



July 31, 2023

HON. ENGR. FELIZARDO A. GACAD JR.
Regional Director
Mines and Geosciences Bureau
Region IV-B MIMAROPA

Dear Engr. Gacad,

I am writing to formally request a geological assessment for a specific area located in Sitio Carbon, Brgy. Lajala, Coron Palawan. In compliance to DENR Forest Land Use Agreement for Tourism (FLAgT) requirements and to harmonize the development and operation of the resort with the conservation and management of the forest resources of the project site in Uson Island. I believe that a comprehensive geological evaluation is necessary to ensure the safety, stability, and feasibility of the project.

I have carefully considered various factors, including the significance of geological conditions and the potential risks associated with the development of an ecotourism project. In light of these considerations, I believe that it is of utmost importance to obtain a professional geological assessment from your esteemed company/organization.

I kindly request that you assign a geologist to conduct a thorough geological assessment of the area.

Please do not hesitate to contact us should you require any further information or clarification regarding this request. My staff, Jovie B. Sundiam is available at 0917-7952006 or jbsundiam@islascalamianes.com. I am confident that your expertise and professionalism will greatly contribute to the success of this project.

Thank you for your attention to this matter, and we look forward that you will merit our request with your prompt and favorable action.

Yours sincerely,



Janet T. Ong
President

ISLAS CALAMIANES

**COMPREHENSIVE DEVELOPMENT AND MANAGEMENT PLAN FOR SPECIAL FOREST
LANDUSE AGREEMENT FOR TOURISM PURPOSES (FLAGT)**

1. Cover Sheet

ISLAS CALAMIANES CORPORATION
18 HECTARES

Location:

Region : MIMAROPA
Province : Palawan
Municipality : Coron
Barangay : Lajala
Sitio : Carbon

Boundaries:

Coordinates N: 11°59'30.42"N , 120°10'51.28"E
E: 11°59'36.19"N , 120°10'58.89"E
S: 11°59'18.24"N , 120°10'52.42"E
W: 11°59'16.85"N , 120°10'38.32"E

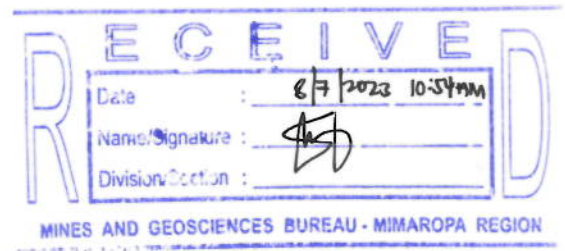
Physical Description:

The site is located on the northwest side of Uson Island facing Coron town proper. It has an area of about 18 hectares and is naturally bounded by approximately 900 meters of mangrove forest, a small rocky island located about 50 meters offshore, and a short stretch of sandy beach about 70 meters in length. The highest elevation at the site is about 100 meters.

Submitted by:


JANET T. ONG
President
Islas Calamianes Corporation

July 31, 2023



COMPREHENSIVE DEVELOPMENT AND MANAGEMENT PLAN FOR SPECIAL FOREST LANDUSE AGREEMENT FOR TOURISM PURPOSES (FLAgT)

1 Introduction

The Islas Calamianes Tourism Development Project is located in Uson Island, Barangay Lajala, Coron Municipality (**Figure 1**). Coron is part of the Calamianes Island Group (the Calamianes islands) and is the northernmost municipality of Palawan Province. Coron is accessible from Manila by plane (30 minutes to 1-hour flight) or ferry (14-hour trip). Air access is also possible from Cebu, Clark, Puerto Princesa and El Nido airports. Land travel from the Busuanga Airport to Coron town proper takes about 30 minutes.

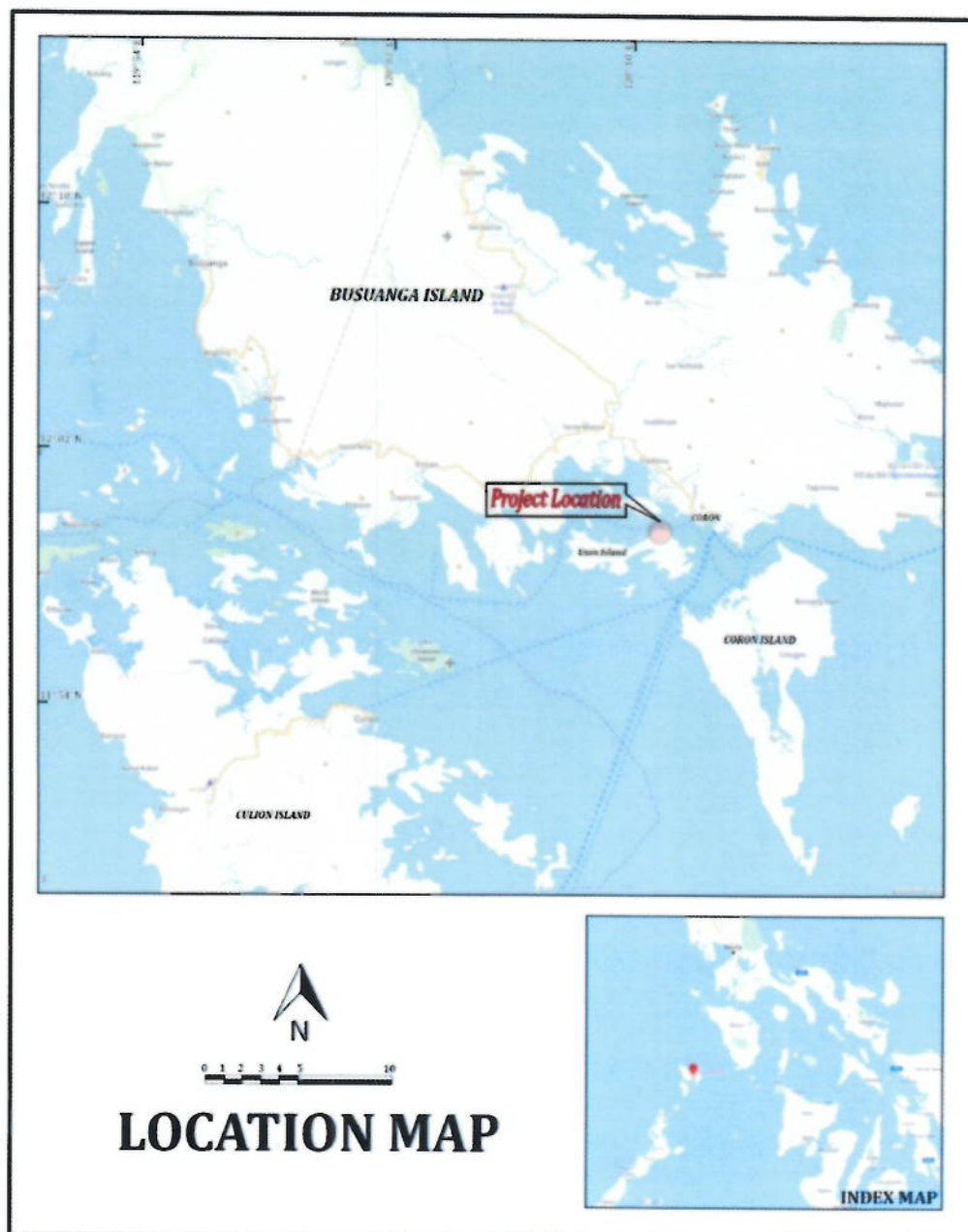


Figure 1. Project location map

2 Objectives

2.1 General Objectives

The general objective of this CDMP is to provide a mechanism to ensure that forests and its resources would be managed in a sustainable manner.

2.2 Specific Objectives

Specifically, this documentation is prepared to comply with the DENR Forest Land Use Agreement for Tourism (FLAgT) requirements and to harmonize the development and operation of the resort with the conservation and management of the forest resources of the project site in Uson Island.

3 Area Description

3.1 Location

The project site is located on the northwest side of Uson Island facing Coron town proper. It can be reached in 10 minutes by speedboat from the Coron town tourist landing area. The project site has an area of about 18 hectares and used to be operated as Dive Link Resort. It is naturally bounded by approximately 900 meters of mangrove forest, a small rocky island located about 50 meters offshore, and a short stretch of sandy beach about 70 meters in length. The highest elevation at the project site is about 100 meters and offers outstanding views of Coron Strait as well as Busuanga and Coron Islands.

3.2 History of the area

The family of Mr. P. Noel C. Matta developed Dive Link Resort from 1997 to 1998 and operated the resort until the early part of 2016¹. The resort covered about one hectare of the property and consisted of the following project facilities and amenities: 1) Picnic area along a stretch of sandy beach equipped with picnic tables, washrooms, garbage bins, and shaded areas; 2) Swimming area adjacent to the picnic area; 3) Trails within the forested area of the property; 4) Ten double room cottages; 5) Ten single room cottages; 6) Dive shop; 7) Swimming pool and lounge; 8) Poolside bar; 9) Restaurant; 10) Wharf and docking area; and 11) Administration office². These facilities are no longer operational except for some cottages and the restaurant.

Power supply was provided by two units of power generators while water supply was obtained from a nearby spring. All cottages were provided with septic tanks for wastewater management. Minimal removal of vegetation was done during the construction of the cottages as these were built in between trees. The resort was severely affected by Super-typhoon Yolanda on November 2013, which contributed to the decline of Dive Link Resort.

Islas Calamianes Corporation (ICC) acquired Dive Link Resort from Mr. John Patrick Matta, heir of Mr. Noel Matta, on 11 April 2018.

3.3 Topography

Uson Island has an irregular shape resembling two clumps of ridges forming a "V". The western clump is a long easterly trending ridge with a relatively wide western end that tapers to a thin ridge as it runs to the eastern part of the island. Relief in this area is low at 80 meters. The highest elevation is located at the westernmost section of the island at around 207 meters while the summit of the west-east

¹ Information on years of operation was based on guests' review from various web sites.

² Sources: Initial Environmental Examination Report of Dive Link Resort; <http://www.ilink.ph/dive-link-resort>.

trending ridge has an elevation of 186 meters (**Figure 2**). The narrow beach at the northern and southern parts of Uson Island is pebbly and rocky with very limited beach sand.

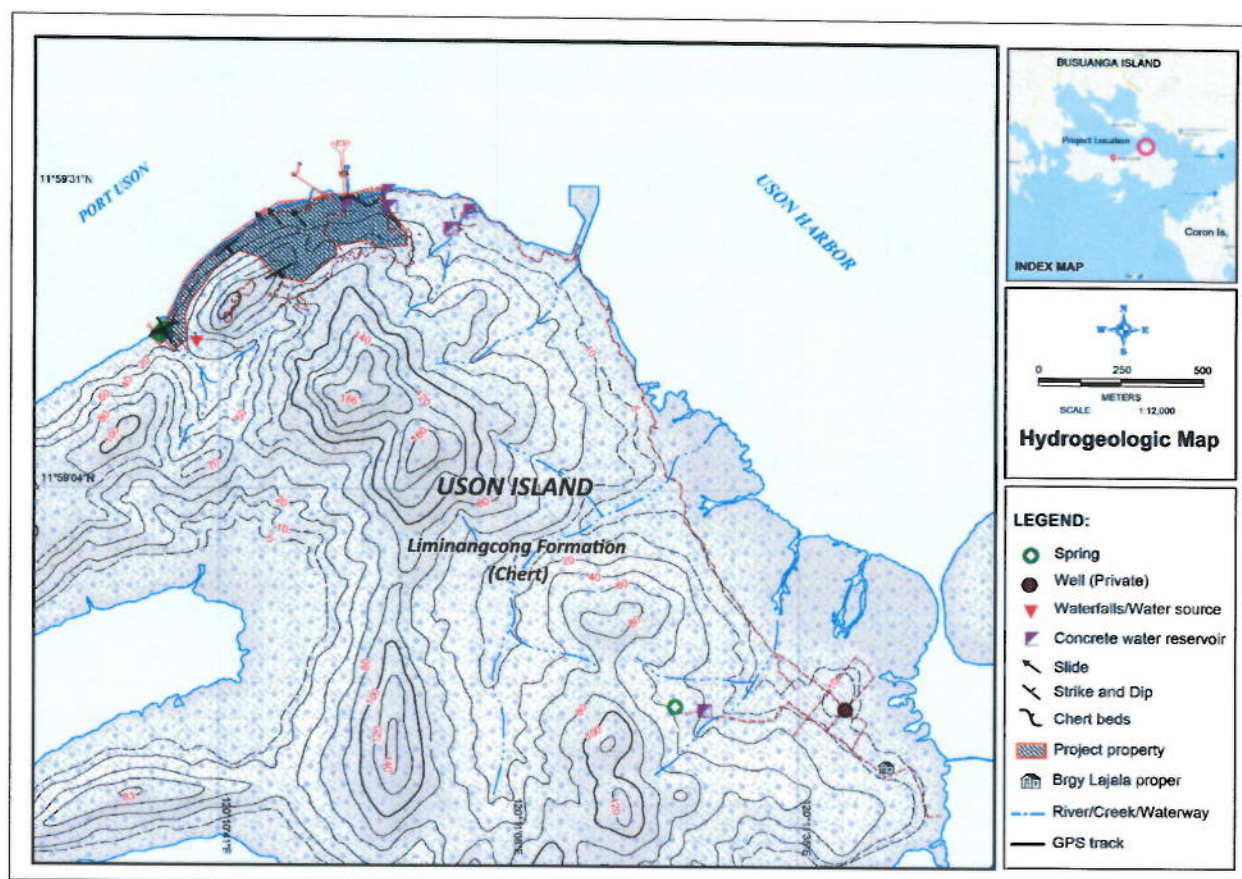


Figure 2. Hydrogeologic and topographic map of Uson Island.

