



TOURISM INFRASTRUCTURE AND ENTERPRISE ZONE AUTHORITY

TIEZAWORKS

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TRAVEL TAX

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TOURISM ENTERPRISE ZONE

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MANILA CRUISE TERMINAL



 **TIEZA Background**

 **Fiscal and Non-Fiscal Incentives**

 **Tourism Enterprise Zone (TEZ)**

 **Incentives for Enterprises Outside TEZs**

 **Designated Private TEZs**

 **Flagship TEZs**





TOURISM INFRASTRUCTURE AND ENTERPRISE ZONE AUTHORITY



Lead agency in tourism infrastructure created by virtue of the Tourism Act of 2009



Infrastructure and Investment Arm of the DOT

Mandate

- To develop, manage and supervise tourism infrastructure projects nationwide
- To designate, regulate, and supervise TEZs
- To grant and administer fiscal and non-fiscal incentives

Jurisdiction

- Shall have exclusive jurisdiction in the designation of TEZs and as registration of Tourism Enterprises (RTEs)
- Shall issue all permits and licenses to TEZs Operators and RTEs
- Shall administer and grant incentives



TOURISM ENTERPRISE ZONE

Is one contiguous territory

Has historical and cultural significance, environmental beauty, or existing or potential integrated leisure facilities

Is in a strategic location with easy access to transportation and utilities

- Must be sufficient in size**
- **5 hectares for Private**
 - **50 hectares for Flagship TEZ**





CLASSIFICATION OF TEZs



Cultural Heritage Tourism Zone



Health and Wellnes Tourism Zone



Ecotourism Zone



General Leisure Tourism Zone



Mixed Use Tourism Zone





TYPES OF TEZs

PRIVATE TEZ

Corporation
LGU/ Government
instrumentality
Joint venture corporation

5 hectares
\$ 5M minimum investment

Private corporation created
by the initiator/applicant

← Initiator →

← Criteria →

← Management →

FLAGSHIP TEZ

Department of Tourism
TIEZA

50 hectares

Joint venture entity of DOT,
TIEZA and stakeholders



Who may apply for designation as TEZs?



Private entity created under Corporation Code



Local Government Unit or any instrumentality of government in pursuit of its mandate

