

ANTECEDENTS

Subject: Activity/Memo/Letters	Highlights/Concerns	Actions Taken/Agreements/Results	Response
05 Feb 2021: Representatives from the NHA Regional Office (Palawan) and Front Nine Konstruct (Builders & Realty Development) Corp. (Front Nine Konstruct for brevity) visited the CENR Office Calamianes Islands and the BPR Management Office (BPRMO)	Verification of the land status of PLAN H-119741 located at So. Pinagkulungan, Brgy. San Nicolas, Coron Palawan.	<ol style="list-style-type: none"> The site was found within BPR. Letter response dated 08 February 2021 of CENRO Calamianes Islands to Mr. Mark Angelo Nocum, Authorized Managing Officer Front Nine Konstruct <p>“It was verified by the CENR Office Calamianes Island that the subject site is within the Unclassified Public Forest”</p>	
15 February 2021: 23 rd IATF Yolanda Meeting on the unified implementation and monitoring of rehabilitation and recovery projects and Programs in Yolanda Corridor	<p>Concerns mentioned during the meeting:</p> <ul style="list-style-type: none"> limited housing for the Yolanda Permanent Housing Project proposed sites fall within timber/forest lands and declared protected areas timber/forest lands are not eligible for resettlement areas, unless classified or reclassified through an Executive Action or 		

	<p>Congressional Act, respectively</p> <ul style="list-style-type: none"> • maps/specific locations of the proposed housing project in RIV-B were requested to be plotted in the land classification maps of NAMRIA 		
<p>10 February 2021: Letter Request of Front Nine Konstruct for the issuance of certificate to construct</p>	<ul style="list-style-type: none"> • issuance of certificate to construct 	<p>Regional Executive Director of DENR MIMAROPA through a Memorandum dated 16 February 2021, referred to the Undersecretary for Field Operations and Environment (att'n: FMB) on the request of Front Nine Konstruct</p>	<p>FMB through a memo dated 30 March 2021, referred to Office of the Undersecretary Legal, Administration, Human Resources, and Legislative Affairs (attention: the DENR Legal Affairs Service)</p> <p>The said referral included the GIS analysis using the maps from DENR Region IV-B and other available datasets resulting to the followings findings:</p> <ul style="list-style-type: none"> • The site has a total area of 24 hectares and is within the boundaries of BPR. • The area falls within forestland as per unified replotted land classification. • Majority of the area falls within 0-8% slope category. • As per 2015 land cover, the area is predominantly covered with grassland and shrubs.

Email dated 24 March 2021 containing a Memorandum from the Cabinet Secretary was sent to FMB regarding the directives from the 23 rd IATF Yolanda meeting	<p>Directives of IATF:</p> <ul style="list-style-type: none"> • submit a written report on instances wherein certain areas in Palawan or other regions were reclassified to accommodate resettlement housing projects • request the National Mapping and Resource Information Authority for the Land Classification map of Yolanda affected areas in Palawan 	FMB refer the documents to the DENR MIMAROPA for appropriate action through FMB Memorandum dated 27 March 2021	<p>Letter response dated 04 April 2021 of DENR MIMAROPA to CabSec Karlo A.B. Nograles re: directives from the 23rd IATF Yolanda meeting</p> <ul style="list-style-type: none"> • There are no instances nor requests for reclassification and/or classification of forestland in Palawan for the Yolanda Housing Project. • No proposed House Bill reclassifying forestland in the province has likewise been filed in the Congress for the said matter. • In the case of the housing project specifically located at So. Pinagkulungan, Brgy. San Nicolas, Coron Palawan, the honorable Cabinet Secretary was informed that the case has been referred to DENR Legal Affairs Service for legal opinion on the matter.
14 May 2021: FMB-BPR Technical Working Group Meeting	<ul style="list-style-type: none"> • Request from NAMRIA for a Certification on the LC of the area at the time the OCT was issued in 1949. Request NAMRIA further for 	1. A letter was sent to NAMRIA requesting for a certification on the current land classification Title No G-6688 (Plan H-11974) and its land	Letter dated 30 June 2021, response of Administrator of NAMRIA – Usec. Peter N. Tiangco re: request for certification on the current land classification of Title No G-6688

Agenda: discuss proposed Yolanda Permanent Housing Project within BPR.	<p>the current LC of the area covered by the NHA Project.</p> <ul style="list-style-type: none"> • Coordinate with LMB on the Homestead patent which served as the basis for the issuance of the OCT No. G-6688 in 1949. 	<p>classification when the title was issued on 01 July 1949.</p> <p>2. A memorandum was sent to LMB requesting for the authenticated copy of Homestead Patent No. 2903 and clarifications on the issuance of Homestead Patent and subsequent title over an area treated as UPF.</p>	<ul style="list-style-type: none"> • There is no approved LC Map covering San Nicolas, Coron, Palawan. • It was mentioned, however, that the result of plotting of the technical description indicated in the TCT, disclosed that the subject lot falls within the unclassified public forest of Coron, Palawan. • There is no response received from LMB
Memorandum dated 26 March 2021 from the Regional Executive Director of DENR MIMAROPA (copy furnished the USAHRLA, UOFOE and DENR LAS)	<ul style="list-style-type: none"> • The area was found to be within the unclassified public forest and falls within the BPR. 	<p>FMB through a Memorandum dated 22 June 2021</p> <p>“Front Nine Konstruct should not be given favorable consideration on its request for certificate to construct due to its classification as unclassified public forest”</p>	
FMB through a memo dated 30 March 2021, referred to Office of the Undersecretary Legal, Administration, Human Resources, and Legislative Affairs (attention: the DENR Legal Affairs Service) re: request for legal opinion on the request of Front Nine Konstruct	<p>Construction of housing units within BPR with <i>OCT G-6688 and TCT T-8335</i></p>	<p><i>USLHRLA through a Memorandum dated 12 July 2021 forwarded a legal opinion.</i></p> <p><i>“Taking into consideration that the project is part of the unclassified public forest, it was mentioned in the said Memorandum that there might be</i></p>	<p>FMB through a Memorandum dated 17 September 2021 forwarded to Usec. Field Operations CSW pertaining to the Yolanda Permanent Housing Project within the BPR with attached draft letter to National Housing Authority (NHA) requesting the said Office to hold in abeyance the construction of housing units within BPR.</p>

for the issuance of Certification to Construct		<p><i>irregularities in obtaining and in the issuance of OCT G-6688 since unclassified public forest cannot be subject to titling. Since there remain questions in relation to the classification of the land covered by the Yolanda Permanent Housing Project and the validity in the issuance of OCT G-6688 and TCT T-8335, the Office of the USLAHRLA recommended that the construction of housing units be held in abeyance until appropriate investigation be concluded.</i></p>	<p>Memo was reverted to FMB with notes/comments:</p> <p>Sir,</p> <p>Per UJMTC, would it be prudent on our part to at least conduct an initial investigation on the TCT/OCT before we ask NHA to stop from pursuing the project? For comment, please. Thank you.</p> <p>-Rommel 10/21/21</p>
IATF Meeting on 22 October 2021			