



**MEMORANDUM**

**FOR** : The Regional Executive Director  
1515 L&S Bldg. Roxas Blvd.  
Ermita, Manila

**THRU** : The PENRO  
DENR Compound, Brgy. Sta. Monica  
Puerto Princesa City, Palawan

**FROM** : CENRO, Investigation team  
Coron, Palawan

**SUBJECT** : **REQUEST FOR INTERVENTION RE: CANCELLATION  
REVOCATION AND NULLIFICATION OF FREE PATENTS  
OVER A PARCEL OF LAND LOCATED AT SITIO CAMBAYA,  
NEW BUSUANGA, BUSUANGA PALAWAN**

**DATE** : 06 December 2021

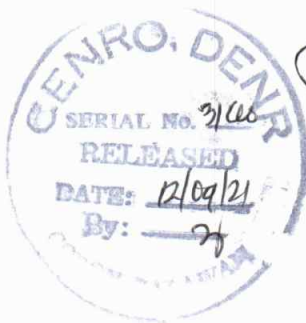
This pertains to the forwarded memorandum of Provincial Environment and Natural Resources Officer dated September 28, 2021 from the Regional Executive Director *Maria Lourdes G. Ferrer, CESO III*, in regards to the letter of Mrs. Helen Giray requesting for an update on their request for cancellation of patents issued over their claim parcel of land located at Sitio. Cambaya Bgy New Busuanga, Busuanga Palawan.

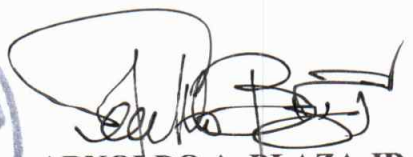
Please be advised that this office has already forwarded the preliminary investigation report dated January 14, 2020 with enclosures dated November 25, 2019 in which the team agreed that there was evidence that there were irregularities in the issuance of patents in the area, considering that the following individuals in the investigation report were not the actual occupants and no improvement could be accounted for or found in the area except that of Sps. Angel and Helen Giray. This office seeks guidance and assistance to determine how the land/occupation of Sps. Giray was subdivided and applied/patented to more or less 25 individuals without their knowledge.

Further, this office informed Sps. Giray through a letter dated December 10, 2020 to comply with the PENRO memorandums dated May 20, 2020 and December 7, 2020 requiring them to file a petition in accordance with Sections 29 and 30 of DAO 2016-31 as required for the issuance of an Order of Investigation. However, no formal petition has been received by this office.

Attached herewith are the said memorandum and letters for reference.

For information and/or instruction.



  
**ARNOLDO A. BLAZA JR.**  
CENRO/dp



Republic of the Philippines  
**Department of Environment and Natural Resources**  
Community Environment and Natural Resources Office  
Barangay 5, Calamianes Island, Coron, Palawan  
Telephone No. +63 917 504 2633  
E-mail: [cenrocoron@denr.gov.ph](mailto:cenrocoron@denr.gov.ph) Website: [www.denr.gov.ph](http://www.denr.gov.ph)

December 10, 2020

**SPS. HELEN & ANGEL GIRAY**  
Brgy. New Busuanga, Busuanga  
Palawan

Greetings from CENRO Coron!

This in connection to memorandum from PENR Office dated May 20, 2020 received by this office on July 6, 2020, reiterating the same subject of memorandum dated December 7, 2020 for the compliance on the subject case Re: **Letter dated June 17, 2019 from spouses Angel Giray Re: Land Problem over a parcel of land located at Sitio Cambaya, Barangay New, Busuanga, Busuanga, Palawan.**

Please be informed that PENR Office required the Petitioner/Complainant to submit a **PETITION** along with the required documents pursuant to Sec. 29 and 30 of DAO 2016-31 as requisite for the issuance of an **Order of Investigation** and formal investigation of the instant case as one of the basis that the petition is in due form.

In this regard, this office will take appropriate action once you have submitted the required documents. After which this office will be forwarding the evaluated documents to the PENRO. Herewith attached is the requirements of a formal petition.

