





# FINANCIAL FEASIBILITY STUDY

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Cost Benefit Analysis  
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Net Present Value  
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# **FINANCIAL FEASIBILITY STUDY**

## **THE FLEURDELIS GREEN HEIGHTS PROJECT**

**LOCATION: CONGRESSWOMAN ELIZA ROSALES OCHOA SUBDIVISION (CEROS) Km. 5, Ampayon, Butuan City**

### **1.0. EXECUTIVE SUMMARY**

(Please see attached Executive Summary)

### **2.0. INTRODUCTION**

#### **2.1. Growth with Equity surge in Mindanao**

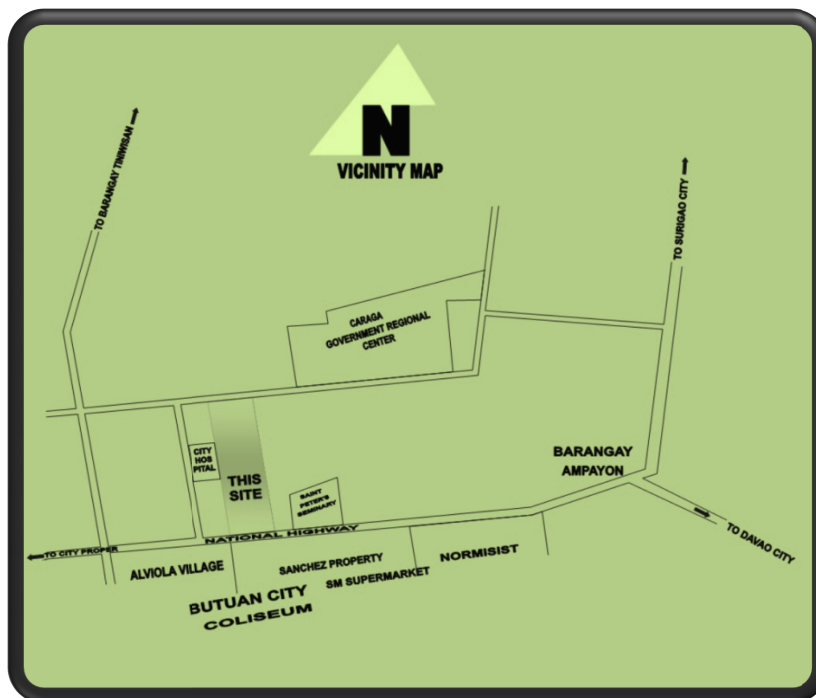
Due to the influx of mining investors in the mineral-rich Region XIII otherwise also known as the Caraga Region, there is a need for billeting and more residential as well as commercial spaces therein, especially in the regional capital, Butuan City.

Brisk and dynamic business exchanges are anticipated in Caraga Region in the months and years to come. This is also bolstered by the current trend of development being diffused from Metro Manila to the regions in the south. Even some business process outsourcing (BPO) companies are locating outside of Metro Manila into the regions.

In response, , the proponents of this Fleurdelis Green Heights Project determined to address this growing demand for houses and commercial spaces in Caraga Region through this undertaking. The project is also intended to help boost further the sports development program in Southern Philippines. The site location of the proposed project is shown in the vicinity map below. (See Fig. 1.) The property is in the vicinity of new government centers, the Caraga State University, the Pink Sisters Convent and Saint Peter's College Seminary.

The project intends to target BPO outfits as locators in its commercial, mall and hotel complex. As a technology oriented holdings company, CyberparkHoldings Inc. will aggressively pursue a marketing approach towards attracting BPOs and similar locators to its project in Butuan City. Aside from technical service providers getting drawn to the area, Mindanao has long become a destination for nationals of neighboring countries like South Korea, China and Malaysia as well as for distant neighbors in the Middle East.

Fig. 1. Vicinity map.



Korean investors recently offered to put up business and sport centers to the City Government of Butuan. The Koreans' facility will be constructed near the CEROS property where the City Government has already built 4-storey buildings for commercial purposes (see attached photos). The sports center site at the city government estate in Barangay Ampayon is more or less 9 kilometers from the city proper. The area is only a few hundred meters from CEROS and traversed by concrete roads.

The Koreans also want to put up gymnasium and sports playgrounds for football, tennis as well as other outdoor sports. The Koreans chose this area from among all the other places in Butuan City as it is flood free. The intention of the Korean delegation is to bring in thousands of South Korea nationals who want to stay in the place for about three to four months at winter time when they cannot play their favorite outdoor sports -- football, tennis, among others, due to cold weather. Among many other factors, with the Philippine-Korean project, it is projected that Butuan City will become one of the biggest sports centers in Mindanao.

## 2.2. Social psychological issues in investing in Mindanao

Recently, events in Mindanao has bridged the gap between man-made catastrophes to the never-before experienced in the area. Whereas the rest of the archipelago would be deep in floods and enveloped with strong stormy winds, Mindanao usually remained sunny and warm. During occasions of rainy weather, nothing of the sort of Typhoon Yoling, Ondoy, Frank saw the population of Butuan City and the rest of Mindanao grapple with calamity. This is no longer the case today. Typhoon Sendong and many

recent disasters left in their wake tremendous social and asset capital loss in Mindanao. Until today, the campaign for Help Cagayan de Oro is still alive and in progress. The extent of devastation from fairly recent disasters in selected parts of Mindanao leaves much room for arguing about the hazards of bringing in capital to the place. Notwithstanding this caveat, the proponents have resolved to proceed with the Fleurdelis Green Heights Project and to fully develop the CEROS estate.

Fig. 2. Butuan City map.



### 3.0. PROJECT DESCRIPTION

The proponents envisage the development of a residential compound, hyper sports facilities and a mall-hotel complex in Butuan City within the Congresswoman Eliza Rosales Ochoa Subdivision (CEROS) estate. The property is nestled upon highly elevated ground.

The estate is in the name of the sole heir, Maria Eliza Rosario Ochoa Veloso and is situated at Km. 5, National Highway, Baan, Butuan City. It is fully documented and covered with 3 TCTs—T CT 41340, 7 HAS; TCT RT 41339, 4 HAS; TCT RT 41341, 1.5 HAS.

This is aside from 79 residential lots with an area of 1.1 HAS with separate TCTs. The subdivision project is recognized and licensed by the Housing Land Use Regulatory Board (HLURB) with Authority to Sell in the name of the heir of Congresswoman Rosales (See Figure 28. License to Sell List of HLURB).

**Fig. 3. Photos of CEROS Property.**

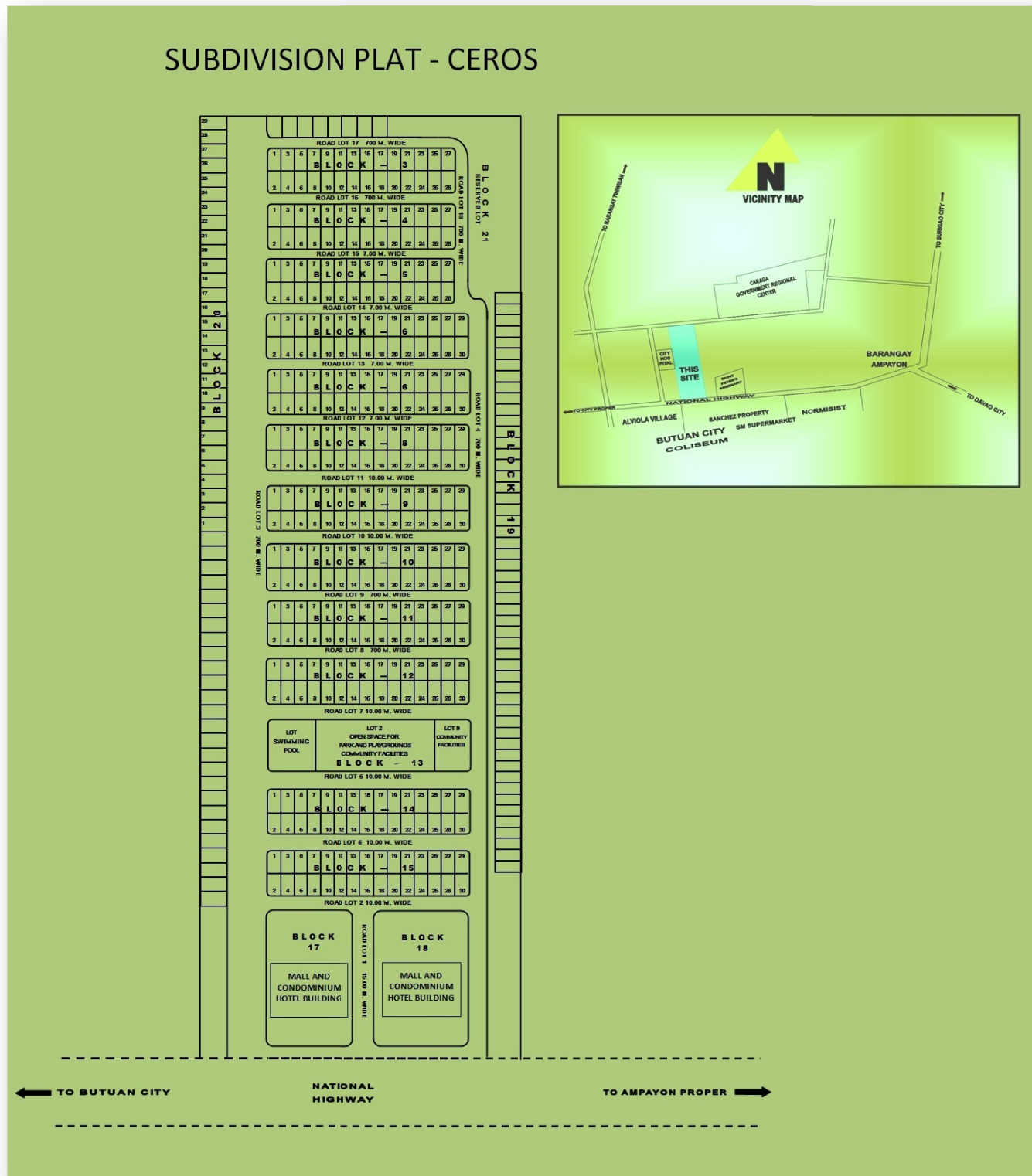


CEROS during the site development phase. Road network has been completed as of this time.



