

GOING THE DISTANCE

BCDA's Corporate Social Responsibility Statement ensures the improvement of the quality of life and the dignity of the communities affected by the Authority's work. Everyone's a winner—especially its major stakeholder, the Armed Forces of the Philippines.



"If there is disorder, they establish order. If there is a lawless environment, they provide stability." President Rodrigo Roa Duterte recognizes the military's significant contributions in defending the nation from external and internal security threats and in responding in times of calamity. He has vowed to continue efforts to modernize the AFP.

A NEW STANDARD

For Capt. Corazon Benavidez, home is where the heart is: *"Ito ang hinahanap mo after a long, tiring but blessed day. Dito mo ma-e-experience ang pagmamahal.* (It's what you look for after a long, tiring but blessed day. This is where you experience love.) It's a place where happiness is shared with your simple but happy family."

Benavidez is the Chief of the Office of Financial Management and Squadron Commander of the 5856 Base Services Squadron, 580th Aircraft Control and Warning Wing (ACWW) of the Philippine Air Force (PAF). For most of her military career, she has lived in the barracks in Wallace Air Station, La Union. In 2018, she left to rent off-base with her growing family.

Now, home for Benavidez is one of the 15 apartments turned over by BCDA to the PAF in April 2019.

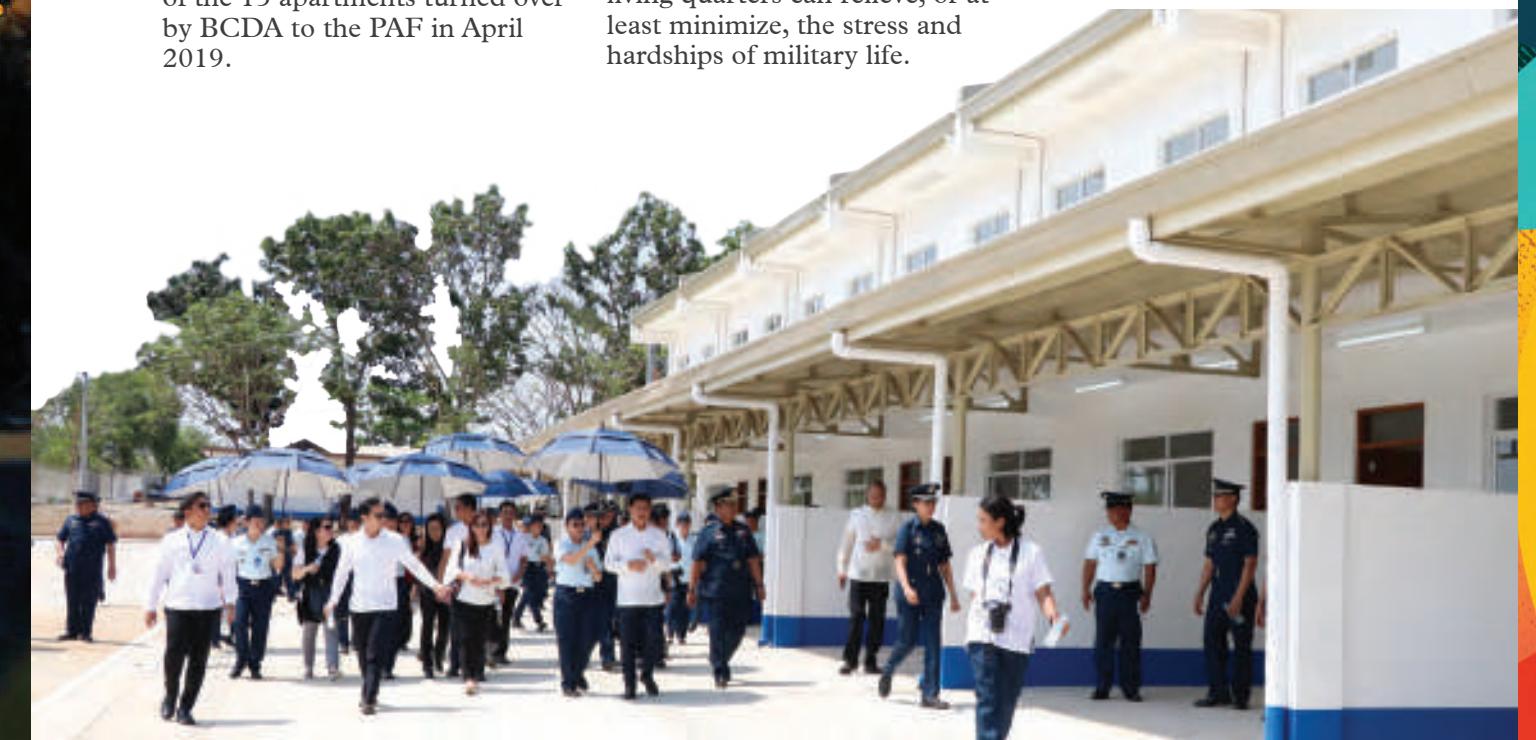
Being awarded the apartment has many benefits. From having to pay Php4,500–Php8,500 in monthly rent off-base, a measly Php650 is deducted from Benavidez' paycheck.

