

An aerial photograph of a tropical coastline. A narrow, crescent-shaped sandy beach is nestled between steep, densely forested hills. The water is exceptionally clear, showing a vibrant turquoise color near the shore that deepens into a dark blue further out. Several small boats are anchored near the beach, and a few small structures are visible on the shore. The sky is overcast with soft, grey clouds.

# Indicative Development Plan

***The Last Paradise Resort***

An Eco-tourism resort in El Nido, Palawan

## **Indicative Development Plan** of The Last Paradise Resort in El Nido Palawan

June 14, 2023

**Jorge Dela Torre**  
Owner


# INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

## **Indicative Development Plan** of The Last Paradise Resort in El Nido Palawan

January 29, 2023

  
**Jorge Dela Torre**  
Owner

# INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

## TABLE OF CONTENTS

Contents	Page
<b>1 Introduction .....</b>	<b>4</b>
<b>2 Objectives .....</b>	<b>4</b>
<b>2.1 General Objectives .....</b>	<b>4</b>
<b>2.2 Specific Objectives.....</b>	<b>5</b>
<b>3 AREA DESCRIPTION .....</b>	<b>6</b>
<b>3.1 Location and Area .....</b>	<b>6</b>
<b>4 Project Schedule.....</b>	<b>9</b>
<b>4.1 25-year Development Plan .....</b>	<b>9</b>
<b>4.2 Construction.....</b>	<b>9</b>
<b>5 Technical Aspects .....</b>	<b>10</b>
<b>5.1 Description of Development.....</b>	<b>10</b>
5.1.1 Design and Construction.....	10
5.1.2 Resort Operation .....	10
<b>5.2 Site Development.....</b>	<b>11</b>

# INDICATIVE DEVELOPMENT PLAN

---

*The Last Paradise Resort, El Nido, Palawan*

5.2.1	Pre-Development.....	11
5.2.1.1	Permit and License Acquisition .....	11
5.2.1.2	Boundary Delineation.....	11
5.2.2	Construction .....	11
5.2.2.1	Infrastructure Development .....	11
5.2.2.2	Permanent Improvements.....	13
5.2.2.3	Temporary Improvements.....	17
5.2.2.4	Other Improvements.....	17
5.2.2.4.1	Landscaping and Pathways .....	17
5.2.2.5	Material Recovery Facility .....	19
5.2.2.6	Generator Room.....	19
5.2.2.7	Water Source and Storage.....	20
5.2.2.7.1	Potable Water.....	20
5.2.2.7.2	Water source for Domestic Usage.....	20
5.2.2.8	Rainwater Harvesting System .....	20
5.2.2.9	Distribution System .....	21
5.2.3	Boundary Maintenance .....	21
5.2.4	Operation.....	21
5.2.5	Abandonment Phase .....	22

# INDICATIVE DEVELOPMENT PLAN

---

*The Last Paradise Resort, El Nido, Palawan*

<b>6</b>	<b>Management Aspect .....</b>	<b>23</b>
<b>6.1</b>	<b>Organization.....</b>	<b>23</b>
<b>6.2</b>	<b>Management Strategies .....</b>	<b>24</b>
6.2.1	Staff Selection .....	24
6.2.2	Manpower and Task .....	25
<b>7</b>	<b>Financial Aspects .....</b>	<b>27</b>
<b>7.1</b>	<b>Project Cost .....</b>	<b>27</b>
<b>7.2</b>	<b>Source of Funds .....</b>	<b>28</b>
<b>7.3</b>	<b>Financial Projections .....</b>	<b>28</b>
<b>8</b>	<b>Attachments.....</b>	<b>6</b>

# INDICATIVE DEVELOPMENT PLAN

---

*The Last Paradise Resort, El Nido, Palawan*

## 1 Introduction

In recent years, the Philippines have seen a rise in the number of tourists visiting the country. Millions of tourists go to the country every year to see its famed beaches, tropical environment, and unique culture. The Philippine government has set a goal of 12 million tourists by 2022, up from the estimated 7.1 million who visited the country in 2019. However, in the year 2020, the sector has been severely impacted because of the epidemic. The establishment of additional internal destinations and the gradual thawing of international borders have helped it begin to revive in 2021-2022.

El Nido, on the Philippine island of Palawan, is a favourite vacation spot because of its picture-perfect beaches, gin-clear waters, and abundance of marine life. Popular tourist activities include island hopping, snorkeling, and diving, earning it the nickname "final ecological frontier" of the Philippines. Tourists go to Bacuit Bay, one of El Nido's 45 islands and islets.

El Nido relies heavily on tourism as a source of both income and employment. Overcrowding, pollution, and the death of coral reefs are all unwelcome side effects of the recent surge in tourism, which has also benefited local economies. Sustainable tourism is something that the local government and community groups have been working to improve.

## 2 Objectives

### 2.1 General Objectives

In general, the goal is to construct an eco-tourism resort in El Nido, Palawan. This resort includes family cabins, single cottages, a restaurant, and an office that adheres to the principle of



# INDICATIVE DEVELOPMENT PLAN

---

*The Last Paradise Resort, El Nido, Palawan*

sustainable tourism and infrastructure development. With this principle, the environmental integrity shall be, in as much as possible, maintained while creating economic impact to nearby community and the municipality in general.

The broad objective of this Comprehensive Development and Management Plan (CDMP) for The Last Paradise Resort is to draw a wide-ranging management plan in conserving and protecting its ecosystem.

## 2.2 Specific Objectives

Specifically, this aims to:

- build an eco-tourism resort mainly composed of cottages with veranda, bedrooms, reception building, restaurant, staff house, maintenance building, wastewater treatment facility and others support structures by 2023.
- Plant at least 100 trees within the proposed SAPA area blend the resort's structure to the natural surroundings of the area.
- Create jobs at least 5 jobs for local community upon the start of the resort's commercial operation
- Shall create a space within the resort for local communities to display locally-made products upon start of the resort's commercial operation which will help uplift the community's livelihood and local government's revenue.



# INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

## 3 AREA DESCRIPTION

### 3.1 Location and Area

Palawan is a Philippine province located in the MIMAROPA area. It is a famous tourist destination due to its lovely beaches, pristine waters, and diverse marine life. The largest island in the province, Palawan, is home to the UNESCO World Heritage Site Puerto Princesa Underground River. The river flows through a limestone cave and is one of the world's longest navigable underground rivers.

Palawan is also well-known for its wildlife, with numerous protected areas and national parks housing a diverse range of animals. A multitude of African and Philippine wildlife, such as giraffes, zebras, and crocodiles, can be seen at the Calauit Island Wildlife Sanctuary and Game Preserve. Tubbataha Reef National Park, located in the Sulu Sea, is a UNESCO World Heritage Site recognized for its unique marine life, which includes sharks, rays, and a wide range of fish species.

Several indigenous populations, including the Tagbanua, Palaw'an, and Batak peoples, have lived on the island for millennia. They have their own distinct customs, languages, and traditional practices and continue to play a vital part in the culture and economy of the province. Palawan's one-of-a-kind blend of natural beauty, diversified fauna, and rich cultural heritage makes it a must-see destination for visitors interested in experiencing the natural and cultural richness of the Philippines.

El Nido is a beach town on the northernmost tip of the Philippine province of Palawan. It is a popular tourist destination due to its beautiful beaches, crystal-clear waters, and limestone cliffs.

## INDICATIVE DEVELOPMENT PLAN

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### *The Last Paradise Resort, El Nido, Palawan*

The village is located in Bacuit Bay, which contains around 45 islands and islets, many of which may be visited on island hopping trips. Popular sites on these cruises include the Big Lagoon, Small Lagoon, and Secret Beach, which are noted for their crystal-clear waters, limestone cliffs, and spectacular rock formations.

El Nido also has a variety of adventure sports available, like as scuba diving and snorkeling, because the Bacuit Bay is home to a diverse marine life, including various fish, corals, and sea turtles. The town is also bordered by beautiful tropical forests and has a number of waterfalls and hot springs that are ideal for hiking and swimming.

El Nido is particularly well-known for its lively nightlife, with numerous restaurants and pubs serving traditional Filipino cuisine and live music. The area also has various resorts and hotels that provide a variety of accommodation alternatives, ranging from budget-friendly to luxury resorts. El Nido's natural beauty, adventure activities, and nightlife make it a popular tropical vacation for travellers.

Seven Commandos is a well-known beach in El Nido, Palawan, Philippines. It's famous for its white sand beaches and crystal-clear waters, as well as its stunning coral reefs, which are ideal for snorkelling and diving.

The beach is named after the seven commandos, a group of American soldiers that landed on the beach during WWII. The beach is only accessible by boat and is located on the opposite side of

# INDICATIVE DEVELOPMENT PLAN

## *The Last Paradise Resort, El Nido, Palawan*

Bacuit Bay, El Nido's primary tourist attraction. It is regarded as a hidden treasure and a calm haven away from the crowds.

The proposed eco-tourism resort where the SAPA is currently being sought is situated at 7 Commandos, in the barangay of Buena Suerte, in the Municipality of El Nido, in the province of Palawan, and it encompasses an area of 5,124.60 m<sup>2</sup>. The figure below provides a graphical representation of the technical description of the project area. It has been verified by the PASU of ENTMRPA and the CENRO of Taytay, Palawan, that it is located inside the multiple use zone.

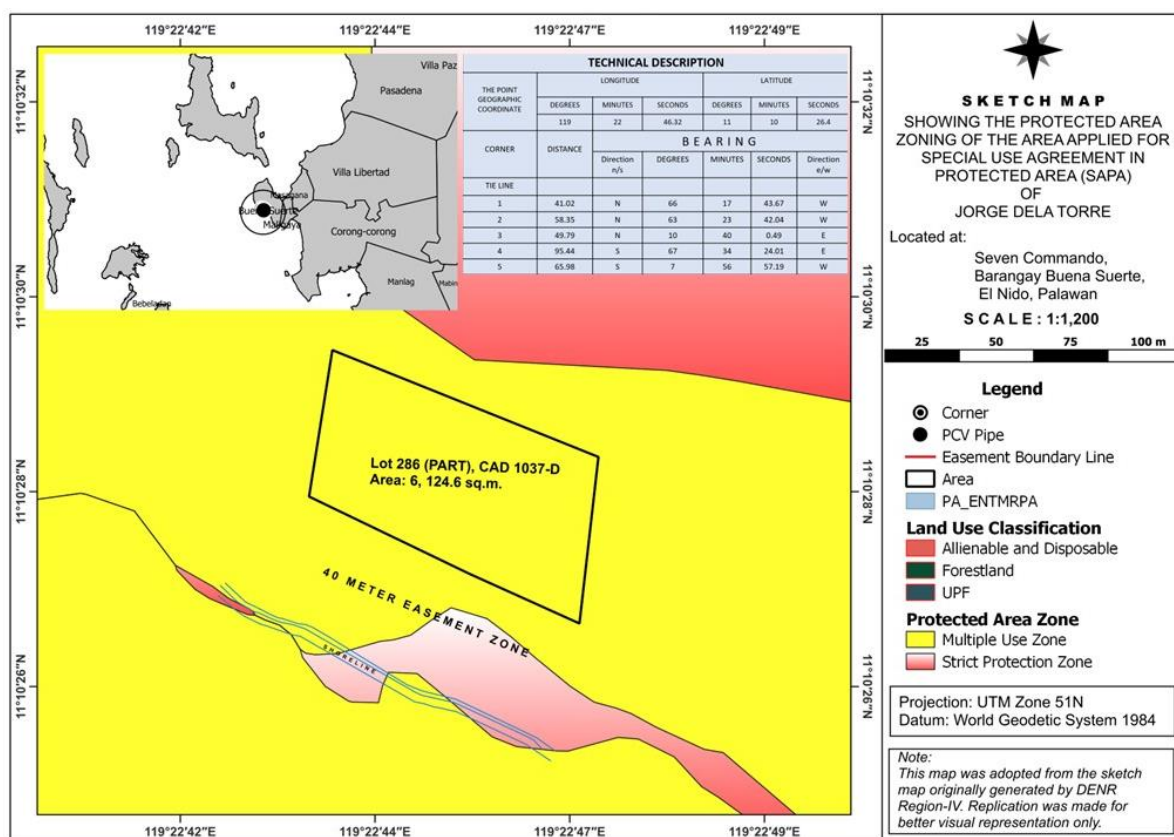


Figure 1. Protected Area Zoning of the Area Applied for SAPA

# INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

## 4 Project Schedule

### 4.1 25-year Development Plan

The Last Paradise Resort will be working on its permit within Year 0. Construction shall commence when all necessary permits and licenses has been obtained. Right after the commissioning and soft opening, commercial operation shall commence immediate for 25 years where, resort maintenance and environmental monitoring shall be conducted simultaneously

Activity	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
Permitting and Licensing																										
Construction																										
Commissioning and Soft Opening																										
Commercial Operation																										
Resort Maintenance																										
Environmental Monitoring																										

Figure 2. 25-Year Development Plan

### 4.2 Construction

Outlined in below is the proposed project schedule during construction phase. The project which involves the development the resort and accommodation which will be done within 1 year.

# INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

Activity	Month 0	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Licensing and Permitting													
Layouting of Area													
Constructing Proper													
Finishing													
Cleaning													

Figure 3. Construction Phase schedule

## 5 Technical Aspects

### 5.1 Description of Development

#### 5.1.1 Design and Construction

The Last Paradise Resort is a one-of-a-kind eco-tourism destination nestled in the midst of natural splendor. This resort is committed to sustainable tourism and environmental preservation for future generations. The accommodations at the resort are designed to blend in with the natural surroundings by utilizing low-impact, eco-friendly materials and construction procedures.

#### 5.1.2 Resort Operation

The resort will be operated in an environmentally and socially responsible manner. This can include practices such as reducing energy and water consumption, implementing recycling and waste management programs, using eco-friendly products and building materials, and promoting conservation and preservation of natural resources. Additionally, operations will involve community engagement and support for local economies and cultures. The Last Paradise Resort shall on minimizing its environmental footprint and maximizing the benefits to local communities and cultures.

# INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

## **5.2 Site Development**

The project will progress from pre-development, construction, and operation up to its decommissioning, which is outlined in the succeeding section and timetable presented in Annex 4.

### **5.2.1 Pre-Development**

#### **5.2.1.1 Permit and License Acquisition**

During the crucial pre-development stage, Last Paradise places utmost importance on securing the necessary permits from the local government unit and relevant government agencies. This diligent process is undertaken to guarantee that the forthcoming eco-tourism development adheres fully to all existing laws and regulations before its construction commences.

#### **5.2.1.2 Boundary Delineation**

The Last Paradise Resort shall conduct ground land survey and shall demarcate the corners and boundary stipulated in the SAPA by putting monuments. These survey monuments shall be accounted, monitored and validated every five years from the issuance of the tenurial instrument. The resort management shall coordinate the boundary verification to DENR.

### **5.2.2 Construction**

#### **5.2.2.1 Infrastructure Development**

Before the various accommodation infrastructures are built and operations begin, careful planning is required. It is concerned with the strategic placement of infrastructures that will bring comfort, general well-being, and happiness to its prospective guests. A total of around 150 guest can be accommodated along with 23 personnel.

## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

The project proponent must implement an architectural and structural design, as well as additional infrastructure. The construction is designed to conserve the remaining natural regions.

Building and civil works construction will commence as soon as the architectural planning and design are completed; there will be no grading or excavation, and only small-scale earthworks will be used.

All projects, activities, and work shall be carefully managed to have the least possible impact on the environment.

The Site Development Plan is shown, which depicts all project facilities that will be built.



# INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

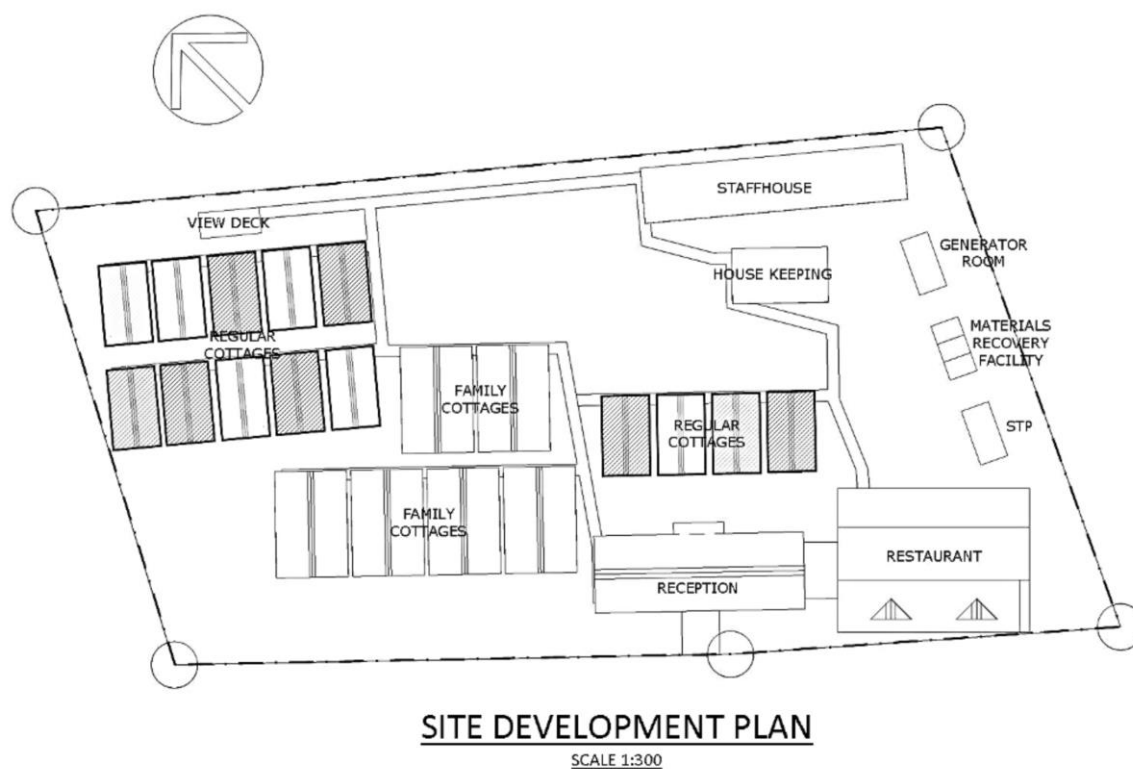


Figure 4. Site Development Plan

## 5.2.2.2 Permanent Improvements

Prior to the issue of the SAPA, no development was introduced to the site by the project proponent. Existing development established by previous site owners will be destroyed once resort construction begins and all essential permissions and licenses are obtained.

The following facilities shall be constructed within the 5,124.6 sqm which is part of the SAPA:

# INDICATIVE DEVELOPMENT PLAN

## *The Last Paradise Resort, El Nido, Palawan*

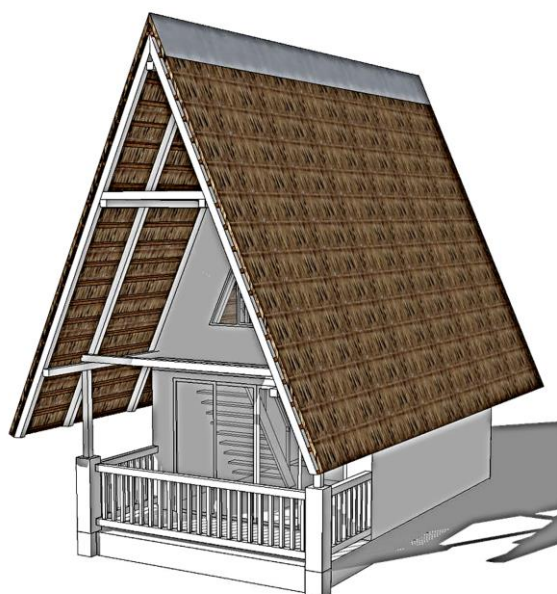
Table 1. Facilities to Construct for Proposed SAPA Project

FACILITIES	NO. OF UNITS
<b>Regular Cottages</b>	14
<b>Family Cottages</b>	6
<b>Reception Building</b>	1
<b>Restaurant Building</b>	1
<b>Staff House</b>	1
<b>Housekeeping</b>	1
<b>STP</b>	1

### Regular Cottage (14 units)


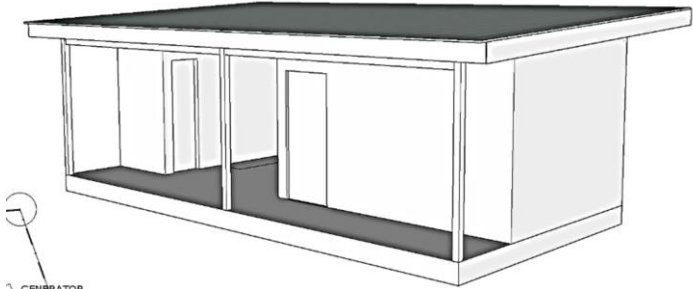
This “regular” cottage has a dimension of 6.4m x 3.8m. This is a loft type setting at 2.4m covering a floor area of 3.9m x 2.6m. This can cater about 2-3 persons at a time.

The primary material used is bamboo however supported by 2x4 solid wood.



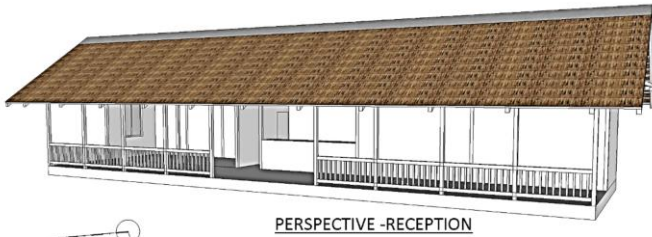

## INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

<p>Family Cottage (6 units)</p> <p>This “family” cottage is a larger cottage that can accommodate up to 7 persons at a time. It has a dimension of 9.1m x 6.0m. This has a loft type structure leveling at 2.4m and floor area of 4.9m x 4.1m.</p> <p>The primary material used is bamboo however supported by solid wood.</p>	
<p>Housekeeping (1 Unit)</p> <p>This housekeeping facility is intended for washing, drying, and storage of the linen and other housekeeping paraphernalia of the resort. It covers a floor area of 8.9m x 4.4m with three partitions. This will be constructed with Fiber</p>	

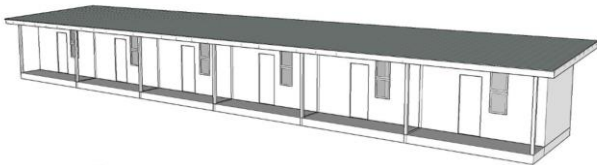
# INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

<p>Cement Fascia Board Roofing and cemented wall.</p>	
<p>Reception (1 unit)</p> <p>The reception area is situated in the front portion of the property. It covers a total floor area of 7.6m x 20.0m. This is intended to serve the reception area, front desk, gift shop, and admin office building.</p>	 <p>PERSPECTIVE - RECEPTION</p>
<p>Restaurant (1 unit)</p> <p>This restaurant covers a total floor dimension of 13.0m x 18.0m. This caters the primary functional unit of a restaurant such as dining area, cold and hot kitchen, storage room, refrigerator and freezer section, dishwashing area, and comfort room. The restaurant will be built</p>	 <p>PERSPECTIVE - RESTAURANT</p>

## INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

with Nipa roofing and bamboo posts and framing.	
<p>Staff house (1 unit)</p> <p>This staff house will accommodate the staff and crew of the resort. It has a dimension of 4.4m x 26.5m. It is divided into six (6) bedrooms with toilet and bathroom and closet.</p>	

### 5.2.2.3 Temporary Improvements

In order to provide a place for the workers to live during the construction period, temporary cottages will be built with a maximum capacity of 50 persons of about 5 cottage units. After the renovation is finished, these houses will be removed from the site as they were only meant to be temporary.

### 5.2.2.4 Other Improvements

#### 5.2.2.4.1 Landscaping and Pathways

The resort landscaping and paths will be founded on the idea of creating a sustainable and environmentally friendly setting that preserves the natural beauty of the area while giving tourists with a comfortable and delightful experience.

## INDICATIVE DEVELOPMENT PLAN

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### *The Last Paradise Resort, El Nido, Palawan*

- Eco-tourism resorts stress environmental protection and preservation, and resort landscaping and route designs should reflect this idea by reducing the impact of development and upkeep on the surrounding ecosystems.
- Creating natural habitats: To promote biodiversity and ecosystem health, eco-tourism resorts frequently add landscaping elements such as bird feeders, birdhouses, and butterfly gardens.
- Permeable walkways: Permeable pathways, such as gravel or grass pavers, are frequently used in eco-tourism destinations to reduce runoff and avoid erosion. This also enables for water infiltration and groundwater replenishment.
- Incorporating sustainable elements: To lessen their environmental impact, eco-tourism resorts may add sustainable features such as rainwater collection systems, solar power systems, and composting toilets.
- Creating an immersive experience: Landscaping and route designs are frequently used by eco-tourism facilities to create an immersive experience for guests, allowing them to fully feel and appreciate the natural beauty of the location.
- Eco-tourism resorts frequently use landscaping and route designs to teach guests about the local environment and conservation initiatives.

# INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*



Figure 5. Major Pathways within the Resort

## 5.2.2.5 Material Recovery Facility

In the Last Paradise Resort, this sorting, processing, and separation of solid waste into different elements for recycling or disposal occurs in a facility known as a material recovery facility (MRF). Paper, plastic, glass, metal, and even organic waste can all be segregated at an MRF. The goal of a material recovery facility (MRF) is to maximize the amount of recyclables recovered while decreasing the amount of trash sent to landfills.

## 5.2.2.6 Generator Room

In order to keep multiple generators in one place, a generator room will be constructed. The generator room may contain switchgear, control panels, and fuel storage tanks. The generator



# INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

room's purpose are (a) to shield the generators and their components from the weather, (b) to offer a secure, climate-controlled space in which to operate and maintain the generators, (c) to prevent noise from dissipating to the environment. Necessary permits and licenses for the generator will be secured separately from the Environmental Management Bureau of DENR.

## **5.2.2.7 Water Source and Storage**

### **5.2.2.7.1 Potable Water**

The resort shall be bringing filtered water from the local water refilling station.

### **5.2.2.7.2 Water source for Domestic Usage**

The resort shall have a rainwater harvesting system where it will be is collecting, storing, and distributing of rainwater within the resort for domestic usage. Additionally, resort shall be utilizing groundwater sources near the area using an electrical pump.

## **5.2.2.8 Rainwater Harvesting System**

The rain harvesting system's primary components are as follows:

- The catchment area is the surface area where rainwater is collected which in the resort's case will be the roof
- The conveyance system consists of gutters, downspouts, and pipes that transfer rainwater from the catchment region to the storage tank.
- The tank where the collected rainwater is stored, such as a cistern or barrel, is referred to as a storage tank.

## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

Filtration and treatment: These are the system that filters and treats rainwater before it is used.

### **5.2.2.9 Distribution System**

The distribution system is the network of pipelines, pumps, and valves that transport stored water to where it is needed.

### **5.2.3 Boundary Maintenance**

In addition, the resort will be required to implement green fencing, which will include the planting of trees and other vegetation along the perimeter of the SAPA area. This will serve to demarcate the boundary of the SAPA area and prevent development from occurring in areas that have not been approved.

### **5.2.4 Operation**

An ecotourism resort in El Nido Palawan operates with a strong commitment to environmental preservation and sustainable tourism practices. Recognizing the immense natural beauty of the area, the resort endeavors to minimize its ecological footprint while maximizing the positive impact on the local community. The resort employs a variety of measures to ensure responsible operations, such as utilizing renewable energy sources, implementing waste management systems, and promoting water conservation practices. The design and construction of the resort prioritize the use of eco-friendly materials and blending harmoniously with the surrounding landscape. Moreover, the resort actively engages in community-based initiatives, supporting local livelihoods, and promoting cultural exchange between guests and residents. Through

## INDICATIVE DEVELOPMENT PLAN

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### *The Last Paradise Resort, El Nido, Palawan*

partnerships with local conservation organizations, the resort also offers educational programs and guided tours that showcase the unique biodiversity and fragile ecosystems of El Nido. By operating in this manner, the ecotourism resort in El Nido Palawan seeks to provide visitors with unforgettable experiences while safeguarding the natural wonders of the region for future generations.

#### **5.2.5 Abandonment Phase**

As part of the abandonment plan, a detailed strategy will be developed to guide the process. This strategy will include a comprehensive outline of specific tasks, timelines, and responsible parties involved in the abandonment process. Measures will be identified and implemented to safely decommission and remove equipment, infrastructure, and facilities. Additionally, a waste management plan will be put in place to ensure proper disposal or recycling of materials generated during the abandonment process.

To restore the site, a detailed site restoration plan will be developed. This plan will encompass the rehabilitation and restoration of disturbed areas to their pre-project condition or as per the approved post-abandonment land use plan. Erosion control measures will be implemented, along with re-vegetation programs and initiatives aimed at restoring the habitat. Regular monitoring of the site will be conducted to ensure the successful restoration and to assess the effectiveness of the measures implemented.

## 6 Management Aspect

### 6.1 Organization

The company proponent, as the General Manager, will manage the project with the help of twenty-three (23) resort staff where 4 of them serve as head of their respective department that will be hired to provide the needs of the guests and visitors. They will be employed as accounting officer, head chef, operation manager, marketing manager, project engineer manager, boat crew, pollution control officer, production crew, front desk, housekeeping, ground keeping, and security officer. A qualified applicant will be assigned in a specific position with preference given to indigenous people and local residents.

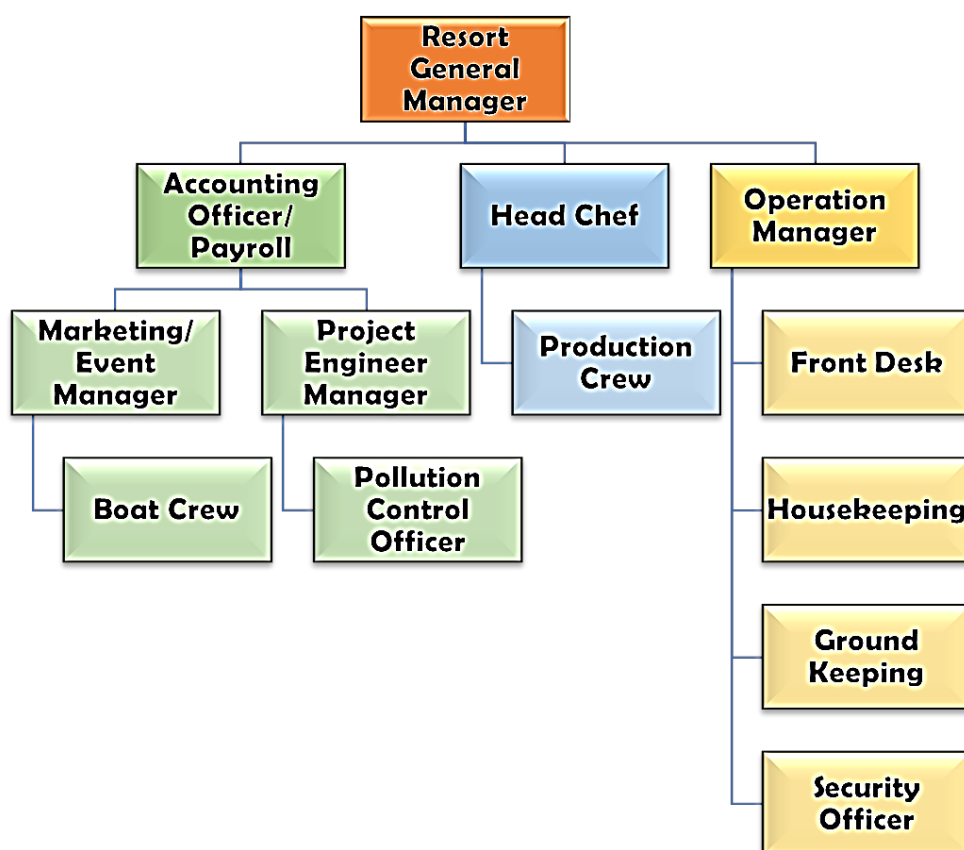


Figure 6. Company Organizational Chart

## 6.2 Management Strategies

### 6.2.1 Staff Selection

When it comes to staffing a hotel or resort, there are a number of important considerations to take into account, including the following:

- Look for individuals who have relevant experience working in the hotel and hospitality business, as well as candidates who possess the requisite qualifications, such as a degree in hotel management or a field connected to the hospitality industry. Experience is very important.
- Search for applicants that have the abilities and knowledge essential to accomplish the duties of the position, such as experience in providing customer service, proficiency in financial and administrative tasks, and familiarity with the appropriate software and technological advancements.
- Look for people who have a positive attitude, are customer-oriented, and have excellent communication skills.
- Look for applicants whose beliefs and culture are compatible with those of the hotel or resort you're hiring for, since this will indicate that they will be able to function more effectively inside the organization.
- Adaptability and versatility: When looking for individuals, it is important to search for those who are versatile and able to adjust to different circumstances and the requirements of the job.
- Language skills: Look for people who speak various languages, since this will make it simpler for the employees to communicate with customers who come from a variety of

# INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

nations and will make the experience more convenient for customers who come from a variety of countries.

- Compliance requires that you search for potential employees who are not only legally permitted to work in the country but also possess the appropriate work permits and licenses.
- Background check: It is essential to carry out a background check on prospective candidates in order to confirm that they do not have any negative marks on their record and are acceptable for the post.

No applicants shall be discriminated based on sex, gender, religion and political stances.