### 3.1. SITE PLAN

Fig. 5. Subdivision Design.



### 3.2. PROJECT SIZE

**Tab. 1. Land Usage.**

<b>PARTICULARS</b>	<b>SIZE (square meters)</b>
Original estate area	160,000
Road network	27,297
Saleable Area	125,000
Lot donated to Pink Sisters Convent	20,000
Open Space	8,400
Front Space (not subdivided)	30,000

The project is situated in Butuan City, presently the Regional Center of CARAGA Region. This is located in the CEROS -- Congresswoman Eliza Rosales Ochoa Subdivision. Honorable Elisa Ochoa is the first congresswoman in the Philippines. The CEROS property is It is bounded strategically on the four cardinal directions by:

**Tab. 2. Estate Boundaries.**

<b>DIRECTION</b>	<b>EXISTING ESTATES / UTILITIES</b>
North	House of Good Shepherd Contemplative Sisters; the Caraga Regional Center is about 200 meters away
South	National Highway to Surigao City, Tantag & Bislig Cities and 2 Surigao provinces, and Davao Cities. Opposite is Alviola Village, and adjacent to the left is CARAGA State University, the only university in Caraga Region, Northern Mindanao
East	St. Peter's Seminary, the only seminary in North Eastern Mindanao. A few meters away, the 20-meter cemented road to Caraga Commercial Center and other proposed government offices like the PENRO under the Bureau of Forestry.
West	Butuan Medical Center and highway leading to Butuan City proper. There are also flourishing subdivisions at present in adjacent areas.

CEROS is now registered in the name of the sole heir, Maria Eliza Rosario Ochoa Veloso (photo shown at right.) FGH at CEROS is a prime subdivision project. The location is ideal for a prime city subdivision, with concrete paved roads criss-crossing the subdivision from the highway and complete with drainage system. The city water district pumping station is adjacent to the subdivision and a Shell fuel station is located a few meters away. The subdivision is flood-free and has a much bigger area than FILINVEST, about 2 kilometers away.



**Fig. 6. Maria Eliza O. Veloso.**



### 3.3. CONSTRUCTION COMPONENTS

#### 3.3.1. RESIDENTIAL, HOTEL AND SHOPPING MALL

**Tab. 3. Output of the Project.**

<b>RESIDENTIAL AREA</b>
Fleurdelis Village I, II, III Total Stand Alone and Combined , 448 Units
Fleurdelis Village IV (Joint Venture with individual lot owners)
Luxury Villas, 134 Lots @300 sqm/unit
Median Priced, 180 Lots @150 sqm/unit
Social Housing, 90 Units @75 sqm/unit
Social Housing, 187 Units @75 sqm/unit (Reserved Lots, outside of 12.5 has.)
Social Housing, 30 Units @150 sqm/unit (Pre-owned Lots, outside of 12.5 has.)
<b>SHOPPING COMPLEX AREA</b>
My Father’s Place Shopping Mall HyperMall complex
1000 Commercial Stall Units
<b>HOTEL AREA</b>
Pilgrims Hotel Condominium Plaza Total Rooms, 400 Units
Type I Fleudelis 200 Rooms
Type II Marigold 200 Rooms
<b>SPORTS COMPLEX</b>
St. Michael Power Drive Sports Complex

#### 3.3.2. FLEUR DE LIS VILLAGE I & II COMPONENTS

The Fleur de Lis Green Heights Project is going to build 448 residential units within the area of 67,200 square meters. An inclusive of community facilities such as the Club House, Swimming Pool, Playground, Chapel and other amenities. Outside of the this space, the residential area will be supported with amenities, commercial spaces at the point fronting the main national highway of 40,000 square meters and a road network of 27,297 square meters.

The density of the project [house to land area (square meters) ratio] is 1:189. The night time population density ratio is approximately 1:47. For the entire subdivision complex, the ratio is approximately 47 square meters of living space for each individual resident. The day time population density however differs considerably, although this does not factor in the plan to construct a convenience shopping area and condominium hotel structure as part of the amenities since the spaces allotted therefor are independent of

the 85,000 square-meter space exclusively devoted for stand-alone residential housing units.

**Tab. 4. Fleur de Lis Village Components.**

<b>SUBDIVISION COMPONENTS</b>	
<b>HOUSE AND LOTS</b>	
Residential units	
Luxury Villa Units (Italian, Swiss)	Luxury Villa Units (Swiss)
Median Priced Units (Lily)	Median Priced Units (Marygold)
Socialized Housing Units	Social Housing Units (Walk-Up)
Reserved Social Housing Units	Social Housing Units (Pre-owned lots)
<b>OPEN AREAS – COMMUNITY FACILITIES</b>	
Club House	Mini Golf Putting Course
Chapel	Basketball Court
Multi-Purpose Hall	Children’s Park
Swimming Pool	Tennis Court
Common Parking Area	Chess Park
<b>INTEGRATED TRANSPORT TERMINAL</b>	
PUJ and Tricycle Cabs’ Station	
<b>POWER SYSTEM</b>	
Self-sustained Power System	Biogas Power Generating System
Overhead Solar Photovoltaic Cells	
<b>TELEPHONE</b>	
Central Switch Box	Secondary Switch Box
<b>WATER</b>	
Water Supply Depot	Main Pumping Station
Treatment and Recycling Plant	
<b>SECURITY</b>	
Barangay Outpost	Security Outpost
<b>GREEN STORAGE</b>	
Main storage	Seedling Bank
Greenhouse	Tissue Culture Laboratory

### 3.4. AMENITIES

**3.4.1. Utilities.** Construction of the mandatory **major roads and minor roads** including alley roads has already been accomplished.

**Mandatory Multi-Purpose Hall** with male and female comfort rooms as well as provisions for parks and playgrounds are part of the design.

**Electric power** will be provided by a self-sustaining power generating system. A modicum of the power supply may be originally supplied by the Agusan del Norte Electric Cooperative (ANECO), however, the proponent's own power generation system and other utilities will be installed ahead of the building construction schedule. As soon as these self-sustained utilities are in place, the subscription to ADNEC may promptly be reduced; connection to the ADNEC client grid, will be sustained at nominal, minimum rate charges for back-up (system down time and system maintenance) purposes.

**Local telephone access** and **wireless local loop telephone** will be supplied by the Butuan City Telephone Co. (BCTC) and Philippine Long Distance Telephone Co. Regional Station (PLDT RS) at Butuan City. GSM mobile telephone service will be obtained from the current service providers (Smart, Globe, Sun, etc.). Internet and internet based telephony may also be supplied by the same carriers.

**Water** will be supplied by the Butuan Water District that maintains its principal base at the side of the CEROS property itself. Septic and sewage utilities will be installed using foreign technology described as the Small Bore Sewer (SBS) system. The collective septic storage containers will be connected to a Sewage Treatment Plant (STP) within an open space of the subdivision. Solid waste will be collected regularly by the City solid waste management unit. As a unique feature of the Fleur De Lis Green Heights Project, the STP facility will recycle the water used inside the subdivision to be used again for flushing in comfort rooms, as coolants in the machine rooms, water supply for sprinklers for keeping the landscape green among other purposes.

**Green Activity.** For purposes of maintaining a healthier environment compared to the other more polluted urban and suburban habitats, substantial greening of the entire subdivision will be undertaken from the start of the construction proper and continuously as the subdivision stands.

**Eco-Friendly Roofing.** Aside from overhead solar panels, Green roofing and Blue roofing shall be promoted as part of the design of the subdivision. In most cases, green roofs will be installed in the houses and in the buildings inside the subdivision. In selected cases or through a creative mix, both green and blue roofing will exist side by side in a residential unit or a building inside the estate.

**3.4.2. Facilities.** For the convenience of the residents of the subdivision, a shopping center will also be constructed at the portion of the estate fronting the national road.