The relatively flat areas of the island with 0-5% slope is located at the eastern and western portions and mostly occupied by mangrove vegetation. The barangay proper on the southeast have slopes ranging from 0-10% while the project site in the northeast has 5-10% slopes. The central portion of the island has slopes ranging from 10-30% while the upper portions of the ridges have >30% slope (**Figure 3**).

3.4 Drainage and Hydrology

The island is small having an area of about 12 km². The major settlement area of Barangay Lajala is located at the southeastern section of the Island. There are at least five small watersheds. The watershed areas vary from 10.36 ha to 79 ha. The drainage or river courses are relatively short. The longest river is located in the central part of Uson Island (**Table 1**).

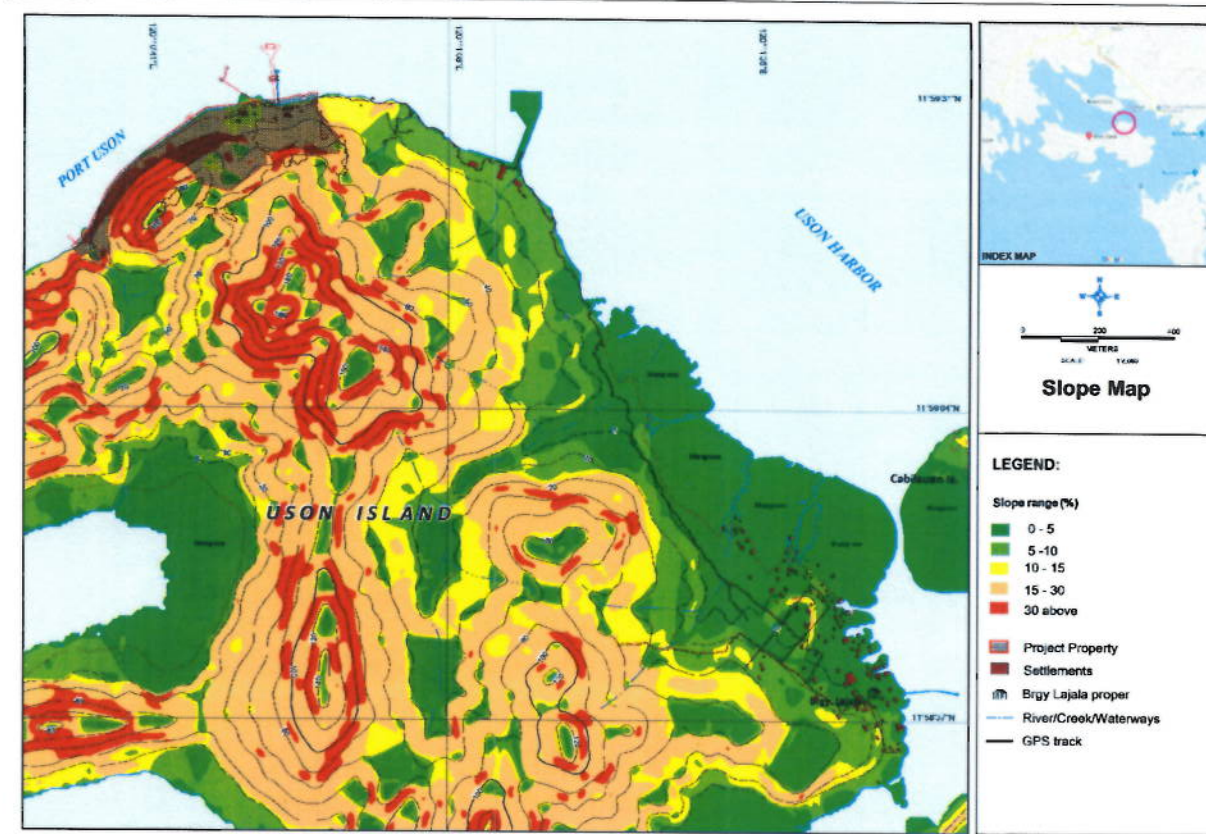


Figure 3. Slope map of Uson Island.

Table 1. Watershed Inventory in Uson Island, Coron, Palawan.

Location	Drainage Area (ha)	River Length (m)	Remarks
Uson Watershed 1 (Northwest Uson)	22.4	512	Dry river course but with spring
Uson Watershed 2 (Northeast Uson)	10.36	328	Dry creek but with shrubs and trees at the valley
Uson Watershed 3 (Northeast Uson)	12.45	420	Water source for the resort, BFAR, and Barangay Lajala
Uson Watershed 4 (East Uson Island)	79.65	1,180	With water low discharge
Uson Watershed 5 (South Uson island)	35.84	450	Water source of Bgy Lajala

There are at least three areas of Uson Island observed to have springs (see **Figure 2**). The spring areas are located in the northern section of the island, and west of the project site.

There are at least five small watersheds. The watershed areas vary from 10.36 ha to 79 ha (**Figure 4**). The drainage or river courses are relatively short. The longest river is located in the central part of Uson Island (see **Table 1**).

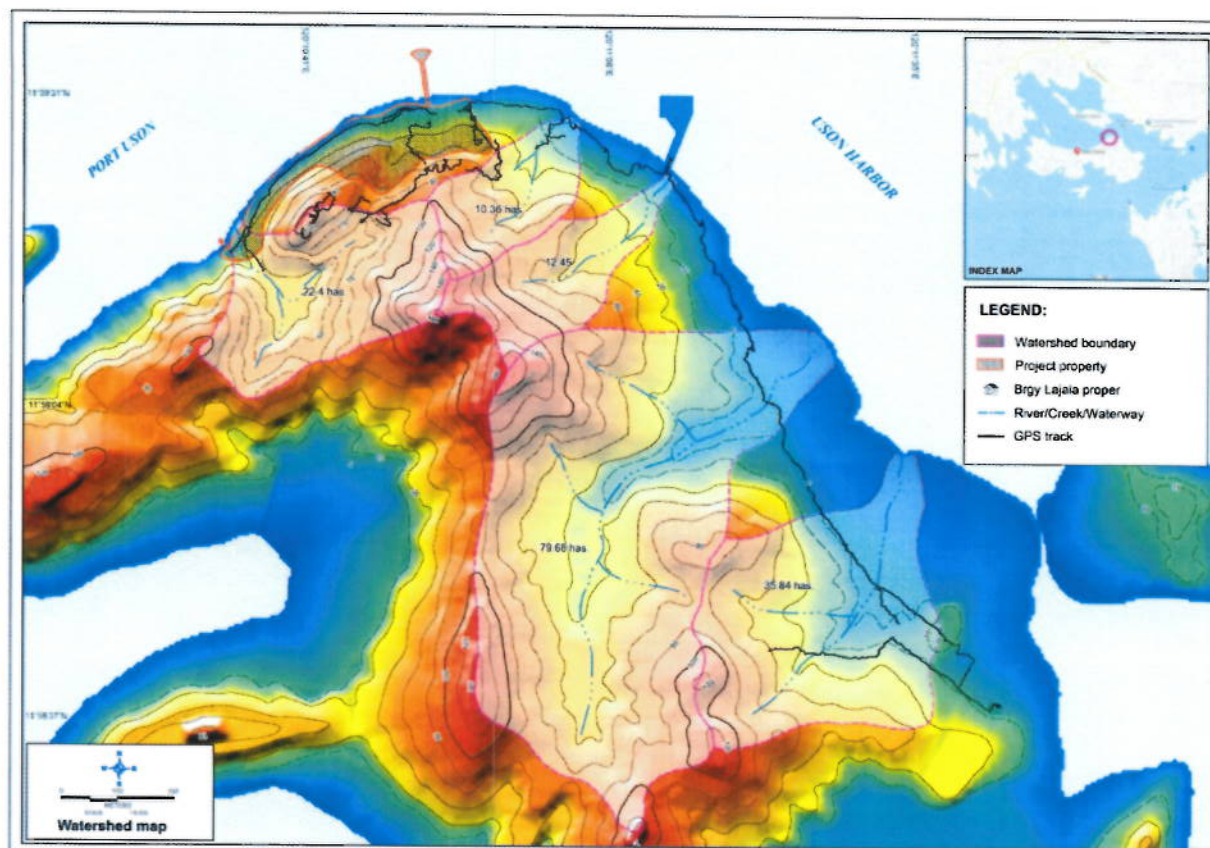


Figure 4. Watersheds in Uson Island

3.5 Climate

Uson Island is located in the Municipality of Coron in Northern Palawan. It is part of the Calamianes Group of Islands consisting of Busuanga, Culion, Linapacan and other smaller islands. The climate in the area is classified under Type 1 climate of the modified Coronas Climate Classification based on monthly rainfall received during the year. The area experiences two distinct seasons: wet from June to November and dry the rest of the year.

Tables 2 and 3 present the climatological normals recorded in the PAGASA Synoptic Station located in Coron, Palawan.

The rainiest months occur from May to October during the Monsoon Season. Uson Island is relatively dry from December to April. Temperature has low variability with mean temperature varying from 27.1° to 29.1° Celsius. The coldest month is in January, while the hottest month is in April.

The highest temperature in Coron was recorded at 37.5°C on 29 April 2003 and 08 May 2002 while the lowest recorded temperature is at 12.2°C on 15 January 1974. The highest daily rainfall was recorded at 317.6 mm on 13 August 1979. The strongest wind was recorded at 40 m/s on 13 November 1990. The highest sea level pressure was recorded at 1021.6 mbs on 28 May 1950 while the lowest sea level pressure was recorded at 980.4 mbs on 19 December 1959.

The Province of Palawan is affected by at least one tropical cyclone per year. Typhoon Vinta is the most recent destructive typhoon that affected Palawan province on December 2017. The province was also affected by Super-typhoon Yolanda on November 2013 and Typhoon Pablo on December 2012.

Table 2. Climatological Normals on Rainfall and Temperature in Coron, Palawan

Station Name: Coron, Palawan					Latitude:		12°00'13.2"N	Elevation:	59.938
Period:	1981-2010				Longitude:		120°11'59.4"E		
Month	Rainfall		Temperature (°C)					Dew Point	Vapor Pressure
	Amount	# of RD	Max	Min	Mean	Dry Bulb	Wet Bulb		
JAN	18.5	3	32.4	22.7	27.5	27.4	24.7	23.7	29.2
FEB	14	2	32.6	22.9	27.8	27.7	24.8	23.8	29.3
MAR	15.4	2	33.2	23.6	28.4	28.3	25.2	24.1	29.9
APR	38.1	3	34	24.3	29.1	29	25.8	24.7	31
MAY	198.1	12	33.4	24.4	28.9	28.7	26.1	25.2	32
JUN	360.8	19	31.7	23.9	27.8	27.8	26	25.4	32.4
JUL	479.9	23	30.9	23.4	27.1	27.2	25.6	25	31.7
AUG	466.3	22	30.9	23.4	27.2	27.2	25.6	25	31.7
SEP	447.1	21	31.1	23.5	27.3	27.2	25.6	25	31.7
OCT	250.8	17	31.8	23.5	27.7	27.6	25.8	25.2	32
NOV	118.6	9	32.5	23.6	28.1	27.9	25.6	24.8	31.2
DEC	74	6	32.3	23.2	27.8	27.6	25.1	24.2	30.1
ANNUAL	2481.6	139	32.23	23.53	27.89	27.8	25.5	24.7	31

Table 3. Climatological Normals on Relative Humidity (RH), Mean Sea Level Pressure (MSLP), Wind, Cloud Amount, Days with Thunderstorm (TSTM) and Days with Lightning (LTNG)

Station Name: Coron, Palawan			Latitude:		12°00'13.2"N	Elevation:	59.938
Period:	1981-2010		Longitude:		120°11'59.4"E		
Month	Relative	MSLP	Wind		Cloud Amount	No. of Days with	
	Humidity		Dir	Speed		TSTM	LTNG
JAN	80	1010.9	E	2	5	0	0
FEB	79	1011.0	E	2	4	0	0
MAR	78	1010.6	E	2	4	0	1
APR	77	1009.3	E	2	4	2	4
MAY	81	1007.1	E	1	5	8	13
JUN	87	1008.0	s	1	7	11	14
JUL	88	1008.1	s	1	7	9	12
AUG	88	1007.9	s	2	7	7	9
SEP	88	1008.4	SW	1	7	9	11
OCT	87	1008.5	E	1	6	7	11
NOV	83	1008.9	E	2	5	2	6
DEC	82	1009.7	E	2	5	1	2
ANNUAL	83	1009.0	E	2	6	56	83

3.6 Geology and Soils

Uson Island is underlain by fractured, medium to thin-bedded chert belonging to the Liminangcong Formation, which is considered as one of the oldest rock formations in the Philippines, with an assigned age of Late Permian to Late Jurassic, and deposited some 205 Million years ago (Peña, 2010). The rock is very hard and brittle with iron stains observed in between fractures. It is also dense and impermeable. This rock is also a poor water-bearing rock (Plate 1).