## **6.2.2 Manpower and Task**

The labor force and employment opportunities in a place become increasingly competitive between and among its native residents and the migrants who settle there. The increased level of competition for available jobs could result in a reduction in the cost of labor. Therefore, workers will be recruited from the barangay that is geographically closest to the project site, as well as those from the barangays that are immediately adjacent to it in El Nido, Palawan.

During operation the following will be needed: accounting officer, head chef, operation manager, marketing manager, project engineer manager, boat crew, pollution control officer, production crew, front desk, housekeeping, ground keeping, and security officer. The position that is specified will be given to an applicant who is qualified.

# INDICATIVE DEVELOPMENT PLAN

## *The Last Paradise Resort, El Nido, Palawan*

The minimum wage and the regional wage standard will serve as the basis for the pay scale for workers. These criteria for local labor will result in an increase in revenue for the LGU and may also open the door to further chances for making a living within the community that the municipality serves.

Table 2. List of Manpower Requirement Needed in the  
Operational Phase of the Project

Manpower		Expertise/skill	Total
<b>Resort Manager</b>	<b>General</b>	<ul style="list-style-type: none"> <li>- Exercise general supervision over the development and operation of the mountain resort</li> <li>- Takes custody and exercise supervision of overall expenses, property and provide financial data which may be needed in project implementation and operation.</li> <li>- In charge in the promotion and marketing of the mountain resort.</li> </ul>	1
<b>Project Supervisor</b>	<b>Engineer</b>	Plans and directs all design engineers, drafters, and technical engineers working on specific projects.	1
<b>Accounting Officer</b>		Contributing in the implementation of marketing strategies and overseeing the operations.  Organizing and attending marketing activities or events to raise brand awareness.	1
<b>Kitchen Production Crew</b>		They use ingredients from a recipe to make large batches of a food brand's products, and they also monitor industrial kitchen equipment	4



# INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

<b>Operations Manager</b>	Supervise, hire, and train employees, manage quality assurance programs, strategize process improvements, and more.	1
<b>Pollution Control Officer</b>	Plans, designs, and implements mitigating measures to prevent environmental degradation of the area.	1
<b>Housekeeping</b>	Generally, supervise if the units of the establishment are in order and ready for occupation	4
<b>Ground-keeping</b>	Supervise the landscape of the area	2
<b>Boat Crew</b>	Engaging with customers in a friendly manner, food and beverage service, ensuring passenger safety.	3
<b>Font Desk</b>	Responsible for checking hotel guests in and out of their rooms.	1
<b>Head Chef</b>	Oversees the daily operations of restaurant and hotel kitchens. This may include hiring, training, and overseeing kitchen staff, and ensuring a high-quality, cost-effective product.	1
<b>Security Officer</b>	Responsible for the safety/security of the project, guest, and visitors	3
<b>TOTAL</b>		23

## 7 Financial Aspects

### 7.1 Project Cost

The Last Paradise Resort's local projected cost for carrying out this improvement is around Php 7,000,000.00 before it can begin operations.

# INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

## 7.2 Source of Funds

Project proponent shall be 100% funded by private equity.

## 7.3 Financial Projections

The study's findings based on Benefit-Cost-Ratio Analysis indicate that this project is feasible. The planned project's 25-year net profit is calculated to be Php 37,769,861.90. The repayment term begins in the third year and continues until the tenth year of resort operations, implying that the complete capital of Php 7,000,000.00 to be spent in 2022 will be paid in the third year

Table 3. Cost-Benefit Ratio Analysis

BENEFIT	2022	2023	2024	2025	2026
	(Year 1)	(Year 2)	(Year 3)	(Year 4)	(Year 5)
	(PhP)	(PhP)	(PhP)	(PhP)	(PhP)
<b>Total Income</b>	<b>5,500,000.00</b>	<b>5,500,000.00</b>	<b>6,000,000.00</b>	<b>6,000,000.00</b>	<b>6,000,000.00</b>
<b>Construction</b>	5,368,045.43				
<b>cost</b>					
<b>Environmental</b>	200,000.00	210,000.00	210,000.00	210,000.00	210,000.00
<b>monitoring cost</b>					
<b>Resort</b>	200,000.00	280,000.00	280,000.00	280,000.00	280,000.00
<b>Operation Cost</b>					
<b>Salaries</b>	800,000.00	910,000.00	910,000.00	910,000.00	910,000.00
<b>Miscellaneous</b>	431,954.57	600,000.00	600,000.00	600,000.00	600,000.00
<b>Total Cost</b>	<b>7,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>

## INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

<b>Annual Rental</b>	3,512,785.45	3,512,785.45	3,512,785.45	3,512,785.45	3,512,785.45
<b>PROJECTED BENEFIT</b>	<b>-5,012,785.45</b>	<b>-12,785.45</b>	<b>487,214.55</b>	<b>487,214.55</b>	<b>487,214.55</b>
<b>Cumulative Benefit</b>	<b>0</b>	<b>0.00</b>	<b>487,214.55</b>	<b>974,429.10</b>	<b>1,461,643.65</b>

<b>BENEFIT</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
	<b>(Year 6)</b>	<b>(Year 7)</b>	<b>(Year 8)</b>	<b>(Year 9)</b>	<b>(Year 10)</b>
	(PhP)	(PhP)	(PhP)	(PhP)	(PhP)
<b>Total Income</b>	<b>6,500,000.00</b>	<b>6,500,000.00</b>	<b>6,500,000.00</b>	<b>7,000,000.00</b>	<b>7,000,000.00</b>
<b>Construction cost</b>					
<b>Environmental monitoring cost</b>	210,000.00	210,000.00	210,000.00	210,000.00	210,000.00
<b>Resort</b>	280,000.00	280,000.00	280,000.00	280,000.00	280,000.00
<b>Operation Cost</b>					
<b>Salaries</b>	910,000.00	910,000.00	910,000.00	910,000.00	910,000.00
<b>Miscellaneous</b>	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00
<b>Total Cost</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>
<b>Annual Rental</b>	3,512,785.45	3,512,785.45	3,512,785.45	3,512,785.45	3,512,785.45
<b>PROJECTED BENEFIT</b>	<b>987,214.55</b>	<b>987,214.55</b>	<b>987,214.55</b>	<b>1,487,214.55</b>	<b>1,487,214.55</b>

## INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

<b>Cumulative</b>	<b>2,448,858.20</b>	<b>3,436,072.75</b>	<b>4,423,287.30</b>	<b>5,910,501.85</b>	<b>7,397,716.40</b>
<b>Benefit</b>					

<b>BENEFIT</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
	<b>(Year 11)</b>	<b>(Year 12)</b>	<b>(Year 13)</b>	<b>(Year 14)</b>	<b>(Year 15)</b>
	(PhP)	(PhP)	(PhP)	(PhP)	(PhP)
<b>Total Income</b>	<b>7,500,000.00</b>	<b>7,500,000.00</b>	<b>7,500,000.00</b>	<b>8,000,000.00</b>	<b>8,000,000.00</b>
<b>Construction</b>					
<b>cost</b>					
<b>Environmental</b>	210,000.00	210,000.00	210,000.00	210,000.00	210,000.00
<b>monitoring cost</b>					
<b>Resort</b>	280,000.00	280,000.00	280,000.00	280,000.00	280,000.00
<b>Operation Cost</b>					
<b>Salaries</b>	910,000.00	910,000.00	910,000.00	910,000.00	910,000.00
<b>Miscellaneous</b>	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00
<b>Total Cost</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>
<b>Annual Rental</b>	3,512,785.45	3,512,785.45	3,512,785.45	3,512,785.45	3,512,785.45
<b>PROJECTED</b>	<b>1,987,214.55</b>	<b>1,987,214.55</b>	<b>1,987,214.55</b>	<b>2,487,214.55</b>	<b>2,487,214.55</b>
<b>BENEFIT</b>					
<b>Cumulative</b>	<b>9,384,930.95</b>	<b>11,372,145.50</b>	<b>13,359,360.05</b>	<b>15,846,574.60</b>	<b>18,333,789.15</b>
<b>Benefit</b>					

## INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

BENEFIT	2037	2038	2039	2040	2041
	(Year 16)	(Year 17)	(Year 18)	(Year 19)	(Year 20)
	(PhP)	(PhP)	(PhP)	(PhP)	(PhP)
<b>Total Income</b>	<b>9,000,000.00</b>	<b>9,000,000.00</b>	<b>9,000,000.00</b>	<b>10,000,000.00</b>	<b>10,000,000.00</b>
<b>Construction cost</b>					
<b>Environmental monitoring cost</b>	210,000.00	210,000.00	210,000.00	210,000.00	210,000.00
<b>Resort</b>	280,000.00	280,000.00	280,000.00	280,000.00	280,000.00
<b>Operation Cost</b>					
<b>Salaries</b>	910,000.00	910,000.00	910,000.00	910,000.00	910,000.00
<b>Miscellaneous</b>	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00
<b>Total Cost</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>
<b>Annual Rental</b>	3,512,785.45	3,512,785.45	3,512,785.45	3,512,785.45	3,512,785.45
<b>PROJECTED BENEFIT</b>	<b>3,487,214.55</b>	<b>3,487,214.55</b>	<b>3,487,214.55</b>	<b>4,487,214.55</b>	<b>4,487,214.55</b>
<b>Cumulative Benefit</b>	<b>21,821,003.70</b>	<b>25,308,218.25</b>	<b>28,795,432.80</b>	<b>33,282,647.35</b>	<b>37,769,861.90</b>

BENEFIT	2042	2043	2044	2045	2046
	(Year 21)	(Year 22)	(Year 23)	(Year 24)	(Year 25)

## INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

	(PhP)	(PhP)	(PhP)	(PhP)	(PhP)
<b>Total Income</b>	<b>10,000,000.00</b>	<b>10,000,000.00</b>	<b>9,000,000.00</b>	<b>10,000,000.00</b>	<b>10,000,000.00</b>
<b>Construction cost</b>					
<b>Environmental monitoring cost</b>	210,000.00	210,000.00	210,000.00	210,000.00	210,000.00
<b>Resort Operation Cost</b>	280,000.00	280,000.00	280,000.00	280,000.00	280,000.00
<b>Salaries</b>	910,000.00	910,000.00	910,000.00	910,000.00	910,000.00
<b>Miscellaneous</b>	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00
<b>Total Cost</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>
<b>Annual Rental</b>	3,512,785.45	3,512,785.45	3,512,785.45	3,512,785.45	3,512,785.45
<b>PROJECTED BENEFIT</b>	<b>3,487,214.55</b>	<b>3,487,214.55</b>	<b>3,487,214.55</b>	<b>4,487,214.55</b>	<b>4,487,214.55</b>
<b>Cumulative Benefit</b>	<b>41,257,076.45</b>	<b>44,744,291.00</b>	<b>48,231,505.55</b>	<b>52,718,720.10</b>	<b>57,205,934.65</b>

# INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

## 8 Attachments

Attachment No.	Title of Document
<b>1</b>	Site Development Plans and Drawings of the Last Paradise Resort
<b>2</b>	Aerial photos of the area
<b>3</b>	Geotagged photos of the area
<b>4</b>	Project Timetable



# INDICATIVE DEVELOPMENT PLAN

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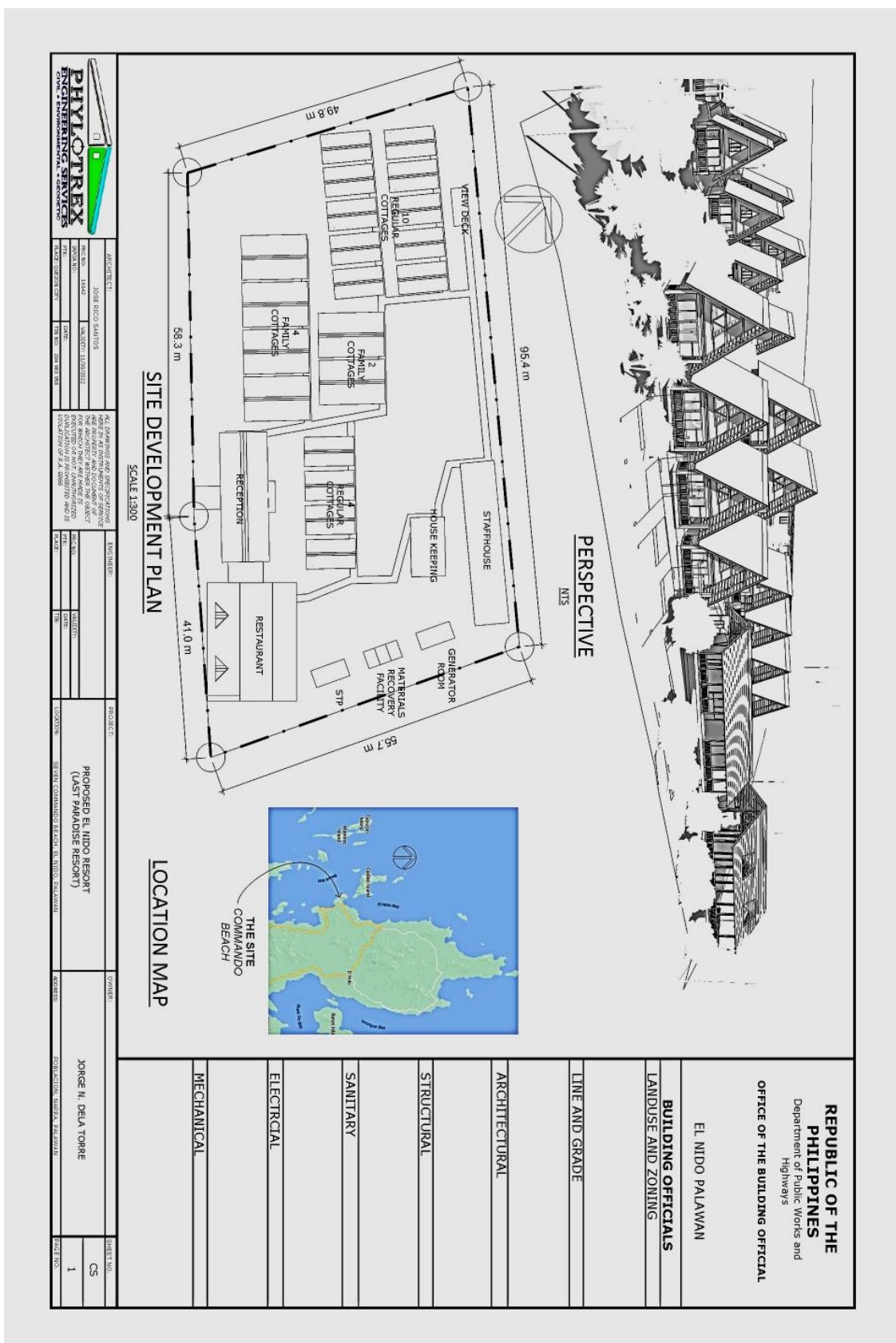
*The Last Paradise Resort, El Nido, Palawan*

## **Annex 1**

Site Plan and Drawings of the proposed development

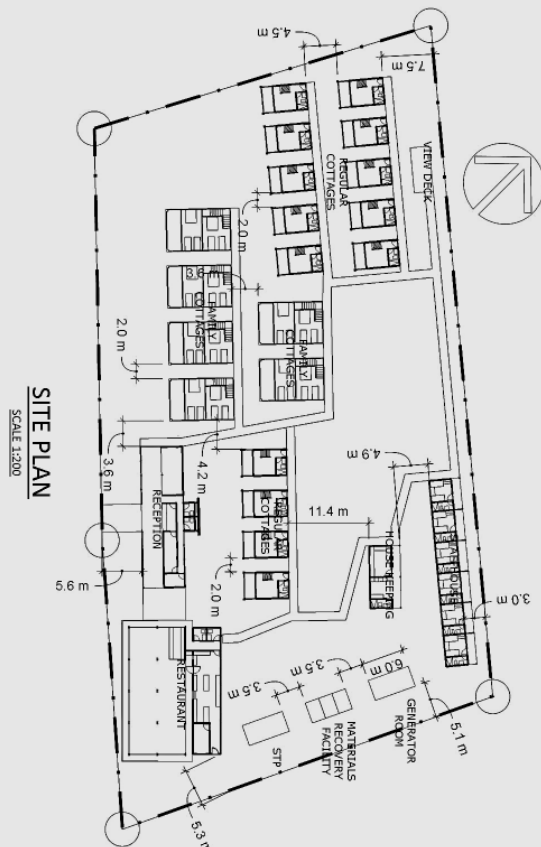
## INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*



## INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*



**SITE PLAN**  
**SCALE 1:200**

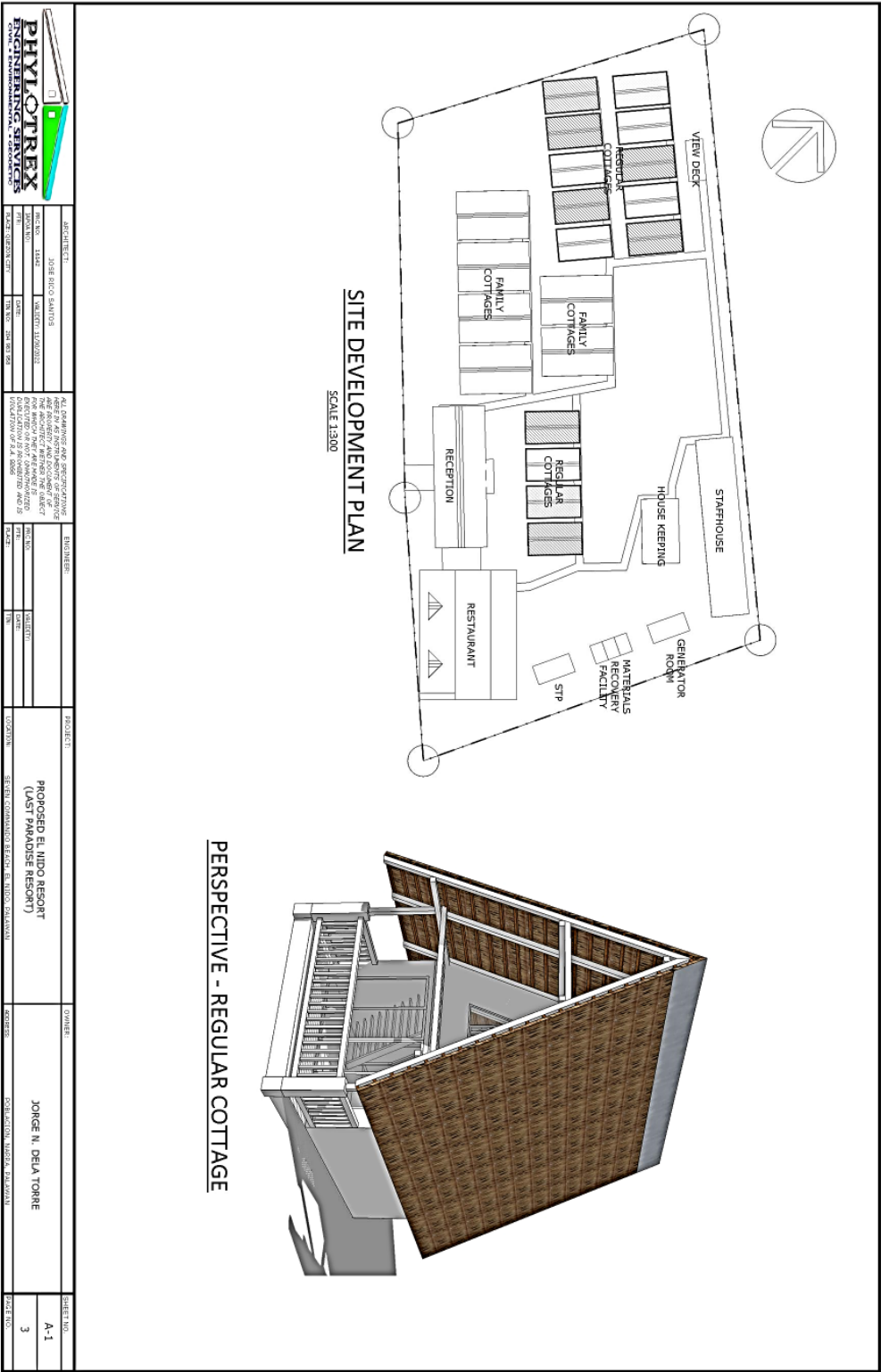
**TABLE OF CONTENTS**

1	C5	APRIL PRESERVATIVE SITE DEVELOPMENT PLAN
2	A-1	TABLE OF CONTENTS
3	A-1	REGULAR COTTAGE
4	A-2	SITE DEVELOPMENT KEY PLAN
5	A-3	FLOOR PLAN SECTIONS
6	A-1	FAMILY COTTAGE
7	A-2	PERSPECTIVE DEVELOPMENT KEY PLAN
8	A-3	FLOOR PLAN SECTIONS
9	A-4	
10	A-1	RECEPTION BUILDING
11	A-2	SITE DEVELOPMENT KEY PLAN
12	A-3	FLOOR PLAN SECTIONS
13	A-4	BLEATERS
14	A-5	
15	A-1	RESTAURANT BUILDING
16	A-2	PERSPECTIVE DEVELOPMENT KEY PLAN
17	A-3	FLOOR PLAN SECTIONS
18	A-1	STAMPOUSE BUILDING
19	A-2	SITE DEVELOPMENT KEY PLAN
20	A-3	FLOOR PLAN SECTIONS
21	A-1	HOUSE KEEPING BUILDING
22	A-2	PERSPECTIVE DEVELOPMENT KEY PLAN
		FLOOR PLAN SECTIONS

			
PROJECT		OWNER	
JOSE RICO SANTOS		A-1	
DESIGNED BY		PROJECT NO.	
MIGUEL L. MORA		2	
DRAWN BY			
JOHANNES			
DATE			
10/01/2011			
SCALE			
1:1			
REVISIONS			
1. REVISED FOR COMMENTS AND IS NOW READY FOR CONSTRUCTION			

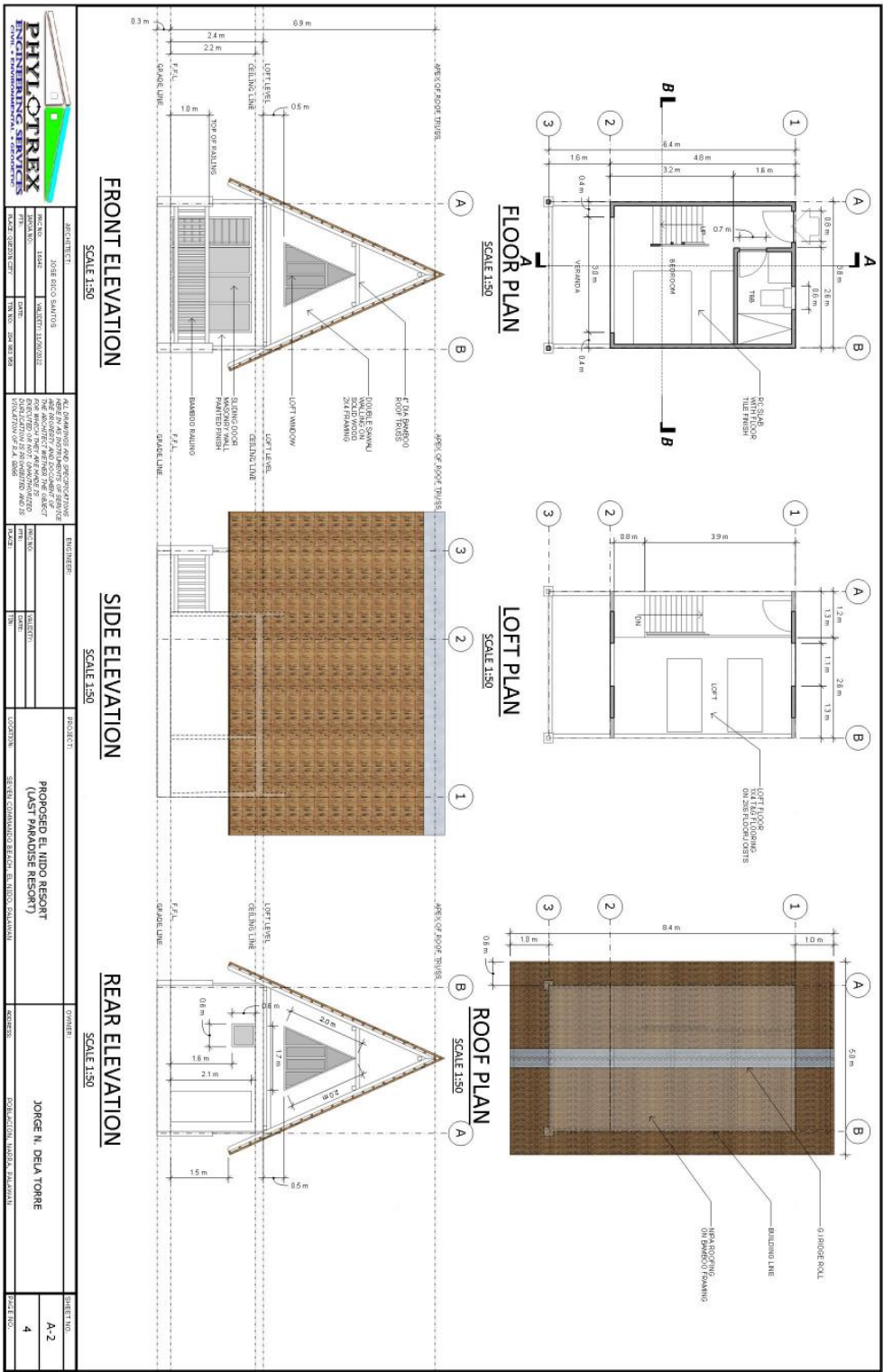
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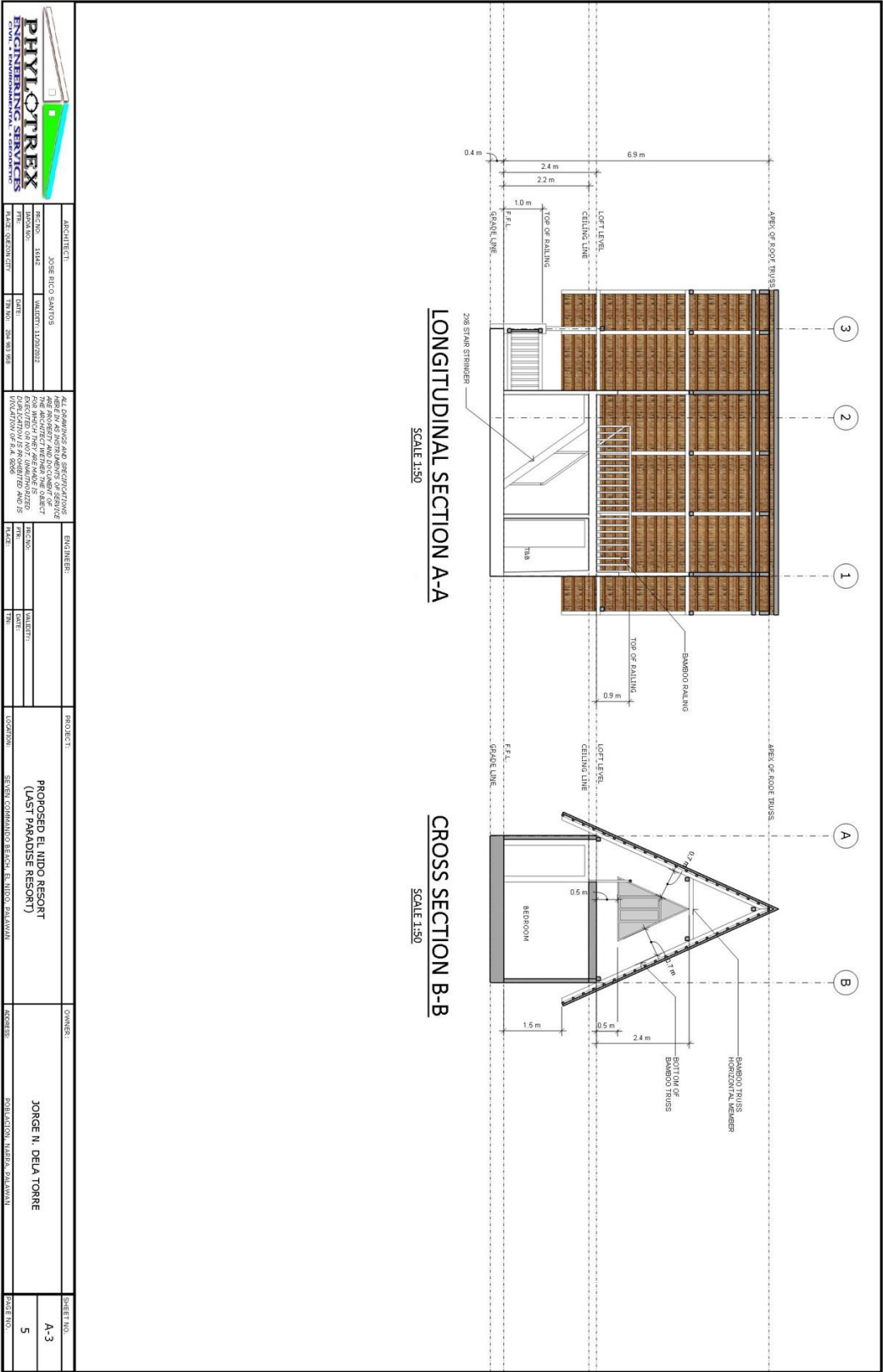
The Last Paradise Resort, El Nido, Palawan



