

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

# COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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February 8, 2022

#### **MEMORANDUM**

**FOR** 

The Provincial Environment and Natural Resources Officer

Brgy. Sta. Monica, Puerto Princesa City

FROM

The Community Environment and Natural Resources Officer

Taytay- El Nido, Palawan

**SUBJECT** 

SUBMISSION OF ACCOMPLISHMENT REPORT ON RAPID

LAND TENURE APPRAISAL (RLTA) FOR CY 2020 AND CY 2021

This pertains to the memorandum dated January 28, 2022 of Regional Executive Director Lormelyn E. Claudio, CESO IV on the submission of necessary reports relative to the implemented Rapid Land Tenure Appraisal (RLTA) to review the results of the Land Tenure Profile (LTP) and the Consolidated Cadastral Map (CCM) for submission to the Land Management Bureau. Please be informed that this Office already submitted the reports on Initial Land Tenure Profile (ILTP) generated from CCM and Land Tenure Profile (LTP) generated from RLTA through our memorandum dated December 15, 2021.

In view hereof, respectfully submitted is the Project Completion Report and resubmission of Digitized Consolidated Cadastral Map (CCM) incorporating the PENRO special instruction dated January 13, 2022. The report shows that One Hundred Forty-one (141) lots were identified as potential/workable lots ready for application; however, only fifty-five (55) lots of this have no policy issue.

This serves as our Means of Verification (MOV).

Please acknowledge upon receipt hereof. Thank you.

RELEASED

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# Project Completion Report on Rapid Land Tenure Appraisal (RLTA)

Taytay, Palawan December, 2021

# Chapter I: INTRODUCTION

#### 1.1. Purpose and Scope

The improvement of land administration and management is one of the priority programs of the department. Priority activities are the land surveys, disposition and records management. One of the regular targets for CY 2021 of the land management sub-program of DENR CENRO Taytay is the Acceleration of Land Titling through Rapid Land Tenure Appraisal (RLTA) with sub-activities of (1) Strengthening partnership with Local Government Units, (2) Cascading, (3) Preparation of Consolidated Cadastral Map, and (4) Preparation of Land Tenure Profile (LTP).

The aforementioned appraisal, as defined by the Land Management Bureau (LMB) Technical Bulletin No. 1 series of 2018, is the process to obtain a clear picture of the land tenure situation on the ground before land titling operations are entered into the area. It is intended to determine the approximate potential and workable lots in a particular area (denr.gov.ph). RLTA is a critical activity in determining the remaining scope for the acceleration of land titling as envisioned by the department. Given more than 100 years of surveying and titling activities in the country, majority of the old cadastral surveys need updating. Land tenure is dynamic (i.e. transfers from original land claimants to buyers or heirs) and the cadastral maps used by the regions in determining the remaining targets do not reflect these changes on the ground (denr.gov.ph). There is a need, therefore, to revalidate and re-assess the current situation on the ground versus the Department land records. The purpose of this activity will show how much of the remaining untitled lots are readily available and/or workable for titling.

#### 1.2. Target Users

The target users of this document are the department, municipality's local government unit, municipal land use planners, barangay local government unit, and other stakeholders interested in local land use planning. They are the ones involved in implementing on-site. This will serve as guide and will prevent double titling and land ownership conflicts because it will determine the present claimants of alienable and disposable lots.

The issuance of the administrative order is a step to further strengthen the local governments' mandates in the administration and management of their land resources. Currently, local governments have the authority to classify lands based on actual use for taxation purposes while their planning officers have been given the mandate to adopt a comprehensive land use plan. These are parcel-based data akin to the cadastral map being used by the DENR. Allowing the LGU to participate in public land titling process would not only secure their constituents property rights but will also have a direct effect in the improvement of their real property tax collection and land use planning.

# 1.3. Legal Bases and Enabling Policy

The formulation of this document is anchored to the DENR Administrative 2007-09 Order entitled "Prescribing the Systematic Adjudication Process to Simplify, Streamline and Fast Track the Disposition of Public Alienable and Disposable Lands through Free and Homestead Patents", DAO 2011-06 known as "Prescribing the Guidelines for the Implementation of Public Land Titling in Partnership with the Local Government Units" and DAO 2019-08 entitled "Applications of Public Land Titling at the Barangay Level". Its purpose is to provide the public a more accessible and transparent service of government on the land titling process. Moreover, DENR's Administrative Order No. 2011-06 also prescribes the guidelines for the implementation of public land titling in partnership with

LGUs. This has been supported by DILG's issuance of Memorandum Circular No. 2011-117 which enjoins local authorities to support the intention of DENR's AO in integrating land titling programs in the LGUs.

This is in accordance further with the order of the Environment Secretary Roy A. Cimatu instructing all the Provincial Environment and Natural Resource Officer (PENRO) and Community Environment and Natural Resource Officer (CENRO) to accept public land titling application at the barangay level realizing the invaluable contribution of the LGUs in the administration and management of the country's land resources. Nevertheless, the implementation of all activities under the RLTA is consistent with the LMB Technical Bulletin No. 1 Series of 2018.

# Chapter II: PHYSICAL PROFILE

#### 2.1. Geographical Location

The Municipality of Taytay being the subject of this land tenure profile is geographically located in the northern part of mainland Palawan. It is approximately 220 kilometers and about 4-5 hours by land or 117.2 nautical miles by sea from Puerto Princesa City, the capital of Palawan. It has a total land area of 139,050 hectares (including the reclaimed land) and considered as the largest municipality in Palawan in terms of land area.

The municipality is located within the geographical coordinates of 119° 254.898' North and 11° 131. 186' East. Taytay is bordered on the north by the municipality of El Nido, on the south by the municipalities of Roxas and Dumaran and on the southwest by the municipality of San Vicente. In terms of natural boundaries, Taytay is bounded on the east by Taytay Bay and on the west by the West Philippine Sea—rationally South China Sea.

#### 2.2. Political Boundary

The entire municipality of Taytay has a total land area of 126,524.18 hectares. It is politically subdivided into 31 barangays (Figure 1) — 10 of which are considered protected area barangays with a total of 47,223.48 hectares; eight (8) are partly protected areas with a total of 51,662.38 hectares; and 13 barangays were outside protected area boundaries with 27,638.32 hectares.

Barangay Abongan, which has the largest land area of the protected area barangays, occupies 7.54% of the total land area of the municipality, while Barangay Old Guinlo has the smallest land area with only 0.83%. In the Partly Protected Areas, Barangay Libertad has the largest land area with 8.64% of the total land mass area of the municipality while Barangay Paglaum has the smallest land area with only 2.17%. Lastly, Barangay Pularequen has the largest land area with 2.65% of the total land mass area outside the Protected Area of the municipality while Barangay Debangan has the smallest land area with only 0.22% as shown in Table 1.

Portion of the two barangays of the municipality is also part of the El Nido-Taytay Managed Resource Protected Area (ENTMRPA), namely: Barangay Liminangcong and Barangay Cataban. This is based on the Proclamation No. 32 dated October 8, 1998 (DENR-Region 4B, 2012).

