



Republic of the Philippines  
OFFICE OF THE PRESIDENT  
**PHILIPPINE RECLAMATION AUTHORITY**

7<sup>th</sup> floor, Legaspi Towers 200 Bldg., 107 Paseo De Roxas St., Legaspi Village, 1226 City of Makati  
Tel. No.: (02) 459-5000 • Facsimile No.: (02) 815-2662  
Website: [www.pea.gov.ph](http://www.pea.gov.ph) • Email: [info@pea.gov.ph](mailto:info@pea.gov.ph)

**MEMORANDUM**

**FOR :** **President RODRIGO ROA DUTERTE**  
President of the Republic of the Philippines

**THRU :** **SALVADOR C. MEDIALDEA**  
Executive Secretary

**FROM :** **JANILO E. RUBIATO**  
General Manager and CEO

**SUBJECT :** **FY 2021 ACCOMPLISHMENT REPORT OF THE PHILIPPINE RECLAMATION AUTHORITY**

**DATE :** **28 MARCH 2022**

---

Pursuant to Presidential Decree No. 1084 or the Charter of the Philippine Reclamation Authority (formerly Public Estates Authority), the PRA hereby submits this annual accomplishment report for FY 2021.

2021 has been a transformative year for the PRA as it leaps on its second (2<sup>nd</sup>) year since the Authority was transferred under the Office of the President by virtue of Executive Order No. 74, Series of 2019. With the PRA Governing Board delegated with the President's power to approve reclamation projects, and the Authority directed to transform into a premier reclamation authority. The PRA's rapid advancement in the performance of its mandates resulted in remarkable progress in its projects and valuable financial contributions to the National Government in 2021.

**Financial Contribution to the National Government**

**I. Notable Revenue and Financial Contributions to the Government**

PRA has been a steadfast valuable contributor to the national coffers as recognized by the oversight agencies in the previous years. Out of **PhP1.121 billion** gross revenue and **PhP457 million** net income generated, the Authority remitted **PhP2.204 billion** to the

Bureau of Treasury as dividends and a total of **PhP247 million** to the Bureau of Internal Revenue as payment for taxes. In sum, PRA enriched the government reserves by **PhP2.451 billion** in 2021.

## **Regulatory and Proprietary Land Reclamation**

### **II. Continuous Increase in Number of Environmentally Sound Buildable Areas Through Land Reclamation Projects**

The Authority continues its efforts to regulate environmentally sustainable reclaimed lands in pursuit of the nation's development goals. To add to the roster of successfully completed reclamation, a total of twenty-four (24) reclamation projects in the pipeline are being regulated and monitored by PRA. To date, six (6) of which were already issued with the Notice to Mobilize (NTM) and the Notice to Commence Actual Reclamation Works (NTCARW). These reclamation projects are now at the forefront and nearing the implementation stage. The National Government through PRA is expected to generate an aggregate land share of approximately 160.715 hectares from these projects.

In the performance of PRA's function of regulating land reclamation nationwide, the Authority was able to forge in 2021 a total of fourteen (14) reclamation agreements such as four (4) Memorandum of Agreement (MOA), eight (8) Memorandum of Understanding (MOU), and the remaining two (2) contracts for the Dredgefill Extraction Operations Agreement and a Supplemental Agreement. The number of reclamation contracts entered by PRA in 2021 demonstrate the increasing number of Local Government Units (LGU) that recognizes the developmental and socio-economic value of the science of reclamation in nation-building.

The major developments in the following six (6) projects already issued with the NTM and NTCARW are indicators of the Authority's steadfast realization of its strategic objectives in increasing the number of environmentally sound buildable areas for development, increasing the support of stakeholders, and gaining social acceptance of development projects:

The **Pasay Harbor City Reclamation Project (PHCRP)**, a 265-hectare project of foreshore and offshore areas in Pasay City, is currently the forerunner in the pipeline of reclamation projects in the Manila Bay area. Proposed by the Pasay City local government unit (LGU) in a joint venture with Pasay Harbor City Corporation (PHCC), it is intended to be developed for mixed uses of residential and commercial spaces with integrated tourism, port facilities for cruise ships, and theme parks allocation. The National Government, through PRA, is expected to get 33.39 hectares net saleable

area. The Pasay City LGU will get 22.26 hectares net saleable area while 79.50 hectares are allocated for roads and open spaces.