INDICATIVE DEVELOPMENT PLAN

The Last Paradise Resort, El Nido, Palawan

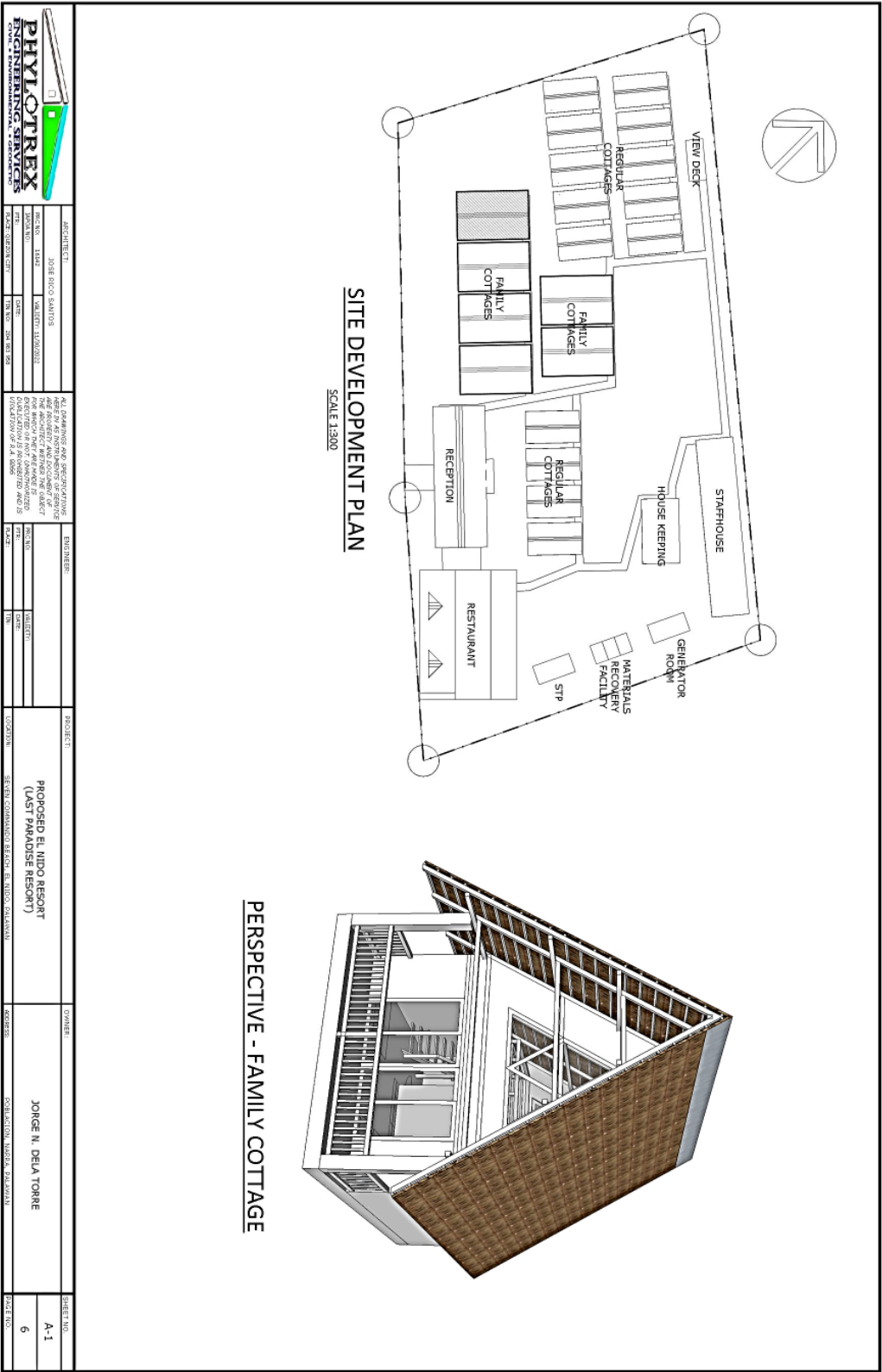






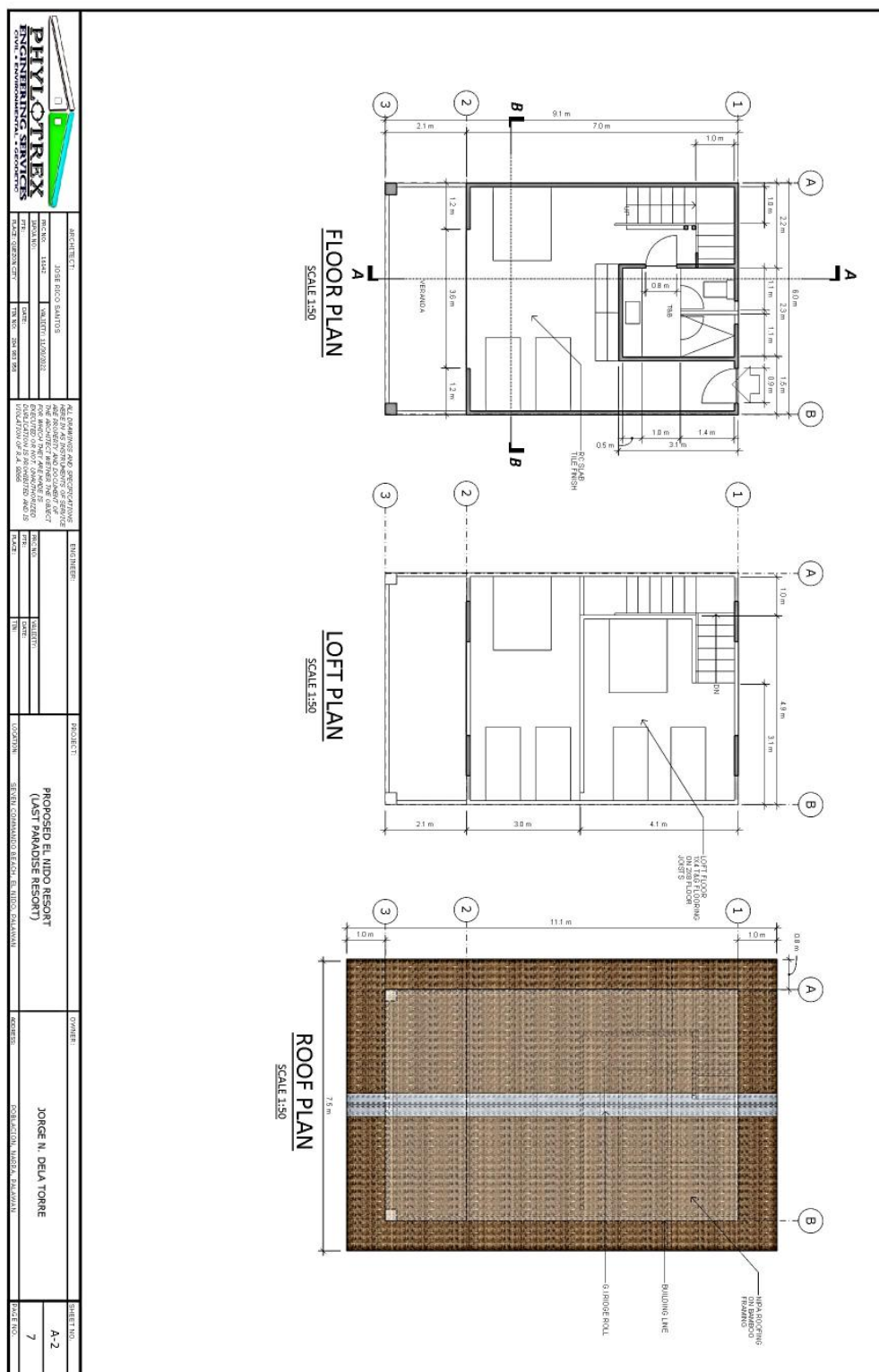
INDICATIVE DEVELOPMENT PLAN

The Last Paradise Resort, El Nido, Palawan



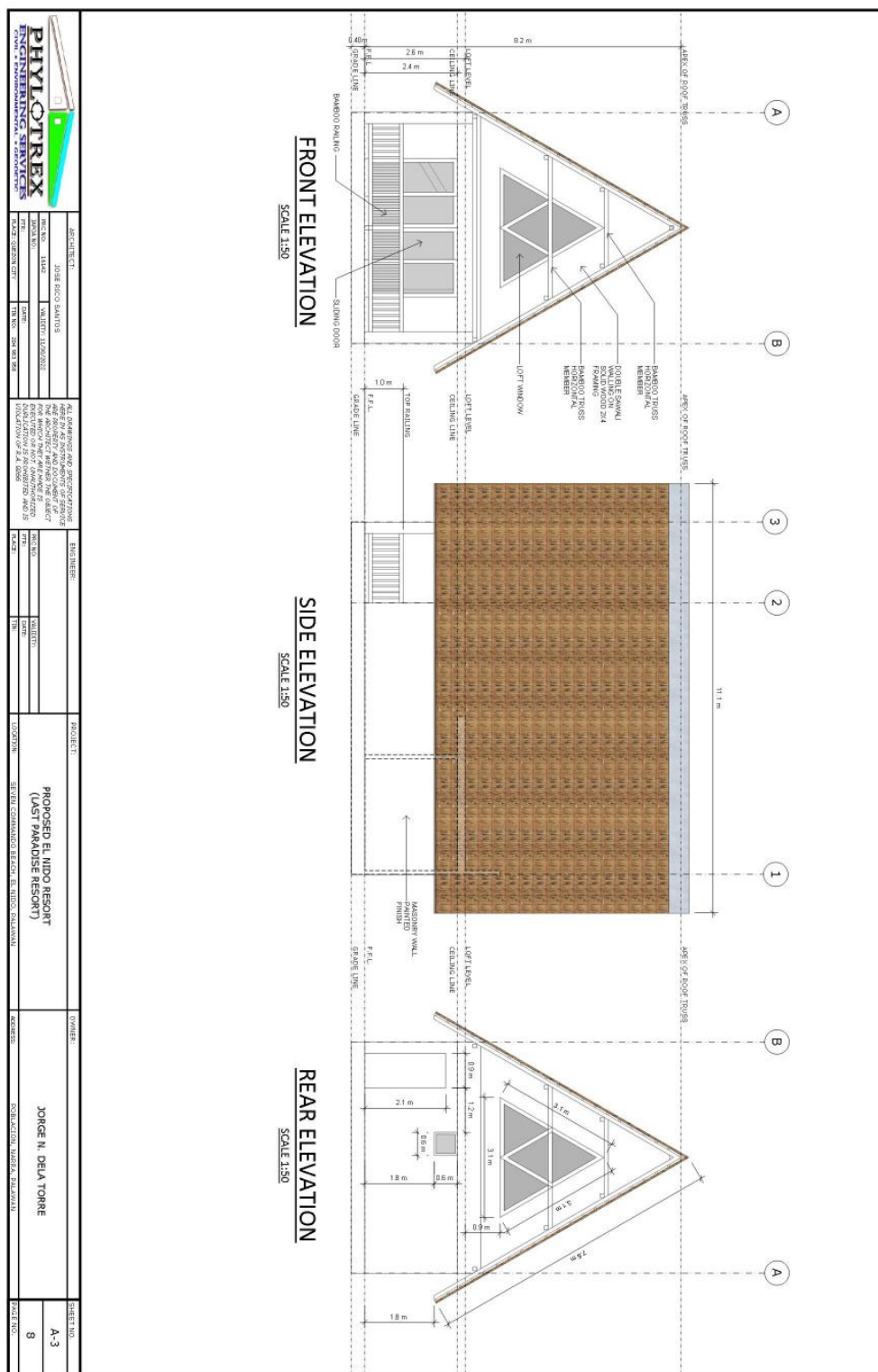
## INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*



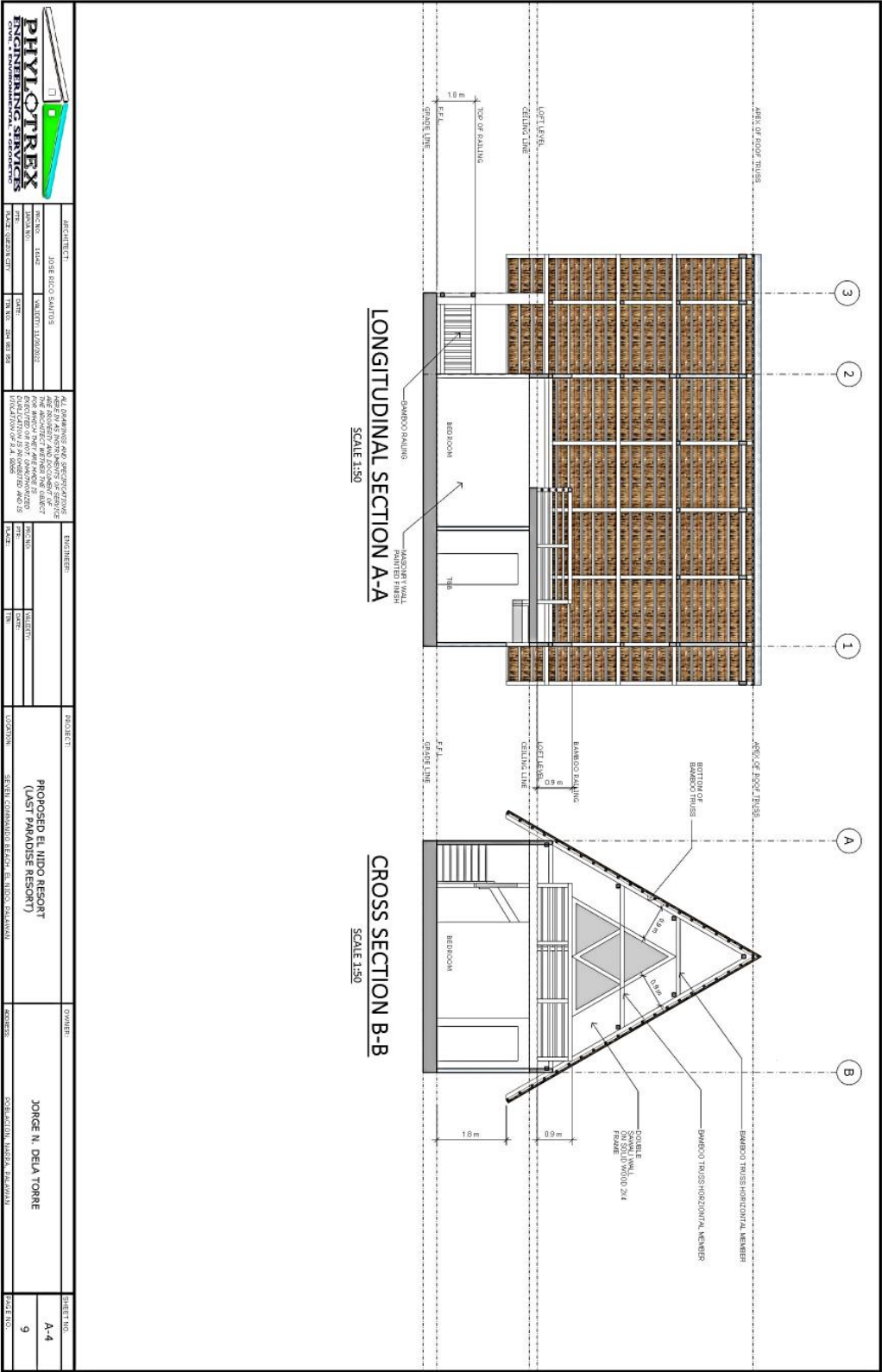


*The Last Paradise Resort, El Nido, Palawan*



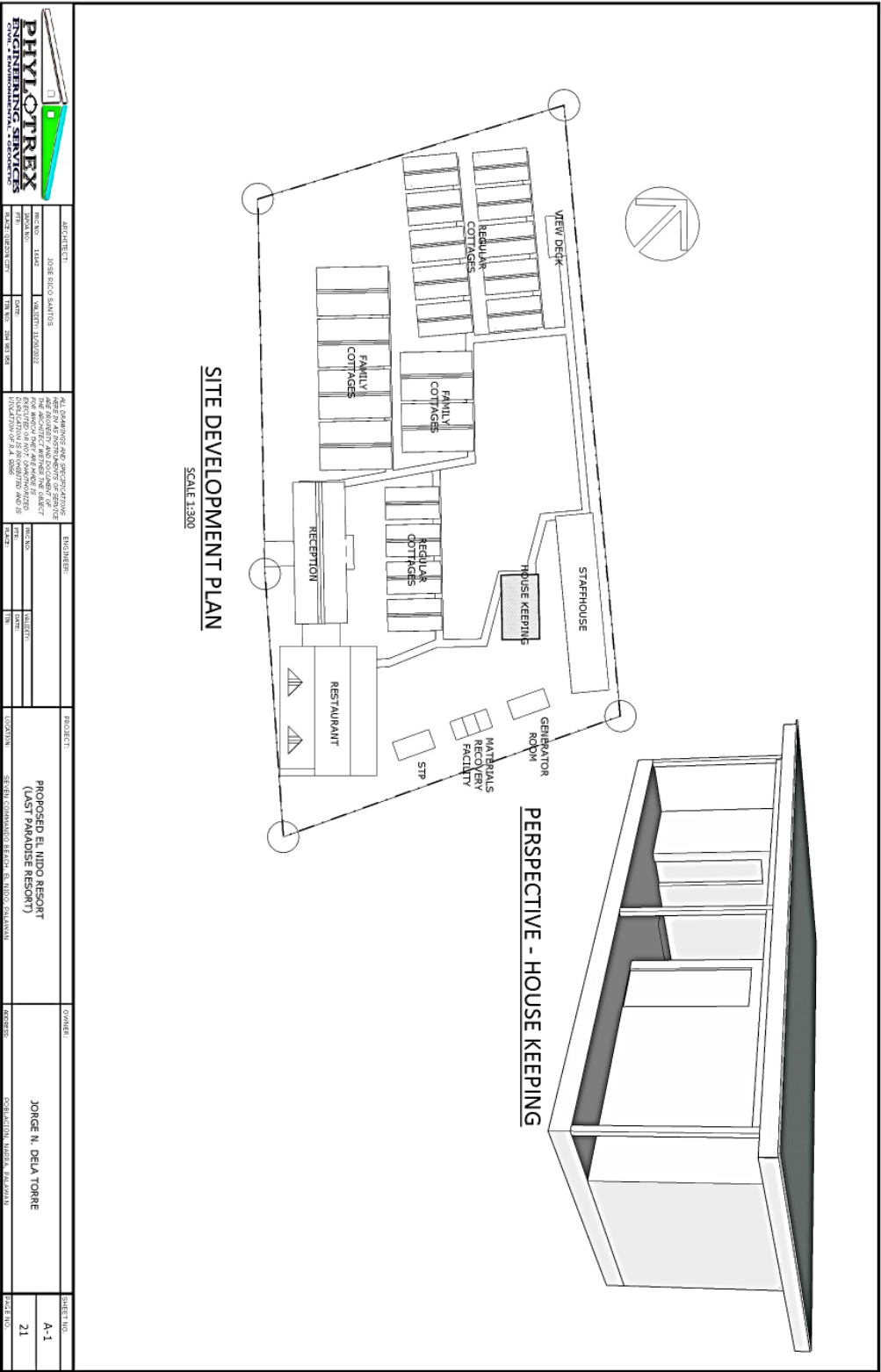
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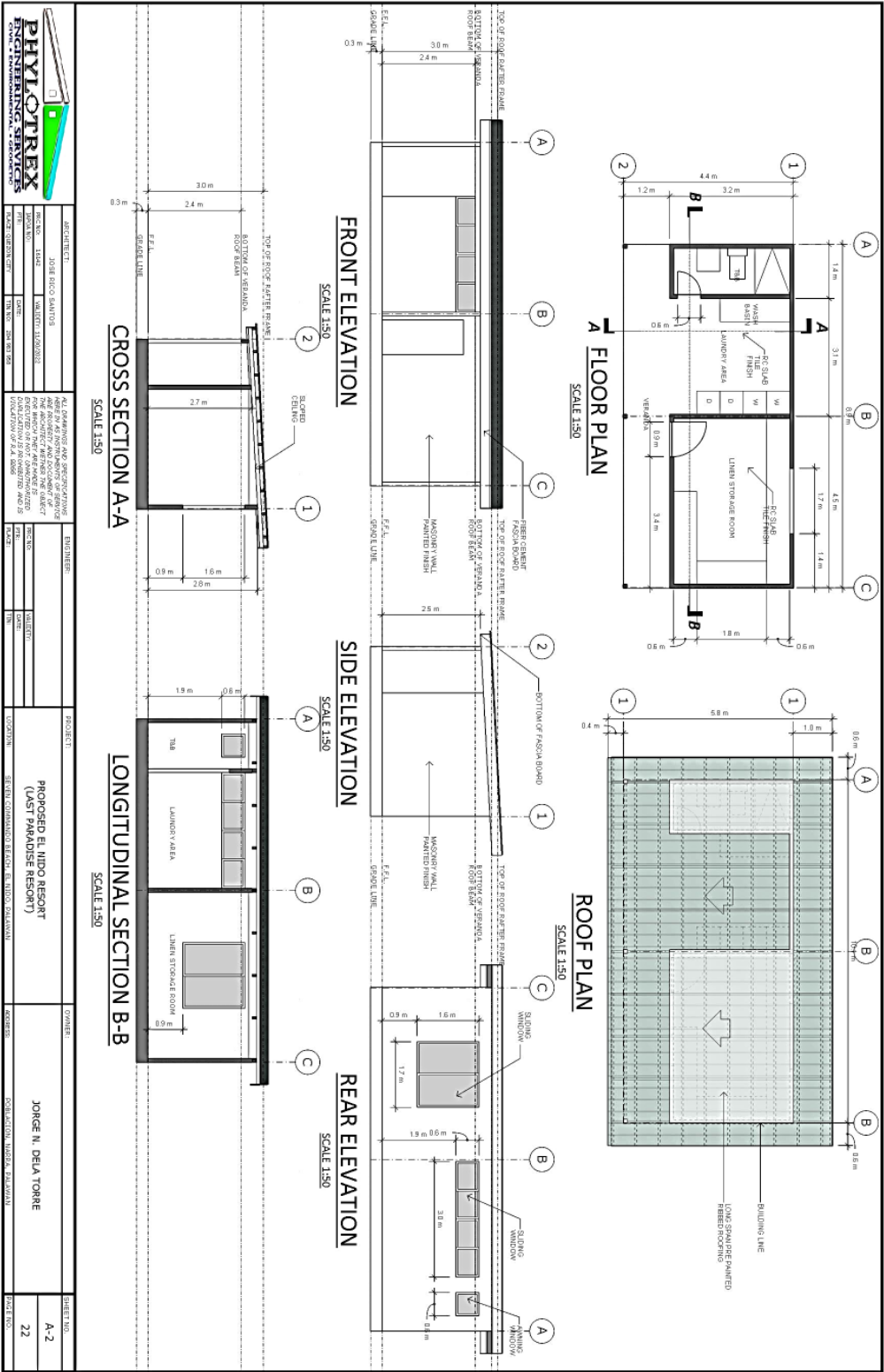
The Last Paradise Resort, El Nido, Palawan