On the other hand, the declaration of the Malampaya Sound Protected Landscape and Seascape (MSPLS) as a protected area by the virtue of Proclamation No. 342 Series of 2000 made the 10 barangays as protected area and the eight (8) barangays as partly protected area (Figure 1).

Since huge portion of the municipality is within MSPLS, the acceptance of public land titling implemented in accordance with the provision of Section 22 of Republic Act No. 11038 otherwise known as "The Expanded

National Integrated Protected Area System Act of 2018" and Rule 22.2 of DAO 2019-05 which states that:

"Sec. 22. Existing Rights. - All property and private rights within the protected area and its buffer zones already existing and/or vested upon the effectivity of this Act shall be protected and respected in accordance with existing laws: Provided, That the exercise of such property and private rights shall be harmonized, as far as practicable, with the provisions of this Act. Notwithstanding this Act, all existing rights, contracts, or agreements entered into by government for utilization of natural resources within protected areas shall continue to be recognized and governed by Philippine laws.

**Rule 22.2.** All property rights and private rights, existing and/or vested upon the effectivity of the NIPAS Act, as amended shall be protected and respected in accordance with existing laws. A property or private right is deemed to be existing, or to have vested, when it has become fixed and established, and is no longer open to doubt or controversy.

The rights over alienable and disposable land affected by the NIPAS Act as amended shall be deemed vested in favor of a party who has complied as of 1 August 2018, with all the applicable requirements, terms and conditions for the issuance of a title, under existing laws and regulations.

Any land claimant who has acquired vested rights over the alienable and disposable lands within a protected area shall file his/her application for titling to the appropriate agency within the period provided by law.

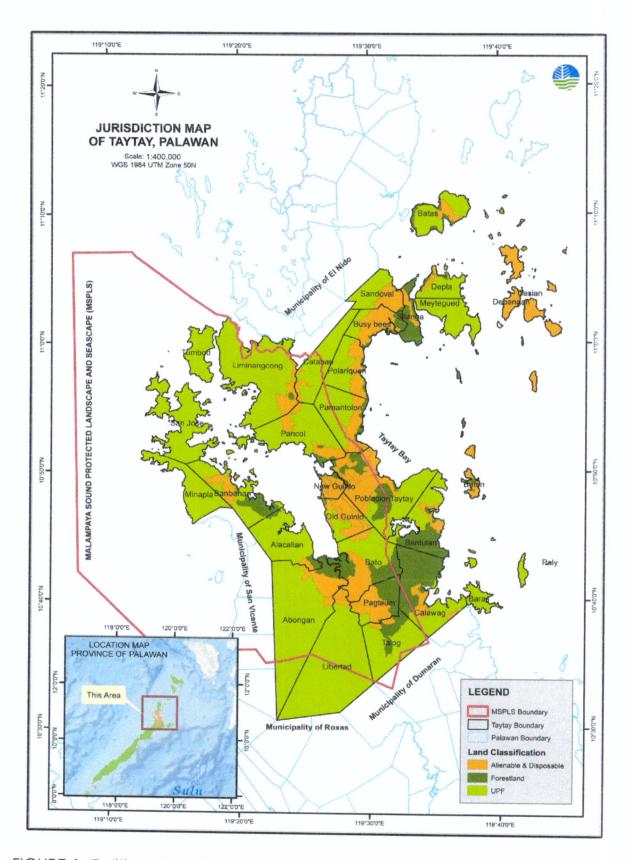


FIGURE 1. Political Boundary of Taytay, Palawan and Boundaries of MSPLS in Palawan

Table 1. Total land area per barangay and land areas covered by the protected area

Barangay	TOTAL LAND AREA (ha)	%	Land Cover by PA (ha)	%	Land Cover Outside PA (ha)	%
Protected Area						L
1. Abongan	9,538.29	7.54	9,538.29	12.11		
2. Alacalian	3,228.38	2.55	3,228.38	4.10		
3. Banbanan	5,858.30	4.63	5,858.30	7.44		
4. Liminangcong	6,590.00	5.21	6,590.00	8.36		
5. Minapla	3,026.94	2.39	3,026.94	3.84		
6. New Guinlo	2,309.55	1.83	2,309.55	2.93		
7. Old Guinlo	1,054.77	0.83	1,054.77	1.34		
8. Pancol	7,591.13	6.00	7,591.13	9.64		
9. San Jose	5,830.09	4.61	5,830.09	7.40		
10.Tumbod	2,196.03	1.74	2,196.03	2.79		
Sub-total	47,223.48	37.32	47,223.48	59.94		
Partly Protected Area				and the second section of the second		
1. Bato	5,923.54	4.68	5,254.31	6.67	669.23	1.40
2. Calawag	5,432.91	4.29	1,365.84	1.73	4,067.07	8.52
3. Cataban	4,274.80	3.38	3,194.60	4.05	1,080.20	2.26
4. Libertad	10,929.76	8.64	7,938.59	10.08	2,991.17	6.27
5. Paglaum	2,748.33	2.17	2,558.27	3.25	190.06	0.40
6. Pamantolon	5,815.95	4.60	2,222.84	2.82	3,593.11	7.53
7. Poblacion	7,918.47	6.26	5,213.55	6.62	2,704.92	5.67
8. Talog	8,618.62	6.81	3,814.64	4.84	4,803.98	10.06
Sub-total	51,662.38	40.83	31,562.64	40.06	20,099.74	42.10
Outside Protected Area						
1. Bantulan	2,457.50	1.94			2,457.50	5.15
2. Baras	1,358.34	1.07			1,358.34	2.85
3. Batas	3,106.07	2.45			3,106.07	6.51
4. Beton	985.08	0.78			985.08	2.06
5. Busybees	3,233.66	2.56			3,233.66	6.77
6. Casian	3,047.11	2.41			3,047.11	6.38
7. Debangan	278.33	0.22			278.33	0.58
8. Depla	1,844.50	1.46			1,844.50	3.86
9. Maytegued	3,061.29	2.42			3,061.29	6.41
10.Paly	397.35	0.31			397.35	0.83

Grand Total	126,524.18	100.00	78,786.12	100.00	47,738.06	100.00
Sub-total	27,638.23	21.84			27,638.23	57.9
13. Silanga	1,516.69	1.20			1,516.69	3.18
12.Sandoval	2,998.03	2.37			2,998.03	6.28
11.Pularequen	3,354.37	2.65			3,354.37	7.03

Source: Cadastral Survey, 1987

#### 2.3. Topography

#### Elevation

Taytay's topography features is flat plains to rolling mountainous ranges (Fig. 2) About 63% of the municipality has an elevation of 0-100 meters; succeeded by 100-200 meters with a percentage distribution of 26% (Table 2). The highest elevation of Taytay is 900-979 meters located at Barangay Banbanan with Mt. Capoas as the highest peak rises from sea level to 1,013 meters.

