



Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Philippines

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 8923



INTRODUCED BY REPRESENTATIVE CARLOS ANDES LORIA

EXPLANATORY NOTE

The global cruise tourism industry has emerged as one of the fastest-growing segments of international travel, particularly in the Asia-Pacific region. Cruise ships today function not merely as vessels, but as floating tourism cities capable of transporting thousands of high-value visitors directly to coastal destinations. Despite the Philippines' strategic location along major cruise routes connecting Northeast and Southeast Asia, the country remains underserved by modern, world-class cruise terminal infrastructure.

The Province of Albay anchored by the City of Legazpi possesses a uniquely compelling natural and geographic advantage for cruise tourism. Situated along the calm waters of the Albay Gulf and framed by the iconic Mayon Volcano, Legazpi offers a breathtaking arrival experience unmatched in the region. The city serves as a natural gateway to the diverse tourism offerings of the Bicol Region, including heritage sites, eco-adventure destinations, beaches, dive areas, and cultural landscapes.

This measure proposes the establishment of the Albay International Cruise Terminal and Maritime Tourism Economic Zone at Sawangan Park, Legazpi City, envisioned as a modern cruise port capable of accommodating two (2) to four (4) international cruise vessels simultaneously, including the latest generation of mega cruise ships. The project includes passenger terminal facilities, docking berths, ship provisioning and chandlery services, tourism commercial zones, transport hubs, and public waterfront spaces.

Given the existing physical constraints of the Sawangan Park shoreline, the project authorizes a managed coastal reclamation and marine infrastructure program, undertaken strictly in accordance with environmental laws and maritime safety standards. The cruise terminal complex is projected to serve 250,000 to 500,000 cruise passengers annually, generate thousands of jobs, stimulate regional tourism spending, and position Albay as the flagship cruise gateway of Southern Luzon and the Bicol Region.

The project shall be developed primarily through a Public-Private Partnership (PPP) under a Build-Operate-Transfer (BOT) or similar concession arrangement, ensuring private investment, technical expertise, and operational efficiency while safeguarding public ownership and national interest.

In view of the foregoing, the immediate passage of this bill is earnestly sought.



CARLOS A. LORIA
2nd District Albay



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AN ACT

ESTABLISHING THE ALBAY INTERNATIONAL CRUISE TERMINAL AND MARITIME TOURISM ECONOMIC ZONE IN LEGAZPI CITY, PROVINCE OF ALBAY, PROVIDING FOR ITS DEVELOPMENT UNDER A PUBLIC-PRIVATE PARTNERSHIP FRAMEWORK, INSTITUTIONALIZING SUSTAINABLE AND CLIMATE-RESILIENT MARITIME TOURISM INFRASTRUCTURE, APPROPRIATING FUNDS THEREFOR, AND FOR OTHER PURPOSES

Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:

1 **SECTION 1. Short Title.** This Act shall be known as the, "Albay International Cruise
2 Terminal and Maritime Tourism Economic Zone Act."

3
4 **SECTION 2. Declaration of Policy.** It is hereby declared the policy of the State to:

- 5
6 a. Promote sustainable, inclusive, and climate-resilient tourism development;
7 b. Strengthen the country's competitiveness in the global cruise tourism market;
8 c. Develop modern maritime transport and tourism infrastructure outside Metro
9 Manila;
10 d. Encourage private sector participation through Public-Private Partnerships;
11 e. Protect coastal and marine ecosystems while enabling responsible economic
12 development; and
13 f. Advance regional growth and employment, particularly in tourism-dependent
14 provinces.

15
16 **SECTION 3. Establishment of the Albay International Cruise Terminal and**
17 **Maritime Tourism Economic Zone.** There is hereby established a maritime tourism
18 development area to be known as the Albay International Cruise Terminal and Maritime
19 Tourism Economic Zone, to be located at Sawangan Park, along the waterfront of
20 Legazpi City, Province of Albay, facing the Albay Gulf. The Zone shall serve as the
21 primary international maritime tourism gateway of the Province of Albay and the Bicol
22 Region.