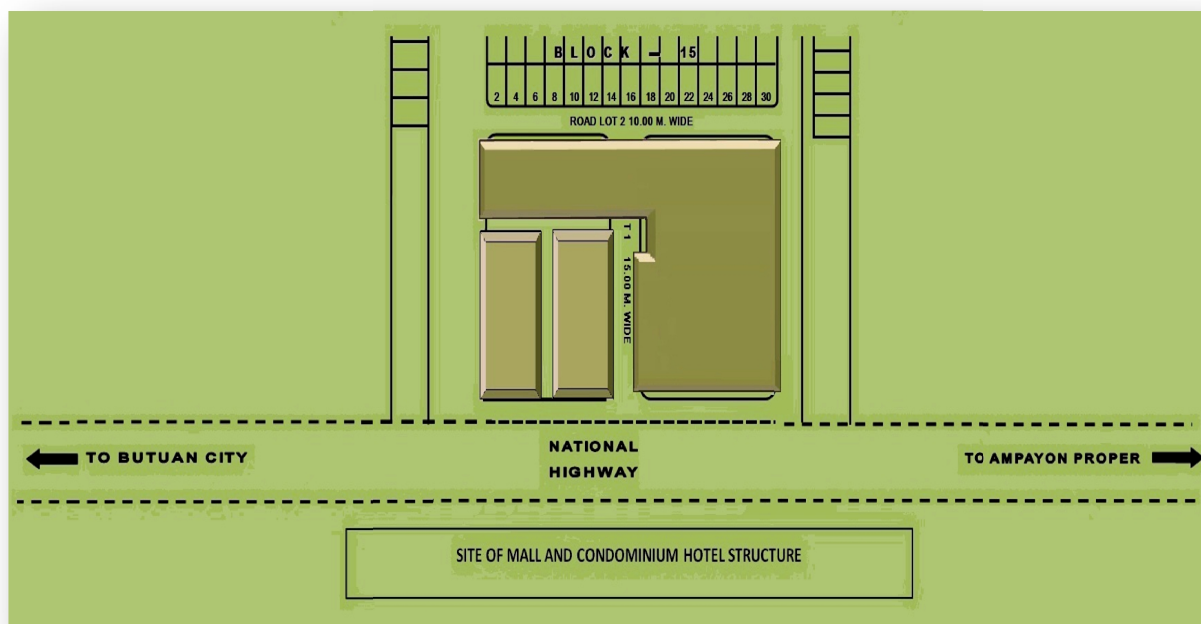
To maximize the commercial space, a mixed commercial and residence building for sale and lease to clients will also be constructed along with the shopping center. There will be two shopping mall buildings and a commercial semi-hemisphere shaped condominium – hotel plaza for conferences, guest billeting, meetings and entertainment.

One of the purposes of the condominium – hotel plaza is to sell and lease out both residential and office space. Another is to provide an added venue for night life and past office hour conferences and get-togethers in Butuan City.

Furthermore, as a concession to its future patrons, a portion of the rooms of the condominium hotel will be offered at a reasonably low-priced rate for easy access and affordability. The facility will be contracted out to a professional hotel management outfit that offers word-class hotel services.

For physical fitness and training a sports plaza will be constructed in the project site. The construction of the plaza will be modular in nature and will have ample provisions for expansion in the future.

**Fig. 7. Mall Condotel Project at CEROS.**



### 3.3.3. PILGRIMS HOTEL CONDOMINIUM PLAZA COMPONENTS

Tab.5. Condominium Hotel Components.

<b>HOTEL CONDOMINIUM PLAZA COMPONENTS</b>	
Banquet Department	
Function Rooms	Ballroom
Business/Functions Rooms	Penthouse
<b>HOUSEKEEPING</b>	
Service	Stockroom
<b>FOOD AND BEVERAGE</b>	
Main Kitchen and Sub Kitchens	Storage Area
Service	Beverage Chambers
<b>ROOMS DEPARTMENT</b>	
Hotel Suites	Residential units
Studio and 1-Bedroom Units	Studio and 1-Bedroom Units
2-Bedroom Units	2-Bedroom Units
3-Bedroom Units	3-Bedroom Units
De Luxe Hotel Rooms	Executive Suites
<b>COMMON AREAS</b>	
Convention Center	Events/Convention Lobby
Pre-Events Lobby	Entertainment
Commercial Space (,and)	Gaming and Concessionaires
Parking Areas	Restaurant Outlets
Limo-Park	Health Club, Swimming Pool
Hotel Lobby, Lounge Area	Spa Suites and Gym
Hotel Coffee Shop/Restaurant	Executive Lounge
<b>CONSULS CLUB</b>	
Consul's Club	
<b>OFFICES AND SERVICE AREA</b>	
General Services Area	Engineering and Mechanical Department
Administrative Offices	Water Recycling deck
Service elevators	Cistern Tanks
<b>CEROS SERVICES</b>	
Mountaineering Guide Services	Executive Yacht
Executive Limousine	Dive Ship
Executive Air Ferry Helipad	Surigao Surfing Tour

### 3.3.4. MY FATHER'S PLACE SHOPPING MALL COMPONENTS

Tab. 6. Shopping Mall Components.

<b>OFFICES AND SERVICE AREA</b>	
General Services Area	Engineering and Mechanical Department
Administrative Offices	Water Recycling deck
Service elevators	Cistern Tanks
Building Administration	Septic and Sewerage System
Operation	Irrigation System
Corporate offices	Public Address System
Employee services	Air Conditioning-Ventilation
Cafeteria, health unit, conference room	Child care centers
<b>FOOD AND BEVERAGE AREA</b>	
Main Kitchen, Mini Kitchens	Storage Area
Service	Beverage Chambers
<b>STORE DEPARTMENT</b>	
Store Units, Shops	Showcase Stalls
Anchor Stores	Regular Stores
Food Stores	Small Retail Kiosks
Grocery Section	Introductory products sections
Health Food	Beauty items
<b>SHOPPING AMENITIES</b>	
Food Cluster Area	Drugstore
Supermarket	Service Shops
Lounge and Benches	Novelty Stores
Theatres	Bars and Restaurants
<b>DISCOUNT CLUB</b>	
Consul's Club Bulk- Sales Program	
<b>SECURITY AND MAINTENANCE</b>	
Security Equipment, Closed Circuit Television	Stockroom, Storage and Packaging
Scanner and Detector Systems	Supply Depot, Vaults
Valuables and Document Storage Vaults	New merchandise
Service Area	Blast Freezing Equipment
Truck tunnel, Receiving	Fresh produce
Freezer, Refrigerator cases	Vegetables , Fruits, Meat Dairy
Pre-Storage Processing Assembly	Fuel and Hazardous Items Stock Area
<b>QUALITY CONTROL</b>	
Calibration and Instrumentation	Monitoring Equipment

### 3.3.5. ST. MICHAEL POWER DRIVE SPORTS PLAZA COMPONENTS.

Tab. 7. Table of Cost Items.

<b>OFFICES AND CLUB SERVICE AREA</b>	
Corporate offices	Technical and Mechanical Department
Administrative Offices	Public Address System
Operations	Air Conditioning-Ventilation
Employee services	Childrens' Sports Section
Cafeteria, health unit, conference room	General Services Area
<b>TRACK AND COURTS</b>	
Track and Field Oval	Ball Courts
Swimming pools	
<b>STORE DEPARTMENT</b>	
Store Units, Shops	Promotional Section
Food Shop	Kiosks
<b>EDUCATION</b>	
Lecture Rooms	Laboratory
Library	Computer Section
Educational Theater	Multi-Purpose Hall
<b>GUEST SERVICES</b>	
Parking	Restrooms
Landscaping	Security control features
Water Supply System	Rental Offices

### 3.3.6. SITE PHOTOS OF CEROS ESTATE.

Fig. 8. Photos of CEROS Property.



Construction of the road network at CEROS now completed.



Front View of Ceros enclosed by a concrete fence



Concrete road inside the subdivision



Front view of Filinvest Subdivision along the national highway



Government commercial complex



Photos of CEROS Property.



National highway with front view of subdivision's main entrance/concrete road



Concrete road inside the subdivision



20-meter wide concrete road to the City Government proposed commercial center



Butuan City Water District Pumping Station adjacent to the subdivision, east side



Front view of Filinvest subdivision some 2 km away west of CEROS

#### **4.0. PROJECT COST**

The cost of the project will go to building residential units for the high end market; (2) mid range priced units for middle class buyers; and budget residences for social housing beneficiaries. Aside from building residential units, also included in the cost will be the construction of a first class mall and condominium – hotel plaza. The building of top caliber convention, sports and athletic training facility in the available open spaces, will also be part of the project budget.

#### **5.0. PROJECT FINANCING**

##### **5.1. PROJECT EQUITY**

The project and the CEROS property serve as equity of the proponent.

##### **5.2. CAPITAL INFUSION**

The project will be undertaken with capital infusion in the amount of United States Dollars Forty Million (USD40, 000,000.00) and a supplemental fund of United States Dollars Five Million (USD5, 000,000.00). The fund is projected to be utilized as stated below (See Table 1. Cost Estimates). Two turn-key contractors will make available supplies and services for approximately United States Dollars

In local currency, at the current exchange rate, the total investment is Philippine Pesos One Billion and Seven Hundred Thousand Pesos (Php1, 700,000,000). Over and above these capital investments, are additional capital expenditures for construction of a hyper sports center, dormitory and acquisition of other estates in Butuan City and building additional shelter and commercial-industrial complexes, including a first class interment facility and Church dedicated to the Divine Mercy and God The Father.

