



MEMORANDUM

F O R : **The Regional Director**
DENR-EMB, MIMAROPA Region
Roxas, Blvd., Ermita, Manila

T H R U : **The PENR Office**

F R O M : **The Chief, EMS-Marinduque**

S U B J E C T : **INVESTIGATION/INSPECTION REPORT RE:
LETTER-COMPLAINT FROM A CERTAIN
MARITZ LUNA REGARDING THE ALLEGED
ILLEGAL STRUCTURES/SQUATTERS WITHIN
THE 20-METER SHORELINE IN BARANGAY
YOOK, BUENAVISTA, MARINDUQUE**

D A T E : **03 September 2021**

A. Basis/References:

Memorandum regarding the above subject dated August 31, 2021 with IIS No. R4B-2021-009918 was referred to this Office on the same date with instruction to conduct an inspection/investigation on the complaint of Ms. Maritz Luna. And as per instruction, this Office coordinated and informed OIC-PENR Officer Imelda M. Diaz regarding the complaint, wherein, she instructed her Technical Services Division Chief, Engr. Cynthia U. Lozano, to send representative(s) in the conduct of investigation/inspection activity.

B. Action Undertaken:

Be informed that on September 02, 2021, a multi-sectoral field investigation/inspection was conducted regarding the complaint in coordination and representation from concerned government agencies, as follows:

Agency/Office	Representative/s
I. EMS-Marinduque	1. EMS Chief Rolando Z. Capistrano 2. EnMO Jonathan M. Motol
II. DENR-PENRO, Marinduque	3. AA/DPLI/PO Dina M. Sajul 4. Forest Technician I Brian F. Iñigo 5. Forest Technician I John Andrew M. Magculang
III. Office of the Municipal Assessor, LGU- Buenavista, Marinduque	6. Tax Mapper Engr. Glen Villavicencio
IV. LGU-Yook, Buenavista	7. Brgy. Kagawad Leoncio R. Delos Santos

Be also informed that copies of said Memorandum including the attached letter-complaint of Ms. Luna had been provided to the Office of the Municipal Assessor of Buenavista and LGU-Yook, Buenavista for their references. In return to our request, Engr. Villavicencio, from the Office of the Municipal Assessor, provided copies of Tax Declaration No. 02-005278 (Cadastral Lot No. 5156 in the name of Norberto Luna Et.Al as the owner) and Tax Declaration No. 02-005327 (Cadastral Lot No. 6006 in the name of Rosenda M. Luna, as the owner) both located in Brgy. Yook, Buenavista, Marinduque.

After the coordination and discussion including gathering of pertinent documents with the concerned offices for references, the party immediately proceeded for the investigation/inspection and gathered information in the subject area being complained. The party interviewed certain persons who are presently occupying and/or squatting within the shoreline, and also coordinated and had chanced to interview the complainant, Ms. Luna.

C. Findings/Observations:

1. In the subject area being complained by Ms. Luna, three (3) active structures made-up of light materials and two (2) abandoned/demolished structures had been noticed. According to Engr. Villavicencio and AA/DPLI/PO Sajul, they confirmed that as per Technical Description (of Lot No. 5156, PSU-186079, Portion) and projection with the Cadastral Map, the said structures, which were built adjacent to Lot No. 5156 owned by the Luna Family and facing Tablas Strait, are within the Salvage Zone.
2. According to Kagawad Delos Santos, three (3) families are residing in the subject area, namely: 1. Mr. Oscar Medina; 2. Ms. Teresita Reanzares; and 3. Ms. Clemencia Villavicencio. In an interview with Mr. Medina, a fisherman and one of the settlers, it has been found out that they had no legal documents (e.g. title, lease, etc.) to reside in the subject area although they had been there for so many years. He also added that Sangguniang Barangay Yook has not prohibited them to reside in that particular area since then due to their job.

D. Attachments:

- Tax Declaration No. 02-005278
- Tax Declaration No. 02-005327
- Cadastral Map
- Lot Data Computation/Technical Description of Lot No. 5156
- Memorandum dated August 31, 2021

E. Remarks/Recommendations:

Based on the above findings/observations, there has no laws under the mandate of EMB has been violated.

To summarize, Ms. Luna is complaining several houses/structures that had been built within the 20-meter salvage zone or along the shoreline of Brgy. Yook, Buenavista wherein the government does not allow any structures.