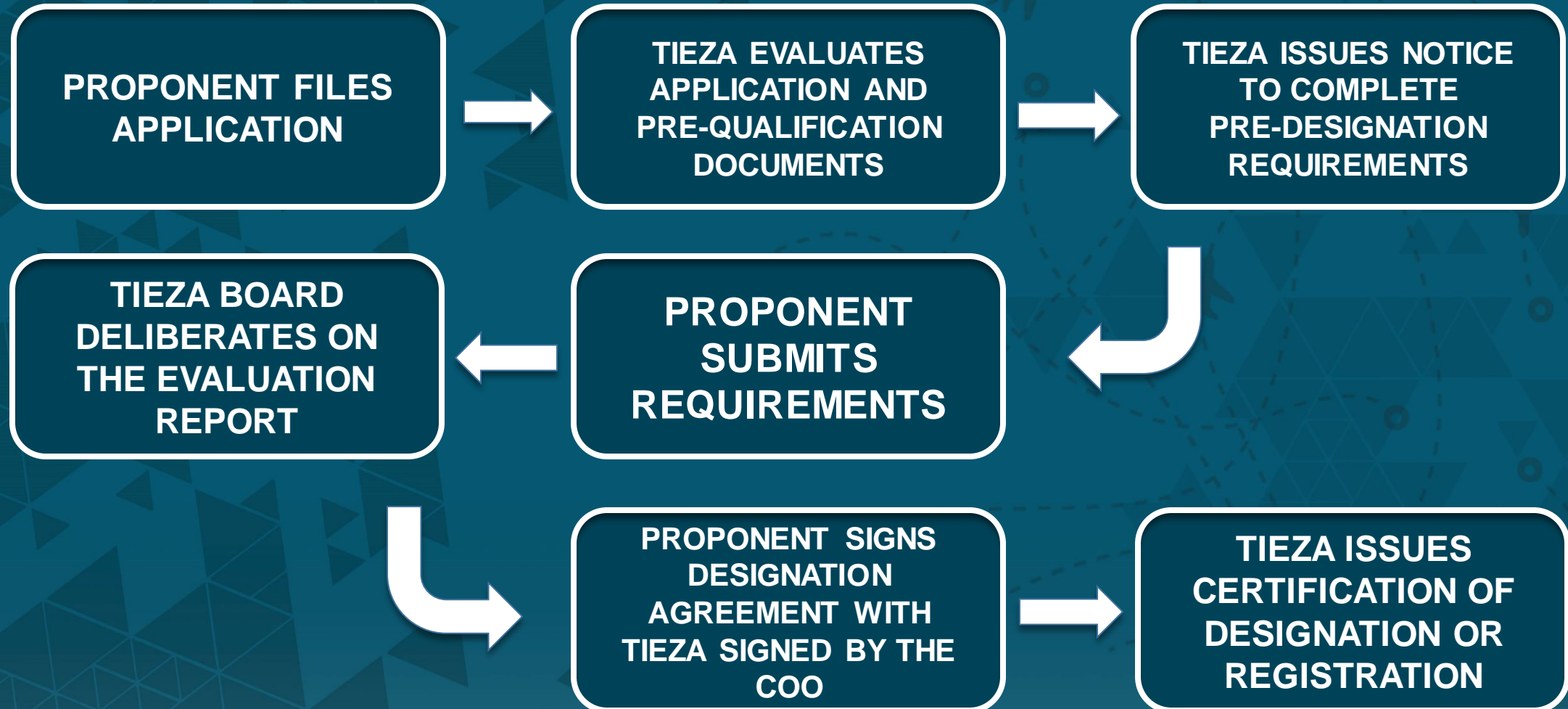


Joint Venture between Private And Public Sector





How is it designated / registered?





Facilities, Services and Attractions Involved in Tourism



- Travel and Tour Services



- Tourist Transport Services



- Adventure Sports Services



- Zoos



- Retirement Facilities may locate within TEZs



- Accommodation Establishments



- Restaurants and Shops



- Recreational Centers



- Museums and Galleries



- Facilities offering Health and Wellness Services



ZONE DEVELOPMENT (OPERATION & ADMINISTRATION)



TEZ Operator: Corporate Entity



TEZ Administrator: Appointed by TEZ Operator



RTEs or Locators: Tourism Enterprise



One - Stop Shop

- Prospective TEZ investors and tourism enterprises can register under a single window system to avail of the incentives and benefits, including the issuance of permits and visas.





Fiscal and Non-Fiscal Incentives

FISCAL INCENTIVES

Six-year Income Tax

Holiday that may be extended for another six years

Tax and Duty Free Importation

A. CAPITAL INVESTMENT AND EQUIPMENT

B. TRANSPORTATION

EQUIPMENT AND SPARE PARTS

C. GOODS AND SERVICES

Net Operating Loss Carry Over (NOLCO) scheme for 6 years

Tax Credit equivalent to taxes paid on locally sourced goods

5% Preferential Tax

on gross income instead of Paying national taxes except Real property tax and TIEZA fees

Social Responsibility

Incentive through tax deduction of up to 50% of cost of environmental protection and cultural heritage preservation activities, and sustainable livelihood programs

NON-FISCAL INCENTIVES

Employment of Foreign Nationals

provided that the total number of foreigners shall not exceed 5% of total workforce

Special Investor's Resident Visa

to be granted if at least \$200,000.00 is invested in a TEZ and/or a Registered Tourism Enterprise.