#### **6.0. FUNDS**

##### **6.1. SOURCES OF FUNDS**

###### **6.1.1. EXTERNAL SOURCES**

The main fund sources for a total of Philippine Pesos One Billion Nine Hundred Thirteen Million Seven Hundred Thousand (Php1,913,700,000.00) are components of a network of seven British banks in the United Kingdom through the applicant, Greengold Holdings Sdn Bhd headquartered in Kuala Lumpur, asset management and investments partner of CTI and CPHI. Funds will be issued directly and through no intermediaries, to CPHI under arrangement with the asset management company. The designated receiving bank of the fund beneficiary is Metropolitan Bank & Trust Company in the Philippines.

On the other hand, a construction company in the USA is committed to build the shopping mall and hotel condominium plaza on a turn-key basis for a construction budget of more or less Philippine Pesos One Billion One Hundred Ninety Five Million Nine Hundred Fifty Eight Thousand One Hundred Thirteen and 24/100 (Php1,195,958,113.24).

## 6.1.2. PROJECT GENERATED SOURCES OF FUNDS

### REVENUES

The project expects to generate revenues from the sale of three types of residential units: (1) luxury villas for high end buyers; (2) exotic design residences for middle range buyers; and, eco-friendly residences for socialized housing beneficiaries.

**Fig. 20. HLURB Summary of Licensed Subdivisions Projects.**

Summary of Projects Issued with License to Sell CY 2005				
Region: XIII				
LS No.	Project Name	Location	Developer	Address
12488	Buprhai Subdivision	Kauthan, Sta. Irene, Bayugan Agusan Sur	Bayugan Urban Poor Realistic Homeowners Association, Inc. Teodoro A. Ortega-Assn. Pres.	P 6 Bldcor, Bayugan, ADS
12485	Christ the King Subd.	PB, Ambago, Butuan City	Christ the Kign Homeowners Asso. Inc. Roberto L. Lopez-Assn. President	Ambago, Butuan City
12487	Cinderella Homes	Villa Kananga, Butuan City	VCDU Realty Corporation Vitor S. Uy	Sintrade Bldg., Villanueva St. Butuan City
12483	Congresswoman Elisa	Rosales Ochoa Subd. Ampayon, Butuan City	Elisa Rosario O. Veloso	447 Pili Drive, Dagohoy, Butuan City
12484	Congresswoman Elisa	Rosales Ochoa Subd. Ampayon, Butuan City	Elisa Rosario O. Veloso 447 Pili Drive, Dagohoy, Butuan City	
12479	Ideal Homes	Libertad, Butuan City	Johndorf Ventures Corporation Richard D. Lim	grace Bldg. #81 A. Luna St., Cagayan de Oro City
12480	Ideal Homes	Libertad, Butuan City	Johndorf Ventures Corporation Richard D. Lim	grace Bldg. #81 A. Luna
12056	KHRYMSON Ville Subd.	Ambago, Butuan City	Khrymson Ville Settlers Homeowners Association Inc. Rsell B. Soliven - Assn President	
12057	M.C.V. Damasing Subd.	Imadejas, Butuan City	Marcohly Builders & Designner Myra Liza M. Cordero,	Ambago, Butuan City Aluba Subd. Macasandig, CDOC
12058	M.C.V. Damasing Subdivision	Imdejas, Butuan City	Marcohly Builders & Designner Myra Liza M. Cordero,	Aluba Subd. Macasandig, CDOC
12486	T.G. Maturan Subdivision	Dumalagan, Butuan City	Teofilo G. Maturan	Dumalagan, Butuan
12487	T.G. Maturan Subdivision	Dumalagan, Butuan City	Teofilo G. Maturan	Dumalagan, Butuan City
12481	Tropical Heights	Talikid, San Francisco Agusan del Sur	Karaga Fast-Track Builders, Inc. Romeo O. Caharian-CEO	OM D-1 Manatad Bldg., Orange St. San Francisco, Agusan del Sur
12484	Tropical Heights	Tagilikid, San Francisco Agusan del Sur	Karaga Fast-Track Builders, Inc. Romeo O. Caharian-CEO	OM D-1 Manatad Bldg., Orange St. San Francisco, Agusan del Sur
12054	V.M. Madrid Subdivision	Lumbucan, Butuan City	Virgilio M. Madrid	Lumbocan, Butuan City
12055	V.M. Madrid Subdivision	Lumbucan, Butuan City	Virgilio M. Madrid	Lumbocan, Butuan City

Source: <http://hlurb.gov.ph/uploads/license-sell/region5-13/RXIII2005.htm>

Aside from the sale of residential units, the project will also create revenue from first class billeting and shopping amenities in a five-star hotel and commercial center, world-class sports facilities, convention facilities and related services.

The project is expected to draw a substantial number of foreign clientele. This is notwithstanding that Butuan City and the entire Caraga Region have become a most favored foreign visitors' destination due to dynamic prospects in mining and related ventures in the area. It is expected to generate revenues of above Philippine Pesos Six Billion (Php6,000,000,000) from the housing and related components as well as from the commercial complex and transients billeting facility. From the Hyper Sports Center and other amenities, it is estimated that the project will be able to generate revenues over a three to four year period.

Even in conservative terms, this particular project anticipates a reasonably substantial return on investment. Due to the positive rate of return on capital expenditures, it is planned that amortization on the socialized housing component of the project may be forgiven but as a write off, the funds will be funneled back to the beneficiaries through social development – e.g. income generating and education-related projects in the range of Philippine Pesos Two Hundred Million (Php200,000,000.00).

### **6.1.3. MARKETING STRATEGY**

Attracting clientele for the habitat component of Fleurdelis Green Heights Village is going to be a challenge. However, a lot of first-rate come-ons are in store for the prospective buyers. The original designs of the residences and the amenities, full-function utilities as well as other conveniences for the residents are paramount in the mind of the proponent.



New technologies as well as employing sustainable development concepts in construction provide added value for the residences.

Local businessmen, tourists and expatriate businessmen and businesswomen from other countries, OFWs, among many others are the target revenue sources of the project. Aside from selling the output products of the project – residential and commercial units, another marketing strategy to generate added revenue is selling shares from the project’s Membership Only Club called Consuls Club.



The club is intended to attract as many as 2,000 Members or more. This could generate no less than Philippine Pesos Nine Hundred Million (Php 900,000,000.00). up to Philippine Pesos One Billion (Php 1,000,000,000.00).

Members are invited to join as Silver Card, Gold Card and Platinum Card holders. Each Member is assigned a specific number of Club Shares corresponding to the type of membership availed.

The Member can then avail of the products with reasonable rates and are given the privilege of affordable access to the St. Michael Power Drive sports and physical health facility – among many other benefits.



The face of Fleurdelis Green Heights Village and its amenities to the public and its clientele will look this:



Fleur de Lis  
Green Heights Village



*The Pilgrims Hotel*

*The Pilgrims Hotel*

**My Father's Place  
Shopping Mall**

**My Father's Place  
Shopping Mall**

ST. MICHAEL POWER DRIVE  
SPORTS PLAZA

**ST MICHAEL POWER DRIVE  
SPORTS PLAZA**

SPORTS PLAZA  
ST. MICHAEL POWER DRIVE

SPORTS PLAZA  
ST. MICHAEL POWER DRIVE

## **6.2. USES OF FUNDS**

### **6.2.1. LAND ACQUISITION**

The price per square meter in other subdivisions in Butuan City fetch as much as Php7,000.00 particularly FILINVEST, the CEROS property is only being offered at a pittance price to buyers.

### **6.2.2. SITE DEVELOPMENT**

The CEROS property is site developed. Concrete road paving, installation of drainage system, clearing and leveling of the entire estate, among others, have all been accomplished as of this time. This project is designed to cater to the booming mining industry, with CARAGA Region (Region XIII) long recognized as a mining capital in Mindanao.

### **6.2.3. FULL DEVELOPMENT**

The development of the subdivision, mall, other facilities, will commence soon within the months of September and October 2012. The cost of construction per square meter is variable, with different categories of construction. The project will be a showcase of Green Technology and be able to provide a viable model for many other developers and real estate owners to imitate and simulate. The project proponents shall also be willing to share their knowledge and expertise in the field of green construction, or enter into partnership with interested parties.

### 6.2.3.1. RESIDENTIAL SUBDIVISION DESIGN

Fig. 21. Design concepts for CEROS.



LUXURY VILLA TYPE  
Italian inspired Villa design



JAPANESE MINIMALIST DESIGN  
Zen type Japanese minimalist design  
By Engr. Marissa G. Pernes



ORIGINAL JAPANESE MINIMALIST DESIGN  
Zen type residences  
Simplicity, minimalism in design  
By Engr. Marissa G. Pernes



NATIVE PHILIPPINE INSPIRED DESIGN  
Indo-Malay inspired, Maharlika designs



Native inspired Filipino home design by Zazzle  
Authentic Philippine indigenous residential design



### 6.2.3.2. HOTEL CONDOMINIUM PLAZA DESIGN

Fig. 22. Structural design of hotel.