Plate 1. Jointed and fractured chert on a dry creek.

Uson Island has an irregular shape resembling two clumps of ridges forming a “V”. The western clump is a long easterly trending ridge with a relatively wide western end that tapers to a thin ridge as it runs to the eastern part of the island. Relief in this area is low at 80 meters. The highest elevation is located at the westernmost section of the island at around 207 meters while the summit of the west-east trending ridge has an elevation of 186 meters (see **Figure 2**). The narrow beach at the northern and southern parts of Uson Island is pebbly and rocky with very limited beach sand.

The relatively flat areas of the island with 0-5% slope is located at the eastern and western portions and mostly occupied by mangrove vegetation. The barangay proper on the southeast have slopes ranging from 0-10% while the project site in the northeast has 5-10% slopes. The central portion of the island has slopes ranging from 10-30% while the upper portions of the ridges have >30% slope (see **Figure 3**).

The rock formation in Uson Island is thin to thick bedded and joints and faults transect the rock. The trend of the beds varies from North (N) 50° to 60° East (E) and dips 40° to 42° southeast. Bed thickness ranges from 10 to 20 cm. Joints transecting the rocks are spaced between 5 to 20 cm. Measured trends vary between N 60° West (W), North to South (S), East to West, N 10 E, N 70 E with dips ranging from 45° to vertical (**Plates 2 and 3**). Fault directions observed trend between North to South with vertical dip and N 30 W with 70 degrees dip to the northwest.



Plate 2. Chert beds transected by joints/fractures



Plate 3. Dipping thin to medium bedded Chert cut by joints

Four soil types are recognized in Coron, namely: (1) Coron clay loam, (2) Busuanga loam; (3) Mountain soils, and (4) hydrosol. The soils in Coron particularly those located in the plains and valleys consist of silty clay loam while some portions of the coastal plain on the southern part of the municipality consists of hydrosol. The soils in the mountains and hillsides generally have low fertility and are rocky in nature. Lowland areas of Coron have been found to be suitable for agriculture with rice, root crops and trees as the main agricultural products. Soils in the plains made of alluvial deposits generally lacks internal drainage while soils of the uplands are residual soils from weathering of underlying bedrock and has excessive internal drainage (Abrenica et al, 2014).

The soils in Uson Island were derived from the weathering of the underlying silica bearing rock called chert. The soils are thin. Along the slopes, the soils as observed are < 0.5 m in thickness. The soils in the valley and slopes of the small watercourses may reach to as much as 1 m. The soils are sandy to silty with very small amount of clay. This substrate has relatively good water-bearing properties, as the pores are relatively open and interconnected. However, the water-bearing properties are limited due to the thin soil cover (**Plates 4 and 5**).



Plate 4. Rocky ridge top with very thin soil cover with patches of grass and isolated trees.



Plate 5. Thin soil cover along the trail at the foot slope of the hill west of the resort. Note the tilted bamboo and shrub indicating very slow soil slope movement or creep.

3.7 Vegetation and forest cover

Four plant communities present in the project site are: (1) Shrubland, (2) Grassland, (3) Mangrove, and (4) Agro-ecosystem (**Figure 5**). The Shrubland community is located on the easternmost up to the mid-west portion of the property and is composed of remnant coastal hill/beach vegetation in combination with pioneer trees, shrubs and herbaceous plants commonly found in clearings/open areas of tree-dominated vegetation. This is the dominant vegetation in the study site covering approximately some 74% of the total area. The density of plant individuals in the shrubland ranges from 2 to 14 per plots, with a mean of 7.5 trees or about 487 trees per ha. The average basal area is 4.3 m²/ha. The dominance is not confined to only a few species but shared by several species, of which Kasoy registered the highest importance value, followed by Anos, Balinghasay, Hairy leaved molave and Binayuyu, respectively. The density in the undergrowth layer, on the other hand, ranges from one to nine individuals or about three on average, of which the most abundant is the weed species and exotic Hagonoy and open area species, Pandakaki.

On the westernmost side of the property, right next to the shrubland community is a savannah ecosystem herein called Grassland. The substrate has very thin soil cover and with exposed rocks. The area has very few remnant individuals of coastal hill species. The grassland community covers approximately 20% of the property.

As expected, the Poaceae species registered with the highest % cover relative to the two other species in community. The grass species dominated this plant community relative to the two other species in terms of frequency, % cover and Importance Value. The average density of the trees is only one per plot on average or 100 individuals per hectare.

The mangrove community in the property is a very thin (~1-2 m) layer of coastal vegetation occurring on the western side. This coastal vegetation approximately covers some 100 m². The average density of mangrove plants in the area is about 435 individuals per hectare. Pagatpat, Tinduk-tindukan and Tawalis are the densest species in the mangrove community in the property. The species dominance in the community is shared by these three species, registering an Importance Value of 68.5%, 67.5%

and 45%, respectively. Furthermore, the undergrowth is composed of only two species, Bakawan lalaki and Tinduk-tindukan.

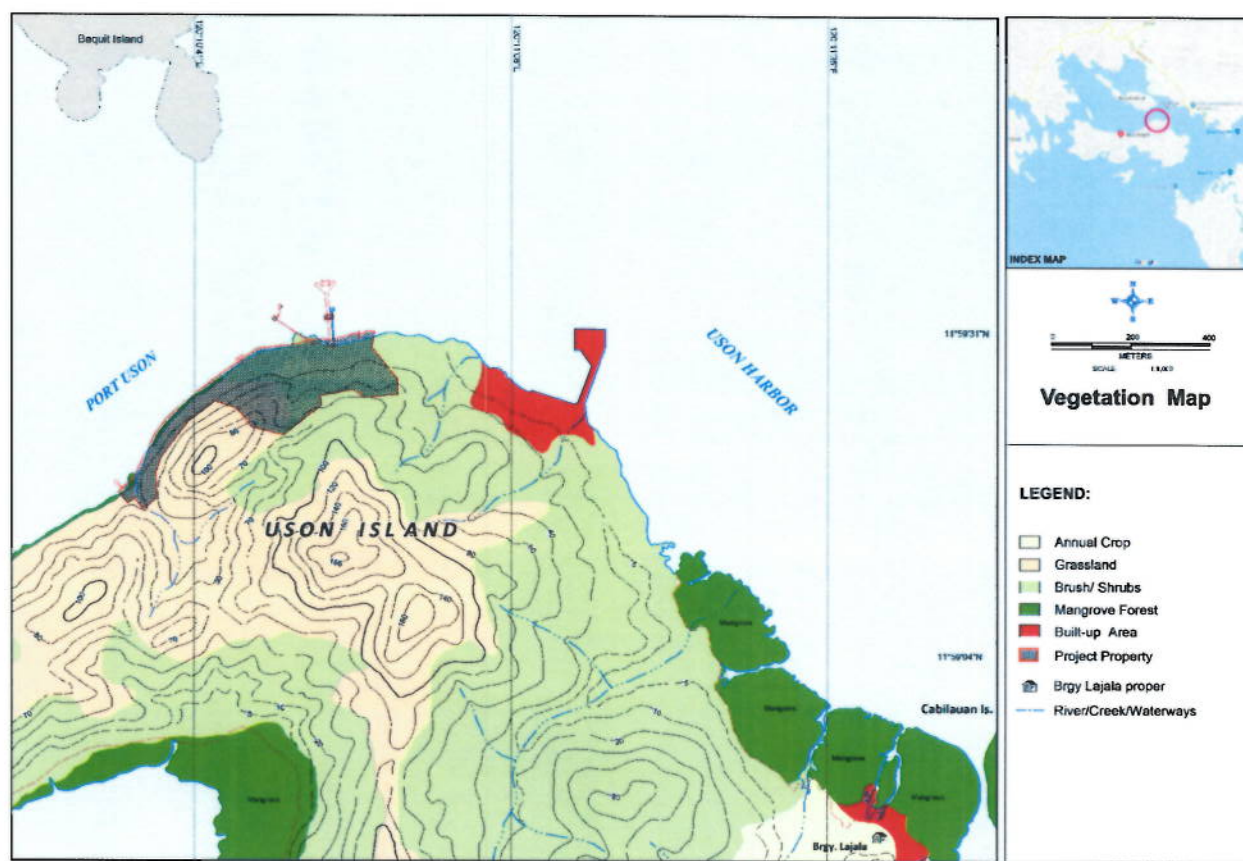


Figure 5. Map showing the vegetation in the study site (boxed area).

Finally, the agro-ecosystem is situated in the built-up area of the property and is highly horticulturalized with coconut trees, ornamental garden plants and fruit trees. The agro-ecosystem covers approximately some 5% of the property. The mean density of trees in the agro-ecosystem portion of the study site is 248 trees per hectare. The most dominant species in the community is coconut, registering the highest Importance Value of 128% relative to other species. It also has the tree density of 1,493 per hectare.

Overall, regardless of vegetation type, a total of 81 species of plants under 73 genera belonging to 38 families are present in the project site (Table 4). Of this number, family Fabaceae (Legume Family) was most represented with six species, closely followed by Malvaceae (Gumalela family) and Poaceae (Grass family) both with five species, followed by Anacardiaceae, Arecaceae, Euphorbiaceae, Moraceae, Mysinaceae, Rhizophoraceae and Rubiaceae with four species each. Nineteen families are represented by only one species each.

Table 4. Species diversity by vegetation type

Vegetation Type	Species Richness	Species Diversity Index (H')	Evenness Index (J)
Shrubland	42	3.21	0.86
Grassland	3	0.47	0.43
Mangrove	13	2.02	0.79
Agroecosystem	16	1.29	0.47

The shrubland is composed of 42 species in both canopy and undergrowth layers while the grassland, mangrove and agro-ecosystem have 3, 13 and 16 species each, respectively. As expected, shrubland has the highest species diversity index (3.21) while the grassland had the lowest (0.47).

Of the total number of species recorded, two are Philippine endemics common in a coastal hill ecosystem. *Ficus ulmifolia* is a common pioneer tree commonly occurring in land clearings. The other endemic species is *Ardisia squamulosa*.

Out of the total number of species recorded, a total of 17 are exotic/introduced species. Majority of the exotics in the site are ornamentals and fruit trees located in the built-up area of the property.

A total of five threatened species of plants were recorded in the study site (Table 5), according to the updated list of threatened plants in the Philippines (DAO 2017-11). The list includes a mangrove species along with beach species and lowland forest species. Four of the threatened plants are in the Vulnerable category while only one is classified as Endangered.

Table 5. List of threatened species recorded in the study site per DAO 2017-11

Species	Common Name	Habit	Conservation Status	Station where Recorded
<i>Ardisia squamulosa</i>	Tagpo	Tree	Vulnerable	Brushland
<i>Camptostemon philippinensis</i>	Gapas gapas	Tree	Endangered	Mangrove
<i>Diopyros ferrea</i> var. <i>littorea</i>	Anang dagat	Tree	Vulnerable	Brushland
<i>Dracontomelon dao</i> (Blanco) Merr.	Dao	Tree	Vulnerable	Agroecosystem
<i>Pterocarpus indicus</i>	Narra	Tree	Vulnerable	Brushland

3.8 Forest Resource Data

Forest resources are discussed in the preceding section (Section 3.7). The list of economically important forest and other species are discussed below.

Seven economically important species were identified out of the total list of species recorded. Five of these important species are fruit trees while two species are sources of good lumber (Table 6).

Table 6. Economically important species recorded in the study site.

Species	Common Name	Economic Use
<i>Anacardium occidentale</i> L.	Kasoy	Fruit tree
<i>Cocos nucifera</i>	Coconut	Fruit tree
<i>Mangifera indica</i> L.	Manga	Fruit tree
<i>Sandoricum koetjape</i> (Burm. f.) Merr.	Santol	Fruit tree
<i>Musa sapientum</i>	Saging	Fruit tree
<i>Dracontomelon dao</i> (Blanco) Merr.	Dao	Lumber
<i>Pterocarpus indicus</i>	Narra	Lumber

3.9 Demographics and Community Description

Barangay Lajala is one of the five island barangays of Coron. It is categorized as a rural barangay and has a population of 1,467 individuals with 342 households (PSA 2015). Based on the population count monitored by the Barangay Council, the 2017 population of the barangay is recorded at 1,645 individuals with 372 households and 385 families. The barangay population consists mostly of Cuyunons and Tagbanuas. The rest of the barangay population are Tagalog, Cebuano and Ilongot

speaking migrants who are seaweed farmers and fishermen from neighboring areas and migrated to the barangay for a better quality of life.

The barangay has a total land area of 4,443 hectares. It has six puroks and 12 sitios. Settlements in the barangay are dispersed but majority of households are located along the coastal areas. Most of the houses are made of light materials and earth bags. Only 5% of the houses in the barangay are made of concrete and galvanized iron (Barangay Profile 2017). Structures in the barangay include the elementary school, day care center, barangay hall, and the newly built Catholic Church and barangay pier that were sponsored by the Tamayo Foundation in 2014 after Super-Typhoon Yolanda. Retail stores are the only commercial units available in the various sitios of the barangay.

