

KOPHIEN
HOLDINGS INC.

Siruma Smart City Business Development Summary

Drafted by
Engr. Nickerson S. Ouano
Dean Martin C. Dela Cruz

11 November 2023

Our Vision

A green smart city should be a place where people can live, work, and play in a healthy and sustainable environment.

We envision it to be a place where technology is used to improve the quality of life for all residents.

Our Mission

Our mission is to create a thriving, sustainable, and resilient city that integrates cutting-edge technology, environmental consciousness, and innovative urban planning to foster a harmonious balance between economic growth, ecological preservation, and social well-being.

Executive Summary

Siruma is located in the southernmost tip of Camarines Sur, Philippines. It is situated on the western side of the province, facing Lagonoy Gulf.

It is bounded by Caramoan to the east, Buhi to the north and Pacific Ocean to its southeastern and northeastern seaboard.

The site is a strategic location and a gateway for goods and services from overseas to be delivered faster, as it is situated in Luzon, specifically Manila in the northwest, then Visayas and Mindanao in the Southwest.



Executive Summary

Siruma is located in a region with abundant renewable energy resources, including solar, wind, and geothermal.

The municipality has a flat to gently rolling topography, which is ideal for solar and wind farms. There are also geothermal resources in the area, which could be used to generate electricity.

The development of an energy storage hub in Siruma would be a major step forward for the municipality. It would help the country to promote the use of renewable energy.

An energy storage hub in Siruma could provide a number of benefits to the municipality and the surrounding area. With these technologies, it could help the country to reduce reliance on fossil fuels, which are a major source of greenhouse gas emissions.

Also, it will create jobs and boost the local economy. The development of an energy storage hub in Siruma would also be a model for other countries in the region.

Executive Summary

Siruma has the potential to become a logistics hub. It has the following factors that make it a suitable location for becoming a logistics hub:

It is located in a strategic location, with easy access to major markets in the Philippines and Southeast Asia. The municipality is situated on the western side of Camarines Sur, facing Lagonoy Gulf.

It is also close to the Batangas port, which is one of the busiest ports in the country.

In addition, the local government of Siruma is supportive of the development of a logistics hub in the municipality.

The government has already allocated land for the development of a logistics park and is working with private sector partners to develop the necessary infrastructure.

The municipality has a good infrastructure in place, including roads, power lines, and telecommunications networks.

Executive Summary

When it comes to manpower, Siruma has a large and growing population, which provides a ready pool of labor for logistics companies.

The municipality is also home to a number of educational institutions, which can provide training for logistics workers with a relatively low-cost location to operate a logistics hub with a lower land and labor costs than some other parts of the Philippines.

The local government has created a business-friendly environment that is attractive to logistics companies. The government has streamlined the permitting process and has made it easier for businesses to operate within Siruma

The municipality has the potential to become a major center for trade and commerce in the Philippines and Southeast Asia.

Siruma has the right location and infrastructure for logistics companies to thrive. With Siruma Smart City, we can develop a successful logistics hub that will benefit the municipality and the region in a number of ways.

We believe in
affordable access
to technology that
empowers ideas to
express premium
quality lifestyle.

Siruma Smart City

The path for a green smart city with an industrial zone, eco zone, and real estate is to create a thriving, sustainable, and resilient city that integrates cutting-edge technology, environmental consciousness, and innovative urban planning.

One of our objective to establish a smart city that will enhance urban mobility, embrace smart infrastructure, and empower citizens. Through environmental intelligence, it will create an impact to the nation as a premiere and exclusive economic zone.

With a technology driven approach, it will improve air quality, enhanced energy efficiency, reduced the reliance on fossil fuels, sustainable resource management, solid waste management, improved public transportation and reduced traffic congestion creating thriving economic value with sustainable businesses and job creation.

These access to opportunities and resources for all citizens will be a model for sustainable urban development that can be replicated worldwide.

Siruma Smart City is a 1000 hectares prime land situated in the Pacific Ocean.