Living inside the base gives security and safety. And she no longer has to worry about traffic going to work.

The greatest benefit, of course, is the boost to the morale and welfare of the personnel. Decent living quarters can relieve, or at least minimize, the stress and hardships of military life.

"Kung yung tutuluyan namin ay butas-butas—mahirap po 'yon. Pagod ka na nga, tapos yung titirahan mo ay hindi pa comfortable?"

CAPT. CORAZON BENAVIDEZ
BENEFICIARY OF REPLICATED AIRMEN'S APARTMENT



'Indispensable partner'

The apartment building where Benavidez now lives is one of the facilities replicated by BCDA in Wallace Air Station. With a 25-hectare portion of the camp turned over to BCDA for development, all the facilities within the area were replicated in the 30-hectare area retained by the PAF.

One of those facilities was a 10-door apartment building, replicated to 15 doors to the tune of Php32.5 million. The apartments have a spacious 120-square meter floor area, from the previous 60 square meters.

At the turnover ceremonies in April, Defense Assistant Secretary for Financial Management Josue Gaverza, Jr. noted the quality and speedy implementation of the upgraded facilities, saying, "This reflects BCDA's resolve and willingness to improve the living conditions of soldiers anywhere in the country."

Speaking at the same event, PAF Chief Lt. Gen. Rozzano Briguez told BCDA: "You are our indispensable partner at the Air Force."

Not just replication

In fulfilling its mandate of strengthening the AFP while building great cities, BCDA has been remitting asset disposition proceeds for AFP modernization since day one.



The JUSMAG Officers' Quarters, a Php700-million housing complex, is BCDA's landmark replication project.

In contributing to AFP modernization, however, remitting asset disposition proceeds is only one side of the coin. Replication is the other. Any facility—office, hospital, quarters, for example—affected by the sale or lease of parts of military camps has to be rebuilt by BCDA with much-improved designs and materials, in a different location.

Replication has turned out to be BCDA's biggest CSR for the AFP. Since 1993, the Authority has replicated Php11 billion worth of military facilities. These include the PAF General Hospital, PAF Quarters, Officers' Clubhouse, and the PAF Aerospace Museum at Villamor Air Base. BCDA also built the Philippine Army (PA) Officers' Quarters, PA Hospital, and PA Clubhouse, among others.

But there's a difference now, EVP Zosa noted. "It's really not just replication, actually. It's another form of modernization of the AFP because we're improving

their facilities that were affected by the disposition."

This can be seen in BCDA's landmark replication project: the Php700-million JUSMAG Officers' Quarters, comprising 12 medium-rise buildings totaling 192 three-bedroom units. With each unit fully finished and measuring a spacious 100 square meters, this project has set the standard in residences for active troops.

Having at the helm a President who has never hidden his appreciation for the military has definitely changed things. *"With the Duterte administration, hindi puwede ang 'Puwede na'"* ("That will do' won't do"), Zosa stated, explaining that the facilities are built to be better, bigger, and more functional than the original. "Now, there is so much effort and thought—and of course, funds—that go into the design of the facility to be replicated," she added.

(continued on page 70)



SOON TO RISE

Philippine Army

BCDA will replicate the facilities of the Army Service Command (ASCOM) and Security Services Unit (SSU), which are currently within an 11.5-hectare area in Bonifacio South.