Fishing is the major livelihood in the barangay for decades. All families residing in the area are engaged in fishing until mid-2000s when tourism started to escalate. At present, almost 50% of the families in the barangay are into tourism-related activities either as boat operators, tour guides, producers of organic coffee that is promoted to tourists and tourist service providers (Barangay Profile 2017).

Barangay Lajala is endowed with various scenic features which makes it one of the tourist destinations in Coron. Usong Island, which is one of the biggest islands in Coron Bay off the coast of the Poblacion, is identified as a key tourism development area based on the draft Comprehensive Land and Water Use Plan (CLWUP) of the municipality and as proposed by PCSO under the Sustainable Environmental Management Plan for Northern Palawan (SEMP-NP) study in 2009. Royal Island Resort, Balinsasayaw Resort and the old Dive Link Resort are some of the tourist facilities that are located in the barangay.

At present 7% of the total population of the Barangay have college degrees, 20% graduated from high school and the remaining 73% either finished elementary or have no education.

Health service is provided by the Barangay health center which is visited by one midwife once a week for immunization and first aid. The barangay health center is manned by eight active barangay health workers. Check-ups and medications are accessed in the health centers in the town proper of Coron. Annual medical and dental missions are provided by religious organizations and NGOs for the residents of Barangay Lajala.

The barangay has 24-hour power supply from BISELCO. Sources of potable water include Level III water supply available to 20% of households, Level II water supply available to 60% of households and shallow wells used by 20% of households. Water, like in any other island barangay, is a scarce resource in Barangay Lajala. Springs, which are the main sources of water supply in the barangay, provides limited water supply during the dry season.

3.10 Infrastructure and utilities

The proposal is to develop a watersports and adventure resort, with the balance of fun and relaxation. The northwestern side comprise an "adult zone" with proposed spa, adult pool, and majority of activities will be held here, while the southeastern side will house the 7-bedroom private villa, with its own private pool, private marina and back-of-house.

Adjacent to that adult zone should be a recreation zone consisting of a Kid's Club. The central area between the adult and family ends of the resort would house the core facilities available to the public such as reception, all day dining, and specialty dining.

The Project will be designed to be an opulent and luxurious beach club resort offering land, water and cultural attractions. The resort components are listed below. The resort area is expected to have a total footprint of 2.5 hectares or 14% of the total land area of the project site.

- Resort facilities and amenities
 - Arrival jetty
 - Reception area
 - Sunrise Cafe
 - Watersport / Dive Center
 - Outbound and Coron Swing
 - Elevated Walkway / Bridge
 - Zipline
 - Daycamp
 - Dayclub
 - Spa and Wellness
 - Kids and activities and pool
 - Support Facilities (management and administrative staff offices, general storage, powder rooms, clinic, housekeeping department, filing room and staff facilities)
- Villa with private pool (for owner's use only)
 - Seven-bedroom villa
- Pathways and roadways
- Water generation and reticulation
 - Desalination plant
 - Sewage treatment plant
 - Drainage system
- Solar power generation and transmission
- Integration of visitor and destination management with access control to avoid over crowding

3.11 Environmental information

3.11.1 Land Use

The land use map³ of a portion of Uson Island including the project site is presented in **Figure 6**. It is shown on the map that land uses in the project site include wooded grassland, brushland and built up area. Brushland occupies most of the land area of Uson Island and are mostly found in the moderately to steeply sloping areas of the island. Wooded grasslands are found in the lower elevations and in coastal areas. Grasslands are found on the hilltops and hillsides. Built up areas are limited to the barangay proper on the southeastern side of the island, the BFAR facility on the northeastern side and the project site on the northern part of the island. Mangrove areas are found on the eastern and western sides of Uson Island.

The project site falls within at least two ECA categories: 1) Areas set aside as aesthetic potential tourist spots; and 2) Water bodies declared as protected areas by appropriate authorities (the coastal waters of Uson Island have been declared as a Marine Protected Area by virtue of a Barangay Ordinance and Municipal Resolution).

³ The land use map was derived from actual field survey, interpretation from Google Earth imagery and NAMRIA Topographic Map.

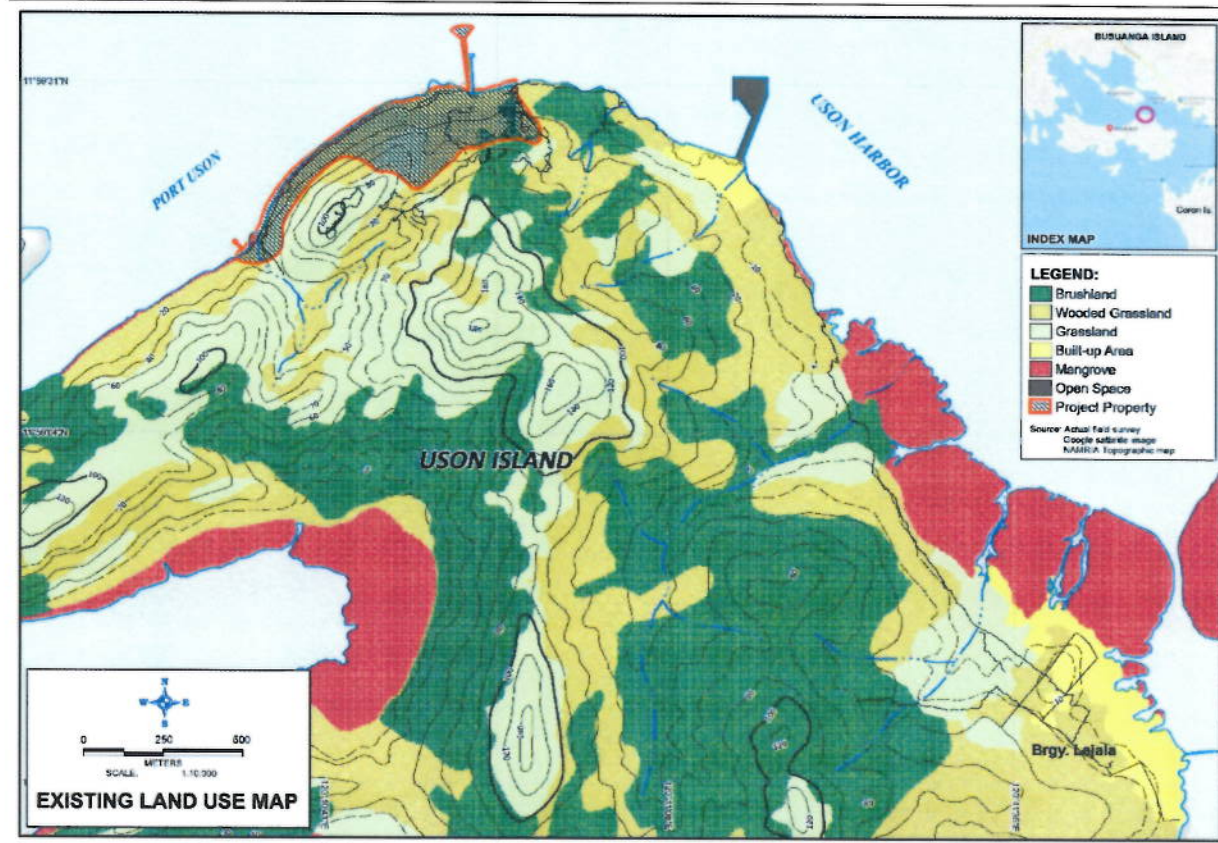


Figure 6. Existing Land Use Map of the Project Site and Vicinity

3.11.2 Air Quality and Noise.

Ambient air quality is presented in Table 7. The results are typical of rural settings with no industrial sources of air pollution. Values of all parameters are within the National Ambient Air Quality Standards (NAAQS).

Table 7. Observed One-Hour Ambient Air Concentrations in Uson Island (01 May 2018).

Station No.	Location	Time of Sampling	TSP	NO ₂	SO ₂
A1	Barangay Lajala	1400H – 1500H	14.6	ND	66.7
A2	BFAR Station	1555H – 1655H	1.3	ND	51.7
A3	Dive Link Resort	1720H – 1820H	3.1	ND	27.2
DENR Standard (NAAQS)		1-hr sampling	300	260	340

Table 8 presents the noise levels data at the project site and vicinity. Noise levels are within the environmental quality standards for noise in general areas, except in Barangay Lajala (Station A1) where noise levels are slightly above the noise standards. Sources of noise in Station A1 are anthropogenic activities in the residential area of Barangay Lajala.

Table 8. Observed One-Hour Noise Level Propagation in Decibels (01 May 2018)

Station No.	Location	Noise Level	DENR Standard
A1	Barangay Lajala	55.35	55
A2	BFAR Station	47.40	55
A3	Dive Link Resort	48.22	55

3.11.3 Fauna.

A total of 40 species of birds representing 24 families were documented (Table 9). Six species are considered endemic to the Philippines, three of which are unique only to the Palawan faunal region while the rest of the bird community consisted of residents. There were two over-wintering migratory species.

Table 9. List of avifauna documented in the project site.

Family	Species	Common Name	Distribution
Accipitridae	<i>Spilornis holospilus</i>	Philippine Serpent Eagle	Endemic
Chloropseidae	<i>Chloropsis palawanensis</i>	Yellow-throated Leafbird	Endemic
Columbidae	<i>Ramphiculus leclancheri</i>	Black-chinned Fruit Dove	Endemic
Dicaeidae	<i>Prionochilus plateni</i>	Palawan Flowerpecker	Endemic
Muscicapidae	<i>Kittacincla nigra</i>	White-vented Shama	Endemic
Nectariniidae	<i>Aethopyga shelleyi</i>	Lovely Sunbird	Endemic
Motacillidae	<i>Motacilla cinerea</i>	Grey Wagtail	Migrant
Muscicapidae	<i>Muscicapa griseisticta</i>	Grey-streaked Flycatcher	Migrant
Accipitridae	<i>Haliaeetus leucogaster</i>	White-bellied Sea Eagle	Resident
Alcedinidae	<i>Pelargopsis capensis</i>	Stork-billed Kingfisher	Resident
Alcedinidae	<i>Todiramphus chloris</i>	White-collared Kingfisher	Resident
Apodidae	<i>Collocalia esculenta</i>	Glossy Swiftlet	Resident
Ardeidae	<i>Egretta sacra</i>	Eastern Reef Egret	Resident
Campephagidae	<i>Coracina striata</i>	Bar-bellied Cuckoo-shrike	Resident
Campephagidae	<i>Lalage nigra</i>	Pied Triller	Resident
Caprimulgidae	<i>Caprimulgus macrurus</i>	Large-tailed Nightjar	Resident
Cisticolidae	<i>Orthotomus sericeus</i>	Rufous-tailed Tailorbird	Resident
Columbidae	<i>Ducula aenea</i>	Green Imperial Pigeon	Resident
Columbidae	<i>Macropygia phasianella</i>	Brown Cuckoo-dove	Resident
Columbidae	<i>Spilopelia chinensis</i>	Spotted Dove	Resident
Columbidae	<i>Streptopelia bitorquata</i>	Island Collared Dove	Resident
Columbidae	<i>Treron vernans</i>	Pink-necked Green Pigeon	Resident
Corvidae	<i>Corvus enca</i>	Slender-billed Crow	Resident
Cuculidae	<i>Cacomantis variolosus</i>	Brush Cuckoo	Resident
Cuculidae	<i>Centropus sinensis</i>	Great Coucal	Resident
Cuculidae	<i>Phaenicophaeus curvirostris</i>	Chestnut-breasted Malkoha	Resident
Dicruridae	<i>Dicrurus bracteatus</i>	Spangled Drongo	Resident
Hirundinidae	<i>Hirundo tahitica</i>	Tahiti Swallow	Resident
Meropidae	<i>Merops viridis</i>	Blue-throated Bee-eater	Resident
Monarchidae	<i>Hypothymis azurea</i>	Black-naped Monarch	Resident
Nectariniidae	<i>Cinnyris jugularis</i>	Olive-backed Sunbird	Resident
Nectariniidae	<i>Leptocoma calcostetha</i>	Copper-throated Sunbird	Resident
Nectariniidae	<i>Leptocoma sperata</i>	Purple-throated Sunbird	Resident
Oriolidae	<i>Oriolus chinensis</i>	Black-naped Oriole	Resident
Pycnonotidae	<i>Alophoixus tephrogenys</i>	Grey Cheeked Bulbul	Resident
Pycnonotidae	<i>Brachypodius atriceps</i>	Black-headed Bulbul	Resident
Pycnonotidae	<i>Pycnonotus plumosus</i>	Olive-winged Bulbul	Resident
Rallidae	<i>Lewinia striata</i>	Slaty-breasted Rail	Resident
Rhipiduridae	<i>Rhipidura javanica</i>	Sunda Pied Fantail	Resident
Sturnidae	<i>Aplonis panayensis</i>	Asian Glossy Starling	Resident

A total of 14 species of mammals representing 10 families were documented (Table 10). Hunting has been reported as recently as 2017 which involved the taking of a Palawan Bearded Pig *Sus ahoenobarbus* near the Poblacion. The Palawan Pangolin, *Manis culionensis* known as 'Balikun' was reported as present in the forests of Uson island and Coron. The Philippine Long-tailed Macaque,

Macaca fascicularis spp. *philippensis*, known as 'Bakus', reportedly raids crop fields planted with Camote. Among the rarer species encountered is the Palawan Stink Badger, *Mydaus marchei*. No recent sightings were attributed to this species known as 'Pantot'. The Malay Civet *Viverra zibetha* is also rarely encountered though it is known to raid poultry cages to prey on domestic chickens. A roost site for the Large Flying Fox *Pteropus vampyrus* was pointed out somewhere along the mangrove areas adjacent to the Barangay Proper. Four species of rodents were identified.

