

PROPOSED SEAPORT WITH RECLAMATION COMPONENT PROJECT

BRGY. SANGAT, SAN FERNANDO CEBU



ATTY. FELIZARDO J. TIU, R. C.E.
Proponent – President

PROJECT EXECUTIVE SUMMARY

FIRST SANGAT SEAPORT WITH RECLAMATION COMPONENT PROJECT BRGY. SANGAT, MUNICIPALITY OF SAN FERNANDO, PROVINCE OF CEBU

No.	DESCRIPTION	REMARKS
1	Type of Project	Construction of an International Seaport with Reclamation Component & STS Crane, RTG, Warehousing Facilities with Roofdeck Solar System and Amenities
2	Type of Investment	Modality of Investment: a) Joint Venture; b) Full Equity Investment; c) Loan; Buy Out with Retention
3	Guarantee	The Project, REAL ESTATE PROPERTY, SBLC or Bank Guarantee
4	Location	Brgy. Sangat, San Fernando, Province of Cebu, approximately 32 km. from existing Cebu Base Port of Cebu City
5	Tenure	25 years renewable for another 25 years
6	Ownership of Reclaimed Land	Special Title to be Issued by DENR or PRA
7	Land size	23.6689 Has. with proposed expansion of 60 Has. adjacent to the area intended for PEZA Accredited Ecozone
8	Berthing Area & Quay Length	37,650 SQM Berthing area; 2,140 Linear meters Quay Length
9	Total Area	Land size + Berthing Area = 274,339 Sq.m. (27.43 Has.)
10	Natural Draft	9 to 12 meters present natural depth, can be deepened to 15 meters
11	Proponent's Company	FIRST SANGAT "SF" INTERNATIONAL PORT INC. (SEC Registered)
12	Population of Locality	Second Class Municipality with 80,000 population
13	Employment	600 to 750 pax during construction; 900 to 1,200 during operation
14	Environmental Issues	Environmental Impact Assessment (EIA) was conducted. To mitigate the impact in the environment the DENR requires the proponent to plant 18,000 trees of local species in the nearby mountain
15	Stages of Development	Phase 1. Construction of causeway and access bridge, establishment of containment area, sheet pile driving, armor rock laying, slope protection and Main Berthing Area; Phase 2. Reclamation, Land Development, Embankment, Roads & Drainage system; Phase 3. Construction of Secondary Berthing Areas, Port Protection and Amenities, Installation of Port Equipment and Facilities; Phase 4. Construction of Warehouses, Solar system, Admin Building, & Other Structures.

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FIRST SANGAT SEAPORT WITH RECLAMATION COMPONENT PROJECT		
BRGY. SANGAT, MUNICIPALITY OF SAN FERNANDO, PROVINCE OF CEBU		
No.	DESCRIPTION	REMARKS
16	Development Cycle	Approximately Three to Five years to complete all the construction, but the port will start operation on the last quarter of year 2 or beginning year 3
17	Budgetary Requirement	USD 259.88 Million or Php15.1 BILLION
18	Source of Revenue	From Port Operations, Arrastre & Stevedoring, Leasing of Equipment, Storage and Warehousing facilities, Power Supply
19	NATURE OF CARGO & OPERATION	BULK, BREAK BULK, CONTAINERIZE, GENERAL CARGO, with PROVISION FOR CAR CARRIER and CRUISE SHIP DOCKING
20	PROJ.ANNUAL REVENUE	Initial Revenue of 25 to 40 Million USD for the first three years of operation, and 50 to 70 Million USD annually once fully operational
21	Internal RATE OF RETURN	15 to 18%
22	Payback Period	(7 - 9) Five to Nine Years
23	Net Present Value (NPV)once completed	At minimum value of USD 2,000/SQM X274,339 = 548,679,000.00 USD; At maximum of USD 4,000/SQ.M. = 1,097,358,000.00 USD
24	Net Gain in Value after Completion	Value increase by 300% of the Land Development Cost after completion
25	VALUE PROPOSITION	Located in Industrial South of Cebu, within 5 km radius of big port industrial and commercial users
26	Profitability Index	At minimum PI = 548.679/250 = 2.1
27	Complete Permits , Clearances & Certifications	ECC, AREA CLEARANCE from DENR, PRA Endorsement , Clearances from DPWH Regional & District Offices, Certification from (BFAR, MARINA, DOE, DOST MPDC, Local Courts & Others.
28	LGU Resolutions & NO OBJECTIONS	Barangay Sangat & San Fernando SB & Mayor's Resolution Endorsing the Project & Interposing NO Objections
29	CEBU PORT AUTHORITY	Issued Provisional PERMIT TO CONSTRUCT - For Renewal
30	Cebu Province Reclamation Authority	Created only in 2019 thru Provincial Ordinance, need to apply and secure clearance from Cebu Province Reclamation Authority

INTRODUCTION AND OVERVIEW OF THE PROJECT

- Municipality of San Fernando, Cebu has been a pioneer industry community in south Cebu and it has a distinction of building a strong and vibrant industrial base, which combines the strengths of a large public sector, large and medium privately owned industries and a very wide and dispersed small scale sector. The local government has been consistently pursuing progressive industrial policies to meet the changing needs of its municipality and the region's economy and industry.
- San Fernando is targeting its path to a full-blown industrial zone and there has been an increased emphasis on the expansion and growth of infrastructure sectors. The prospects of rapid growth in infrastructure sectors is driven by two factors – (1) sustainable economic growth which is contingent upon the support of strong infrastructure development and (2) the Government's thrust on private sector participation in developing these sectors. Since sea ports are the main trade gateways for a country, the increasing demands of a rapidly growing economy is crucial for addressing the rising import and export traffic.
- With this objective in mind, the then DOTC has identified various projects in the province for development through the Private Sector initiative and participation. One such project identified is the development of a seaport and reclamation at Sangat, San Fernando area. As a preliminary step in the project development activities, First Sangat "SF" Corporation, a group of Filipino Investors intend to undertake a comprehensive feasibility study to ascertain the Project's viability for development.
- The comprehensive feasibility study turned out to be viable. Thus, the detailed technical studies is hereby proposed to be undertaken.

PORT LAYOUT with 20 METERS EASEMENT from SHORE

Birds Eye View of the Layout of New Cebu Port (Phase 2)



PORT DEVELOPMENT PLAN - I

SANGAT INT'L PORT & EXPORT PROCESSING ZONE with Reclamation Component Project (INDUSTRIAL ECONOMIC ZONE) San Fernando, Cebu, Phil.

TECHNICAL DESCRIPTION		
UNES	BEARINGS	DISTANCES
LOT 1		
1-1	N. 82° 27' E	142.68 M.
2-1	N. 87° 13' E	88.23 M.
3-1	N. 29° 47' E	308.11 M.
4-1	S. 75° 14' E	292.33 M.
5-1	S. 75° 14' E	292.33 M.
6-1	N. 76° 21' E	338.23 M.
LOT 2		
1-1	N. 41° 28' E	413.53 M.
2-1	N. 38° 27' E	393.83 M.
3-1	S. 75° 14' E	292.33 M.
4-1	S. 75° 14' E	292.33 M.
5-1	N. 74° 58' W	338.23 M.
LOT 3		
1-1	N. 38° 27' E	393.83 M.
2-1	S. 75° 14' E	292.33 M.
3-1	S. 75° 14' E	292.33 M.
4-1	N. 74° 58' W	338.23 M.
LOT 4		
1-1	N. 38° 27' E	393.83 M.
2-1	N. 38° 27' E	393.83 M.
3-1	S. 75° 14' E	292.33 M.
4-1	S. 75° 14' E	292.33 M.
5-1	N. 74° 58' W	338.23 M.
THE UNES FROM BLM No. 1, CAD		
466-011 Reclamation "Y"		
LOT 5		
1	N. 82° 27' E	142.68 M.
2	S. 74° 49' E	247.71 M.
3	S. 53° 02' W	592.48 M.
4	N. 74° 58' W	294.52 M.
TOTAL AREA : 131 HECTARES		



FROM THE OFFICE OF: ROMUALDO D. DARUCA CHIEF ENGINEER	NO. 001 / 2024 171800 DATE: 01/15/2024 SCALE: 1:5000 TIN: 17180004	S.E.A.L.	PROJECT TITLE PROPOSED SANGAT INT'L PORT & EXPORT PROCESSING ZONE (EPZ) / Industrial Economic Zone WITH RECLAMATION COMPONENT PROJECT	APPROVED BY: RUBEN O. FELICIANO / FIRST SANGAT SF INT'L PORT CORPORATION EXPORT PROCESSING ZONE	SHEET CONTENTS		SHEET NO. A - 1
					☐ MASTER DEVELOPMENT PLAN		
					☐ EXPORT PROCESSING ZONE		
					☐ CONCRETE PROPOSED		
					☐		
ADRESSES: CBR-027		LOCATION: BRGY. SANGAT, MUNICIPALITY OF SAN FERNANDO, CEBU, PHILIPPINES					

