



Republic of the Philippines
Department of Environment and Natural Resources
FOREST MANAGEMENT BUREAU

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SEP 25 2023

MR. DARYL LIND TAN

Managing Director

The Lind Resort and Spa Coron – Scotland Inc.

2F The Spa Building

80 E. Rodriguez Jr., Avenue

Libis, Quezon City

FOREST MANAGEMENT BUREAU



Dear Sir **Tan**,

Greetings!

This is in reference to your letter dated 05 July 2023 regarding your request for a copy of submitted Comprehensive Development and Management Plan (CDMP) Report of FLAgT No. 01-2015 located in Sitio Tandol, Brgy. Bintuan, Coron, Palawan.

Relative thereto, we are pleased to provide you with copy of the aforementioned documents available in this Office. Should you need further assistance, kindly coordinate with DENR MIMAROPA Region thru telephone number (02) 7002-3114 and email address mimaroparegion@denr.gov.ph.

Thank you and best regards.

Very truly yours,

ARLEIGH J. ADORABLE, CESO III

OIC, Assistant Secretary for Field Operations-Western Mindanao,
and Director, in concurrent capacity

Copy furnished:

Office of the Undersecretary for Policy, Planning and International Affairs

Office of the Undersecretary for Field Operations – Luzon, Visayas and Environment

*Office of the Regional Executive Director
DENR MIMAROPA Region*



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA REGION

MEMORANDUM FOR THE SECRETARY

THRU : The USEC for Field Operations
ATTN. : The Director, FMB
FROM : The OIC, Regional Director
SUBJECT : **APPLICATION OF SCOTTLAND INC. FOR FOREST LAND USE AGREEMENT FOR TOURISM PURPOSES (FLAgT) LOCATED AT SITIO TANDUL, BRGY. BINTUAN, CORON, PALAWAN.**
DATE : 20 August 2014



This has reference to the application of Scotland, Inc. for Forest Land Use Agreement for Tourism Purposes (FLAgT) covering an area of 5.02 hectares located at So. Tandul, Brgy. Bintuan, Coron, Palawan and to the memorandum dated May 27, 2014 of the Director, Forest Management Bureau.

Per memorandum dated July 18, 2014 of the CENRO, Coron, Palawan, the copy of the Tourism Master Plan for Northern Palawan being adopted by the Municipality of Coron per Municipal resolution No. 82-B and the BIR Zonal Valuation of the nearest commercial zone of the area were already submitted to that Office by the proponent.

Likewise, the Comprehensive Development and Management Plan (CDMP) relative to the herein application was duly deliberated on August 13, 2014 by the Deliberation Team per RSO No. 174 dated July 10, 2014. The plan was found to be feasible and in order, thus approved in accordance with DAO No. 2004-28, as amended by DAO No. 2009-16.

For the Secretary's information and consideration.



[Signature]
OSCAR C. DOMINGUEZ

1515 Roxas Boulevard, Ermita, Manila, Philippines
Telephone No. 405-0013, 988-3367 Loc. 2702 Fax No. 405-0053

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APPROVAL SHEET
COMPREHENSIVE DEVELOPMENT AND MANAGEMENT PLAN
OF
SCOTTLAND INC.

For
FOREST LAND USE AGREEMENT FOR TOURISM PURPOSES
SO. TANDAL, BRGY. BINTAAN, CORON, PALAWAN

RECOMMENDING APPROVAL:


CONSUELO M. MATUNDAN
In-Charge, Office of the
Regional Technical Director
for Forestry

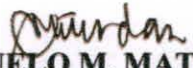
APPROVED:


OSCAR C. DOMINGUEZ
OIC, Regional Director

APPROVAL SHEET
COMPREHENSIVE DEVELOPMENT AND MANAGEMENT PLAN
OF
SCOTTLAND INC.

Chairman


- - - -


CONSUELO M. MATUNDAN
In-Charge, Office of the
Regional Technical Director
for Forestry


Members

- - - -


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In-Charge, RCBFMO


MA. CECILIA G. SAWIT
OIC, Chief FRCu Section


GERSON B. TAOINGAN
Legal Division

**COMPREHENSIVE DEVELOPMENT AND
MANAGEMENT PLAN
(CDMP)**

OF

THE LIND RESORT AND SPA

OF

SCOTTLAND INC.

LOCATED AT

**SO. TANDUL, BARANGAY BINTUAN, CORON,
PALAWAN**

**Submitted by Scotland Inc.
FLAgT Application**

**COMPREHENSIVE DEVELOPMENT MANAGEMENT PLAN
(CDMP)**

FOR

**FOREST LAND USE AGREEMENT FOR TOURISM PURPOSES
(FLAgT)**

Name of Applicant: **SCOTTLAND INC.**
Represented by Mr. Richard Uy

Name of the Project: **The Lind Resort and SPA**

Approximate Area: **16.3 hectares**

Location:

Region	:	IV-B-MIMAROPA
Province	:	Palawan
Municipality	:	Coron
Barangay	:	Bintuan
Sitio	:	Tandul

Boundaries:

Coordinates : Between 12° degrees One hour and Ten Minutes North to 120° 1
Hour 40 minutes North.
Longitude of 120° 11 Minutes 40 seconds East to degrees, 40
Minutes east to 120 degrees, 120° 12minutes 30 seconds East.

North	:	Mountain
East	:	Seashore
South	:	Seashore
West	:	Mountain

Physical Description:

The proponent, **Scotland Inc.** a Corporation duly registered with Securities and Exchanges Commission (SEC), proposed for the development of the Resort Project (**The Lind Resort and SPA**) in SitioTandul, Barangay Bintuan, Coron, Palawan.

Though the area is still undeveloped, Barangay Bintuan appears to be a good place for the project because of its ecotourism potential. The area is well-known for its scenic and pristine beaches, cultural, climatological endowments and majestic rolling hills, among others.