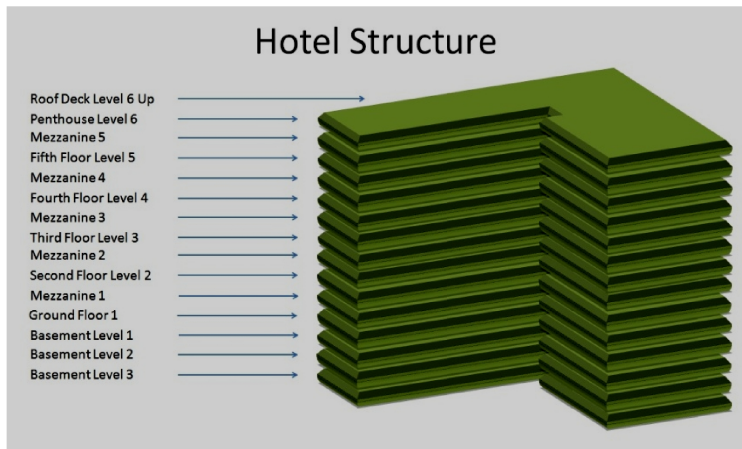
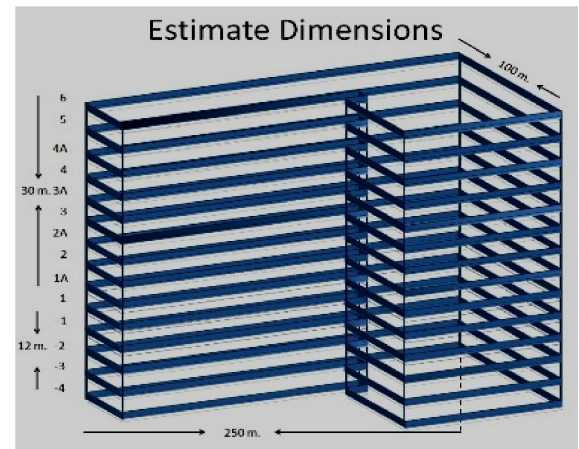
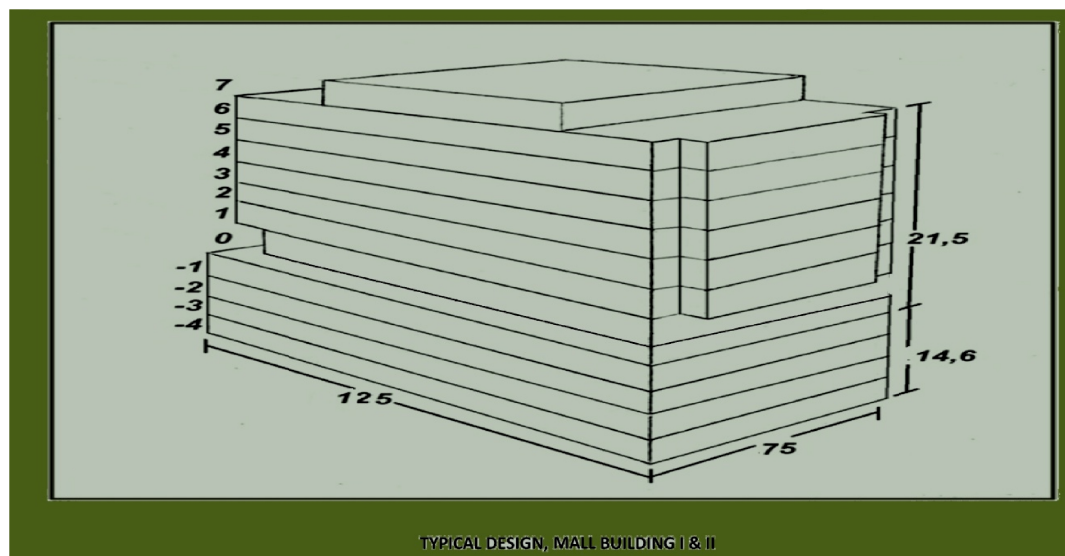


Fig. 23. Cross section of hotel structure.



### 6.2.3.3. SHOPPING MALL DESIGN

Fig. 24. Structure of Building I and II of Shopping Mall.

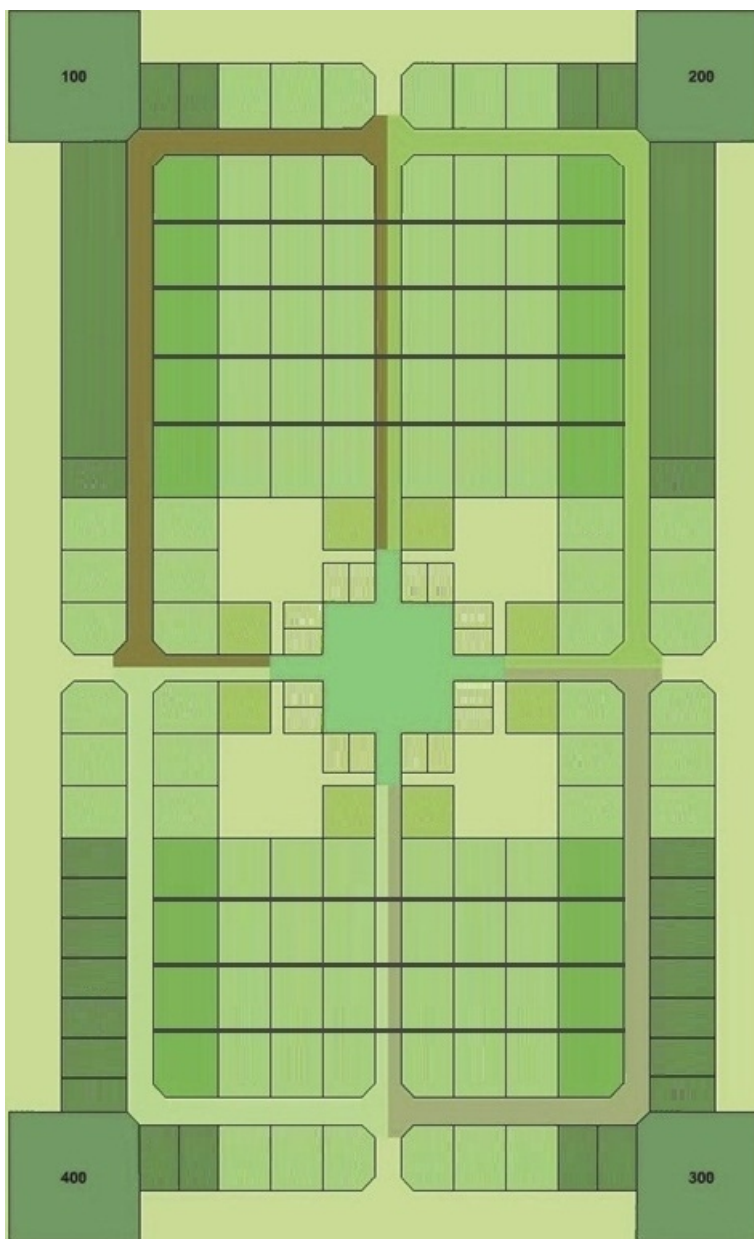


### 6.2.3.4. GREEN DEVELOPMENT DESIGN

Out of many existing construction options, the subdivision development design that will be employed by the proponents will heavily utilize and rely upon green construction technology. For aesthetic and marketing purposes, the design exploits three different themes:

1. Italian inspired design for Blocks 3, 4, 5, 6, 7 and 8
2. Zen type design for Blocks 9, 10, 11, 12, 13
3. Maharlika inspired for the remaining residential units for socialized housing

**Fig. 25. Shopping Mall Typical Floor Layout. Building I and II.**

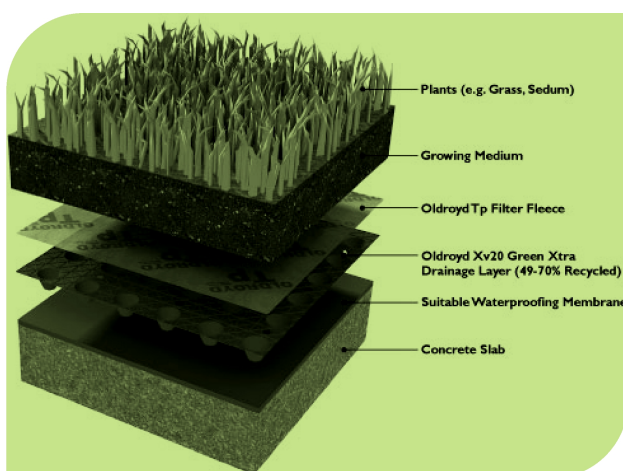


A medium mix of overhead solar photovoltaic panels and green roofing and blue roofing will be utilized. Solar panels are intended to generate energy to power homes in the subdivision and will be connected to a generation system to be located at Blocks 19 and 21.

