



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
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NOTICE OF MEETING

FOR/TO

: **The OIC, Director**
Policy and Planning Service
odpps@yahoo.com

The Regional Executive Director
DENR MIMAROPA Region
mimaroparegion@denr.gov.ph

The Chief
Legal Division
DENR MIMAROPA Region
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The OIC, Chief
Surveys and Mapping Division
DENR Region MIMAROPA Region
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The PENR Officer
PENRO Palawan
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Atty. Jazmin D. Altea
PENRO Palawan
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The Chief
Land Classification Division
National Mapping and Resource Information Authority
bdbatadlan@namria.gov.ph

The Chief
Geodetic Survey Division
Land Management Bureau
lmbgsd@gmail.com

Representatives of Technical Working Group Members
Anti-Illegal Land Titling Committee

FROM

: **The Vice Chairperson**
The Director
Legal Affairs Service

AGENDA : Investigation of possible reversion cases in the Province of Palawan:

1. Highlights and agreements during the 12 September 2022 meeting¹ (Presenter: AILTC-TWG);
2. Updated investigation report on possible reversion cases in the Province of Palawan (Presenter: Atty. Jazmin Altea, DENR MIMAROPA Region);
3. Proposed Work and Financial Plan (WFP) of DENR MIMAROPA² for additional funding for reversion (Presenter: Atty. Gandhi Flores, DENR MIMAROPA Region);
4. Issue of the alleged non-publication of DENR Administrative Order (DAO) 2011-12³ and other DAOs (Presenter: Atty. Jazmin Altea, DENR MIMAROPA Region); and
5. Ways forward; and other matters.

DATE & TIME : 12 December 2022, 10:00 a.m.

VENUE : Online meeting (via Google Meet)
meet.google.com/ksq-jrvq-bxf

Your attendance is respectfully requested. Kindly prepare necessary documents for a seamless discussion.

Kindly confirm your attendance to the Anti-Illegal Land Titling Committee through aftc@denr.gov.ph.


NORLITO A. ENERAN, LL.M., CESO III

Copy furnished:

The Undersecretary
Legal, Administration, Human Resources and
Legislative Affairs

The Assistant Secretary
Legal Affairs

The Director
Land Management Bureau

¹ Copy of Report on the 12 September 2022 meeting is attached as ANNEX "A".

² Per Memorandum dated 07 October 2022 of Regional Executive Director, DENR MIMAROPA, Subject: Request for Central Office-Based Funds (COBF) for the 2023 Preparation, Filing and Prosecution of New Reversion Complaints; Copy attached as ANNEX "B".

³ Establishing Snake Island as the DENR National Coastal and Marine Center for Research.



MEMORANDUM

FOR : **The Undersecretary**
Legal, Administration, Human Resources and Legislative Affairs

: **The Assistant Secretary**
Legal Affairs
Chairperson, Anti-Illegal Land Titling Committee

FROM : **The Director**
Legal Affairs Service
Vice-Chairperson, Anti-Illegal Land Titling Committee

: **The Anti-Illegal Land Titling Committee Secretariat**

SUBJECT : **MINUTES OF THE MEETING RE: POSSIBLE REVERSION
CASES IN THE PROVINCE OF PALAWAN**

This refers to the meeting¹ held on 12 September 2022 via Zoom to discuss the possible reversion cases in the province of Palawan.

This is relative to the undated Memorandum of the Investigation Team from the Legal Crisis Prevention and Management Division, Legal Affairs Service on the meeting with officials of DENR MIMAROPA regarding the inventory of 2,912 titled/patented lots identified within forestland/timberland in the province of Palawan.

The meeting was attended by the following:

1. Atty. Gandhi Flores, Chief, Legal Division of DENR MIMAROPA;
2. Engr. Roman Legaspi, OIC, Survey and Mapping Division, DENR MIMAROPA;
3. For. Aurea Virtudazo from National Mapping Resource and Information Authority (NAMRIA);
4. Engr. Bienvenido Cruz, Chief, Geodetic Survey Division, Land Management Bureau (LMB);
5. Atty. Marlou Alutaya, Chief, Legal Division, LMB;
6. Felizardo Cayatoc, PENR Officer, PENRO Palawan;
7. Atty. Jazmin Altea from PENRO Palawan;
8. Laila Taoingan from Office of the Assistant Secretary for Legal Affairs;
9. Norlito Eneran, Director, Legal Affairs Service; and
10. Atty. Illac Bohol, Atty. Bianca Pagalilauan, Atty. Shiela Reyes and Atty. Charmel Toni Acuavera from the Anti-Illegal Land Titling Committee - Technical Working Group (AILTC-TWG).

