



MAR 04 2021

DENR Administrative Order
No. 2021- 02

SUBJECT: AMENDING CERTAIN PROVISIONS OF DENR ADMINISTRATIVE ORDER (DAO) NO. 2004-28 AND DAO NO. 2004-59 RE: RULES AND REGULATIONS GOVERNING THE USE OF FOREST LANDS FOR TOURISM PURPOSES AND RULES AND REGULATIONS FOR THE SPECIAL USES OF FOREST LANDS

In the interest of the service and to ensure the on-time payment of government share in the form of user's fee by the holders of Special Land Use Permit (SLUP), Forest Landuse Agreement (FLAg) and Forest Landuse Agreement for Tourism Purposes (FLAgT) to the concerned DENR Field Offices, and to ensure the latter's timely collection of user's fee as well as efficient accounting and remittance of the collected user's fees to the National Treasury, the following provisions of DAO No. 2004-28 dated August 25, 2004 and DAO No. 2004-59 dated August 31, 2004 are hereby amended.

Section 1. Amendments to DAO Nos. 2004-28 and 2004-59. Section 16 of DAO No. 2004-28 and Section 18 of DAO No. 2004-59, both entitled: Payment of government share and surcharges for late payment, shall read as follows:

The government share or user's fee for SLUP, FLAg and FLAgT shall be paid within thirty (30) days upon issuance of SLUP, FLAg and FLAgT and **annually thereafter on or before March 31 of the succeeding years.** Failure of the SLUP, FLAg and FLAgT holder to pay the user's fee within the prescribed period shall be subject to surcharges of 8.33% monthly for late payment or 100% for one (1) year.

Sec. 2. Development of Database. The FMB shall develop a database to monitor the status of collection of government share or user's fee. The said database shall also be incorporated in the Enhanced Forestry Information System (eFIS).

Sec. 3. Responsibility of the Field Offices. The concerned DENR Field Offices shall regularly monitor the status of collection of government share or user's fee, especially those that are about to become due and demandable. To ensure compliance, this responsibility shall be included in their respective annual performance commitment.

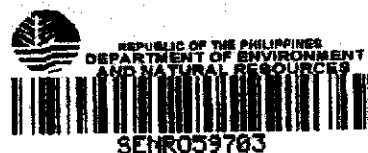
Sec. 4. Transitory Provision. All existing SLUP, FLAg and FLAgT holders shall continue paying their government share or user's fee for 2020. The new schedule of payment shall commence on 2021.

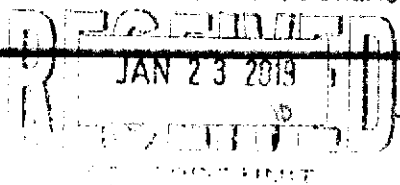
Sec. 5. Repealing Clause. All other provisions of DAO No. 2004-28 and DAO No. 2004-59 not affected by this amendment shall remain in full force and effect.

Sec. 6. Effectivity Clause. This Order shall take effect fifteen (15) days after publication in at least two (2) newspapers of general circulation and upon submission of three (3) copies to the Office of the National Administrative Register (ONAR) of the UP Law Center.

Publication: The Manila Times
March 30, 2021
The Philippine Star's Go Green!!!
March 30, 2021
ACKNOWLEDGEMENT: UP LAW CENTER
April 5, 2021


ROY A. CIMATU
Secretary





JAN 18 2019

MEMORANDUM FOR THE SECRETARY

THRU : The Undersecretary for Field Operations
Luzon and Visayas Region

ATTENTION : The Director, Forest Management Bureau

FROM : The Regional Executive Director

SUBJECT : REPORT ON THE APPRAISAL OF ANNUAL GOVERNMENT SHARE OF EXISTING FOREST LAND USE AGREEMENT FOR TOURISM PURPOSES (FLAGT) HOLDERS WITHIN THE PROVINCE OF PALAWAN BASED ON 2017 BIR ZONAL VALUATION

Respectfully submitted in accordance with the standing instruction on the matter is the attached report in tabular format relative to the Annual Government Share (AGS) of existing FLAGT areas in the province of Palawan. The said report presents the updated appraisal/ re-appraisal of the FLAGT areas based on the latest zonal valuation of the Bureau of Internal Revenue (BIR) as of last year, 2017.