In view hereof, this Office recommends that this complaint be forwarded to DENR-MIMAROPA Region considering that issues and concerns being raised by the complainant are related to ***Lands Matters*** and ***Water Code of the Philippines (P.D. 1067)*** for their appropriate action.

For the Regional Director's information and appropriate action, please.



ROLANDO Z. CAPISTRANO



PHOTOS/DOCUMENTATION TAKEN ON SEPT. 02, 2021
INVESTIGATION/INSPECTION RE: LETTER-COMPLAINT FROM A
CERTAIN MARITZ LUNA REGARDING THE ALLEGED ILLEGAL
STRUCTURES/SQUATTERS WITHIN THE 20-METER SHORELINE IN
BARANGAY YOOK, BUENAVISTA, MARINDUQUE



Coordination with the Office of the Municipal Assessor, LGU- Buenavista, Marinduque



Coordination with LGU-Yook, Buenavista, Marinduque



Coordination with Ms. Maritz Luna, the complainant. She is complaining several houses/structures (red arrow) that had been built within the 20-meter salvage zone or along the shoreline of Brgy. Yook, Buenavista which is adjacently located to Lot No. 5156 owned by the Luna Family.



According to Kagawad Delos Santos, three (3) families are residing in the subject area, namely: 1. Mr. Oscar Medina; 2. Ms. Teresita Reanzares; and 3. Ms. Clemencia Villavicencio. In an interview with Mr. Medina, a fisherman and one of the settlers, it has been found out that they had no legal documents (e.g. title, lease, etc.) to reside in the subject area although they had been there for so many years. He also added that Sangguniang Barangay Yook has not prohibited them to reside in that particular area since then due to their job.



Showing several structures (active and abandoned) in the subject area.



Drone shot showing the houses/structures (red circle) that had been built within the 20-meter salvage zone or along the shoreline of Brgy. Yook, Buenavista which is adjacently located to Lot No. 5156 owned by the Luna Family (yellow).

PROPERTY INDEX NO. 030-02-012-05-059

BPA Form No. 1

TAX DECLARATION NO. 03-005327

DECLARATION OF REAL PROPERTY
(FILED UNDER REPUBLIC ACT NO. 7160)

Owner: ROSENDA M. LUNA

29 Judea Ext., Multinational Village, Paranaque City

Administrator

Address

References

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property

Recudo

Yeah

Buenavista Marinduque

Number and Strand

(Governmental) Violated!

11/10/2014 11:12:00 AM

Certificate of Title No.

Cadastral Lot No.

Agency's Lot No.

059

Boundaries

SOAD

Costs

Journal of Management Education 32(1)

49500

East.

093/5155 Jesus Corral

SOUTH
WEST

014/51563 Rosenda M. Luna

[State streets, lots or systems by which bounded or defined or corners of corners of adjoining lands

1 (8) LAND (AGRICULTURAL/MINERAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
ID#	Area	Value	ID#	Area	Class	Unit Values	Market Value
			COCO	0.3689	2	60,280.00	22,237.29
							-
							-
							-
							-
							-
Total	→		Total				\$ 22,237.29
			Total Adjusted Market Value				\$ 21,350.00

1 (b) PLANT & TREES

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Number and Kind	Annual Product (Quantity)	Value	Base Market Value — 100%	Number and Kind	Annual Product (Quantity)	Unit Value	Market Value
			Adjustments:	Coconut - 2	5	390	1,980.00
			(a) Along — or no sq. footage — 0 %				-
			(b) — Same, in all weather rd. — 0 %				-
			(c) — Kms. to nearest DMC — -4 %				-
			Total Adjustment — -4 %				-
			96 %				-
			Total				1,980.00
Total	P		Adjusted Market Value				1,980.00

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

[illegible]

The education system is a key institution in Japan, and the curriculum is based on the concept of *kyōiku* (education), which is defined as the process of developing the individual's personality and social skills. The curriculum is based on the concept of *kyōiku* (education), which is defined as the process of developing the individual's personality and social skills. The curriculum is based on the concept of *kyōiku* (education), which is defined as the process of developing the individual's personality and social skills.

