



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos. 929-6626 to 29; 929-6633 to 35
926-7041 to 43; 929-6252; 929-1669
Website: <http://www.denr.gov.ph> / E-mail: web@denrgov.ph

MEMORANDUM

FOR : **The Undersecretaries**
Policy, Planning and International Affairs
Legal and Administration
Field Operations – Luzon, Visayas and Environment
Filed Operations – Mindanao
Organizational Transformation and Human Resources

The Administrator
National Mapping and Resource Information Authority

The Directors
Legal Affairs Service
Policy and Planning Service
Climate Change Service

The Executive Director
Manila Bay Coordinating Office

All Bureau Directors

All Regional Executive Directors

FROM : **The Undersecretary**
Special Concerns and Legislative Affairs

SUBJECT : **INVITATION TO THE CONTINUATION BRIEFING ON THE REVENUE AND ECONOMIC IMPACTS OF THE SUSPENSION OF RECLAMATION PROJECTS APPROVED BY THE PHILIPPINE RECLAMATION AUTHORITY OF THE COMMITTEE ON WAYS AND MEANS OF THE HOUSE OF REPRESENTATIVES**

DATE : 18 October 2023

In reference to the email dated 17 October 2023 received by our Office, the Committee on Ways and Means of the House of Representatives will continue its **briefing on 23 October 2023 (Monday), 09:30 AM at Aquino-Makalintal Hall, South Wing Annex Building of the House of Representatives**. The Committee conducted their initial briefing with the Philippine Reclamation Authority (PRA) and was recommended to invite the Department to discuss and deliberate on Revenue and Economic Impacts of the Suspension of Reclamation Projects Approved by the Philippine Reclamation Authority (PRA).

In this regard, may we respectfully request **for comments and recommendations on the abovementioned matter, in anticipation of the Committee briefing**, as requested by the Committee. Kindly send them on or before **20 October 2023, Friday, at 5 PM** via email at denrlo@denr.gov.ph. Kindly inform us of the name/s of the representative/s from your office who will participate in the meeting so we may include him/her/them as resource person/s.

Attached herewith is the copy of the PowerPoint Presentation, Spot Report, and Letter invitation for your reference.



IGNATIUS LOYOLA A. RODRIGUEZ

OSEC-2023-006649: CWM Invitation on October 23, 2023 Briefing

From: Office of the DENR Secretary (osec@denr.gov.ph)

To: denrlegislative@yahoo.com

Cc: ouscla@denr.gov.ph; iarodriguez@denr.gov.ph; osec.referral@denr.gov.ph; jperez@denr.gov.ph; denr_heal@denr.gov.ph; jloyzaga@denr.gov.ph; merni@denr.gov.ph

Date: Tuesday, October 17, 2023 at 03:56 PM GMT+8

Ma'am/Sir,

This is to respectfully refer, for information and appropriate action, the herein invitation to participate in Briefing of the Committee on Ways and Means on October 23, 2023.

We will appreciate informing this office, citing document number OSEC-2023-006649, of the action taken on the matter.

Thank you.

**Office of the Secretary
Department of Environment and Natural Resources**

----- Forwarded message -----

From: **House Committee on Ways And Means** <committee.waysandmeans@house.gov.ph>

Date: Tue, Oct 17, 2023 at 2:15 PM

Subject: CWM Invitation on October 23, 2023 Briefing

To: Office of the DENR Secretary <osec@denr.gov.ph>

Republic of the Philippines

House of Representatives

Quezon City, Metro Manila

October 17, 2023

SEC. MA. ANTONIA YULO-LOYZAGA

Department Secretary

Department of Environment and Natural Resources

Dear *Secretary Yulo-Loyzaga*:

The **Committee on Ways and Means** will be having a **briefing** on the date, time and place indicated hereunder:

Date : **October 23, 2023 (Monday)**
Time : **9:30 AM**
Place : **Aquino/Makalintal Hall, SWA Building**
House of Representatives, Q.C.
Agenda : **Continuation of the Briefing on the**
Revenue & Economic Impacts of the
Suspension of Reclamation Projects
approved by PRA

In this regard, we would like to invite you to participate in the said briefing and share your views, comments and recommendations on the above-mentioned concern.

Should you be unable to attend the scheduled meeting, may we request you to send a representative on your behalf, with a written authorization designating the concerned officer as your duly authorized representative.