Table 2. Elevation of Taytay

Elevation	Area	% Distribution
0-100	83,146.94	62.52
100-200	33,914.37	25.50
200-300	11,861.38	8.92
300-400	3,102.43	2.33
400-500	522.08	0.39
500-600	147.23	0.11
600-700	102.28	0.08
700-800	79.92	0.06
800-900	71.73	0.05
900-979	39.02	0.03
Total	132,987.38	100.00

FIGURE 2. Elevation Map of Taytay

#### Slope

The barangays located along the western part of the municipality such as Cataban, Busy Bees, Canique and Pamantolon, including Bato and Abongan have a flat or 0-8% slope, as indicated in Figure 3. This type of slope is scattered amongst the entire municipality. Barangays on the eastern side of the municipality and the island barangays are characterized with having a gentle to moderate slope. The Malampaya Sound peaks at Mount Capoas (1,013 meters), while the areas surrounding Barangay Liminangcong in the west and along the seaboard on the east have a slope of 18-30% and above 30% respectively (Table 3).

Table 3. Slope, classes, and area coverage of Taytay

Slope Class	Area (Hectares)	%
0-3% (Flat)	21,370.54	15.83
3-8% (Gentle)	13,517.30	10.01
8-18% (Moderate)	29,593.12	21.92
18-30% (Rugged)	62,279.56	46.12
30-50% (Steep)	7,178.83	5.32
50% and above (Broken)	1,087.31	0.81
Grand total	135,026.67	100.00

FIGURE 3. Slope Map of Taytay

# Chapter IV: POPULATION AND SOCIAL PROFILE

#### 3.1. Demography

According to the 2007 census, Taytay has a population of 61,991 residents belongs to the 294 emerging cities and municipalities in the Philippines. Taytay is number 315 of the most populous cities of the Philippines and at 181 in Luzon group of islands. Its population became 70,834 people in 2010 (NSO, 2010) with Barangay Poblacion as the highest populated barangay at 10,017.00 or about 14.14% of the total municipal population followed by Barangay Liminangcong at 5,460 (Table 4). Meanwhile, the barangay with lowest population is Minapla at 677. The average population density of 0.56persons/hectare of whole municipality reflects a sparse density Taytay, thus, it could accept additional settlers into community. However, there should be regulations to be considered in the entry of migrants/settlers into the area to avoid/minimize untoward effects on the people/community.

Table 4. Population density of each barangay in Taytay, Palawan.

Barangay	Area (Hectares)	Population (2010)	Population Density
Abongan	9,538.29	4056	0.43
Alacalian	3,228.38	2,636	0.82
Banbanan	5,858.30	1,981	0.34
Bantulan	2,457.50	2,231	0.91
Baras (Pangpang)	1,358.34	723	0.53
Batas	3,106.07	1,267	0.41
Bato	5,923.54	2,619	0.44
Beton	985.08	1,733	1.76
Busybees	3,233.66	1,130	0.35
Calawag	5,432.91	4,632	0.85
Casian	3,047.11	4,171	1.37

TOTAL	126,880.52	1,507 <b>70,834</b>	0.69 <b>0.56</b>
Tumbod	2,196.03		
Talog	8,618.62	968	0.11
Silanga	1,516.69	1,091	0.72
Sandoval	3,354.37	1,287	0.38
San Jose	5,830.09	1,829	0.31
Pularaquen (Canique)	3,354.37	2,315	0.69
Poblacion	7,918.47	10,017	1.27
Pancol	7,591.13	2,210	0.29
Pamantolon	5,815.95	1,545	0.27
Paly (Island)	397.35	2,643	6.65
Paglaum	2,748.33	2,021	0.74
Old Guinlo	1,054.77	956	0.91
New Guinlo	2,309.55	3,372	1.46
Minapla	3,026.94	667	0.22
Maytegued	3,061.29	1,052	0.34
Liminangcong	6,590.00	5,460	0.83
Libertad	10,929.76	1,694	0.15
Depla	1,844.50	1,013	0.55
Debangan	278.33	1,229	4.42
Cataban	4,274.80	779	0.18

# 3.2. Historical Population Growth

Throughout the 20th century, it has been observed that the population of Taytay has generally increased (Table 5). There is a significant decrease between 1903 and 1918, due to the creation of the Municipality of El Nido in 1916. This reduced the administrative boundary of Taytay, resulting to the decrease in population. Another slight decrease in population is observed between 1939 and 1948, which was the effect of the events of World War II. On the other hand, there was a great increase in population in 1960 due to

the massive migration of fisherfolk from the Bicol and Visayas regions. This phenomenon was known as the —fishing boomll (LGU-Taytay, 1999).

Table 5. Historical growth of population, 1903 – 1995.

Year	Population	Increase or Decrease	Average Growth Rate
1903	4992		
1918	2833	-2159	-3.71
1939	4173	1340	1.86
1948	4050	-123	0.33
1960	8607	4557	6.48
1970	11920	3313	3.31
1975	17712	5792	8.24
1980	22980	5268	5.35
1990	38435	15455	5.28
1995	47095	8660	4.15
2000	53657	6562	2.64
2007	61496	7839	1.97
2010	70837	9341	2.81

Source: CLUP Taytay 1999-2009

# 3.3. Population Size and Growth

Taytay is included in the 294 emerging cities and municipalities in the Philippines. It has placed 3rd in the most populous municipalities in Palawan. It is also known as one of the 12 largest urban municipalities in the Philippines and the 7th largest municipality in Luzon, having an area of 1,257.68 km². Taytay has an estimated growth rate of 2.82, which was used to project the population for the next 5 years, and 5 years thereafter (Table 6). As of 2010, the Census revealed that Taytay has a total population of 70,837 people. At the beginning of the 21st century, the municipality has retained an increasing population growth.

Table 6. Projected population size of Taytay and its barangays in the next 5 years.

Barangay	2010	% of	Projec	led Popul	ation
Darangay	2010	Total	2015	2020	2025
Abongan	4056	5.73	4661	5355	6153
Alacalian	2636	3.72	3029	3480	3999
Banbanan	1981	2.80	2277	2616	3005
Bantulan	2231	3.15	2564	2946	3383
Baras (Pangpang)	723	1.02	831	955	1097
Batas	1267	1.79	1456	1673	1922
Bato	2619	3.70	3010	3458	3973
Beton	1733	2.45	1992	2288	2629
Busybees	1130	1.60	1299	1492	1715
Calawag	4632	6.54	5323	6116	7027
Casian	4171	5.89	4793	5507	6327
Cataban	779	1.10	896	1029	1182
Debangan	1229	1.73	1413	1623	1865
Depla	1013	1.43	1164	1338	1537
Libertad	1694	2.39	1945	2237	2570
Liminangcong	5460	7.71	6274	7209	8283
Maytegued	1052	1.49	1209	1389	1596
Minapla	667	0.94	767	881	1012
New Guinlo	3372	4.76	3875	4452	5115
Old Guinlo	959	1.35	1102	1267	1455
Paglaum	2021	2.85	2323	2669	3066
Pamantolon	1545	2.18	1776	2040	2344
Pancol	2210	3.12	2540	2918	3353
Paly (Island)	2643	3.73	3037	3490	4010
Poblacion	10017	14.14	11510	13225	15195
Pularaquen	2315	3.27	2660	3057	3512

TOTAL	70,837	100	81,392	93,518	107,452
Tumbod	1507	2.13	1732	1990	2286
Talog	968	1.37	1113	1278	1469
Silanga	1091	1.54	1254	1441	1655
Sandoval	1287	1.82	1479	1700	1953
San Jose	1829	2.58	2102	2415	2775
(Canique)					

Source: NSO, 2010

#### 3.4. Economic Profile and its Livelihood Sources

In the Municipality of Taytay, the protected areas for agriculture have been grouped into three major categories namely:

- a. The Highly Restricted areas for agriculture. These are lands considered prime for agricultural activities, highly efficient and are traditional source of food and root crops. These are highly provided with large investments in irrigation system, post-harvest facilities and the like.
- b. The Moderately Restricted areas. These are relatively efficient agricultural lands planted to crops that require high levels of farm management inputs.
- c. The Conditionally Restricted areas. These are the marginal lands for agricultural purposes.