SECTION 4. Scope and Components of Development. The Cruise Terminal and Tourism Zone shall include, but not be limited to, the following components:

- a. Cruise ship docking berths capable of accommodating at least two (2) international cruise vessels, expandable to four (4) berths;
- b. A passenger cruise terminal building with immigration, customs, quarantine, security, and baggage processing facilities;
- c. Ship chandlery, logistics, and provisioning facilities;
- d. Tourism commercial and retail areas, including restaurants, cultural spaces, souvenir centers, and duty-free facilities, subject to law;
- e. Transport and excursion hubs, including shuttle terminals, tour bus facilities, and parking areas;
- f. Shore power systems, marine utilities, and port support infrastructure;
- g. Waterfront promenades, public open spaces, and tourism support facilities; and
- h. Other ancillary infrastructure necessary for cruise and maritime tourism operations.

SECTION 5. Coastal Reclamation and Marine Infrastructure Authority. To provide adequate land area and safe marine access, the implementation of this Act may include coastal reclamation and marine infrastructure works covering approximately ten (10) to twelve (12) hectares, forming part of a total development area of approximately eighteen (18) to twenty (20) hectares. All reclamation and marine works shall be subject to:

- a. Environmental Impact Assessment (EIA);
- b. Compliance with the Philippine Environmental Impact Statement System;
- c. Approval and regulation by the Philippine Reclamation Authority and other competent agencies; and
- d. Strict marine ecosystem protection and mitigation measures.

SECTION 6. Implementing and Coordinating Agencies. The Department of Tourism (DOT) shall serve as the lead national agency for tourism development aspects of the project, in close coordination with:

- a. Department of Transportation (DOTr);
- b. Philippine Ports Authority (PPA);
- c. Philippine Reclamation Authority (PRA);
- d. Department of Public Works and Highways (DPWH);
- e. Department of Environment and Natural Resources (DENR);
- f. Provincial Government of Albay; and
- g. City Government of Legazpi.

SECTION 7. Public-Private Partnership Framework. The development, financing, construction, operation, and maintenance of the Cruise Terminal and Tourism Zone shall be undertaken through a Public-Private Partnership (PPP) pursuant to existing PPP laws and policies. PPP arrangements may include:

- a. Build-Operate-Transfer (BOT);
- b. Design-Build-Finance-Operate-Transfer (DBFOT); or

1 c. Other concession structures authorized by law.

2 Ownership of the terminal and reclaimed land shall revert to the government upon
3 expiration of the concession period.

4
5 **SECTION 8. Environmental Protection and Climate Resilience.** The project shall
6 adopt environmentally responsible and climate-resilient design standards, including but
7 not limited to:

- 8
9 a. Shore power systems to reduce ship emissions while docked;
10 b. Marine habitat protection, coral relocation, artificial reef development, and
11 biodiversity monitoring;
12 c. Climate-resilient port infrastructure for typhoons, storm surges, seismic activity,
13 and volcanic hazards; and
14 d. Sustainable waterfront and coastal zone management practices.

15
16 **SECTION 9. Community Participation and Local Economic Development.** The
17 implementation of this Act shall ensure inclusive growth through:

- 18 a. Local hiring and skills development programs;
19 b. Support for local transport operators, tour guides, and tourism enterprises;
20 c. Promotion of Bicolano cuisine, crafts, and culture within the terminal zone;
21 d. Revenue and benefit-sharing mechanisms with host local government units and
22 communities.

23
24 **SECTION 10. Appropriations.** Funds necessary for the initial implementation and
25 coordination of this Act shall be charged against the current appropriations of
26 concerned agencies. Thereafter, such sums as may be necessary shall be included in the
27 annual General Appropriations Act, supplemented by:

- 28
29 a. Public-Private Partnership investments;
30 b. Official Development Assistance; and
31 c. Other lawful financing sources.

32
33 **SECTION 11. Implementing Rules and Regulations.** Within ninety (90) days from
34 the effectivity of this Act, the Department of Tourism, in coordination with concerned
35 agencies and local government units, shall promulgate the Implementing Rules and
36 Regulations.

37
38 **SECTION 12. Separability Clause.** If any provision of this Act is declared
39 unconstitutional or invalid, the other provisions shall remain in full force and effect.

40
41 **SECTION 13. Repealing Clause.** All laws, decrees, executive orders, rules, and
42 regulations inconsistent with this Act are hereby repealed or modified accordingly.

43
44 **SECTION 14. Effectivity.** This Act shall take effect fifteen (15) days after its
45 publication in the Official Gazette or in a newspaper of general circulation.

46
47 Approved,