Scotland Inc. believes that through the proposed resort project in the area, the company would not only pursue its own interest but that it will also help the municipality of Coron develops its tourism and economic potentials.

I. Introduction

The proposed project is located in SitioTandul, Barangay Coron, Palawan and covers an area of 16.3 hectares.

Coron is one of the three municipalities in the Calamian Group of Islands and is the northernmost municipality of Palawan. It is located halfway between Manila and Puerto Princesa and dubbed as the northern gateway of the province of Palawan. Coron is about 179 nautical miles Southwest of Manila. It belongs to region IV-B (MIMAROPA). It is located southwest of Mindoro Island and is in the Southeast of the Island of Busuanga. Opposite the Island of Coron is the ancestral home of the Tagbanuas.

Coron is accessible by air directly from Manila. There are several flights daily served by PAL, Cebu Pacific and Zest Air. Travel time from Manila to Busuanga Airport (Coron Airport) is approximately 45 minutes.

By sea, Coron can be reached directly by affordable passenger liners, plying the Manila – Coron-Puerto Princesa route and vice-versa served by Aboitiz Shipping, while San Nicolas and Atienza Shipping Lines serve the Manila- Coron route. Motorized bancas, on the other hand, transports people and merchandise from and between barangays and neighboring towns.

From Coron town proper, Barangay Bintuan could be reached via land transport over 26 kilometers of concrete and all-weather gravel paved roads. It takes approximately forty-five (45) minutes travel time by shuttle vans or passenger jeep. However, within the barangay poblacion the basic means of transportation are the jeepneys and the employees' service vehicle of HIKARI pearl farm. And to SitioTandul it takes about 30 minutes by pump boat from the barangay proper and about a day walk by land route.

II. OBJECTIVES

General

The general objective of the project is to enhance the tourism development of barangay Bintuan in the municipality of Coron, the proposed Resort Project undertaken by the theScotland Inc.

Specific

The project aims to:

- Provide an alternative mode of reaction that will support the tourism development in the area.
- To assure well-maintained grounds/ environment where domestic and foreign tourists can appreciate nature and enjoy outdoor recreation; and;
- Contribute directly to the upliftment of the Barangay Bintuan through employment opportunities, improvement of infrastructure facilities; enhance taxation, and opening of the general well-being of the people.

III. AREA DESCRIPTION

The key findings per ecosystem in terms of critically of environmental quality status are as follows.

Land

The project site is part of a mountain side with pebble shoreline and abundant growth of protected mangroves and corals. At the time of data gathering the area was cleared of taller trees and undergrowths; what remained were growths of previous cuttings. Grasses dominated the cleared areas particularly small bamboos and fine structure grasses. Ground soil in the area is composed of loose exposed boulder stones and subsoils-remnants of excessive soil erosion. Most of the steep areas showed extreme erosion and the lower areas with soil deposits. Areas near the shoreline support a few fruit tree growths like mangoes and cashew and grasses. The topography of the area is from rolling to sudden steep incline from the horizon.

Based on the timber inventory undertaken in the project site, there are 14 different tree species which belong to 9 families found in the area. The most dominant species inventoried belong to Families Dilleniaceae and Myrtaceae.

A total of 117 trees with diameter at breast height (dbh) 5 cm and bigger were recorded during the inventory. The total volume of 2.112m^3 was quantified and it is equivalent to 7 trees per hectare or a volume of 0.132m^3 per hectare. Furthermore, the diameter classes that were observed in the field were ranging from 5cm to 40cm.

Whereas, the results of mangrove inventory showed that there were four (4) mangrove species identified within the area namely: Bakauan-babae, Bakauan-lalaki, Nilad and Pagatpat. A total of 156 tree growths and regenerations of mangrove species were recorded to be dominated mostly of Rhizophoraceae species.

As per grassland flora inventory, a total of 73 individuals, belonging to eleven (11) Families and Twenty-two (22) species, consisting of mostly grasses were inventoried. Importance value of each species were computed based on values for Relative Density (RD %), Relative Cover (RC %) and Relative Frequency (RF %). Relative Density values range from 0.11% to 22.42%, while RC range from 0.010% to 19.86% and Relative Frequencies were 1.39% to 9.59%. Importance values of all the species ranged from 1.58 to 50.49. It is apparent that most of the fine structured grasses showed high importance value as they were the most dominant species growing in the area; at most of the top portion of the study area. Such adaptation indicates harsh conditions in the study area. The lower area portion showed grasses and shrubs with greener and thicker leaf structures. Of the ten ranked species encountered in the area, nine (9) of them were grasses. At sampling time species diversity is still high (2-3) due to the abundance of vegetation regrowth.

The fauna population in the project site showed that four hundred ninety six (496) individual birds which consisted the seventeen (17) species, belonging to fourteen (14) Families, namely, Alcedinidae, Apodidae, Accipitidae, Anatidae, Columbidae, Estrildidae, Hirondinidae, Monarchidae, Motacillidae, Nectarinidae were counted using time area count technique. In terms of residency status of birds species, most of the species were either common or fairly common, with one (1) scarce (whistling duck) and one uncommon (Brahminy kite), which are both more abundant in mainland Luzon. There were no migrant or exotic bird

observed. Birds counted in the early morning were most numerous (182 individuals), followed by counts of noontime (163 heads) and were least in the evening (151 birds). This observation reflects the biological cycle of birds where there feeding and foraging at dawn, while numbers decrease at noontime as the sun is brighter and temperature is high. At dusk on early evening birds start to return to their roosting area for the night, except for nocturnal species. Mean counts of birds were correspondingly highest at early morning (64) and decline towards noontime (57) and at sunset (51). Relative frequency values for each species were within the same ranges (2-7.32%). Shannon's Index obtained the sunrise; noon and sunset were 2.6, 2.5, and 2.3 respectively. These results indicate a relative good biodiversity status of the area, considering that indicates above one (1) mean avifaunal abundance and richness. Poor biodiversity status of an area is indicated by Shannon's Index values of less than (1). The diversity of the area implies that the existing vegetation types are available to support and provide food, forage and shelter to particular bird species.