For confirmation of your attendance or any inquiry on the matter, please contact the Committee Secretariat at telephone nos. 89314955 (DL) or 89315001 (TL) Loc. 7643 or Irene Revilla at 09171061399.

Thank you and we look forward to your cooperation.

Very truly yours,

JOEY SARTE SALCEDA

Chairperson, Committee on Ways and Means

For the Chairman:

(Sgd) TEEJAY WAINU E. HERNANDEZ

Legislative Committee Secretary

CONFIDENTIALITY NOTICE

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.



AGENDA OCTOBER23'23 (cont of PRA Briefing).pdf
63.7kB

AGENDA

Committee on Ways and Means
October 23, 2023 (Monday), 9:30 A.M.
Aquino/Makalintal Hall, SWA Bldg.

I. CALL TO ORDER

II. CHAIRMAN'S MESSAGE

III. CONTINUATION OF THE BRIEFING ON THE REVENUE AND ECONOMIC IMPACTS OF THE SUSPENSION OF RECLAMATION PROJECTS APPROVED BY THE PHILIPPINE RECLAMATION AUTHORITY

Guests/Resource Persons:

- | | |
|---|---|
| 1. Sec. Ma. Antonia Yulo-Loyzaga | Department of Environment & Natural Resources |
| 2. Engr. Gilbert C. Gonzales (Director) | DENR – Environmental Mgt. Bureau |
| 3. Administrator Renato D. Bermejo | Land Registration Authority |
| 4. Mr. Jay Daniel R. Santiago (General Manager) | Philippine Ports Authority |
| 5. Atty. Alberto C. Agra | Philippine Reclamation Authority (PRA) Chairman |
| 6. Lt. Gen. Oscar T. Lactao (Ret.) | PRA Acting Chairman |
| 7. Atty. Janilo E. Rubiato | PRA Gen. Manager and CEO |
| 8. PBGen. Nolasco K. Bathan (Ret.) | PRA Acting Gen. Manager and CEO |
| 9. Atty. Ulysses T. Sevilla | PRA Board Member |
| 10. Mr. Dioscoro E. Esteban, Jr. | PRA Board Member |
| 11. Atty. Johanna Irene M. Gargantiel | PRA Asst. Gen. Mgr., Leg. and Admin. Services |
| 12. Atty. Joselito D. Gonzales | PRA Asst. Gen. Mgr., Land Development, Construction Mgt. and Technical Services |
| 13. Atty. Joseph John M. Literal | PRA Asst. Gen. Mgr., Reclamation & Regulation Office |
| 14. Mr. Delfin C. Torrecampo | PRA Asst. Gen. Mgr. – Finance |
| 15. Atty. Karen A. Villamil | PRA Asst. Gen. Mgr. – Marketing & Estates Mgt. Office |
| 16. Atty. Mark Arthur M. Catabona | PRA Corporate Secretary |
| 17. Mr. Carlos S. Gonzales (Chairperson) | Pasay Harbor City Corp. (PHCC) Reclamation |
| 18. Mr. Celedonio Pile, Jr. (CEO) | PHCC Reclamation |
| 19. Mr. Glenn Ang (President) | SM Smart City Infrastructure & Dev't Corp |
| 20. Mr. Kenneth Gatchalian (President) | Waterfront Manila Premier Dev't Inc. |

IV. OTHER MATTERS

V. ADJOURNMENT



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,
2nd Floor, South Wing Building

DATE : 17 October 2023

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.

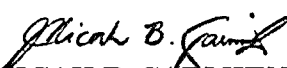
The Committee instructed the Secretariat to schedule another meeting on October 23, 2023, to continue the briefing, and to hear the side of the following agencies and key affected developers:

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

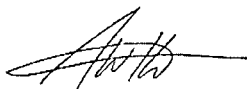
Lastly, the Committee directed the PRA to submit the following documents:

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
Supervising Legislative Staff Officer II
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

PHILIPPINE RECLAMATION AUTHORITY (PRA)



16 October 2023


Venue




Outline



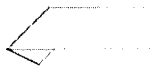

- PRA Mandate
- Approved Reclamation Projects
 - ▷ Ongoing Projects in Manila Bay
- Projected Economic/Financial Benefits to Government
 - ▷ Reclamation Development Phase
 - ▷ Horizontal Development Phase
 - ▷ Vertical Development Phase
- Environmental Enhancement
 - ▷ 5% earmarked for Green Spaces or Urban Forests