Please be guided accordingly. Thank you!

Very truly yours,

  
**ARNOLDO A. BLAZA JR.**  
OIC-CENRO





MEMORANDUM

TO :

The Community Environment and  
Natural Resources Officer  
Coron, Palawan

FROM :

The OIC-Provincial Environment and  
Natural Resources Officer

SUBJECT :

LETTER DATED JUNE 17, 2019 FROM SPOUSES ANGEL GIRAY AND  
HELEN GIRAY RE: LAND PROBLEM OVER A PARCEL OF LAND  
LOCATED AT SITIO CAMBAVA, BARANGAY NEW BUSUANGA,  
BUSUANGA, PALAWAN (DENR-ASRMD-019-002137)

Acknowledged receipt of your Memorandum dated January 14, 2020 relative to the land problem of Sps. Angel and Helen (Giray) over a parcel of land located at Bgy. New Busuanga, Busuanga, Palawan. Please advise Sps. Giray to submit a PETITION along with the required documentations pursuant to Sec. 29 and Sec. 30 of DAO 2016-31 as a basis for issuance of an Order of Investigation.

Please conduct records verification to ascertain the land classification and disposition status of the subject area and be reminded that outright cancellation, revocation, or nullification of patent is not possible without due process.

For compliance,

For the OIC-PENRO:

*[Signature]*  
JOHNNY P. LILANG  
Chief, Technical Services Division  
Officer-in-Charge

DENR PENRO  
PALAWAN RECORDS  
RELEASED  
BY: *[Signature]*  
DATE: 5-21-2020 CN 30-0290

ESD/Title: KSA  
Doc Ref No: 2020-2299

Barangay Sta. Monica, Puerto Princesa City, Palawan  
Tel/Fax No: (048) 434-58791  
Email Address:

May 20, 2020

7/4/20  
Resubmit

7/2/20  
2020-161  
L  
RPS



Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA REGION  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE



December 7, 2020

**MEMORANDUM**

**TO** : The Community Environment and  
Natural Resources Officer  
Coron, Palawan

**FROM** : The Provincial Environment and  
Natural Resources Officer

**SUBJECT** : **LETTER DATED JUNE 17, 2019 FROM SPOUSES ANGEL  
GIRAY RE: LAND PROBLEM OVER A PARCEL OF LAND  
LOCATED AT SITIO CAMBAYA, BARANGAY NEW  
BUSUANGA, BUSUANGA, PALAWAN**

This pertains to the subject letter which has been referred to your end per attached memorandum dated May 20, 2020.

Considering that the party concerned has been asking for the status of the same, this office hereby reiterates the instruction as stated. Please for your immediate compliance.

  
**ERIBERTO B. SAÑOS, CESE**

Cc **Spouses Angel and Helen Giray**  
Sitio Cambaya, Barangay New Busuanga, Busuanga, Palawan

TSD-RPS/DIN  
Imo

Sta Monica, Puerto Princesa City  
Telefax (048) 433-5638  
email add [denrpalawan@yahoo.com](mailto:denrpalawan@yahoo.com)





## MEMORANDUM

**FOR** : The Regional Executive Director  
MIMAROPA Region  
Roxas Blvd. Ermita, Manila

**THRU** : The OIC, Provincial Environment and  
Natural Resources Officer  
Puerto Princesa City, Palawan

**FROM** : The OIC, Community Environment and  
Natural Resources Officer  
Coron, Palawan

**SUBJECT** : **LETTER DATED JUNE 17, 2019 FROM SPOUSES ANGEL GIRAY  
AND HELEN GIRAY RE: LAND PROBLEM OVER A PARCEL OF  
LAND LOCATED AT SITIO CAMBAYA, BARANGAY NEW  
BUSUANGA, BUSUANGA, PALAWAN. (DENRCO-ASRMD-2019-002137)**

**DATE** : January 14, 2020

Respectfully submitted is the initial investigation report on the above-subject with enclosures dated November 25, 2019.

