

PORO POINT MANAGEMENT CORPORATION(PPMC)  
MATERIAL RISK FACTORS AND MEASURES TO MANAGE RISKS  
GCG MEMORANDUM CIRCULAR NO. 2013-05

RISK CATEGORY	RISK	MEASURES TO MANAGE RISK
<b>I. EXTERNAL</b>		
a. SOCIAL	1. Parcels of land under litigation/legal case	Resolve legal issues/Explore amicable settlement and/or Compromise Agreement
	2. Issues on land ownership	Review validation of land claims/Payment of valid claims
	3. Unlawful acts committed against BCDA/PPMC properties	Tighter security of properties. Meetings/Dialogues with Barangay Officials.
b. ENVIRONMENTAL	4. Natural calamities and Pandemic	Insurance coverage of properties; Establishment of policies and guidelines on the Prevention and Control of COVID19 in the Poro Point Freeport Zone; and Regular disinfection of offices in the zone
<b>II. INTERNAL</b>		
a. BUSINESS and FINANCIAL	5. Lack of basic Infrastructure (water connectivity)	Discussions with Utility Companies/other government agencies that can provide utilities.
	6. No additional investors/locators did not push through with investment	Provide the necessary utilities and infrastructures required by investors
	7. Non-compliance to contract provisions by PPMC locators	Curing Period provisions in lease contracts; Penalty clauses in lease contracts should defaults and breaches occur, other legal remedies
	8. Limited area/Land for lease/development	Best use criteria/Comprehensive Integrated Master Development Plan; In addition to lease revenues, identify other sources of revenues
	9. Limited Airport Capacity	Request for Technical Audit on the Airport Runway Capacity; Expansion of Apron
	10. High Rate of Power Supply compared to other provinces and cities	Conduct study of alternative source of power
	11. Limited and high cost of water and issue with water service provider	The Poro Point Freeport Zone(PPFZ) Water Connectivity and the PPFZ Water Source are budgeted for CY2023; Negotiation with water service provider is still ongoing.
b. INTERNAL PROCESS and PEOPLE	12. Manual System of Recording and Processing/Automated Processes are limited	Automation of Processes: Automation of Business Registration & Accreditation and Building & Occupancy Permit Monitoring System; Billing & Collection System now operational.