

## INTRODUCTION

Legazpi City's large marginal agricultural southern area holds promise for its development and expansion to more productive economic uses, which will open the gates to employment to a fast growing labor force.

In the context of the City's Medium Term Development and Investment Plan for Year 1996-2001, the Sangguniang Panlungsod thru Res. No. 95-0125 as amended by SP Res. 96-094 identified the southern barangays of Taysan, Homapon, Buenvista, Bariis, San Francisco, Cagbacong, and Banquerohan as Special Zone of Legazpi City, constituting approximately 200 hectares.

Phase I of this Special Economic zone, is the 33-hectare city-owned property of Banquerohan, duly converted from agricultural to non-agricultural to non-agricultural use per DAR order dated August 4, 1998.

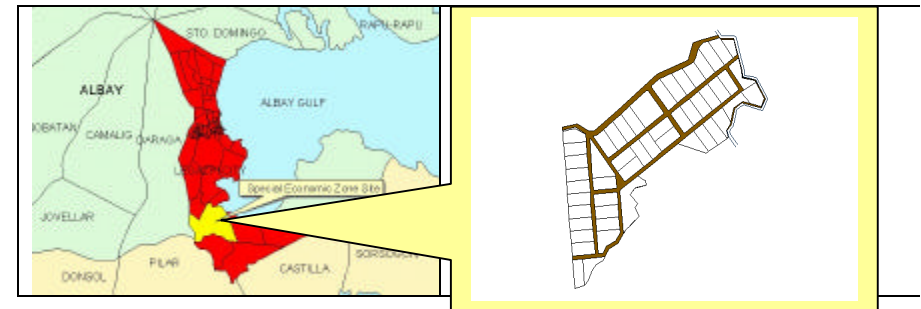
Presidential Proclamation No. 1249 declaring the ECOZONE site as the LCSEZ was approved on June 9, 1998.

## STRATEGIC ADVANTAGES

- Legazpi City is identified by the Regional Development Council (RDC) in the Bicol Medium Term Development Plan as a Growth center for the Bicol Region.
- Per PD. No. 1, Legazpi City is declared as the Regional Administrative Center for Bicol Region.
- Legazpi City is accessible by all modes of transportation – land, sea, and air.
- Physical development along the ECOZONE are:
  - 47- hectare rehabilitation/resettlement center for Mayon Evacuees and Urban Poor.
  - 16- hectare Legazpi City Socialized Housing Project.
  - Development of 4 residential subdivisions operated by private developers, with 2,810 saleable lots; for a total area of 4.2 sq. kms. are on going.
  - 2 concessionaires granted quarrying permits for perlite, bentonite and white clay at Taysan and Homapon.
- Proposed 57- hectare lot owned by HIEDECOR as Bicol Regional Agri-Industrial Center (BRAIC).
- Proposed International airport (284 hectares) to be located at Barangay Bariis and Banquerohan
- Under Sangguniang Panlungsod Ordinance No. 96-016 otherwise known as "The Legazpi City Investment Incentive Code of 1996", the city offers a package of fiscal and non-fiscal incentives. (Separated flyer)

## FEATURES OF LEGAZPI SPECIAL ECOZONE

- **Location**
  - Sitio Caridad, Banquerohan, Legazpi City,
  - 20-25 minutes travel from the city proper; along the National Highway;
  - traversed by two (2) major creeks;
  - Albay Gulf is about 1.5 kms. east of the site.
- **Land Area** - 33,1318 hectares or 0.331318 sq. km.
- **Topography** – rolling and moderately sloping ranging from 5-15 degrees
- **No. of Sub-lots** - 47 at an average lot size of 0.5 ha. each.
- **Accessibility**
  - SEZ site is accessible along a concrete, 1<sup>st</sup> class, national road;
  - 20-25 minutes travel from the urban center.
  - Public transportation available: Jeepney – 59; Tricycle – (7 Parada); and Taxi - 20



## GENERAL FEATURES OF LEGAZPI

- **Location**
  - 534 kms. south of Manila;
  - 10 hours travel by land; 45 minutes travel by airplane.
- **Land Area**
  - 20,420 has. or 204.20 sq. kms.
  - Generally, city's land use is agricultural.
- **Population**
  - Total Population - 157,010 (NSO Census 2000);
  - Growth Rate – 2.23%
  - Population Density - 7.94 persons/hectare.
- **Climate**
  - Second Type. No definite dry season with the most rainfall from November to January.

- **Temperature and Rainfall**
  - Average Temperature – 27. 6 Degrees Centigrade
  - Coldest (December) – 25.7 Degrees Centigrade; Warmest (June) – 28.8 Degrees Centigrade
  - Average Rainfall – 230 mm.
- **Infrastructure Support Facilities and Amenities**
  - **Road** – 54.368 kms.
    - Concrete - 56.803 kms.
    - Asphalt - 57.005 kms.
    - Gravel - 71.300 kms.
  - **Railway** – Legazpi Terminal,
    - 20-25 min. travel from SEZ site
    - Legazpi – Manila, 12-14 hours
- **Communication Systems** –
  - *Telephone*- ICC Bayantel, PLDT, MATELCO, and DIGITEL
  - *Cellphone* – Smart, Globe
  - *Telegraph* – BUTEL, PT&T RCPI
  - *Telefax* – PLDT, MATELCO, PT&T, RCPI, EXTELCOM, and FAXTELCOM
- Legazpi National Seaport
  - 20-25 minutes travel from SEZ site;
  - Available for domestic and foreign vessels;
  - Tabaco International Seaport – 1 hour travel.
- **Airport**
  - 18-20 minutes travel from SEZ site;
  - 45 minutes travel, Manila-Legazpi and vice-versa
  - *Aircrafts* – PAL B 737, Air Philippines, Aboitis Cargo Plane, Military/Private Planes;
  - *Frequency of Flight* – Legazpi – Manila, 1-2x daily for aircrafts.
- **Power Supply**
  - ALECO Capacity, - 15.6 MVA;
  - NAPOCOR Projected Load capacity – 17.5 MVA.
- **Water Supply**
  - LCWD Capacity, 316,800 cu. m./day (Note: *Project site not within the coverage of LCWD. Deep wells and Springs for development are available in the area*)
- **Banking/Financing/Insurance Firms**
  - 28 Banks; 9 Investment/Financing Firms; 57 Insurance Firms, located within the City Commercial District. 22 kms. away from the SEZ site.
- **Registered Cooperatives**
  - 67 Cooperatives

# Legazpi City (SEZ) Special Economic Zone



**NOEL E. ROSAL**  
City Mayor

**(Investment Promo Material)**  
As of August 2001