearing.

D. COUNTERPART ON THE IMPLEMENTATION OF THE FOLLOWING PROJECTS:

1. SOLAR STREET LIGHTS FROM SITIO LANDING OF BRGY. NEW AGUTAYA TO BRGY. ALIMANGUAN

As reported previously, the Sitio Landing to San Isidro route was surveyed and the road was relocated while the result of the survey conducted for the San Isidro to Alimanguan route has just been approved and released. The Municipal Tourism Office has furnished the TIEZA SVFTEZ Office a copy of the survey result. Monument markers were already installed. After the clearing activity, the area shall be ready for the installation of the Solar Street lights.

The Presiding Officer stated that TIEZA's 2022 priority projects for San Vicente are the rehabilitation of the TIEZA Office and the establishment of the monument markers on the 50-meter coastal easement along the Long Beach area of the SVFTEZ. Considering that the budget for the approved Solar Street project was suspended due to the remittance of TIEZA to the Bureau of Treasury of PHP 12 Billion for COVID-19 response in 2020, the Solar Street Lights project may be lined up for 2023 funding.

2. SWAPPING OF ROADS

The subdivision and consolidation surveys for the swapping were completed already. The *Sangguniang Bayan* has also granted the Mayor an authority to enter into a Deed of Exchange (DOE) with the affected property owners. The LGU assessor will now be processing the execution of the DOEs.

3. OTHERS

TAC in Alimanguan

Ms. Panagsagan reported that the TAC in Brgy. Alimanguan is already operational with three (3) LGU staff manning the office.

AGENDUM NO. VI - OTHER MATTERS RAISED BY MAYOR ALVAREZ

Upon the request of Mayor Alvarez, the SVT Secretariat proceeded with the discussion of other LGU concerns before proceeding to the 2nd item on the agenda. The following were the discussions:

1. BYPASS ROAD

Mayor Alvarez requested to put on the agenda for discussion this 2022 the opening of the Bypass Road project as identified in the master plan.

Engr. Alarilla said that the proposed 40-meter bypass road project was submitted for funding through the General Appropriations Act (GAA) but was not granted.

The Presiding explained that since the TIEZA's travel tax collection decreased due to the pandemic, some infrastructure projects, if not funded through Public/Private Partnership, were proposed for funding by the concerned Congressmen. However, he also shared that recent reports of TIEZA's Finance Department has shown growth in travel tax collection.

Mayor Alvarez said that the LGU would initiate the opening of some parts of the bypass road as it forms an integral part of the farm-to-market road. The LGU will use its own equipment in the pilot implementation of the project.

2. DOWNGRADING OF EXISTING TRES INTO NON-TRES

Mayor Alvarez explained that she wished to discuss with TIEZA and the DOT the action of the LGU in downgrading some existing TRES into non-TRES and issuing them Business Permits. The TRES in Port Barton struggled to comply with TIEZA requirements, especially during the pandemic period. Hence, she advised TRE operators who were previously issued with Business Permits by the LGU and had been operating even before TIEZA came to San Vicente that the LGU would downgrade them into non-TRES. After which, the LGU may issue them a Business Permit for as long as their operation will not be detrimental to the environment. She clarified that the new TRES will still be under TIEZA, but she asked for the existing TRES to be given special consideration. She added that the LGU does not require proof of a tenurial instrument. Hence, the existing TRES who experienced difficulty obtaining such documents may continuously operate their business by securing a Business Permit from the LGU. She reiterated her suggestion to TIEZA to treat TRE applicants on a case-to-case basis by categorizing them. She added that TIEZA's permitting system is becoming a bottleneck in the LGU's ease of doing business. She also mentioned that even TRES who previously secured their permits from TIEZA, like Lazuli Resort, were saying that it is too difficult to comply with TIEZA's requirements.

Ms. Cecille V. Aranton, representative of DOT-IVB RD Malateo, agreed with the decision/action by the LGU. According to her, this flexibility would greatly help the affected TRES who lost their livelihood for almost three (3) years already.

3. POOR CUSTOMER SERVICE SKILLS OF TIEZA PERSONNEL IN THE SVFTEZ OFFICE

Mayor Alvarez also raised her concern on TIEZA's poor customer service. According to her, she received multiple complaints about how TIEZA has not been accommodating to clients.