Following the issuance of NTM and NTCARW for the implementation of the reclamation project on 05 November 2020, the PRA reviewed the revised Detailed Engineering Design (DED) and the pre-construction plans submitted by the proponents in 2021. On 14 September 2021, the PRA Board approved the Dredging Extraction Operations Agreement (DEOA) for the project. The monitoring of project mobilization activities is regularly being conducted at the project site.

**The Pasay Reclamation Project – 300 hectares and Pasay Reclamation Project – 90 hectares** consists of two adjacent areas located across Central Business Park-I Island A (CBP-1A) or the Mall of Asia Complex, the Financial Center Area (FCA), and the Cultural Center of the Philippines (CCP). A project proposed by the Pasay City LGU in joint venture with SM Prime Holdings Inc. (SMPHI), it is intended for mixed-use commercial, residential, institutional centers, and tourism estates. The National Government through PRA will obtain a total land share of 138.60 hectares from the project; 93 hectares of which will be allocated to non-saleable use of roads and open spaces, while the 45.60 hectares will be the net saleable area for PRA. The Pasay City LGU will likewise get a land share of 30.24 hectares net saleable area.

On the issuance of NTM and NTCARW by the PRA Governing Board for the implementation of the reclamation project on 05 November 2020, the PRA in 2021 reviewed and evaluated the pre-construction plans and documents, including the correspondences to the proponents for the results and further revisions. By 20 December 2021, the evaluation of the pre-construction plans, and documents was finalized. The monitoring of project mobilization activities is regularly being conducted at the project site.

**The Manila Solar City Reclamation Project (MSCRP)** is a project of the consortium of Manila City LGU and Manila Goldcoast Development Corporation (MGDC) (the “Consortium”). The proposal covers 148 hectares of reclaimed land intended for mixed-use development located within the jurisdiction of the City of Manila along Roxas Boulevard from the PICC / CCP Complex up to the alignment of Remedios Street and 1500 meters westward Manila Bay. The National Government through PRA shall get a land share of 30.52 hectares net saleable area. The Manila City LGU’s land share will be 5 hectares net saleable area and 29.60 hectares for the roads and open spaces. The roads and open spaces shall be titled in the name of the Manila City LGU for the latter to own, possess and administer the same. The LGU shall ensure that these are utilized in accordance with the Approved Development Plan

(ADP). Any additional area that may be needed for roads and open spaces shall be the sole account of the Consortium.

By virtue of the Memorandum from the Office of the President through the Executive Secretary dated 18 February 2021 interposing no objection on the issuance of the NTM and NTCARW, the proponents of the MSCRP were issued NTM and NTCARW for the implementation of the reclamation project on 23 February 2021. Subsequently, NTM and NTCARW were likewise issued covering the project's portions that are not affected by the amendment of its Environmental Clearance Certificate (ECC), subject to conditions, on 01 December 2021.

The **Manila Waterfront City Reclamation Project (MWCRP)** comprises of 318 hectares of reclamation likewise proposed by Manila City LGU in joint venture with Waterfront Manila Premier Development Inc. (WMPDI) The project will be located at the back or to the west of Quirino Grandstand in Luneta Park. It is envisioned to be a self-contained mixed-use community. PRA's land share will be 40.07 hectares of net saleable area while Manila City LGU shall have 26.71 hectares net saleable area and 95.40 hectares for roads and open spaces.

By virtue of the Memorandum from the Office of the President through the Executive Secretary dated 23 November 2021 interposing no objection on the issuance of the NTM and NTCARW, the proponents of the project were issued NTM and NTCARW for the implementation of the reclamation project on 01 December 2021.

The **Mandaue City North Reclamation and Development Project (MCNRDP)** comprises an area of 131 hectares of land reclamation along the foreshore and offshore areas of Mandaue City, Province of Cebu. Proposed by Mandaue City in a joint venture with Global City Mandaue Corporation (GCMC), it is intended for mixed used purposes. The National Government through PRA is expected to obtain land share from the entire project equivalent to 11.135 hectares.

Lots 1 and 2 of the abovementioned project, with an aggregate area of 55.1096 hectares, was issued a Conditional Notice to Proceed (NTP) dated 27 May 2021, after obtaining an Area Clearance from the Department of Environment and Natural Resources (DENR). Subsequently, said lots were issued NTM and NTCARW for the implementation of the reclamation project on 14 December 2021.

For all the ongoing and proposed reclamation projects, the PRA shall evaluate and monitor the proponents' compliance with the conditions of the ECC to ensure that the projects will not cause significant negative impact to the environment.