Transfer Certificate of Title

LAND REGISTRATION AUTHORITY
CERTIFIED TRUE COPY VERIFICATION FORM

JUDICIAL FORM No. 140
(Revised, June 1, 1977)

Book 36
Page 45

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
PROVINCE OF CAMARINES SUR
REGISTRY OF DEEDS

Transfer Certificate of Title
No. RT-5565(3085)

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Siruma, Province of Camarines Sur, more particularly bounded and described as follows:

"A parcel of land, (Plan S1-2676) situated in the Barrio of Daidagon, Municipality of Siruma, Province of Camarines Sur, Island of Luzon, Philippine Island." Beginning at a point marked "1" on plan S1-2676, N. 53 deg. 33'E., 114.90.00m. from BLK No. 1, Municipality of Siruma, Camarines Sur; thence N. 77 deg. 02'W., 319.06 m. to point 2; thence N. 76 deg. 16'W., 241.28m. to point 3; thence N. 74 deg. 20'W., 193.35m. to point 4; thence N. 63 deg. 53'W., 121.65m. to point 5; thence N. 55 deg. 36'W., 210.32m. to point 6; thence N. 74 deg. 56'W., 135.16m. to point 7; thence N. 65 deg. 56'W., 417.70m. to point 8; thence N. 8 deg. 58'W., 541.04m. to point 9; thence 51 deg. 23'W., 332.60m. to point 10; thence N. 74 deg. 31'W., 695.21m. to point 11; thence N. 74 deg. (Cont'd. on page 2-A)

is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of APOLONIO E. NAVARRO of legal age, Filipino, married to Trinidad P. Navarro, with residence and postal address at 578 M. Castro, Tinago, Naga City subject to the provisions of the said Land Registration Act and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

It is FURTHER CERTIFIED that said land was originally registered on the 3rd day of October, in the year nineteen hundred and Forty-One, in Registration Book No. page of the Office of the Register of Deeds of Camarines Sur, as Original Certificate of Title No. 2301, pursuant to a Sales patent granted by the President of the Philippines, on the 19th day of February, in the year nineteen hundred and Forty-One, under Act No. 2874.

This certificate is a transfer from Sales Patent ORIGINAL Certificate of Title No. 2301, which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at City of Naga, Philippines, on the 28th day of June, in the year nineteen hundred and Sixty, at 9:00 A.M.

(SOD.) FILEMON M. ODIAVAR
Register of Deeds

Naga City, Philippines
(Owner's postal address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

1611953177

This is a Certified True Copy of TCT RT-5565 on file at Registry of Deeds of Province of Camarines Sur. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Land Registration Authority Central Office Kiosk. Requested By: KOPHIEN HOLDINGS INC. / JEIZEL F. MOISES.

Ref. No. : 2023021014 OR No. : 1031897092
Date : 10/23/2023 OR Date : Oct 19 2023
Time : 08:56:39 AM Amt. Paid: 797.73

KOPHIEN HOLDINGS INC.

Transfer Certificate of Title

LAND REGISTRATION AUTHORITY
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Page 4 **RT-5565 (368T) p.2**

MEMORANDUM OF ENCUMBRANCES
(When necessary use this page for the continuation of the technical description)

Continuation of technical description:
26'W., 660.14m. to point 12; thence N. 60 deg. 41'W., 601.32m. to point 13; thence N. 89 deg. 42'W., 609.12m. to point 14; thence N. 23 deg. 56'W., 150.62m. to point 15; thence N. 42 deg. 15'E., 371.41m. to point 16; thence N. 24 deg. 25'W., 551.23m. to point 17; thence N. 29 deg. 30'E., 282.76m. to point 18; thence N. 71 deg. 05'E., 761.32m. to point 19; Thence S. 63 deg. 30'E., 182.31m. to point 20; thence N. 71 deg. 06'E., 660.25m. to point 21; thence N. 26 deg. 07'E., 401.15m. to point 22; thence N. 31 deg. 20'E., 592.37m. to point 23; thence N. 3 deg. 13'E., 1021.51m. to point 24; thence N. 48 deg. 20'E., 508.31m. to point 25; thence S. 69 deg. 29'E., 206.62m. to point 26; thence S. 7 deg. 15'W., 421.76m. to point 27; thence S. 13 deg. 01'W., 401.23m. to point 28; thence S. 71 deg. 07'E., 195.51m. to point 29; thence S. 8 deg. 40'E., 772.51m. to point 30; thence S. 24 deg. 02'E., 941.65m. to point 31; thence S. 43 deg. 04'E., 344.17m. to point 32; thence S. 6 deg. 20'E., 697.31m. to point 33; thence S. 52 deg. 10'W., 559.16m. to point 34; thence S. 12 deg. 05'E., 192.57m. to point 35; thence S. 37 deg. 40'E., 141.71m. to point 36; thence S. 1 deg. 01'E., 532.97m. to point 37; thence N. 80 deg. 19'E., 885.22m. to point 38; thence S. 12 deg. 09'E., 791.84m. to point 39; thence S. 1 deg. 56'W., 350.00m. to point 40; thence S. 24 deg. 00'W., 550.00m. to the point of beginning. Containing an area of ONE THOUSAND FOURTEEN, HECTARES, NINETY-TWO ACRES AND NO CENAKES (1014.92) Hectares, more or less. Point 1, old rock 15x60cm., point 8, 10, 14, 18, 21, 23, 24, 33, 34, 36 and 37 are PLS Cyl. conc. mons. 15x60cm., and the rest are stakes. Bounded on the North by the Pacific Ocean; on the East by Pacific Ocean, on the South by the property of Apolinario Navarro vs. Jose Garochitoren; and on the West and Southwest by the Batuanan Bay. Surveyed under authority of Sections 23-33 of Act No. 2874 and in accordance with existing regulations of the Bureau of Lands by Wenceslao Manuel, Deputy Public Land Surveyor, June 12-18, 1935 and approved August 10, 1936. SIGNED FLEMON M. OJANAR, Register of Deeds, of Camarines Sur.