Engr. Alarilla responded that the Mayor may have received exaggerated reports but noted the comments of the Mayor. He said that TIEZA is hiring an additional staff, a local of San Vicente, to focus on frontline services. Further, TIEZA will also be transitioning into an online permitting system. Hence, the interaction with clients will be lessened.

Finally, Mayor Alvarez requested TIEZA's cooperation by improving the quality of customer service that they provide to clients and helping these clients comply with the requirements. She mentioned that the LGU has been trying to put in investments in San Vicente but the permitting system in TIEZA has become a problem. She suggested for TIEZA to undertake some adjustments, especially for its frontline services, to entice clients to proceed with processing their permits.

The Presiding Officer acknowledged the issues and concerns raised by Mayor Alvarez and thanked her for the advice she gave on how to improve TIEZA's frontline services.

4. TIEZA PERMITTING GUIDELINES FOR GLAMPING SITES

Mayor Alvarez inquired if TIEZA has guidelines for glamping sites already. According to her, the LGU had formulated its glamping guidelines last year and they are waiting for TIEZA's guidelines. The Presiding Officer responded that TIEZA will follow the guidelines of DOT.

Ms. Aranton shared that the DOT has its guidelines for accrediting glamping sites. She will provide the Municipal Tourism Officer of San Vicente a copy of the guidelines and the list of requirements. She also suggested Ms. Panagsagan and Engr. Bernardo C. Alarilla, SVFTEZ Administrator, to coordinate with the Municipal Tourism Officer of the Municipality of El Nido to check those glamping sites that were already accredited by the DOT.

Engr. Alarilla suggested for TIEZA to adopt the guidelines of the DOT for the issuance of permits for glamping sites. Mr. Enal agreed.

Ms. Aranton commented that it may not be appropriate for TIEZA to follow the standards of the DOT for glamping sites. Considering that TIEZA plays the role of the LGU in issuing business permits, TIEZA should follow the LGU's standards.

Mr. Enal explained that TIEZA follows the DOT standards for the registration of Tourism Enterprises. The Registered Tourism Enterprises (RTEs) are entitled to avail of the fiscal and non-fiscal incentives from TIEZA. However, if applicants like glamping site operators could not comply with the requirements, they can still be issued a permit to operate through the TIEZA SVFTEZ Office. He further explained that applicants may find it difficult to comply with TIEZA requirements because TIEZA is mandated to ensure that its RTEs comply with regulatory requirements imposed by other agencies like the DENR.

5. ISSUE ON MARINA TERRACE PERMIT APPLICATION

Engr. Alarilla commented that TIEZA has been extending flexibilities with TREs but it cannot just grant permits to applicants who may have problems with property ownership. He cited as an example the case of Marina Terrace which building line overlapped with the adjacent property. The SVFTEZ office is requesting the submission of an additional certification that there is no opposition from the adjacent property owner even with the aforementioned issue. Nonetheless, the SVFTEZ Office has decided to issue a conditional permit for Marina Terrace upon submitting copies of 1) Municipal Tourism Clearance, 2) FSIC, and 3) Sanitary Permit.

Mayor Alvarez responded that the leased building has existed for 30 years already and there had been no complaint from the owner of the affected property. She added that TIEZA also has the option of not granting a renewal permit for the application should there be any complaints. She reiterated that TIEZA should hire someone who could convey clearly or explain to foreign clients the issues about their applications because per the operator of Marina Terrace, he could not understand the concerns of TIEZA on his application.

Ms. Lydia Rodriguez, Municipal Administrator, also said that a dispute between landowners for property encroachment, regardless of size, should be left to the court to settle. But for permitting purposes, TIEZA may give consideration if the size of the overlapping area is too little to affect the operation of the adjacent property. She also suggested that if the SVFTEZ Office could not decide on the issue, it should be elevated for ManCom's review and decision.