Table 10. List of mammalian species documented in the project site.

Family	Species	Common Name	Distribution
Manidae	<i>Manis culionensis</i>	Palawan Pangolin	Palawan endemic
Mephitidae	<i>Mydaus marchei</i>	Palawan stink badger	Palawan endemic
Scuiridae	<i>Sundasciurus steerii</i>	Southern Palawan Tree Squirrel	Palawan endemic
Suidae	<i>Sus ahoenobarbus</i>	Palawan Bearded Pig	Palawan endemic
Tupaiaidae	<i>Tupaia palawanensis</i>	Palawan Tree Shrew	Palawan endemic
Cercopithecidae	<i>Macaca fascicularis</i> spp. <i>philippensis</i>	Philippine Long-tailed macaque	Widespread/Non-native
Muridae	<i>Mus musculus</i>	House Mouse	Widespread/Non-native
Muridae	<i>Rattus exulans</i>	Spiny Ricefield Rat	Widespread/Non-native
Muridae	<i>Rattus tiomanicus</i>	Malaysian Field Rat	Widespread/Non-native
Pteropodidae	<i>Cynopterus brachyotis</i>	Common Short-faced Bat	Widespread/Non-native
Pteropodidae	<i>Macroglossus minimus</i>	Dagger-toothed Long-nosed bat	Widespread/Non-native
Pteropodidae	<i>Pteropus vampyrus</i>	Large Flying Fox	Widespread/Non-native
Soricidae	<i>Suncus murinus</i>	Asian House Shrew	Widespread/Non-native
Viveridae	<i>Viverra zibetha</i>	Malay Civet Cat	Widespread/Non-native

Ten species of reptiles and amphibians were documented in Uson Island, representing ten families (Table 11). All are non-native and widespread in distribution.

Table 11. List of amphibians and reptiles documented in the project site.

Family	Species	Common name	Distribution
Bufonidae	<i>Rhinella marina</i>	Cane toad	Non-native /Widespread
Dicroglossidae	<i>Occidozyga laevis</i>	Common Small-headed Frog	Indigenous
Megophryidae	<i>Leptobrachium hasseltii</i>	Hasselt's Pelobatid	Indigenous
Microhylidae	<i>Kaloula baleata</i>	Smooth-fingered Narrow-mouthed Frog	Non-native /Widespread
Ranidae	<i>Sanguirana sanguinea</i>	Sanguirana	Palawan endemic
Rhacophoridae	<i>Philautus longicrus</i>	Rough Skinned Tree Frog	Palawan endemic
Elapidae	<i>Naja ophiophaga</i>	King Cobra	Non-native /Widespread
Gekkonidae	<i>Gekko gekko</i>	Gecko	Non-native /Widespread
Natricidae	<i>Rhabdophis chrysargos</i>	Speckle-bellied Keelback	Non-native/Widespread
Varanidae	<i>Varanus palawanensis</i> sp. nov.	Palawan Monitor lizard	Palawan endemic

Preventing feeding activities by tourists in wildlife tourism destinations is important for several reasons. Feeding wildlife can disrupt natural behaviors, alter ecosystems, and even pose risks to both animals and humans. Here are some steps to prevent feeding activities by tourists:

Item	Description
Education and Awareness	Raise awareness among tourists about the negative consequences of feeding wildlife. Provide educational materials, brochures, and signage at key locations to inform visitors about the harms associated with feeding animals.
Clear Guidelines and Regulations	Develop clear guidelines and regulations that explicitly prohibit feeding wildlife. Work with local authorities, tourism operators, and relevant organizations to establish rules and regulations that are enforced and communicated to all visitors.
Staff and Guide Training	Train staff members, guides, and tour operators about the importance of not feeding wildlife. Provide them with the knowledge and skills to educate tourists about responsible wildlife interaction.
Interpretive Programs	Implement interpretive programs that allow visitors to observe and appreciate wildlife without interfering with their natural behavior. Provide opportunities for guided nature walks, wildlife watching, and educational presentations that emphasize the importance of maintaining a respectful distance from animals.
Encourage Responsible Behavior	Promote responsible behavior among tourists through various means, such as brochures, public announcements, and on-site signage. Emphasize the importance of not feeding animals and respecting their natural habitat.
Waste Management	Ensure proper waste management practices throughout the tourism destination. Discourage littering and provide adequate trash bins in strategic locations to prevent animals from accessing food waste.
Monitoring and Enforcement	Regularly monitor the area to identify any instances of feeding wildlife by tourists. Enforce regulations by imposing fines or penalties on individuals who violate the rules. Collaborate with local law enforcement and park rangers to ensure compliance.
Engage Local Communities	Involve local communities in conservation efforts and explain the importance of protecting wildlife and their habitats. Encourage community members to serve as stewards and ambassadors for responsible tourism practices.
Alternative Experiences	Offer alternative experiences that focus on wildlife observation and learning, rather than direct interaction or feeding. Develop activities such as birdwatching, nature photography, or guided tours that promote responsible wildlife tourism.
Continuous Evaluation and Improvement	Regularly evaluate the effectiveness of the prevention measures and make necessary adjustments. Stay updated on best practices and research in wildlife tourism management to ensure ongoing improvement.

By implementing these strategies, we can help protect the welfare of wildlife and preserve the natural integrity of tourism destinations.

3.11.4 Water Quality

The values obtained from two fresh water stations can be classified as Class AA water based on the DENR water classification. These waters can be inferred as coming from rainwater that has seeped into the soil and fractured rock. The water is relatively acidic with pH varying from 4.6 to 5.03. Conductivity is also very low from 27.5 to 45.86 microSiemens (mS)/cm. The dissolved oxygen is quite low for river water, which has an approximate value of around 8 mg/L. BOD is likewise very low at around 1 mg/L. The waters at the sampling station have relatively low mineralization due to the low conductivity indicating a short interaction with the substrate or soil. The acidity may be due to the interaction of the water with soil humus, vegetation, and decomposing leaves.

Results from three marine stations show that water samples were within the DENR standards for Class SB waters except for chromium in Station 2 which had higher reported values compared to the DENR standard. Chromium in surface waters normally comes from electroplating, leather tanning and textile industries. In the absence of these industries in the vicinity of Uson Island, it is surmised that chromium in coastal waters came from natural sources such as the leaching of topsoil and rocks in the island.

3.11.5 Marine Ecology

In terms of marine resources, the status of the marine ecology indicated that:

The reefs in the study site were generally narrow and confined mostly in relatively steep slope. Dense coral aggregations were mostly found within the 2 m to 8 m depth range. Overall, the coral reef areas in the stations were comprised mostly of hard corals and algae while mean cover of abiotics and other benthic fauna remained low. The reefs exist in good to excellent condition and hard coral cover was well above the Indo-Pacific average. A total of 36 hard coral genera categorized under 11 families and one unidentified encrusting coral were documented. However, algae remain a significant component of the reef.

A total of 66 reef and associated fish species distributed to 22 families were recorded in the proposed site. The fish communities at the sites surveyed at the proposed project area were more diverse, more abundant and had a greater number of important target species compared to those at the control station. Across all stations, fish assemblages were dominated by small-bodied major species mainly of the damselfish and cardinalfish families. This was composed of 35 non-target or major species, 27 commercial species, and four reef health indicator species. The mean total estimated abundance of fish from the three survey stations was 645 (± 509) individuals/250m² and this was composed of 568 non-target species, 71 commercial species and six indicator species. Non-target species were the numerically dominant group. The estimated mean total biomass of fish was 3.4 (± 2.8) kg/250m². The fish communities at the reefs surveyed, especially at the two stations at Uson Island, had high densities of juvenile fish (c. 1 – 3 cm in total length), contributing greatly to the estimated abundance in the project site.

The seagrass meadows surveyed at the project site and the control station featured good stands of seagrass as well as considerable cover of abiotic components. The mean total percentage cover of seagrass estimated from the four survey stations was 37%. Algae and other associated fauna were also recorded at the survey stations, but their estimated cover was minimal. The algal forms encountered were algal assemblages, an unidentified macroalgae, *Padina* sp., and the calcareous *Halimeda* sp. Associated fauna were scarce and included sponges and coral colonies. The entire

shallow intertidal zone up to about 2 m of water depth at Uson Island was cover by seagrass mainly of the species *Enhalus acoroides*. Seagrass species recorded from the sampled transects included *Cymodocea rotundata*, *Cymodocea serrulata*, *Enhalus acoroides* and *Halophila ovalis*.

3.11.6 Marine Wildlife

Twenty-one marine wildlife species/species groups were shown to occur around Coron and adjacent waters. Key informants stated that dugongs, whalesharks, dolphins and marine turtles would occasionally be encountered during SW monsoon ("habagat") along the waters between Uson Island and mainland Coron, including waters between the project site and Barangay Malbato on mainland Coron.

Another important note comes from Poonian et al. (2016) who identified and assessed two marine turtle nesting sites in Barangay Lajala, namely: (1) Lajala Coron Youth Club (CYC) Beach; and (2) Lajala-Dimanlit. Both sites were at the southern-central area of Uson Island.

3.12 Security

The Philippine National Police (PNP) has a Municipal Police Station (MPS) situated in Barangay 1. Additionally, each island municipality in the Calamianes have their individual MPS and can support the Coron MPS when necessary. The PNP also have the 2nd Special Operation Unit-Maritime Group Coron Detachment located in Barangay Tagumpay, Coron.

The Philippine Coast Guard (PCG) maintains a station in Coron – CGS Coron. Under CGS Coron are substations in Talampulan, Linapacan, Culion and Turda. These units report directly to the PCG District located in Puerto Princesa City.

The proposed resort shall have a Security Manager reporting directly to the Rooms Division Manager. Directly reporting to him are the Security Supervisor, uniformed guards (hired from a Security Agency) and a CCTV Operator.

Integration of visitor and destination management with access control. By implementing these measures, we can effectively manage visitor control and ensure that the resort operates within its carrying capacity, providing a pleasant and sustainable experience for all visitors.

Item	Description
Define Carrying Capacity	<ul style="list-style-type: none"> – Carrying capacity refers to the maximum number of visitors a resort can accommodate without causing negative impacts on the environment, infrastructure, and visitor experience. – It is essential to determine the carrying capacity based on factors such as the size of the resort, available facilities, and natural resources.
Conduct a Capacity Assessment	<ul style="list-style-type: none"> – Begin by assessing the current resort facilities and infrastructure to identify their limitations and determine the maximum number of visitors we can handle simultaneously. – Consider factors such as accommodation capacity, dining areas, parking spaces, pool capacity, beach or recreational areas, and available staff to provide services.
Environmental Impact Assessment	<ul style="list-style-type: none"> – Evaluate the environmental impact of increased visitor numbers on the resort's surrounding ecosystem.

	<ul style="list-style-type: none"> – Assess factors such as waste management, water availability, energy consumption, and the strain on local flora and fauna. – Establish guidelines to maintain ecological balance while accommodating visitors.
Set Daily Visitor Limits	<ul style="list-style-type: none"> – Determine the maximum number of visitors allowed per day based on carrying capacity and environmental impact assessments. – Consider both peak and off-peak seasons, as well as weekdays and weekends, to ensure a balanced flow of visitors throughout the year.
Implement Reservation System	<ul style="list-style-type: none"> – Develop an online reservation system where visitors can book their stay and activities in advance. – Allocate a specific number of slots for each activity or facility to prevent overbooking and overcrowding. – Implement a policy that requires visitors to provide proof of reservation upon arrival.
Visitor Monitoring	<ul style="list-style-type: none"> – Utilize a visitor tracking system to monitor the number of visitors present at any given time. – Install entrance gates or turnstiles with ticketing or access control systems to track the number of people entering and exiting the resort. – Display real-time visitor count at strategic points to keep visitors informed.
Staff Training and Awareness	<ul style="list-style-type: none"> – Train resort staff to educate visitors about the importance of adhering to carrying capacity limits and responsible tourism practices. – Staff should be prepared to address visitor concerns and queries regarding capacity restrictions and alternative options when the resort is at full capacity.
Publicize Carrying Capacity Guidelines	<ul style="list-style-type: none"> – Clearly communicate the carrying capacity limits and the reasons behind them to visitors through the resort's website, social media platforms, brochures, and signage throughout the premises. – Emphasize the importance of respecting the carrying capacity to maintain the quality of the resort experience for all visitors.
Regular Evaluation and Adjustment	<ul style="list-style-type: none"> – Conduct regular reviews and evaluations of the carrying capacity and visitor management system. – Adjust the carrying capacity limits if necessary, based on feedback from visitors, staff, and environmental impact assessments. – Continuously improve the system to ensure it remains effective in preventing overcrowding and maintaining a sustainable resort environment.