Out of Taytay's total land area of 139,050 hectares, 25% or close to 34,762.5 hectares is considered potential agricultural area. These lands can be devoted to for the production of various types of crops. At present the actual and effective area being cultivated is placed at 7,534.5 hectares or only 21% of the entire agricultural land. These are tilled by about 3,626 farmers (CLUP, 2009).

# Chapter IV: LAND RESOURCES AND ADMINISTRATION

#### 4.1. Land Capability

Land Capability is vital for the successful allocation of different land areas. Furthermore, this kind of classification is a great help to the design of appropriate management, protection and rehabilitation strategies. The land of Taytay has lots of potential for urban development and agricultural expansion. This can be actualized when the areas in the municipality having slopes below 18%, which are currently brush land and grassland, be evaluated whether these can be reclassified as Alienable and Disposable lands (ECAN Resource Management Plan, 2020).

#### 4.2. Urban Land Use Development Guidelines

The Rules and guidelines that govern the use of such functional urban land uses are presented below based on the Comprehensive Land Use Plan (2009):

#### Residential Zones

Areas designated as such in the Proposed Urban Land Use Map should conform with existing standards and subject to pertinent rules and regulations. Existing residential areas will be allowed to remain as such as long as they will not in any way adversely affect the values and living conditions of adjacent property owners.

#### Commercial Zones

To accommodate future land requirements for commercial development, existing residential areas may be allowed to change current usage. Hence residential properties adjacent to the present location of the public market may be used for commercial development subject of course to regulations stated above.

#### Institutional Zones

Areas designated for institutional use shall remain as such so long as such use would not in any way adversely affect the use and enjoyment of adjoining properties. Vertical expansion may allowed to accommodate added functions and services.

#### Agricultural Zones

Areas north-north-west of the town proper shall be used mainly for agricultural purposes. These lands should not in any way be converted to other uses as explicitly provided for in Administrative Order No. 363 and the Agriculture and Fisheries Modernization Act of 1998.

#### Open Space

The development of open spaces in the urban fabric is an important element of sustainable urban development management. These land offer affordable environmental enjoyment and recreational activities especially for the members of the local communities.

#### 4.3. Existing Urban Land Use

With the exception of the vast production forest found south of the town proper, it can be safely said that the municipality of Taytay is essentially a residential community where majority of urban lands are presently devoted for residential purpose (Table 7). In the existing urban land use map, residential areas cover the entire stretch of the Poblacion and generally follow the main thoroughfare or the national road. This pattern is expected in light of the need of households to have ready access to main roads such as national and feeder roads to transport goods, and gain access to basic services.

Table 7. Existing Urban Land Uses in the Municipality of Taytay

Land Use	Area in Hectares	Percent to Total
Residential	50.86	27.1
Open Space	2.78	1.5
Commercial	3.82	2.0
Institutional	8.12	4.3
Agriculture	15.84	8.4
Production Forest	106.554	56.7
Total	187.97	100

Source: Taytay Cadastral Maps, 1987

#### 4.4. The Land Titling Process

The identification of the land by defining the boundaries of the parcel through surveying is necessary before alienable and disposable land could be disposed or alienated by government. The conduct and approval of original survey is within the exclusive jurisdiction of the issuing Community Environment and Natural Resources Office (CENRO). The Land Registration Authority (LRA) is authorized to approve subsequent simple subdivision or consolidation surveys. Lands that are not surveyed cannot be disposed or alienated, neither can it be registered for the simple reason that said land cannot be identified with certainty. Survey standard is currently governed by the Manual on Land Surveys DAO 07-29 (Revised Regulations on Land Surveys of the DENR) and Department Memorandum Circular 2010-13.

Under the Public Land Act, no titles shall be issued unless an accurate plat of the land is approved by the DENR (Section 108, Public Land Act). The DENR exercises direct control and supervision over surveys of land and shall issue such rules and regulations relative thereto (Sections 4-5, Public Land Act). The Land Registration Authority has concurrent jurisdiction in approving surveys of registered land but all original surveys and complex subdivisions of registered lands are under the DENR. Approval of survey returns are

delegated to the Regional Technical Directors for Lands of the DENR Regional Offices. For purposes of property registration, surveys can be generally divided into two (2) types – Cadastral and Isolated.

There are a number of ways by which title to public land may be acquired or granted to a qualified individual and thereafter confirmed and/or registered. The principal methods are those provided by Commonwealth Act 141 (Public Land Act), but another means is provided in RA 6657 (Comprehensive Agrarian Reform Law) where, in addition to registered private lands, lands with unregistered titles may be transferred to farmer beneficiaries. Other laws related to land disposition are Act 496 (Land Registration Act), Act 2259 (Cadastral Act) and Property Registration Decree (PD1529), which provide for the registration of lands claimed as private property through confirmation of imperfect or incomplete title.

Decrees and Patents are the two kinds of titles issued by the government on alienable and disposable lands. Decrees or judicial titles are issued by the Land Registration Authority in a land registration before the courts while patents are administratively issued by the DENR in administrative adjudication (free patent), homestead, sales and reserved/ proclaimed/occupied government lands.

Once a title, either through a decree or a patent, has been issued to a public land grantee, it shall become the duty of the issuing agency to forward the same to the Register of Deeds of the City or Province where the land is situated for registration and thereafter an owner's duplicate shall be issued to the grantee (Section 103 of PD 1529). Once registered, the land covered by the title is no longer subject to acquisitive prescription or adverse possession of third persons and said registered title cannot be altered, modified or cancelled except through a direct proceeding in accordance with law (Sections 47 and 48 of PD 1529).

# Chapter V: THE LAND TENURE PROFILE

This chapter discusses the main goal of this document. It is intended to give basic knowledge of available areas for titling in Taytay and will serve as basis of targets for the next ten (10) years of land title program. Generally, the recently concluded RLTA field survey and validation had determined a total of 1,565 workable and 575 problematic lots. Boundary dispute, claims and conflict, absentee of claimant and the needs for segregation survey are the four (4) major concerns during survey.