Highlights of the meeting

¹ Copy of Notice of Meeting is attached as ANNEX "A".

1. History and update of possible reversion cases in the Province of Palawan

Atty. Flores presented the history and update on the possible reversion cases in Palawan. She shared that there was an investigation conducted way before which discovered that there are more than 2,000 titles within timberland all over Palawan. After the issuance of the investigation report, no action was taken to address all the 2,000+ titles because of their great number. Nonetheless, there are some titles that were issued orders of investigation connected with the regular cases of DENR MIMAROPA. Also, one development is the initial findings of Atty. Altea about the titled timberland in Puerto Princesa City.

Atty. Flores added that no personnel was tasked to verify the reported 2,000+ titles within timberland. Securing copies of Original Certificates of Titles (OCTs) entails necessary expenses. The subject issue is not one of the priorities of the Region considering their other office targets.

Thus, Atty. Flores requested assistance considering the lack of budget and that the Legal Division of DENR MIMAROPA cannot do all the work.

2. Geospatial data of the proposed reversion cases in Palawan

Atty. Bohol inquired whether there is already a plotting of the identified titles and whether the matter shall be referred to the Surveys Mapping Division of DENR MIMAROPA. During the conduct of the investigation, the head of SMD was Engr. Cynthia Lozano.

Engr. Legaspi replied to maybe have a sample of two municipalities for the plotting and check if we can get funds from the Green Economy Model (GEM). There is already an existing investigation under GEM. Notably, there are protected areas within forestland in El Nido, Palawan. Engr. Roman added if we can already identify priority areas in Palawan.

PENRO Cayatoc commented that we have to check whether the subject titles within forestlands are included in the implementation plan of GEM considering that most of the GEM projects are focused on rehabilitation. If it is within the implementation plan, maybe we can pilot the titles within existing GEM projects.

3. Presentation of initial findings of Atty. Altea on titled timberland in Puerto Princesa City

Atty. Altea presented their findings on the evaluation of the submitted report on possible reversion cases/identified titles within timberland in Puerto Princesa City, viz.:

Findings	Remarks
A. 627 patents approved (both homestead and free patent)	
B. Breakdown of 627 patents:	
1. 211 records with transmittal to the Register of Deeds (ROD)	- For possible reversion out of the 627 patents

	- For certification whether land classification is within timberland
2. 12 OCTs were not released or unsigned	<ul style="list-style-type: none"> - Not for reversion - Not forwarded to ROD because it was later on determined that the subject areas are timberland - With OCT form but unsigned by PENR Officer; Others with signature of PENR Officer but the original titles are in the custody of PENRO - Still considered as patents and not OCTs
3. 206 no records of approved patents in CENRO Puerto Princesa City	
4. 198 with records of approved patents in CENRO Puerto Princesa City but no transmittal to the ROD	- Not sure whether the records were transmitted or not because there is no available file; Possible that the same may have been transmitted

Atty. Altea suggested prioritizing the 210 records with transmittal to ROD. Atty. Bohol commented to act first on the not yet transmitted patents to ROD since the same can be easily canceled by the DENR. There is a template for the cancellation of patents; we just need to ensure that the drafts are with the DENR or that the titles are not yet signed.

Atty. Legaspi said that the public land applications within forestlands were already rejected. Atty. Bohol responded that the same should be included in the report.

Atty. Flores asked PENRO Cayatoc whether the said 627 titles in Puerto Princesa City are part of the result of the investigation of the Team of Engr. Lozano. PENRO Cayatoc answered in the affirmative.

4. Discussion on the next actions

Atty. Flores asked whether it is possible to create a Task Force. Notably, the report of the Team does not have any attached supporting documents.

Atty. Legaspi said to identify what to prioritize. Public land applications can be rejected and those still for transmittal can be canceled.

Atty. Bohol asked whether there is a need to issue a directive to other CENROs to replicate the efforts of the team of Atty. Altea in Puerto Princesa City or if the other CENROs have the same initiatives. PENRO Cayatoc answered that the other CENROs do not have the same efforts since they are more focused on other targets. He added that we should fix the cadastral surveys in the past.

Engr. Cruz stated that it was the first time he was informed about the issue in Palawan. There is a need to trace back the process. Every patent application is plotted in the Land Classification Division of the CENROs and issued necessary certifications. He said that they need to check how many of the 2,000+ titles are really for reversion.

Engr. Legaspi said that it is better to prioritize those within protected areas and forestlands like El Nido and Taytay. Engr. Bien said to check what can be done within our jurisdiction.

