



MALACAÑAN PALACE  
MANILA

## ADMINISTRATIVE ORDER NO. 21

### DIRECTING THE DEVELOPMENT OF THE MILE LONG PROPERTY

**WHEREAS**, the Mile Long property is a two (2)-hectare parcel of land located in the Makati Central Business District registered under the name of the National Government and administered by the Privatization and Management Office (PMO);

**WHEREAS**, Article III, Section 2 of Executive Order (EO) No. 323 (s. 2000) empowers the PMO to take title to, possess and conserve assets transferred to it, and engage external expertise as necessary to fulfill its tasks;

**WHEREAS**, to enable the National Government to exercise its rights as owner of the Mile Long property, the PMO was expressly empowered to administer the Mile Long property on behalf of the National Power Corporation, and perform all acts necessary to protect the interests of the corporation;

**WHEREAS**, the PMO has been administering the Mile Long property, and has taken measures to effectively manage and preserve the said property;

**WHEREAS**, the Bases Conversion and Development Authority (BCDA) has been highly successful in developing booming economic centers in partnership with the private sector, attracting investments, generating jobs and boosting the economy; and

**WHEREAS**, the development of the Mile Long property, considering its location in one of the country's premiere business districts, will greatly contribute to the generation of revenues for priority programs of the government, including, among others, the pension program of military and uniformed personnel;

**NOW, THEREFORE, I, RODRIGO ROA DUTERTE**, President of the Philippines, by virtue of the powers vested in me by the Constitution and existing laws, do hereby order:

**Section 1. Development of the Mile Long Property.** Subject to limitations under existing laws, rules and regulations, the PMO shall, on behalf of the National Government, enter into an appropriate contractual arrangement with the BCDA, to enable the latter to administer, manage and redevelop the Mile Long property prior to eventual disposition. The implementation of this provision may be charged against appropriate funding sources or undertaken through the various modes of public-private partnership allowed by law.

THE PRESIDENT OF THE PHILIPPINES

The contractual arrangement between PMO and BCDA shall involve the parcels of land covered by Transfer Certificate of Title (TCT) Nos. (458365) S-77242 issued by the Registry of Deeds of the City of Makati and shall not extend beyond the boundaries defined in the technical description therein.

**Section 2. Use of Proceeds.** The Department of Budget and Management is hereby directed to study, propose and/or take such measures as may be appropriate so that the proceeds from the development of the Mile Long property shall be used to fund the priority programs of the Government, including the pension program of military and uniformed personnel, subject to the budgetary process and applicable laws, rules and regulations.

**Section 3. Technical Working Group (TWG) on the Mile Long property.** There is hereby created a TWG to study and formulate a redevelopment and privatization plan for the Mile Long property. The TWG shall be composed of representatives from the following agencies:

- a. Department of Finance
- b. Department of Budget and Management;
- c. Bureau of the Treasury;
- d. Privatization Management Office; and
- e. Bases Conversion and Development Authority.

**Section 4. Separability.** If any provision of this Order is declared invalid or unconstitutional, the remaining provisions not affected thereby shall continue to be in full force and effect.

**Section 5. Repeal.** All orders, rules and regulations inconsistent with this Order are hereby repealed or modified accordingly.

**Section 6. Effectivity.** This Order shall take effect immediately.

**DONE**, in the City of Manila, this 29<sup>th</sup> day of **January**, in the year of our Lord, Two Thousand and Twenty.

  


By the President:

  
**SALVADOR C. MEDIALDEA**  
Executive Secretary