Ms. Anabelle R. Dimaapi, Vice-President of UniTEA-SVPI, shared that they have members who didn't want to renew their permits with TIEZA anymore and have decided to downgrade or operate other lines of business instead because they find the permitting requirements of TIEZA too difficult to comply with. Further, these TRES are still recovering from the pandemic and typhoon crises and have not received any financial support from the government. Hence, the Private Sector Association would like to request from TIEZA the following:

1. Simplified Permitting System;
2. Categorization of TRES; and
3. Implementation of the basic infrastructure projects like Sewerage Treatment Plant (STP), roads, and floating docks.

Engr. Alarilla responded that TIEZA did not add any documentary requirements for permit issuance. In fact, TIEZA has extended assistance to TRES by issuing conditional TIEZA permits, lowering permit fees to PHP 1.00, and allowing the deferred payment for building and occupancy permits.

Ms. Aranton shared that they advise applicants to downgrade for Accreditation if, upon DOT's assessment during the ocular inspection, the applicant would not pass DOT standards. Hence, she agreed with the proposed categorization of TRES for a more effective permitting system. Ms. Aranton added that the DOT would submit a report to Mayor Alvarez indicating which establishments would not pass the DOT accreditation standards.

Upon the query of Mr. Enal, Mr. Ladrangan explained that the issue may fall under TIEZA's Complaints Resolution Unit even in the absence of an actual complaint from the affected party as the Mayor raised the issue in the SVT Secretariat meeting. The Presiding officer then pronounced that the TIEZA's Complaints Resolution Unit would be handling the matter.

The lead time for TIEZA to assess the complaint would be a week after the election on 09 May 2022. TIEZA will set a meeting or interview with the concerned TIEZA Permit applicants, LGU personnel and SVFTEZ Office personnel. Mr. Ladrangan would coordinate with Municipal Administrator Lydia Rodriguez to get the list of concerned individuals.

AGENDUM NO. II - UPDATES ON TIEZA COMMITMENTS

Mr. Hernando Enal called on Engr. Bernardo Alarilla to report the next agenda.

A. 2022 PRIORITY PROJECTS

1. REHABILITATION OF TIEZA SVFTEZ OFFICE

Engr. Alarilla discussed that the TEZ Management Sector sought the approval of the TIEZA Board of Directors for the rehabilitation of the SVFTEZ Office which was heavily damaged by the recent Typhoon "Odette". He mentioned that the SVFTEZ Office is waiting for the final Detailed Engineering Design (DED) and POW before the rehabilitation will commence. A total of PHP 5M was approved for the rehabilitation and repair works.

2. ESTABLISHMENT OF MONUMENT MARKERS ON THE 50-METER COASTAL EASEMENT ALONG THE LONG BEACH AREA OF THE SVFTEZ

Engr. Alarilla discussed that the SVFTEZ Office is also waiting for the final DED and POW for the proposed establishment of the permanent monument markers. Further, he said that during a meeting with the DENR-IVB, RED Vicente Tuddao, Jr. suggested that TIEZA should coordinate with the National Mapping and Resource Information Authority (NAMRIA) prior to project implementation. However, per the Municipal Planning Development Office (MPDO) of San Vicente, there is no need to coordinate with the NAMRIA as the LGU had conducted its own survey. Therefore, the coordination for project implementation would be between the TIEZA and the MPDO only.

B. STATUS OF APPROVED PROJECTS

1. ELEVATED PATHWAY AND HANGING BRIDGE

Per Engr. Alarilla, the next project to be proposed for approval by the TIEZA Board is the Elevated Pathway and Hanging Bridge project. The SVT ManCom already approved the proposed project with an estimated budget of PHP 78M. He added that the SVFTEZ Office is coordinating with the DENR to determine the necessary permits to be applied for the project since the area would traverse on a portion of timberland (with no claimant/s). Further, as suggested during a meeting with the DENR, the SVFTEZ Office would overlay the proposed Road-Right-of-Way (RROW) of the Elevated Pathway to the Core Zone Map of the PCSD.

2. MASTER PLANNING OF CLUSTERS 2, 3 & 4

Engr. Alarilla briefly discussed the project's background and said it did not push through because Mayor Alvarez had reservations about the proposal. However, per Engr. Alarilla, updating the Integrated Tourism Master Plan (ITMP) for Cluster 1 and the master planning of Clusters 2, 3 & 4 are necessary to address some issues on RROW and for other clusters to be ready for new developments. He shared that even if the project was put on hold, the LGU and TIEZA had an agreement regarding mixed-use developments in the SVFTEZ. The LGU would be issuing the Development Permit, while TIEZA would grant the permit to operate tourism enterprises.