PRA Mandate



P.D. No. 3-A (1973)	P.D. No. 1034 (1977)	E.O. No. 525 (1979)	E.O. No. 654 (1981)	E.O. No. 153 (1989)	E.O. No. 74 (2019)
Limiting reclamation to the National Government or any entity authorized under proper contract	Created PRA, defining its powers and functions, providing funds and other purposes.	Designated PRA as the agency primarily responsible for integrating, directing and coordinating all reclamation projects	PRA classified among the Infrastructure /Utilities Group of Corporations under Letter of Implementation No. 97 and shall operate on a self-liquidating basis. Identified large reclamation projects which can provide vital infrastructures for the Government's overall economic and social development programs.	Authorizing the Utilization of Offshore Areas as Sources of Dredge Fill Materials for Government Reclamation Projects and for Other Purposes	Delegating to the PRA Governing Board the Power of the President to Approve Reclamation Projects

PRA Mission and Vision

Mission

- "We are the lead government instrumentality mandated to regulate reclamation, create environmentally sustainable reclaimed land, promote coastal resilience, and develop government properties to advance the country's development goals."

Vision

- "In 2040, the Filipino people shall benefit from well-planned, environmentally sustainable and resilient reclaimed lands, and efficiently developed and managed public estates."



Land Reclamation is an internationally proven safe, reliable and sustainable solution to urban development and renewal. Reclamation is a proven safe, sustainable and environment-friendly solution to the acute demand for more living space for urban development and renewal, as evidenced by numerous reclamation projects worldwide. It is no surprise that many reclamation projects in advanced countries worldwide were undertaken to address the problem of land scarcity and to promote urban renewal in countries such as Singapore, Japan, Hong Kong, South Korea, Netherlands and Spain.



Reclamation as platform of economic growth in other countries

Jurong Island, Singapore



- World-class infrastructure for refining, petrochemical, and specialty chemicals activities
- 50 billion SGD worth of investments
- Employed 25,000 professionals
- Sustainable and future ready
- Enabled SG to be the 8th largest exporter of chemicals globally in 2019
- Contributed 81 billion SGD to SG's total output in 2015 (1/3 of SG's total manufacturing output)
- Houses 100 international chemical and energy companies such as Shell and Chevron
- The reclamation amalgamated several islands comprising some 991 has. into a huge island of 3,000 has.

Source: Singapore Economic Development Board (edb.gov.sg),
Singapore National Library Board (nlb.gov.sg)

Reclamation as platform of economic growth in other countries



Rotterdam, the Netherlands

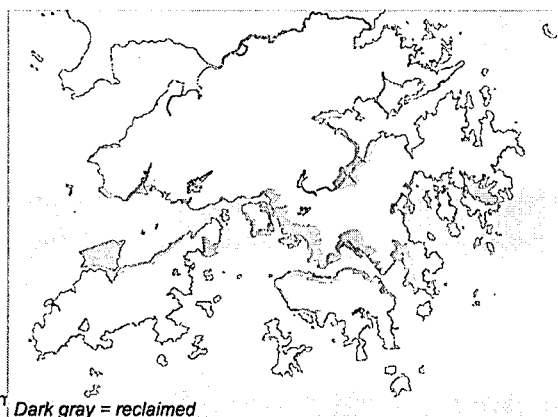


- Rotterdam has been extending towards the sea numerous times to accommodate increasing demand of port development and other land uses
- Port of Rotterdam – 12,600 has. (portofrotterdam.com)
- In 2021, the Port of Rotterdam contributed 63 billion Euros to the NL economy, equivalent to 8.2% of Dutch GDP (cbre.com.au)

Reclamation as platform of economic growth in other countries



Hong Kong



- Built-up areas - 24% of land of which 26% is reclaimed land
- Reclaimed land accommodates 27% of total population
- Decreased land reclamation from 2000-2013 resulted in land shortage, rent and price increases, and low space vacancies.
- "More developable land is needed not only to support a still growing population, but also to sustain economic growth and a quality living environment."
- Plans to reclaim in waters with low ecological and environmental impact outside of Victoria Harbour (East Lantau Metropolis, approximately 1,000 has.)

Source: Hong Kong 2030+ (Master Plan)

Reclamation as platform of economic growth in other countries



Palm Jumeirah, Dubai

- 560 hectares
- Home to some of Dubai's top luxury resorts, including Atlantis, The Palm, FIVE Palm Jumeirah Hotel, Jumeirah Zabeel Saray, One&Only The Palm and many more.
- Access is easy, with a network of roads, tunnels and public transport options such as the Palm Monorail.
- Satellite guided technology was used to help build the frond-shaped island.
- Palm Jumeirah welcomes 4 million visitors every year and is home to 80,000 residents from 70 nationalities.