INDICATIVE DEVELOPMENT PLAN

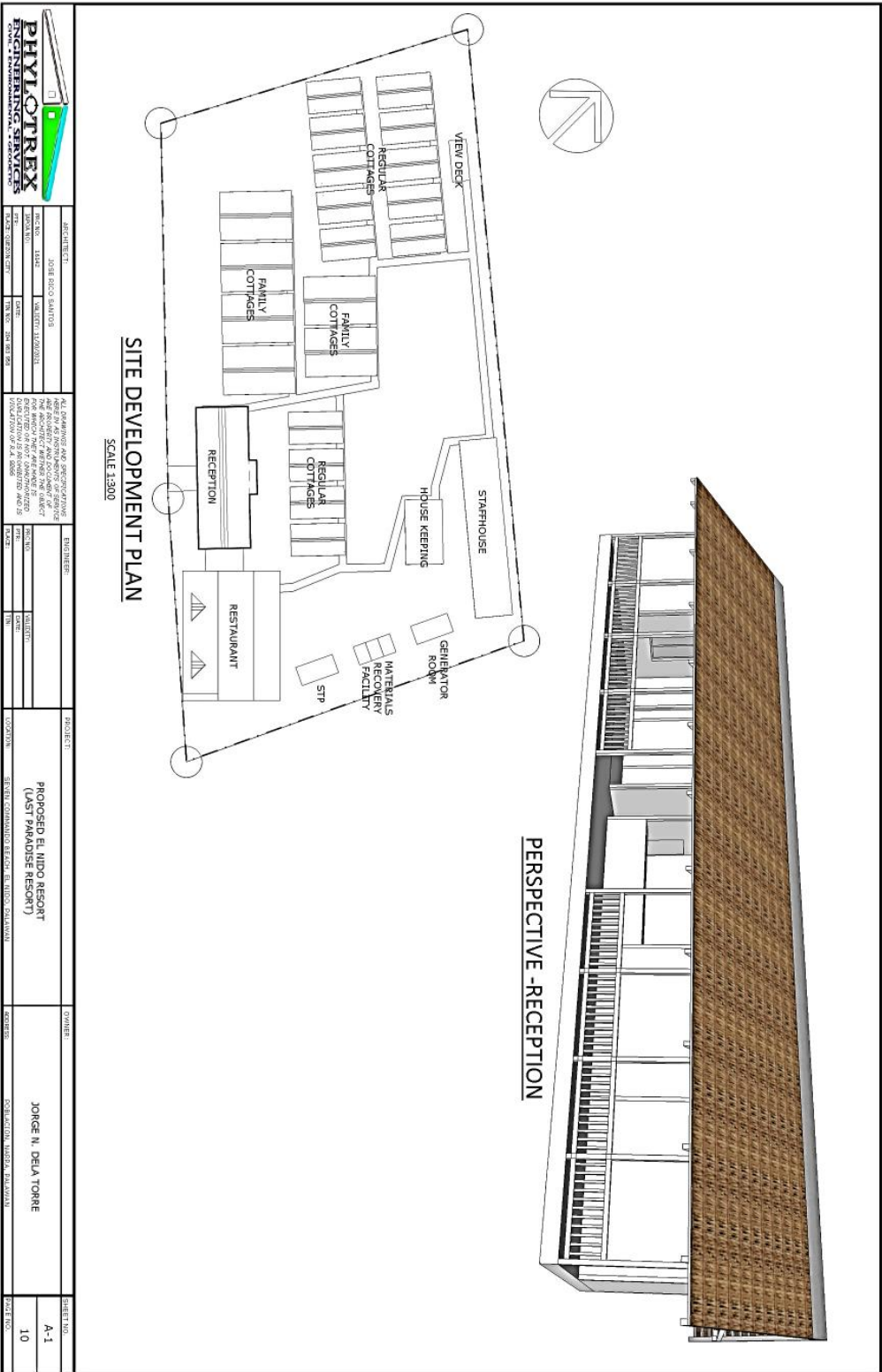
The Last Paradise Resort, El Nido, Palawan





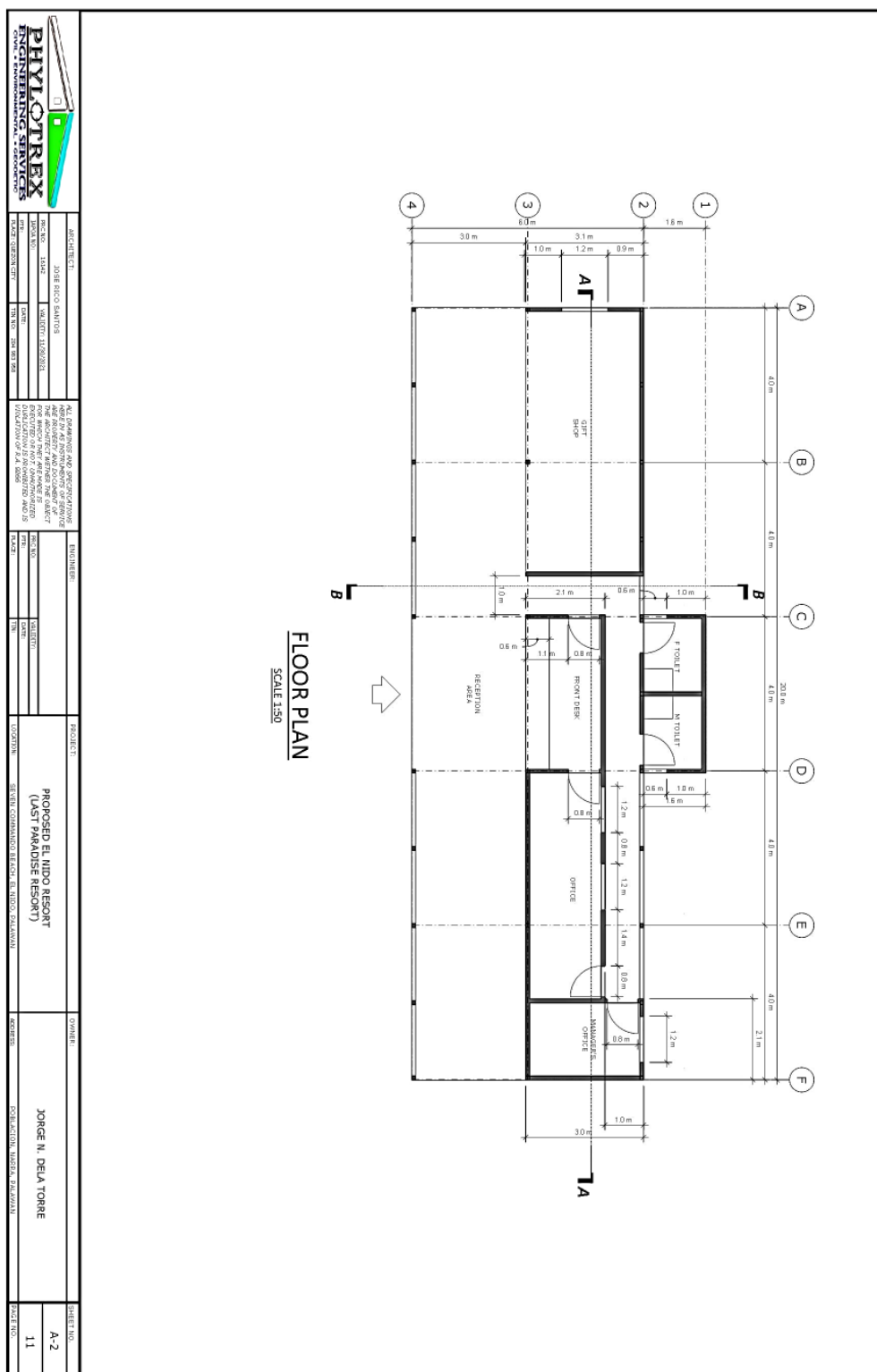
INDICATIVE DEVELOPMENT PLAN

The Last Paradise Resort, El Nido, Palawan



## INDICATIVE DEVELOPMENT PLAN

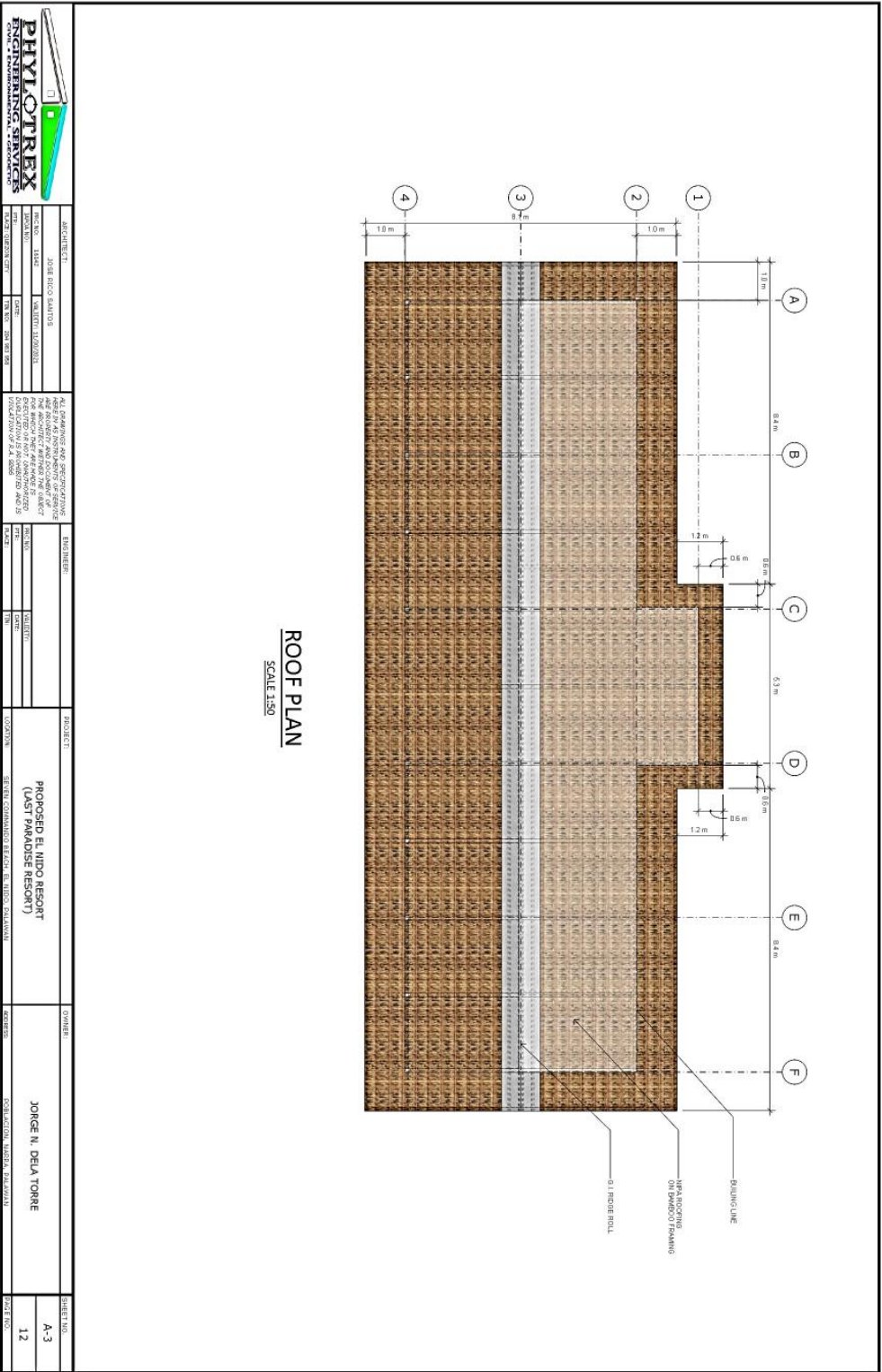
*The Last Paradise Resort, El Nido, Palawan*





