

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)

	2006-2012	2013	2014	2015	2016	2017	TOTAL
Personal Services	769	34	36	38	18	18	913
MOOE	3,611	984	1,804	696	625	635	8,355
Capital Outlay	42,993	0	0	1,929	0	0	44,922
Production Cost	391	1,889	1,818	1,633	1,455	1,657	8,843
TOTAL	47,764	2,907	3,658	4,296	2,098	2,310	63,033

REVENUES GENERATED (In Thousand Pesos)

	2006-2012	2013	2014	2015	2016	2017	TOTAL
Catering Services	90	344	500	202	90	99	1,325
Hotel Accommodation	1,161	1,241	1,395	1,733	1,186	1,099	7,815
Social/Function Hall	142	186	93	147	139	426	1,133
Commercial Building/Office Rental	4,378	819	857	1,178	1,005	1,102	9,339
TOTAL	5,771	2,590	2,845	3,260	2,420	2,726	19,612

PLANS AND PROGRAMS

- ❖ Working out for the property acquisition of LASEDECO Lot No. 991-A, Csd – 12008906-D, containing an area of 7,516 square meters at P1,500.00/square meters or P11,274,000.00 as per valuation made by the Privatization and Management Office (PMO).
- ❖ Completion of the Development Plan of SPDA Koronadal Business Center and Upgrading of Existing Facilities