

## Legazpi City...

Legazpi City is home to the world-famous majestic Mayon Volcano. As the capital city of Albay Province, it is the urban hub of commerce, trade and industry as well as social services. Although highly vulnerable to natural hazards, the competitive and fast growing city is also known for its adaptation and disaster risk reduction strategies.



Gateway to Bicol Region, Visayas, & Mindanao— accessibility & complete

Convergence Zone of 4M people  
(Provinces of Sorsogon, Masbate, Catanduanes and the Visayan Provinces of Samar and Leyte)

Major economic hub in the Bicol Region

Administrative, Economic, Educational, Service, & Transportation Center in the region

Adventure/ Tourism destination

**DEVELOPMENT THRUST: AGRI-TOURISM cum COMMERCIAL DEVELOPMENT**

# Fast facts about LEGAZPI

**01** Total Population: 216,032 (Actual Population, 2020)  
209,533 (PSA Census, 2020)

Population Density: 13 pax/has **02**

**03** Urban Population Density: 52 pax/has

Rural Population Density: 6 pax/has **04**

**05** Annual Population Growth Rate (2020): 1.35%

Number of Households: 44,392 **06**

**07** Average Household Size: 4.72

Total Land Area (CLUP): 16,165.43 has **08**

**09** Location: 532 kms. South of Manila

Urban Barangays: 46 **10**

**11** Rural Barangays: 24

Literacy Rate (2021): 99% **12**

**13** Language/Dialects Spoken: English, Filipino, Bikol, Chinese



## Supportive Governance

*Business support initiatives include:*

- Local Economic Development and Investment Promotions Office (LEDIPO)
- Legazpi Investment & Incentive Code (LIIC)
- Electronic Business One Stop Shop (eBOSS)
- ETRACS (Enhanced Tax Revenue & Collection System)
- Online Payment Portal for Real Property & Business Taxes

## Major Awards Received

- 2nd Place Over-all Most Competitive Component Cities in the Country (2023)
- Awardee for 6 consecutive years—Seal of Good Local Governance (SGLG) (2023)
- Top Performing LGU in Local Revenue Generation, Collection Efficiency (CE) of Locally Sourced Revenues (2023)
- Good Financial Housekeeping of Region V (2023)
- Gold Trailblazer Awardee for Performance Governance

## ECONOMY AND EMPLOYMENT

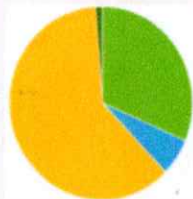
- Labor Force
- Major Economic Activities
- Major Products

135,860

Agriculture, Trade, Tourism, Services  
The largest component of the region's economy is agriculture. It is known for its pili nuts, coconuts, abaca, banana, coffee, and jackfruit, as well as for rice and corn. Their other industries include commercial fishing, mining, handicrafts, jewelry manufacturing, among others.

## LAND AREA

Protection Areas	30.67%
Settlement Areas	6.18%
Production Areas	59.71%
Infrastructure Areas	3.44%



Source: CPDO, CLUP 2019-2028

## Communication Facilities

- PLDT/ Smart/ Sun Cellular
- Globe/ Bayantel
- DCTV
- Converge



- Maximum Internet Speed in MBPS

Can provide 10mbps to 600 mbps depending on the needs of the client.

## PRINT AND BROADCAST MEDIA

Source: CPDO

No. of Local Dailies/ Newspapers	8
No. of Radio Stations	14
No. of Television/ Cable Stations	6

## Major Institute of Higher Learning

(Source: RESO-CPDO)

	Private	Public
Day Care/Pre-School	25	79
Elementary	23	44
University/Colleges	9	1
Technical/Vocational	16	14
Special Education Center	2	2

## TALENT

4,398	Legazpi City <b>Graduates</b> of Higher Educational Institutions (HEIs) under CHED (SY 2022-2023)	12,851	Province of Albay <b>Graduates</b> of Higher Educational Institutions (HEIs) under CHED (SY 2022-2023)
34,444	Legazpi City <b>Enrollees</b> of Higher Educational Institutions (HEIs) under CHED (SY 2022-2023)	85,861	Province of Albay <b>Enrollees</b> of Higher Educational Institutions (HEIs) under CHED (SY 2022-2023)
2,650	Senior High School <b>Graduates</b> under DepEd (SY 2022-2023)	18,705	Technical Vocational (Tech-Voc) <b>Graduates</b> of Higher Educational Institutions (HEIs) under TESDA (SY 2022-2023)