Green roofing provides benefits such as absorbing pollution, rooftop cooling, creating bird habitat, and increasing quality-of-life for residents. Blue roofing is designed to absorb and store water for easy access and will especially be suited to residents with permanent disabilities, among others. To inspire other construction companies and

developers to go for green construction, it will be proposed to the housing and building regulatory authorities to extend a green roof tax abatement from real property taxes.

New York USA advocates of green construction aver that green roofing and bluewater helps reduce stormwater by gathering it as rainfall and releasing it gradually over time, instead of rushing into sewers. They both offer an insulating layer on top of a roof to help trap energy in the cold seasons and reflect sunlight in the summer. Green roofs offer an opportunity for biodiversity and food production. Blue roofs not only help store water but also provide natural cooling for the homes.



A technology from the University of California at Los Angeles (UCLA) in the United States provides the prototype green roofing. Also from the United States, is a technology for blue (water) roofing. Shown at the left photo is the cross section of the green roofing material. Various related technology providers also have existing designs for blue roofing. The adaptation of many of these technologies will be pioneered in the Philippines through the project.

**Fig. 26. Cross section of green roofing material.**

## **6.2.4. DIMENSIONS OF VIABILITY.**

### **6.2.4.1. MARKET VIABILITY.**

Selling the output and products of the project is projected to transpire during the first two to three years following the start of the construction and other operations at the site. Projections for start-up and commissioning of the water pipes, power and telecom lines roll-out begin from the first to the third week of November 2012. The estimated full completion date of the project is December 2016, with added components such as the phase III and IV of the residential village, phase II up to V of the sports complex, as well as the utilities and facilities also fully built.

The introduction of the clean and green technologies such as the non-use of septic tanks – with Digesters as replacement, the installation of a full function waste water treatment plant as well as the recycling of precious water resources, building of a self-sufficient power generation facility, the introduction of the green roofing and blue roofing technologies – among others, adds to the value of the property.

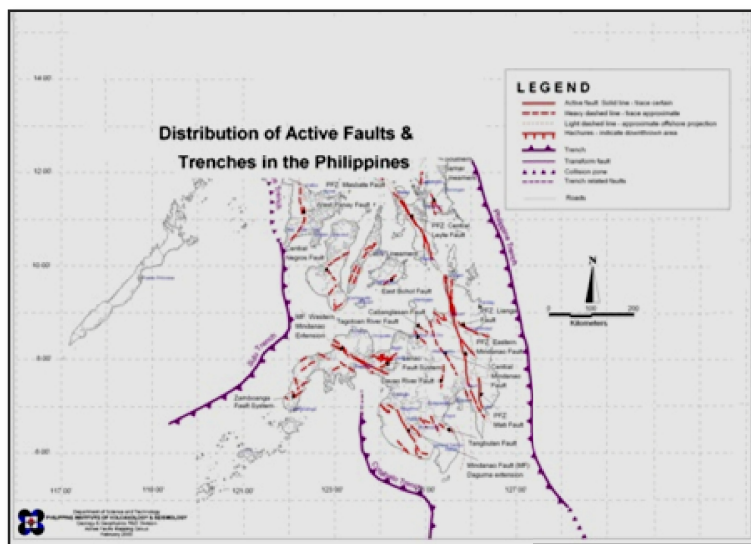
Buyers will think twice about not becoming part of the Fleurdelis Village due to these amenities and much more: a complete shopping center, a billeting place for guests, a place for holding gatherings and meetings, conventions and big assemblies as well as an efficient internal transport system that has the wherewithal to connect to the transportation network within Butuan and Agusan del Norte. These are all come-ons to the prospective buyers of the subdivision, the condominium-hotel, the sports club and the other marketable components of the project.

### 6.2.4.2. TECHNICAL VIABILITY (DESIGN).

The construction of improvements on the estate factors in, issues of site vulnerability, the pressing need for resolution of the power crisis affecting the entire Mindanao area among others. On the issue of site vulnerability, Butuan City is nestled in a valley. There is presence of a major earthquake fault in the area. One of the most prominent fault zones is Lianga Bay. Furthermore, Butuan City is also considered vulnerable to liquefaction and tsunami during the occurrence of a major temblor. As shown in Fig. 26 (above) and Fig. 27 (next page), the estate is near the Lianga Bay earthquake fault.

**Fig. 27. Distribution of active faults & trenches (Mindanao)**

Aside from this fault, the proximity of the project to the Eastern Philippine Trench is also taken into consideration. With these factors, building of the subdivision as well as the amenities therein, shall utilize structural engineering suited to temblors as well as heavy flooding in the future.

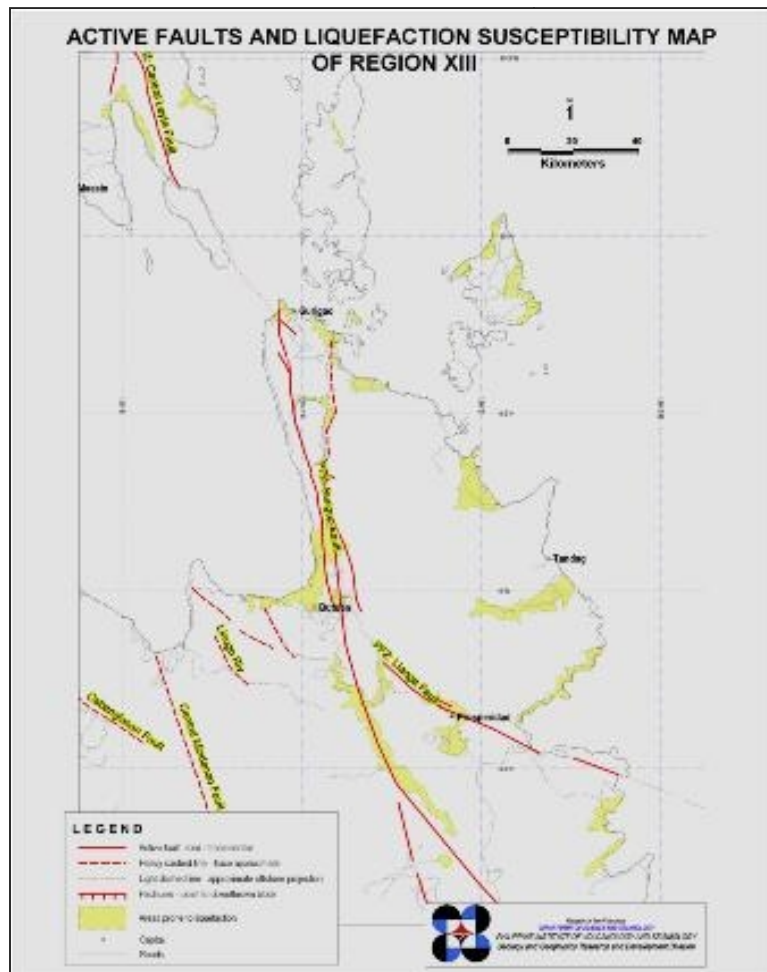


Relying on very sturdy and durable materials will be a firm policy of the project. Engagement of new and existing technologies for making structures relatively safer from tremors and substantial surface water runoff, storm surge, even tidal waves and tsunamis is paramount to the proponents of this project. This is notwithstanding that the project shall resolutely pursue employment of green technology from the start to the finish and sustain the use of the same technology over time.

The technical model adapted from Finland used in the project is the sustainable construction and development that is most resource-efficient and generates considerable savings in terms of material supplies, consumables and finances.

**Fig. 28. Active faults and liquefaction Susceptibility (Philippines)**

The Fleurdelis Village construction concept also takes in salient points from other models such as the green canopy from Kwanggyo, South Korea and the green roofing – blue roofing techniques from the U.S.A. and other Western countries that adapt these type of technology. The overhead solar panel technology for energy generation is simply adapted from existing world standards in the usage of photovoltaics to capture and generate electricity.



### 6.2.4.3. BUSINESS MODEL VIABILITY

Using the green construction model makes the site especially viable for buyers preferring to run away from the pollution and the noise of urban centers. The accessibility of Butuan City and Agusan del Norte by varied routes including land transport from cosmopolitan Manila, Cebu and Davao, etc. makes it possible for the project to stand on its own and pass muster the parameters of a profitable business and commercial venture.

### 6.2.4.4. MANAGEMENT MODEL VIABILITY

Managing the operations and the strategic activities of the project are seasoned veterans with a combined significant experience of more than fifty years. The full function linking with and utilizing of new, valid and perfected construction – land development technologies as well as attunement to environment and geo hazards makes the management of the project seamless and less prone to risks, threat to the safety of the workers as well as the future clientele of the final output products and most of all, the general public as a whole.

### 6.2.4.5. ECONOMIC AND FINANCIAL MODEL VIABILITY

Engagement of several means of generating resources for the project such as capital investments, turn-key construction services, world-class construction project management consultants with financing packages of their own, creates economic leverage for the project that hitherto would not have been possible without a good economic and financial master plan.

As an economic feature, the employment of sustainable construction and using the Finland model of utmost savings of project resources, the financial model of the project is extremely viable due to the conservation of precious resources over both short-term and strategic durations.