ASCOM will be relocated to a 30-hectare area in Camp Aquino, Tarlac. Among the facilities to be constructed there are the officers'

quarters, a clubhouse, barracks, classrooms, and maintenance and transportation headquarters.

Philippine Navy and Philippine Marine Corps

At the Bonifacio Naval Station (BNS), BCDA will replicate Philippine Navy (PN) facilities including the Manila Naval Hospital, Naval Information and Communication Technology Center, Officers' Clubhouse, chapel, and the residences of the Flag Officer in Command, the Vice Commander, and the Chief of the Naval Staff. Also to rise at the BNS are Philippine Marine Corps (PMC) facilities such as officers' quarters, enlisted personnel quarters, and liaison offices.

At the Bataan Technology Park in Morong, Bataan, a sprawling 100 hectares will be the site of the new PMC headquarters, office buildings, billeting facilities, officers' clubhouse, and historical monuments. Office buildings, a school, and student barracks will be built at the Marine Base Gregorio Lim in Ternate, Cavite.

Philippine Air Force

BCDA will relocate and replicate the PAF facilities inside the Clark Freeport to a 65-hectare area in New Clark City (NCC). The detailed designs for a premier community with modern housing are currently being prepared.

List of Replicated Facilities and Replication Budget for AFP

PHP11B

Grand total



Cash Remitted to AFP per MOA dated December 8, 1994

PHP300M

AFP Major Services Military Replication Budget
PHP7.95B

AFP Housing Facilities-JUSMAG in Fort Bonifacio
PHP700M

PA Officer's Quarters
PHP829M

PA Hospital
PHP254M

PAF Military Facilities at the Villamor Air Base
PHP628M

Villamor Apron/Taxiway Project
PHP162M

PAF Villamor Air Base Golf Course Driving Range
PHP89M

PAF Military Facilities in VAB-NAIA Terminal Area
PHP180M



When the replicated facilities are turned over, they are move-in ready. Down to the soap dish and towel rack, Zosa said.

Home

BCDA's work has set the standard for the replication of military facilities. And military personnel like Benavidez benefit from better offices and homes.

“Sa leadership ng PAF and BCDA, thankful po ako sa collaboration nila at kung anumang help sa pag-upgrade ng mga facilities ng Air Force (To the leadership of the PAF and BCDA, I’m thankful for their collaboration and whatever help they can give in upgrading the facilities of the Air Force),” Benavidez stated.

She recalled how happy she was to move into the new apartment and how excited she was to fix it up and turn it into a home—however temporary it might be.

But even if she is reassigned, Benavidez will think of the apartment as their home: *“Siguro hanggang sa mag-retire ako, dito po kami titira (Maybe we’ll live here until I retire).”*

Replicating facilities is not without its challenges. First, with replication comes relocation. The military have to be uprooted from their places of work or residence. This can be difficult for anyone.

Another big challenge is to identify a relocation site. Aside from the costs involved in building the facilities, BCDA has to clear the land on which the facilities will stand.

As much as possible, BCDA strives to improve not just the facilities themselves, but the size of the property, Zosa said. “If it’s a bigger space, definitely the facilities will be better—less congested and better planned,” she emphasized.

BCDA even builds basic amenities such as a school, a church or chapel, and a clinic or hospital. After all, a camp is a community unto itself.

BUILDING COMMUNITY

All the Aetas wanted was a steady source of income. Through the help of BCDA, they got more than that.

While the government protects the Aetas and other indigenous peoples (IPs) all over the country from discrimination, exploitation, and other forms of abuse, the reality is that opportunities remain scarce for them.

Until NCC was named one of the official venues of the 30th South East Asian Games.

The construction of facilities and upkeep of the venues generated jobs and opportunities for the Aeta communities.

Inclusive, curly haired or not

“Masaya kaming lahat. Lahat ng mga tao, kulot o di kulot, may trabaho. Dati po tagagapas ako ng cogon, nangunguhang puso ng saging, tapos ibebenta sa baba (We’re all happy. All of us, curly haired or not, have jobs. Before, I used to cut cogon or harvest banana blossoms and sell them in the city),” said Corazon Capiz.