Lease of Land to foreign investors for a period not exceeding fifty (50) years, extendable for another 25 years



Enterprises Outside TEZs

Limited to EXISTING ACCOMMODATION

ESTABLISHMENTS outside a TEZ which shall undertake substantial expansion or upgrade of its facility

Incentives For Enterprises Outside TEZs

- INCOME TAX HOLIDAY
- TAX AND DUTY-FREE IMPORTATION ON CAPITAL INVESTMENT AND EQUIPMENT





Flagship TEZs



Master Planned



Provided with basic infrastructure support



Infused with incentives



Distributed benefits to local community



Conducive environment for locators or Registered Tourism Enterprise





IDENTIFIED FLAGSHIP TOURISM ENTERPRISE ZONE



**RIZAL PARK
COMPLEX
FLAGSHIP TEZ
(MANILA)**

**MT. SAMAT
FLAGSHIP TEZ
(PILAR, BATAAN)**

**SAN VICENTE
FLAGSHIP TEZ
(SAN VICENTE,
PALAWAN)**

**PANGLAO BAY
PREMIERE
FLAGSHIP TEZ
(PANGLAO, BOHOL)**



San Vicente Long Beach Palawan

*- Master plan completed last
December 2014*

LOCATION: Municipality of San Vicente, Palawan

Total Land Area: 166,000 has.

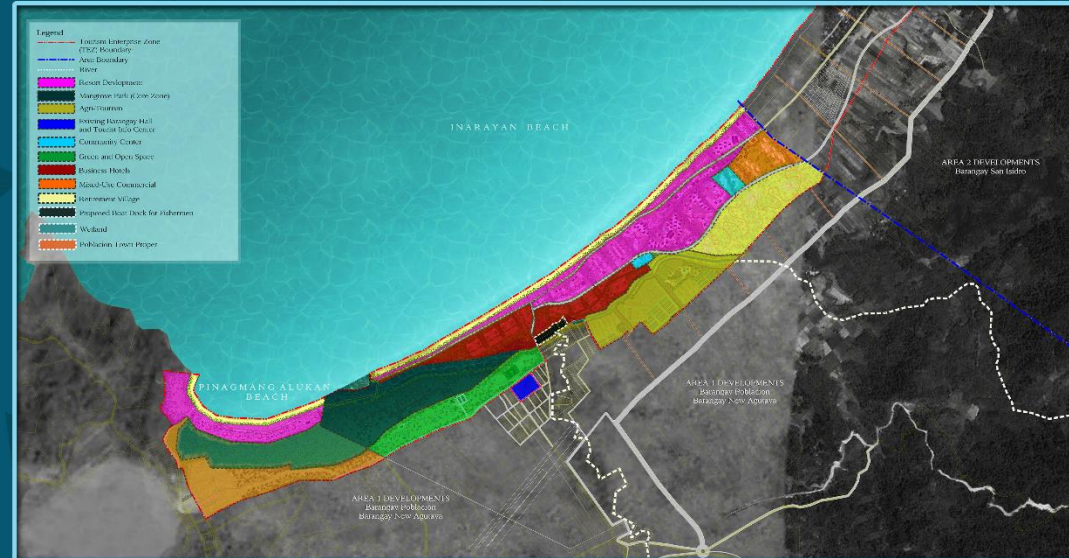
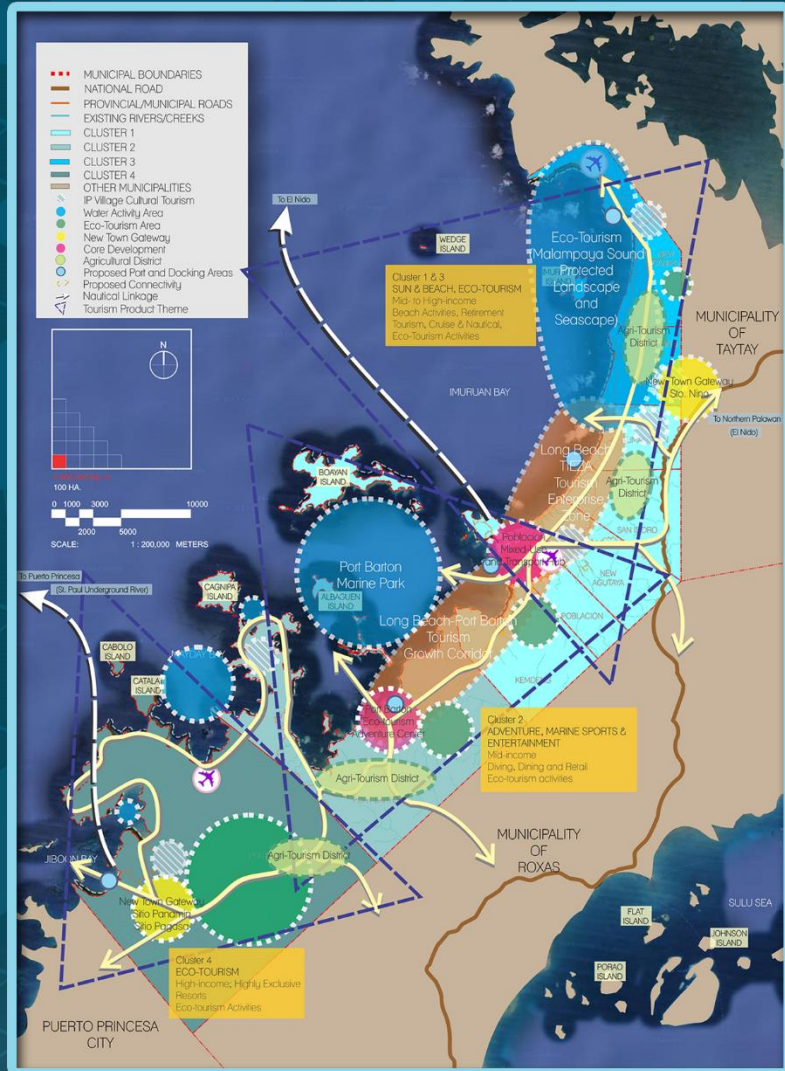
Priority Area: Long Beach Cluster 883 hectares