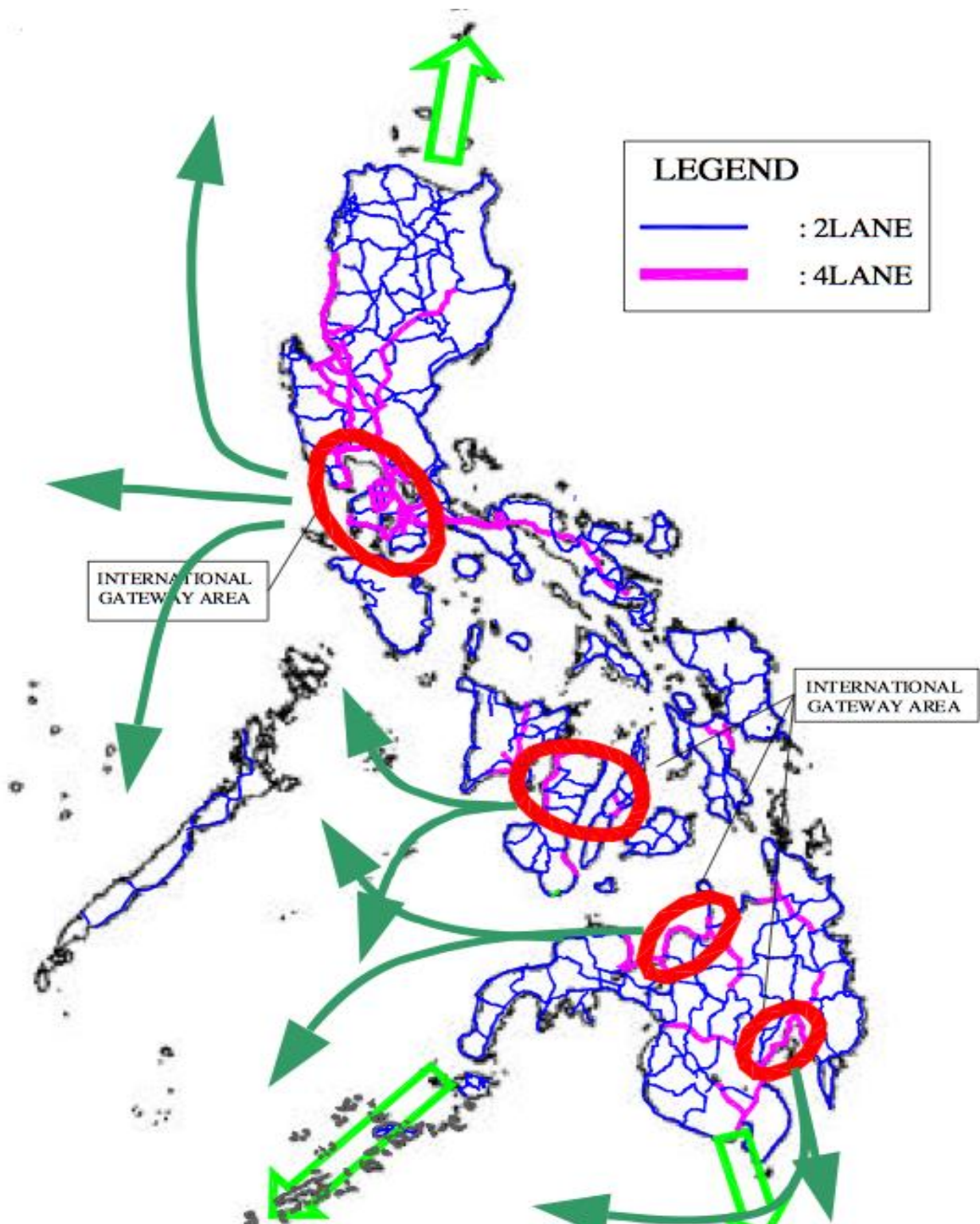
LEGEND:

San Fernando, Cebu, Phil.



REGIONAL LOCATION





RATIONALE:

(FOR ESTABLISHMENT OF NEW PORT)

- There are six (6) sub-ports in Cebu Province, but Cebu International Port (CIP), in Cebu City, is identified as the only major port in Cebu. Cebu Port is designated as one of six major national gateway ports (major ports for international container trade) in the Study on the Master Plan for the Strategic Development of the National Port System in the Republic of the Philippines,” PPOSS (Philippine Port System Strategy).
- The roadmap for sustainable Urban development in Metro Cebu, will serve as Mega Cebu’s Development Strategy until 2050, which aims to boost and sustain the province economic growth, as provided by DOTC vision and one of the considered **priority projects is the proposed New Private Commercial Port in Barangay Sangat, San Fernando, Cebu.**
- The proposed new private commercial port shall address the congestion situation at Cebu International Port (CIP), Cebu City; by opening the use of its facility to other general port users, and to provide an alternative but reliable response services to its customers and the public in general; not only as mere component of the main business or activity of the proponent and operator.
- To provide an additional port capacity & container terminals in Visayas Region that can cater to LARGER vessels above 15,000 GT, coming from Asian neighboring countries, Europe and the U.S. main trade routes in the East Pacific and West Pacific Ocean, plus providing docking facility to Cruise ship and Car Carrier.
- After thorough evaluation and deliberation on the submitted Barangay Resolution No. 46, Series of 2015 dated May 8, 2015, of Barangay Sangat, San Fernando, Cebu, and with the attached Site Development Plan / Survey Plan and its Technical Descriptions, among others, it was found out that the proposed project is financially viable and has the potential to promote sustainable economic development, uplift the socio-economic conditions of the community and create more jobs opportunity;
- The proposed reclamation component and/or reclamation activity is part of the plan of works of development or infrastructure project for the expansion of the port for its stockyard, warehousing facilities and amenities and other similar infrastructure consistent with the E.O No. 146, and its Implementing Rules and Regulation (Joint Order No.01-2015), Philippine Reclamation Authority (PRA) and other applicable laws;

CATCH UP PLAN:

- The Economic Research Institute for ASEAN and East Asia (ERIA) issued on 2010, "The Comprehensive Asia Development Plan." In which Cebu Port is identified as the major port of the Philippines that needs to be developed urgently. Cebu port is designated as one of the six major national gateway ports (major ports for international container trade) in the Study on the Master Plan for the Strategic Development of National Port System in the Republic of the Philippines," PPOSS (Philippine Port System Strategy).
- Since 2002, JICA made a study on the feasibility of Japan's ODA loan for the proposed Cebu port but has not materialized due to policy change by the proponent of CPA, a proposal for the development by a private investor and no agreement by a local government.
- Twenty years have passed since the JICA study. Nowadays, the congestion has become more serious due to increasing cargo volume of the international and domestic containers/cargoes. Therefore, the efficiency of cargo handling decreases and the safety of port operations become an issue.
- In 2012 the Japan Ministry of Trade recommended the opening of another port with a capacity of 400,000 TEU which is slightly bigger than the capacity of the existing Cebu base Port. But after a series of ground breaking made by CPA and attended by three former Pres. first during the time of Pres. GMA to be finance by JICA-ODA, next by PINOY suppose to be funded by KOICA and the last one on February, 2022 by PRRD before he steps down and to be funded by EXIMBANK. UNFORTUNATELY UP TO NOW NOTHING HAPPENED & MATERIALIZED!
- Finally, in this present term of President BBM the new seaport project located in the north at Brgy. Tayud, Consolacion, Cebu broke ground this year of 2025, and the long awaited new port will now come to fruition as the construction works was awarded to Hanjin Construction to be financed by a Korean Bank. This new port is located on the opposite side of the proposed port in Sangat, San Fernando, Cebu and is about 50 km far apart in distance passing thru Cebu City.

ENVIRONMENTAL ISSUES:

- The subject area is an "**Industrial Zone**", as certified by the Barangay Council of Barangay Sangat, San Fernando, Cebu, and as shown in the "Comprehensive Land Use Plan" of this municipality. Also, the subject area **is not a protected area** nor Environmental Critical Area / Project and has no potential for significant negative impact on the environmental concerns. The environment-surrounding air, water (both ground and surface, land, flora, fauna, humans and their interrelations posed **NEGATIVE** effect), as well, HENCE, the location of the proposed port with reclamation component project / development plan undertaking posed **Negative Environmental Impact**;

IMPACT & SITUATIONAL ANALYSIS:

- THE GROWTH POTENTIAL OF SANGAT PORT WOULD ENHANCE THE PROSPECT FOR BOTH FOREIGN AND LOCAL INVESTORS TO DO BUSINESS IN THE AREA. THIS WILL PROVIDES AMPLE TRADE OPPORTUNITIES FOR THE PORT WHICH COULD FORM AN ALTERNATIVE MAJOR GATEWAY FOR THE REGION. MOREOVER, THE OTHER INFRASTRUCTURE PROJECTS EARMARKED FOR DEVELOPMENT IN THE REGION WOULD OFFER MORE ADDITIONAL MOVEMENT OF VESSELS THROUGH THE SANGAT PORT AND HELP THE REST OF THE ECONOMY THRIVE IN THE REGION.
- DEVELOPMENT OF THE PORT AND RECLAMATION AT BRGY. SANGAT, SAN FERNANDO WOULD PROVIDE ADEQUATE CARGO CAPACITY AND GENERATION TO FACILITATE THE PORT OPERATION. THE PORT IS STRATEGICALLY LOCATED AND SHALL PROVIDE THE REQUIRED ADVANTAGE TO BE CONSIDERED AS A PREFERRED DESTINATION FOR CARGO IMPORT AND EXPORT.
- THE PORT COULD FORM A GATEWAY FOR TRADE IN THE LUZON, VISAYAS, MINDANAO AND EVEN THE NEIGHBORING ASIAN COUNTRIES, EUROPE, AND THE U.S., BY ACCOMODATING THE MOVEMENT OF LARGER CARGO/CONTAINER VESSELS ON THE MAIN TRADE ROUTES IN THE EAST PACIFIC AND WEST PACIFIC OCEAN.

UNIQUE VALUE PROPOSITION

ESTABLISHMENT WITHIN 5km Radius from the Proposed PORT:

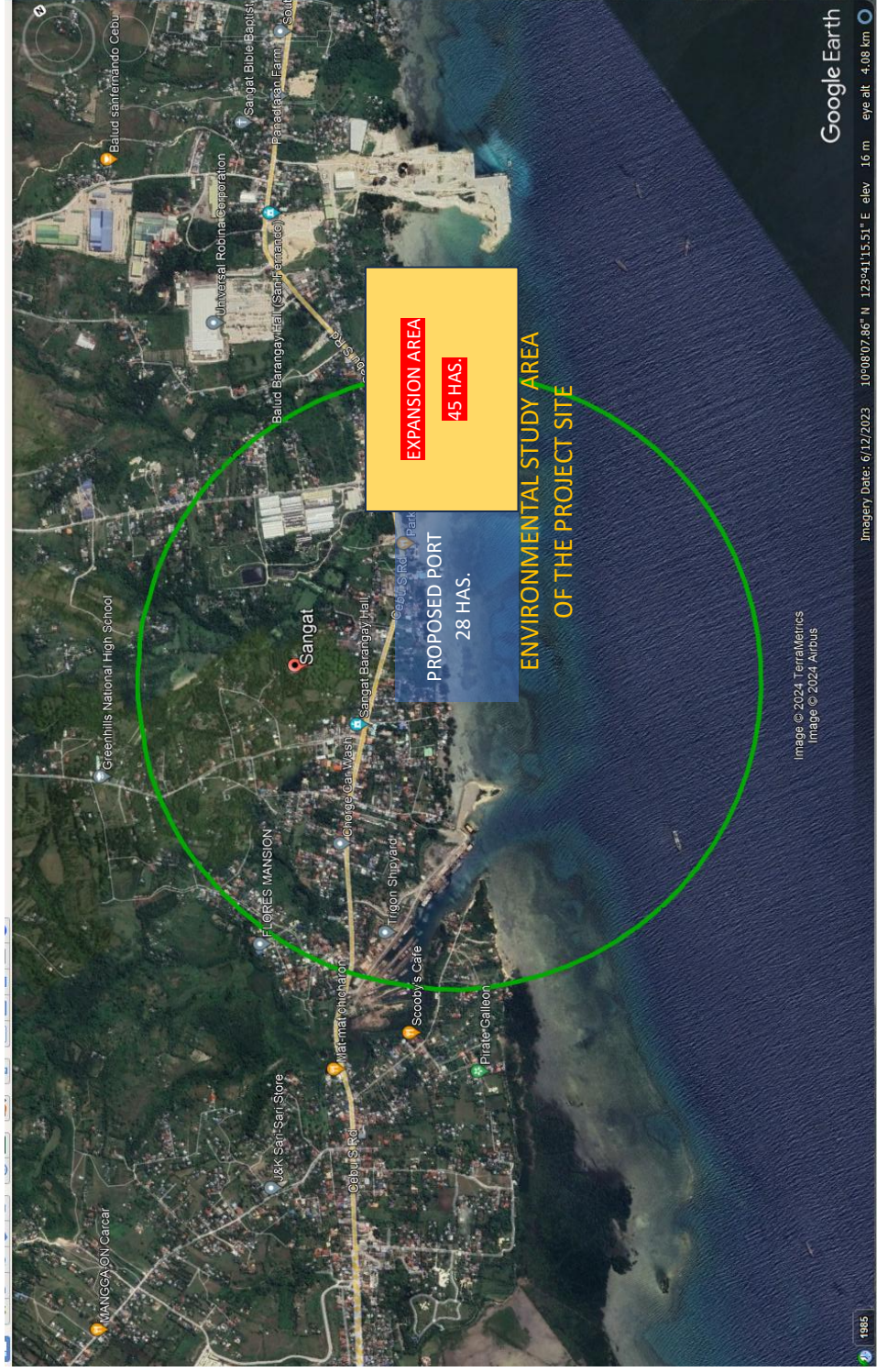
- STEEL ASIA IS THE LARGEST STEEL PRODUCER IN THE PHILIPPINES. THIS WOULD BRING THEIR TRANSPORT COST DOWN & LEAD TO INCREASE PRODUCTION OF STEEL IN THE REGION THAT WILL TRANSLATE TO CHEAPER
- MABUHAY CEMENT HAS REQUESTED TWO VESSELS A DAY FOR OUTBOUND SHIPMENT AND THEIR IMPORTATION OF KLINKER AT 5,000 MT PER MONTH.
- APO CEMENT HAS REEQUESTED ADDITIONAL PORT FACILITY TO DOCK 2 OR 3 VESSELS A DAY..
- TAIHEIYO CEMENT PHILS. IS ONE OF THE LARGEST CEMENT PRODUCER IN THE COUNTRY.
- PETRONAS/SARIMANOK FEEDMILL.
- ROBINA FARM
- OVERSEAS FEED MANUFACTURING
- OTHER IMPORTERS AND MEDIUM INDUSTRIES

Note: All these big companies/industries are now expanding their production capacities. Their total inbound and outbound volume is 15 to 20 Million MT. or equivalent to 25% of the existing total CPA cargo volume for 2023.

BENEFITS TO THE COMMUNITY:

- EMPLOYMENT - CREATE MORE JOB OPPORTUNITIES AND ADDITIONAL REVENUES FOR THE LOCAL COMMUNITY, UPLIFT THE SOCIO-ECONOMIC CONDITION AND IN BUILDING THE COMMUNITY SO THAT THE PEOPLE CAN ESCAPE POVERTY.
- TO INCREASE THE APPRAISED VALUE OF THE REAL PROPERTY AND FACILITATE THE CITIHOOD OF SAN FERNANDO AND THEREBY INCREASING ITS ECONOMIC GROWTH.
- MORE INVESTORS (BOTH LOCAL AND FOREIGN) WILL BE ATTRACTED TO INVEST - MORE FACTORIES/BUSINESSES WILL BE CAPITALIZED IN THE AREA.
- TO PROVIDE FISHING GEARS AND FISHING BOAT TO THE FISHERMEN LIVING IN THE AFFECTED AREAS AND TO ALLOCATE A FISHPORT FOR THEM. & ADDITIONAL LIVELIHOOD PROGRAM.
- FOR THOSE LIVING IN THE AREA PROVIDE RELOCATION SITE NEARBY TO THE DISPLACED RESIDENT. EMPLOYMENT PRIORITY SHALL BE GIVEN THEM TO WORK IN THE PORT.
- TO IMPROVE/DEVELOP THE BARANGAY & THE MUNICIPALITY'S INFRASTRUCURE NEEDS SUCH AS ROADS, DRAINAGE SYSTEMS, WATER & POWER SUPPLY, ALSO, ESTABLISH HEALTH FACILITIES, FIRE STATION AND OTHER INFRA PROJECTS, AND TO BUILD SPORTS/RECREATIONAL FACILITIES FOR THE COMMUNITY
- TO BUILD MINI FOREST PARK FOR ENVIRONMENTAL PROTECTION PROGRAM FOR ECOLOGICAL BALANCE ENVIRONMENT UNDER THE EXPANDED NATIONAL GREENING PROGRAM (NGP) OF THE GOVERNMENT.
- TO ESTABLISH MARINE POLLUTION (MARPOL) OFFICE AND EQUIPMENT PURSUANT TO R. A. NO. 8550 & THE INTERNATIONAL CONVENTION FOR THE PREVENTION OF POLLUTION FROM SHIP.

AREA OF ENVIRONMENTAL STUDY



SOLUTIONS TO ENVIRONMENTAL ISSUES:

- THE PROPONENT SHALL MAKE EVERY EFFORT TO ENSURE THAT THE MAXIMUM STANDARDS OF ENVIRONMENTAL PROTECTION ARE MET IN THE COURSE OF THE RECLAMATION OPERATION.
- STRENGTHEN THE IMPLEMENTATION OF THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT APPROACH SYSTEM, AS WELL AS A RATIONAL BALANCE BETWEEN SOCIO-ECONOMIC DEVELOPMENT AND ENVIRONMENTAL PROTECTION FOR THE BENEFIT OF THE PRESENT AND FUTURE GENERATION.
- SET-UP AN ENVIRONMENTAL, HEALTH AND SAFETY OFFICE AT IT'S RECLAMATION PROJECT SITE MANNED BY MULTI-PARTY AND COMMUNITY-BASED SECTORIAL TEAM FOR THE PURPOSE OF MONITORING AND ENSURE COMPLIANCE OF ENVIRONMENTAL LAWS, RULES AND REGULATIONS.
- THE PROPONENT SHALL MANAGE ITS RECLAMATION PROJECT OPERATIONS IN AN ENVIRONMENTALLY, TECHNICALLY, FINANCIALLY, AND RESPONSIBLE MANNER AS PROVIDED FOR UNDER THE IMPLEMENTING RULES AND REGULATIONS OF THE EXECUTIVE ORDER NO. 146, DENR ADMINISTRATIVE ORDER NO. 2003-30 AND OTHER EXISTING LAWS;

NURSERY & REFORESTRATION PROGRAM:

- ESTABLISHED A NURSERY AND CONDUCT REFORESTATION AND COMMUNITY SUPPORT PROGRAM TO PROMOTE TREE PLANTING PROJECT TO RESTORE AND REHABILITATE DENUDED AREAS IN THE MUNICIPALITY OF SAN FERNANDO TO PROTECT THE ENVIRONMENT; AND IN SUPPORT OF THE NATIONAL GREENING PROGRAM, RESTORING FORESTS; PURSUANT TO E.O. NO. 193, SERIES 2015, EXPANDING THE COVERAGE OF THE NATIONAL GREENING PROGRAM.
- NATIVE TREE SPECIES SHALL BE PROVIDED. LIKE NARRA, DIPTEROCARPS, PHIL. MAHOGANY ARE THE KINDS OF TREES THAT SHOULD BE PLANTED IN THE AREA; BECAUSE THEY ARE MORE LIKELY TO SURVIVE AND FULFILL THE MISSION OF THE PROJECT TO PROTECT THE ENVIRONMENT.

ENVIRONMENTAL GUARANTEE TRUST FUND AS PER MUNICIPAL ORDINANCE

- THE FUND SHALL BE SET UP BY THE PROJECT PROPONENT WHICH SHALL BE READILY ACCESSIBLE AND DISBURSABLE FOR THE IMMEDIATE CLEAN-UP OR REHABILITATION OF AREAS AFFECTED BY DAMAGES IN THE ENVIRONMENT AND THE RESULTING DETERIORATION OF ENVIRONMENTAL QUALITY AS A DIRECT CONSEQUENCE OF A PROJECT'S CONSTRUCTION, OPERATION OF ABANDONMENTS. IT SHALL LIKEWISE BE USED TO COMPENSATE PARTIES AND COMMUNITIES AFFECTED BY THE NEGATIVE IMPACTS OF THE PROJECT; AND TO FUND COMMUNITY-BASED ENVIRONMENT RELATED PROJECTS INCLUDING, BUT NOT LIMITED TO, INFORMATION AND EDUCATION AND EMERGENCY PREPAREDNESS PROGRAMS.
- THE SANGGUNIANG BAYAN/LGU OF SAN FERNANDO, CEBU SHALL PASS A "MUNICIPAL ORDINANCE" PURPOSELY TO COLLECT AN ENVIRONMENT GUARANTEE TRUST FUND, (SHALL BE ESTABLISHED); AND FOR SOLID WASTE MANAGEMENT FEES IN FAVOR & UNDER THE NAME OF THE MUNICIPALITY OF SAN FERNANDO. THE MEASURE SHALL PREVENT OR MINIMIZE MARINE POLLUTION COMING FROM SHIPS. OBJECTIVE IS TO PRESERVE THE MARINE ENVIRONMENT IN AN ATTEMPT TO COMPLETELY ELIMINATE POLLUTION BY OIL AND OTHER HARMFUL SUBSTANCES AND TO MINIMIZE ACCIDENTAL SPILLAGE OF SUCH SUBSTANCES
- THE PROPONENT ALREADY SIGNED A MEMORANDUM OF AGREEMENT (MOA), WITH LCE OF THE MUNICIPALITY OF SAN FERNANDO, CEBU. THE PROPONENT IN COGNIZANT OF THE NEED FOR A CLOSE COORDINATED EFFORT ON THE CURRENT CONSERVATION, PROTECTION AND REHABILITATION OF THE ENVIRONMENT AND NATURAL RESOURCES RELATIVE TO THE PROJECT.