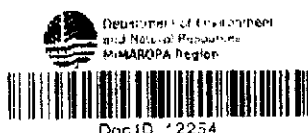
In his Memorandum dated 16 May 2017, the FMB Director informed that the appraisal process shall no longer be applicable pursuant to Section 16 of DAO No. 2004-28 dated August 25, 2004 and Section 18 of DAO 2004-59. Accordingly, we summoned all the concerned FLAGT owners and stakeholders for two (2) separate meetings/conferences held on 26 July 2018 and 04 August 2018 in Puerto Princesa City and in Coron, Palawan, respectively, in order for them to be properly apprised on their annual obligations with the government based on the most recent BIR zonal valuation.

It bears emphasis to point out that during the said meetings, the FLAGT proponents took turns in expressing their disappointment, to say the least, over the dramatic increase of the AGS or the rent they are supposed to pay the government. Many of them manifested that they simply cannot afford to pay the new prescribed rates. To give an example, let us take the case of the old appraisals of a few FLAGT proponents vis-a-vis the new appraisal rates based on the 2017 BIR zonal valuation, to wit:

<u>NAME OF PROPONENT</u>	<u>OLD ANNUAL RATE</u>	<u>NEW ANNUAL RATE</u>
1. Rollway Realty Dev. Corp.	P180,000.00	<u>P1,080,000.00</u>
2. Ten Knots Phils, Inc.	P48,090.00	<u>P36,067,500.00</u>
3. Palawan Cove Corp.	P900,000.00	<u>P36,000,000.00</u>
4. Starfish Sandbar Resort	P85,475.00	<u>P9,205,000.00</u>

Against the foregoing backdrop, we are submitting the attached appraisal report for your consideration and approval and/or further instruction.

HENRY A. ADORNADO, Ph.D.



Appraised Value of Annual Government Share of Existing FLAGt Holders in the Province Palawan Based on 2017 BIR Zonal Valuation

