

PROJECT PROFILE

PROJECT TITLE : **SPDA KORONADAL BUSINESS CENTER**
LOCATION : SPDA Compound, Alunan Ave., Koronadal City
DATE ESTABLISHED : 1982
PROJECT COST : **P 60,000,000.00**



PROJECT DESCRIPTION/OBJECTIVES/PURPOSE

- ❖ Comprising a land area of 7,516 square meters more or less, located at Alunan Avenue, Koronadal City, South Cotabato.
- ❖ Formerly called Kalayaan Center II (KC II) and was a training center for rebel returnees when SPDA assumed ownership from the defunct Presidential Memorandum Order (PMO) 516. The facilities then were converted from a service-oriented project to a self-reliant income-generating complex.

- ❖ The project is one of those corporate projects identified for re-operation/rehabilitation following SPDA's reactivation on August 29, 2009, through Executive Order 560.
- ❖ The project used to provide catering services (including short order menu), social/function hall, momentary place for transient lodgers/visitors and office/business spaces to both private and government entities.
- ❖ The project is viable in the market, due to the following reasons: 1) declaration of City of Koronadal as the Administrative Center of Region XII; 2) the annual celebration of the famous T'nalak and Hinugyaw festivals; and 3) the efforts of the city government to become one of the tourist destinations in the Philippines.
- ❖ Based on the data taken from the Department of Tourism on the distribution of travelers coming to Koronadal City, it shows that the foreign travelers, overseas Filipinos and domestic travelers are considered the major consumers of the product/services, hotel and convention/training center.
- ❖ The project then is recently renamed as SPDA Koronadal Business Center.

FACILITIES & ACCOMPLISHMENT

FACILITIES	DATE STARTED	STATUS
❖ Construction of Two-storey Commercial Bldg. I with mezzanine on the Ground Floor with five (5) doors and Office space on the Second Floor, having an area of 752.08 square meters.	June 8, 2009	Completed
❖ Construction of 18 Units Apartelle Inn having an area of 360 square meters.	November 19, 2009	Completed
❖ Renovation of existing Social Hall with an area of 813 square meters	April 3, 2010	Completed
❖ Construction of Reception Area of Apartelle with floor area of 77.9 square meters	March 21, 2011	Completed

The Two-storey Commercial Building I was inaugurated on December 3, 2009 by the former President Gloria Macapagal Arroyo and is now fully occupied/rented out to tenants from different sectors.

The 18-units Hotel and the Social/Function Hall full operation and opening held on March 1, 2012, were undertaken after the acquisition of the furniture and fixtures required.

The transformation of the SPDA Koronadal property into a commercial center as well as the redirections of the other corporate projects that are assessed to be

viable hope to be able to generate revenues for the Office initially fund its own operating expenses and eventually the corporate overflows will spill over to fund other corporate ventures and investments. Beyond that, corporate social undertakings such as peace and development projects will eventually be supported.

NATIONAL GOVERNMENT BUDGETARY ALLOCATION AND RELEASES:

	<u>CY 2008</u>	<u>CY 2009</u>
Allocation	P10,000,000.00	P11,045,440.00
Releases	P -	P12,000,000.00

PROJECT COSTS STRUCTURE BY EXPENSE CLASS (In Thousand Pesos)

	2006-2010	2011	2012	2013	2014	TOTAL
Personal Services	420	0	349	34	36	839
MOOE	1,872	615	1,124	984	1,804	6,399
Capital Outlay	32,192	9,983	818	0	0	42,993
Production Cost	0	0	391	1,889	1,818	4,098
TOTAL	34,484	10,598	2,682	2,907	3,658	54,329

REVENUES GENERATED (In Thousand Pesos)

	2006-2010	2011	2012	2013	2014	TOTAL
Catering Services	24	0	66	344	500	934
Hotel Accommodation	660	5	496	1,241	1,395	3,797
Social/Function Hall	68	5	69	186	93	421
Commercial Building/Office Rental	2,565	834	979	819	857	6,054
TOTAL	3,317	844	1,610	2,590	2,845	11,206

PLANS AND PROGRAMS

- ❖ The Authority is also currently working out the property acquisition of LASEDECO Lot No. 991-A, Csd – 12008906-D, containing an area of 7,516 square meters at P840.00/square meters or P6,313,440.00 as per evaluation made by the Privatization and Management Office (PMO).
- ❖ Moreover, the authority is proposing for the construction of additional two (2) storey commercial building and implements the drainage system and the landscaping. The drainage system is a necessity since the level of national road is higher than the existing ground of the project and in compliance to the City Ordinance. The landscaping is also needed as part of the development plan of the project to attract more clients.
- ❖ To sustain the project's operation and to make the project fully operational, fund requirements in excess of DBM Budget Release is sourced out from the Corporate Funds to defray cost and other project's requirements that are on their heightened implementation stage and need to be completed in order to be more productive.
- ❖ Enhancement of project management may be employed to have harmonious flow on the operation and so as to have a proper reportorial system.