### **III. New PRA Policies Issued**

In pursuit of the Authority's objective to implement clear and efficient reclamation guidelines and public estates development and management, PRA successfully issued three (3) priority policies in 2021. The following PRA-Board approved policies were crafted and published in newspapers of general circulation and filed with the Office of the Administrative Register (ONAR):

- a) Rules and Procedure for the Forfeiture of Unauthorized and Illegal Reclamations through Titling under the name of the PRA; published in the Philippine Daily Inquirer and filed with ONAR on 1 March 2021.
- b) Policies and Guidelines Governing the Social Environment Fund (SEF) Collected from Reclamation Projects; and published in The Manila Times and filed with the ONAR on 18 June 2021; and
- c) Interim Use of Illegal/Unauthorized Reclaimed Lands Pending Issuance of the Titling of the Land in the name of the Republic of the Philippines through the PRA; published in The Manila Times and filed with the ONAR on 16 September 2021

### **IV. Disposition of Unlawfully Reclaimed Areas**

As part of its strategy to increase revenue and be a major contributor of income to the National Government, the PRA continues to increase its inventory of marketable land assets by securing land shares from illegally reclaimed lands pursuant to PRA AO Administrative Order Nos. 2005-1 and 2008-3. In 2021, the PRA Governing Board approved the forfeiture proceedings of a 2.1195-hectare land located in Mandaue City, Cebu, as well as the regularization proceedings of two (2) parcels of land located in Mabini, Batangas and Argao, Cebu, with an aggregate area of 14,003 sq. m.

### **V. Coastal Protection Initiatives**

Pursuant to the Authority's strategic objective to promote and integrate a comprehensive coastal defense/protection strategy into development plans, the PRA's coastal protection initiatives, by way of assistance in the formulation of Coastal Protection/Management Strategies (CPMS) by LGUs, continues to be implemented in other priority areas that are most vulnerable to the impacts of climate change.

The municipal mayors of Baras and Virac, including the provincial governor, pledged their full support and appreciation to this initiative by the PRA. In 2021, agreements with these LGUs were formalized. Following the execution of the Expression for Collaboration (EOC) for the CPMS project between PRA and the Municipality of Baras, Catanduanes in November 2020, the execution of the EOC with the Municipality of Virac, Catanduanes

were likewise entered into on 28 June 2021. Furthermore, groundwork activities towards the formulation of the CPMS were also undertaken by the PRA. The actual site inspections, environmental scanning, verification of secondary data, and extensive stakeholders' consultations were undertaken by PRA from May 2021 to June 2021. All these activities paved the way towards the formulation of the Catanduanes Roadmap Report Towards a Coastal Management Strategy. With the technical assistance of the Royal Haskoning DHV (RHDHV), contracted by the Netherlands Government, and the participation of the PRA, the said roadmap was crafted to provide a long-term coastal zone management plan and disaster risk reduction measures in the province.

## **Infrastructure Development**

### **VI. Maintenance and Timely Repair of Roads in President Diosdado Macapagal Boulevard (PDMB), ASEAN Avenue, and J.W. Diokno Boulevard**

The Authority continuously undertakes the necessary actions to complete its project on road rehabilitation, maintenance and the timely repair of roads and other infrastructure projects. A Procurement Agent Agreement (PAA) was entered into by PRA for the rehabilitation works of PRA roads along Asean Avenue, President Diosdado Macapagal Boulevard (PDMB), and J.W. Diokno (Bay) Boulevard with the Department of Public Works and Highway (DPWH)-NCR on 18 February 2021. The Memorandum of Agreement was approved by the PRA Governing Board on 21 October 2021, and thereafter signed by the DPWH-NCR on 27 December 2021.

## **Public Estates Development and Management**

### **VII. Re-development of Coastal Plaza Condominium Project (CPCP)**

The PRA continuously reassesses better options for the re-development of the Coastal Plaza Condominium Project (CPCP) through strategy formulation. Approved by the PRA Governing Board in November 2020, the business plan and implementation strategy for the project's re-development is envisioned to maximize its revenue potentials and free up a sizeable portion of the project for eventual disposition either through sale, lease, or joint venture development. The PRA is currently in the first (1st) stage of the business plan, which is the segregation of the 26,543 sq.m. area occupied by the existing eight (8) buildings. Thereafter, the amendment of the Master Deed with Declaration of Restrictions, and eventual turn-over of the condominium corporation shall follow. The PRA on 07 July 2021 already secured the required documentation for the application on the Alteration of the Site Development Plan (ASDP) for submission to the Department of Human Settlements & Urban Development (DHSUD).