MEMORANDUM OF ENCUMBRANCES
I, GEORGE V. OJANAR, Register of Deeds, of Camarines Sur, do hereby certify that the foregoing is a true and correct copy of the original record of the above described property as the same appears in the records of the Office of the Register of Deeds, of Camarines Sur, and that the same is a true and correct copy of the original record of the above described property as the same appears in the records of the Office of the Register of Deeds, of Camarines Sur, and that the same is a true and correct copy of the original record of the above described property as the same appears in the records of the Office of the Register of Deeds, of Camarines Sur.

GEORGE V. OJANAR
Actg. Register of Deeds, Camar. Sur

(Memorandum of Encumbrances continued on Page B)
(Technical Description continued on Additional Sheet Page)

Register of Deeds

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Page.....B RT-5565 (3085) p. 5

(Continuation of the Memorandum of Encumbrances from Page.....A)

ENTRY NO. 14001 - NOTICE OF ADVERSE CLAIM
Notice of Adverse Claim affecting the parcel of land herein described is filed by atty. Pedro D. Servano per letter dated Jan. 31, 1979. Date of Inscript.- Jan. 31, 1979 at 4:00 pm.

[Signature]
THERESITA B. AQUINO
Reg. of Deeds, Cam. Sur

ENTRY NO. 103417 - JUDGMENT
As per Judgment of the Regional Trial Court, Branch 21, Naga City dated April 28, 1989 in connection with Spec. Procs. No. RTC '84-176, the legal effect of the administrative reconstitution of TCT No. RT-5565 (3085) was upheld and the ruling further provides that titles already reconstituted administratively in accordance with law, cannot be subsequently reconstituted judicially otherwise two (2) reconstituted titles would be issued out of only one lost or destroyed title. Administrative reconstitution is already an accomplished fact. (Date of Decision - April 28, 1989.) Dateinscribed - September 29, 1999 at 9:10 a.m.

[Signature]
THERESITA B. AQUINO
Register of Deeds
Camarines Sur

ENTRY No. 110910 - ORDER
Another Owner's Duplicate copy has been issued per Order of the RTC, Branch 63, Calabanga, Cam. Sur under Spec. Procs. No. RTC-2001-138 dated June 14, 2001 in lieu of the lost one which was declared null and void. (Date of Instrument-June 14, 2001 of Judge Freddie Balonso. (Date of Inscription-September 24, 2001 at 10:20 a.m.

[Signature]
THERESITA B. AQUINO
Register of Deeds, Cam. Sur

ENTRY No. 147589-AFFIDAVIT OF ADVERSE CLAIM
An Affidavit of Adverse Claim is hereby filed by Conrado O. Colerins alleging certain rights and interest as vendee of the property herein described per deed on file in this office. Date of Instrument-December 15, 2008; Doc. No. 372; Page No. 77; Book No. I; S. of 2008 of Not. Pub. Abelardo B. Albis, Jr., of Quezon City. Date of Inscription-December 17, 2008 at 11:20 a.m.