Source: visitdubai.com, CNN



- *Land reclamation effectively creates spaces for development pathways such as agglomeration economies.*
- *It can provide sufficient and efficient spaces for a healthy business ecosystem.*
- *It can provide a wider horizon of career growth and opportunities for Filipinos and even for foreign individuals.*



If there is any credible and visible example that reclamation projects can be safe, reliable and sustainable, these should be the existing SM MOA Complex reclaimed in the 1990s and the CCP-FCA Complex reclaimed in the 1960s and 1970s.

Through the decades, these reclamation projects have survived battering typhoons and floods - proving the stability, safety and reliability of reclamation. Also, through the decades, no untoward incident related to reclamation construction has disrupted or marred the many important international and national events that have taken place in these reclaimed areas.



BAY CITY



CCP-FCA

- GSIS Building
- Senate Complex
- World Trade Center
- CCP
- PICC
- Coconut Palace
- Sofitel
- Star City

CBP 1-A

- SM MOA Complex
- Metropolitan Park
- IKEA
- Esplanade Seaside Terminal

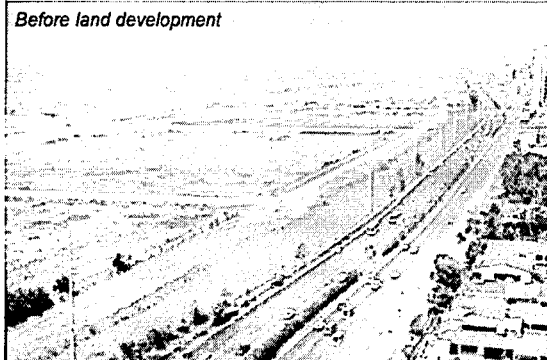
CBP 1-B&C

- Entertainment City (Solaire, Okada, City of Dreams)
- Ayala Malls Manila Bay
- DFA ASEANA

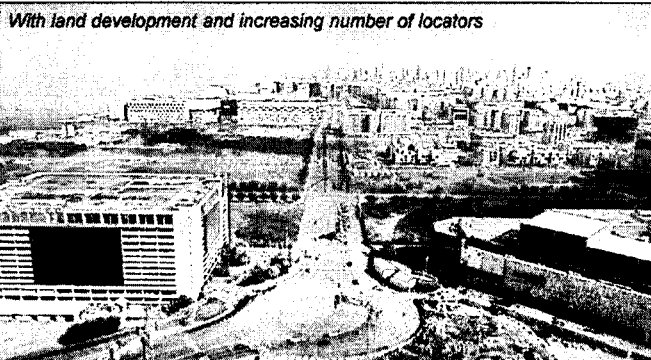
Asiaworld

- PITX
- Marina Asiaworld City
- Imperial Plaza
- Coastal Luxury Residences

Before land development



With land development and increasing number of locators



Approximately 900 hectares of existing island reclamation along Manila Bay.

PPP Modality of the Reclamation Projects



The reclamation projects are being implemented through joint venture partnerships with qualified private sector proponents.

In the pursuit of its proprietary functions, a proponent may also form joint ventures with the private sector in accordance with its own rules and procedures issued under a proper ordinance. In relation to this, a proponent adopts its own Public Private Partnership ("PPP") guidelines through an Ordinance



Reclamation Development Cycle



Based on experience from Pasay reclamation projects, a complete cycle of reclamation projects is 30 years.

- 4 years to develop a raw land thru reclamation;**
- 3 years of horizontal development to create a service land;**
and
- 23 years to complete vertical developments**