Based on the said investigation, the team concur that there are evidences that there were irregularities in the issuance of patents to the following individuals considering that they are not the actual occupants and that no improvements can be accounted for in the area except that of spouses Angel and Helen Giray.

LOT No.	NAME	LOT No.	NAME
Lot 676 - 10	Joel Segarino, Jr	Lot 676 - 40	Sonny T. Socro
Lot 676 - 11	Domingo Sabroso, Jr	Lot 676 - 41	Sonny E. Daco
Lot 676 - 12	Lilibeth Araza	Lot 676 - 42	Jeremias Echague
Lot 676 - 30	Ma. Luisa Singian	Lot 676 - 70	Nelson Daco
Lot 676 - 31	Dondon Sambroso	Lot 676 - 71	Clifford Rodriguez
Lot 676 - 32	Lena J. Abila	Lot 676 - 72	Shirley Daco
Lot 676 - 33	Reneboy Penio	Lot 676 - 73	Alma Villanueva
Lot 676 - 34	Rafaela Meneses	Lot 676 - 74	Mark Alvin Lu
Lot 676 - 35	Helen R. Giray	Lot 676 - 75	Edwin Daco
Lot 676 - 36	Iver Angelu Lilang	Lot 676 - 76	Tiny Sariago
Lot 676 - 37	Rose J. Jagmis	Lot 676 - 77	Joanne Aday
Lot 676 - 38	Elmon Keith Custodio	Lot 676 - 78	Rene Rodriguez
Lot 676 - 39	Jerry Dapar		

We hereby request for guidance and assistance of that Office in order to determine how the occupation of Spouses Angel and Helen Giray was subdivided, applied and patented to twenty-five individuals without their knowledge. Should the result be deceptive the team strongly recommends for the cancellation, revocation and nullification of Free Patents issued to the above individuals.

For consideration and further instruction/s.



  
**ARNOLDO A. BLAZA, JR**  
\*cjs/

cc : Gilbert C. Gonzales, CESO III  
The Assistant Secretary for Field Operations  
Southern Luzon  
DENRCO-ASRMD-2019-002137



## MEMORANDUM

**TO :** The OIC, Community Environment and Natural Resources Officer  
Coron, Palawan

**FROM :** The Investigating Forest Officers  
Coron, Palawan

**SUBJECT :** LETTER DATED JUNE 17, 2019 FROM SPOUSES ANGEL  
GIRAY AND HELEN GIRAY RE: LAND PROBLEM OVER A  
PARCEL OF LAND LOCATED IN SITIO CAMBAYA,  
BARANGAY NEW BUSUANGA, BUSUANGA, PALAWAN.

**DATE :** November 25, 2019

This pertains to the Memorandum dated September 9, 2019 from the OIC, Provincial Environment and Natural Resources Officer regarding the above cited subject.

## BACKGROUND OF THE CASE

The case stemmed from a letter addressed to DENR Secretary Honorable Roy A. Cimatu dated June 17, 2019 by spouses Angel Giray and Helen Giray. The letter is requesting for assistance of the DENR Office for the cancellation, revocation and nullification of Free Patents issued to certain individuals over a parcel of land that the couple lawfully had claim located at Sitio Cambaya, Barangay New Busuanga, Busuanga, Palawan.

## RESULT OF INVESTIGATION

Below are the findings upon records verification:

1. Based on logbook there is no listed claimant for Lot 676 Cad 1150 – D with a total area of 1,383,460.21 square meters. The area is listed as Public Land.
2. Lot 676 Cad 1150 – D being a public land was subjected to a subdivision plan (Csd 04 – 033322). The survey commenced from December 5-20, 2009 and was approved on August 12, 2010.