- Boasts of a 14.7 kilometer Fine White Sand Beach, the longest stretch of beach in the Philippines
- The whole Municipality was Designated as a Flagship TEZ
- The new San Vicente Airport is located within the heart of the Zone; For expansion as an International Airport

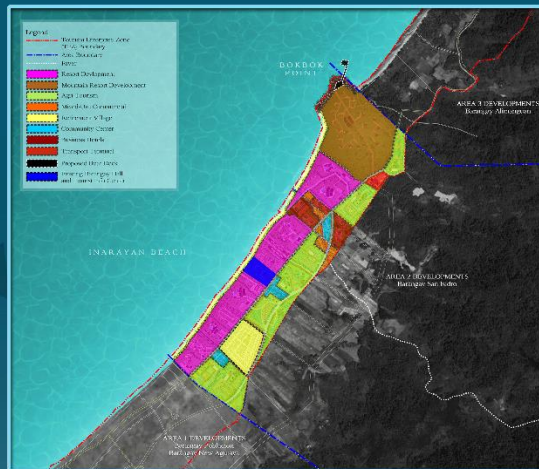




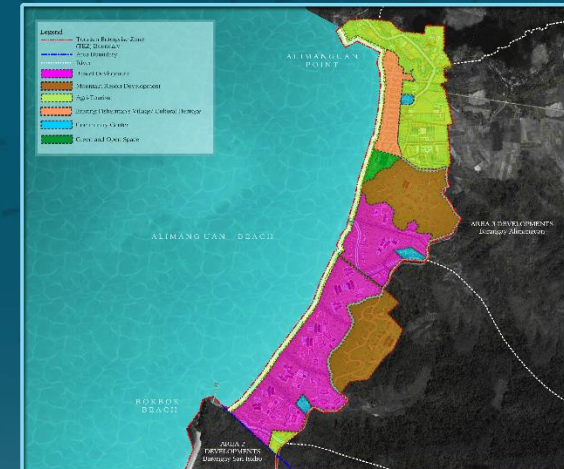
SITE DEVELOPMENT MAP



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INVESTMENT OPPORTUNITIES

Water Supply and Distribution with Sewage Treatment Plant

Capacity of 6,000 cubic meters/day that will service the whole Municipality of San Vicente.