LOT DATA COMPUTATION

INSTRUCTIONS:

1. Enter required data in the yellow colored cells.
2. Compare declared area with computed area for error checking.

Lot No.	=	5156
Owner	=	Pedro Corral
Cad Survey No.	=	CAD 723-D C-14
CM Quadrangle	=	13,13/ N 121,57/ E
Barrio	=	Yook
Mun / City	=	Buenavista
Province	=	Marinduque
Island	=	Marinduque
Geodetic Engr.	=	Romualdo P. Paz
Date Surveyed	=	0
Surv. Sym. & No.	=	723-D C-14
L.R.C. No.	=	not listed
Declared Area	=	14590.17

TIE POINT DATA:

BLLM 1	=	1,466,272.400	N
		602,090.370	E

NO.OF CORNERS: 12

ERROR CHECKING:

DOUBLE AREA	29,180.35
AREA	14590.1774

ACCURACY STANDARDS:

L.E.C.	0.005565085
R.E.C.	106,773
ACC	1 : 110000

STATIONS	COORDINATES		TECHNICAL DESCRIPTION				
	NORTHINGS	EASTINGS	DISTANCES	BEARINGS			
	ERROR CHECK		594.20	N/S	DEG	MIN	E/W
BLLM 1	1,466,272.400	602,090.370	4802.69	S	34	33	E
1	1,462,316.690	604,813.830	78.70	S	40	06	W
2	1,462,256.490	604,763.140	69.76	S	75	55	E
3	1,462,239.510	604,830.800	29.73	S	27	07	W
4	1,462,213.050	604,817.250	104.57	N	82	10	W
5	1,462,227.300	604,713.660	29.51	S	72	00	W
6	1,462,218.180	604,685.590	56.84	N	38	18	W
7	1,462,262.790	604,650.360	27.35	N	17	35	W
8	1,462,238.860	604,642.100	23.49	N	80	37	E
9	1,462,292.690	604,665.280	65.71	N	43	32	E
10	1,462,340.330	604,710.540	102.20	S	79	27	E
11	1,462,321.620	604,811.010	2.27	S	06	19	W
12	1,462,319.360	604,810.760	4.07	S	48	59	E

Lot Data Computation of Lot No. 5156

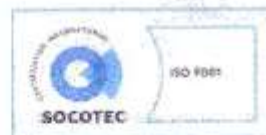
REMARKS	LAT	DEP	AREA COMPUTATION			For Plotting
			LINE	DMD	DPA	
	0.01	0.00				
#####	2723.67		BLLM 1 - 1			6156
	-60.20	-50.69	1 - 2	60.20	3,051.54	604813.83,1482316.69
	-16.97	87.66	2 - 3	137.38	-9,295.13	604763.14,1482256.49
	-26.46	-13.55	3 - 4	180.82	2,450.11	604830.8,1482239.51
	14.25	-103.59	4 - 5	193.03	19,995.98	604817.25,1482213.05
	-9.12	-28.07	5 - 6	187.90	5,274.35	604713.66,1482227.3
	44.61	-35.23	6 - 7	152.41	5,369.40	604665.59,1482218.18
	26.07	-8.26	7 - 8	81.73	675.09	604650.36,1482262.79
	3.83	23.18	8 - 9	51.83	-1,201.42	604642.1,1482288.86
	47.64	45.26	9 - 10	0.36	-16.29	604685.28,1482292.69
	-18.71	100.47	10 - 11	-28.57	2,870.43	604710.54,1482340.33
	-2.26	-0.25	11 - 12	-7.60	-1.90	604811.01,1482321.62
	-2.67	3.07	12 - 1	-2.67	8.20	604810.76,1482319.36

c

Lot Data Computation of Lot No. 5156



Department of Environment and Natural Resources
Environmental Management Bureau
MIMAROPA Region



August 31, 2021

MEMORANDUM

TO : The Chief
EMS, MARINDUQUE

FROM : The Regional Director
EMB MIMAROPA REGION

SUBJECT : **LETTER-COMPLAINT FROM A CERTAIN MARITZ LUNA
REGARDING THE ILLEGAL STRUCTURES/SQUATTERS
WITHIN THE 20 METER SHORELINE IN BARANGAY YOOK,
BUENAVISTA, MARINDUQUE**

This has reference to a complaint received by this Office from a certain Maritz Luna regarding the illegal structures/squatters within the twenty (20) meters shoreline in Barangay Yook, Buenavista, Marinduque. Accordingly, the location is an area where the government does not allow the construction of any structures.