General Information on Approved Projects in Manila Bay



No	Project Name	Area	Project General Information		Private Partner	Proponent	Size (has)	Remarks
			Province	Region				
Approved Projects Issued with PRA Permits								
1	Navotas City Coastal Bay Reclamation Project	Navotas	Metro Manila	NCR	Argonbay Construction Corporation, Inc.	City	650	CNTP
2	Manila Horizon	Manila	Metro Manila	NCR	JBros Construction Corporation	City	419	NTM and NTCARW
3	Manila Waterfront City	Manila	Metro Manila	NCR	Waterfront Manila Premier Development Inc.	City	318	Ongoing Implementation
4	Manila Solar City	Manila	Metro Manila	NCR	Manila Goldcoast Development Corporation	City	148	NTM and NTCARW
5	Pasay SM Reclamation Project	Pasay	Metro Manila	NCR	SM Prime Holdings, Inc.	City	360	Ongoing Implementation
6	Pasay Harbor City Reclamation Project	Pasay	Metro Manila	NCR	Pasay Harbour City Corporation	City	265	Ongoing Implementation
7	Parañaque Coastal Bay Reclamation Project	Parañaque	Metro Manila	NCR	Alltech Contractors, Inc.	City	203.43	CNTP
8	Las Piñas Coastal Bay Reclamation Project	Las Piñas	Metro Manila	NCR	Alltech Contractors, Inc.	City	431.71	CNTP
9	Bacoor City 90-Hectare Inner Islands Reclamation Project	Bacoor	Cavite	4A	Frabelle Fishing Corporation	City	90	Ongoing Implementation
10	Bacoor City 230-Hectare Outer Islands Reclamation Project	Bacoor	Cavite	4A	Frabelle Fishing Corporation	City	230	Ongoing Implementation
11	Diamond 100-Hectare Reclamation Project	Bacoor	Cavite	4A	Diamond Export Corporation	City	100	Ongoing Implementation
Approved Projects								
12	City of Pearl / New Manila Bay Reclamation and Development Project	Manila	Metro Manila	NCR	UAA Kinming Group Development Corporation	City	400.7	For MOA Signing
13	MCTE Reclamation Project	Bacoor	Cavite	4A	Coastal Road Corporation / Cavite Holdings Inc.	Province	844	For MOA Signing
14	Cavite 4-Island Reclamation Project (Islands A, C, D, and E)	Cavite City	Cavite	4A	Century Peak Corporation	Province	472	For MOA Signing

Total Area: 5,503.12 has.




Approved Reclamation Projects in Manila Bay




- Navotas**
 - 650-ha. Navotas Coastal Bay Reclamation
- Pasay City**
 - 360-ha. Pasay City Reclamation and Development Project
 - 265-ha. Pasay Harbor City Reclamation Project
- Manila City**
 - Manila Waterfront City Reclamation Project
 - Horizon Manila Reclamation Project
 - Manila Solar City Project
 - City of Pearl / New Manila Bay
- Bacoor**
 - 90-ha. Bacoor
 - 100-ha. Bacoor
 - 230-ha. Bacoor
- Las Piñas**
 - Las Piñas Coastal Bay Project
- Paranaque**
 - Paranaque Coastal Bay Project
- Cavite Province**
 - 844 MCTE
 - Cavite 4-Island Reclamation Project (Islands A, C, D and E)

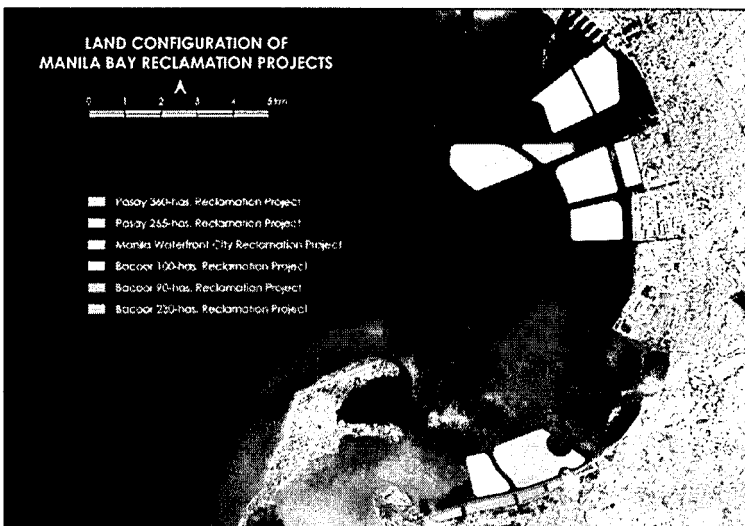




Ongoing Reclamation Projects




- **Pasay City**
 - 360-ha. Pasay City Reclamation and Development Project
 - 265-ha. Pasay Harbor City Reclamation Project
- **318-ha Manila Waterfront**
- **Bacoor**
 - 90-ha. Bacoor
 - 100-ha. Bacoor
 - 230-ha Bacoor