3. From the sketch/special plan of Lot 676, Busuanga Cadastre as prepared for spouses Angel and Helen Giray by Engr. Dominic Urani Lopez it appears that Lot 676, Cad 1150-D is consisting of two (2) parts. Lot 676 A Cad 1150-D consisting of 253,917 square meters and Lot 676 B Cad 1150-D consisting of 1,129,543 square meters.
4. Based on the copy of Waiver of Rights of a certain Real property and Deed of Absolute Sale executed on December 06, 1996, the original owner of the disputed area is Luzviminda Libarra Aguilar. The ownership was waived and sold in a manner absolute and irrevocable to spouses Angel Giray and Helen Giray in 1996. The area is located at Sitio Cambaya, New Busuanga, Busuanga, Palawan with an area of approximately twenty-four (24) hectares.
5. A certification dated January 25, 2008 was issued by Shiela D. Echague, Punong Barangay of Barangay New Busuanga certifying that Lot 676 A Cad 1150 – D is being claimed by spouses Angel and Helen Giray. The lot is located at Sitio Cambaya, Brgy. New Busuanga, Busuanga, Palawan with an area of approximately 253,917 square meters. Certifying further that the said area is free of claims from other individuals.
6. A certification dated August 05, 2010 was issued by Shiela D. Echague, Punong Barangay of Barangay New Busuanga certifying that spouses Angel and Helen Giray is the owner of Tax Declaration No. 007-0574-A located at Sitio Cambaya, New Busuanga, Busuanga, Palawan.
7. A Tax Clearance dated May 27, 2019 Marlo B. Friolo, Acting Municipal Treasurer of Busuanga certified that spouses Angel and Helen Giray paid realty taxes from year 2000 – 2019.
8. A certification dated June 10, 2019 was issued by Efren V. Ladica, Municipal Assessor of Busuanga certifying that as per their records spouses Angel and Helen Giray is the declared owner of Tax Dec No. 18-07-007-0675 located at New Busuanga, Busuanga, Palawan with an area of 240,000 square meters.
9. A letter from spouses Angel and Helen Giray dated June 10, 2019 was received requesting this office to refrain from issuing any certification of ownership to the 25 lots included in the CSD-04-033322 subdivision plan of Lot 676, CAD 1150-D part.

Below are the findings on actual ground validation:

1. During the ocular inspection done by the team on October 22, 2019. A house stands in the area which belongs to spouses Angel and Helen Giray. The said house built with light materials serves as home of the caretaker since 1996 up to the present time.

2. Barbed wire fences are visible in some parts of the area. According to the caretaker, they are having a hard time putting up fences in the twenty-four hectare property for they are unsure of their actual boundaries after the typhoon Yolanda devastated the area in November of 2013.
3. No other occupants were observed during the ocular inspection. Other than that, of the caretakers' and some nearby houses attesting that they are the only residents in the area.
4. The area is relatively flat with several fruit bearing trees planted in the area such as banana, cashew, coconut, mango, root crops, vegetables and bamboo are also found near the house, majority of the area is covered with thick undergrowth and grass. Different species of trees and shrubs that are naturally growing in the area were also observed.

## CONCLUSION

- Prior Busuanga Cadastre the said area is already being cultivated by Luzviminda Libarra. Tax Declaration No. 295 year 1974 and Tax Declaration No. 0231 year 1980. The area is located at Cambaya Central, Busuanga, Palawan. The area is approximately 24 hectares classified as Riceland Upland and Pasture Land. The said aforementioned area was waived and sold to spouses Angel and Helen Giray in 1996.
- Busuanga Cadastre was surveyed from September 13 to October 16, 1993 and was approved in 1995. The area of Luzviminda Libarra appears to be Lot 676 – A Cad. 1150 – D after the cadastral survey. However, there was no listed claimant for Lot 676 based on logbook.
- After the ground and records verification, the team hereby conclude that there was fraudulent and anomalous application and issuance of free patents over the area claimed by spouses Angel and Helen Giray particularly that of Lot 676 – A Cad 1150 - D. Considering that there are no actual occupants in the area and no improvements can be accounted for by other claimants other than that of the petitioner.
- The free patents application/issued by the Bureau of Lands to those individuals within the area claimed by spouses Angel and Helen Giray (Lot 676 A Cad 1150 – D) fall short on the following requirement to wit

*Public Land Act Chapter VII Sec. 44 xxx, has continuously occupied and cultivated, either by himself or through his predecessors-in-interest, a tract or tracts of agricultural public lands subject to disposition, or who shall have paid the real estate*



*tax thereon while the same has not been occupied by any other person shall be entitled,*  
xxx

*Public Land Act Chapter VII Sec. 46 xxx. Provided, that no application shall be finally acted upon until notice thereof has been published in the municipality and barrio in which the land is located and adverse claimants have had an opportunity to present their claims.*


The team conclude that there were misinterpretations in the manner the free patents application was processed and issued over the claimed area of Spouses Angel and Helen Giray.