Mayor Alvarez requested an update regarding the height limitation issue on the proposed development of the San Vicente Coast, Inc., where their proposed building for the main hotel is 5-meter higher than the maximum height limit allowed for the area. The following were the discussions:

- a. Ms. Lucyllyn Panagsagan shared that the SIMTC adopted the ITMP provision on building height limits set at 15 meters. At present, the LGU does not have a basis for approving the proposed buildings of the SVCI, which limit exceeds the ITMP standards. However, the proponent was able to secure a clearance from the Civil Aviation Authority of the Philippines (CAAP) for a maximum of 50 meters maximum building height.
- b. Engr. Alarilla previously inquired with Ms. Panagsagan about the possibility of amending the SIMTC building height standards to accommodate the application of the SVCI.
- c. Ms. Panagsagan advised that the Municipal Tourism Office forwarded the concern to the *Sagguniang Bayan* for guidance.

Engr. Alarilla reiterated that the master planning of Clusters 2, 3 & 4 and the updating of the ITMP for cluster 1 would address these kinds of issues encountered in implementing the existing ITMP and Deed of Restrictions (DOR). Mr. Ladrangan agreed and explained to Mayor Alvarez that there is still a pending discussion on the proposed master planning with the LGU to define the scope and other concerns before presenting it again to the ManCom. Mayor Alvarez responded that the SIMTC needs to be finalized first before pushing through with the master planning.

3. TOURIST ASSISTANCE CENTER (TAC) IN BRGY. PORT BARTON

The following were the discussions after Engr. Alarilla discussed the background of the project:

- a. It was clarified by Ms. Panagsagan and Mayor Alvarez that there was no finality yet as to the relocation site of informal settler families (ISFs) occupying the timberland area, which stewardship certificate was awarded to Mrs. Jo-Ann B. Achurra. The 1,000 sqm land for the TAC location is part of the above-mentioned timberland area.
- b. Engr. Alarilla shared that per his last discussion with TIEZA's Legal Department, the revised draft of the tripartite MOA regarding the TAC location will be forwarded to the SVFTEZ Office via courier. Upon receipt, he would endorse a copy of the draft MOA to the LGU for their review. However, the TIEZA Legal Department has yet to submit their review and revised draft MOA.
- c. The Presiding Officer asked if the LGU would agree to the condition of the donation of Mrs. Achurra of relocating all the ISFs in her entire property. Ms. Rodriguez responded that it would depend on the number of the ISFs.

3. TAC IN BRGY. ALIMANGUAN

Per Engr. Alarilla, the construction of the TAC is completed, and Mayor Alvarez had already signed the turn-over and acceptance letter. He relayed the previous inquiry of Mr. Enal if the Mayor would still want a ceremonial turn-over or if the documentary acceptance is enough, wherein the Mayor opted for the former. Mayor Alvarez commented that it could just be a brief ceremony with a photo opportunity. However, she preferred it to be held after the TAC power and water service connections are completed. Engr. Alarilla then requested the LGU to advise TIEZA of their proposed schedule for the ceremonial turn-over so that TIEZA could prepare and notify the top management.

4. ACCESS ROADS

Engr. Alarilla briefly discussed the background of the project. Then, upon the request of Mayor Alvarez for an update on the new plan that they submitted to TIEZA, he shared that the proposal was transmitted to TIEZA Main Office in November 2021. Considering that COO Lapid has already approved the proposal, the next activity should be for the Engineering Team to conduct a topographic survey. The survey result will be the basis for the Program of Works (POW) and the determination of the amount of additional budget, if any.

The Presiding Officer stated that Atty. Karen Mae G. Sarinas-Baydo, ACOO for TEZ Management Sector (TEZMS) (ATEZ), had a scheduled meeting with COO Lapid regarding the project but it did not push through because her office became preoccupied with the World Trade Tourism Council (WTTTC) event. He added that the ATEZ Office is asking for the preparation of the Complete Staff (CSW) to be presented to Engr. Nestor Domalanta, ACOO for TIEZA's Architectural and Engineering Services Sector.