At least 500 Aetas have been employed in NCC and Clark since development started.

BCDA is committed to ensuring that its partner communities are included in its development

plans and that the development really creates a positive impact in their lives.

Changes and gains

Jaymar Tiglao of Sitio Kalangitan was one of the Aetas hired in the construction of the NCC National Government Administrative Center (NGAC).

He noted that with the jobs came a change in attitude and outlook for his community.

Because of their employment, they were able to pay their debts and even buy motorcycles so they could travel with ease.

He also noticed that people have a sense of purpose now, unlike before.

“Maaga na natutulog ang mga tao dahil maaga na sila nagigising para pumasok. Nawala na ang mga tambay sa aming lugar (People sleep early now because they have to wake up early for work. There are no more bums in our area),” he explained.

The impact of the NCC development has led to other tangible benefits.



“Dati yung daan po dito ay hindi gano’n kaayos, ngayon mas maayos na po at mabilis na ‘yung transportasyon. ‘Yung trabaho mas naging magaan po sa pagkuha po sa pang araw-araw, mas mabilis po matugunan kaysa po sa dati na namumuso lang po ng saging, mangangarbon ng kahoy eh ang tagal po, aabutin pa po ng buwan para makakuha ng income.”

JOANA VICTORIA
AETA WORKER IN NEW CLARK CITY



“May trabaho, may mga maayos na daan, at masaya ang bawat pamilya dahil may pagkain yung mga bata (There are jobs and good roads, and every family is happy because the children have food to eat),” explained tribal leader and former Commissioner of the National Commission on Indigenous People Bayani Sumawang.

Sitio Kalangitan’s gains can also be felt in other communities. Because of the access brought by new roads, connectivity has become possible for everyone, particularly IPs, residents, and farmers for their livelihood.

The roads benefit especially those living in far-flung barangays.

“We don’t want anyone to get left behind in the development. We really want it to be socially inclusive,” said Engr. Joshua



Members of the Aeta communities in Capas, Tarlac cheered their countrymen on as part of Team Philippines.



Being employed at the New Clark City has given the Aetas more than just income—it has given them a sense of purpose and the chance to be part of building something great.

Bingcang, BCDA Senior Vice President for Conversion and Development.

Part of Team Philippines

If anyone had asked the Aetas a year ago if they were going to watch the SEA Games, they might have asked, “What’s that?”

This resulted in a once-in-a-lifetime experience for Ernesto De Guzman and his fellow IPs.

But BCDA made sure that the experience would come full circle with the Aetas.

“We facilitated and arranged that the Aetas from different communities in Capas could watch the Games live because the opportunities for them [to do so] were limited,” said Jennifer Mallo, BCDA Community Relations head.

Long confined to the sidelines and often ignored due to their ethnicity and appearance, Ernesto and the Aetas of Tarlac found something they’ve been searching for, for years.

The 30th SEA Games made them feel they belonged, were accepted, and more importantly, were regarded as Filipinos. Curly haired or not.

From the heart and soul of BCDA

Some of BCDA's CSR initiatives in 2019



BCDA's Project Shoebox contributions were sent to soldiers in Jolo, Sulu.

Contribution to Project Shoebox 2019, a project of the Philippine Army Civil–Military Operations Regiment (CMOR). BCDA turned over grocery items worth Php1 million for over 2,000 military troops in Jolo, Sulu as part of “Pamaskong Handog 2019.”



Labor Day Tribute for New Clark City workers. BCDA honored over 6,000 workers of Phase 1A NCC–NGAC for their service and contribution in building the country’s new metropolis.

Partnership with the Reliance Broadcasting Unlimited (RBU) for a Christmas project dubbed “Paskong Parisukat V.” BCDA contributed Php30,000 in support of the gift-giving activity benefiting the Aeta communities living in Sitio Batchon, Sta. Rosa, and Brgy. Sto. Niño in Bamban, Tarlac.



“100 Trees for 100 Days.” BCDA and some of its business partners—MTD Philippines, Inc. Philippine South East Asian Games Organizing Committee (PHISGOC), and the local government of the Municipality of Capas including the PNP and the Philippine Army—planted trees in NCC 100 days before the opening of the 30th SEA Games.