	FLAGt No.	NAME OF STAKEHOLDER	AREA (Ha.)	LOCATION	NATURE OF APPLICATION	DATE ISSUED	EXPIRY DATE	ISSUING AUTHORITY	CURRENT ANNUAL GOVT SHARE	BIR Zonal Value (CR) (Dec. 23, 2017) (P /sq.m.)	APPRAISED ANNUAL GOVT SHARE (P)	REMARKS
1	DENR IV- MIMAROPA- 11302030- 0006	CORAL BAY MARINA AND RESORTS, INC. rep. by Mr. Placido Noel C. Matta, Jr.	1.00	Popotian Island, Brgy. Maglambay, Busuanga, Palawan	Bathing Establishment	Nov. 23, 2005	Nov. 30, 2030	VICENTE S. PARAGAS, CESO III (OIC, ASEC for Field Operations; Concurrent Regional Executive Director Region IV-B)	1,125.00	330.00	165,000.00	Isne CR of Brgy. Maglambay, Busuanga, Palawan
2	DENR IV- MIMAROPA- 11302030- 0007	MANGENGUEY INC. rep. by Katya C. Guerrero	9.014	Manguenguey Island, Brgy. Maglambay, Busuanga, Palawan	Bathing Establishment	Nov. 04, 2013	Oct. 29, 2038	EDGARDO O. GALEON (Regional Executive Director Region IV-B- MIMAROPA)	10,140.75	330.00	1,487,310.00	Isne CR of Brgy. Maglambay, Busuanga, Palawan
3	04-2010	ROLLWAY REALTY DEVELOPMENT CORPORATION rep. by Jonathan H. Pefiazo	6.0	Malatroyroy Island, Brgy. Bulalacao, Coron, Palawan	Bathing Establishment	Mar. 01, 2010	Mar. 02, 2035	HORACIO C. RAMOS (Secretary)	180,000	360.00	1,080,000.00	highest CR of Brgy. Cabugao, Coron, Palawan (nearest barangay within the same municipality)
4	DENR 4B-12	EURO PACIFIC RESORTS, INC. rep. by Ma. Olivia Paz P. Arte	14	Dimakya Island, Brgy. San Jose, Coron, Palawan	Bathing Establishment	Dec. 16, 2004	Dec. 31, 2029	DIONISIO S. TOLENTINO, JR. (Regional Executive Director)	217,825.12	690.00	4,830,000.00	highest CR of Barangay San Jose, Coron, Palawan
5	09-2010	DIWARAN RESORTS PHILIPPINES, INC. rep. by Alexander R. Reyes	55.05	Diwaran Island, Brgy. Marcilla, Coron, Palawan	Bathing Establishment	May 26, 2010	May 27, 2035	HORACIO C. RAMOS (Secretary)	2,064,375.00	250.00	7,156,500.00	highest CR of Brgy. Marcilla, Coron, Palawan
6	01-2010	SANGAT ISLAND RESORT rep. by Edith S. Pownall	1.0	Sangat Island, Brgy. Bintuan, Coron, Palawan	Bathing Establishment	Feb. 02, 2010	Nov. 30, 2034	ELEAZAR P. QUINTO (Secretary)	37,500.00	750.00	375,000.00	highest CR of Brgy. Bintuan, Coron, Palawan
7		SCOTTLAND INC.	5.0200	So. Tandul, Brgy. Bintuan, Coron, Palawan				USEC DENMETRIO L. IGNACIO JR.	611,250	750.00	1,882,500.00	highest CR of Brgy. Bintuan, Coron, Palawan

*CR - Commercial/Regular

Appraised Value of Annual Government Share of Existing FLAgT Holders in the Province Palawan Based on 2017 BIR Zonal Valuation

FLAGT No.	NAME OF STAKEHOLDER	AREA (Ha.)	LOCATION	NATURE OF APPLICATION	DATE ISSUED	EXPIRY DATE	ISSUING AUTHORITY	CURRENT ANNUAL GOVT SHARE	BIR Zonal Value (CR) (Dec. 23, 2017) (P / sqm.)	APPRAISED ANNUAL GOVT SHARE (P)	REMARKS
8	05-2010	MR. WINTHROP HAWTHORNE R. BAÑEZ	4.00	Napulan Island, Brgy. Galoc, Culion, Palawan		Apr. 07, 2010	Apr. 08, 2035	HORACIO C. RAMOS (Secretary)	150,000.00	160,000.00	lone CR of Brgy. Galoc, Culion, Palawan
9	06-2010	MS. JENNIFER B. CORPUZ	3.10	Sito Lahid- Tahom, Brgy. Galoc, Culion, Palawan		Apr. 07, 2010	Apr. 08, 2035	HORACIO C. RAMOS (Secretary)	116,250.00	124,000.00	lone CR of Brgy. Galoc, Culion, Palawan
10	DENR IV- MIMAROPA- 11302030- 0005	TEN KNOTS PHILIPPINES, INC. (TEN KNOTS DEVELOPMENT CORPORATION) rep. by Mr. Alberto A. Lim	4.87	Miniloc Island, Brgy. Bebeladan, El Nido, Palawan	Bathing Establishment	Nov. 23, 2005	Nov. 30, 2030	VICENTE S. PARAGAS, CESO III (OIC, ASEC for Field Operations; Concurrent Regional Executive Director Region IV-B)	73,050.00	4,261,250.00	highest CR of Brgy. Bebeladan, El Nido, Palawan
11	DENR IV- MIMAROPA- 12302030- 0008	TEN KNOTS PHILIPPINES, INC. (TEN KNOTS DEVELOPMENT CORPORATION) rep. by Mr. Alberto A. Lim	5.0000	Lagen Island, Brgy. Aberawan, El Nido, Palawan	Bathing Establishment	Dec. 27, 2005	Dec. 30, 2020	VICENTE S. PARAGAS, CESO III (OIC, ASEC for Field Operations; Concurrent Regional Executive Director Region IV-B)	75,000.00	2,500,000.00	highest CR of Brgy. Aberawan, El Nido, Palawan
12	DENR IV- MIMAROPA- 12302030- 0009	TEN KNOTS PHILIPPINES, INC. (TEN KNOTS DEVELOPMENT CORPORATION) rep. by Mr. Alberto A. Lim	5.0000	Pangulasian Island, Brgy. Bebeladan, El Nido, Palawan	Bathing Establishment	Dec. 27, 2005	Dec. 30, 2020	VICENTE S. PARAGAS, CESO III (OIC, ASEC for Field Operations; Concurrent Regional Executive Director Region IV-B)	75,000.00	4,375,000.00	highest CR of Brgy. Bebeladan, El Nido, Palawan
13	DENR IV- MIMAROPA- 12302030- 0010	TEN KNOTS PHILIPPINES, INC. (TEN KNOTS DEVELOPMENT CORPORATION) rep. by Mr. Alberto A. Lim	3.206	Cadiao Island, Brgy. Buena Suerte, El Nido, Palawan	Bathing Establishment	Dec. 27, 2005	Dec. 30, 2020	VICENTE S. PARAGAS, CESO III (OIC, ASEC for Field Operations; Concurrent Regional Executive Director Region IV-B)	48,090.00	36,067,500.00	highest CR of Brgy. Buena Suerte, El Nido, Palawan