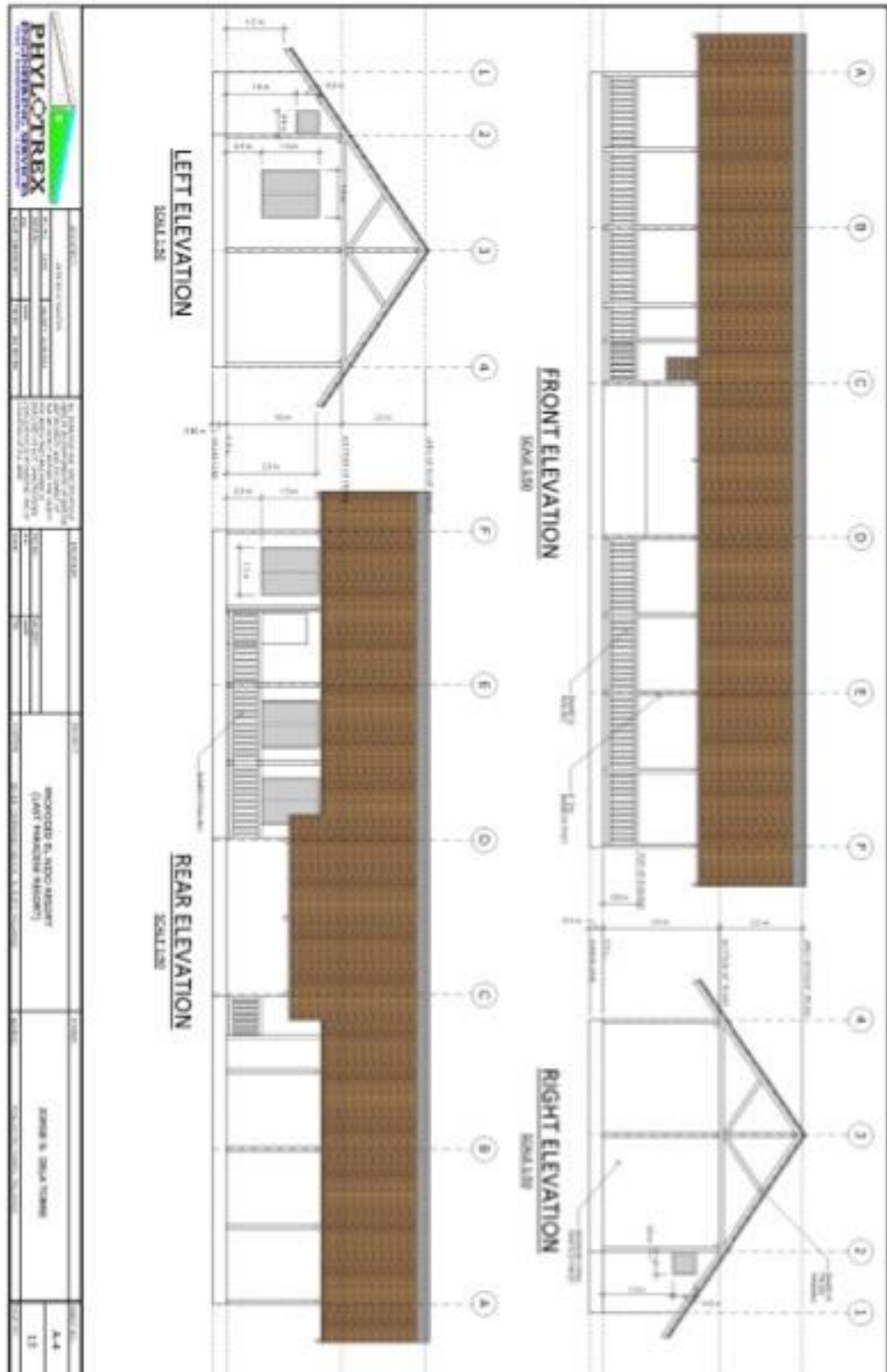
INDICATIVE DEVELOPMENT PLAN

The Last Paradise Resort, El Nido, Palawan



## INDICATIVE DEVELOPMENT PLAN

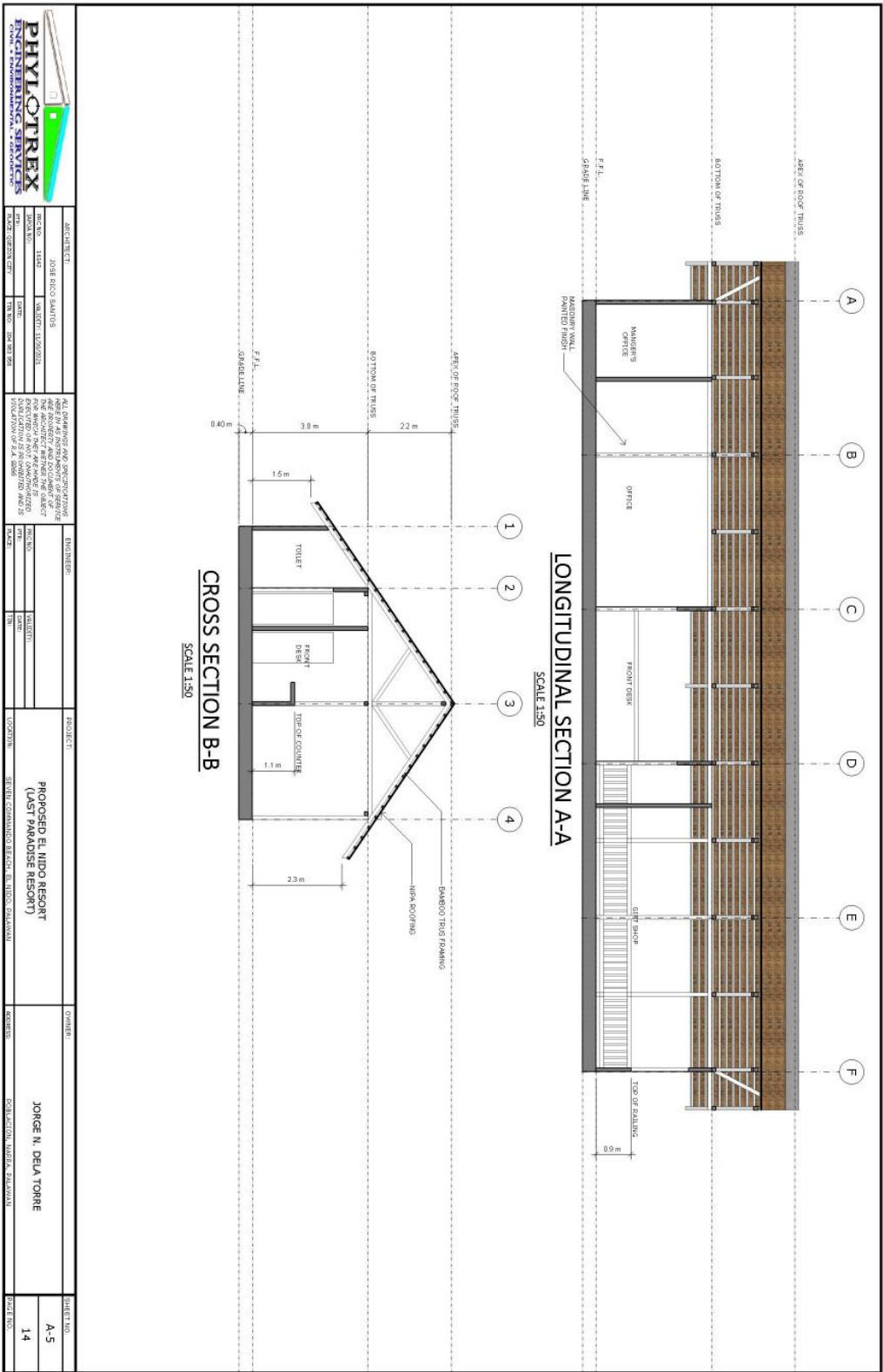
*The Last Paradise Resort, El Nido, Palawan*





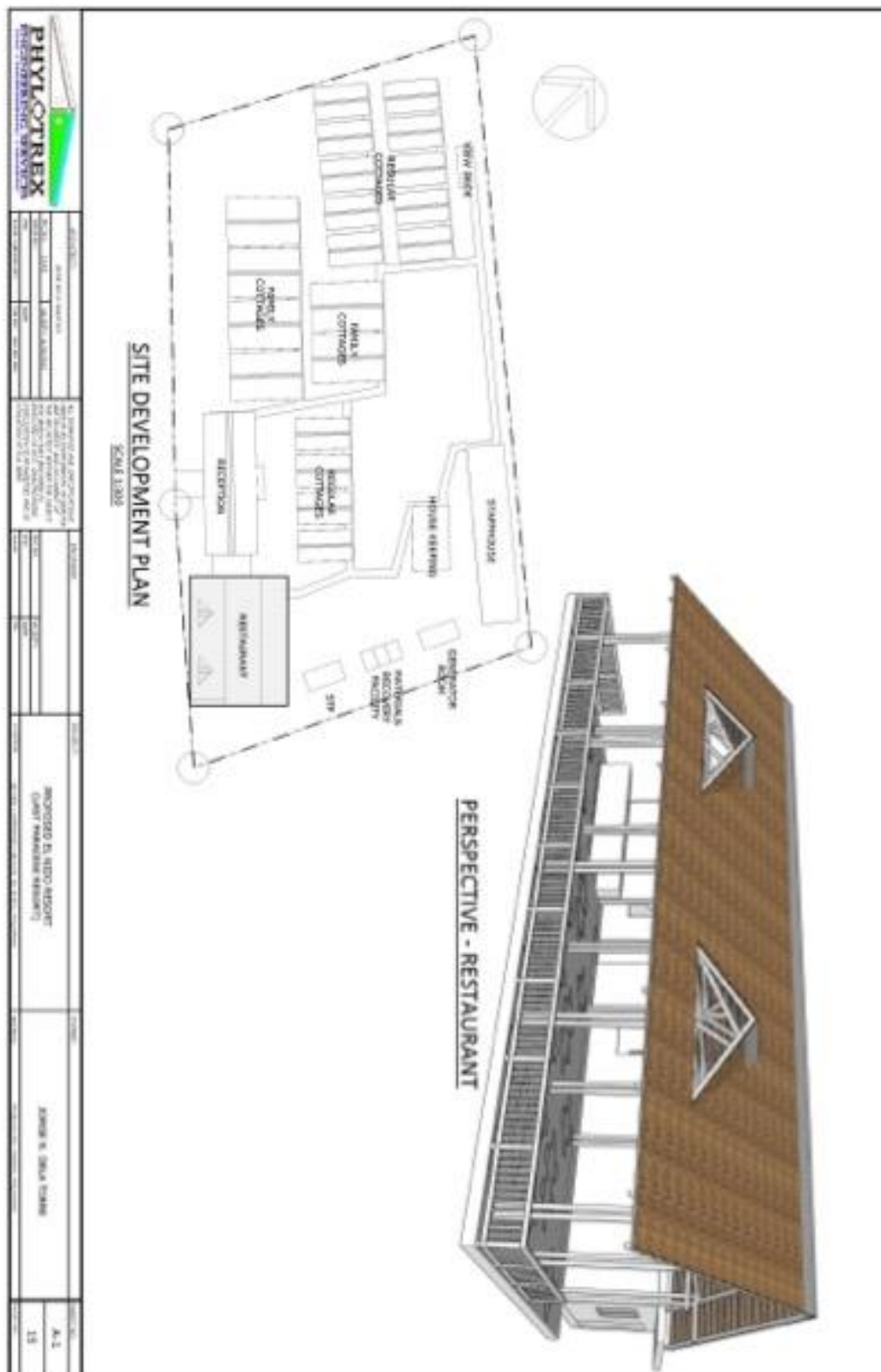
INDICATIVE DEVELOPMENT PLAN

The Last Paradise Resort, El Nido, Palawan



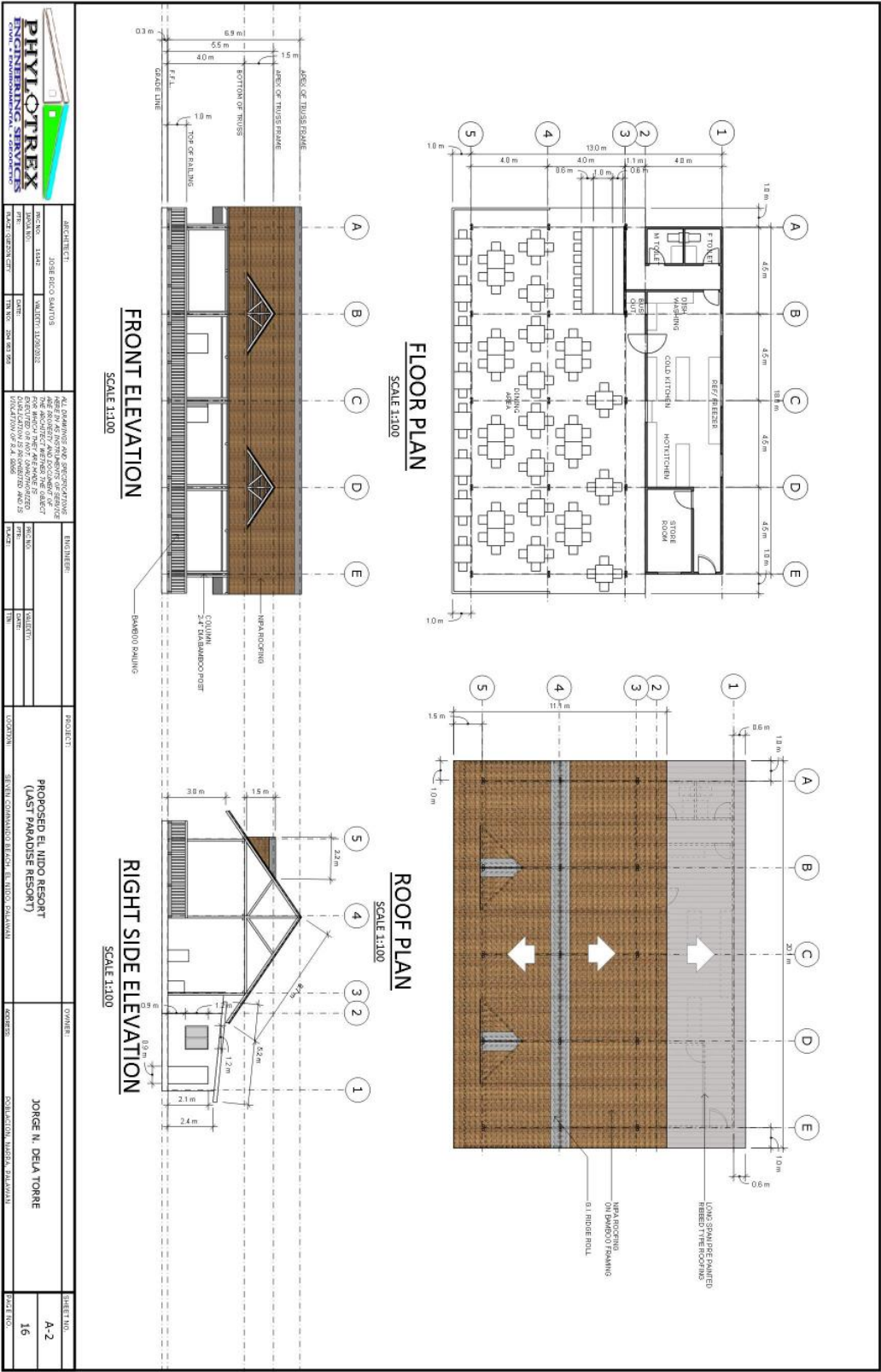
## INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*