Water

A significant number of water resources like rivers, springs, hot springs, lakes and ponds are found in the municipality. These bodies of water provide sources of water for domestic uses as well as promote tourism in the area due of its unique characteristics. However, there was no existing freshwater body found within the project area so that only the nearby coastal environment/ water was assessed.

The levels of eleven (11) water quality parameters observed at five sampling stations in the coastal areas of Bintuan Bay in Coron, Palawan fall within the acceptable range of values stipulated in Class SB waters- Recreational Water Class 1 of DENR A.O.34 (1990) and normal values observed in coastal waters (Nybakken, 1999). On the average, temperature was 30.4° C. pH values are slightly basic, ranging from 8.0-8.1. These values fall within the normal range observed in marine waters, which is from 7.5-8.3 (Nybakken, 1999). Dissolve oxygen levels exceeded the minimum value of 5.0 mg/l for Class SB waters (DENR A.O.34, 1990). Turbidity (average = 3.86 NTU), TTS (mean value of 1.4 mg/l), color (average of 5.0 PCU), and oil and grease values (less than 1) were low, suggesting that the area is relatively clean and has good water quality. Conductivity values did not vary much among sampling stations (ranged from 48.6 to 49.5 mS/cm), and these values are within the normal range observed in the marine waters (Nybakken, 1999). Similarly, COD values (average value of 234.6

mg/l) are normal values for coastal waters. Total coliform counts at five sampling stations did not exceed the standard value of 1000 MPN/100ml for Class SB waters. On the other hand, fecal coliform counts at all sampling stations fall below the standard value of 200 MPN/100ml for Class SB waters, except at station 3, where a count of 350 MPN/100ml was recorded. Coliform counts would indicate that the study site has minimal fecal contamination, hence relatively clean. Data on water quality indicates that the coastal waters fronting the proposed project site is generally good and suitable for survival of marine organisms.

Assessment of the coastal area fronting the proposed resort project at Bintuan Bay, Coron, Palawan was conducted to determine the current conditions of important coastal habitats such as coral reef communities, sea grass and algal beds. The result of the study showed that the shallow portion of the seabed or the reef flat was mainly comprised of sea grasses and algae growing on the bottom sediments composed of mud, sand, rocks and dead corals. The dominant seagrass genus in this area is *Enhalus acoroides* growing with brown macroalgae *Sargassum* (Sargassum weed) and *Padina* (funnel weed). Algae dominated just before the middle section of the reef. The middle portion of the reef was composed of variety of organisms dominated primarily by sponges and some hard corals, with few macroalgae-*Padina*. Some of the observed sponges are the elephant's ear sponge, and *Lobophyton*. Tabulate and branching forms of *Acropora* were also observed along with other encrusting, massive and submassive corals growing on dead corals and rocks. Dense aggregation of branching soft corals with columnar, branching and foliose coral growth forms were also observed along with aggregation of branching soft corals, coralline substrate covered with algal assemblage, massive and foliose hard coral forms. The deep portion of the reef was characterized by the presence of branching and tabulate forms of *Acropora*. Other growth forms of hard corals which occurred at this section were foliose coral *Montipora*, free-living *Fungia*, massive mussid, *Goniopora* and faviid, branching *Millepora* and *Porites* (Plate 3) and encrusting form of *Turbinaria*. Hard corals were interspersed with sponges, soft corals (such as *Xenia*), algae (*Padina*), growing on rocks and dead corals. Branching colonies of soft corals with foliose forms of sponges and *Padina* aggregations were also observed. Also, a sand-dominated section of the reef devoid of live corals and other benthic fauna was observed at a depth of about 11m. The presence of number of dead corals may be attributed to cyanide fishing, which has been reported to be a common practice in the area by locals.

Air

The result of the air quality sampling showed that the ambient of total suspended particles (TSP) at the three (3) monitoring stations were well below the DENR Standards of 230ug/NCM NO₂ and SO₂ measurement were likewise expected. Sta be well below the DENR Standards of 150 ug/NCM and 180 ug/NCM, respectively, considering that the area is an undeveloped and there are no deployment activities that have been started.

Moreover, the project site is a typical rural air quality which is generally good being relatively far from the main road. Vehicle smoke emissions are generally minimal. And in the more isolated sites, the air remains fresh and pleasant.

As to noise levels, major noise producing are coming from the residential areas, vehicular movements such as a pump boat/motor boat and insects like crickets. These sources are expected to remain at their present noise levels. However, it is expected that the noise level will be significantly altered once resort project starts to operate.

Climate

The climate is characterized by two (2) distinct seasons, the dry season and the rainy season. In normal condition, rainy season occurs from June to middle of October and dry season from mid-October to May.

People

From the 2007 Census, the 24 Barangays of Coron showed a total population of 40,007 out of the 7,767 households. The average household sizes is 5.15. The Project Barangay Bintuan showed population of 2,146 or 5.367% of the total population of Coron.

Barangay Bintuan is one of the 23 barangays of Coron with an area of 6,358.03 hectares with a total household of 479 and a population of a 2,148 spread out in 8 sitios.

In the earlier period the 18th century, Bintuan had 44 sitios then 23 including the Sitio of Tandol; however, at present, the previous sitios had been regrouped into eight (8) sitios, namely : Malbato, Sitio 3 D (Debalata, Depanggan, Dahat), Sitio Apo, Sitio Nagbaril, Centro, San Juan, Lelebken and Pielak.

The data and information were obtained through available secondary records and primary ones obtained thru direct interview with the respondents using a prepared survey questionnaire.