Appraised Value of Annual Government Share of Existing FLAGT Holders in the Province Palawan Based on 2017 BIR Zonal Valuation

FLAGT No.	NAME OF STAKEHOLDER	AREA (Ha.)	LOCATION	NATURE OF APPLICATION	DATE ISSUED	EXPIRY DATE	ISSUING AUTHORITY	CURRENT ANNUAL GOVT SHARE	BIR Zonal Value (CR) (Dec. 23, 2017) (P / sq.m.)	APPRAISED ANNUAL GOVT SHARE (P)	REMARKS
14 11-2010	ISLAND RESORT GROUP (LEISURE) CORPORATION rep. by Peter Ponnet	11.36	Arlara Island, Brgy. San Miguel, Linapacan, Palawan	Bathing Establishment	May 26, 2010	May 25, 2035	HORACIO C. RAMOS (Secretary)	340,800.00	560.00	3,180,800.00	highest CR of Brgy. San Miguel, Linapacan, Palawan
15 08-2010	ROLAND F. RODRIGUEZ rep. by Marilyn S. Fernando	2.5963	Arena Island, Brgy. Panacan, Narra, Palawan		Apr. 07, 2010	Apr. 08, 2035	HORACIO C. RAMOS (Secretary)	116,833.50	4,500.00	5,841,675.00	lone CR of Brgy. Panacan, Narra, Palawan
16 R48-10- 2010	DCS PALMAS ARRECEFFI ISLAND RESORT rep. by Ivy Michelle A. Lim	24.00	Arreceffi Island, Brgy. Manalo, Puerto Princesa City, Palawan	Bathing Establishment	June 09, 2010	June 10, 2035	HORACIO C. RAMOS (Secretary)	780,000.00	1,250.00	15,000,000.00	lone CR of Brgy. Manalo, Puerto Princesa City
17 02-2008	STARFISH SANDBAR RESORT rep. by Ma Isabel B. Galardo	2.63	Brgy. Sta. Lourdes, Puerto Princesa City, Palawan	Bathing Establishment		Oct. 15, 2032	JOSE L. ATIENZA, JR. (Secretary)	85,475	7,000.00	9,205,000.00	lone CR of Brgy. Sta. Lourdes, Puerto Princesa City
18 07-2010	ESPERANZA DELMO BUTIKOFER	2	Albaguen Island, Brgy. Port Barton, San Vicente, Palawan		Apr. 16, 2010	Apr. 17, 2035	HORACIO C. RAMOS (Secretary)	150,000.00	3,000.00	3,000,000.00	highest CR of Brgy. Port Barton, San Vicente, Palawan
19 DENR IV- MIMAROPA- 11302030- 0002	Ms Emelle L. Besaga	1.4000	Brgy. Port Barton, San Vicente, Palawan					1,575.00	3,000.00	2,100,000.00	highest CR of Brgy. Port Barton, San Vicente, Palawan
20 01-2012	PALAWAN COVE CORPORATION rep. by Leslie Ann T. Yapkianwee	24.00	Boayan Island, Sitio Daplac, Brgy. Poblacion, San Vicente, Palawan		Feb. 27, 2012	Feb. 27, 2037	RAMON J.P. PAJE (Secretary)	900,000.00	3,000.00	36,000,000.00	highest CR of Brgy. Poblacion, San Vicente, Palawan