3.13 Other information

Known as the “Uson Island” site during the FISH Project’s 2004 coral reef survey of the Calamianes (FISH 2005), a portion with high coral cover was declared as the Looc Marine Reserve in 2005. In 2016, “Resolusyon Bilang 4” of Barangay Lajala (2016) expanded the Barangay’s MPA area to encompass the entire area adjoining Uson Island’s shoreline. Based on Barangay Lajala’s “Resolusyon Bilang 4”, Municipal Resolution No. 50, series of 2016 recognized the expanded Lajala MPA. The two “no-take” zones delineated were: (1) the “CYC Marine Park”; and (2) the “Uson Island (Balinsasayaw)”. Other

waters of the Lajala MPA had various allowable fishing activities specified according to sites (Table 12). Seaweed farming was also allowed in the Multiple Use Zone.

Table 12. Allowed fishing gears and methods with the corresponding sites in Barangay Lajala MPA (Barangay Lajala 2016)

Controlled Use or Sustainable Zone	Allowed Gears or Fishing Methods							
	Kawil	Pana mano-mano	Pangunguhang lato	Panginginas (Shells/Tayong)	Subid-Subid (Squid jig)	Pangunguhang hipon at alimasag	Lambat na single ply	Crab pot
Looc	✓	✓	✓					
Katchelebleb	✓	✓						
Dimanglet	✓	✓		✓	✓			
Original Katchelebleb	✓	✓		✓	✓			
Sitio Butsiren	✓	✓		✓	✓			
Sitio Malpok (Marine Park/Mariculture site)						✓		
Sitio Carbon	✓				✓	✓		
Sentro	✓	✓		✓	✓		✓	
Bawang	✓	✓		✓	✓		✓	
Multiple Use Zone (MUZ)	✓	✓					✓	✓

4 Development Plan

4.1 General strategy

The project site has a combination of good accessibility, beach area, mangrove coastline and small island, marine environment, topographic and landscape features that with appropriate design, could create an iconic island day club resort destination unmatched in the Philippines, and among the top resorts in Southeast Asia. In this context, the proposed development will be positioned as one of the top destinations to visit Coron.

The proposed day club resort theme and design concept will introduce green environment, eco-friendly with high quality ambience facilities accompanied by exemplary personalized service, differentiated from competition quality with the overall brand strategy to be successful approach generating high levels of repeat business.

The site capability assessment as part of the preparation of an initial design concept, the resort components comprise: Iconic arrival jetty, reception area, Sunrise café, dive and marine center, day camp, day club, wellness and adult and kid's pool, zipline and other facilities such as, hiking and trekking trails, small shops and cultural spaces; support facilities; and infrastructure components including jetty, pathways, roadways, water generation and reticulation, solar power generation and transmission, funicular, etc.

The total covered build area will be 4,079 m² with 15,306 m² of exterior space on a total footprint of 19,385 m². Including provision for circulation space with a total estimated length of 1,800 m in service roads and pathways, the total project area is estimated to have a total footprint of 25,000 m². The

project is anticipated to take 24 months to complete with initial estimated on-completion cost of Php 554 million (USD 10.4 million) including building construction and mechanical and electrical services, furnishings-fittings and equipment, landscaping, utilities infrastructure, pre-opening costs, and construction interest.

The proposed development is intended to not only exceed the offering through strong social, environmental and community engagement in Coron as a destination, clearly differentiate it as the first day club resort segment in the market.

4.2 Boundary and maintenance

Of the total area of 18 hectares, only 2.5 hectares are allotted for the proposed development.

4.3 Infrastructure Development

4.3.1 Permanent improvements

The permanent facilities, infrastructure and utilities are discussed in Section 3.10 above and is shown in **Figure 7**. The description of the project components is provided in **Table 13**.



Figure 7. Site Development Plan of Islas Calamianes Tourism Development Project

Table 13. List of Project Components

Facility	No. of Units	GFA ⁴ (m ²)		Description
		Int.	Ext.	
1. Arrival Jetty	1		850	The existing jetty at the southern tip of the peninsular headland will be placed with a moveable heavy-duty pier with floating pontoons that respond to the fluctuating tides. This area will be the sole area in the resort offering access by motorized vessels and requires several moorings for private yachts. This will be the access point for various speedboats to access various islands, dive boats, and other boat excursions by local tour operators, which could include sunset cruises.
2. Reception Area	1	1,330.90	909.71	The lobby concept continues to stress the importance of the arrival of the guest, ocean views, comfort, and culture.
3. Sunrise Cafe	1	149	50	This cafe is purposefully hidden away from the busy part of the resort to give guest condition for conversation, the feel of relaxation and to enjoy the food or coffee served by the cafe. Guest will be treated with menu showcasing different delicacies with Pineapple fruit and iconic Filipino dishes. It will also serve breakfast and coffee blended by Tagbanwa Tribe in their unique and traditional brewing technique.
4. Watersport Center	1	225.45	6	The Activity Centre's purpose is to provide guests of all ages with a range of activities for wet or dry weather. The center should comprise of the following facilities: <ul style="list-style-type: none"> ▪ Central reception and change rooms ▪ Fitness Centre & Yoga room ▪ Outdoor and marine activity center The change rooms are presumed to include toilets, showers, vanities, and locker areas. Furthermore, given the offerings in the proposed Activities Center, a steam room and sauna are presumed to be part of the changing rooms area as well. The Activity Centre's outdoor and marine activity center is presumed to be one facility.
5. Coron Swing	1	168.98	3,354.52	An iconic swing which will create "instagramable" scenery in the area
6. Hiking and Trekking	1	57.5	3,121	Hiking and mountain bike trails will be provided alongside with several shops promoting Tagbanua culture in terms of their unique artistry and native handicrafts.

⁴ GFA – Gross floor area including interior (Int.) and exterior (Ext.) areas

Facility	No. of Units	GFA ⁴ (m ²)		Description
		Int.	Ext.	
1. Arrival Jetty	1		850	The existing jetty at the southern tip of the peninsular headland will be placed with a moveable heavy-duty pier with floating pontoons that respond to the fluctuating tides. This area will be the sole area in the resort offering access by motorized vessels and requires several moorings for private yachts. This will be the access point for various speedboats to access various islands, dive boats, and other boat excursions by local tour operators, which could include sunset cruises.
7. Signature Bridge	1		603.55	The infrastructure will be built to feel the warmth welcoming of guests and ease of connection straight to the reception area
8. Zipline	1	38.80	127.30	It was placed Southeast of the Beach Club. This 230 meters Zipline and 90 feet off the ground. Guest starting point which is placed in the main site is elevated 27 meters, will cross the beach area before arriving at the islet.
9. Day Camp	1	157.50	2,539.80	The facility is composed of 14-tent area with tent measuring 9sqm each, encircling the 2,000 sqm lawn, wherein different team building, amazing race and fun activities will take place. Located in the highest part of the resort, guests can also enjoy the view of view platform located near the day camp, which will treat hikers and day-campers of the panoramic view of the Coron Bay and Harbor.
10. Day Club	1	754.55	2,976.19	A central feature that will offer food and beverage in a casual atmosphere with enclosed dining and open bar. Facilities will include a kitchen, shower room, pool deck, swimming pool, lounge, bar and party ground
11. Spa and Wellness	1	224.60	138.20	The signature luxury spa would include a generous spa reception, 6 treatment suites (3 spa room and 3 cave spa room), including double rooms for couples, and a reflexology. Each treatment room would be a large suite (20 – 40 sqm in area) with bathroom, changing area, and vanity, and a steam room and sauna.
12. Kids and Activities & Pool	1	53.50	269.89	While the parents are enjoying themselves in the Beach Club for adults, kids in the resort can swim in the pool located adjacent to the beach club, which has a great shallow section, use the sandbox to build sand castle, get their face painted or get creative with the free arts and craft activities, parades, and bubble party. The food menu includes kids' breakfast and lunch and lots of share options for the whole family,

Facility	No. of Units	GFA ⁴ (m ²)		Description
		Int.	Ext.	
1. Arrival Jetty	1		850	The existing jetty at the southern tip of the peninsular headland will be placed with a moveable heavy-duty pier with floating pontoons that respond to the fluctuating tides. This area will be the sole area in the resort offering access by motorized vessels and requires several moorings for private yachts. This will be the access point for various speedboats to access various islands, dive boats, and other boat excursions by local tour operators, which could include sunset cruises.
				including pizzas and sushi. The beach is right out front, so kids can also go for a dip in the ocean.
13. 7-bedroom Private Villa	1	918	359.75	The 900 sqm private villa is reserved for the family, it will be separated the waterfalls, a bridge is designed to join the BOH to the villa and will also act as an access from the Marina to the Reception to the Villa. The Private Marina will be its only access that can serve yacht with 3 to 4-meter draft. The Private Villa will be supported by a full back-of-house facility. <ul style="list-style-type: none"> i. Private Marina ii. Private Reception iii. Back-of-house
Grand Total Area		4,078.78	15,305.91	
1. Pathways and roadways		5,615		
2. Water generation & reticulation				<ul style="list-style-type: none"> • Desalination plant • Sewage treatment plant • Drainage system
3. Solar power generation & transmission				

4.3.2 Temporary improvements

Not applicable.

4.3.3 Other improvements

Silt traps and oil sumps will be installed during the construction phase to minimize project impacts to the environment. Sanitary facilities will also be provided in the construction camp. Solid waste management will be practiced particularly on the collection and disposal of demolition materials, construction waste and domestic wastes generated at the construction camp. There will be no installation and even construction of permanent structures in the beach area.

Protecting coral reefs during construction activities is crucial to minimize the negative impact on these delicate ecosystems. Here are some measures we can take to protect remaining corals during construction:

- **Conduct a thorough environmental impact assessment:** Before starting the construction project near coral reefs, we will conduct a comprehensive environmental impact assessment (EIA) to identify potential risks and develop appropriate mitigation measures.
- **Establish exclusion zones:** Identify the areas where coral reefs are present and establish exclusion zones around them. Ensure that construction activities do not encroach upon these areas.
- **Implement sediment control measures:** Sediment runoff from construction sites can smother corals and hinder their growth. Implement effective sediment control measures such as silt fences, sediment traps, and sediment curtains to prevent sediment from reaching coral reefs.
- **Control erosion:** Minimize erosion by implementing erosion control measures such as retaining walls, erosion control blankets, and revegetation. This helps to reduce the amount of sediment and pollutants that enter the water and harm corals.
- **Use alternative construction methods:** Explore alternative construction methods that minimize the need for heavy machinery or materials that could damage corals. For example, consider using floating platforms or other innovative methods that minimize direct contact with the seabed.
- **Time construction activities:** Schedule construction activities during periods when coral reefs are less vulnerable. Avoid sensitive periods such as coral spawning events or times when ocean conditions, such as strong currents or storms, are likely to cause damage.
- **Implement best practices for waste management:** Properly manage construction waste to prevent pollutants and debris from entering the water and damaging corals. Implement waste management practices such as recycling, proper disposal, and containment of hazardous materials.
- **Educate workers and stakeholders:** Provide training and education to construction workers and stakeholders about the importance of coral reef protection and the specific measures to be implemented. Encourage responsible behavior and adherence to protective measures.
- **Monitor and enforce compliance:** Regularly monitor the construction site to ensure compliance with protective measures. Implement penalties for non-compliance and establish a reporting system for any observed violations or damage to corals.
- **Engage experts and stakeholders:** Seek guidance from marine biologists, conservation organizations, and local stakeholders who have expertise in coral reef protection. Collaborate with them to develop and implement effective protection measures.

During project operation, a wastewater treatment plant will treat the wastewater generated at the resort. The effluent of the wastewater treatment plant will be within the required effluent quality standards of DENR. To minimize impacts to the environment, the wastewater treatment plant effluent can be used for irrigating the resort grounds for toilet flushing.

Proper solid waste management will be employed at the resort. Waste bins and receptacles will be provided in the guest accommodation, public facilities and back of house facilities. Waste segregation at source will be practiced and separate waste bins will be provided for biodegradable wastes, recyclable wastes and residual wastes. A material recovery facility will be established either within the property or on Coron mainland to further segregate the collected wastes. Biodegradable wastes will be composted while recyclable wastes will be sold to local recyclers. Residual wastes will be disposed in the waste disposal facility of Coron. Hazardous wastes such as waste oil and busted fluorescent

lamps will be stored separately and will be disposed through DENR accredited hazardous waste transporters and treaters.

Power supply will be sourced from BISELCO through submarine cables from mainland Coron.

Water supply will be generated using a desalination plant.

Wastewater generated at the resort will be processed at the wastewater treatment plant prior to disposal or reuse.

5 Monitoring and Evaluation

The Assessment/Validation Report of the area applied for FLAgT purposes is presented as attachment.

6 Market and utilization

6.1 Market information

The Department of Tourism (DOT) reported that there is an 8.57% increase of inbound visitor arrivals to the Philippines on January – April 2019 in comparison with same month of 2018. Inbound visitors' arrivals include Foreign visitors and Overseas Filipinos currently residing abroad. In April 2019 alone, Philippines has a total inbound visitor arrival of 662,987 which is 12.15% higher than 591,137 visitors of April 2018. Top arrival visitor markets came from China with 26.77% increase from 2018.