A total of 62 respondents were interviewed. The number of respondents were drawn from the different sitios of the barangay particularly those adjacent to or nearby the proposed project site.

The results were analyzed using the Measures of Central Tendency, simple frequency distribution and the two-way table reflecting the contribution of the frequency counts. Modes, percentiles and averages were also used in the analysis of data and the qualitative information where it were applicable.

The descriptive explanatory nature of the study was considered in trying to explain the qualitative aspects of the observations and experiences of the events that occurred in the conduct of this study. Results of the study show the various characteristics of the respondents and their family/ household members, their socio-cultural and economic backgrounds and perceptual outlook of the proposed project.

The urban barangays of the Municipality had a total population of 15,831 which is about 39.57% of the aggregate population. The rural barangays had a population of 24,176 people or 60.43% of the total population of the municipality. The urban barangays had a total household of 3,037 with a population density of 256 people per square kilometer; whereas, the rural barangays had a total of 4,730 households with a population density of 38 persons/ square kilometer.

The CBR of Coron in past 5 years lends toward a high trend from a CBR of 27.48 per 1000 in 2013 to 25.85 in 2007. Whereas, its CDR ranges from 2.13 per 1000 population in 2005 to a high of 3.32. This shows the possibility that the population size of Coron would be on an upward trend in as much as CBR is higher than the CDR.

Elementary education of the 3,648 elementary students of the municipality is served by 193 elementary school teachers and 188 classrooms. Elementary education in the area has about 91.4% participation rate.

On other hand, with the 3,648 secondary school age population, the population rate is 60.16%.

Tertiary education is provided by the Palawan State University Community Resources Center located in the 1.5 hectares land in SitioDipulao, Barangay VI.

Pre-school in the municipality is provided by the 36 Day Care Centers located in 20 Barangays with 33 Day Care Workers who catered to the preschool needs of 1,021 aggregate total preschoolers.

With respect to the educational need of the children of Barangay Bintuan Elementary School at the Barangay proper, the Malbato Elementary Schools at SitioMalbato and the LelebquenElementary School at SitioLelebquen. On the other hand, the preschool education in the Barangay is provided by three (3) Day Care Centers at Sitio Lelebquen, Pielac and at the Barangay Proper.

The prospective secondary students of Barangay Bintuan pursue their secondary education at Coron, Culion or Manila. Those pursuing College education either pursue it in Puerto Princesa City or in Manila.

From the NSO survey in 2007, Coron has a total of 22,322 working age in the municipality, of which almost 49% were in the labor force, of which 90.58% were employed. It is higher by 0.82% as compared to the provincial of 89.76%.

The average income in the Municipality based in the CBMS Survey was about Php. 15, 786.00 per annum.

The employment of Barangay Bintuan since before the WW II are in fishing, livestock production, copra making, sugar cane production and swidden agriculture at SitioDetongtong, Lelebken, Pielak and San Roque.

Health services of the Municipality are provided by one (1) Rural Health Center and several Barangay Health stations. Hospital and medical care is provided by Coron District Hospital which is a 25-bed capacity secondary hospital.

The common causes of mortality in the island were senile asthenia, alcoholic cirrhosis of the liver, T/C pulmonary tuberculosis, acute myocardial infarction, septicemia, Pneumonia, HPN, and Muskolo Skeletal Spaying.

The peace and order is provided by 22 members of Coron police Force while fire protection is provided by the five (5) firemen

backed by 50 Municipal fire Volunteers and 3 fire trucks with one privately owned.

The major sports/ recreation facility in the Municipality of Coron Sports Complex located at Coron School of Fisheries Campus at Barangay 1 which can be availed. At the Barangay level, basketball is the most popular sports/ recreational activity.

About 2,203 household availed level I safe water, 2,934 households have access to level II and 3,064 to level III.

Barangay Bintuan faces quite health-related problems in the sense that 43% of the household have sufficient clean water, 49% have no sanitary toilets, and 88% burn their wastes and garbage which is detrimental, too, to the environment.

In terms in cultural aspects, the dominant religion of the area is Roman Catholics; the main dialects spoken and understood are the Cuyunen, Cagayanen, Caramianen and Tagalog. Residents in the area though they usually speak with their native tongue, they could easily shift to other dialects especially the Visayan.

Tagbanua is considered the ethno-linguistics group as they could easily shift to other tongues aside from their own.

The major sources of income in the Island Municipality of Coron concerns with Agriculture, Livestock and Poultry production, fishery, tourism and trade industry.

Tourism in Coron at present is already becoming a booming economic activity given its potential for the industry. The coming in of more tourist-foreign or local, in the last few years, could easily make Coron a bustling community on tourism enhanced by environmentally friendly people and local government.

The general trade and industry of the Municipality are in the area of banking and finance, lending institutions, wholesales trades, live fish trades, service and others.

The municipality in general and the barangays have the least substantial infrastructure facilities and utilities, though, some of it needs improvement and/ or further expansion and development in anticipation of its booming tourism and recreational activities. With the Proposed Resort Project of **Scotland Inc.**, the vision and mission of improvements of Local Administration at the Municipality and Barangay level could be reality.

Results of the survey conducted by GTC personnel in the area, specifically at Barangay Bintuan are specially on the project site and the nearby sitios therein revealed the characteristics of the various respondents, their socio-cultural and economic characteristics, and their perpetual outlook about the proposed project and their reactions on whether it could provide them some benefits/ advantages or will it adversely affect their environment, the health and sanitation condition, and their means of livelihood among others.

Of the 62 respondents interviewed, 20 were males and 42 were females, with an average age at present at 42.35 years old and 38.50 years old for males and females, respectively, however, at the time of marriage the average age of male and female respondents was 26.59 years old and 22.91 years old, respectively. The highest educational attainment among the respondents was College graduate attained by 4 female graduates and College level to the 7 males and 7 females.