### Top 5 Disciplines HEIs in Legazpi

Accountancy and Business Administration	8,113
Education Science & Teacher Training	13,617
Medical and Allied Fields	1,736
IT-Related	2,852
Engineering & Math	4,319

Source: CHED ROV/DepEd/TESDA ROV

## Livability

- *Safe and healthy environment*
- *Availability of amenities, utilities, community and personnel services*
- *Standards of educational institutions are high*

## Health

(Source: CMCI 2023)

	Public	Private
Hospitals	3	6
Hospital Beds	608	947
Clinic	70	417
Clinic Beds	74	433
Laboratories/ Diagnostic Clinics	79	418
Laboratories/ Diagnostic Clinics Beds	95	438

## Housing

(Source: CPDO)



Total No. of Residential Subdivisions

140

No. of Condominiums

2 (Eco-Bay Shores Condominium—Sunwestville Realty & Development)  
Residencia De Legazpi (Homapon)

Average Cost of Rental per month

Php 8,000—20,000

## Accommodation

(Source : CMCI 2023)

DOT Accredited Hotels

37

Resorts

13

Apartelles

29

Homestays/Mabuhay Accommodation

62

## ROAD NETWORK

Source: RESO-CPDO

Concrete

520.90 kms.

Asphalt

54.16 kms.

Gravel

10.24kms.

Unpaved

4.79kms.

## Transportation Modes



Philippine Airlines & Cebu Pacific



Motorized Bancas



Inter City—Aircon & Non-Aircon Buses, Vans

Intra City—Taxis, Jeepneys, Motorcycles, Motorized Tricycles, Pedicabs and Private Cars for Hire



PNR Train (Naga to Legazpi/  
Legazpi to Naga)



**I. Face to Face Transactions**

**New Business Permit**

- Three (3) documents needed (DTI Certification, Locational Clearance & Basis of Capitalization)

**Business Permit Renewal**

- Two (2) documents needed (Barangay Clearance & Proof of Income)

**STEPS (within 30 minutes)**

STEP 1 Verification/Filing/Assessment    STEP 2 Payment of Taxes & Fees  
STEP 3 Claim Business Permit

**II. Online Transactions** — Pls. click the link [https://www.filipizen.com/partnerlink/albay\\_legazpiservices](https://www.filipizen.com/partnerlink/albay_legazpiservices)

**Select Transaction**

- |   |   |
|---|---|
| <p><b>1) Business</b><br/>Business Online Billing<br/>Renew Business Application</p>  | <p><b>2) Real Property</b><br/>Realty Tax Online Billing</p>  |
| <p><b>3) Building and Construction</b><br/>Building Permit Application<br/>Register Professional<br/>Application Tracking</p> | <p>Certificate of Occupancy Application<br/>Update Professional<br/>OSCP Online Billing and Payment</p> |

**FOR COMPLIANCE WITHIN THIRTY (30) DAYS FROM ISSUANCE OF BUSINESS PERMIT**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Locational Clearance</li> <li>• Sanitary Permit/Health Certificate</li> <li>• Land Tax Clearance</li> <li>• Occupancy Permit</li> <li>• Tourism Clearance</li> </ul> | <ul style="list-style-type: none"> <li>• CCTV Compliance Certificate</li> <li>• Fire Safety Clearance</li> <li>• SSS</li> <li>• Philhealth</li> <li>• Pag-ibig</li> </ul> |
|---|---|

To avail of the investment incentives, qualified enterprises should file their application at the City Economic and Investment Promotions Division (CEIPD), 2nd Floor, City Hall Building, within 60 days from the issuance of Mayor's Permit.