FINANCIAL COMPUTATION & ESTIMATES

- **Bill of Quantities**
- **Detailed Estimate**
- **Cash Flow & Utilization Schedule**
- **Gantt Chart**
- **Revenue & Income Projection**
- **Other Source Of Revenue**
- **Net Gain in Value**

BILL OF QUANTITIES

Project Title : **PROPOSED CONSTRUCTION OF PORT WITH RECLAMATION COMPONENT**

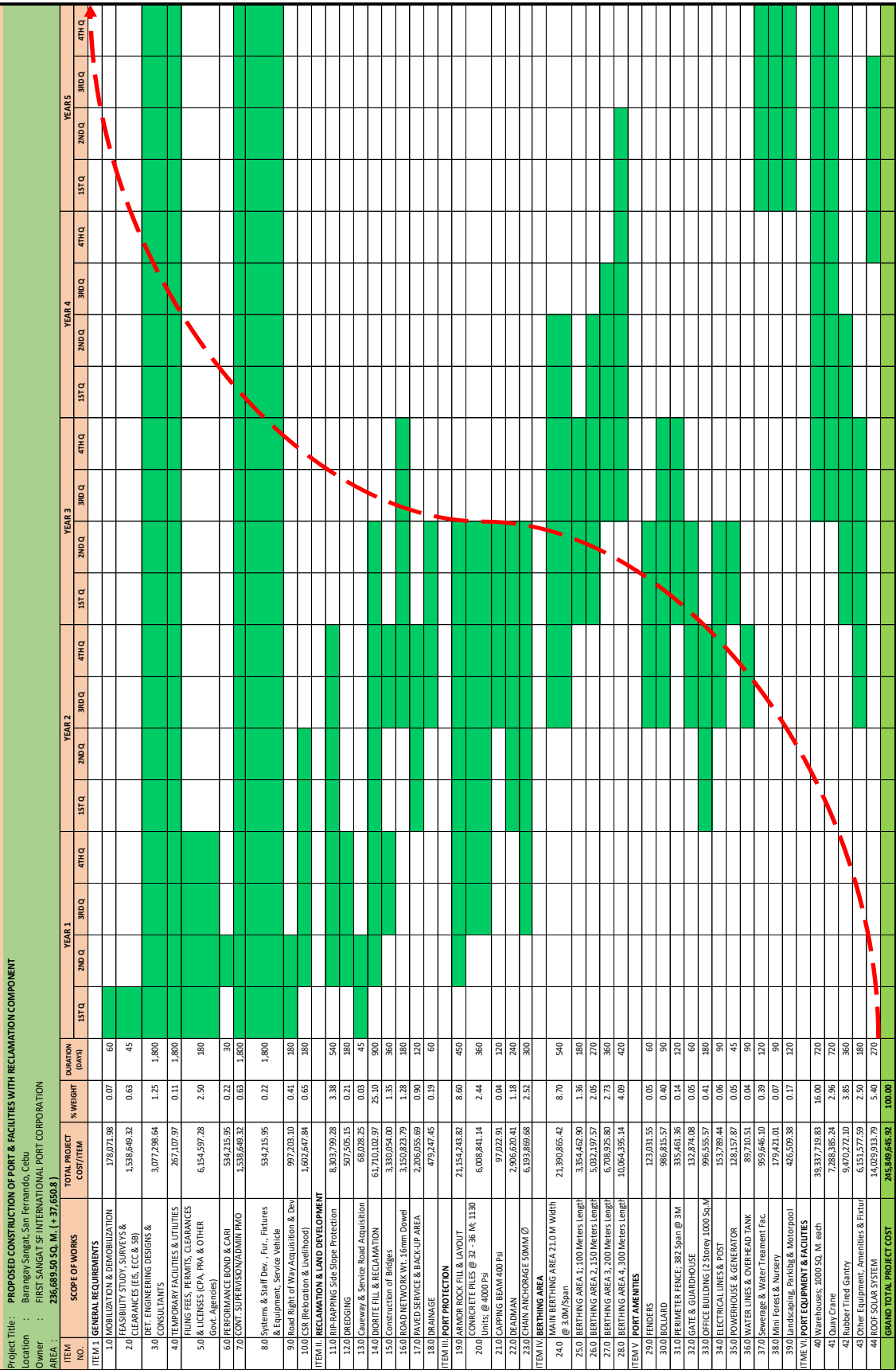
Location : Barangay Sangat, San Fernando, Cebu

Owner : FIRST SANGAT SF INTERNATIONAL PORT CORPORATION

AREA : **236,689.50 SQ. M. (+37,650.8) = (274,439.3 SQ. M.,)**

NO.	SCOPE OF WORKS	UNIT	QUANTITY	UNIT COST	TOTAL PROJECT COST
ITEM I	GENERAL REQUIREMENTS	L.S.	1.00	16,422,657.37	16,422,657.37
ITEM II.	RECLAMATION & LAND DEVELOPMENT	SQ.M.	236,689.50	336.96	79,755,616.57
ITEM III.	PORT PROTECTION	CU.M.	203,929.20	178.30	36,360,597.96
ITEM IV.	BERTHING AREA	SPAN	461.99	100,761.59	46,550,846.83
ITEM V	PORT AMENITIES	L.S.	1.00	4,511,972.43	4,511,972.43
ITEM VI.	PORT EQUIPMENT & FACILITIES				
	Warehouses; 1000 SQ. M./Unit	SETS	90.00	437,085.78	39,337,719.83
	STS Quay Crane 60 to 80 TONS CAP.	SETS	4.00	1,822,096.31	7,288,385.24
	Rubber Tired Gantry	SETS	8.00	1,183,784.01	9,470,272.10
	Other Heavy Equipment & Amenities	L.S.	1.00	6,151,577.59	6,151,577.59
	ROOF SOLAR SYSTEM	L.S.	1.00	14,029,913.79	14,029,913.79
					76,277,868.55
	TOTAL PROJECT COST			USD	259,879,559.71

GANNT CHART & PERT CPM



CASH IN/OUTFLOW & 10 YEAR PROJECTED REVENUE PROJECTION												
Project Title : PROPOSED CONSTRUCTION OF PORT & FACILITIES WITH RECLAMATION COMPONENT												
Location : Barangay Sangat, San Fernando, Cebu												
Owner : FIRST SANGAT SF INTERNATIONAL PORT CORPORATION												
AREA : 236,689.50 SQ. M. (+ 37,650.8) = 274,339.30 SQ.M.												
Mode of Funding : Full Equity Investment; At No Interest Payment with 2 years Grace Period for Payment												
ITEM	DESCRIPTION	AMOUNT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
A. CASH INFLOW												
A.1	Gross Revenue	625,433,968.00		Last Quarter Oper 8,600,000.00	10 of CPA% 34,400,000.00	15% of CPA Vol. 51,600,000.00	20% of CPA Vol. 68,800,000.00	75,680,000.00	83,248,000.00	91,572,800.00	100,730,080.00	110,803,088.00
A.2	Sales of Land (5 Ha.)											
	LOAN: Interim &											
A.3	Developmental Fund	259,879,559.71	55,000,000.00	60,000,000.00	70,000,000.00	55,000,000.00	19,879,559.71					
	TOTAL CASH INFLOW	885,313,527.71	55,000,000.00	68,600,000.00	104,400,000.00	106,600,000.00	88,679,559.71	75,680,000.00	83,248,000.00	91,572,800.00	100,730,080.00	110,803,088.00
B. CASH OUTFLOW												
B.1	Pre Development Cost	16,422,657.37	11,652,563.51	1,484,116.35	1,083,454.38	1,083,454.38	1,119,068.75					
B.2	Reclamation & Land Dev.	79,755,616.57	31,076,501.22	33,944,168.58	14,734,946.76							
	PORT Construction,											
B.3	Protection & Amenities	87,423,417.22	9,291,662.07	26,418,152.41	32,884,569.28	14,747,358.19	4,081,675.28					
	W.H., Cargo & Handling											
	Equipment, SOLAR	76,277,868.55		1,537,894.40	17,544,650.40	32,695,577.46	24,499,746.30					
B.4	SYSTEM											
	Cost of Money											
	Principal (2 years grace	259,879,559.71			25,000,000.00	35,000,000.00	35,000,000.00	40,000,000.00	45,000,000.00	50,000,000.00	29,879,559.71	
B.5	period)											
B.6	Interest @ 6% per annum	-										
B.7	Operating Cost	93,815,095.20		1,290,000.00	5,160,000.00	7,740,000.00	10,320,000.00	11,352,000.00	12,487,200.00	13,735,920.00	15,109,512.00	16,620,463.20
B.8	Depreciation Cost @ 5%											
	Starting from year 6											
	TOTAL CASH OUTFLOW	613,574,214.61	52,020,726.80	64,674,331.73	96,407,620.82	91,266,390.03	75,020,490.33	51,352,000.00	57,487,200.00	63,735,920.00	44,989,071.71	16,620,463.20
C. PROJECTED INCOME												
	TOTAL PROJECT INCOME	271,739,313.10	2,979,273.20	3,925,668.27	7,992,379.18	15,333,695.97	13,659,069.38	24,328,000.00	25,760,800.00	27,836,880.00	55,741,008.29	94,182,624.80
	TOTAL PROJECT COST	259,879,559.71	52,020,726.80	63,384,331.73	66,247,620.82	48,526,390.03	29,700,490.33					
	Prepared by:		NOTE/BASIS									
			1. CPA Cargo Volume for 2023 = 70,000,000 MT OR 3,500,000 TEU'S									
	FELIZARDO J. TIU, C.E.		2. Full payment of Principal on the 9th year from start of construction									
	President/CEO											