**Php 365,000,000.00 /
\$ 7,161,777.69**



Power Utility

A power requirement of 20 MW for the whole Cluster I and Airport

**Php 2,000,000,000.00 /
\$ 39,242,617.48**





Rizal Park Complex (Manila)

- Master plan approved and designated as a Flagship TEZ last October 2014

LOCATION: Roxas Blvd Ermita, Barangay 666
Zone 72, Manila
Total Land Area: 54 has.

“Nation’s Premier Historic Green Park”

- A property of rich history, culture and heritage nestled in nature
- One of the largest urban parks in Asia
- Contains the hero’s mortal remains and stand as a symbol of Filipino nationhood





SITE DEVELOPMENT PLAN





REDEVELOPMENT PLAN

PROJECT	DESCRIPTION	COST OF INVESTMENT
Redevelopment of Senior Citizens' Area	It will be keyed towards more passive activities and play opportunities for the elderly visitors.	Php 46,606,000.00 / \$ 914,470.72
Redevelopment of Japanese Garden	The area is comprised primarily of developed landscape featured with Japanese inspired elements.	Php 27,278,532.60 / \$ 535,240.51
Redevelopment of Chinese Garden	It is composed of developed landscape featured with Chinese inspired elements.	Php 38,532,906.40 / \$ 756,066.05
Redevelopment of Light and Sound Complex	The Light and Sound enclave depicts the life of Rizal from youth to his martyrdom.	Php 23,882,450.00 / \$ 468,604.92
Cruise Port (Feasibility/Master Planning)	To cater to international cruise ships.	Php 49,000,000.00 / \$ 961,444.13



INVESTMENT OPPORTUNITIES

Waterfront Development

- A multi-level parking building and esplanade will be put up in the bay area.
- Parking space of 2 floors
- The ground floor will be the retail spaces for coffee shops, restaurants, etc.
- The esplanade will be developed as part of outdoor amenity for waterfront activities.
- It will only provide open spaces for park goers.
- Area: 9,000 square meters;

Development Cost:

Php 327,000,000.00 / \$ 6,416,167.96





INVESTMENT OPPORTUNITIES

Cruise Port

- Envisions a state of the art cruise port which will feature a seafood market as well as various concessions
- Accessible to major tourist attractions in Metro Manila and the environs
- A proposed cruise port shall enable the city to be a hub for fly-and-cruise programs





Mt. Samat Shrine (Pilar, Bataan)

*- Master plan approved and designated
as a Flagship TEZ last February 2017*

LOCATION: Municipality of Pilar, Province of Bataan

Total Land Area: 194 hectares

Priority Area: Mt. Samat Shrine Site – 50 has
Locator Site – 144 has

- The Shrine Site and the locator Site is connected by a cable car system
- The Locator Site is situated in a less rolling and more open terrain within the TEZ enclave.
- The site for mixed-use development focused on agri-tourism, health and wellness, nature and eco-tourism, and sports and adventure tourism.