[Signature]
ATTY. VICTORIANO D. CAUBANG II
Register of Deeds, Cam. Sur
Register of Deeds

(Continued on Page.....C)

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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LRA11897092

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Page C RT-5565 (3045) p. 4


(Continuation of the Memorandum of Encumbrances from Page B)

10-10-11 *John and Mary*

(Continued on Additional Sheet) Page
Register of Deeds

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LRA 118931720

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Judicial Form No. 140

TCT No.: 080-RT-5565
Page No.: 5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2012002732 **Date:** November 29, 2012 09:46:06AM

COURT ORDER : ISSUED BY ACTING PRESIDING JUDGE ANTONIO C. A. AYO, JR., OF THE REGIONAL TRIAL COURT, BRANCH 63, CALABANGA, CAMARINES SUR, IN SPEC. PROC. NO. '12-557, DATED SEPTEMBER 25, 2012, CERTIFIED AS FINAL AND EXECUTORY, GRANTING THE PETITION FOR CANCELLATION OF ADVERSE CLAIM AND DIRECTING THE REGISTER OF DEEDS OF CAMARINES SUR TO CANCEL THE ADVERSE CLAIM ANNOTATED UNDER ENTRY NO. 147589 CAUSED TO BE ANNOTATED BY CONRADO O. COLARINA ON 17 DECEMBER 2008 ON THE TRANSFER CERTIFICATE OF TITLE NO. RT-5565 (3085) IN THE NAME OF APOLONIO F. NAVARRO. DATE OF INSCRIPTION - NOVEMBER 29, 2012 AT 9:46 A.M.

ATTY. VICTORIANO D. CAUBANG II
Registrar of Deeds, Province of Camarines Sur

Entry No.: 2018000191 **Date:** January 24, 2018 10:26:14AM

NOTICE OF LIS PENDENS : FILED BY ATTY. RICARDO C. DE LOS SANTOS, JR., COUNSEL FOR THE PETITIONERS, GIVING NOTICE THAT A CASE HAS BEEN FILED ON DECEMBER 21, 2017 AND IS NOW PENDING AT THE REGIONAL TRIAL COURT, BRANCH 63, CALABANGA, CAMARINES SUR, DOCKETED AS CIVIL CASE NO. 17-381, ENTITLED " HEIRS OF CONRADO O. COLARINA AND CONCESA MAGISTRADO, REP. BY SHIRLEY COLARINA MANAOG, PETITIONERS, -VERSUS- , HEIRS OF APOLONIO E. NAVARRO AND TRINIDAD P. NAVARRO, RESPONDENTS", FOR CANCELLATION OF REISSUED OWNER'S DUPLICATE COPY OF TCT NO. RT-5565 (3085). DATE OF NOTICE - DECEMBER 23, 2017. DATE OF INSCRIPTION - JANUARY 24, 2018 AT 10:26 A.M.

ATTY. VICTORIANO D. CAUBANG II
Registrar of Deeds, Camarines Sur

Entry No.: 2018000674 **Date:** March 06, 2018 01:17:54PM

NOTICE OF ADVERSE CLAIM : EXECUTED BY DANIEL S. PAGUIRIGAN, CLAIMING CERTAIN RIGHTS AND INTEREST OVER A PARCEL OF LAND COVERED BY TCT NO. RT-5565 (3085), IN THE NAME OF APOLONIO E. NAVARRO, WITH AN AREA OF 1014.92 HECTARES, ALLEGING AMONG OTHERS, THAT ON FEBRUARY 13, 2013, THE HEIRS OF APOLONIO E. NAVARRO, NAMELY: TRINIDAD P. NAVARRO, MARILYN P. ESTADILLA, EDWIN PALAYPAYON, RUDOLPH NAVARRO AND APOLLO NAVARRO, EXECUTED A DEED OF EXTRA JUDICIAL PARTITION OF ESTATE WITH DEED OF SALE IN HIS FAVOR, TRANSFERRING AND CONVEYING TO HIM ALL THEIR RIGHTS, INTEREST AND PARTICIPATION IN THE SAID PARCEL OF LAND COVERED BY TCT NO. RT-5565 (3085), COPY OF WHICH IS HERETO ATTACHED TO FORM AN INTEGRAL PART OF THE AFFIDAVIT OF ADVERSE CLAIM WHICH WAS SUBSCRIBED AND SWORN TO BEFORE THE NOTARY PUBLIC OF MARIKINA CITY, ATTY. ERNESTO G. GASIS, IN ACCORDANCE WITH DOC. NO. 315, PAGE NO. 64, BOOK NO. 4, SERIES OF 2018, DATED MARCH 3, 2018. DATE OF INSCRIPTION - MARCH 6, 2018 AT 1:17 P.M.

ATTY. VICTORIANO D. CAUBANG II
Registrar of Deeds, Camarines Sur

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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Ref. No. : 2023021014 OR No. : 1031897092
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Requested By: KOPHIEN HOLDINGS INC. / JEIZEL F. MOISES.