Go to <https://legazpi.gov.ph>, click on Expanded Online Services and Business Permit Application: New



Source: BPLO

Year	Total No. of Business Registered	New Business	Renewal	Total Investments
2023	6,330	895	5,435	571,352,652.34
2022	6,117	872	5,245	372,914,328.14
2021	6,177	1,038	5,139	355,223,821.60
2020	6,284	930	5,353	413,294,517.75

## NUMBER OF REGISTERED BUSINESS ESTABLISHMENT

by Industry Classification  
(January-December 2023)

Source: BPLO

INDUSTRY CLASSIFICATION	NEW	RENEW
<b>I. AGRICULTURE, FISHERY, FORESTRY</b>	0	3
Agriculture, Hunting & Forestry		
Fishing	1	2
<b>II. INDUSTRY</b>		
Mining & Quarrying	4	11
Manufacturing	18	61
Electricity, Gas & Water	10	72
Construction	4	155
<b>III. SERVICES</b>		
Wholesale and Retail Trade	589	4,708
Hotel & Restaurant	130	438
Transportation, Communication and Storage	33	166
Financial Intermediation	16	265
Real Estate, Renting Business Activities	86	661
Education	11	90
Health & Social Work	23	114
Public Admin & Defense	0	4
Compulsory Social Security		
Other Community, Social and Personal Services Activities	97	347
<b>Total (by Eco. Activities)</b>	<b>1,022</b>	<b>7,097</b>
<b>Iv. Permit Issued</b>	<b>895</b>	<b>5,435</b>

## COST OF DOING BUSINESS

### WAGE RATE

<b>Agricultural</b>	Plantation	<b>365.00</b>
	Non-Plantation	<b>365.00</b>
<b>Non-Agricultural</b>	Establishments with more than 10 workers	<b>395.00</b>
	Establishments with 10 workers or below	<b>365.00</b>

Source: CMCI, 2023

## BUSINESS INFRASTRUCTURE

### Financial Services

• BANKS	- 51
• LENDING INVESTOR	- 57
• FINANCING & INVESTMENT SERVICES/COMPANY	- 16
• PAWNSHOPS	- 31
• INSURANCE FIRMS	- 63
• MONEY CHANGERS	- 31

Source: City Treasurer's Office, 2024

# Power Supply

Service Provider: **Albay Electric Cooperative Inc. (ALECO)**

Total No. of Household

Connections: **51,371**

## OCTOBER 2024 POWER RATES

### MAINLAND

 **8.6873**  
per kWh

 **7.7069**  
per kWh

 **6.2214**  
per kWh

### ISLAND

 **10.9933**  
per kWh

 **10.4247**  
per kWh



0908-6773-393 (SMART)  
0915-9953-455 (GLOBE)

aleco.cares@gmail.com

facebook.com/albayelectric



WaterSupply

Service Provider **Legazpi City Water District (LCWD)**

No. of Household with Water Utility: **44,600**

Sources of water : **Natural springs**

Cost of water of Commercial Users: **30.75/cu.m.**

## Real Property Tax

Source: City Assessor's Office

<b>Commercial, Industrial &amp; Machineries</b>	Basic - 2% of Assessed Value
<b>Residential &amp; Agricultural Lands</b>	Basic – 1.5% of Assessed Value