SITE DEVELOPMENT MAP



Memorial

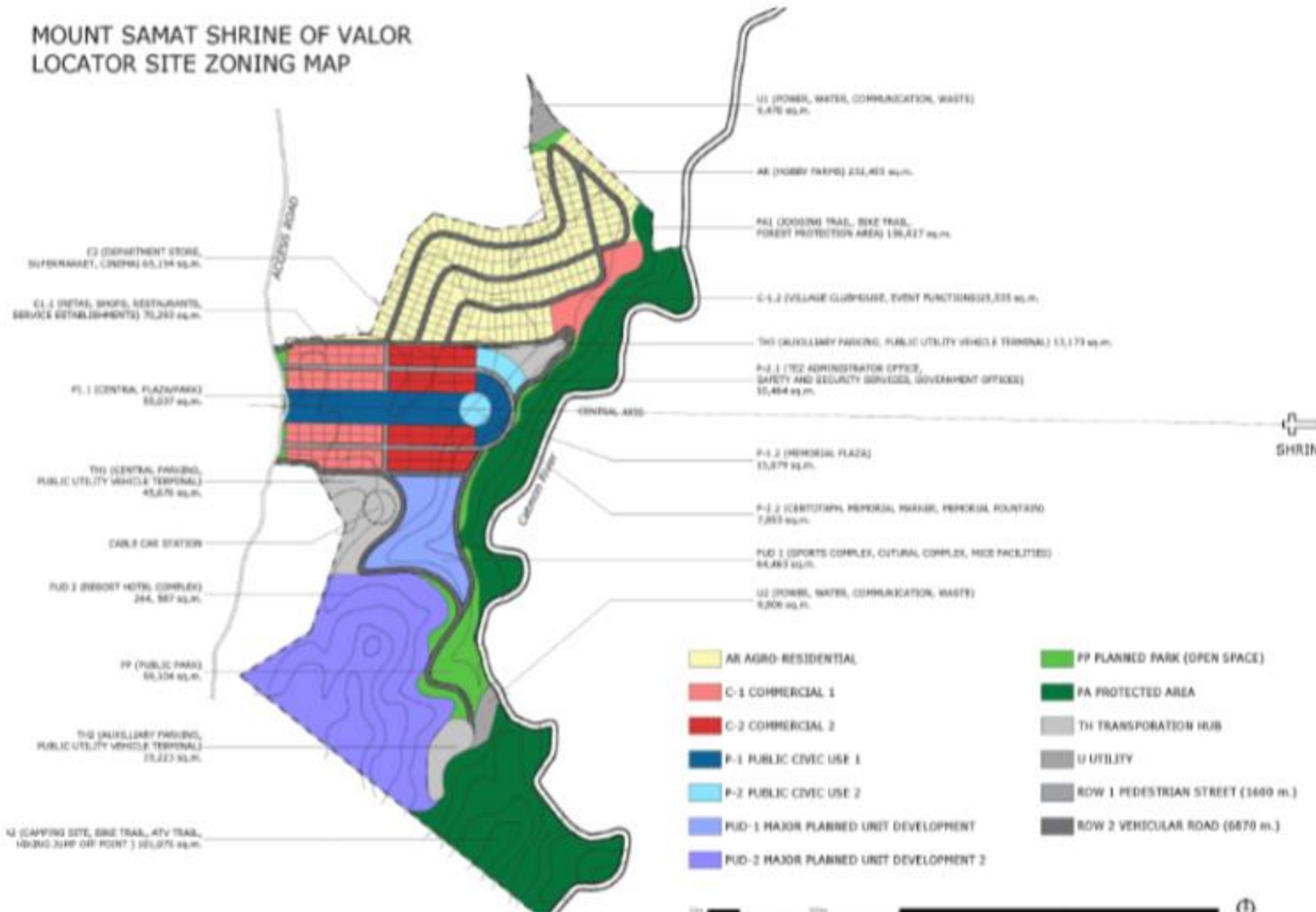
Memorial spaces are intended to be aligned with the Memorial Cross. The site memorial and civic center that spaces shall generally apply to mark and gardens. Further detailing of the Design section of this chapter.



Woodland Spaces

The focus of design shall be on the preservation of natural open spaces, vegetation, and enhancement of native habitats. However, passive and recreational activities that require extensive attention to the natural surroundings can be considered, including hiking paths, bike trails, non-motorized riding trails, and other outdoor activity amenities.

MOUNT SAMAT SHRINE OF VALOR LOCATOR SITE ZONING MAP



Transportation and Circulation Spaces

Parts of the Locator Site for transportation and circulation spaces is a common goal of enhancing accessibility in such some also mobility for visitors within the site through safe paths and a variety of transportation options. Such transportation network is intended to promote the use of motorized vehicles. Circulation routes are to be oriented pedestrian- and cyclist-oriented links to promote a safe, functional, comfortable, and attractive environment for pedestrians and cyclists.



Cultural Spaces

Forming neighborhood as they are. These areas shall be situated on all areas can also include single-family open spaces, and other planned public restaurants, and outdoor cultural designation is to preserve the and the agricultural nature of the.