Appraised Value of Annual Government Share of Existing FLAgT Holders in the Province Palawan Based on 2017 BIR Zonal Valuation

FLAGT No.	NAME OF STAKEHOLDER	AREA (Ha.)	LOCATION	NATURE OF APPLICATION	DATE ISSUED	EXPIRY DATE	ISSUING AUTHORITY	CURRENT ANNUAL GOV'T SHARE	BIR Zonal Value (CR) (Dec. 23, 2017) (P / sq.m.)	APPRAISED ANNUAL GOV'T SHARE (P)	REMARKS
21 03-2010	LAST ESCAPE DEVELOPMENT CORPORATION rep. by Ms. Sharon I. Wolfis	4.93	Cagdano Island, Brgy. Casian, Taytay, Palawan		Feb. 09, 2010	Feb. 13, 2035	ELEAZAR P. QUINTO (Secretary)	110,925.00	600.00	1,479,000.00	highest CR of Brgy. Casian, Taytay, Palawan
22 DENR 4B- 12312029-2 DENR IV- MIMAROPA- 12312029-2	BACUIT BAY DEVELOPMENT CORPORATION rep. by Mr. Ketaburo Homma	11.5	Apulit Island, Brgy. Maytegued, Taytay, Palawan	Bathing Establishment	Dec. 24, 2004	Dec. 31, 2029	DIONISIO S. TOLENTINO, JR. (Regional Executive Director)	172,500.00	400.00	2,300,000.00	lone CR of Brgy. Maytegued, Taytay, Palawan
23 DENR 4B- 12312029- 0003 / DENR IV- MIMAROPA- 12312029- 0003	BACUIT BAY DEVELOPMENT CORPORATION rep. by Mr. Ketaburo Homma	6.00	Apulit Island, Brgy. Maytegued, Taytay, Palawan	Hotel Site	Dec. 24, 2004	Dec. 31, 2029	DIONISIO S. TOLENTINO, JR. (Regional Executive Director)	90,000.00	400.00	1,200,000.00	lone CR of Brgy. Maytegued, Taytay, Palawan
24 DENR 4B- 12312029- 0004 / DENR IV- MIMAROPA- 12312029- 0004	BACUIT BAY DEVELOPMENT CORPORATION rep. by Mr. Ketaburo Homma	1.81	Apulit Island, Brgy. Maytegued, Taytay, Palawan	Camp Site	Dec. 24, 2004	Dec. 31, 2029	DIONISIO S. TOLENTINO, JR. (Regional Executive Director)	27,150.00	400.00	362,000.00	lone CR of Brgy. Maytegued, Taytay, Palawan

*CR - Commercial Regular

Prepared by:

FELICIANO M. RUEDA
Chief, Forest Utilization Section

Reviewed and Evaluated by:

VICENTE B. TUDDAO, JR., Ph. D., CESO IV
ARD for Technical Services

Recommending Approval:

HENRY A. ADORNADO, Ph. D.
Regional Executive Director