18A118931721

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Judicial Form No. 140

TCT No.: 080-RT-5565
Page No.: 6

Entry No.: 2018001562 **Date:** June 05, 2018 08:25:24AM

NOTICE OF ADVERSE CLAIM : AFFIDAVIT OF ADVERSE CLAIM, EXECUTED BY VIVIAN LOPEZ NAVARRO-SAMUELA, CLAIMING CERTAIN RIGHTS AND INTEREST OVER THE PARCEL OF LAND COVERED BY TCT NO. RT-5565 (3085), IN THE NAME OF APOLONIO B. NAVARRO, ALLEGING AMONG OTHERS, THAT SHE IS A LEGITIMATE CLAIMANT TO THE AFORESAID LAND SINCE SHE IS A GRAND DAUGHTER OF SAID APOLONIO NAVARRO AND HIS LEGAL WIFE, AURORA BARSAGA, BOTH DECEASED, BEING THE LEGITIMATE DAUGHTER OF THEIR SON, FELICISIMO NAVARRO, ALSO DECEASED;

THAT SAID LAND WAS ACQUIRED BY HIS LATE GRANDFATHER, APOLONIO NAVARRO IN 1941 WHILE HIS MARRIAGE TO HER GRANDMOTHER, AURORA BARSAGA, SOLEMNIZED ON JANUARY 1, 1930, TO HER KNOWLEDGE, WAS STILL SUBSISTING, HENCE HER LATE FATHER FELICISIMO NAVARRO HAD A LEGITIMATE HEREDITARY CLAIM THERETO, WHICH CLAIM HE TRANSMITTED TO HEREIN ADVERSE CLAIMANT UPON HIS DEATH SOMETIME IN 2001;

THAT WHILE IT APPEARS IN SAID TCT NO. 3085 THAT HER LATE GRANDFATHER, APOLONIO NAVARRO IS MARRIED TO A CERTAIN TRINIDAD NAVARRO, TO HER KNOWLEDGE, THERE IS NO RECORD THAT THEY WERE LEGALLY MARRIED.

THE AFFIDAVIT OF ADVERSE CLAIM WAS ACKNOWLEDGE BEFORE THE NOTARY PUBLIC OF QUEZON CITY, ATTY. ENGRACIO M. ICASIANO, IN ACCORDANCE WITH DOC. NO. 378, PAGE NO. 77, BOOK NO. III, SERIES OF 2018, DATED JUNE 4, 2018. DATE OF INSCRIPTION - JUNE 5, 2018 AT 8:25 A.M.

ATTY. VICTORIANO D. CAUBANG II
Registrar of Deeds, Camarines Sur


Entry No.: 2021003482 **Date:** November 18, 2021 10:23:39AM

COURT ORDER : ISSUED BY ERWIN VIRGILIO P. FERRER, ACTING PRESIDING JUDGE, REGIONAL TRIAL COURT, CALABANGA, CAMARINES SUR, BRANCH 63, IN CONNECTION WITH OTHER SPEC. PROC. NO. 17-381, WHEREBY, AS PRAYED FOR BY PETITIONERS IN SAID CASE THROUGH COUNSEL, THE ENTITLED PETITION IS HEREBY WITHDRAWN WITHOUT PREJUDICE. LIKEWISE, AS PRAYED FOR, THE NOTICE OF LIS PENDENS BY REASON OF SAID CASE IS HEREBY CANCELLED. DATE OF ORDER - OCTOBER 25, 2021, CERTIFIED AS FINAL AND EXECUTORY. DATE OF INSCRIPTION - NOVEMBER 18, 2021 AT 10:23 A.M.

ATTY. VICTORIANO D. CAUBANG II
Registrar of Deeds, Camarines Sur

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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LR A 118931722

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KOPHIEN HOLDINGS INC.

Republic Act (RA) No. 7916 “Special Economic Zone Act of 1995”

Ecozones are selected areas with **highly developed or which have the potential to be developed** into agri-industrial, industrial tourist / recreational, commercial, banking, investment and financial centers.

Philippine Economic Zone Authority (PEZA) is an agency attached to the Department of Trade and Industry, is tasked to set general policies on the establishment and operations of the ecozones.



What we do

Industrial Estates

are large tracts of land, subdivided and developed into an industrial communities based upon comprehensive plans with provisions to infrastructure development.