Atty. Bohol suggested reviving the Technical Validation Team for Palawan from the LMB per LMB Special Order 2018-077.²

Atty. Gandhi said that the Team of Engr. Lozano did not provide other data. They provided a CD but the same data on the same cannot be extracted. The Report/CD was returned to Technical Services of the Region.

Dir. Eneran verified whether the main ground for reversion is that the subject titles are within forestland. Atty. Flores replied that the Team discovered that titles are within timberland. However, in Puerto Princesa City, there are some titles within timberland but not all.

Dir. Eneran then asked whether the unsigned OCTs in CENRO were released by the DENR to ROD. Atty. Altea answered that their basis is only the CENRO records. They have not yet verified the PENRO records but most probably there are no transmittals to ROD.

Dir. Eneran explained that if the records have original judicial forms, the proper action is revocation within the DENR. He then asked whether the subject lands are forestland because they are classified as public forests. PENRO Cayatoc said that for the 600+ titles in Puerto Princesa City, some areas that are not alienable and disposable were issued a cadastral survey.

Dir. Eneran commented that for fake certificates of title, check if the same are existing in the ROD. If the certificates of title are not with DENR or the courts, we should treat the same as inexistent titles. He added that we need to check whether we need to go to court just to cancel the said inexistent titles. Let us determine the factual issues on the ground.

Atty. Altea shared that 2004 reversion cases were archived because the defendants cannot be found or were not served with summons due to lack of fees. In the complaints for reversion, the addresses included for the defendants are the addresses of the subject lots. Most of the time the defendant cannot be found therein so they cannot be really served with summons.

Dir. Eneran said that we need to categorize the concerns, i.e., pending and non-moving, coverage of the investigation, transmitted to ROD, and not yet transmitted to ROD, among others. It is possible that for the classifications different treatment is applicable.

Atty. Altea said it cannot be determined whether some LC Maps are updated or not. Engr. Legaspi said to use the old LC Maps.

5. *Agreements*

The following matters were agreed upon:

1. For the DENR MIMAROPA to prepare a request for additional funds for possible reversion and other actions through submission of Work and Financial Plan; and

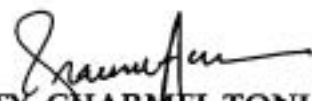
² Dated 02 October 2018; Creation of the Technical Validation Team for Palawan; Copy attached as ANNEX "B".


2. To send instructions to CENROs to submit necessary data so that the same may be consolidated by the PENRO for inclusion in the request.

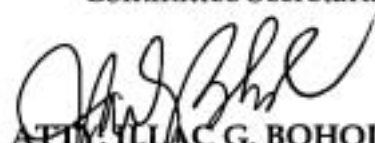
For your information and consideration.

Prepared by:


ATTY. SHIELA G. REYES
 Member, Anti-Illegal Land Titling
 Committee Secretariat


ATTY. CHARMEL TONI E. ACUAVERA
 Member, Anti-Illegal Land Titling
 Committee Secretariat


ATTY. BIANCA G. PAGALILAUAN
 OIC, Assistant Division Chief, Legal
 Crisis Prevention and Management
 Division
 Member, Anti-Illegal Land Titling
 Committee Secretariat


ATTY. ILLAC G. BOHOL, EnP.
 OIC, Division Chief, Legal Crisis
 Prevention and Management Division,
 Head, Anti-Illegal Land Titling
 Committee Secretariat

Endorsed by:


NORLITO A. ENARAN, LL.M., CESO III
 Director, Legal Affairs Service
 Vice-Chairperson, Anti-Illegal Land Titling Committee

ANNEXES:

ANNEX "A"	Notice of Meeting held on 12 September 2022; and
ANNEX "B"	LMB Special Order 2018-077.

Copy furnished:

The Regional Executive Director
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Website: <https://www.denr.gov.ph> / Email: web@denr.gov.ph

APPENDIX "A"

NOTICE OF MEETING

FOR/TO : **The Chief**
Legal Division
DENR MIMAROPA
denr4blegal@gmail.com

The OIC
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DENR Region IV-B MIMAROPA
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The PENR Officer
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The Chief
Land Classification Division
National Mapping and Resource Information Authority
bdbatadlan@namria.gov.ph

The Chief
Geodetic Survey Division
Land Management Bureau
lmbgsd@gmail.com

All Technical Working Group Members
Anti-Illegal Land Titling Committee

FROM : **The Vice Chairperson**
The Director
Legal Affairs Service

AGENDA : Possible reversion cases in the Province of Palawan (*Presenter: Atty. Gandhi Flores, DENR MIMAROPA Region*); and

Geospatial data of the proposed reversion cases in Palawan (*Presenter: Roman G. Legaspi, DENR MIMAROPA Region*).