#### RECOMMENDATIONS

The team hereby recommends:

- Appeal for the cancellation, revocation and nullification of the said free patents issued over the claimed area of spouses Angel and Helen Giray consisting of more or less twenty-four (24) hectares particularly that of Lot 676 A Cad 1150 - D.

For consideration.

  
MARIADONICA L. PATRON  
Special Investigator / LIO

  
CRISTINA J. SABANGAN  
Forester I

  
ALBERT ABARING  
Forest Ranger

  
DENNIS T. JAGMIS  
Forest Technician I

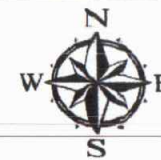
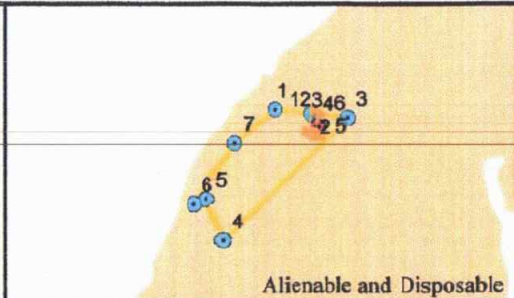




DIFFERENT ANGLES AND VIEWS TAKEN ON THE AREA OF MS. HELEN GIRAY DURING THE OCULAR INSPECTION OF THE TEAM AT SITIO CAMBAYA, BARANGAY NEW/ BUSUANGA, BUSUANGA, PALAWAN (LOT 676, Cad – 1150 – D)



TECHNICAL DESCRIPTION					
BEARING					
Corner	Distance	Direction N/S	Degrees	Minutes	Direction E/W
1-2	199.87	S	83	12	E
2-3	199.44	S	83	0	E
3-4	960.95	S	45	13	W
4-5	248.11	N	19	58	W
5-6	75.34	S	66	46	W
6-7	398.47	N	32	56	E
7-1	278.75	N	55	14	E
Tie Point Geographic Coordinates		Longitude		Latitude	
		119° 51' 18.391" E		12° 11' 1.939" N	



## GIS MAP

Showing the location of a lot claimed

**SPS. ANGEL & HELEN GI**

portion of Lot 676, CAD-1150-D, Busuanga  
with CSD-04-033322 (Republic of the Phi

is with in

**Alienable and Disposable**

As per LC no. 839, Project 2-A

Located at

Sitio : Cambaya  
Barangay : New Busuanga  
Municipality : Busuanga  
Province : Palawan

Scale 1 : 9,500

0 85 170 340 510

Projection: Universal Transverse Mercator - Zone 51  
Datum: World Geodetic 1984 (WGS84)

Approximate Area (based on GIS): 25.39 Ha

### Legend

	Land Classification
Geotagged Photos	Alienable & Disposable
House of Giray	Forestland
Lot Corners	Unclassified Public
Helen Giray Property	

Geotagged Photo 1



Geotagged Photo 2



Geotagged Photo 3



Geotagged Photo 4



Geotagged Photo 5

(House of Angel & Helen Giray)



Geotagged Photo 6



Inspected & prepared by:

HARLANA ILOVINO  
Forest Ranger

DENNIS  
Forest Ranger

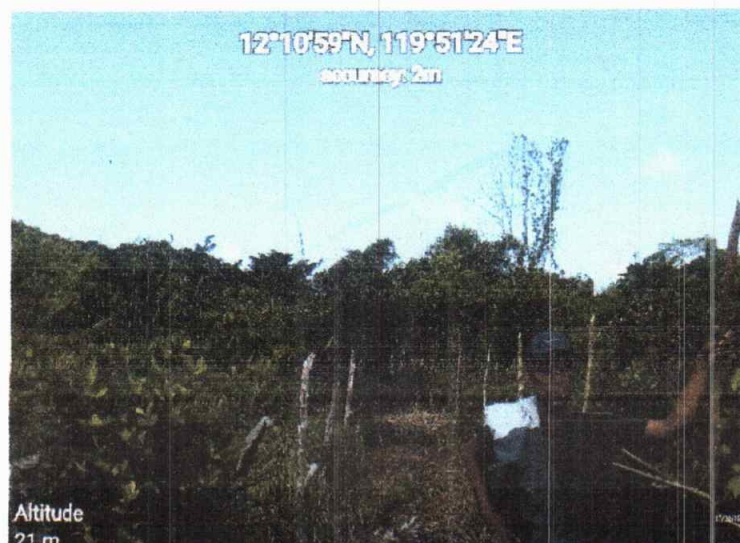
PATRICK ISRAEL T. PANLILIO  
Forest Technician I

ELIZALDE  
Forest Technician I

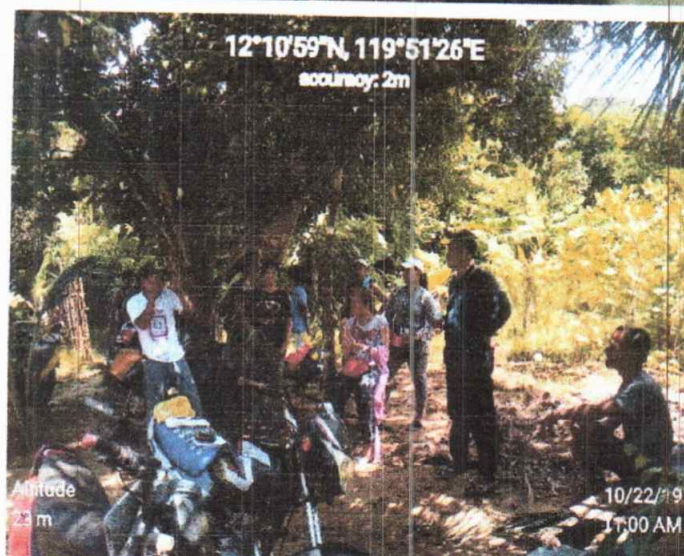
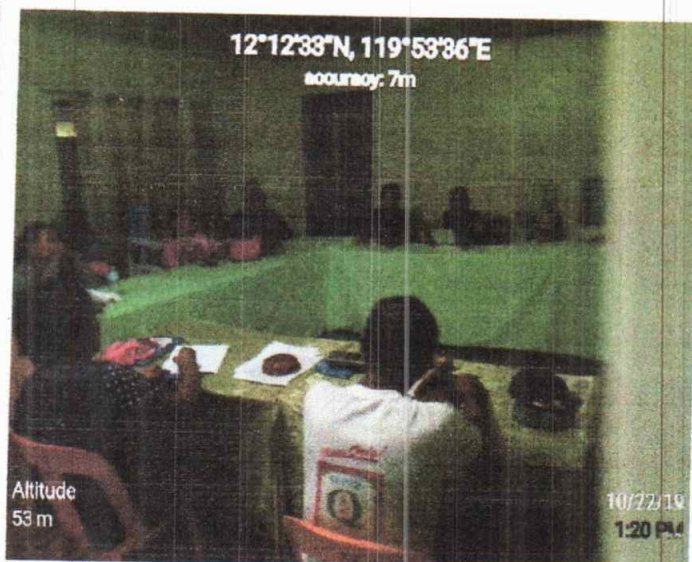
MARIA LUCILA L. PATRON  
Special Investigator/LIO

Note: Subject for more precise survey  
Satellite Image: November 2018









Actual dialogue and ground verification of the team on the land problem of Angel and Helen Giray located at So. Cambaya Brgy. New Busuanga, Busuanga, Palawan.