Table 8. Distribution of Potential/Workable Lots per barangay in Taytay, Palawan.

	TOTAL	Land	Pote	ntial/Workab	le Lots	
Barangay	LAND AREA (ha)	Cover by Protected Area (ha)	Ready for Applic ation	For Survey	Total	Remarks
Protected Area			GIIO.			
1. Alacalian	3,228.38	3,228.38	6	55	61	
2. Banbanan	5,858.30	5,858.30	3	52	55	
3. Cataban	4,274.80	3,194.60	0	48	48	
4. Libertad	10,929.76	7,938.59	16	41	57	
5. New Guinlo	2,309.55	2,309.55	10	121	131	
6. Old Guinlo	1,054.77	1,054.77	5	29	34	
7. Paglaum	2,748.33	2,558.27	24	113	137	
8. Pancol	7,591.13	7,591.13	16	25	41	
9. Talog	8,618.62	3,814.64	6	103	109	
Sub-total	46,613.64	37,548.23	86	587	673	
Party Protected Are	a				0,0	
10.Pamantolon	5,815.95	2,222.84	4	52	56	3 lots for survey falls within PA
Sub-total	5,815.95	2,222.84	4	52	56	WIIIIITFA
Outside Protected A	\rea					
11.Bantulan	2,457.50		3	63	66	
12. Batas	3,106.07		3	75	78	
13. Beton	985.08		10	168	178	
14. Busybees	3,233.66		11	73	84	

Grand-Total	77,636.73	41,136.91	141.00	1,424.00	1,565.00
Sub-total	25,207.14	1,365.84	51	785	836
20. Silanga	1,516.69		2	33	35
19. Sandoval	2,998.03		9	112	121
18. Pularequen	3,354.37		4	110	114
17. Depla	1,844.50		1	58	59
16. Debangan	278.33		1	25	26
15. Calawag	5,432.91	1,365.84	7	68	75

#### BARANGAY ALACALIAN

Bgy. Alacalian is one of the largest contiguous area fall under the Alienable and Disposable category and with slopes less than 18 percent. Obviously the multiple use zone covers those areas that privately held and are under intense (CLUP, 2009). All portion of the barangay is covered by MSPLS constituting a biggest mangrove forest in the municipality.

At present, there are at least 66 lots that had been titled in the said barangay and 13 applications have been transmitted to the Regional Office. RLTA survey results showed that there are at least 61 lots workable for titling while there are about 13 problematic lots to include issues on claims and conflict and absentee of claimant. Several lots are workable for segregation from easement zones and public land survey for residential and agricultural. Meanwhile, the LGU has declared a total of 306 lots within this barangay.

# BARANGAY BANBANAN

The major issues and concerns that confront the use and management of the land resources in Barangay Banbanan are same with that barangays of the inner sound of Malampaya Sound Protected Landscape and Seascape (MSPLS). Access for marine resources as their form of living has made the settlement encroach the easement areas thus need segregation survey for titling.

As a result of misuse and mismanagement of the land, only 43 lots had been titled as of this date with six (6) applications transmitted to the Regional

Office. On the other hand, LGU has declared a total of 399 lots in this area while RLTA survey identified a total of 55 workable and 14 problematic lots for titling as of September this year.

## **BARANGAY BANTULAN**

Barangay Bantulan is one of the barangays outside MSPLS. Majority of the communities are tiling land for agriculture thus, occupying forestland for the purpose. Major concerns are segregation from easement zones and timberland areas and claims and conflict.

In this barangay, there are at least 54 titled lots, 7 applications had been transmitted for titling. While few lands are anticipated to be titled due to the potential of available A&D, record of the Municipal Assessor Office has declared a total of 415 lots. RLTA survey, on the other hand, disclosed a total of 66 lots workable for titling and only one (1) problematic.

#### **BARANGAY BATAS**

Barangay Batas is the farthest coastal barangay of Taytay Bay bounded in the west by some barangays of El Nido. The lack of appropriate alternative sources of livelihood has led to the development of a more serious development issue particularly on the settlement areas. While there are areas classified as alienable and disposable land, majority of the community are confined within mangroves areas. Few are within the potential and workable lots.

In general, there are a total of 41 titled lots in Batas with one (1) transmitted application for titling to the Regional Office. Meanwhile, the municipal assessor's record has declared a total of 359 lots but the RLTA survey had only identified 16 problematic and 78 workable lots for titling with some needs segregation survey from forestland areas.

#### **BARANGAY BITON**

Barangay Biton is one of the smallest barangays in Taytay Bay with over 70% of its total land area are classified as alienable and disposable. Existing residential areas are located within the easement zones of the barangay. In similar vein, areas that have been classified under controlled residential development remain in their present use but may not be allowed for expansion or additional development as this encourages other land owners to encroach areas designated for easement.

As far as the land taxation is concern, there are about 460 declared lots in this area. Nonetheless, a total of 84 lots had been patented in this barangay with three (3) applications transmitted to the Regional Office. RLTA survey results show that 178 lots can be workable for titling and 17 problematic lots subject for segregation survey from the easement zones and settlement on areas with claims and conflict.

#### **BARANGAY BUSYBEES**

Based on the Cadastral maps, Busybees potential areas for titling are close to 54% or equivalent to 1,751.81 hectares. Most of the area for tilting needs to be segregated from timberland areas and some areas have claims and conflict. RLTA works show that the said barangay has a total of 591 declared lots, 72 titled and 126 untitled lots of which 42 are problematic and 84 are workable for titling.

#### BARANGAY CALAWAG

In rural areas, barangay Calawag is one of the barangays with greater population. This barangay are currently centers of major agricultural production particularly palay and other major crops due largely to its wide and vast agricultural lands. Existing potential areas are located at a slope ranging from 8-18% and are surrounded largely by timberland areas and unclassified public forest.

In terms of records from cadastral, patented lots accounts a total of 60. On the hand, the LGU declared lots has a total of 139. RLTA survey shows a total of 112 potential lots of which 37 are problematic and 75 and workable for titling.

#### **BARANGAY CATABAN**

The barangay of Cataban has an existing boundary conflict with barangay Bagong Bayan of El Nido, Palawan currently lodged to the Sangguniang Bayan affecting the total land area being occupied by residents and the tax collection of the two (2) municipalities. This barangay also shares portion of its jurisdiction to the southern end part of El Nido-Taytay Managed Resource Protected Area, a protected area established by the virtue of Proclamation 32 dated October 8, 1998.

Cataban encompasses about 30% of its total land area as alienable and disposable. This means that only few can be workable or potential for titling. To date, there are at least 12 lots that had been titled and two (2) lots were patented and transmitted to the Regional Office. The recent RLTA survey and validation works show that the said barangay has a total of 62 untitled lots, 48 of which are workable for titling and 14 lots are problematic. It is noted that problematic areas have an existing conflict such as boundary dispute, contested and absentee of the claimant during survey.

## BARANGAY DEBANGAN

It is quite interesting that all portions of the barangay are alienable and disposable land. The areas which are declared alienable and disposable represent a small fraction of the entire land area of the municipality because barangay Debangan covers only 278.33 hectares or equivalent to 0.21% of the total land area of Taytay.