The prominent major source of income among the respondents were fishing, being employed as security guard, being an employee, sari-sari storekeeping, livestock and poultry-raising. On the other hand, the dominant secondary source of income among the respondents were farming, net mending / repair, fishing and ambulant vendor for "kakanin". The average income earned by the respondents from major and secondary sources was Php.76, 284.32.

Note, however, that the income of the family/ household does not only come from what the respondents earned but includes either earnings from other members of the family/ household members and the respondents was Php.134, 993.40 per year, the lowest was 28,448/year.

The augment the inadequacy of the income of some respondents, they availed some credit from various resources, such as, banks, other lending institutions, relative and the like. Those who did not avail of credit services were afraid that they may not be able to pay what they borrow, that their current funds are still sufficient to meet the family needs, not enough sources to pay the loan, or ashamed to borrow from friends and relatives.

Whereas, the respondents differed in their perceptual outlook in the establishments and operationalization of the proposed project, nonetheless, 52 or 83.87% of the total responses were in the favor that the proposed project be pushed through compared to the 2 respondents or 3.23% who are not in favor. The rest could not make

up their minds. The basic reasons of those who are in favor its establishments and operation in the area were: that as long as it could help employment opportunities to the residents, that as long as it help the development / improvement of barangay roads, bridges, the water system, and electrification, as long as enhances economic growth and business investments opportunities in the area.

Due to people's doubt apathy and apprehensions on the propose projects, certain critical considerations have to be taken into considerations, to wit: that people's apathy, doubts and apprehensions should not be taken for granted, but it should considered seriously; effects on the bio-physical environment should be anticipated; giving due recognition to people's involvement in assessing and monitoring the projects effect on people and the community; enhancing people's internalization and understanding of the project to promote better interaction between the people and Project Management; support and assistance that could be extended should not be considered as a means of mendicancy but a supportive means toward better understanding between the Project Management and the community.

Some recommendations to enhance the ecotourism potentials of the Municipality in general and Barangay Bintuan in particular, are laid down , to wit: Project Management should undertake the continuous process of IEC and undertake a continuous dialogues and consultations between the Project Management and the community to further strengthen the bond of friendship and camaraderie between project developers and the beneficiaries and for the latter, enhance better understanding about the Propose Project; the mitigating and enhancement measures to avoid and minimize adverse effects of the project to be undertaken must be fully understood by the constituents of the community where the projects operates; that there should be priority hiring of the (qualified) constituents of the Project Barangay should be followed; and support/ assistance of the Project Management are expectations to improve better level of interactions between the proponents and the and the constituents of the community.

Infrastructure and Utilities

Construction of Resort shall be confined within the 16.3 hectares of forest lands applied for FLAgT. The project shall ensure proper lay-outing and construction of infrastructure that may provide comfort and general welfare to its prospective guests.

The building facilities and other structures essential to complement the project operations of the resort are as follows.

Component Name	No. of Unit	Area (sq. m)/unit	Minimum Capacity	Maximum Capacity
Phase I.				
1. Pool Villas	24	140	2 pax	8 pax
2. Cluster Building with 56 total rooms (24 deluxe and 32 standard rooms)	6	51.56 and 81.94	2 pax	4 pax
3. Restaurant/Bar with Gym and recreational facilities	1	2261.8	150 pax	300 pax
4. Lap Pool	1	350	75 pax	150 pax
5. Beach Development with Bar and 2 pools	1	1,400	120 pax	280 pax
6. Water Villas	18	150	2 pax	8 pax
7. Marina/Break Water Pier (Stone Pier)	1	5,600	150 pax	300 pax
8. Marina Pavilion	1	150	6 pax	15 pax
9. VIP Lounge	1	279	14 pax	24 pax
10. Administration Building	1	150	10 pax	16 pax
11. Golf Cart Parking area	1	300	12 parking space	12 parking space
12. Maintenance Building/Staff Quarters	1	600	50 pax	100 pax
13. Utility structure for STP	1	120	3 pax	6 pax
14. Genset, Water storage and Maintenance	1	180	3 pax	6 pax
Phase II				
1. Cluster buildings for divers	6	51.56 and 81.94	2 pax	4 pax
2. Luxury Villas	10	100	2 pax	4 pax
3. SPA Building	1	711	50 pax	70 pax

It is expected that the maximum visitors in the project area would be 120 occupants especially during the peak season (December to May). The table above shows the number of visitors that can be accommodated in each of the project facilities.

Solid Waste Disposal

Waste/garbage disposal management will be strictly implemented in the establishment. Designated trash bins will be placed in designated areas and bio-degradable and non-biodegradable material will be segregated.

Non-biodegradable wastes collected will be brought to the Material Recovery Facility (MRF) and the biodegradable will be composted and used as fertilizers for the resorts organic vegetable farm and ornamental plants. The recyclable wastes can also be a source of additional income for employees of the resort/establishment after bringing it to the mainland for selling to buyers.

The coastline/shoreline will be cleaned regularly in order to maintain the white sand and clear water for swimming. Biodegradable wastes such as seaweeds, twigs, leaves, grasses and others will be composted.

Power

Power supply will be distributed thru the three (3) phase power generator set that can supply electricity of the area. Petrol and oil will be carefully used and discharged so as not to contaminate the environment. Used oil will be stored in a safe place and same will be taken by accredited carrier.

Electricity or power will be available from 6:00 PM to 6:00 AM except in some areas such as the office and kitchen which have a solar powered system providing power from 6.00 AM to 6.00 PM.

Water Supply

A fresh water supply is sourced from a well by electric pumps as there is no nearby river or stream. The water is pumped up to storage water tanks that supply the resort. Purified drinking water is provided for free in the restaurant and also for sale in bottled form.

Communication

Smart and Globe telecommunication signals area available around the island aside from a satellite internet connection that provides the resort with a WiFi internet area.