### COST OF LAND

Residential (per sq.m.)	
First Class	7,800.00
Second Class	6,400.00
Third Class	5,500.00
Fourth Class	4,600.00
Fifth Class	3,400.00
Commercial (per sq.m.)	
First Class	28,000.00
Second Class	22,000.00
Third Class	17,000.00
Fourth Class	13,000.00
Fifth Class	10,000.00
Agricultural (per hectare)	
Coconut land, 1 <sup>st</sup> Productivity Class	250,000.00
Coconut land, 2 <sup>nd</sup> Productivity Class	200,000.00
Coconut land, 3 <sup>rd</sup> Productivity Class	150,000.00
Riceland, Irrigated, 1 <sup>st</sup> Productivity Class	500,000.00
Riceland, Irrigated, 2 <sup>nd</sup> Productivity Class	400,000.00
Riceland, Irrigated, 3 <sup>rd</sup> Productivity Class	300,000.00
Riceland, Unirrigated, 1 <sup>st</sup> Productivity Class	200,000.00
Riceland, Unirrigated, 2 <sup>nd</sup> Productivity Class	150,000.00
Riceland, Unirrigated, 3 <sup>rd</sup> Productivity Class	100,000.00
Fish Pond, 1 <sup>st</sup> Productivity Class	600,000.00
Fish Pond, 2 <sup>nd</sup> Productivity Class	400,000.00
Fish Pond, 3 <sup>rd</sup> Productivity Class	200,000.00
Orchard, 1 <sup>st</sup> Productivity Class	300,000.00
Orchard, 2 <sup>nd</sup> Productivity Class	250,000.00
Orchard, 3 <sup>rd</sup> Productivity Class	200,000.00
Orchard, 4 <sup>th</sup> Productivity Class	150,000.00
Seasonal Crop Land, 1 <sup>st</sup> Productivity Class	150,000.00
Seasonal Crop Land, 2 <sup>nd</sup> Productivity Class	100,000.00
Seasonal Crop Land, 3 <sup>rd</sup> Productivity Class	50,000.00
Pili Land	55,000.00
Pasture/Uncultivated Land	80,000.00
Lahar Land	10,000.00



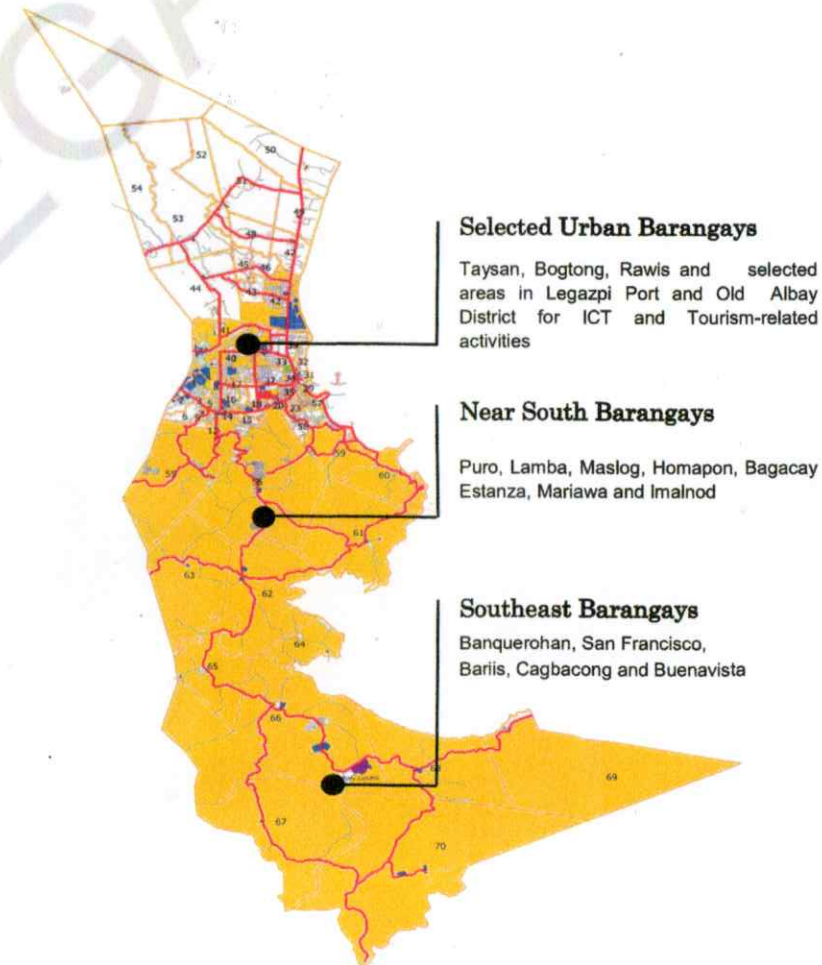
**AVERAGE RATE OF RENTAL/  
LEASE OF COMMERCIAL SPACE  
AT CITY CENTER  
(Php – Per Sq. Meter/Month)**

