



Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Philippines

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 8929



INTRODUCED BY REPRESENTATIVE CARLOS ANDES LORIA

EXPLANATORY NOTE

The former Legazpi Domestic Airport, covering approximately seventy four (74) hectares, stands today as one of the largest idle government properties in the heart of a highly urbanized city in Southern Luzon. With airport operations permanently transferred to the Bicol International Airport, this strategically located land presents a rare and time sensitive opportunity for transformative development.

This bill seeks to convert the former airport into Albay Technopark City—a modern, integrated hub for technology, innovation, business process outsourcing, finance, education, and research—under the professional stewardship of the Bases Conversion and Development Authority (BCDA), whose proven track record includes the successful transformation of former military lands into globally competitive economic centers.

The proposed techno park is envisioned to generate tens of thousands of quality jobs, retain Bicolano talent within the region, diversify Albay's economy beyond tourism and agriculture, and significantly expand local and national revenue bases. More importantly, it is designed to be people centered, inclusive, and resilient, ensuring that economic progress directly benefits the citizens of Albay.

In view of the foregoing, the immediate passage of this bill is earnestly sought in order to unlock the full potential of this national asset for regional and national development.


CARLOS A. LORIA
Representative
2nd District, Albay



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**AN ACT CONVERTING THE FORMER LEGAZPI AIRPORT MILITARY
RESERVATION IN LEGAZPI CITY, PROVINCE OF ALBAY, INTO A BASES
CONVERSION AND DEVELOPMENT AUTHORITY (BCDA) PROPERTY,
PROVIDING FOR ITS DEVELOPMENT AS THE ALBAY TECHNOPARK CITY,
AND FOR OTHER PURPOSES**

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

SECTION 1. Short Title. This Act shall be known as the “Albay Technopark Conversion and Development Act.”

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

1. Promote balanced regional development and reduce economic concentration in metropolitan centers;
2. Generate sustainable, high quality employment for local and regional populations;
3. Encourage innovation, technology transfer, and knowledge based industries;
4. Maximize the productive use of idle government lands, particularly those no longer required for military purposes; and
5. Strengthen cooperation between the national government, local government units, and the private sector in advancing inclusive economic growth.

Consistent with this policy, the State shall transform the former Legazpi Airport Military Reservation into a modern technology, innovation, and economic development hub under the stewardship of the Bases Conversion and Development Authority (BCDA), ensuring that growth benefits the people of Albay and the broader Bicol Region.

SECTION 3. Coverage and Land Conversion. The parcel of land comprising approximately seventy four (74) hectares, more or less, located in Legazpi City, Province of Albay, formerly

- a. Declared alienable and disposable; and
- b. Converted into BCDA property for development purposes.

The conversion shall include all existing improvements, facilities, and structures found within the area.

SECTION 4. Transfer of Ownership, Jurisdiction, and Administration. The ownership, administration, control, and development of the subject property are hereby transferred to the Bases Conversion and Development Authority (BCDA), subject to the coordination requirements of existing laws involving the Department of National Defense (DND).

The BCDA shall exercise full authority to plan, develop, manage, and regulate the area as a special economic, technology, and innovation development zone, to be known as Albay Technopark City.

SECTION 5. Development Vision and Land Use Framework. The Albay Technopark City shall be developed as a master planned, globally competitive, disaster resilient, and environmentally sustainable urban district.

The comprehensive development plan shall include, but not be limited to, the following components:

1. Technology and innovation districts
2. Business process outsourcing (BPO) and digital services zones
3. Semiconductor and electronics innovation and manufacturing facilities
4. Financial technology (FinTech) and financial services districts
5. Education and research institutions
6. Convention, exhibition, and knowledge exchange facilities
7. Commercial, retail, and hospitality complexes
8. Residential and mixed use communities
9. Green spaces, mobility corridors, and sustainable infrastructure systems

Development shall adhere to international standards of urban planning, engineering safety, climate resilience, and environmental protection, with particular consideration for Albay's volcanic, seismic, and climatic conditions.

SECTION 6. Social Safeguards and Human Development Provisions. To ensure inclusive growth, the following safeguards are hereby mandated:

- a. Priority employment and training shall be extended to qualified residents of Albay and the Bicol Region;
- b. Workforce development programs shall be implemented in coordination with TESDA, CHED, and local educational institutions;
- c. Appropriate housing options shall be incorporated for employees and service workers; and
- d. No lawful occupants or stakeholders shall be displaced without due process, adequate consultation, and compliance with applicable laws.

SECTION 7. Public Private Partnerships and Investment Promotion. The BCDA may enter into joint venture agreements, leases, concessions, public private partnerships (PPP), or other lawful contractual arrangements with qualified domestic and foreign investors for the development and operation of Albay Technopark City, in accordance with existing laws and regulations.

SECTION 8. Role of Local Government Units (LGUs). The Province of Albay and the City Government of Legazpi shall:

1. Coordinate land use, zoning, and local infrastructure integration;
2. Assist in investment promotion and permitting;
3. Support workforce development initiatives; and
4. Ensure alignment with local development and disaster risk reduction plans.

SECTION 9. Infrastructure and Utilities Support. All concerned national government agencies, including but not limited to the DPWH, DOTr, DICT, DOE, and DTI, shall provide assistance in the planning, development, and implementation of necessary infrastructure and utilities to support the techno park.

SECTION 10. Fiscal and Non Fiscal Incentives. Enterprises locating within the Albay Technopark City may avail themselves of fiscal and non-fiscal incentives under applicable investment, economic zone, and technology promotion laws, subject to qualification requirements.

SECTION 11. Implementing Rules and Regulations (IRR). Within ninety (90) days from the effectivity of this Act, the BCDA, in coordination with the DND, the Province of Albay, and the City Government of Legazpi, shall promulgate the necessary Implementing Rules and Regulations.

SECTION 12. Separability Clause. If any provision of this Act is declared unconstitutional or invalid, the remainder of this Act shall not be affected.

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

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

Approved,