In this regard, you are hereby directed to conduct an inspection/investigation on the said area in coordination with the LGU of Buenavista and Office of the PENRO and determine if any laws under the mandate of this Office has been violated. Submit report to this Office, together with your categorical recommendations, five (5) days upon receipt hereof.

Attached on this Memorandum is a copy of the complaint received for your ready reference.

For strict compliance.

ATTY. MICHAEL DRAKE P. MATIAS



Digitally signed by
EMB-MIMAROPA
REGIONAL OFFICE
OFFICE REGIONAL
DIRECTOR
Date: 2021.09.01
15:51:15 +08'00'

*Copy to: Lemuel R. Delos Santos
Yook Sept. 2, 2021*

*Received by
GLEN P. LAYAN
for HRP
09/04/2021*

PENRO Compound, Brgy. Suqui, Cagayan City, Oriental Mindoro
Regional Satellite Office: 6th Floor DENR by the Bay Bldg., 1515 Roxas Blvd., Ermita, Manila
Office of the Regional Director: (02) 8536 9786; Administrative and Finance Division: (02) 8536 9786
Environmental Management and Enforcement Division: (02) 8633 2587; Clearance and Permitting Division: (02) 8633 2587
Records Management Unit: (02) 8633 8900
Email Address: embmimaro@denr.gov.ph
Website: www.mimaropa.emb.gov.ph



R4B-2021-009918

Copies of Memorandum dated 31, 2021 including the attached letter-complaint of Ms. Luna had been provided to the Office of the Municipal Assessor of Buenavista and LGU-Yook, Buenavista for their references.

Illegal Structures/Squatters within 20 Meter Shoreline

☒ Add the suggestion, show help2 ☐ ☐

Reply Reply all Forward

From: Meritz Luna <meritzluna@outlook.com>
Sent: Friday, 13 August 2021, 4:35 pm
To: Meritz Luna; Barcena
Subject: Fast Illegal Structures/Squatters within 20 Meter Shoreline

Gentlemen:

I would like to complain squatters that built houses within the 20 meter shoreline here in Yook, Barranquilla, Manabique, near the Yook Elementary School. They are between my property and the seashore where the government does not allow any structures. I have complained them to the National Disaster Reduction Mitigation Center, headed by Ms. Miriam Villo, but nothing has happened. They refused to vacate the premises.

Your immediate attention to this matter will be highly appreciated. Thank you.

Very truly yours,

MARIA TERESITA LUNA
Hacienda Luna, Property Owner
Cellphone: 09176145438

Get Outlook for Android



Department of Environment and Natural Resources
Environmental Management Bureau
MIMAROPA Region



August 31, 2021

Ms. Maritz Luna
Owner
HACIENDA LUNA
Buenavista, Marinduque
maritzluna@outlook.com

Dear **Ms. Luna**,

This is to acknowledge receipt of your complaint, sent via e-mail, regarding the illegal structures/squatters within the twenty (20) meter shoreline in Yook, Buenavista, Marinduque near the Yook Elementary School.

Please be informed that the said complaint has already been coordinated with the Chief of the Environmental Management Services (EMS) – Marinduque and an inspection will be conducted the soonest possible time. Rest assured that your complaint is being taken very seriously and that you will be informed as soon as any developments related to this case will be available in order to resolve the issue at hand.

Should you have further queries, would like to discuss the complaint further or provide additional information, you may communicate with us through our official email address: embmimaropa@emb.gov.ph.

Very truly yours,

ATTY. MICHAEL DRAKE P. MATIAS
Regional Director



Digitally signed by
ATTY-MICHAEL DRAKE P. MATIAS
REGIONAL DIRECTOR
OF THE ENVIRONMENTAL
MANAGEMENT BUREAU
Date: 2021.08.31
15:50:11 +08'00'

PENRO Compound, Brgy. Saqui, Calapan City, Oriental Mindoro
Regional Satellite Office: 6th Floor DENR by the Bay Bldg., 1513 Roxas Blvd., Ermita, Manila
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Environmental Management and Enforcement Division: (02) 8633 2587; Compliance and Permitting Division: (02) 8633 2587
Records Management Unit: (02) 8633 3980
E-mail Address: embmimaropa@emb.gov.ph
Website: www.mimaropa.emb.gov.ph



R4B-2021-00991