Wastage avoidance and faithfulness to sustainable development makes the project economically bankable from the beginning of the construction and long into the future.

The Fleurdelis Green Heights Village project has an internal rate of return of 82%. Its investment of only over Two Billion Pesos has a net present value of Php 3,052,033,233 over a term of ten years. It has a payback period of not more than five years.

The employment of external, foreign funds for local use forms part of the strong points of the business. The current interest rate in the Philippines is low, however banking is still skewed towards providing support only for the big names in the realty development industry, leading sometimes to difficult situations such as the Globe Asiatique fiasco and the repetitive problems experienced by banks with other developers promising high rates of return in among all things – socialized housing projects.

#### **6.2.4.6. EXIT STRATEGY VIABILITY**

In more than three years of construction and sales of the project's output products, the fundamental goal for the period at which the project activity will be deemed terminated is a seamless self-sustaining community that is composed of modules that can rely upon each other and be able to exist long after the constructors have stopped building activities.

The use of sturdy and enduring materials as a policy shall allow for minimum breakage and dismemberment of the components of the project structures. Engagement of perfected technologies for the construction and other operations relevant to the building of the infrastructure of the project and taking into account the issues of vulnerability of the site makes the exit phase much easier to undergo than in other circumstances.

## 6.2.5. SUMMARY OF PROJECT DEVELOPMENT COST

Tab. 5. Cost Estimates.

PARTICULARS	QUANTITY	AMOUNT
Acquisition		Php 250,000,000.00
Development		
Residential Units	448 Units	627,200,000.00
Residential Units (Excluded lots)	307 Units	77,629,500.00
Condo Hotel	200 Rooms	530,000,000.00
HyperMall	1000 Stalls	665,958,113.24
Combined other costs including Management - Supervision		200,733,500.00
<b>TOTAL</b>		<b>Php2,153,891,613.24</b>
<b>SAVINGS FROM INVESTMENT</b>		<b>Php 955,766,500.00</b>
<b>TURN-KEY INVESTMENT</b>		<b>Php1,195,958,113.24</b>

## 6.3. SUMMARY OF REVENUE PROJECTIONS

### 6.3.1. FOUR-YEAR PROJECTED REVENUE (SALES)

Beginning: 2012

Ending: 2016

Tab. 6. Income Projections.

PARTICULARS	QUANTITY	AMOUNT
<b>SALE OF RESIDENTIAL UNITS</b>		
Stand Alone 448 Units		
Luxury Units	89	Php1,680,000,000.00
Median Priced Units	150	560,000,000.00
Social Housing Units	277	207,750,000.00
Condo Tel		
Type I Fleudelis	200 Rooms	500,000,000.00
Type II Marigold	200 Rooms	600,000,000.00
Pre-Owned Units	30	22,500,000.00

## 6.3.2. SUMMARY OF REVENUE PROJECTIONS

### Income Projections

<b>SALE OF COMMERCIAL COMPLEX UNITS</b>		
HyperMall	1000 Stalls	2,500,000,000.00
<b>CONDO-HOTEL RENTALS/LEASE</b>		
Banquet		TBD
Function Rooms		TBD
Convention Center		TBD
<b>SERVICES</b>		
Executive Limousine		TBD
Executive Air Ferry		TBD
Executive Yacht		TBD
Dive Ship		TBD
Surigao Surfing Tour		TBD
Other Services		TBD
<b>CONSULS CLUB</b>		
Premium Membership		974,700,000
Regular Membership		
<b>ST. MICHAEL POWERDRIVE</b>		
Premium Membership		
Regular Membership		
<b>TOTAL INITIAL REVENUE</b>		<b>Php 7,044,950,000.00</b>

## 7.0. FINANCIAL HIGHLIGHTS

(Please refer to Annexes A-E)



## 8.0. CONCLUSIONS AND RECOMMENDATIONS

**Fleurdelis Green Heights Project** is uniquely designed to cater to a targeted audience, from the middle class to the high end clientele. The project also addresses the needs of social housing market -- the largest beneficiaries of this project.

The project addresses the various issues on the viability of a housing project with shopping mall and commercial condominium, among other amenities, in the Mindanao area.

It will be able to increase economic activity and generate employment not only for Butuan City but also for the Caraga Region as well as for all the other neighboring regions in Mindanao.

This project is a long due undertaking. While a number of billeting facilities (resorts, pension house, inn, motels, hotels) have been built in Mindanao, some with first rate and world class, de luxe service. However, there is yet to be discovered a structure that will employ the same green technology that the proponents envisaged to showcase in the **Fleurdelis Green Heights Project**.

Therefore, the project is site-specific, technologically sound and is also financially feasible. The PAGIBIG (Home Mutual Development Fund), Social Security System, Government Service Insurance System all issue Stand By Letter of Credit (SBLC) for these kinds of projects that are fund-syndicated by members of the Bankers Association of the Philippines (BAP).

Convinced of the enterprise, one committed source of investment capital from the United Kingdom is participating in the project for building the subdivision; a turn-key contractor for hotel and shopper's mall will build the amenities at the commercial portion of the estate.

Financially, the project can be able to generate through marketing the partial revenue in two years of operation that is computed to have an IRR of 82%. The project has a net present value of Php 3,052,033,233.

The ratio between the original investment to return on capital diminishes on the third, fourth and succeeding years.

Administratively, the project has a seasoned management team that could control the general process and procedures up to the completion of the project. A legal system is in place to transfer the ownership to the buyers.



The safeguards that the project management team has envisioned will also provide added security and guarantee for the prospective buyers – including having provisions for man-made and natural catastrophes.

As a habitat, the Fleurdelis Green Heights Villages and the Pilgrims Hotel Residences are clean and free of pollutants.

As a haven for commercial locators the project will also be ideal and will help its prospective clientele increase their productivity by providing a healthy and conducive workspace.

For the investment that it has generated, the project is worthy and wholly viable. For its clientele, the project offers premium value for their money.

## PROJECT PROPONENT

### BRIEF DESCRIPTION

The project proponent is Cyberpark Telecom, Inc. (CTI), a cyber technology company formed in 2001 through the CyberparkHoldings Inc. (CPHI), that was established as its holdings and asset management company.

Fig. 29. Company Registration.



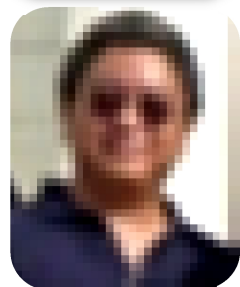
The CTI and CyberparkHoldings Inc., are lead proponents of Green Technology and geo-hazards and disaster risk reduction in the country as well as well as the ASEAN. CyberparkHoldings Inc. firmed a joint venture with a company in Malaysia, Greengold Holdings Sdn Bhd with headquarters in Level 16, 1 Sentral , Jalan Stesen 5,KL Sentral , 50470, Kuala Lumpur, Malaysia for the funding of the acquisition and development of the CEROS estate.

Cyberpark Telecom, Inc. and CyberparkHoldings Inc. are headquartered at GF Poblete Bldg., 17 Sen. Gil J. Puyat Ave., Makati City. It has satellite offices in Brgy. Butuan City. The Corporation has a liaison and trading office at SMCC Bldg., 1203 Don Chino Roces Ave., corner Metropolitan Ave., Makati City. The key responsible officers of the company are as follows:

**Fig. 30. Company Key Officers.**



**Atty. Nestor M. Placer**  
Vice President  
Chief Legal Division



**Solomon P. Botictic**  
Chief Executive Officer



**Philip A.P. Placer**  
Vice President  
Chief Operating Officer



**Simon P. Botictic**  
Corporate Secretary



**Luisito L. Morante**  
Acting Treasurer

## **ECONOMIC RISK FACTORS**

### **Telecommunications**

Started in 2001, the CyberparkHoldings Inc. parent company, Cyberpark Telecom, Inc. wireless telephony services growth was marginal. While non-competitive, with attractive pricing, the services have experienced a severe slack in performance and revenue. The enterprise has achieved better results in technical support services in communications for various clients but revenue has always been few and much far between.

The highly regulated nature of the section of the industry wherein which Cyberpark Telecom have established its niche such as voice over internet telephony (VOIP), teleconference, heuristic residential and corporate security, among others .

### **Transport**

The continuance by Cyberpark Telecom from where its forerunner, Rodal Management Inc. left off in 2001 for the upgrade of Philippine Air Traffic Services (e.g. Air Traffic Control, integrated Aero Information and Communication, Safety Management Systems), as well as related services that are not open to full public disclosure, is hampered by the need for congressional franchise in many areas – most specially in the levying of users’ fees and charges.

While it is indeed positive development for the Philippine aviation sector to experience leaps and bounds in upgrade in existing technologies used for air navigation, traffic control, communications, among many others, the anchor for new investments and capital assets – improved collections and minimized graft and corruption – cannot be realized due to stiff resistance not only from the public sector (government) itself but also from certain quarters in private commercial and industrial enterprise.