CASH IN/OUTFLOW & 10 YEAR PROJECTED REVENUE PROJECTION												
Project Title : PROPOSED CONSTRUCTION OF PORT & FACILITIES WITH RECLAMATION COMPONENT												
Location : Barangay Sangat, San Fernando, Cebu												
Owner : FIRST SANGAT SF INTERNATIONAL PORT CORPORATION												
AREA : 236,689.50 SQ. M. (+ 37,650.8) = 274,339.30 SQ.M.												
Mode of Funding : 75% CASH EQUITY												
ITEM	DESCRIPTION	AMOUNT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
A	CASH INFLOW			Last Quarter Oper	10 of CPA%	12.5% of CPA Vol.	15% of CPA Vol.		Annual increase of 10%			
A.1	Gross Revenue	484,125,476.00		8,600,000.00	34,400,000.00	43,000,000.00	51,600,000.00	56,760,000.00	62,436,000.00	68,679,600.00	75,547,560.00	83,102,316.00
A.2	Sales of Land (5 Ha.)											
	LOAN: Interim &											
A.3	Developmental Fund	194,909,669.78	55,000,000.00	60,000,000.00	50,000,000.00	25,000,000.00	4,909,669.78					
	TOTAL CASH INFLOW	679,035,145.78	55,000,000.00	68,600,000.00	84,400,000.00	68,000,000.00	56,509,669.78	56,760,000.00	62,436,000.00	68,679,600.00	75,547,560.00	83,102,316.00
B.	CASH OUTFLOW											
B.1	Pre Development Cost	16,422,657.37	11,652,563.51	1,484,116.35	1,083,454.38	1,083,454.38	1,119,068.75					
B.2	Reclamation & Land Dev.	79,755,616.57	31,076,501.22	33,944,168.58	14,734,946.76							
	PORT Construction,											
B.3	Protection & Amenities	87,423,417.22	9,291,662.07	26,418,152.41	32,884,569.28	14,747,358.19	4,081,675.28					
	W.H., Cargo & Handling											
	Equipment, SOLAR	76,277,868.55		1,537,894.40	17,544,650.40	32,695,577.46	24,499,746.30					
B.4	SYSTEM											
	Cost of Money											
	Principal (2 years grace											
B.5	period)	194,909,669.78			10,000,000.00	10,000,000.00	15,000,000.00	40,000,000.00	45,000,000.00	50,000,000.00	24,909,669.78	
B.6	Interest @ 6% per annum	-										
B.7	Operating Cost			1,290,000.00	5,160,000.00	6,450,000.00	7,740,000.00	8,514,000.00	9,365,400.00	10,301,940.00	11,332,134.00	12,465,347.40
	Depreciation Cost @ 5%											
B.8	Starting from year 6											
	TOTAL CASH OUTFLOW	527,408,050.89	52,020,726.80	64,674,331.73	81,407,620.82	64,976,390.03	52,440,890.33	48,514,000.00	54,365,400.00	60,301,940.00	36,241,803.78	12,465,347.40
C.	PROJECTED INCOME	151,627,094.89	2,979,273.20	3,925,668.27	2,992,379.18	3,023,609.97	4,069,179.45	8,246,000.00	8,070,600.00	8,377,660.00	39,305,756.22	70,636,968.60
	TOTAL PROJECT COST	259,879,559.71	52,020,726.80	63,384,331.73	66,247,620.82	48,526,390.03	29,700,490.33					
	Prepared by:		NOTE/BASIS									
			1. CPA Cargo Volume for 2023 = 70,000,000 MT OR 3,500,000 TEU'S									
	FELIZARDO J. TIU, C.E.		2. Full payment of Principal on the 9th year from start of construction									
	President/CEO											

REVENUE SOURCE OF THE NEW PORT:

The new port will have a handling capacity 1,000,000 to 1,500,000 TEU, and it is expected to accommodate an initial of 300,000 TEU or 6,0 Million Tons of cargo from nearby clients within its five kilometers radius in the first three years of its operation or equivalent to only less 10% of the existing volume of the Cebu base port. (2023 Volume of Cebu Base Port is 70 Million MT.) As of 2024 the Volume was 75 Million and expected to reach 80 Million for 2025

That among the major source of revenue are premise on the basis that First Sangat port directly operates the port from berthing of vessels to loading and unloading of cargo, and the other activities that are perform within the port, for example, moving of cargo within terminal, storage, moving of cargo out of port, etc. are perform by contracted shipping operators.

Additional revenue will be generated from the leasing of warehouses and other commercial activities. To maximize the port potential docking facility for Car Carrier and Cruise Ship will likewise be provided.

Revenue Estimation

- The rate schedule applied to the profit estimation was based on and provided by CPA and a 12% discount was assumed for the sake of the vitalization of the new port.

1) Charges on vessel

- Charges on vessel are composed of the harbor fees and berthing/docking fees.

Items	2018
Harbor Fess	Php 8 /ton
Berthing/Docking Fees	Php 3.25/ton

2) Wharfage

- Wharfage for import and export of a 20ft container is 1096 Pesos and 805 Pesos, respectively. The following is applied to the profit estimation is 12% discounted from these fees.

Items		PHP	USD
Wharfage	Import	964.48	16.63
	Export	708.45	12.21

3) Charges on cargo

- Charges on cargo in containers are applied as either an import or export charge, and the charges also differ depending on the container size. In this study, the average value of charges on cargo in a 20ft container for both import and export cargo volume is applied.

Charges		Php	USD
Container	Import	2294	39.55
	Export	2294	39.55

4) Charges on storage

- Free time provided in Philippine port is 5 days for both imported and exported cargoes. In the case of CIP (Cebu International Port), there are many times that containers are stored beyond the free time.
- In this study of CIP cases, 39% of the rate of containers which are stored for more than 6 days but less than 30 days for imported cargo are reflected. However, the days exceeding the free time are estimated at 2 days, a conservative estimate for calculation.
- The storage fee for a 20ft container is 518 pesos and a 12% discount was applied to the profit estimation.

Category	Peso	USD
Wharfage	455.84	7.85

5) Arrastre

- In the current system the operations at CIP (Cebu International Port) are being conducted by OPASCOR, the contracted shipping operator gives 20% of its operation income to CPA. The new port is also planned to be operated on a trust operation basis, where 20% of the contracted operator's income is applied to the estimation of CPA's profit.

- Arrastre for a 20ft container of both imported and exported cargo is 2256 pesos and a 12% discount was applied to the profit estimation.

Category	Peso	USD
Arrastre	1,985	34.23

6) Outcomes of estimated revenue

- The Profit items for this project are charges on vessel, charges on cargoes, charges on storage, wharfage, and the arrastre. *The profit estimation on this project through 30 years of operation of Cebu International Port is estimated and applied in the same way for First Sangat port based on the assumed initial cargo volume of 6,000,000MT (300,000 TEU) which is very conservative for the 1st year of operation and the estimated results are as shown below.*

Summary of Revenue Estimation

Item	Profit Constant Price (Php)	Profit Constant Price (\$)	CPA SHARE (Php)	CPA SHARE (\$)
Charges on Vessel	67,500,000.00	1,163,793.10	6,750,000.00	116,379.31
Wharfage	250,939,500.00	4,326,543.10	25,093,950.00	432,654.31
Charges on Cargo	688,200,000.00	11,865,517.24	68,820,000.00	1,186,551.72
Charges on Storage	136,752,000.00	2,357,793.10	13,675,200.00	235,779.31
Arrastre	595,500,000.00	10,267,241.38	59,550,000.00	1,026,724.14
Total	1,738,891,500.00	29,980,887.93	173,889,150.00	2,998,088.79

AVERAGE RATE OF CHARGES PER CONTAINER (TEU)

$$\begin{aligned}\text{ARC} &= \text{Php } 1,738,891,500.00 / 300,000 \text{ TEU} \\ &= \text{Php } 5,796.31 / \text{Container} \\ &= \text{Php } 289.81 \text{ PER METRIC TON} \\ &= \text{or } \underline{\underline{5.0 \text{ USD Per Metric Ton}}}\end{aligned}$$

NOTES:

- The projected revenue reflected is on the 3rd year from the start of construction and expected to increase to 10% on the following year based on the existing volume of the Cebu Port Authority which for the year 2023 amounted to 70,000,000 Metric Tons or equivalent to 3,500,000 TEU's.
- From year 5 and after the full completion of construction of ports and ITS berthing facilities, Storage and Warehousing Facilities, acquisition and installation of all Shore to Ship Quay Crane, Rubber Tired Gantry Crane and other equipment, additional income from warehousing facilities will accrue and the projected revenue will double and increases at annual rate of 7-10% per year.

OTHER SOURCE OF REVENUE

Projected source of revenue and income in the first three (3) years of operation based on prospective and incoming clients who submitted Letter of Intent (LOI) and from nearby location & based on data from (CPA)k	Annual Projected Revenues	
	Php	USD
a. For Use of Birthing & Docking Facilities, Arrastre & Stevedoring Services Projected Revenue at 3,000,000 MT (10% of CPA volume) both Inbound/Outbound Cargo @ Php5,796.31/TEU	1,738,891,500.00	29,980,887.93
b. Cargo Handling Services & Rental of Equipment at a minimum of Php 5,000,000.00/month	60,000,000.00	1,034,482.76
c. Use of Warehousing Facilities; 90 Units of 1000 sq. m./unit at Php 300/sq. m. = 300,000/unit 90 x 300,000 = 27,000,000/month	324,000,000.00	5,586,206.90
d. Lease of open Container/stockyard Open Area = 69,445.06 sq. m. @ Php 50/sq. m. = Php 3,472,253.16 x 12	41,667,036.00	718,397.17
• Projected Annual Total Gross Revenue	2,164,558,536.00	37,319,974.76
• Operating Cost & Other Expense Assume @ 15% of Gross Revenue	324,683,780.40	5,597,996.21
• CPA Share @ 10% of Gross	216,455,853.60	3,731,997.48
• Projected Total Annual Net Income (Before Taxes & Other Expense)	1,623,418,902.00	27,989,981.07

FINANCIAL PROJECTION FROM LAND VALUATION & APPRECIATION AFTER COMPLETION

The construction of international port and its reclamation component with a total area of 27.43 (including berthing area) hectares together with the land development and construction of Port Facilities & Amenities would require a total budget of Php12,440,559,871.82/ \$Php15,073,014,463.23 or \$259,879,559.71 @ FX of 1 USD : Php58 broken down as follows; to wit,

A. TOTAL COST OF THE PROJECT	Php	USD
• Proponents Equity – 236,689.5 SQM @ Php8,000/sq. m.	1,995,522,400.00	34,405,558.62
• Funding requirements broken down as follows:		
a. General Req. (FS, Det. Engr'g. Clearances	952,514,127.47	16,422,657.37
b. Containment, Reclamation & Land Dev.	4,625,825,760.81	79,755,616.57
c. Construction of Ports & Berthing Areas	4,808,863,797.99	82,911,444.79
d. Port Facilities, Equipment and Amenities	4,685,810,776.96	80,789,840.98
Total Reclamation, Land Dev. & Construction Cost	15,073,014,463.23	259,879,559.71
TOTAL PROJECT COST	17,068,536,863.23	294,285,118.33

• Cost of Reclamation Per Square Meter = Php 5,578,339,888.28 /236,689.5 (Including Containment & Land Dev.)