INVESTMENT OPPORTUNITIES

Hotels:

- Shall be designed to facilitate better access and interface with the business meetings and events building.

**Development Cost: Php 160,000,000.00 /
\$ 3,139,409.40**

Cable Car System:

- A cabled vehicle provides an aerial link from Mt. Samat Shrine on the main land of Pilar across the locator site.
- Shall stretch a maximum of four (4) kilometers that will take approximately 20 minutes for passengers to reach from end-to-end.

**Development Cost: Php 600,000,000.00 /
\$ 11,772,785.24**





INVESTMENT OPPORTUNITIES

PROJECT	DESCRIPTION	COST OF INVESTMENT
Museum	Serves as an exhibition gallery to depict life and display artifacts during World War II	Php 85,997,058.07 / \$ 1,687,374.83
Colonnade	Marble clad structure with an altar and esplanade. Serves as the foreground element of the cross.	Php 15,000,000.00 / \$ 294,319.63
Cross	Highly reflective surface or cladding – LED lights discreetly located that can be illuminated at night time	Php 15,000,000.00 / \$ 294,319.63
Amphitheater	open-air venue for entertainment and performances	Php 50,000,000 / \$ 1,111,111.11



INVESTMENT OPPORTUNITIES

PROJECT	DESCRIPTION	COST OF INVESTMENT
Landscape Garden	Landscape and spatial furnishing should be in the socio cultural character of their location	Php 1,000,000.00 / \$ 19,621.31
Persons with Disabilities (PWD) Accessibility	Provide access for elderly, PWDs pregnant women. Can include elevator or escalator, ramp etc.	Php 5,000, 000.00 / \$ 98,106.54
Exterior Lighting	Provide exterior lighting that will highlight landscape areas and structure of the site.	Php 10,000,000.00 / \$ 196,213.09
Café	Indoor and al fresco where appropriate	Php 3,000,000.00 / \$ 58863.93
Restaurant	Indoor and al fresco where appropriate	Php 8,000,000.00 / \$ 156,970.47



Panglao Bay Premiere (Bohol)

- Master plan approved and designated as a Flagship TEZ last October 2017

LOCATION: Panglao Island, Bohol

Core Area: 46.5 has.

New Land Acquisition: 9.91 has.

Non-Contiguous Area: 64.5 has.

Total Land Area: 121 has.

- TEZ operator Alturas Group of Companies under the Panglao Bay Premiere Parks and Resorts Corp.
- There is an existing resort with 90 rooms and villas, 2 swimming pools, clubhouse, and conference rooms
- It has seven hundred fifty (750) meters of white sand beach frontage, said to be the longest frontage for a single beach resort in the island of Panglao





SITE DEVELOPMENT MAP





INVESTMENT OPPORTUNITIES

MICE Center

- Will have function rooms able to host large social events, office and commercial spaces. Proposed to be located in the upper zone making it easily accessible to the public off the Panglao Island Circumferential Road.
- Land Area: 1.37 has

**Investment: Php 1.121 B /
\$ 21,995,487.10**

Family Hotel Resorts

- 300 keys including 30 suites and 15 villas; lobby, shops and restaurants; meeting center; pool and garden courtyard area; etc.
- Land Area: 4.95 ha.

**Investment: Php 2,000,000,000.00 /
\$ 39,242,617.48**





INVESTMENT OPPORTUNITIES

PROJECT	DESCRIPTION	COST OF INVESTMENT
Mid-Tier Family Resort Hotel and Mid-Tier Condominium/hotel Land Area: 4.95 / 7.54 ha.	<ul style="list-style-type: none">• suites and villas in mix of studios, one bedroom, and two bedrooms• lobby, specialty shops, restaurants; meeting lounge areas, etc.• pool and garden courtyard area• indoor and outdoor activities center• fitness center with large gym and spa	Family resort hotel: Php 2.B \$ 39,242,617.48 Condominium/hotel: Php 3.68B \$ 72,206,416.17