**LAND CONFIGURATION OF
MANILA BAY RECLAMATION PROJECTS**

0 1 2 3 4 5 km

- Pasay 360-ha. Reclamation Project
- Pasay 265-ha. Reclamation Project
- Manila Waterfront City Reclamation Project
- Bacoor 100-ha. Reclamation Project
- Bacoor 90-ha. Reclamation Project
- Bacoor 230-ha. Reclamation Project




Summary of Benefits: Reclamation Development Phase




1. Direct Investments (reclamation cost only)	650 Billion	Php
2. PRA Fees	25 Billion	Php
3. Extraction Fees*	30 Billion	Php
4. Valuation of the Raw Land Assets**	734.71 Billion	Php

* Based on estimated volume reserved of PRA GSQP as submitted to DENR-MGB
** Based on estimated reclamation cost only per location





Summary of Benefits: Horizontal Development Phase




1. Direct Investments (land development - estimates only)	1.95 Trillion Php
2. PRA Fees	19 Billion Php
3. Real Property Taxes (Land)	4.8 Million Per Hectare/Annum
4. Valuation of Saleable Land Assets*	2,204 Billion Php
5. Business Taxes and Permits	**can be sourced from the LGUs
6. Income Taxes	**can be sourced from BIR
7. Contribution to the Gross National Production (GNP)	
a. Employment Generated	*Unaccounted yet but existing developments can attest to the huge potential of these reclaimed lands to attract investors and businesses
b. Forward and Backward Linkages	*Unaccounted yet but development activities attributed to the FDIs generated by these projects accounts for a very significant number of businesses consisting of the various factors of the economy contributing to gross national production

*based on estimated land development cost only



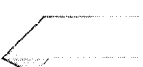


Summary of Benefits: Full Development Phase



1. Direct Investments (vertical development)	23 Trillion Php
2. PRA Fees	
3. Real Property Taxes (Land and Buildings/ Improvements)	140 Million Per Hectare/Annum
4. Valuation of Saleable Land Assets*	10,503 Billion Php
5. Business Taxes and Permits	**can be sourced from the LGUs
6. Income Taxes	**can be sourced from BIR
7. Contribution to the Gross National Production (GNP)	
a. Employment Generated	*Unaccounted yet but existing developments can attest to the huge potential of these reclaimed lands to attract investors and businesses
b. Forward and Backward Linkages	*Unaccounted yet but development activities attributed to the FDIs generated by these projects accounts for a very significant number of businesses consisting of the various factors of the economy contributing to gross national production

*Based on current zonal valuation or land per location



Project Benefits



In terms of **financial outflows**, on the part of the national and local government, reclamation projects shall be implemented at zero cost to the government.

- Projects will be entirely financed by the private sector proponents under a PPP arrangement, pursuant to a PPP Code / Ordinance;
- Private sector proponents will provide not only financing, but also the manpower, facilities, and technology necessary for the reclamation projects; and
- The projects will not involve any commercial or construction risks to the government which will be assumed by the private proponents.

Financial Inflows to the Government



In terms of **financial inflows** to the National or local government, these projects will generate for the government billions of pesos in public revenues.

- Billions of pesos by way of reclamation fees and charges, thru PRA;
- After the construction of the projects and once developed, thousands more of new jobs and business opportunities will be created;
- The local government will earn additional revenues in terms of property and business tax, while the National government will derive additional income taxes from new businesses; and
- The National and local government stand to gain new land, at no financial cost, that can be devoted for public use or service or can be sold or developed to fund public service.

Financial Inflows to the Government



In terms of ***economic activity***, the projects will have a multiplier effect on business, commercial activities in the cities and will create hundreds of thousands of jobs and spur economic activities.

- During the horizontal and vertical construction period of road, buildings and other infrastructure facilities, the projects are expected to generate thousands of jobs and business opportunities; and
- After the completion of the development and the commencement of business operations of locators, a total of millions of jobs are expected to be created.

Financial Inflows to the Government



In terms of ***social benefits***, the proceeds from the projects will enable the National and local government to improve and expand its existing projects and services.

Local governments have committed to devote a substantial part of their gains from real property income from reclaimed area for social services, livelihood and pro-poor programs.



Environmental Enhancement



PRA Administrative Order No. 2019-05

Rules and Regulations to Govern the Mandatory Integration of Greenspaces in Reclamation Projects

Greenspaces shall be included in a reclamation project's overall sustainable development plan and climate change adaptation program, to form part of the compliance with the reforestation and carbon sink program required for development projects to mitigate greenhouse gas (GHG) emission.

