



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources
EL NIDO-TAYTAY MANAGED RESOURCE PROTECTED AREA
Calle Real, Barangay Masagana, El Nido, Palawan, 5313
Contact No. GLOBE (0917-1103-262)
Email: denrpao_elnidopal@yahoo.com / entmrpa@gmail.com

June 22, 2021

MR. EDGARDO O. TRINIDAD

Proponent

Ocean Bay Resort and Leisure Club, Inc.

So. Maremegmeg, Brgy. Corong-corong, El Nido, Palawan

Dear Mr. Trinidad,

This pertains to the letter to you from the Regional Executive Director (RED) Maria Lourdes G. Ferrer, received by this office on June 17, 2021. The letter enumerated the comments and recommendations on your Special Use Agreement in Protected Area (SAPA) application for Oceana Bay Resort Vacation and Leisure Club, Inc.

In view hereof, this office is furnishing you a photocopy of the said letter for your reference and submission of the revised/lacking documents to support your application.

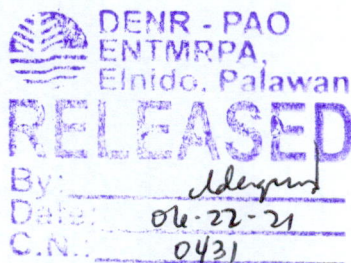
The computation of the annual SAPA fee is also stated in the letter, please be informed that the computed annual SAPA fee will be based on the proposed area and total project cost specified in the CDMF.

Furthermore, the Regional Executive Director (RED) Office-Region IV MIMAROPA is requesting for your official response to the issued Notice to Vacate (NTV) by the El Nido Task Force Challenge for it will be one of the bases for specific provisions to be incorporated on the terms and conditions in the SAPA agreement. Also, please provide clarification and support on the proper name of the establishment for SAPA since there are three (3) names appearing on the requirements.

We are hoping for your immediate response and submission of revised documents.

Thank you for cooperation.

Sincerely,



[Signature]
MILDRED A. SUZA
Protected Area Superintendent

Copy furnished

The RED, DENR MIMAROPA Region
The PENRO, Palawan
The CENRO Taytay, Palawan
File



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION

PAMBAC File Copy

16 JUN 2021

MR. EDGARDO O. TRINIDAD

Proponent

Oceana Bay Resort Vacation and Leisure Club, Inc.

So. Maremegmeg, Brgy. Corong-corong, El Nido, Palawan

Dear **Mr. Trinidad**:

This refers to your application for Special Use Agreement in Protected Areas (SAPA) for the proposed Oceana Bay Resort Vacation and Leisure Club, Inc. covering an area of 27,000 square meters located in Sitio Maremegmeg, Barangay Corong-corong, within the El Nido-Taytay Managed Resource Protected Area (ENTMRPA), Palawan.

Please be informed that the process for SAPA application begins with the submission of the requirements in our DENR – Protected Area Management Office of ENTMRPA for their initial review and must be endorsed to the proper channels with categorical recommendations prior the review of the Regional Office. This is to ensure that the proponent and the field office have complied/submitted all the requirements such as verification of maps and PA zoning. Nonetheless, we reviewed your submitted documents in order to provide initial feedback and for reference of our field office.

Review of your submitted documents disclosed the following findings and corresponding recommendations for your compliance:

1. Application form: Submit a completely-filled up SAPA application form indicating the type of applicant, special use and all required fields; application should be under the name of the authorized representative of the group / corporation and should appear consistently in all documents;
2. Certified copy of birth certificate (for individuals) or ownership (for corporations);
3. Project description: include clearer maps, timetable for each development phase, total project cost and description of activities and services. Activities should be consistent based on the allowable activities per PA management zone (RA 11038) and ECAN zone (Section 10 of the amended IRR of RA 7611);
4. Proof of financial capability: Submit copies of ITR for the last three years;
5. Copy of SEC registration, Articles of Incorporation and by-laws: provide complete set of documents including supporting documents that specify the authorized representative of the company/corporation (e.g. board resolution);
6. Comprehensive Development and Management Plan: provide comprehensive description and details of the proposed project including the timetable, list of proposed amenities, facilities and infrastructures as well as the total project cost. Activities should be consistent based on the allowable activities per PA management and ECAN zone;
7. Environmental Compliance Certificate: submit complete and signed ECC with correct proposed project and location;
8. PAMB resolution: The PAMB resolution should specify the recommendation of the proposed project for the SAPA approval and;
9. Indicative Rehabilitation Plan

Also, please provide clarification and supporting documents on the proper name of the establishment applied for SAPA since three names appear on the requirements: Regency Mountain Resort, El Nido Bayview Resort and Oceana Bay Resort Vacation and Leisure Club.

Please be also informed that the computed annual SAPA fee to be paid will be based on the proposed area and total project cost specified in the CDMP. Pursuant to Section 25 of RA 11038 or the Expanded NIPAS Act, the computation of the annual SAPA fee is equivalent to:

= 5% of the area (sq.m) x most recent zonal value of the commercial zone of the nearest barangay or municipality where the project is located + 1% value of improvement

For the proposed 27,000 sq.m. area and total project cost of PhP 8,000,000.00:

= 5% (27,000 sq.m x PhP25,000/sq.meter*) + 1% value of improvement

= 5% (PhP675,000,000) + PhP 80,000

= PhP33,750,000 + PhP 80,000

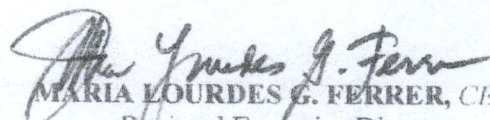
= **PhP 33,830,000.00 annual user's fee**

**based on the nearest commercial zonal value of the nearest barangay: Barangay Corong-corong, along National Highway: P25,000.00 per square meter pursuant to BIR RDO No. 36; DO No 72-17 dated November 24, 2017*

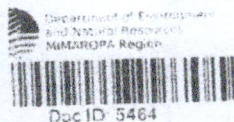
Further, in relation to the actions undertaken by the El Nido Task Force Challenge in which a Notice to Vacate and Notice of Violation were issued to you, may we also request for your official response and actions undertaken relative to the matter. This will be the basis for specific provisions to be incorporated on the terms and conditions in the SAPA agreement to ensure that these issues will be properly addressed. Please coordinate closely with ENTMRPA-PAMO regarding the matter. Attached is the copy of the SAPA matrix guide for your reference.

We are hoping for your cooperation and immediate response/submission of revised/lacking documents to support your application.

Very truly yours,


MARIA LOURDES G. FERRER, CESO III
Regional Executive Director

Copy furnished:
The PENRO Palawan
The ENTMRPA-PAMO



CDD / PAMBC / MTR

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