INVESTMENT OPPORTUNITIES

PROJECT	DESCRIPTION	COST OF INVESTMENT
Top Tier Millennial Beach Resort and Top Tier Signature Beach Resort Land Area: 2.85 ha / 3.69 ha	<ul style="list-style-type: none">• modern design rooms, suites and villas with plunge pools• restaurants and private dining pavilions• events center• health and wellness center• swimming pool and sunbathing areas	Php 1.386B / \$ 33,689,787.11 Signature: Php 1.717B / \$ 27,195,133.92



INVESTMENT OPPORTUNITIES

PROJECT	DESCRIPTION	COST OF INVESTMENT
Branded Beach Health and Wellness Resort and Branded Luxury Events Resort Hotel Land Area: 6.45 ha./ 3.7 ha.	<ul style="list-style-type: none">• suites and beach villas• lobby, specialty shops, meeting center and restaurants• events center• sport and recreational facilities• signature spa• pool and garden courtyard area• health and wellness center	Branded Beach Health and Wellness Resort: Php 2.185B / \$ 42,872,559.60 Luxury Events Resort Hotel: Php 1.716B / \$ 33,670,165.80



INVESTMENT OPPORTUNITIES

PROJECT	DESCRIPTION	COST OF INVESTMENT
Three bed and breakfast establishments Land Area: 1.27 ha.	<ul style="list-style-type: none">• family rooms, small reception and lounge area, restaurants, small meeting room, etc.• dive shop• open lobby space with reception, swimming pool and small gym.	Php 113.18M / \$ 2,220,739.72



INVESTMENT OPPORTUNITIES

PROJECT	DESCRIPTION	COST OF INVESTMENT
Marine and Beach Club Land Area: 1.05ha.	<ul style="list-style-type: none">• a large adult and children's swimming pool, and beach furniture;• indoor and outdoor spa areas;• restaurant, beach bar, roof-deck lounge and bar, and beach events area;	Php 531.16M / \$ 10,422,054.35
The Village Market Mall Land Area: 1.31 ha.	<ul style="list-style-type: none">• Comprise of retail stores, restaurants and various entertainment facilities.	Php 558 M / \$ 10,948,690.28



Designated TEZs

Resorts World Manila (Pasay)

- One-stop, non-stop entertainment and leisure destination

It is an 13.9-hectare mixed residential, commercial and gaming, sports and hotel-use zone. It is home to luxury hotels, malls, theater and a convention center.



Ciudad de Victoria (Bulacan)

- Multi-purpose indoor arena

It is a 58-hectare events complex with a seating capacity of 51,898. This arena provides a robust portfolio of service and recreational facilities, transport, infrastructure, sustainable townships and prime residential condominiums.





Queen's Castle (Cebu)

- Cebu's golfing haven for recreational activities

It is a 70-hectare property with four components: 18-Hole Golf Course and Hotel; Condominium Hotel Resort; Retirement Village; and Golfer's Village.



Bravo Golf (Negros Occidental)

- General leisure and recreation

It is a 19.4-hectare general leisure zone operating quality accommodation facility with complete amenities such as swimming pool, spa and dining, chapel, and 9-hole golf course.





Hijo Resources TEZ (Tagum City, Davao)

*- Diversified development and
leisure destination*

It is a 350-hectare property composed of the following: leisure villas, safari recreational site, urban parks and resort hotel.

Kingdom Global City (Davao)

*- General leisure Tourism
Enterprise Zone*

It is a 26-hectare property that is envisioned to house the grandest integrated leisure resort complex.





**Jewel Resorts
(Puerto Princesa, Palawan)**
- Ultimate getaway destination

It is a 16-hectare integrated tourism center that will house a 225-room internationally branded hotel; 76-room boutique hotel and beach club; residential-retirement community; nature park and botanical garden.

Amorita Resort (Panglao, Bohol)
*- Tranquil seaside retreat for
leisure activities*

It is a 7-hectare property with a hotel and restaurant, wellness facility, arts village, Tawala Marine Protected Area Center, and other activity facilities and areas.





www.tieza.gov.ph



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**For more information about TIEZA,
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