Engr. Alarilla clarified that it is the ABSS who would prepare the CSW based on the survey that they will undertake.

Mayor Alvarez explained that the LGU's new proposal consists of existing cadastral roads and is not based on the proposal in the master plan where there will be an access road for every 400 meters. Upon her further inquiry, the Presiding Officer confirmed that the Secretariat has not yet received any feedback from the COO regarding the proposal. He committed to following up with ATEZ for any updates on the project. Further, the Presiding Officer mentioned that the previous proposal was for the funds to be transferred to the LGU. Engr. Alarilla agreed and confirmed that the LGU has the manpower and equipment necessary for project implementation.

C. REPORT ON THE STATUS OF INVESTORS WHO HAVE EXPRESSED INTEREST IN PUTTING UP DEVELOPMENTS WITHIN THE SVFTEZ

Engr. Alarilla discussed that Silent Resorts Ltd. and Megaworld have already applied for Development Permits with the LGU. While TIEZA offered as investment opportunities to Chinese Investors the following projects:

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

Per Engr. Alarilla, there is ongoing coordination with the Chinese investors wherein the SVFTEZ Office provides the needed/requested data. The SVFTEZ Office will present to the LGU the project proposal once the Chinese investors have finalized it. Mr. Ladrangan added that it might be a Business to Government (B2G) and Government to Government (G2G) partnerships since the interested investors include a private company and the Chinese government.

AGENDUM NO. III - REPORT OF THE SVFTEZ SUB-TECHNICAL WORKING GROUPS

A. IDENTIFICATION OF AREAS TO BE RECLASSIFIED AS ALIENABLE & DISPOSABLE LAND (A&D)

(The former PENRO of Palawan, Mr. Eriberto Saños, was the Lead for the Sub-TWG. Hence, the SVT Secretariat invited his successor Mr. Felizardo Cayatoc as his substitute. However, PENRO Cayatoc was not able to attend to provide an update on the deliverables of the Sub-TWG.)

PROPOSED INSTALLATION OF ISON TOWER

Engr. Rex Raguin, Project Evaluation Officer II of the Municipal Planning and Development Office (MPDO) of LGU San Vicente presented to the SVT Secretariat the proposed installation of ISON Tower, a tower infrastructure sharing company for mobile networks, within the Long Beach area.

Engr. Alarilla suggested to submit for ManCom's approval the proposed installation of a 55-meter-high cellular site of ISON Tower. He discussed that the target location is a leased area outside of the designated zone for public utilities and within a residential zone. Hence, the proposed location of the project is inconsistent with the master plan.

Ms. Rodriguez commented that the master plan's implementation should be balanced with the basic and current needs of San Vicente. Considering that the SVFTEZ is still in the planning stage, the actual developments might not yet happen until after 10 years. Hence, she suggested giving consideration to ISON Tower so as not to deprive the community of the public utility. Further, considering that the LGU and TIEZA do not have the technical capacity to validate the claims of ISON Tower that they cannot move to other locations as it will affect their target area for service coverage, she further suggested seeking guidance from the Department of Information and Communication Technology (DICT) to review the project documents of ISON Tower. The LGU would communicate with ISON Tower regarding the submission of the project documents.

Mr. Ladrangan agreed to the suggestion of Ms. Rodriguez. He suggested to present the proposed project for the ManCom's approval after the comments/feedback from the DICT should have been received. Then, the SVT Secretariat would secure the comments of the DICT on the proposed project.

Based on the above suggestions, the Presiding Officer stated that the presentation of the proposed installation of ISON Tower for the ManCom's approval shall be deferred until the SVT Secretariat receives the comment/feedback of the DICT.

B. REDRAFTING OF INTERAGENCY MOA FOR THE STREAMLINING OF PERMITTING SYSTEM IN THE SVFTEZ

Engr. Alarilla reported that the Sub-Technical Working Group (TWG) had its initial meeting and had come up with comments on the original draft of the interagency MOA. The SVFTEZ Office incorporated these comments on the draft MOA and plans to send a copy of the revised draft to the Sub-TWG members next week for their review and/or further comments.