Environmental Information

In line with the resort's campaign of environmental protection, information boards and signs are placed in designated areas detailing resort rules and regulations regarding the protection of the environment.

Environmental campaigns in nearby Sitios of the Barangay will also be undertaken in coordination with the LGUs, DENR, PCG, BFAR and other agencies.

Security

Security is one of the primary concerns so the resort has guards 24/7 round the clock security guards in order to assure the guests and visitors peace of mind during their stay. Security activities will be coordinated with the police and military authorities in Coron, Palawan.

IV. DEVELOPMENT PLAN

General Strategy

The Resort project will be guided in its CDM Plan, FLAgT, ECC, PCSD terms and conditions, LGU ordinances and policies, business plan and other environmental rules, laws and regulations in its management of the FLAgT-Bathing Establishment.

Labor laws in connection with personnel/employee management will also be followed.

The over-all aim is to provide a sustainable recreation facility for guests and visitors, local and foreign, enabling them to enjoy the natural beauty of the area while providing employment opportunities to the local community and in no way destroying the environment or diluting the local culture.

V. BOUNDARY AND MAINTENANCE

Boundaries of the area will be maintained by putting concrete monuments and other markings at the corners of the shoreline areas. Buoys will be placed to mark canals to the beach area for safety of all concerned. A docking area will be designated to keep boats away from the beach for safety of swimmers

VI. Infrastructures and Project Investment Cost

The local estimated cost of developing the resort is about Php. 15,000,000.00 broken down as follows

Infrastructure Development

Financial Aspects

Particulars/Amount	
1.0 Fixed Assets	
1.1 Accommodation and Amenities	
Hill Villas	2,500,000.00
Water Villas	480,000.00
Residential Villas	3,000,000.00
Pool	900,000.00
Beach Area	2,000,000.00
Wooden Port/Mooring	40,000.00
Restaurants	400,000.00
Spa and Fitness Area	170,000.00
Parking Area/ Golf cart	400,000.00
Administration and multi-purpose Building	450,000.00
Maintenance Building	400,000.00
Filter and Pump Room	60,000.00
Sub Total	10,800,000.00
1.2 Furniture and Fixture	500,000.00
1.3 Water, Power and Electricity	200,000.00
1.1 Transportation Equipment	200,000.00
Sub Total	900,000.00
2.0 Organizational and Pre-operating Expense	1,000,000.00
Working Fund	2,300,000.00
TOTAL	15,000,000.00

NOTE: This figure varies depending upon the supply and demand.

VII. MONITORING AND EVALUATION

A self-monitoring program will be conducted by the resort as to its operation and compliance with environmental matters aside from the organized Multi-Sectoral Monitoring Team (MMT) in accordance with the Memorandum Of Agreement (MOA) under the ECC conditions. Pollution Control Officer (PCO) roles and responsibilities will be vital in the day to day activities of the resort aside from the preparation and submission of necessary reports.

FLAgT and other clearances issued will also be subjected for monitoring and evaluation. The monitoring and evaluation activities and any corrective measures will be instituted in the resort operations.

VIII. MARKET AND UTILIZATION

A website will be launched and distribution of brochures and pamphlets at the tourism arrival center at the Busuanga airport and municipal tourism office will also implement.

Direct bookings thru internet and via telecommunication will be accepted for guests and visitors. Personalized transfer assistance to and from Resort and the Busuanga airport is organized by the resort management.

Scotland Inc. welcomes the application for employment by all qualified persons. Twenty-seven (27) resort staffs will be hired to cater the needs of guests and visitors. They will be employed as Marketing officer, planning officer, accountant, boat crew, kitchen staff, security officer, fire and safety officer, personnel officer, front desk, housekeeping, ground keeping, maintenance staff, senior and junior staff. The specified position will be assigned to a qualified applicant.

The required work force will be hired within the barangay and consequently adjoining barangays. If skilled (technical) employees are not available locally, they will be sourced from other municipalities within the province beyond income.

Pay- scale for non-skilled workers will be based on the regional wage standard; these local manpower requirements will boost the LGUs income and triggered other livelihood opportunities.

Post Development

Salaries and Wages

Position	No.	Salary/month	Total
1. Resort Manager	1	Php14,000	Php14,000
2. Admin. And Finance			
*Accountant / Cashier	1	10,000	10,000
*Receptionist	1	6,600	6,600

*Store Keeper	1	7,000	7,000
*Guest Relation Officer	1	7,500	7,500
*Marketing Agent	1	7,000	7,000
3. Dive shop Manager	1	14,000	14,000
#Instructor	1	10,000	10,000
4. Food & Beverages			
-Chef /F& B Dept. Head	1	8,500	8,500
-Asst. Chef	1	7,700	7,700
-Head Bartender	1	7,800	7,800
-Head Waitress	1	7,500	7,500
-Bartender	1	6,000	6,000
-Waitress	1	6,000	6,000
-Kitchen Helper	1	7,000	7,000
-Staff Cook	1	6,200	6,200
-Dishwasher	1	6,000	6,000
5. Marine Services			
✓ Dept. Head	1	8,500	8,500
✓ Mechanic	1	7,600	7,600
✓ Boat Captain	1	7,400	7,400
✓ Boat Helper	1	6,000	6,000
✓ Power Tender	1	7,000	7,000
6. Resort Maintenance			
✓ Dept. Head	1	8,500	8,500
✓ Head Grounds Man	1	8,000	8,000
✓ Housekeeping Dept. Head	1	7,000	7,000
✓ Cleaner	1	6,000	6,000
✓ Carpenter	1	7,500	7,500
✓ Laborer	1	6,000	6,000
✓ Electrician	1	7,000	7,000
7. Watchman /Security Guard	1	6,500	6,500
TOTAL COST			P217,800

Salaries/wages of personnel and employees will abide the standards being imposed by the Department of Labor and Employment (DOLE) pursuant to existing laws, rules and regulations on the matter.