Name of Mall	Rent per sq.m.	Available Area of Rentable Space	Contact Person	Address	Contact No.
<b>Gregorian Mall</b>	750.00-1,500.00	636.296 sq.m.	<b>Chin Moriones</b> <i>Admin Operations</i>	Rizal St., Legazpi City	0977- 8937000 gregorianmall@mgt.com
<b>SM Legazpi</b>	800.00-2,500.00	-	<b>Melanie C. Bañares</b> <i>Leasing Officer</i>	Imelda Roces Ave, Zone 9 Brgy. 37 Bitano, Legazpi City	09176278056
<b>Pacific Mall</b>	1,348.8-2,500.00	300 sq.m.	<b>Liesel B. Nicol</b> <i>Leasing Supervisor</i>	Landco Business Park, F. Imperial St, Legazpi Port District, Legazpi City	480 6016/ 480 6027 09279907249
<b>LCC Mall</b>	850-950.00	4 <sup>th</sup> Flr – 140 sq.m. Grnd Flr. – 10 sq.m.	<b>Romy Tan</b> <i>General Manager</i>	Rizal St, Legazpi Port District, Legazpi City	0998 -5826689
<b>Ayala Mall</b>	Minimum rent of 650/sq.m. (Food) Basic rent of 350/sq.m. (Non-Food)	2 <sup>nd</sup> Flr 276.87 sq.m. 173.73 sq.m. 139.44 sq.m. 160.21 sq.m. 295.01 sq.m. 4 <sup>th</sup> Flr. – 107 sq.m.	<b>Irving M. Noleal</b> <i>Deputy Gen. Manager</i>	Rizal St. corner Quezon Ave. Brgy. Capantawan, Legazpi City, Albay	0917 3-07 9662
<b>Yashano Mall</b>	1,000.00/sq.m.	Phase 1- 48 sq.m. & 42 (2 <sup>nd</sup> Flr.) Phase 2- 27 sq.m.	<b>Jay R. Lim</b> <i>Leasing Head</i>	Terminal Road 1 Corner, F. Imperial St, Legazpi Port District, Legaspi	0917 -307 6223 09686251441
<b>Embarcadero Mall</b>	350.00-500.00 (Average)	2 <sup>nd</sup> Flr. – 720 sq.m.-1,300 sq.m.	<b>Alvin Ojeda</b> <i>Leasing Dept. Head</i>	Legazpi Blvd., Legazpi Port District, Legazpi City	09358168812

## Investment Incentives

The City Government of Legazpi offers fiscal or non-fiscal incentives to investors in Preferred Investment Areas under the Legazpi City Investment Incentive Code, and the place of operation or production be located within the identified Priority Development Areas (PPAs)

### Priority Development Areas



# Priority Investment Areas

SECTOR	<i>Priority Investment Areas</i>
Tourism-Related Programs and Projects	<ul style="list-style-type: none"> <li>• Accommodation Facilities such as Hotels, Apartelle, Pension Houses, Tourist Inns, Homestays and similar establishments</li> <li>• Eco Farm/Farm Tourism Resorts and Real Estate Resorts</li> <li>• Recreation Facilities such as Golf courses, Adventure Parks, Eco-Tourism Parks, Marine Parks, Mayon Summit/other Upland Areas identified for Tourism activities, Glamping, Theme Parks, Sports and Wellness Centers and the like</li> <li>• Gender Sensitive Tourist Rest Areas</li> <li>• Food and Beverage (Restaurant, Bars)</li> <li>• Tourist Transport Facilities</li> <li>• Solar Farm/Power Generation/Power Distribution/Water Distribution Facilities</li> <li>• Preservation/restoration/enhancement of old buildings with historical value</li> <li>• Pasalubong Centers and Shops, Weekend Market (ensuring entry of local products from Legazpi and Bicol)</li> </ul>