Despite that status of its classification, there are only 16 lots that had been titled. This is expected since majority of the lands needs segregation survey from the easement zones. On the other hand, 26 lots were identified as workable during RLTA survey and 17 lots are problematic. Moreover, 144 lots were declared by the LGU for taxation purpose. One of the issues arising in the area is that during cadastral survey, some cadastral lot numbers were incorrectly listed to other survey claimants thus creating incorrect occupation on a particular land.

#### BARANGAY DEPLA

In Depla, the confinement of alienable and disposable land is found mostly in areas with slope ranging from 8-18%. Because of geographic location, Depla's remaining A&D land is subject for segregation from the easement zones and timberland areas.

Records of this Office show that there about 47 titled lots in the barangay and six (6) were transmitted to the DENR Regional Office. In a recent survey conducted, 355 lots are already declared by the LGU, 59 lots are workable for titling with 13 problematic lots.

#### BARANGAY LIBERTAD

Libertad is the largest barangay of Taytay in terms of its total land area. Almost 90% of its land area is classified as timberland, thus, the DENR has allocated for productive purposes relevant of course for the national agencies program on forest development. Record of this Office shows that the barangays has a total of 25 titled lots with five (5) patented/ transmitted to the Regional Office. In terms of the identification of area for titling, the barangay has a total of 84 available lots, 27 of which are problematic while 57 lots are workable. Since huge portion of the barangay is timberland, almost all concerns that affect the land titling process are the segregation

from timberland areas. Meanwhile, LGUs records on the declaration of lots for taxation account to 228 lots.

#### BARANGAY NEW GUINLO

Next to Barangay Biton, New Guinlo posted the highest population density in Taytay at 1.46 persons/km² with all portions are within the protected area. The economic opportunities in Barangay Old Guinlo are pinpointed as the main cause of the high rate of immigration in the area. Thus, it is affected by the implementation of Presidential Decree 1067 known as the Water Code of the Philippines.

What interest about this area is that there are 125 lots that had been titled and 20 applications had been submitted to the DENR MIMAROPA Regional Office. On the other hand, 514 lots had been declared by the Municipal Assessors Office but only 131 lots are readily available for titling with 20 problematic lots. Segregation from the forestland and easement areas is the major concern about doing public land survey in this barangay.

#### BARANGAY OLD GUINLO

Like New Guinlo, the communities are mainly dependent on the coastal resources for their sustenance. Thus, many are occupying and confined within the coastal areas. This also implicates the titling process as majority of available lots in the barangay needs to be segregated from easement zones.

A total of 33 lots had been patented in this barangay and one (1) application was transmitted to the Regional office. Moreover, the municipal assessor's has declared a total of 139 lots. On the other hand, RLTA survey disclosed a total of 34 lots that can be potential and/or workable for titling and 19 lots are problematic. Majority of the issues arises during field validation is the need for segregation survey of areas falls within easement zones.

#### BARANGAY PAGLAUM

On the other end of the extreme, areas in Paglaum has generally flat to rolling in topography. In fact, 61% or 1,689.52 hectares out of the total area of 2,748.33 hectares of the barangay are alienable and disposable land. It is good to note that there are several lots that had been patented in this barangay before this RLTA program. On the cadastral map records, around 112 agricultural and 83 residential lots were already patented in this barangay as of this writing.

The RLTA survey resulted to the identification of 43 problematic lots and 137 workable lots. On the other hand, a total of 510 lots were declared by the LGU. Issues arising during survey include claims and conflict and absentee of claimant.

#### BARANGAY PAMANTOLON

Bgy. Pamantolon is one of the barangays with significant alienable and disposable lands. Hence, several lots had been titled in this area. With ideal physiographic condition and the presence of ecosystems suitable for agricultural use, big lots had already been sold to numerous claimants and need to be segregated from the mother lots. The titled lots in Pamantolon is about 116 and 21 lots are ready for the release of title anytime from the department. Unfortunately, only 3 lots are identified to be potential for titling and about 155 lots are workable. Meanwhile, 377 lots were already declared by the Assessor's Office as of today.

#### BARANGAY PANCOL

Recognizing the abundant resources of this barangay and the tourism opportunities that can be in placed in the years ahead, Pancol has number of land disputes currently being resolved by the department. Areas designated for settlement are mostly timberland areas. In an effort to once and for all determine the nature and extent of the land claims problem, the

department undertook a rapid survey of land tenure appraisal that accounted to 41 workable lots for titling and 23 problematic lots. Based on records, a total of 28 lots had already been titled in this area with (6) lots application transmitted to the Regional Office for titling. On the other hand, the total declared lots by the LGU is placed at 516. Segregation survey is needed for areas adjacent to timberland and easement areas.

# BARANGAY POLARAQUEN

Out of the total land area of 3,354.37 hectares, 38% or close to 1,279.60 hectares is considered as potential for titling. These lands can be devoted for the production of various types of crops. At present, there are about 122 lots that had been titled in this barangay, 27 lots were patented and transmitted to the Regional Office and there. Most of the area for tilting needs to be segregated from timberland areas and some areas are being contested. The recent RLTA survey and validation works show that the said barangay has a total of 409 declared lots and 236 untitled lots of which 122 are problematic and 114 are workable for titling.

# BARANGAY SANDOVAL

Areas in Sandoval have a significant alienable and disposable land. In fact, cadastral record shows a total of 53% A%D or close to 1,800 hectares considered potential for titling. Same record show that a total of 44 agricultural and 112 residential lots were already patented in this area. The RLTA validation works had identified 358 declared lots of the LGU and a total of 165 unpatented and potential lots for titling of which 44 are problematic and 121 are workable lots.

# BARANGAY SILANGA

Like other barangays of Taytay, segregation of easement from the mother lots is recognized as the limitation and constraints during titling for workable lots in Barangay Silanga. There are only 41 titled lots in the said

barangay and two (2) lots patented/transmitted to the Regional Office. However, RLTA survey conducted on July 5-9, 2021 revealed that there are 307 declared lots by the LGU and at least four (4) problematic and 35 lots workable for titling. Other consideration for the minimal number of potential lots for titling is the classification of areas that are partially A & D and partially

timberland.

**BARANGAY TALOG** 

Majority of the land classification in Barangay Talog is classified as timberland. Out of the barangay's total land area of 8,618.62 hectares, only 3% or equivalent to 255.80 hectares is classified as A & D. Most of the lands are devoted to for the production of various types of crops thus some portion of the barangay are utilized for the implementation of National Greening Program (NGP) since 2017.

As for the records of this Office, there are five (5) titled lots in the barangay. In terms of the identification of area for titling, the barangay has a total of 125 available lots, 16 of which are problematic while 109 lots are workable. On the other hand, the LGU declared a total of 160 lots for taxation. Since huge portion of the barangay is timberland, almost all concerns that affect the land titling process are the segregation from timberland areas.