On August 2019, DOT reported that South Koreans are leading the pack of tourists by 22.3 increase from same period of 2018, which fell slightly by 0.91 percent.



Chart 5. Arrivals of the Top Ten Visitor Markets in April 2019/2018

Source: Arrival/Departure Cards and Shipping Manifests collected by the Bureau of Immigration



ARRIVALS OF TOP 10 VISITORS IN APRIL 2019/2018 FROM DEPARTMENT OF TOURISM

The Philippine government welcomed its 8-millionth foreign tourist on December 2019, as it has bested the 7.1 million foreign visitors recorded in 2018 while DOT stated that its target of 9.2 million international visitors in 2020 will be driven by more airport development projects that will bypass NAIA.



Source: www.tourismmanagement.net; Seasia infographic Team

INTERNATIONAL TOURIST ARRIVALS IN SOUTHEAST ASIAN COUNTRIES

On top of the growing tourist arrivals, the Philippines bagged back-to-back diving accolades at the World Travel Awards in Muscat, Oman. The country bested eight other global dive destinations namely Azores Islands, Bora Bora in French Polynesia, Cayman Islands, Fiji, Galapagos Islands, Great Barrier Reef in Australia, Maldives, and Mexico, after copping the Asia's Leading Dive Destination from the regional edition.

DOT celebrated the inclusion of Palawan in Travel + Leisure's World's Best Awards 2019 and ranked second on the 15 Best Island in the World list, which expected to experience a surge in visitor number. The island has four major airports that have been frequented by thousands of tourists year by year – Puerto Princesa Airport, El Nido Airport, Taytay Airport, Francisco Reyes Airport (Busuanga).

Busuanga Airport can handle at least 20 domestic flights daily, via Cebu Pacific, Philippine Airlines, Skyjet and Air Juan. The airport having 676,823 passenger traffic in 2018 according to Civil Aviation Authority of the Philippines - Aerodrome Development & Management Service's Passenger statistics.

According to the country statistical organizations, in 2015, Southeast Asia's main island resort destination accommodation establishments attracted 42.96 million guest arrivals of which it is estimated that:

- just under 1.3 million or 3.0% used luxury accommodations;
- around 2.6 million or 6.1% used top-tier 5-star accommodation;
- around 4.8 million or 11.1% used mid-tier accommodation; and
- around 34.3 million or 79.8% used budget accommodations.

Based on survey data reported by the main SEA island destinations, the main purpose of visiting were:

- vacation, 70.1% of arrivals;
- participating in MICE, 13% of arrivals;
- health and wellness reasons including medical treatments, 7.8% of arrivals; and
- other special interest reasons including marine sports, learning programs, etc. accounting for 9.1% of total arrivals.

TRAVEL & TOURISM TRENDS (SEA & PHILIPPINES)

• SOUTH EAST ASIA TRAVEL TRENDS

A story was published by CNN.com on January 2019 that 2018 International tourism already hits UNWTO 2020 forecast with 1.4 billion international tourist arrivals, 343 million of this arrived at Asia and the Pacific.

According to Horwath HTL, the region expects to achieve 535 million tourist arrivals by 2030, which is 30% of world total, by addressing these key tourism trend:

i. The dominance of China

Chinese tourists are already the world's most powerful single source of demand, yet its potential is far greater. The tourism industry expects 200 million Chinese to travel abroad in few years' time. Destinations and hotels need to adopt diverse marketing strategies, as well as using popular Chinese technologies and media channels, to target Chinese consumers and must closely cooperate with Chinese tour operators to leverage understanding and influence in the local market. However, Chinese tourist arrivals may lead to 'over tourism' and cause degraded tourist experience, environmental damage and threats to culture and heritage.

ii. Driving Domestic Demand

In China, Malaysia, Vietnam and the Philippines, domestic travelers have become the driving force for development. Tourism products should focus significantly on the interests of the domestic market including pricing, religious beliefs and lifestyles, which often differ materially from those of international inbound markets. Currently, there is lack of product differentiation for the various needs of different segments.

iii. Travel as a form of self-expression and self-actualization

The largest share of travelers falls into the category of 'Explorers', who place high value on discovery and self-actualization. Travel is about helping them grow as individuals. Meanwhile, 20 percent of travelers are 'Connectors' and 18 percent are 'Opportunists', whose travel motivations are mainly self-expression, self-indulgence, establishing status, and sharing experiences.

iv. Technoly

Through technology, the industry is changing at an unprecedented pace. To stay competitive, product and service providers must adapt to and implement new technologies to ensure traveler satisfaction, this includes social media & peer review sites.

UNWTO forecasts indicate that international tourism to SEA is likely to continue to grow at sustained rates of at least 6.4% per annum to 2020 to reach 123 million, and grow by 4.6% p.a. between 2020 and 2030 to reach 187 million by 2030, by which time, leisure arrivals will account for 58%, business 16%, and other travel 26%. Assuming conservatively that domestic tourism grows at an average SEA GDP of 5% p.a. to 2030, then by 2020, total domestic overnight trips will increase to 1.17 billion, and by 2030, to just under 1.5 billion with more or less the same leisure, business and other travel ratios.

Southeast Asia has emerged as a global resort destination with its main island resort destinations of Bali, Phuket, Langkawi, Penang, Bintan and Mactan, Boracay and Panglao in the Philippines providing 207,513 resort units attracting an estimated 42.96 million guest arrivals in 2015. Exceeding the region's average arrivals growth in 2017, driven by strong results in Vietnam (+29 percent) and Indonesia (+22 percent). The subregion offers competitive prices and takes advantage of its natural resources to attract tourists, where Bangkok is the most popular destination in the region as well as in the world, followed by Singapore and Kuala Lumpur.

The Travel and Tourism Competitiveness 2017 Report top eight of the SEA's most tourist-friendly countries are Singapore, Malaysia, Thailand, Indonesia, Vietnam, Philippines, Lao PDR and Cambodia respectively. Majority on these countries rely on rich natural resources and heritage, good prices to appeal to tourist, internationally open through visa policies.

4 Types Of Emerging Travellers In Asia Pacific



Source: Sabre

TYPES OF TRAVELLERS IN ASIA PACIFIC

Beach Club

In 2018, South China Morning Post and Luxury Signature Magazine released their list of best beach clubs in South East Asia for partying in summer. Both on their list are Baba Beach Club of Thailand (Phuket), Potato Head of Indonesia (Bali), Café del Mar of Thailand (Phuket), Omnia Day club of Indonesia (Bali). These resorts keep the action going by having a regular line-up of local and international DJs and live musicians that heat up the party crowd vibe, pool parties, pool side bars and beach overlooking

PHILIPPINES TRAVEL TRENDS

Based on household surveys conducted by PSA in 2012 and updated to 2014, the DOT estimated that there were 54.6 million domestic travelers in 2014. With an average annual growth rate of 17% per annum from 2010 to 2014, domestic travel growth appears to be on a trajectory well ahead of the Philippines' targets for 2015 (51.7 million) and 2016 (56.1 million). The household survey indicates that domestic tourists travel mainly for pleasure/vacation (42%), and to visit friends and relatives (29%).

The main source markets for domestic tourists were Metro Manila, Cebu, Davao, Iloilo, Bacolod, Baguio, Angeles, Naga, Cagayan de Oro, Dagupan, and other large and highly urbanized regional cities. The peak months for travel are December to June with average length of stay of 4.0 nights per trip, and average spend per trip at PhP8,356.75. The top provinces for domestic tourism in order of importance from a visitor volume perspective were: (1) Laguna, (2) the National Capital Region (Metro Manila), (3) Camarines Sur, (4) Cebu, (5) Cavite, and (6) Zambales. Palawan, in which the Calamianes Islands is located, received 645,147 domestic tourists in 2011.

25% of the 2018 Philippines's gross domestic product (GDP) is connected to travel and tourism. The industry grew by 12.7% despite the temporary closure of the Boracay Island.

According to a recent survey by top photography service SweetEscape, 77% of Filipinos prioritize visiting Instagrammable destinations for their holidays, where travelers share their photos on various social media channels.

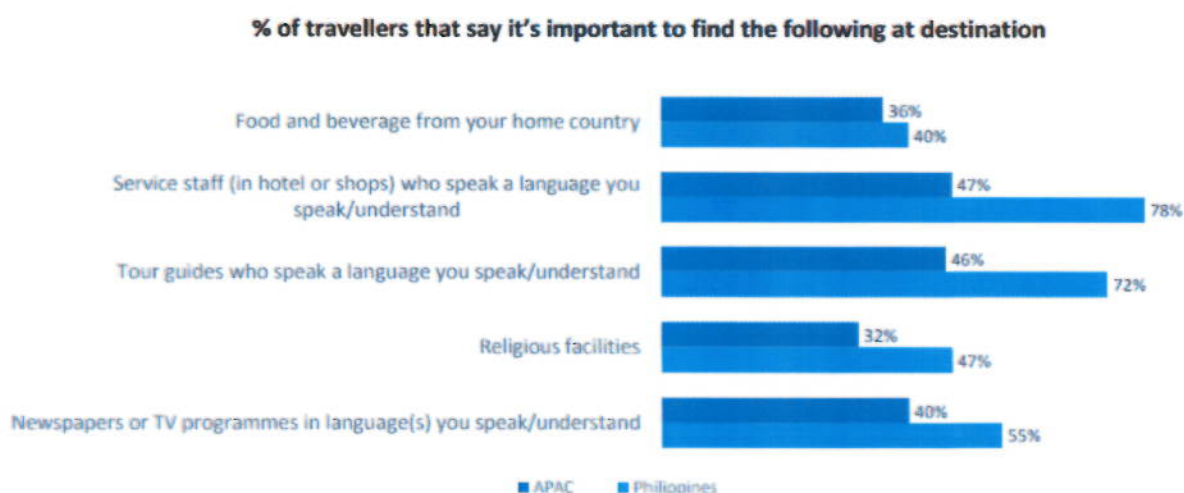
Diving Area

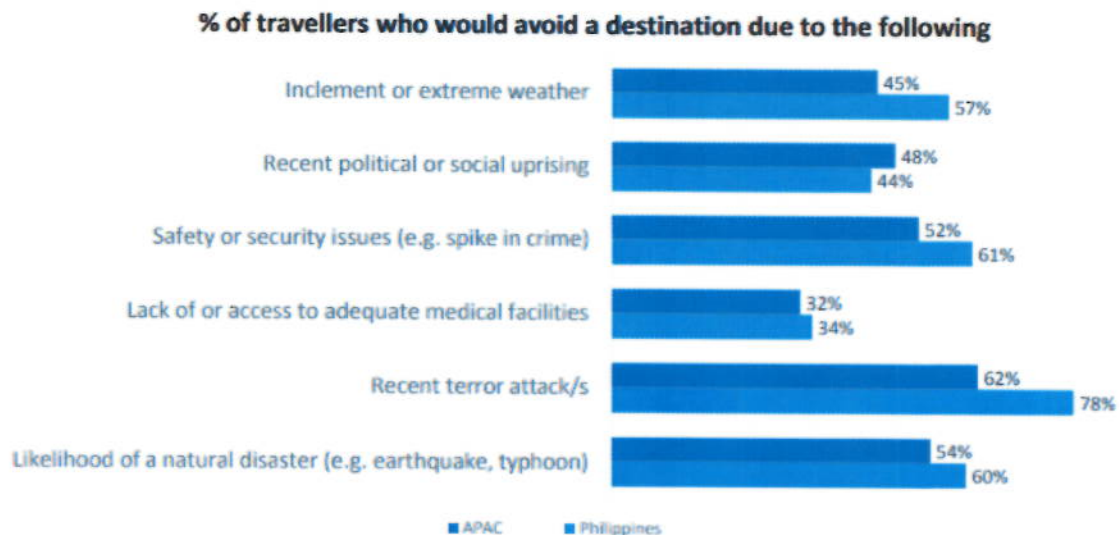
The Philippines currently won its first diving destination award at the 2019 World Travel Awards (WTA) after multiple nominations since 2006, dubbed by marine experts and scientists as the heart of marine biodiversity on the world. The prestigious Amanpulo Resort bagged the World's Leading Dive Resort at the same event.

DOT reported that the country earned almost half a billion pesos in tourism receipt on 2017 from scuba divers alone. Given that they have estimated 5% of the total foreign visitor arrivals engaged in diving with an average of P125,000 for a six-day liveaboard package. DOT saw the advantage of the Philippines to attract learners of scuba diving with majority of the dive instructor being Filipinos and according to the Diving Equipment and Marketing Association, there are about 6 million active scuba divers in the world.

A UK Diving Magazine recognized 9 top diving sites in the Philippines and Coron Bay is on the list, has been described as one of the best spot for Wreck diving

A research, Journey of Me Insights: What Asia Pacific Travelers want conducted on May 2017 by Amadeus and Yougov, shows that Asian and Filipino travelers think that it is important to find service staff and tour guides that speak a language that they understand and most of the Asian and Filipino travelers would most likely avoid a destination due to the recent terror attack/s and its likelihood to occur national disaster such as earthquake and typhoon.





TOURISM DEMAND IN PALAWAN

According to Dot, the international and domestic tourist arrivals of Palawan continue strong growth.