= Php 23,568.18 or USD 406.35/SQ. M

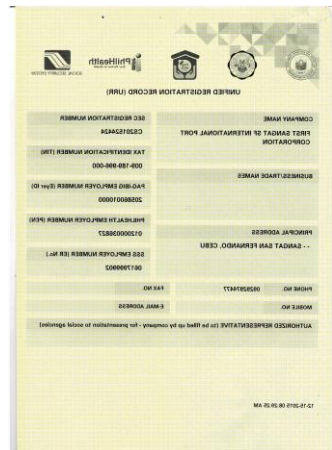
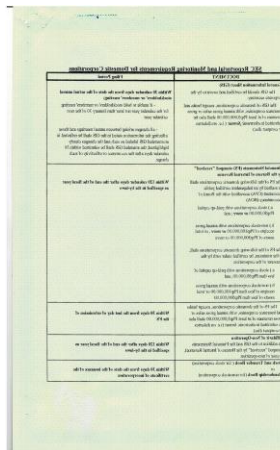
B. INCREASE IN VALUE OF LAND AFTER RECLAMATION	Php	USD
• Total Area after reclamation = 236,689.5 sq. m.		
• Value of Land after Reclamation @ 75,000/sq. m	17,751,712,500.00	306,064,008.62
• Less cost of: General Requirements	952,514,127.47	16,422,657.37
Containment, Recla., & Land Dev.	4,625,825,760.81	79,755,616.57
Propo. Equity at Php8,000/sq. m.	1,995,522,400.00	35,634,328.57
Total cost	7,573,862,288.28	130,583,832.56
Net Gain in Land Value	10,177,850,211.72	175,480,176.06

C. VALUE OF THE WHOLE AREA INCLUDING BIRTHING AREA PORT FACILITIES AND AMENITIES	Php	USD
Assumptions: Total Gross Area =274,439.3 SQ.M. Value of the Land after Reclamation, Land Development & Construction of Port Facilities @ a minimum of Php100,000 to as high of Php 200,000/sq. m.		
a. At Minimum Price of Php100,000/sq. m.		
Php 100,000/sq. m. x 274,439.30 sq. m.	27,443,930,000.00	473,171,206.89
Less Cost of Dev.& Propo. Equity	15,073,014,463.23	259,879,559.71
Total Net Gain in Value	12,370,915,536.00	213,291,647.18
b. At Maximum Price of Php200,000/sq. m.		
Php 200,000/sq. m. x 274,439.30 sq. m.	54,887,860,000.00	980,140,357.14
Less Cost of Dev.& Propo. Equity	15,073,014,463.23	259,879,559.71
Total Net Gain in Value	39,814,845,536.18	686,462,854.08

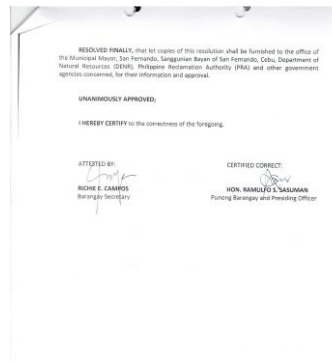
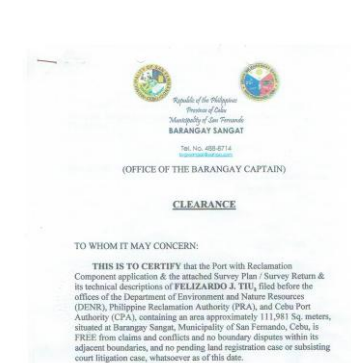
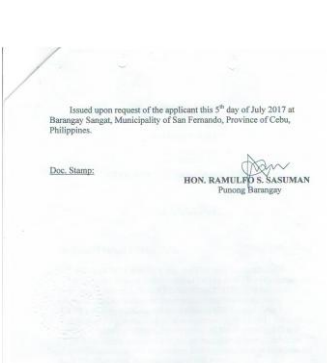
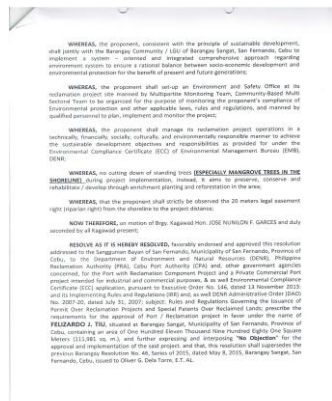
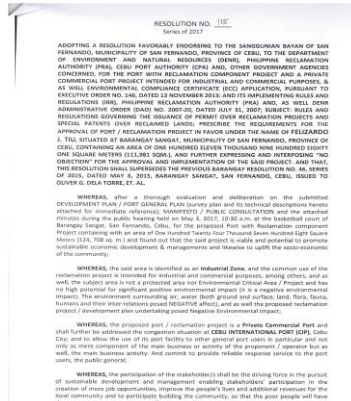
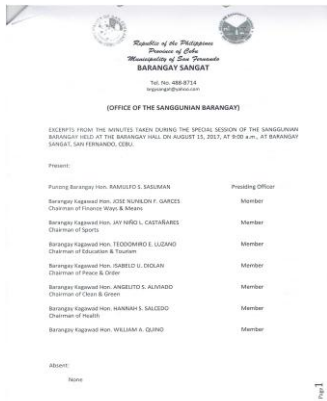
AVAILABLE DOCUMENTS

1. SURVEY PLAN OF THE PROJECT
2. CERTIFICATIONS FROM THE DENR ISSUED FOR THE PURPOSE OF ASCERTAINING THE LAND CLASSIFICATION STATUS OF THE PROJECT AREA
3. ENDORSEMENT/ BRGY. RESOLUTION OF BRGY. SANGAT, SAN FERNANDO, CEBU, INTERPOSING NO OBJECTION
4. RESOLUTION OF THE MUNICIPALITY OF SAN FERNANDO, CEBU APPROVING THE PROJECT AND INTERPOSING NO OBJECTION
5. SITE DEVELOPMENT PLAN/MASTER DEVELOPMENT PLAN
6. APPROVED ENVIRONMENTAL COMPLIANCE CERTIFICATE (ECC)
7. PRA APPLICATION FOR RECLAMATION – .
8. BATHYMETRIC SURVEY PLAN
9. CLEARANCES AND CERTIFICATIONS ISSUED BY THE DIFFERENT GOVERNMENT AGENCIES
10. PHILIPPINE RECLAMATION AUTHORITY ENDORSEMENT
11. DENR R-7 RECOMMENDATION FOR AREA CLEARANCE
12. AREA CLEARANCE (AUTOMATIC APPROVAL ORDER ISSUED BY ARTA)
13. CLEARANCE FROM CEBU PORT AUTHORITY & PROVISIONAL PERMIT TO CONSTRUCT
14. CLEARANCE FROM THE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS (DPWH) DISTRICT & REGIONAL OFFICE
15. CERTIFICATION FROM THE BIR INDICATING THE CURRENT ZONAL VALUE OF THE PROPERTY WITHIN THE VICINITY PER SQUARE METER FOR COMMERCIAL USE
16. CERTIFICATION FROM THE ASSESSOR'S OFFICE INDICATING THE CURRENT ASSESSED VALUE OF THE LAND WITHIN THE VICINITY PER SQUARE METER FOR COMMERCIAL USE.
17. COMPANY REGISTRATION WITH SEC, GIS & FS

SEC ARTICLES OF INCORPORATION



BRGY. SANGAT RESOLUTION for FTIU



[illegible]