Further, Engr. Alarilla explained that the DOT launched its online portal for accreditation applications. Hence, the initial agreement during the Sub-TWG meeting that the SVFTEZ Office will assist in checking the completeness of the documentary requirements of the applicant may no longer be necessary as the applicants could directly submit the requirements using the online portal.

Per the inquiry of Mr. Enal, Engr. Alarilla also said that the SVFTEZ Office already submitted to the DENR a copy of the ITMP for their review. However, there was no response yet from the DENR. Further, the proposed presentation to PAMB of the ITMP was not yet held.

The Presiding Officer instructed Engr. Alarilla to follow up with the DENR their feedback on the submitted ITMP. Likewise, he instructed Mr. Ladrangan to determine during his meeting/interview with TIEZA permit applicants why only few TREs secure their permits with TIEZA. According to him, the interplay among the permitting offices may also have been complicating the permitting process.

AGENDUM NO. IV - PRIVATE SECTOR ASSOCIATION

A. UPDATES ON THE FOLLOWING:

1. EXPANSION OF MEMBERSHIP TO INCLUDE OTHER SECTORS IN CLUSTER 1 AND TREs IN OTHER CLUSTERS

Ms. Dimaapi discussed that the number of members decreased but there are also new members from the Port Barton area. Ms. Dimaapi reiterated that the decrease in membership was due to the difficulty in complying with the documentary requirements for TIEZA permit/s. She confirmed upon the inquiry of Mr. Enal that the association requires its interested applicants to secure first a TIEZA Permit before applying for membership. She added that some TREs or members who could not renew their TIEZA permits are still operating their businesses.

The Presiding Officer requested Ms. Dimaapi to provide a list of the association's active members to the Secretariat.

2. MEMBERSHIP AND REGISTRATION WITH THE SECURITIES AND EXCHANGE COMMISSION (SEC)

Ms. Dimaapi reported that the Uni-TEA was already issued its SEC Certificate. They will now process their accreditation with the *Sangguniang Bayan (SB)* of the Municipality of San Vicente.

She furnished TIEZA a copy of the SEC Registration Certificate and Articles of Incorporation and By-laws of the Uni-TEA for reference of the SVT Secretariat.

B. OTHER CONCERNS

Ms. Dimaapi relayed the requests of the Uni-TEA for the status of the following:

1. DENR-EMB's commitment that they would allow the PCO trainees in San Vicente who failed the accreditation exam to retake without additional cost;
2. The reclassification of areas from timberland to A&D; and
(The PENRO was not able to attend to provide update on land reclassification)
3. TIEZA funding for the implementation of the basic infrastructure projects in the SVFTEZ like the Sewerage Treatment Plant (STP), roads, and floating docks.
(Updates on the above projects were discussed in other items of the agenda. Additionally, Engr. Alarilla clarified with Ms. Dimaapi that the typhoon-damaged floating dock in Port Barton was already fixed.)

Further, Ms. Dimaapi raised the concern of the association regarding the operation of the unaccredited Travel and Tour (T&T) Operators who compete with Accredited T&T Operators.

Ms. Aranton suggested passing a Municipal Ordinance requiring tourists/guests to deal with DOT accredited T&T operators only. Ms. Panagsagan replied that such a requirement has been incorporated with the draft SIMTC already. However, the LGU has yet to conduct a public hearing for the SIMTC.

AGENDUM NO. V - PROPOSED SVT MANCOM RESOLUTION SPECIFYING THE ALLOWABLE USES ON EACH LAND CLASSIFICATION UNDER THE ITMP

Engr. Alarilla discussed that the allowable uses on each land classification are not clearly identified. Hence, the SVFTEZ Office proposes that there should be a ManCom Resolution adopting the output of the workshop conducted in 2019, wherein the allowable uses on each land classification were specified. He also confirmed that the proposed resolution is consistent with the provision of the draft SIMTC. The Presiding Officer suggested having the documents reviewed first by Municipal Tourism Officer Ms. Panagsagan.

Per Mr. Ladrangan, the passage of the proposed SVT ManCom resolution may be deferred until the finalization and approval of San Vicente's SIMTC to ensure consistency of the enterprise classifications. The proposed SVT ManCom Resolution may also be presented during the public consultation to be held for the SIMTC.