### **Geographic Information Systems and Geo-Spatial Mapping**

The alliance building being undertaken by Cyberpark Telecom in the area of GIS development and a more private-initiated and private-led Geo-Spatial Mapping has met with snags. The company received positive response from the various stakeholders in the effort to bring about a conference on crisis mapping together with environmental hazards however, the repository bank of its foreign counterparts, a Malaysian Bank – owned by the much-beleaguered United Malay Nationalist Organization (UMNO) majority political party, unilaterally determined to sit on the funds of the counterparts – a major part of which were intended for shouldering the costs of the highly significant disaster – crisis mapping conference. Two years ago today, the Malaysian Bank decides to continue to sit on the fund of Cyberpark Telecom’s foreign partners.

## **CYBERPARK TELECOM INC.-CYBERPARK HOLDINGS INC.**

### **CORPORATE SOCIAL RESPONSIBILITY PARTNERS**

1. Bureau of Fire Protection NCR Regional Office, Department of Interior and Local Government
2. Centre di Humanes et Societas, Inc.
3. Resource Recovery Movement
4. New Environment Watch coalition Negros Oriental
5. United Nations Environment Programme, Geneva
6. Bulacan Fisherfolk Conference
7. Cordillera People's Coalition
8. Muslim Economic Research Foundation, Inc.
9. Stargate Realty and Development Corp.
10. Phil-Eco Synergy Development Corp.
11. Kampo Uno Rescue Training

### **LIST OF CLIENTS**

1. Department of National Defense
2. RLV Shipping
3. Crew Development Resources, Inc.
4. Municipality of Kolambugan, Lanao del Norte
5. Embassy of Russia
6. Office of the Provincial Governor, Pangasinan
7. Air Traffic Services Division, CAAP
8. La Certa Shipping Inc.
9. City Government of Surigao City
10. Provincial Government of Surigao del Norte
11. Provincial Government of Agusan del Norte
12. City Government of Butuan City
13. Cho Planners, Seoul, South Korea

### **PARTIAL LIST OF SUPPLIERS AND CONTRACTORS**

1. RAM Construction Philippines, Inc.
2. Joan Construction, Butuan City
3. Butuan Champion Hardware, Butuan City
4. Highway Master Lumber & Hardware, Inc., Pasay City

5. West Oz International Trading Inc., Pasay City
6. G-Teknika Auto Repair & Accessories Shop, Pasay City
7. Clearford Technologies

## **ACCOMPLISHMENTS**

1. Support Staff, 5th Philippine Real Estate Festival, World Trade Center, Pasay City
2. Completed project concept formulation, budget, works for utilization of Nasugbu Estate of the Department of National Defense
3. Initiated the Resource Recovery Movement
4. Concept of advertising for the international product launch of Tropical Fruit products and other international brands, Lorenzana Food Corp.
5. Participated in policy reform of Safety Organization of the Philippines, Inc. (SOPI) as Consultant to the President, SOPI.
6. Provided consultancy and cultural synergy services to ASA Mining Development of Finland
7. Provided consultancy and cultural synergy services to Crew Development Corporation of Canada
8. Provided service as Local Counterpart of the Harris Corporation Florida USA for the Master Plan Development and privatization of civil aviation government units
9. Provided consultancy service for Municipality of Kolambugan, Lanao del Norte
10. Participated in Round Table Discussions on marketing of Aviation product/equipment, MIG 29 Aircraft, Office of the Russian Ambassador, Russian Embassy
11. Provided consulting service for Special Operations Unit, Criminal Investigation and Detection Group / Anti Illegal Drugs Special Operations Task Force, other PNP Units
12. Participated as technical resource expert on GSM Testing equipment, Intelligence Group, Philippine National Police

## **ACCOMPLISHED WORKS**

1. Full Programme for Development of Liberty Hills Rest and Recreation Complex 2013-2015 at Nasugbu, Batangas
2. General concept and Communication Plan for Anti Terrorism Task Group, Philippine National Police Anti-Terrorist Task Force, Anti-Terrorism Council, Office of the President
3. Complete Programme for Enterprise Defense Cooperation for Research, Development Program (simulating defense industrial complex through private sector and defense cooperation)

4. Rationalization of the Defense and AFP Management Programme (Rationalization and Modernization System adopted as official position of the Secretary, Department of National Defense)
5. Proposal for Creation of the Office of Defense Intelligence, Department of National Defense
6. Study on heavy siltation of and by the Agno River resulting in extensive sedimentation of the coastal areas of Western Pangasinan.
7. Proposal for Creation of the Subic Point Naval Academy
8. Proposal for Revival of Forest Ranger Battalion, Armed Forces of the Philippines
9. Proposal for Creation of Philippine transport safety body that became legislated into law under the sponsorship of then Rep. Mar Roxas in Congress and Sen. Franklin Drilon in Senate
10. Proposal for Creation of Satellite Communications Research and Development body for the Philippines submitted to Office of the President through care of Gen. Eduardo Batenga
11. Proposal for Creation of Department of National Defense Geographic Information System for disaster preparedness/response and for effective logistics management
12. Policy advocacy concepts, recommendations for Safety Organization of the Philippines, Inc. (SOPI).
13. Proposal for installation of Public Warning Systems (PWS) through public address system towers with capability to break into radio and TV frequencies during disasters to inform and alert the public and take precautions in emergencies. CDHS and CTI organized forums on disaster risk reduction and public warning attended by twenty two concerned government agencies
14. Economic and sociological studies in Mindoro Oriental on the popular response to new livelihood and economic upliftment through mining and related ventures.
15. Proposal for Creation of privatization of the Air Traffic Services Division (ATSD) of the former Air Transport Office (ATO). Proposal was approved by then Pres. Fidel Ramos and endorsed as legislation to the Congress. The certified legislative initiative was made into law as the privatization of ATO and renaming as Civil Aeronautics Authority of the Philippines (CAAP).
16. Draft graphic concepts and the advertising copy for the international launch of Lorenzana Food Corp. for Tropical Fruit products and other international brands
17. Communications, correspondence and project documentation for Municipality of Kolambagan, Lanao del Norte
18. Initiated organizing of Geo Hazard and Environment Mapping Summit in Manila. United Nations through the UN Environment Programme (UNEP) was the first to express interest to join the Resource Recovery Movement-led conference and help in whatever manner, to make the event a success



## **ACCOMPLISHMENTS**

### **CORPORATE SOCIAL RESPONSIBILITY**

1. Organized fisher folk and farmers in Bulacan Province into a coalition
2. Conducted media based campaign to shelve the project to build a breakwater – bridge from Batangas to Manila
3. Conducted economic and sociological studies in Mindoro Oriental and on the response of the people to new livelihood and economic upliftment through minerals extraction and related ventures
4. Conducted survey and scientific studies on saline intrusion into the potable water sources of Bulacan
5. Conducted research on heavy siltation of and by the Agno River resulting in extensive sedimentation of the coastal areas of Western Pangasinan.
6. Participated as Private Sector Member in the Department of National Defense – Office of Civil Defense campaign to revive the Pasig River System
7. Campaigned for the arrest of perpetrators and for dismantling of illegal fish pens in various areas of the country specially in the Rizal Province area
8. Participated as civic sector member of the Presidential Task Force Against Red Tide
9. Campaigned for indigenous people’s rights in Cordillera and assisted in welfare and improvement of the quality of life activities of the members of the Cordillera People’s Liberation Front (CPLF) and Cordillera People’s Liberation Army (CPLA) during their integration negotiations and other cooperative ventures with the Republic of the Philippines Government
10. Actively engaged in interfaith talks with Muslim leaders in Mindanao towards peaceful resolution of the Christian – Muslim conflict with the late Jallaludin de los Santos, Dimasangkay Pundato, Abdusakur Tan, Bai Monina Faizalz Plang Garcia and others

**ACCOMPLISHED WORKS**  
**CORPORATE SOCIAL RESPONSIBILITY**

1. Papers on interviews and discussions on interfaith talks with Muslim leaders in Mindanao on resolution of the Christian – Muslim conflict
2. Philippine Self Reliant Villages Project (model Self Reliance-Self Help-Self Determination Communities), submitted to Dr. Ponciano Batugal, International Projects Division, Philippine Council for Agriculture Resources Research and Development, Department of Science and Technology
3. Scientific study on saline intrusion into the potable water sources of Bulacan and formed cause-oriented alliance that lobbied for the implementation of an approved congressional budget for a potable water system for Bulacan
4. Proposal for Creation of reforestation in Pangasinan and signed a Memorandum of Agreement with the Local Government of Pangasinan Province, the Pangasinan NGO Network in undertaking of a province wide reforestation in Pangasinan
5. Scientific facts and analyses on the project mega breakwater – bridge from Batangas to Manila
6. Active interaction with Islamic communities in local areas in Zamboanga Peninsula and the Basilan, Sulu Provinces
7. Financial Proposal for Negros Oriental Rehabilitation / Reconstruction
8. Initial Feasibility Study for Communication Equipage -- Bureau of Fire Protection, National Capital Region
9. Project Management Program for 2013 RESCUE OLYMPICS (MULTI SECTORAL), Bureau of Fire Protection, Department of Interior and Local Government
10. Conceptual framework for Technical Working Group, 2012 Standing Conference on the Rehabilitation of Negros Oriental (SCRNN2012) – Negros Environment Watch (NEW)