There were 1,809,880 tourist visitor of Palawan in 2018, which is 21% higher compared to 2017. 63% of the total tourist arrival of 2018, came from domestic tourists from the different provinces in the country, while 37% or 664,600 were foreign tourists.

Among the overall 2018 tourist arrival in Palawan, 208,100 traveled to Coron.

6.2 Utilization

The project site has a combination of good accessibility, beach area, mangrove coastline and small island, marine environment, topographic and landscape features that with appropriate design, could create an iconic island day club resort destination unmatched in the Philippines, and among the top resorts in Southeast Asia. In this context, the proposed development will be positioned as one of the top destinations to visit Coron.

The proposed day club resort theme and design concept will introduce green environment, eco-friendly with high quality ambience facilities accompanied by exemplary personalized service, differentiated from competition quality with the overall brand strategy to be successful approach generating high levels of repeat business.

The site capability assessment as part of the preparation of an initial design concept, the resort components comprise: Iconic arrival jetty, reception area, Sunrise café, dive and marine center, day camp, day club, wellness and adult and kid's pool, zipline and other facilities such as, hiking and trekking trails, small shops and cultural spaces; support facilities; and infrastructure components including jetty, pathways, roadways, water generation and reticulation, solar power generation and transmission, funicular, etc. Moreover, their established operating systems will make proposed resort development competitive against other luxury resorts competitors in Calamianes, in Palawan

and the Philippines. Thus, the proposed resort development should be able to attract at least a fair share of the market to Calamianes and achieve a price level comparable to its competitive set.

Aside from the proposed resort development, ICC plans to provide Botanical and Cactus Garden, a coral preservation, bird's viewpoint, tree nursery and to plant trees in some of the remaining portions of the property.

7 Organization

7.1 Company Organization

Islas Calamianes Corporation is headed by the Chief Executive Officer (CEO). A General Manager (GM) reports to the CEO. A Business Development Manager (including staff, consultants, architect and engineers) and Resort Manager report directly to the General Manager. The company organization as well as the project organization is presented in **Appendix 2**.

7.2 Project Organization

Briefly, the Resort Manager (RM) oversees the daily operation of the proposed resort. Reporting directly to the RM is the Duty Manager (DM). There are four divisions reporting directly to the RM and DM: F&B Division, Rooms Division, Finance and Administrative Division and Marketing & Sales, all of whom have managers overseeing these respective divisions. Please refer to **Appendix 1**.

7.2.1 Staff

The project is expected to require 97 resort staff during full operation.

7.2.2 Labor

The project is expected to require from 80-100 workers during the construction phase.

8 Financial aspects

The proposed day club resort development is based upon the provision of 31 main structures. It is envisaged that the proposed resort development, following the market and concept development feasibility evaluation will be undertaken in five phases: 1) the planning phase, 2) the contracting phase, 3) the financing phase, 4) the construction phase, and 5) the pre-opening activities phase, through to its full operation.

8.1 Costs

The estimated project construction and development cost is Php554 million. This includes costs for construction of resort structures, mechanical and electrical services (M&E), furnishings/fittings and equipment (FF&E), landscaping, utilities infrastructure, pre-opening costs and construction interest.

8.1.1 Development

Table 14 summarizes the base cost assumptions for the building, M&E, FF&E and utilities infrastructure components of the project adjusted to 2020 prices.

Table 14. Summary of base estimated capex cost at 2020 prices.

Component	2020 Base Cost (Php)
Resort Structure	319,207,119.49
FF&E	187,830,250.00
Contractors	47,881,067.92
Total	554,918,437.41

However, the on-completion cost of the proposed resort development project is estimated at around Php 550-600million.

8.1.2 Post Development Phase

Table 15 presents the projected profit and loss statement, income statement, balance sheet, and cash flow projections within a 10-year period.

Table 15. Summary of the 10-Year Projected Profit and Loss Statement.

	Y1	Y2	Y3	Y4	Y5
Total Revenues	139,213,800	153,135,180	160,791,939	168,831,536	202,597,843
Total Expenses	162,451,493	165,931,779	156,316,776	160,377,214	173,039,137
Net Income (Loss)	(23,237,693)	(12,796,599)	4,475,163	8,454,322	29,559,706
	Y6	Y7	Y8	Y9	Y10
Total Revenues	198,545,886	228,327,769	225,587,836	219,948,140	212,909,799
Total Expenses	166,393,928	183,331,108	180,235,134	166,981,849	185,163,919
Net Income (Loss)	32,151,958	44,996,661	45,352,702	52,966,291	27,745,879

8.2 Sources of Finance

ICC intend to finance the on-completion cost of the project through a mix of equity and long-term debt. Tentatively, the equity to debt ratio is set at 40/60, i.e., Php 166,475,531.22 in equity and Php 388,442,906.19 in long-term debt finance.

The loan period is assumed to be 10 years with an interest of 7% and principal payable monthly. The amortization schedule for the loan grouped into years is presented in Table 16.

Table 16. Amortization Schedule.

AMORTIZATION SCHEDULE

Payment	Amount	Interest	Principal	Balance
		0.58%		554,918,437.41
1	6,443,074	3,237,024	3,206,049	551,712,388
2	6,443,074	3,218,322	3,224,751	548,487,637
3	6,443,074	3,199,511	3,243,562	545,244,074
4	6,443,074	3,180,590	3,262,483	541,981,591
5	6,443,074	3,161,559	3,281,514	538,700,077
6	6,443,074	3,142,417	3,300,656	535,399,420
7	6,443,074	3,123,163	3,319,910	532,079,510

8	6,443,074	3,103,797	3,339,276	528,740,234
9	6,443,074	3,084,318	3,358,756	525,381,478
10	6,443,074	3,064,725	3,378,348	522,003,130
11	6,443,074	3,045,018	3,398,055	518,605,075
12	6,443,074	3,025,196	3,417,877	515,187,197
13	6,443,074	3,005,259	3,437,815	511,749,382
14	6,443,074	2,985,205	3,457,869	508,291,513
15	6,443,074	2,965,034	3,478,040	504,813,474
16	6,443,074	2,944,745	3,498,328	501,315,145
17	6,443,074	2,924,338	3,518,735	497,796,410
18	6,443,074	2,903,812	3,539,261	494,257,149
19	6,443,074	2,883,167	3,559,907	490,697,242
20	6,443,074	2,862,401	3,580,673	487,116,569
21	6,443,074	2,841,513	3,601,560	483,515,009
22	6,443,074	2,820,504	3,622,569	479,892,439
23	6,443,074	2,799,373	3,643,701	476,248,738
24	6,443,074	2,778,118	3,664,956	472,583,782
25	6,443,074	2,756,739	3,686,335	468,897,448
26	6,443,074	2,735,235	3,707,838	465,189,609
27	6,443,074	2,713,606	3,729,468	461,460,142
28	6,443,074	2,691,851	3,751,223	457,708,919
29	6,443,074	2,669,969	3,773,105	453,935,814
30	6,443,074	2,647,959	3,795,115	450,140,699
31	6,443,074	2,625,821	3,817,253	446,323,446
32	6,443,074	2,603,553	3,839,520	442,483,926
33	6,443,074	2,581,156	3,861,917	438,622,009
34	6,443,074	2,558,628	3,884,445	434,737,564
35	6,443,074	2,535,969	3,907,104	430,830,459
36	6,443,074	2,513,178	3,929,896	426,900,563
37	6,443,074	2,490,253	3,952,820	422,947,743
38	6,443,074	2,467,195	3,975,878	418,971,865
39	6,443,074	2,444,003	3,999,071	414,972,794
40	6,443,074	2,420,675	4,022,399	410,950,395
41	6,443,074	2,397,211	4,045,863	406,904,532
42	6,443,074	2,373,610	4,069,464	402,835,068
43	6,443,074	2,349,871	4,093,202	398,741,865
44	6,443,074	2,325,994	4,117,079	394,624,786
45	6,443,074	2,301,978	4,141,096	390,483,690
46	6,443,074	2,277,822	4,165,252	386,318,438
47	6,443,074	2,253,524	4,189,549	382,128,889
48	6,443,074	2,229,085	4,213,988	377,914,901
49	6,443,074	2,204,504	4,238,570	373,676,331
50	6,443,074	2,179,779	4,263,295	369,413,036

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51	6,443,074	2,154,909	4,288,164	365,124,871
52	6,443,074	2,129,895	4,313,179	360,811,693
53	6,443,074	2,104,735	4,338,339	356,473,354
54	6,443,074	2,079,428	4,363,646	352,109,708
55	6,443,074	2,053,973	4,389,100	347,720,608
56	6,443,074	2,028,370	4,414,703	343,305,905
57	6,443,074	2,002,618	4,440,456	338,865,449
58	6,443,074	1,976,715	4,466,358	334,399,091
59	6,443,074	1,950,661	4,492,412	329,906,678
60	6,443,074	1,924,456	4,518,618	325,388,060
61	6,443,074	1,898,097	4,544,977	320,843,084
62	6,443,074	1,871,585	4,571,489	316,271,595
63	6,443,074	1,844,918	4,598,156	311,673,439
64	6,443,074	1,818,095	4,624,979	307,048,460
65	6,443,074	1,791,116	4,651,958	302,396,503
66	6,443,074	1,763,980	4,679,094	297,717,409
67	6,443,074	1,736,685	4,706,389	293,011,020
68	6,443,074	1,709,231	4,733,843	288,277,177
69	6,443,074	1,681,617	4,761,457	283,515,721
70	6,443,074	1,653,842	4,789,232	278,726,489
71	6,443,074	1,625,905	4,817,169	273,909,320
72	6,443,074	1,597,804	4,845,269	269,064,051
73	6,443,074	1,569,540	4,873,533	264,190,517
74	6,443,074	1,541,111	4,901,962	259,288,555
75	6,443,074	1,512,517	4,930,557	254,357,998
76	6,443,074	1,483,755	4,959,319	249,398,679
77	6,443,074	1,454,826	4,988,248	244,410,432
78	6,443,074	1,425,728	5,017,346	239,393,085
79	6,443,074	1,396,460	5,046,614	234,346,472
80	6,443,074	1,367,021	5,076,053	229,270,419
81	6,443,074	1,337,411	5,105,663	224,164,756
82	6,443,074	1,307,628	5,135,446	219,029,310
83	6,443,074	1,277,671	5,165,403	213,863,908
84	6,443,074	1,247,539	5,195,534	208,668,374
85	6,443,074	1,217,232	5,225,841	203,442,532
86	6,443,074	1,186,748	5,256,325	198,186,207
87	6,443,074	1,156,086	5,286,987	192,899,219
88	6,443,074	1,125,245	5,317,828	187,581,391
89	6,443,074	1,094,225	5,348,849	182,232,542
90	6,443,074	1,063,023	5,380,050	176,852,492
91	6,443,074	1,031,640	5,411,434	171,441,058
92	6,443,074	1,000,073	5,443,001	165,998,057
93	6,443,074	968,322	5,474,752	160,523,306
94	6,443,074	936,386	5,506,688	155,016,618

95	6,443,074	904,264	5,538,810	149,477,808
96	6,443,074	871,954	5,571,120	143,906,688
97	6,443,074	839,456	5,603,618	138,303,070
98	6,443,074	806,768	5,636,306	132,666,765
99	6,443,074	773,889	5,669,184	126,997,581
100	6,443,074	740,819	5,702,254	121,295,326
101	6,443,074	707,556	5,735,518	115,559,809
102	6,443,074	674,099	5,768,975	109,790,834
103	6,443,074	640,447	5,802,627	103,988,207
104	6,443,074	606,598	5,836,476	98,151,731
105	6,443,074	572,552	5,870,522	92,281,209
106	6,443,074	538,307	5,904,767	86,376,443
107	6,443,074	503,863	5,939,211	80,437,232
108	6,443,074	469,217	5,973,856	74,463,376
109	6,443,074	434,370	6,008,704	68,454,672
110	6,443,074	399,319	6,043,755	62,410,917
111	6,443,074	364,064	6,079,010	56,331,907
112	6,443,074	328,603	6,114,471	50,217,436
113	6,443,074	292,935	6,150,139	44,067,298
114	6,443,074	257,059	6,186,014	37,881,283
115	6,443,074	220,974	6,222,099	31,659,184
116	6,443,074	184,679	6,258,395	25,400,789
117	6,443,074	148,171	6,294,902	19,105,887
118	6,443,074	111,451	6,331,623	12,774,264
119	6,443,074	74,517	6,368,557	6,405,707
120	6,443,074	37,367	6,405,707	0

8.3 Returns

Please refer to Section 8.4 below.

8.4 Financial analysis

The initial financial performance projections of the resort investment covers the first 10 years of operations during which the amount loaned will be fully paid.

- the rate of return of investment from year 1 to 10

Year	Net Income	Return
Y1	(23,237,693)	-4.19%
Y2	(12,796,599)	-2.31%
Y3	4,475,163	0.81%
Y4	8,454,322	1.52%
Y5	29,559,706	5.33%
Y6	32,151,958	5.79%
Y7	44,996,661	8.11%
Y8	45,352,702	8.17%

Y9	52,966,291	9.54%
Y10	27,745,879	5.00%

- the value added or profit over the 10 year period

Total NI at Y10	Return
209,668,390	37.78%

References

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Appendix 1. ICC Organizational and Project Structure.