	<ul style="list-style-type: none"> <li>• Other tourism-related programs and projects in support of MICE/Convention Tourism, such as Weekend Market, Legazpi Day Tour Package, Food Park, Water Sports activities, Dive Shops, Events Organizing, Community-Based Employment, other related activities.</li> <li>• Convention Centers, Retirement Village, Ports &amp; Rail Systems,</li> <li>• Micro , Small, and Medium Enterprises that feed into the tourism value-chain</li> </ul>
<p style="text-align: center;"><b>Information and Communication Technology (ICT) Enabled Services and Other ICT Related Services</b></p>	<ul style="list-style-type: none"> <li>• IT Enabled Services/Business Process Management</li> <li>• Center for Education Excellence and Development (Establishment of institutions specializing in technical education training in various disciplines)</li> <li>• Creative Industries/ Knowledge-Based Services (Digital or technological start-ups/activities and facilities; Upgrading of existing baseline skills/training program related to people, process, tools and technology to a higher level of accreditations standards; 9 domains of creative industry (audio-visual media; digital interactive media, creative services, design, publishing &amp; print media, performing arts, visual arts, traditional cultural expressions and cultural sites)</li> </ul>
<p style="text-align: center;"><b>Trading &amp; Logistics Operations</b></p>	<ul style="list-style-type: none"> <li>• Establishment of Regional distribution and warehousing networks (materials sourcing, manufacturing, inventory &amp; supply chains)</li> <li>• Export Trading and Consolidation (local products)</li> </ul>

### Agribusiness and Mining

- Farm Services and Post-Harvest Facilities
- Processing of Crops into Intermediary and Final Product (Coconut, abaca, corn, cassava, etc.)
- Operation of Nurseries and Breeding Farms and Hatcheries
- Aquaculture development
- Ceramics and Non-Metallic Mineral Processing e.g. Perlite and White Clay

### Environmental Management

- Hazardous Waste Treatment Facilities/ Water Recycling Technology; alternative packaging; recycling industry
- Climate resilient (Treerarium Project) and eco-friendly designed facilities (Eco-Hub); establishment of bamboo nurseries; waste-to-energy facility
- Water Treatment Facilities (bulk water suppliers)
- Marine habitat protection activities

### Energy

- Renewable Energy – solar, wind, biomass, hydropower

### Manufacturing

- Economic Zones (Agri-Industrial Sites/ Commercial/Industrial zones/ICT Hub)

### Infrastructure

- Development of Socialized to Mid-Rise Housing Projects

## General Policies in the Administration of Local Incentives

1. Incentives shall be granted only to new, expanding, modernizing and/or diversification process whose investment activities are specifically enumerated in the PIA/PDA Lists that support and promote the development vision of the City, as expressed in its Local Development Plan and Comprehensive Land Use Plan and those which are included in the investment thrusts of the local, regional and national government;
2. The local tax exemptions shall not extend to regulatory fees levied under the police power of the LGU and on fees and charges imposed for services rendered by the City such as garbage fees, sanitary inspection fees, electrical inspection fees and other similar fees, as well as rental for use of public utilities owned and operated by the local government such as charges for actual consumption of water, electric power and toll fees for use of public roads and bridges and the like, and those levied for the use of government facilities and properties;
3. Incentives granted shall take effect on the renewal of the Business Permit.
4. Amendments of PIAs resulting to changes in the incentives granted to registered enterprises shall take effect prospectively and shall not impair the incentives being enjoyed by registered enterprises under the Certificate of Registration issued by the City;
5. No double availment of incentives/benefits under different laws and/or programs (PEZA, TIEZA, BOI);
6. Enterprises registered under the PIA list shall enjoy incentives under the Incentive Law according to its subsisting Certificate of Registration issued by the City. They shall only enjoy the fiscal and non-fiscal incentive Law which is registered and specifically included among the incentives in its Certificate of Registration.
7. In case of change of ownership of the enterprise, the local incentives shall continue to be enjoyed by the enterprise provided that the terms and conditions of the registration of the project are assumed by the new owner/s. Provided further, that if a registered enterprise is enjoying local incentives pursuant to an Incentive Law, the Certificate of Registration issued by the City remains valid despite the change of ownership. Any change in the controlling shareholders of a Registered Enterprise shall be reported to the Board.

Prepared  
by:

**For more information, please contact:**

**OFFICE OF THE CITY MAYOR**

2nd Floor, City Hall Building  
Rizal St., Legazpi City  
<https://leagazpi.gov.ph>

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CITY GOVERNMENT OF LEGAZPI  
CITY MAYOR'S OFFICE  
CITY ECONOMIC & INVESTMENT PROMOTIONS DIVISION

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