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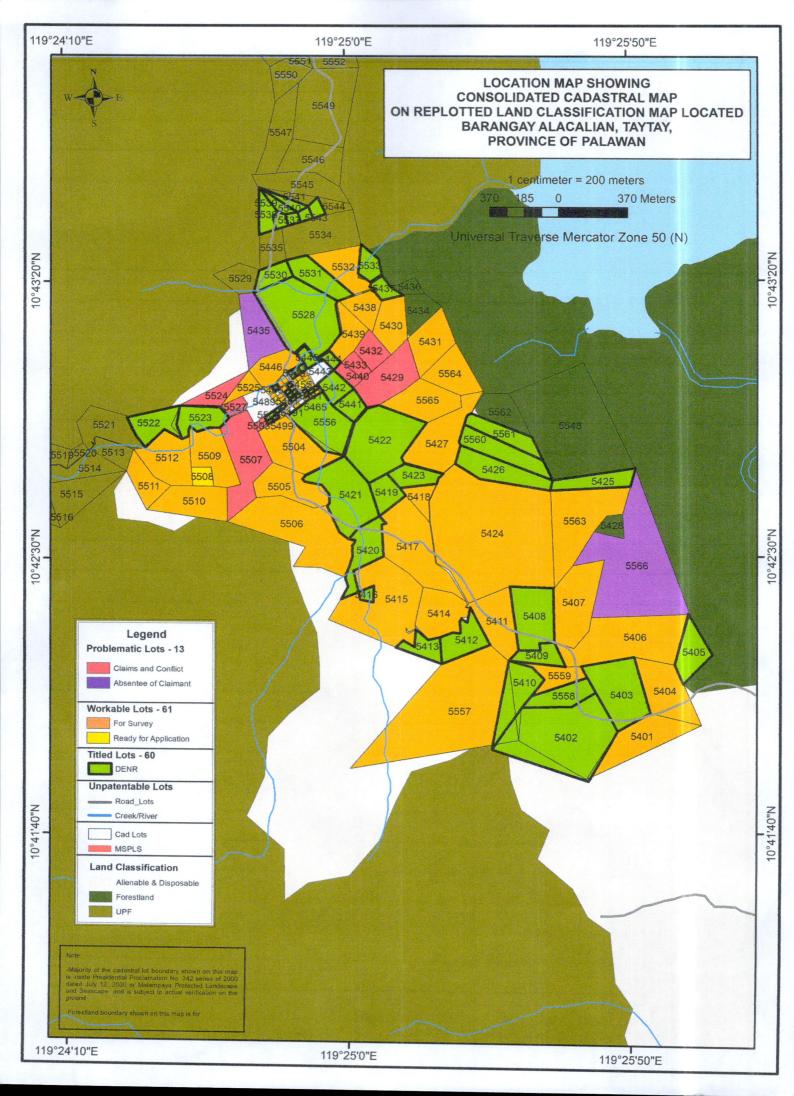
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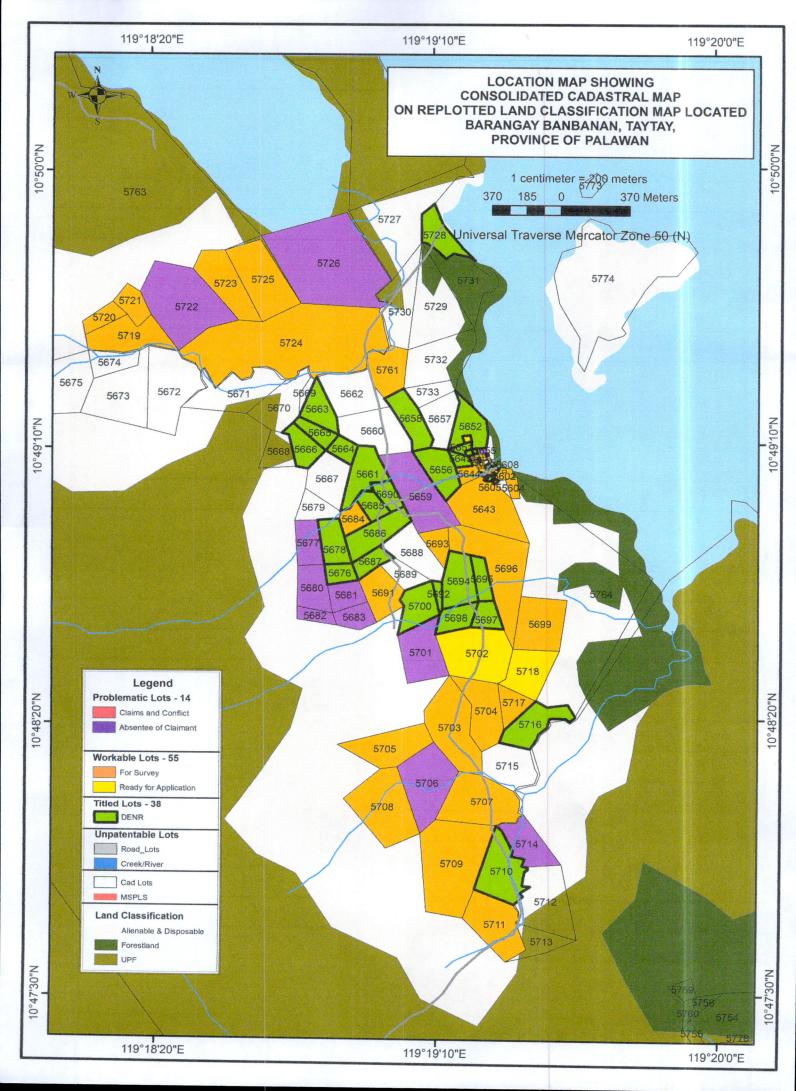
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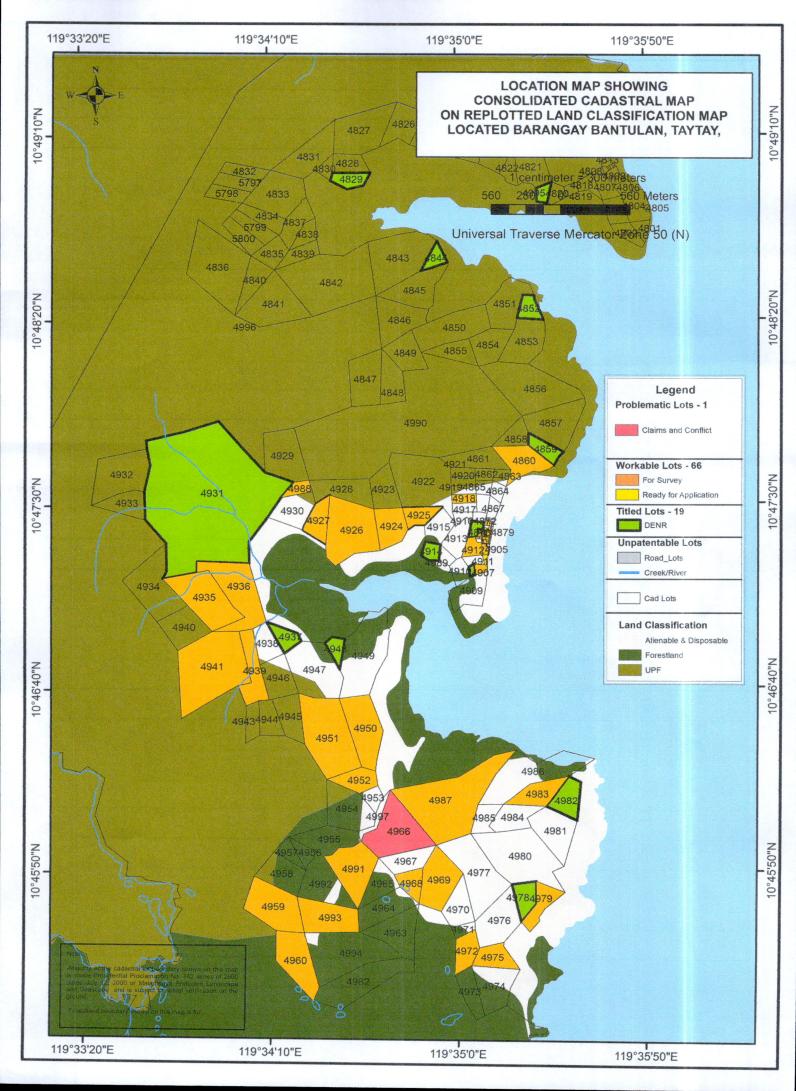