REPUBLIC OF THE PHILIPPINES EXECUTIVE DEPARTMENT OFFICE OF SAN FERNANDO MUNICIPALITY OF THE Iloganang Bantay	WHEREAS, the proponent, call up an Environment and Safety Office as a companion project called by Multi-Party Monitoring Teams, community-based multi-stakeholder group organized for the purpose of ensuring the project's compliance of Environmental protection and other applicable laws and regulations, and mandated by qualified personnel to implement;	WHEREAS, the municipality government, through the Local Chief Executive shall see conditions on the construction and operations of this project and such conditions must be approved by the Sangguniang Bantay;
EXCEPT FROM THE IMMEDIATE/LOCALITY OF THE RECLAMATION SITE OF THE SANGUNIAN/RAYAL, SAN FERNANDO, CEBU HEREIN SET OUT AT THE END OF THE SECOND PART.	WHEREAS, the proponent shall manage to reclamation project responsible in a technically, financially, socially, culturally, and environmentally reasonable manner to ensure the sustainability development and responsiveness to the needs of the community; the implementing rules and regulations of the Executive Order No. 161, DENR Administrative Order No. 390-92 and Other existing laws;	WHEREAS, relations to the above-mentioned conditions shall warrant the revocation of this endorsement;
Hon. Fabian C. Solares Hon. Eugene V. Bacalla Hon. Philip L. Alcala Hon. Enrique D. Berciano Hon. Alexander P. Riccio Hon. Alfonso S. Oquias Hon. Frank Lee Hon. Ramilay A. Gonsales Hon. Eileen C. Villar Hon. Johnny A. Arriaga	WHEREAS, the proponent shall ensure that the standards of environmental protection are met in the course of the reclamation operations and submit regular report to government agencies concerned;	WHEREAS, that the proposed reclamation project will start at the latest standing margin;
RESOLUTION NO. 342	WHEREAS, proponent shall be responsible in the monitoring of environment, safety and health conditions in the reclamation site and shall comply with all the rules and regulations;	Now Therefore, in motion of Mrs. Alexander Alarcon, jointly resolved by Hon. Alfonso Oquias and Hon. Ramilay Gonsales;
TO RECOGNIZE AND GRANT THE APPLICATIONS OF RECLAMATION OF: FELISIANO AND FELISIANO "LA TANGAL" SAN DEVELOPMENT CORP. TO RECLAIM/CONSTRUCT AND DEVELOP A PRIVATE COMMERCIAL PORT FACILITY IN BARANGAY SAN FERNANDO, MUNICIPALITY OF SAN FERNANDO, CEBU COMPRISING AN AREA OF ONE HUNDRED TWENTY FOUR SQUARE SEVEN HUNDRED EIGHTY SEVEN (124,787) SQ. M.	WHEREAS, the reclamation project shall be the future site for commercial and industrial purposes for the expansion and improvement of the Sangat port facility pursuant to accommodate larger vessels for docking or disavow;	RESOLVED, it is a hereby resolved, a resolution granting the application of Ruben D. Feliciano and Felisiano D. Tangal San Development Corp. to construct and develop a private commercial port facility in barangay Bantay, Municipality of San Fernando, Cebu comprising an area of One Hundred Twenty Four Thousand Seven Hundred Eighty Seven (124,787) SQ. M. and One Hundred Twenty Four Thousand Seven Hundred Eighty Seven (124,787) SQ. M., respectively;
HUNDRED TWENTY FOUR THOUSAND SEVEN HUNDRED EIGHTY SEVEN (124,787) SQ. M.	WHEREAS, the proposed expansion/improvement of the port facility is a private commercial port and shall further be addressed the congestion situation at CGR INTERNATIONAL PORT, Cebu, and to allow the use of its port facility to accommodate larger vessels in the particular and not only; more complement of the main harbor of activity of the port/enterprise but also in the business activity. And cannot provide reliable response service to the port users, the public at large;	RESOLVED FURTHER, that 142 copies of this resolution shall be furnished to the office of the MAYOR, DENR, DPWH, DPAP, DPRA and other government agencies concerned for their information and record;
MOTIVS (PREAMBLE) SHALL BE RESPECTIVELY	WHEREAS, this project shall be a "Traditional Zone" as certified by the Environmental and Management Planning Institute participation in the creation of many job opportunities, improve the local economy and the quality of life of the community; and to participate building the community, so that the poor people will have the opportunity to access private life (poverty eradication);	UNLAWFULLY CARRIED I hereby certify to the correctness of the above-stated resolution.
WHEREAS, endorsement of the Sangguniang Bantay of San Fernando, Cebu dated July 23, 2015, now forwarded this to Sangguniang Bantay, No. 46, series of 2015, dated June 8, 2015, Entitled "Introducing No Objection" relative to the reclamation Project in barangay Sangat, San Fernando, Cebu;	WHEREAS, the subject port is a "Traditional Zone" as certified by the Sangguniang Bantay of Barangay Sangat, San Fernando, Cebu, as shown in the "Comprehensive land Use Zoning Map" of Barangay Sangat, San Fernando, Cebu, dated 2011, and the Environmental Court Assessments and has a high potential for "significant positive land use" in a region that is a natural resource;	ATTESTED: RAUL C. SORIANO Vice Mayor/Presiding Officer
WHEREAS, the Philippine Reclamation Authority (PRA) is the primary government agency responsible for the approval of reclamation projects in consonance with the E.O. No. 164 dated 11 November, 2013 and its implementing Rules and Regulations (IRR) and as well as DENR Administrative Order No. 390-92 dated July 20, 1992 SUBJECT: RULES AND REGULATIONS GOVERNING THE RECLAMATION OF SHORELAND AND RECLAMATION PROJECTS AND SPECIAL PATENTS OVER RECLAIMED LANDS;	WHEREAS, the subject port is a "Traditional Zone" as certified by the Sangguniang Bantay of Barangay Sangat, San Fernando, Cebu, as shown in the "Comprehensive land Use Zoning Map" of Barangay Sangat, San Fernando, Cebu, dated 2011, and the Environmental Court Assessments and has a high potential for "significant positive land use" in a region that is a natural resource;	TERESA C. TAYAN 10 Sanggiao
WHEREAS, it is the policy of the Local Government Unit (LGU) of the Municipality of San Fernando, Cebu to ensure that development activities shall not compromise the right of people to a sustainably balanced environment; protection and rehabilitation of the environment, and natural resources; and, in such, the LGU shall ensure that environmental safeguards are in place whenever development projects are undertaken, particularly activities pertaining to reclamation operations, submerged and the coastal area in general without compromising the interests of environmental protection and livelihood;	WHEREAS, the subject port is a "Traditional Zone" as certified by the Sangguniang Bantay of Barangay Sangat, San Fernando, Cebu, as shown in the "Comprehensive land Use Zoning Map" of Barangay Sangat, San Fernando, Cebu, dated 2011, and the Environmental Court Assessments and has a high potential for "significant positive land use" in a region that is a natural resource;	APPROVED:
WHEREAS, the Local Government Unit of 1995, since 1995 as a result of the environment and natural resources management. Likewise, the order assigns municipalities the task of establishing a solid waste disposal or environment management system and services or facilities related to environmental protection;	WHEREAS, the proposed reclamation component and/or reclamation activity is part of the plan of works of development or infrastructure project for the coastal/development and other similar infrastructure activity consonant with the E.O. No. 164, and to implementing rules and regulations (Introduce Order No. 39-92) and other applicable	LEONARDO G. MELITA Mayor
WHEREAS, the proponent, consistent with the principle of sustainable development, shall jointly with the LGU of San Fernando, to implement a project-oriented and integrated comprehensive approach regarding environment system to ensure a optimal balance between socio-economic development and environmental protection for the benefit of present and future generations;	WHEREAS, the proposed reclamation component and/or reclamation activity is part of the plan of works of development or infrastructure project for the coastal/development and other similar infrastructure activity consonant with the E.O. No. 164, and to implementing rules and regulations (Introduce Order No. 39-92) and other applicable	2017

14-00000TARMS Form No. 51-C
 Forwarded January, 1962

OFFICIAL RECEIPT
 OF THE
 REPUBLIC OF THE PHILIPPINES

No. 6865747 K

Date 01/27/64

Agency *Philippine Gen Cons* Fund *(A)*
 Project *Philippine Gen Cons*
 Name of Contributor _____ Account Code _____ Amount _____
Indefinite Jan 1963
Philippine General Cons
Send on 1/20/64

TOTAL _____

Amount in Words *175.00*

☒ Cash ☐ Debit ☐ Transfer ☐ Other
☒ Check
☐ Military Order

RETURN THE RECEIPT TO ISSUING OFFICE

LELAY MEARES
 01/27/64

Note: Write the number and date of this receipt at the back of this check or money order received.

ACCOUNTING FORM NO. 19-C
Approved January, 1954

(ORIGINAL)

Official Receipt- of the Republic of the Philippines Nº 6665748 K			
Date	<u>1/17/58</u>		
Paid To (Agency)	<u>Religio Agri Co Inc</u>		
For (Purpose)	<u>Religio Agri Co Inc</u>		
Nature of Collection	Amount of Invoice	Cash	Amount
<u>Self-Collection</u>	<u>100.00</u>	☒	<u>100.00</u>
<u>(Not Self-Collection)</u>		☐	
<u>Other Payments</u>		☐	
TOTAL		☒	
Amount in Words	<u>One Hundred</u>		
☒ Cash ☐ Check ☐ Money Order	Pledged <u>Yes</u> / <u>No</u>	Number <u>100</u>	Date <u>1/17/58</u>
Reason for the return stated below:			
LELYA RECARGES RECEIVED FOR			

NOTE: Write the number and date of this receipt on the back of check or money order received.

September 18, 2015

**JAND CLASSIFICATION STATUS/
UNDER LIT NO. ORIGINAL SURVEY)
(AREA OF 124'W 80. M. SITUATED AT
GAT, SAN FERNANDO, CEBU"**

I like to request from your good office for LAND CATION) of the herein attached Sketch Plan of Land s), containing an area of 124'W 80 sq. m., situated at one was attached Original Survey Plan of Land).

in kind and favorable action.

