

BY THE PRESIDENT OF THE PHILIPPINES

EXECUTIVE ORDER NO. 620

RATIONALIZING AND SPEEDING UP THE DEVELOPMENT OF THE EAST AND NORTH TRIANGLES, AND THE VETERANS MEMORIAL AREA OF QUEZON CITY, AS A WELL-PLANNED, INTEGRATED AND ENVIRONMENTALLY BALANCED MIXED-USE DEVELOPMENT MODEL

WHEREAS, the Metro Manila Development Authority's Physical Development Framework Plan for Metro Manila (1995-2010) designates the North and East Triangles as Urban Promotion Area, and the Quezon City Comprehensive Land Use Plan cites the North Triangle as an "Area of Growth/Influence";

WHEREAS, the properties within the area of 250 hectares tangent to North Avenue and bounded by Epifanio Delos Santos Avenue, East and North Avenues, have become disparately assigned for diverse uses that are not complementary, making the same vulnerable to urban blight and therefore do not reflect the best use of the land, given their present and projected market values as well as their strategic location;

WHEREAS, the collective properties therein have the biggest potential for large-scale development within the National Capital Region that can provide the significant stimulus needed by the government to help put the country at the forefront of global investment and business interest;

WHEREAS, the market prospects of the East and North Triangles are significant, thereby convincing international development and financing institutions like the World Bank (WB) and the Asian Development Bank (ADB) to fund, as in fact the WB is funding, the development of a framework plan as well as a master plan for the development of these Triangles into a highly integrated, transportation, environment, commercial and residential model;

WHEREAS, this urban development model can serve as a basic guide for the government to use in creating more areas of competitive advantage serving as hubs of intense economic growth in different areas nationwide;

NOW, THEREFORE, I, GLORIA MACAPAGAL-ARROYO, President of the Republic of the Philippines, by virtue of the powers vested in me by law, do hereby order:



Section 1. Creation. There is hereby created the Urban Triangle Development Commission (Tri Dev Commission) to be composed of the following:

- a. A representative from the Office of the Mayor of Quezon City, as Chairman;
- b. The General Manager of the National Housing Authority, as member; and
- c. A representative from the Office of the President, as member.

Section 2. Purposes and Powers. The Tri Dev Commission shall pursue the following objectives, which shall in effect also constitute its powers:

- a. Review, integrate and streamline plans, programs, allocation schemes, land use and other property management arrangements affecting properties within the North and East Triangles of Quezon City, as mandated by earlier proclamations, other laws and contracting arrangements, using as main reference materials the World Bank Study on the "*Preparation of a Comprehensive Framework Plan for the Development of a Central Business District in Quezon City*" and the ensuing World Bank Master Plan for the Central Business District in Quezon City;
- b. Formulate, plan and program the development components, processes and strategies, as well as determine the land-use mix and resource applications necessary to achieve the development objectives for the area, as harmonized with the aforesaid World Bank Study;
- c. Manage, control and direct the implementation of the development program;
- d. Formulate deal structures with owners of properties in the 250-hectare development area, that will hasten the development of the envisioned mixed-use development model, without prejudice to their equity interest;
- e. Study the proper application of political and financial resources of both the National Government and the Local Government Unit in escalating implementation initiatives, as well as coordinate in the planning and execution of projects;
- f. Form a Technical Working Group who shall provide the Tri Dev Commission with the needed technical assistance in the preparation of plans and programs as well as in executing implementation strategies,



therefore serving as the infrastructure of people needed to support all stages of the development program.

Section 3. Initial Funding. The Tri Dev Commission shall, for its initial costs of operations, have such funds as may be approved by the Office of the President upon recommendation of the Department of Budget and Management (DBM).

Section 4. Repealing Clause. All other executive orders, proclamations, issuances, rules and regulations or parts thereof which are inconsistent with the provisions of this Executive Order, are hereby repealed, amended or modified accordingly.

Section 5. Effectivity. This Executive Order shall take effect immediately upon its publication in a national newspaper of general circulation.

DONE in the City of Manila, this 4th day of **May** in the year of Our Lord, Two Thousand Seven.

By the President:



EDUARDO R. ERMITA
Executive Secretary



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