

AA

Panamá, 10 de enero de 2024
DIPA – 010 – 2024

Ingeniero
Domiluis Domínguez E.
Director de Evaluación de Impacto Ambiental
En su despacho

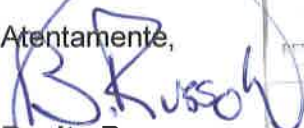
Ingeniero Domínguez:

Atendiendo lo solicitado en el MEMORANDO-DEIA-0004-0301-2024, ha sido revisada la primera información aclaratoria sobre el ajuste económico por externalidades sociales y ambientales y análisis de costo-beneficio final, contenido en el Estudio de Impacto Ambiental categoría III del proyecto “**PUNTA CHAME ECO DE DEVELOPMENT**”, a desarrollarse en el corregimiento de Punta Chame, distrito de Chame, provincia de Panamá Oeste.

Hemos verificado que, han sido atendidas las recomendaciones emitidas por la Dirección de Política Ambiental el 01 de marzo 2023, mediante la nota DIPA-060-2023. Los indicadores de viabilidad socioeconómica y ambiental (Valor Actual Neto Económico, Relación Beneficio Costo y Tasa Interna de Retorno Económico) resultan positivos, por lo que consideramos que **puede ser ACEPTADO**. En el siguiente cuadro se muestran los resultados de los indicadores de viabilidad estimados por el Departamento de Economía Ambiental:

INDICADOR	RESULTADO	CRITERIO	DECISIÓN
VANE	479,442,295.03	VANE > 0	Se acepta
RBC	2.18	RBC > 1	Se acepta
TIRE	30.38%	TIRE > 10 %	Se acepta

Atentamente,


Benito Russo
Director de Política Ambiental
BR/Ej/Md

ef



ANEXO 1 – Verificación del Flujo de Fondos e indicadores viabilidad socioeconómica y ambiental del proyecto “PUNTA CHAME ECO DE DEVELOPMENT”, a desarrollarse en el corregimiento de Punta Chame, distrito de Chame, provincia de Panamá Oeste.

BENEFICIOS / COSTOS	AÑO								
	0	1	2	3	4	5	6	7	8
BENEFICIOS	0.00	98,790,375.00	99,458,223.00	99,458,223.00	99,458,223.00	99,458,223.00	99,794,293.00	99,794,293.00	99,794,293.00
Arrendamientos		6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00
Servicios de combustible y mantenimiento		5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00
Agua potable y suministro de agua residencial		507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	507,697.00
Servicio marino y recursos		2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00
Hospedaje hotel		8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00
Ventas de condominio residencial		12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00
Arrendamientos comerciales		1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00
Operaciones residenciales		4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00
Valor de rescate									
Incremento de la economía local		56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00
Caplación de divisas		639,877.00	672,140.00	672,140.00	672,140.00	672,140.00	1,008,210.00	1,008,210.00	1,008,210.00
Servicio ambiental por conservación de humedal		475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	475,299.00
Servicio ambiental por reforestación			635,585.00	635,585.00	635,585.00	635,585.00	635,585.00	635,585.00	635,585.00
COSTOS	275,000,000.00	17,784,154.00	15,148,254.00	15,145,754.00	15,144,254.00	15,141,254.00	15,138,254.00	15,138,254.00	15,138,254.00
Inversiones	275,000,000.00								
Costo de venta		8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00
Gastos administrativos y generales		5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00
Costo de la gestión ambiental		123,900.00							
Indemnización ecológica		2,400,000.00							
Reforestación de 32 hectáreas		122,000.00	10,000.00	7,500.00	6,000.00	3,000.00			
Pérdida de la cobertura vegetal		317,793.00	317,793.00	317,793.00	317,793.00	317,793.00	317,793.00	317,793.00	317,793.00
Pérdida del potencial forestal del bosque manglar (16 Has)		13,946.00	13,946.00	13,946.00	13,946.00	13,946.00	13,946.00	13,946.00	13,946.00
Sedimentación		65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	65,409.00
Generación de ruido		2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	2,879.00
Afectación de la fauna marina y terrestre		4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00
Afectación de la calidad del agua		5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00
Afectación de la calidad del suelo		189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	189,508.00
Contaminación de agua por diesel		10,950.00	10,950.00	10,950.00	10,950.00	10,950.00	10,950.00	10,950.00	10,950.00
FLUJO NETO ECONÓMICO	-275,000,000.00	81,006,221.00	84,309,969.00	84,312,469.00	84,313,969.00	84,316,969.00	84,656,039.00	84,656,039.00	84,656,039.00
INDICADORES									
VANE (10%) = 479,442,295.03									
RBC = 2.18									
TIR = 30.38%									

AÑO												
9	10	11	12	13	14	15	16	17	18	19	20	21
99,794,293.00	99,794,293.00	99,928,721.00	99,928,721.00	99,928,721.00	99,995,935.00	99,995,935.00	99,995,935.00	99,995,935.00	100,130,363.00	100,130,363.00	100,130,363.00	276,472,255.00
6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	6,191,619.00	
5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	5,343,489.00	
507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	507,697.00	
2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	2,303,314.00	
8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	8,184,082.00	
12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	12,446,145.00	
1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	1,637,405.00	
4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	4,118,192.00	
												276,472,255.00
56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	56,943,256.00	
1,008,210.00	1,008,210.00	1,142,638.00	1,142,638.00	1,142,638.00	1,209,852.00	1,209,852.00	1,209,852.00	1,209,852.00	1,344,280.00	1,344,280.00	1,344,280.00	
475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	475,299.00	
635,585.00	635,585.00	635,585.00	635,585.00	635,585.00	635,585.00	635,585.00	635,585.00	635,585.00	635,585.00	635,585.00	635,585.00	
15,138,254.00	15,138,254.00	15,138,254.00	15,046,700.00	15,046,700.00	15,046,700.00	15,046,700.00	15,046,700.00	15,046,700.00	15,046,700.00	15,046,700.00	15,046,700.00	0.00
8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	8,946,841.00	
5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	5,581,506.00	
317,793.00	317,793.00	317,793.00	198,620.00	198,620.00	198,620.00	198,620.00	198,620.00	198,620.00	198,620.00	198,620.00	198,620.00	
13,946.00	13,946.00	13,946.00	8,715.00	8,715.00	8,715.00	8,715.00	8,715.00	8,715.00	8,715.00	8,715.00	8,715.00	
65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	65,409.00	
2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	2,879.00	
4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	
5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	
189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	189,508.00	
10,950.00	10,950.00	10,950.00	43,800.00	43,800.00	43,800.00	43,800.00	43,800.00	43,800.00	43,800.00	43,800.00	43,800.00	
84,656,039.00	84,656,039.00	84,790,467.00	84,882,021.00	84,882,021.00	84,949,235.00	84,949,235.00	84,949,235.00	84,949,235.00	85,083,663.00	85,083,663.00	85,083,663.00	276,472,255.00