Sources of Funding

Initial capital was sourced from a private loan and since then capital has been generated from the resort income and reinvested.

Return On Investments (ROI)

The Resort with its stated strategies on marketing can accommodate up to 40 people per day at a rate or cost of 3,500 PHP – 6,000 PHP per person per day including all meals, snacks, coffee and tea, kayaking trips, transfers to and from the resort and Busuanga airport

Local and foreign tourists are most prevalent during the months of Oct to June (dry season) when the resort expects an average occupancy level of approximately 50%. During the months of July to September (rainy season) the expected occupancy level falls to an average of 10%.

The following computation is stated:

Estimated number of guests/ Visitors per day	Rate/Cost per day in pesos	Number of days with booking/visits (day tour)
<i>Example: 9 guests</i>	<i>Php 4,500.00</i>	<i>13</i>
Estimated gross income/month	-	$10 \times P4500 \times 14$ = <i>Php 526,500</i>
Estimated gross income @ 8 months peak season	-	$P526,500 \times 8$ = <i>P4,212,000</i>
Net income/annum	-	<i>P4,212,000</i>

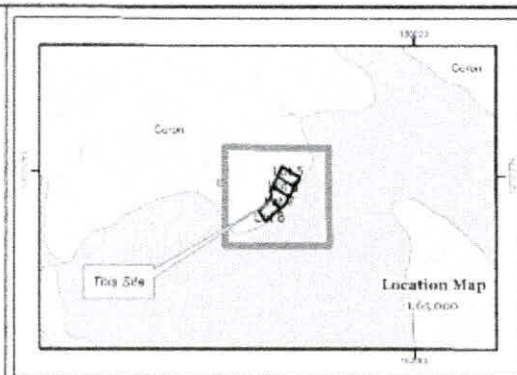
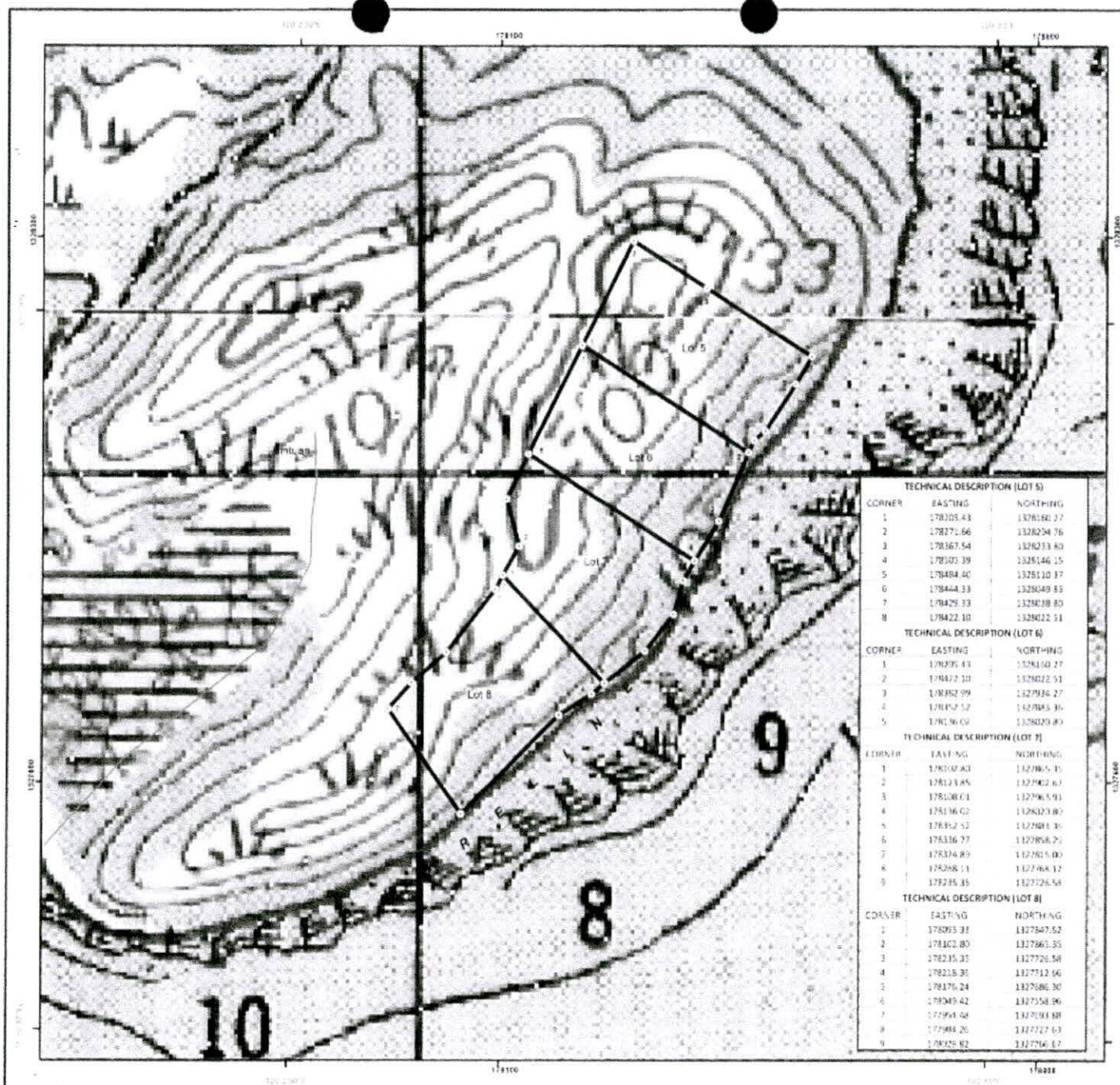
Less P217,800(post devt)
Less
P27,970,000(development cost)

IX. APPENDICES

- A.1 - Maps
- A.2 - Site Development plan/lay-out

Submitted by:


Richard Uy
Scotland Inc. Representative



FOREST LAND USE AGREEMENT FOR TOURISM
(FLAgT) NO. _____
OF
SCOTTLAND INCORPORATED

LOCATION Barangay : Bintuan
Municipality : Coron
Province : Palawan

Total Area: 16.30 Hectares

Scale 1:5,000



Projection: Universal Transverse Mercator (UTM), Zone 57N
Horizontal Datum: Luzon 1911

Legend

- Corner Scotland Inc. Area
- Road Barangay Boundary

TECHNICAL DESCRIPTION (LOT 5)		
CORNER	EASTING	NORTHING
1	178205.43	1328160.77
2	178271.66	1328294.76
3	178367.54	1328213.40
4	178503.39	1328146.15
5	178484.40	1328110.17
6	178444.33	1328049.83
7	178429.33	1328038.80
8	178422.10	1328022.51
TECHNICAL DESCRIPTION (LOT 6)		
CORNER	EASTING	NORTHING
1	178205.43	1328150.77
2	178422.10	1328022.51
3	178382.99	1327934.27
4	178192.52	1327843.16
5	178036.02	1328020.40
TECHNICAL DESCRIPTION (LOT 7)		
CORNER	EASTING	NORTHING
1	178100.40	1327865.15
2	178123.85	1327802.67
3	178108.61	1327963.93
4	178136.62	1328023.80
5	178352.52	1327883.16
6	178316.77	1327858.21
7	178374.89	1327815.00
8	178288.11	1327868.12
9	178235.35	1327726.54
TECHNICAL DESCRIPTION (LOT 8)		
CORNER	EASTING	NORTHING
1	178205.31	1327847.52
2	178102.80	1327861.35
3	178235.31	1327726.58
4	178218.30	1327512.66
5	178176.24	1327586.30
6	178040.42	1327558.96
7	177954.48	1327593.88
8	177984.26	1327727.63
9	178025.82	1327766.17

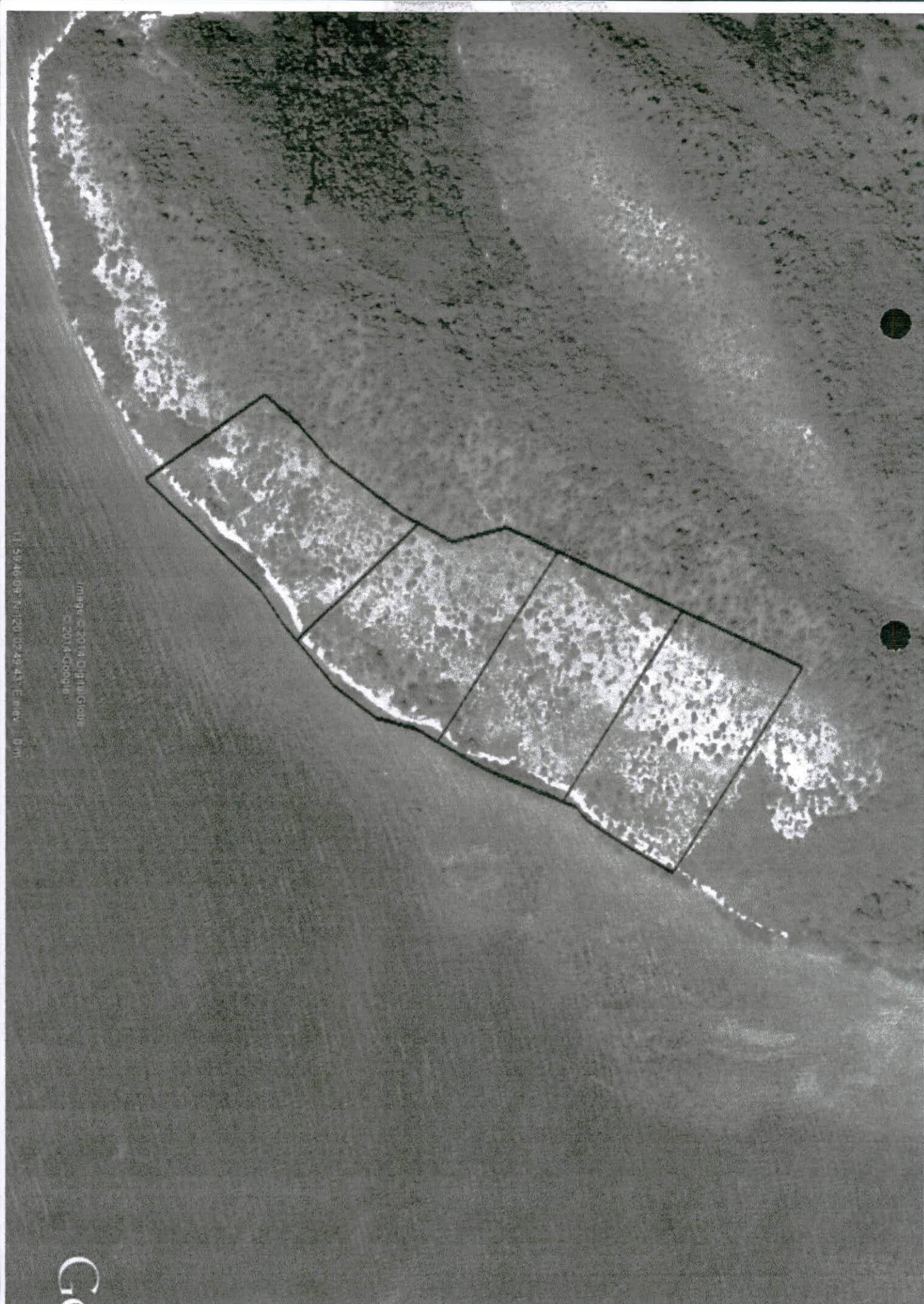


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