DATE & TIME : 12 September 2022, 1:00 p.m.

Undated Memorandum Report from the Investigation Team of the Legal Crisis Prevention and Management Division is attached as Annex "A".

VENUE : Zoom Link:
<https://zoom.us/j/94243774517?pwd=UzlHVHpnNVhNaEtoUjUxYUxaR2o5QT09>

Meeting ID: 942 4377 4517
Passcode: 400566

Your attendance is respectfully requested. Kindly prepare necessary documents and maps for a seamless discussion.



NORITO A. ENERAN, LL.M., CESO III

Copy furnished:

The Undersecretary
Legal, Administration, Human Resources and Legislative Affairs

The Assistant Secretary
Legal Affairs

The Director
Land Management Bureau

APPENDIX "B"

LMB SPECIAL ORDER
No. 2018 - 077 d

02 OCT 2018 I

SUBJECT: CREATION OF THE TECHNICAL VALIDATION TEAM FOR PALAWAN

In view of the recent instruction from the DENR Central Office to conduct validation of the seven (7) municipalities in Palawan endorsed by MIMAROPA to be included in the lifting of suspension, a Technical Validation Team from LMB is hereby created to be composed of the following:

NAME	DIVISION
1. Engr. Besto Cefre, Jr. - Team Leader	Geodetic Surveys Division
2. Mr. Eduardo Sanchez - Member	Geodetic Surveys Division
3. Engr. Jerbee Baggay - Member	Land Management Division
4. Atty. Kim Darriel Colts - Member	Legal Division
5. Ms. Lovella Luzette Galindon - Member	Land Policy and Planning Division

The team shall conduct validation on the study submitted by DENR MIMAROPA which recommends for the exemption in the suspension of the seven (7) selected municipalities of Araceli, Cagayancillo, Culion, Rizal, Busuanga, Roxas, and Taytay in Palawan. They shall submit their report to the undersigned seven (7) days upon return to the Office. Their report shall serve as the basis for the endorsement to the Central Office of the lifting of the suspension in Palawan along with the Technical Bulletin which provides for the procedures to be followed MIMAROPA.

Travelling expenses, food and hotel accommodation of the employees specified herein shall be charged to their Division's respective funds subject to the usual accounting and auditing rules and regulations.

This Order shall take effect immediately.

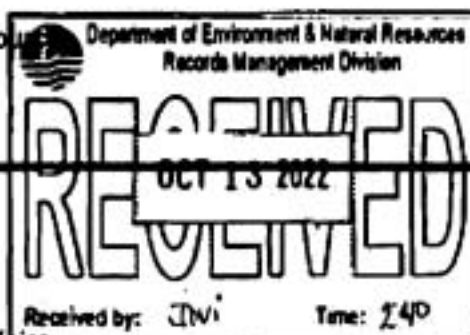
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Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

ANNEX "B"

25758

**MEMORANDUM****FOR**

THE UNDERSECRETARY
Policy, Planning and International Affairs

THE UNDERSECRETARY
Finance, Information Systems, and Climate Change

THRU

THE ASSISTANT SECRETARY
Field Operations – Luzon and Visayas

THE ASSISTANT SECRETARY
Legal Affairs

THE DIRECTOR
Legal Affairs Service

FROM

THE REGIONAL EXECUTIVE DIRECTOR

SUBJECT :

**REQUEST FOR CENTRAL OFFICE-BASED FUNDS (COBF)
FOR THE 2023 PREPARATION, FILING AND PROSECUTION
OF NEW REVERSION COMPLAINTS**

DATE

OCT 07 2022

This is in connection with, and a follow-up of, the Memorandum dated September 17, 2019 issued by then Regional Executive Director Henry A. Adornado, *Ph.D.* requesting for assistance relative to the Memorandum dated September 2, 2016 submitted by then OIC-Chief of Surveys and Mapping Division of this Office wherein an inventory of 2,912 titled/patented lots were identified to be within forestland/timberland in the Province of Palawan.

We would like to respectfully submit our proposed DENR MIMAROPA Region 2023 Work and Financial Plan (WFP) for Central Office-Based Funds (COBF) in support of the on-going activity of our Legal Division, with assistance from the PENR Office of Palawan, the Office of the Solicitor General (OSG), and the Legal Affairs Service of the DENR Central Office in the preparation of an initial target of forty (40) reversion complaints out of 2,912 involved lots in Palawan, 583 of which are situated in Puerto Princesa City.