Free Trade Zones

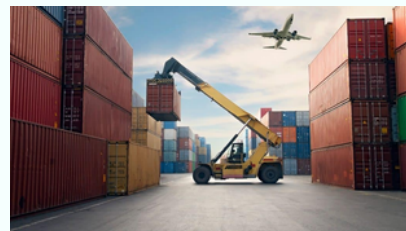
is an area adjacent to a seaport or airport where imported goods could be free from duties for transshipment, storage, or repacking; goods are subject to duties if moved to a non-free trade area.

Export Processing Zones

are specialized industrial estate primarily oriented to export production and is physically and administratively outside the customs territory; Enterprises located in EPZs can import capital equipment and raw materials free from of duties, taxes, and other import restrictions.

Tourist / Recreational Zone

is an area within the ecozone where tourist accommodation facilities such as hotels, resorts, and/or recreational facilities are provided.



What we do

Energy Zone

An energy zone is a designated area where renewable energy sources are concentrated and prioritized for development.

These zones are typically located in areas with abundant renewable energy resources, such as solar, wind, geothermal, or hydropower. Energy zones can play a crucial role in promoting sustainable energy development and reducing reliance on fossil fuels.

Logistics Hub

A logistics hub is a centralized geographical location that brings together various operators in the logistics industry, including manufacturers, shipping lines, air cargo companies, third-party and fourth-party logistics providers, and logistics support services.

These hubs act as nerve centers for the flow of goods, facilitating efficient movement and distribution of products across local, regional, and global supply chains.



PPP option for Siruma Eco-Zone Development

Integrated PPP Approach

Integrated Development – Private sector partner (PSP) to develop and maintain the entire ecozone.



Unbundled Approach – Selected Components via PPP

Specific stand alone projects – PSP to develop selected project component or deliver specific service in an ecozone.

Select ecozone areas



Transport and logistics



Support facilities



Siruma Smart City as a TEZ (Tourism Enterprise Zone)

What is a TEZ?

Created by virtue of Republic Act No. 9593 (Tourism Act of 2009) to spur socio-economic development through tourism.

-It is a tract of land with defined boundaries master planned to be developed into an integrated tourism complex prescribed carrying capacities to host tourism enterprise facilities and services within the property; and designated as such by the Tourism Infrastructure and Enterprise Zone Authority (TIEZA) Board;

-It has historical and cultural significance, environmental beauty, or with existing or potential integrated leisure facilities;

-It has, or it may have, strategic access through transportation infrastructure, and reasonable connection with utilities infrastructure systems.

-It is within a strategic location such as to stimulate the sustainable socio-economic development of neighboring communities.

Tourism Zone Classifications

- Health and wellness tourism zone.
-
- Eco-tourism zone.
-
- General Leisure tourism zone.
-
- Cultural heritage tourism zone.
-
- Mixed-use tourism zone.

Samples of Private and Public TEZ's in the country

Private owned TEZ's

Owned and operated by a private entity



Public owned TEZ's

Initiated projects by the Department of Tourism and TIEZA



Competitive Analysis

We decided to take a step back and look at the competitive landscape of our industry to better understand how we could help. Competitive analysis is an important aspect of any business. This is because it allows us to analyse and fully understand our competitors/opportunities, customers or products, sales channels, distributors and target markets.



Path to Integration

Q1: Adapt

Adapting to the path of integration is an ongoing journey that requires adaptability, resilience, and a willingness to learn and grow. By embracing these principles, you can help ensure a successful integration that benefits all parties involved.

Q2: Evaluate

Evaluating the path to integration is an essential aspect of ensuring the success of integration efforts. It involves assessing the progress made, identifying areas for improvement, and making adjustments as needed to achieve the desired outcomes.

Q3: Launch

Launching the path to integration marks the beginning of a transformative journey for organizations seeking to merge two or more entities into a cohesive whole. This initial phase involves careful planning, communication, and stakeholder engagement to lay the foundation for successful integration.

Q4: Monitor

Monitoring the path to integration is an essential aspect of ensuring the success of integration efforts. It involves tracking progress, identifying deviations from the plan, and making adjustments as needed to achieve the desired outcomes. Effective monitoring helps organizations stay on track, mitigate risks, and maintain stakeholder buy-in throughout the integration process.

Q1: Iterate

Iterating on the path to integration is an ongoing process of refining and improving the integration effort based on feedback, data, and evolving needs. It involves revisiting strategies, processes, and communication plans to ensure that the integration remains aligned with the organization's goals and objectives.

Siruma's Scenic View



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