## **Organizational Successes**

### **VIII. PRA Quality Management System**

Certified under ISO 9001:2015 Standard since 2018, the PRA's Quality Management System was once again recognized and certified compliant to the ISO 9001:2015 Standard by the SOCOTEC Certification Philippines, Inc. (SCPI) The said certification was issued to the Authority on 30 December 2021 after undertaking a series of preliminary activities, which involved trainings, internal quality audit, and management review. The said ISO Certification is valid until 7 November 2024.

### **IX. Competency-Based Learning and Development of PRA Employees**

The Civil Service Commission's (CSC) overall Learning & Development (L&D) philosophy of *"Shaping the Servant-Hero towards Public Service Excellence,"* also serves as the Authority's guide in its Competency-Based Learning and Development Plan (CBLDP). After the successful establishment of a competency baseline for its employees, PRA aims to improve their competencies towards exemplary performance.

The Authority is now transitioning from job-based to a Competency-Based Human Resource Management and Development (CB-HRMD) system. All the units/offices were mobilized to conduct their respective L&D planning, following the guidelines set forth in the PRA Individual Strategic Engagement Program (PRAISE) Manual. Crafting of the Individual Development Plans (IDP) also commenced to address the competency gaps and improve the competency levels of its employees in the core, leadership, and technical competency areas.

Furthermore, PRA contracted the services of the Development Academy of the Philippines (DAP), through a project entitled, "Planning for Competency Assessment: The PRA Training Course on Competency Assessment Design, Development and Administration." The project was a strategic capability-building program that aimed to equip PRA HR and other key administrative personnel with knowledge and skills in designing, planning, and managing a full competency assessment administration program. The project implementation used experiential and practical methodologies congruent with the principles of adult learning. Provided with sufficient knowledge and skills, the PRA HR facilitated the conduct of the organization-wide competency re-assessment activities and data gathering.

The re-assessment conducted will motion the direction of the Authority towards adopting strategies that will further improve the competency of its employees in the coming years.

## **X. Stakeholders' Satisfaction with PRA Services**

The PRA's quality public service and robust customer relationship translated into measurable success outcomes when it surpassed the stakeholder satisfaction target in 2021. The stakeholders notably commended the services and facilities of PRA as evident in the overall average satisfaction rating of 4.44/5 with 90.54% of its stakeholders satisfied (weighted) and 4.46/5 with 91.89% of its stakeholders satisfied (unweighted). This reflects good governance and PRA's fortified commitment to deliver quality services to its customers and business partners.

In the 2021 Customer Satisfaction Survey (CSS) administered by the DAP, thirty-seven (37) respondents were interviewed with a response rate of 80.4%. These respondents are PRA's primary customers with direct economic transactions which include private corporations, local government units and government agencies who are PRA's joint venture partners and property lessees. The DAP survey was conducted to measure overall satisfaction and ensure a highly effective and efficient organization focused on meeting objectives.

## **XI. Rising Star Award for Freedom of Information**

Complementing PRA's quality policy in acting with transparency and accountability through its highly motivated and competent workforce, the Authority received the 2021 Freedom of Information (FOI) Rising Star Award on 25 November 2021. The award was conferred by the Presidential Communications Operations Office (PCOO), through the FOI - Project Management Office (FOI-PMO). Such an award is presented to government agencies, individuals, and organizations who have made significant contributions to the development and progress of the FOI program. PRA consider this a recognition of its stellar commitment to the National Government's advocacy to ensure the constitutional mandate of the right to information of every Filipino citizen.

## **XII. PRA's 5-Year Development Plan**

The PRA successfully crafted its 5-Year Development Plan for CY 2022 to CY 2026, approved by the PRA Governing Board and became effective on 20 December 2021. It was formulated in accordance with Section 8 of the Executive Order (EO) No. 74, mandating the Authority to craft a 5-Year Development Plan to transform the PRA into a premier reclamation authority.

The development plan shall lay out the strategic objectives, strategies, and success indicators of PRA in realizing its five-year vision of becoming an expert in land reclamation and dredging methodologies. PRA shall focus on building and strengthening its foundation in the developmental areas of People, Technology, Tools and Equipment, Environment, and Infrastructure.

The PRA submitted its 5-Year Development Plan to the Office of the President on 21 March 2022.

For the information of the President.

**- Signed -**

**JANILO E. RUBIATO**  
General Manager and CEO