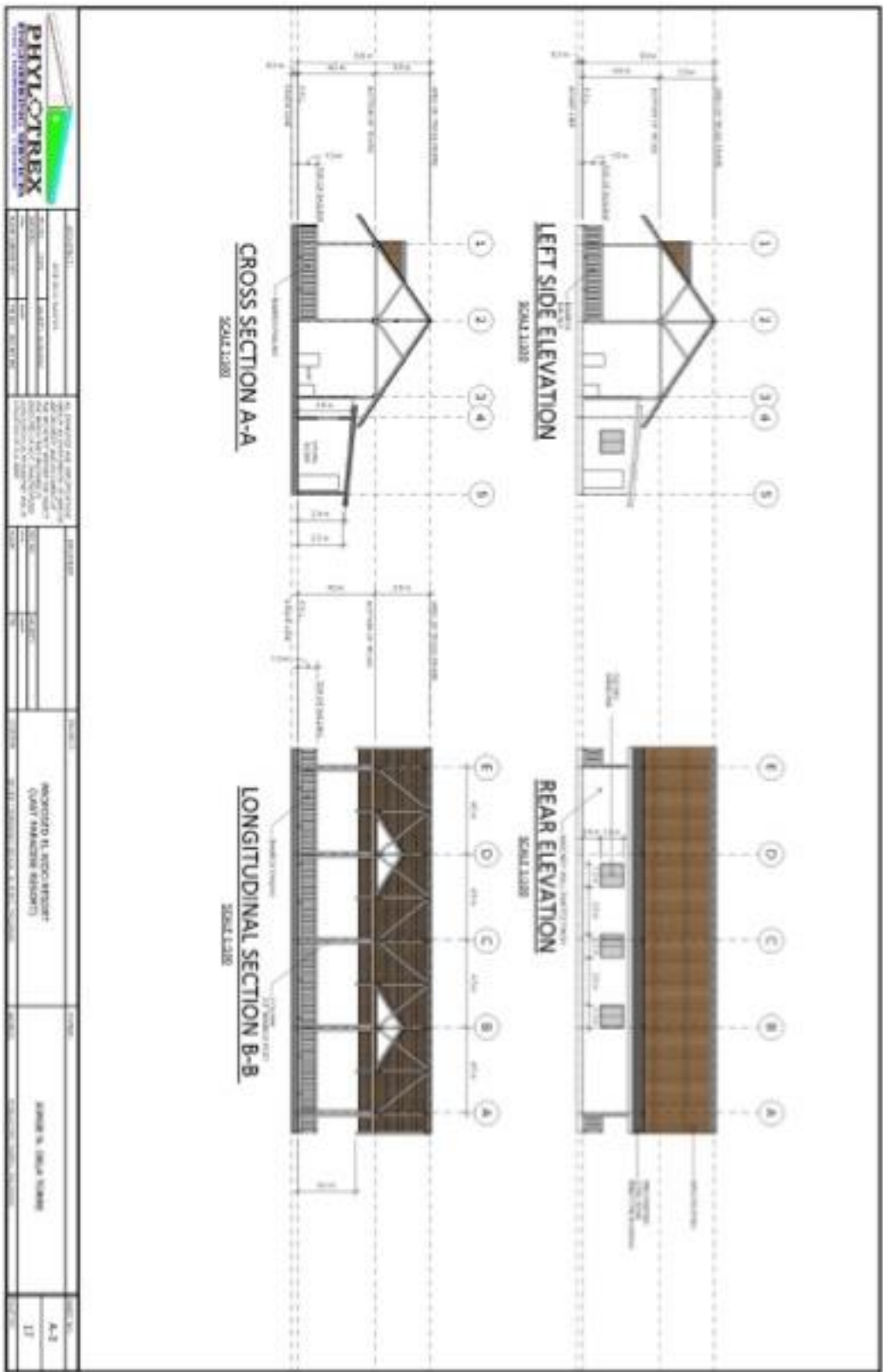
INDICATIVE DEVELOPMENT PLAN

The Last Paradise Resort, El Nido, Palawan



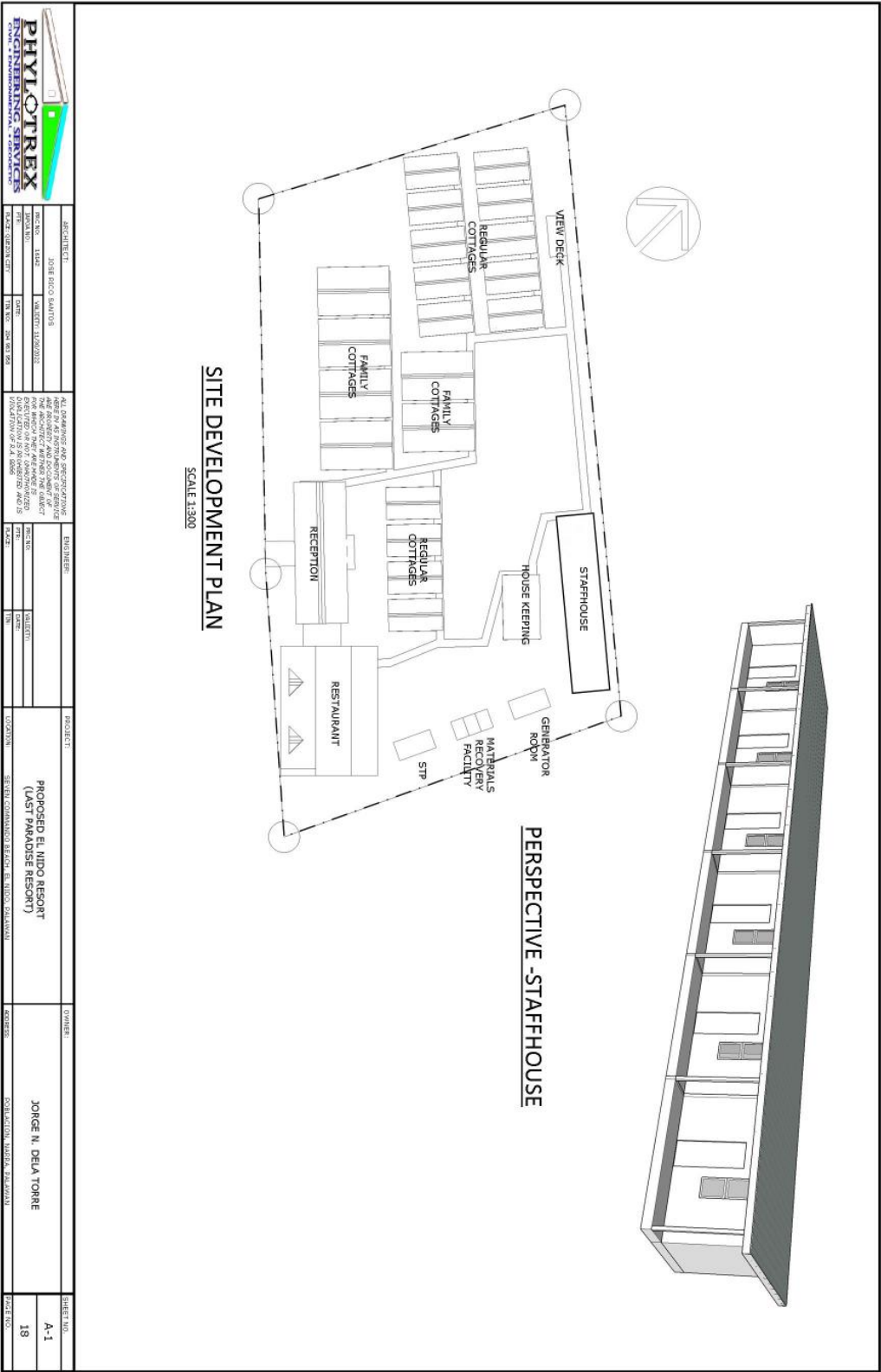
INDICATIVE DEVELOPMENT PLAN

The Last Paradise Resort, El Nido, Palawan



INDICATIVE DEVELOPMENT PLAN

The Last Paradise Resort, El Nido, Palawan

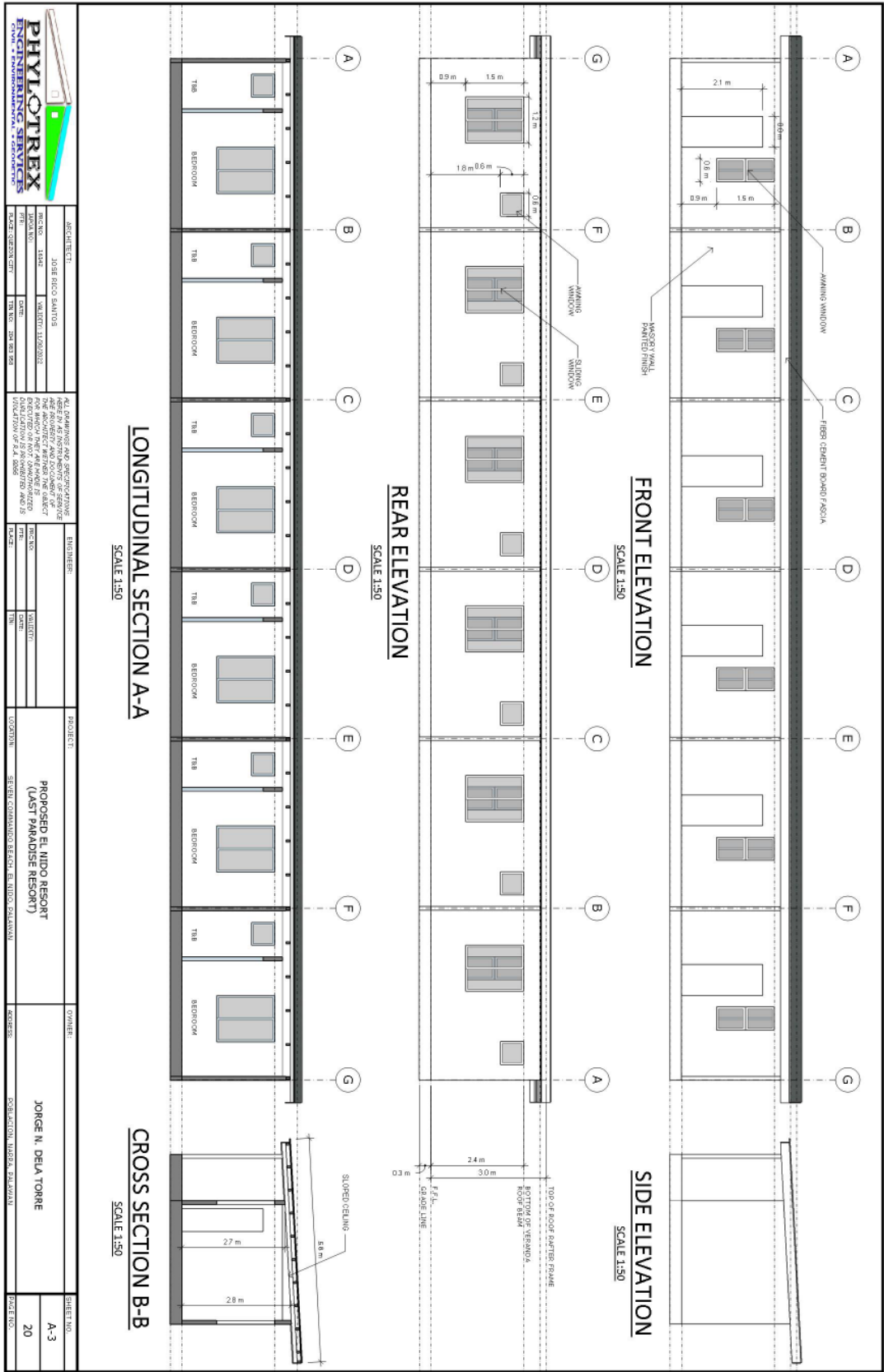


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*The Last Paradise Resort, El Nido, Palawan*

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## **INDICATIVE DEVELOPMENT PLAN**

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*The Last Paradise Resort, El Nido, Palawan*

### **Annex 2**

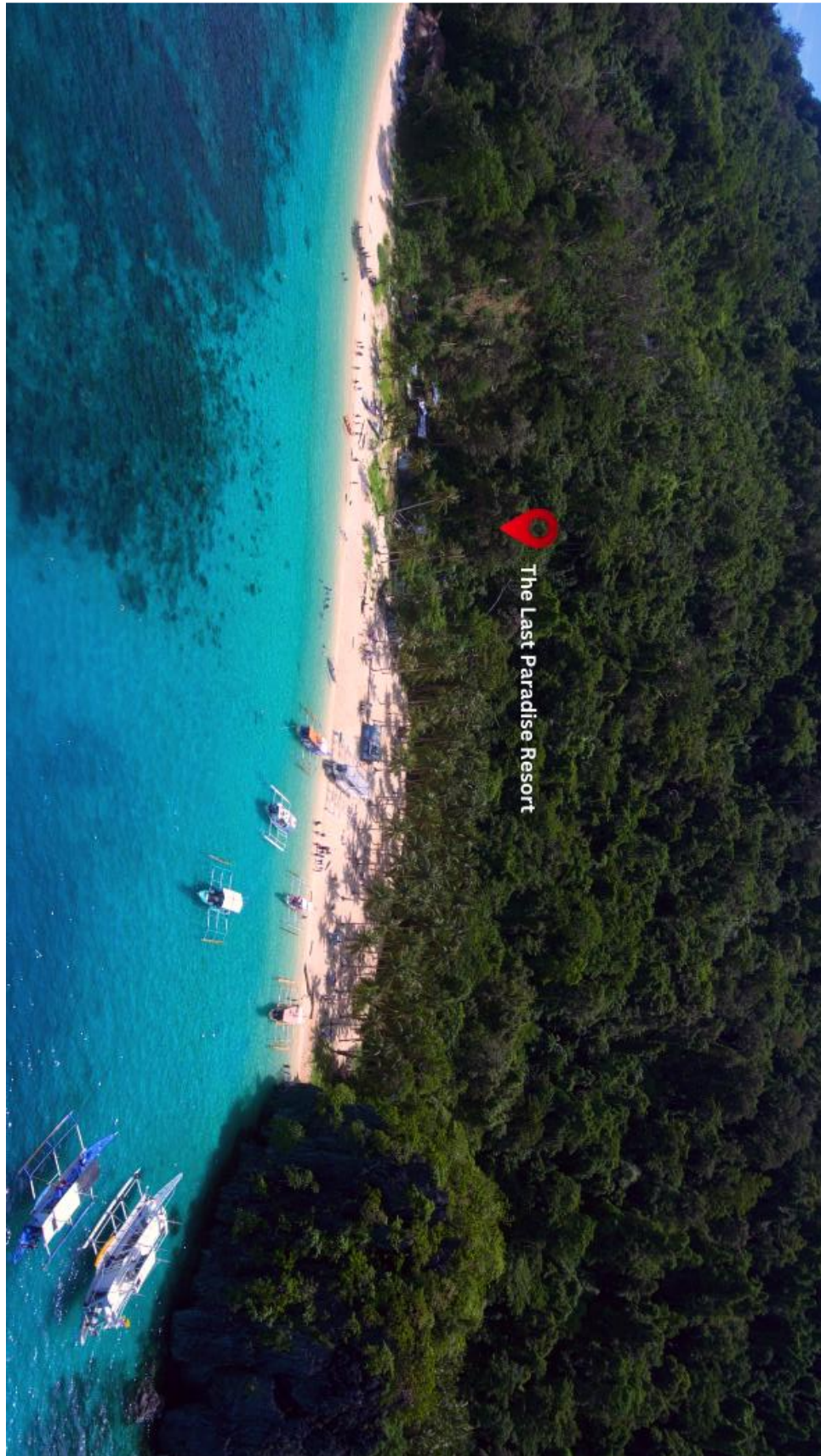
Aerial Photo of the area



## INDICATIVE DEVELOPMENT PLAN

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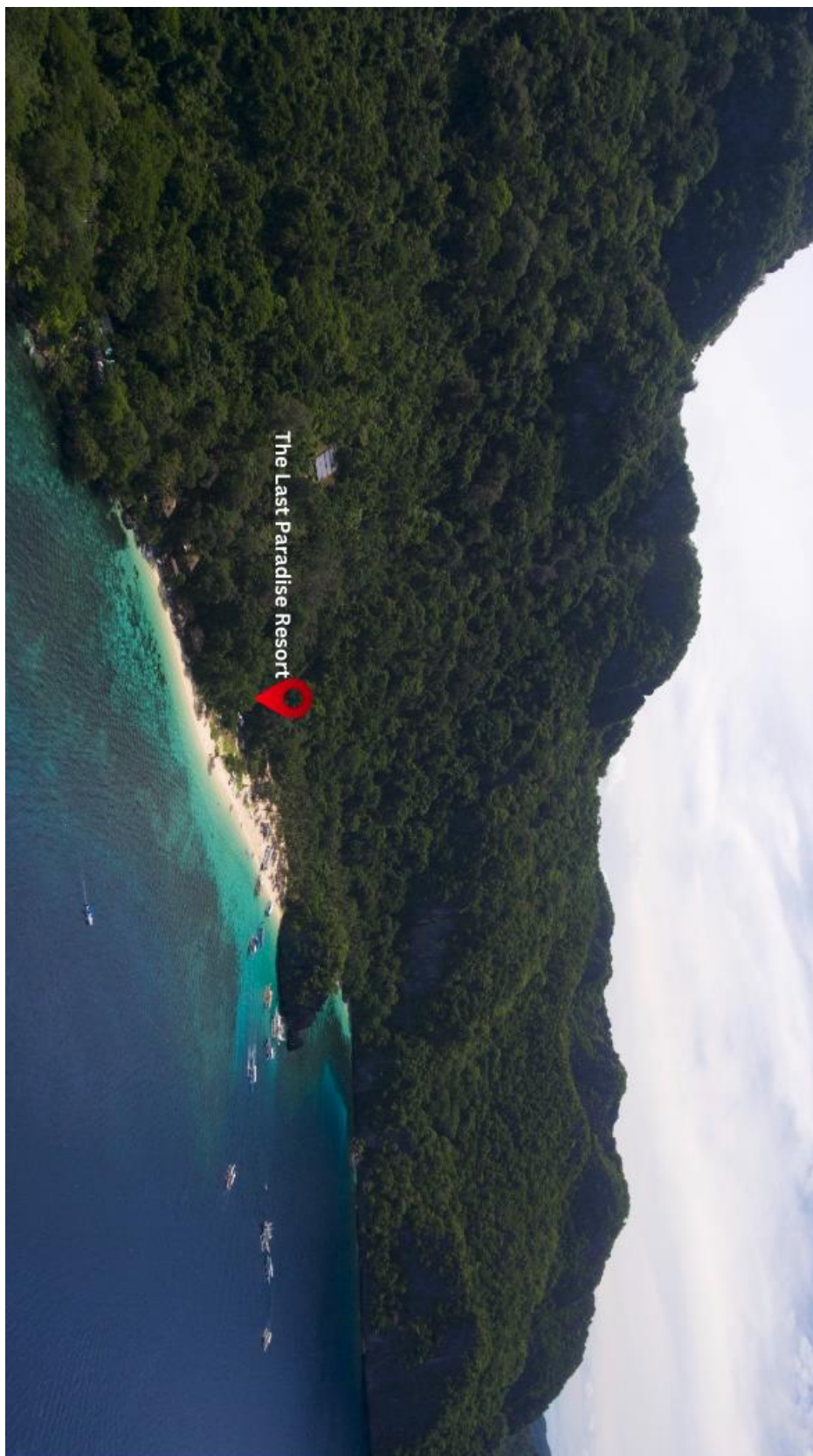
*The Last Paradise Resort, El Nido, Palawan*



## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*



## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

### **Annex 3**

Geotagged Photo of the Area





Note: Structures are owned by the adjacent resort, Bella Vita



## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*





## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*



## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*





## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*





## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*









## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*



## INDICATIVE DEVELOPMENT PLAN

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*The Last Paradise Resort, El Nido, Palawan*

## **Annex 4**

### Project Timetable

# INDICATIVE DEVELOPMENT PLAN

*The Last Paradise Resort, El Nido, Palawan*

## 25-year Development Plan

	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18	Y19	Y20	Y21	Y22	Y23	Y24	Y25
<b>Pre-development Stage</b>																									
Permitting and Licensing																									
Delineation of SAPA Area																									
<b>Construction Stage</b>																									
Resort Construction																									
<b>Operation Stage</b>																									
Finishing of Interior																									
Cleaning for Opening																									
Resort Operation and Maintenance																									
<b>Abandonment Stage</b>																									
Notification to DENR on abandonment																									
Creation of Abandonment Plan																									
Abandonment Proper																									