Further, the main tasks of the Legal Division include the preparation of the required pleadings and judicial affidavits of witnesses, and gathering of all documentary evidence as well as conducting further legal research for identified titled lots located in some provinces in the Region, which have been recommended for filing of appropriate reversion complaints.

ARD-MSLD

DENR By-the-Bay Building, 1515 Roxas Boulevard, 1000 Ermita, Manila
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Website: <https://mimaropa.denr.gov.ph>
Email: mimaroparegion@denr.gov.ph; denr4legal@gmail.com

In view of the number of complaints to be prepared, the urgency of reverting back to the public domain the subject lots, and the limited allocated funds for our Legal Division, this Office is formally requesting the augmentation of funds from the COBF, to cover the necessary expenses in accomplishing the activities indicated in the attached WFP.

For information and consideration.


LORMELYN E. CLAUDIO, CESO IV

Copy furnished:

PENRO Palawan

CENRO Puerto Princesa City



Department of Environment
and Natural Resources
MIMAROPA Region



Doc ID: 94744

ARDA:MSLD

DENR By-the-Bay Building, 1515 Roxas Boulevard, 1000 Ermita, Manila
Telephone No.: (02) 84060048
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Email: mimaroparegion@denr.gov.ph; denr4legal@gmail.com

CO-DAVED FUNDS
Agency/Bureau: DEPT. OF MARIJUANA REGULATION

[illegible]

JONAS PACHECO, SALUDO
CNO-Cmd, Planning and Management Division

WALTER C. BALTIMORE
Chief, Finance Division

Discussion

LORENZO M. E. CLAUDIO, CEO IN
National Executive Director

1

ATTY. JONAS R. LEONIS, CLEDO /
 Information: Joe D'Amico, Director

ATTY. ANALIZA REBELTA-THE, CEO!

FY 2003 Financial Performance Targets						
Q1	Q2	Q3	Q4	TOTAL		
Subtotal	Subtotal	Subtotal	Subtotal			
\$77	\$76	\$78	\$78	\$311		
\$77	\$76	\$78	\$78	\$311		
\$75	\$68	\$75	\$81	\$300		
\$75	\$75	\$75	\$75	\$300		
\$80	\$82	\$82	\$82	\$326		
\$5	\$5	\$5	\$5	\$20		

Dr. Anna Lisa Reibel-Tal, CEO /
Undersecretary for Finance, Information
Systems, and Climate Change

PROGRAM /ACTIVITY /PROJECT	Cost	PERFORMANCE INDICATORS	REGIONAL OFFICE/ PROVINCE/ MUNICIPALITY	UNPAID BALANCE	FY 2023 Physical Performance/Targets				FY 2023 Financial Performance/Targets							
					TOTAL	EXPENSES	Q1	Q2	Q3	Q4	TOTAL	EXPENSES	Q1	Q2	Q3	Q4
LEGAL SERVICES INCLUDING OPERATIONS AGAINST UNLAWFUL TITLING OF PUBLIC LANDS		REGIONAL TOTAL						MOOE	277	278	278	278	1,111			
Filing of Revision Complaints for Prosecution of Fake Tenders Including Pattern for Cancellation of Titles and Revision		Regional Office	2,012	2,012				MOOE	277	278	278	278	1,111			
1. Draft Complaints for Revision prepared and submitted to the Office of the Secretary to the Office of the Secretary				10	10	10	10		MOOE	36	35	35	35	140		
2. Conduct of administrative investigation against personnel involved in the illegal filing and submitted				10	10	10	10		MOOE	10	10	10	10	60		
3. Filing of Legal Remedy				2	2	2	2		MOOE	102	102	102	102	728		
4. Filing of Process Server				1	1	1	1		MOOE	45	46	46	46	183		

Prepared by:

JONAS PRODUCTIONS SALMO
DIO-CIA, PAVING AND CONCRETE DIVISION

REBEY C. BAUTISTA
Chief, Finance Division

LORMELYN E. CLAUDIO, CEO IV

ATTY. JONAS R. LEONES, CEO /
Undersecretary for Policy, Planning
and International Affairs

ATTY. ANALIZA REQUERITA-THE CEO /
Undersecretary for Finance, Information
Systems, and Climate Change

[illegible]

1

References

DOMESTIC MARKETS ASSOCIATES, LIMITED
INCORPORATED IN CANADA

John C. Baumert
Chief, Federal Question

LORENZETTI, L. CLAUDIO. 2020 IV.
Regione Lombardia Direzione