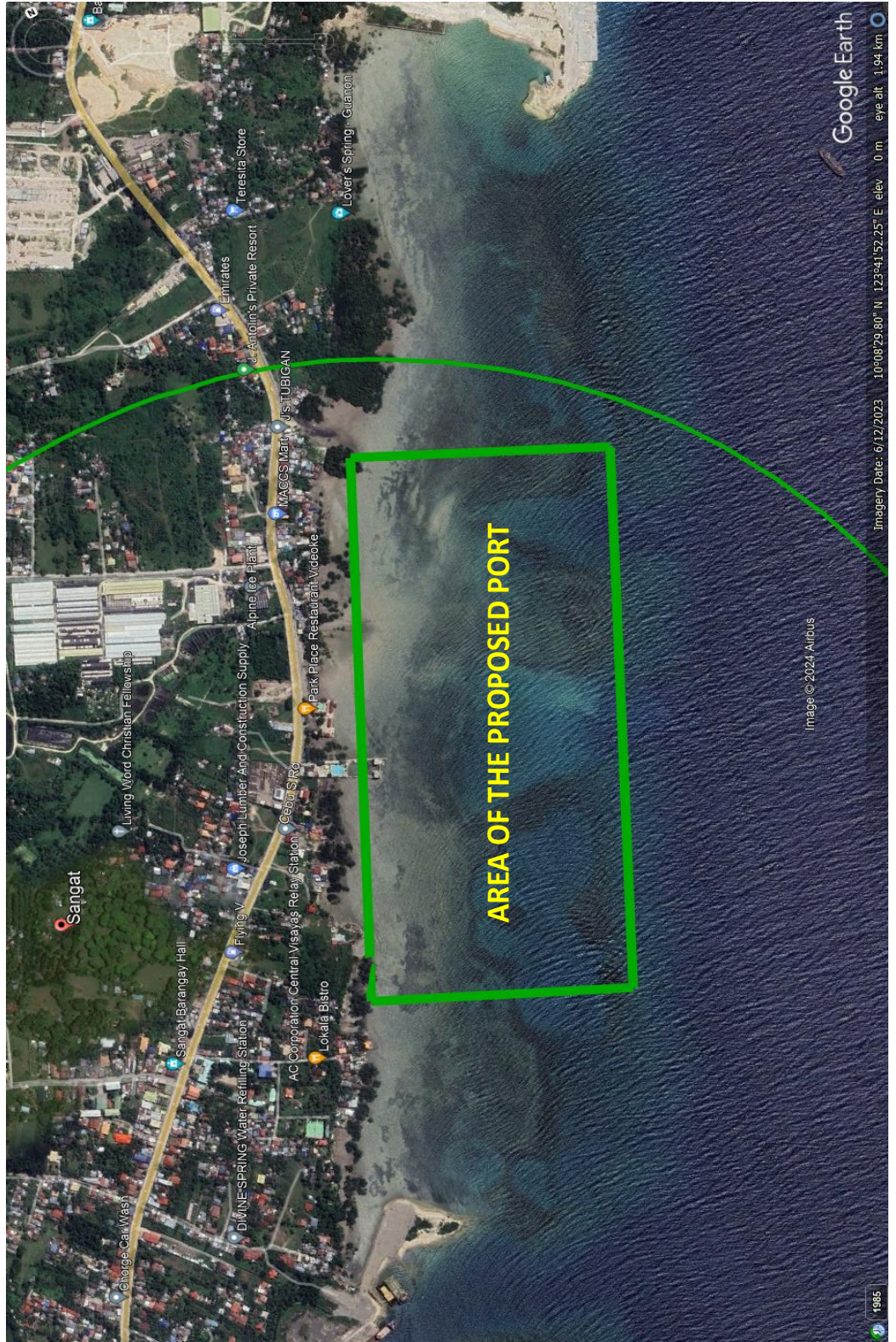
Very truly yours,

RUBEN O. PALANIANO
Representative

FLORENTESA REYNOLDA

[illegible]

BIRDS EYE VIEW OF PROPOSED SEAPORT & RECLAMATION LOCATION



LOW TIDE VIEW OF THE PROPOSED SITE



PERMIT TO CONSTRUCT ISSUED BY CEBU PORT AUTHORITY



Republic of the Philippines
CEBU PORT AUTHORITY
CIP Complex, S. Osmeña Blvd., N. Reclamation Area, Cebu City

PROVISIONAL PERMIT TO CONSTRUCT PRIVATE NON-COMMERCIAL PORT

2018-01

Know All Men By These Presents:

Pursuant to Republic Act 7621 (Charter of the Cebu Port Authority), CPA Administrative Order Nos. 01-2001 (General Port Rules and Regulations) and 02-2010 (Omnibus Policy on Construction and Operation of Private Ports),

THIS PROVISIONAL PERMIT IS HEREBY GRANTED TO

FIRST SANGAT SF INTERNATIONAL PORT CORPORATION

For the construction of a private non-commercial port facility at Barangay Sangat, Municipality of San Fernando, Cebu.

In testimony whereof, the seal of the Authority and signature of its General Manager are hereunto affixed.

Given this 29th day of January 2018 in Cebu City, Philippines.

This Permit is valid for six (6) months, from 01 February 2018 until 07 August 2018.

Not valid w/o
Official seal

Approved:

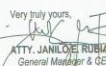
ANGELO C. VERDAN
CPC Vice Chair & CPA General Manager

[illegible]

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

DENR R7- ENDROSEMENT FOR ISSUANCE OF AREA CLEARANCE

42

	Republic of the Philippines PHILIPPINE RECLAMATION AUTHORITY (Public Estates Authority)													
	7 th floor, Legaspi Towers 200 Bldg., 107 Pasco de Rosas St., Legaspi Village, 1226 City of Makati Tel. No. (02) 659-8202 / Fax/telex No. (02) 815-0362 Website: www.pra.gov.ph													
	17 August 2017													
Ms. EMMA E. MELANA OIC - Regional Director Department of Environment and Natural Resources (DENR) Sudion, Lahug Cebu City														
Subject : <u>Request for the issuance of an "AREA CLEARANCE" of the proposed Reclamation Project in Brgy. Sangat, San Fernando, Province of Cebu.</u>														
Dear OIC-RD Melana:														
This is with reference to the letter of Mr. Ruben O Feliciano and Atty. Felizardo J. Tiu dated July 31, 2017, requesting for a clearance and/or endorsement from this Agency relative to their application for the issuance of an "Area Clearance" as required by the DENR Region VII in its letter dated May 25, 2017, for their proposed Reclamation Project in Brgy. Sangat, San Fernando, Province of Cebu with corresponding area as follows: <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">APPLICANT</th> <th style="text-align: left;">AREA</th> <th style="text-align: left;">LOCATION</th> </tr> </thead> <tbody> <tr> <td>Mr. Ruben O Feliciano</td> <td>124,708 square meters</td> <td>Brgy. Sangat, San Fernando, CEBU</td> </tr> <tr> <td>Atty. Felizardo J. Tiu</td> <td>111,881 square meters</td> <td>Brgy. Sangat, San Fernando, CEBU</td> </tr> <tr> <td>TOTAL AREA</td> <td>236,589 square meters</td> <td></td> </tr> </tbody> </table>			APPLICANT	AREA	LOCATION	Mr. Ruben O Feliciano	124,708 square meters	Brgy. Sangat, San Fernando, CEBU	Atty. Felizardo J. Tiu	111,881 square meters	Brgy. Sangat, San Fernando, CEBU	TOTAL AREA	236,589 square meters	
APPLICANT	AREA	LOCATION												
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Atty. Felizardo J. Tiu	111,881 square meters	Brgy. Sangat, San Fernando, CEBU												
TOTAL AREA	236,589 square meters													
Kindly be informed that an "Area Clearance" issued by the DENR is among the mandatory documents required by PRA pursuant to E.O. No. 146 to be complied with by an Applicant prior to the processing for approval of the reclamation project whereby the subject area applied is declared free from any legal impediments or has no existing tentorial instruments, among other concerns of the DENR. In view thereof, may we respectfully endorse the aforementioned request of the applicants for your appropriate action. Your immediate action on the matter will be highly appreciated. Thank you. Very truly yours,  ATTY. DANILLO RUMBAO General Manager & CEO														
<i>Copy furnished:</i> MR. RUBEN O. FELICIANO, Sangat Brgy. Chief, Door 4 - Central Town House, Mango Green Village, Santitas, A.B. Fortes, Marikina City MR. FELICIANO J. TIO, Door 4 - Central Town House, Mango Green Village, Santitas, A.B. Fortes, Marikina City														
1 Annex "A" 1 Annex "B"  PHILIPPINE RECLAMATION AUTHORITY (R-10-011)  08-081-2017.0202 ATTN: DENR Regul. 07-0617-01-02														



ARTA
ARTS AND RESEARCH
TRADING ASSOCIATION



**IN THE MATTER OF APPLICATION FOR
AUTOMATIC APPROVAL OF AREA
CLEARANCE BY RUBEN O. FELIZARDO
AND ATTY. FELIZARDO J. TUI AGAINST
THE DEPARTMENT OF ENVIRONMENT
AND NATURAL RESOURCES – LAND
MANAGEMENT BUREAU**

X-----X

Copy Furnished:

HON. ROY A. CIMATU, Res. Gen.
Secretary
Department of Environment and Natural Resources
Viayas Avenue, Cebu, Cebu City 1100
ohs.denn@gmail.com / hes@denr.gov.ph

DENR-LAND MANAGEMENT BUREAU
680 Estero Bldg. Quezon Avenue,
Brgy. Paligawan, Quezon City
undersecretary@denr.gov.ph
offland@denr.gov.ph
denrmls@denr.gov.ph

ATTY. FELIZARDO JUI
felizardojui@gmail.com

Complaint Ticket Number 2019101275

ORDER OF AUTOMATIC APPROVAL

In a clarificatory hearing held 27 February 2020, the Complainant/Applicants, Mr. Ruben O. Felizardo and Atty. Felizardo J. Tui were able to prove that DENR-LAND MANAGEMENT BUREAU (DENR-LMB) failed to approve / disapprove their application for Area Clearance despite submission of all required documents and payment of all required fees and charges.

Thus, under Section 10 of Republic Act No. 11533 or the "Ease of Doing Business and Efficient Government Service Delivery Act of 2018" the said application for Area Clearance as attested by Mr. Felizardo's Affidavit of Complainant is hereby **DECLARED COMPLETE**, and is now **AUTOMATICALLY APPROVED** by operation law. The acknowledgment receipt together with the official receipt for payment of all required fees and charges to the application or requesting party shall be enough proof or has the same force and effect of a license, clearance, permit, certification or authorization.

The DENR-LMB, through USEC, ATTY. JUAN MIGUEL T. CURIA, ATTY. EMELYNE V. TALABIS, RODOLFO C. GARCIA, MRS. ERMA DURRMIT, MARCIAL C. AMARO, and/or MR. FLORENDO REY, is directed to comply with this Order immediately and to submit proof of COMPLIANCE within three (3) working days from receipt of this Order. Should the DENR-LMB fail to comply despite due notice, this complaint shall be referred to the Investigation, Enforcement and Litigation Office of the Anti-Retal Taps Authority for further investigation.

10 November 2021, Quezon City.

ATTY. JAMES C. NG
*Director for Investigations, Enforcement and
Litigation Office*

Eduardo V. Brungas

ATTY. EDUARDO V. BRUNGAS
Deputy Director General for Legal



enrmls

¹ None discussed and herein represented by his co-complainant Atty. Felizardo J. Tui

² Attached hereto.

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Document compiled by all parties on 2021-12-03 08:27:51 UTC	
Page 1 of 1	



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Contact Details:

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Metro Manila, Philippines

Contact Person:

Engr. Mauro R. Centeno

Vice President-Project Manager

Mobile Nos. (+63) 916-7141500; 0932-7440398

Atty. Felizardo J. Tiu, R.C.E.

Proponent-President

Mobile Nos. (+63) 917-3234894; 0968-8548218