In consideration of the above discussions, the Presiding Officer stated that the presentation of the proposed SVT ManCom Resolution pertaining to the specification of allowable uses for each land use shall be deferred until the approval of the SIMTC.

AGENDUM NO. VI - OTHER MATTERS

A. POLICY GUIDELINES ON PRIVATE SECTOR ASSOCIATION MEMBERSHIP

The Presiding Officer stated that the SVT Secretariat and SVT ManCom discussed during their regular meetings on how an inclusive private sector association will be established in the SVFTEZ. It was mentioned in the meetings that the proposed association could be like a Tourism Congress wherein each tourism industry classification shall have representation. He called Mr. Ladrangan to discuss the proposed private sector association membership guidelines.

Per Mr. Ladrangan, the Uni-TEA was created but there were no guidelines or policy on how the LGU and the SVT ManCom would recognize its President as the representative of the ManCom. This was one of the reasons why there was a complaint about how the Uni-TEA could be representing all the tourism enterprises or locators in San Vicente. Hence, TIEZA requested its consultant in the SVFTEZ Office to draft guidelines. Mr. Ladrangan then presented to the body the draft of the proposed guidelines on the selection and recognition of private sector representatives in the SVT Secretariat and SVT ManCom. The following were the discussions:

1. TIEZA will furnish a copy of the draft guidelines to each member of the SVT Secretariat for review and comments.
2. Mr. Ladrangan mentioned that per his consultation with TIEZA's Legal Officer, a public consultation must be conducted before the approval of the proposed guidelines. He then requested the assistance of the Private Sector Association to facilitate the conduct of the public consultation.
3. The Presiding Officer said that after the concerned agencies/organization have commented on the proposed guidelines, the SVT Secretariat will present it to the SVT ManCom for approval and implementation. He added that the Private Sector Association would soon take over the administration of the SVFTEZ while TIEZA will only play the role of a regulator.

4. Ms. Rodriguez commented that regarding the membership of the Civil Society Organizations (CSOs) in the local special bodies in the Municipality, the LGU does not allow if they are not accredited by the *Sangguniang Bayan*. Hence, if they become a part of a private sector recognized in the society and has the right to vote for a representation, they must be at least accredited by the *Sangguniang Bayan*.
5. Upon the inquiry of the Presiding Officer, Ms. Rodriguez explained that the by-laws of an association should set the criteria for its members' qualification. Hence, whether the interested applicant is a landowner with or without a tourism-related business could be a member if it is provided in the by-laws. Mr. Ladrangan then commented that a landowner should be enrolled in the TIEZA's program that his or her property may be offered for investment opportunities.
6. Ms. Dimaapi raised her concern about accommodating as a member of the organization just any interested landowner or TRE owner especially those who are engaged in politics. She mentioned that it would be unfair for other members of the association if there are others who could gain advantage because of his or her political position.

Mr. Ladrangan and Ms. Rodriguez responded that the prohibition for any member to engage in politics or be nominated as a representative of the SVT Secretariat and SVT ManCom if they would run for a public position should be written in the by-laws/policy of the association.

The body agreed to the suggestion of Mr. Ladrangan that TIEZA will provide each member of the SVT Secretariat a copy of the draft guidelines for review and/or comments. The timeline set for the submission of the comments is on 31 May 2022.

B. ISSUANCE OF BUSINESS PERMIT TO 14 TOURISM-RELATED ENTERPRISES BY LGU SAN VICENTE
(The SVT Secretariat did not discuss this matter anymore since the Mayor already explained the action of the LGU in downgrading some TREs into non-TREs and issuing them business permits.)

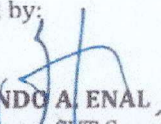
VII. ADJOURNMENT

Having no more agenda to be tackled, the Presiding Officer declared the meeting adjourned at 7:13 PM.

I HEREBY CERTIFY on the correctness of the above minutes of the SVT Secretariat Meeting held on 21 April 2022 in Holiday Suites Port Barton, San Vicente, Palawan.


MERICRIS C. TONIO
Sr. Enterprise Services Specialist

Attested by:


HERNANDO A. ENAL
Chairperson, SVT Secretariat/
Manager, TEZ Assistance and Monitoring Department