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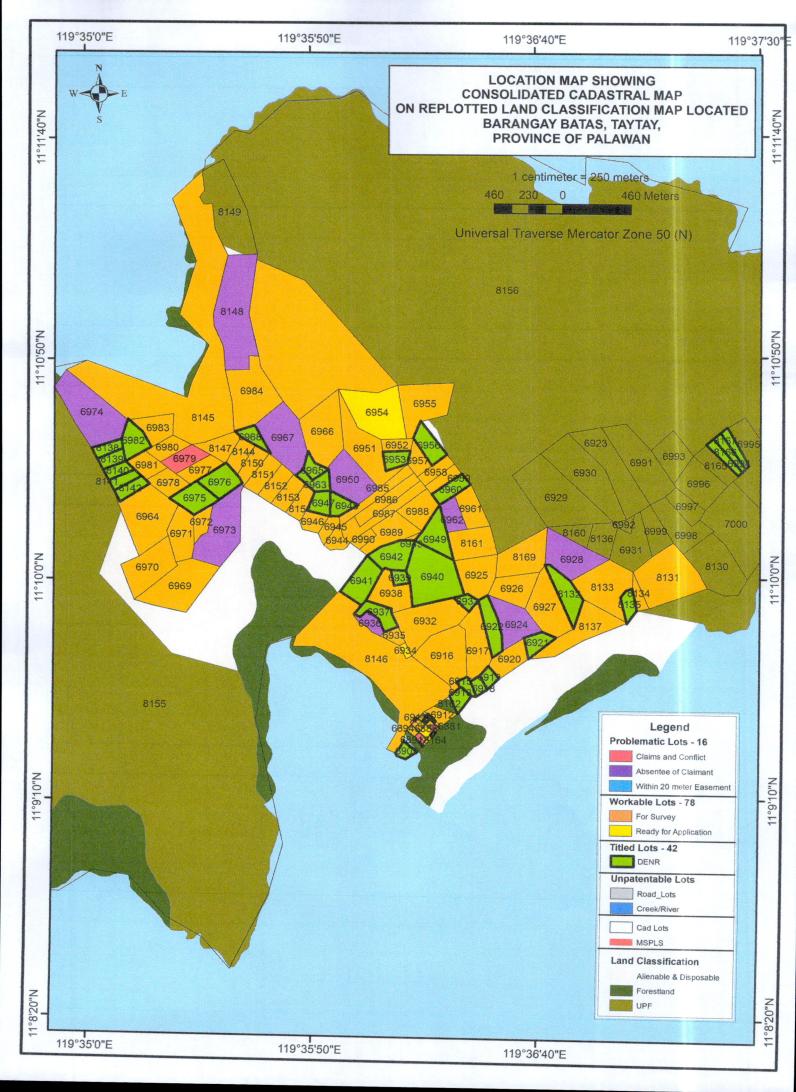
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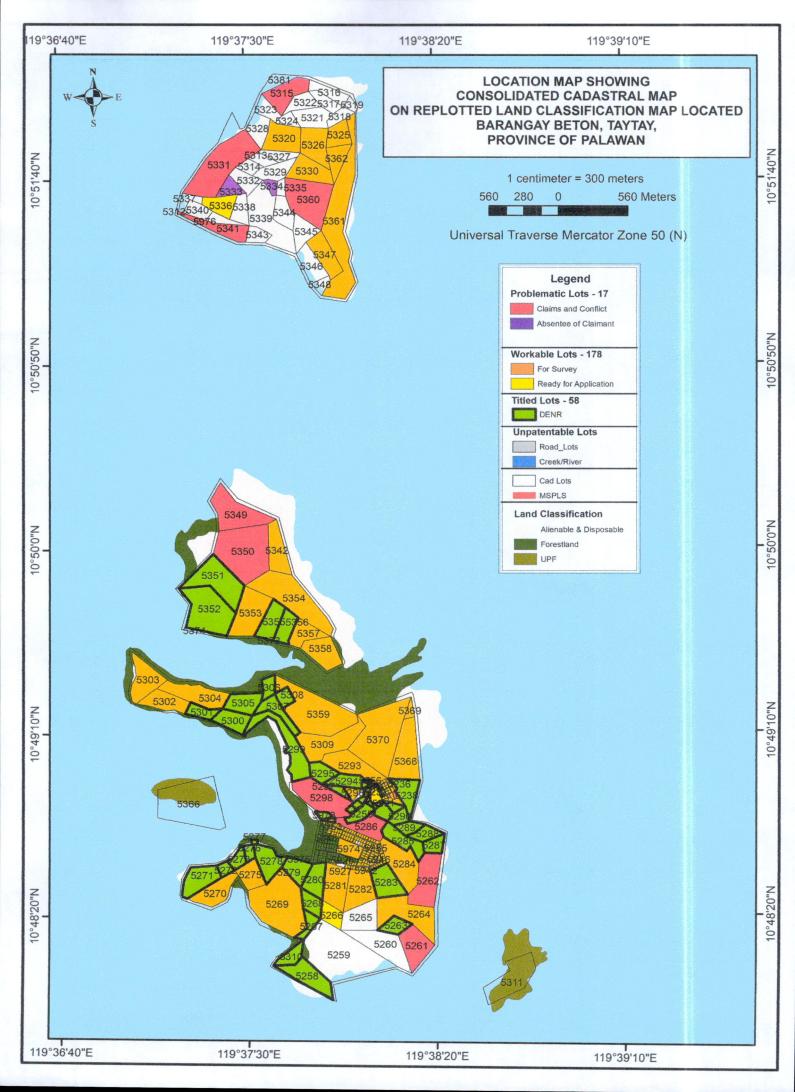
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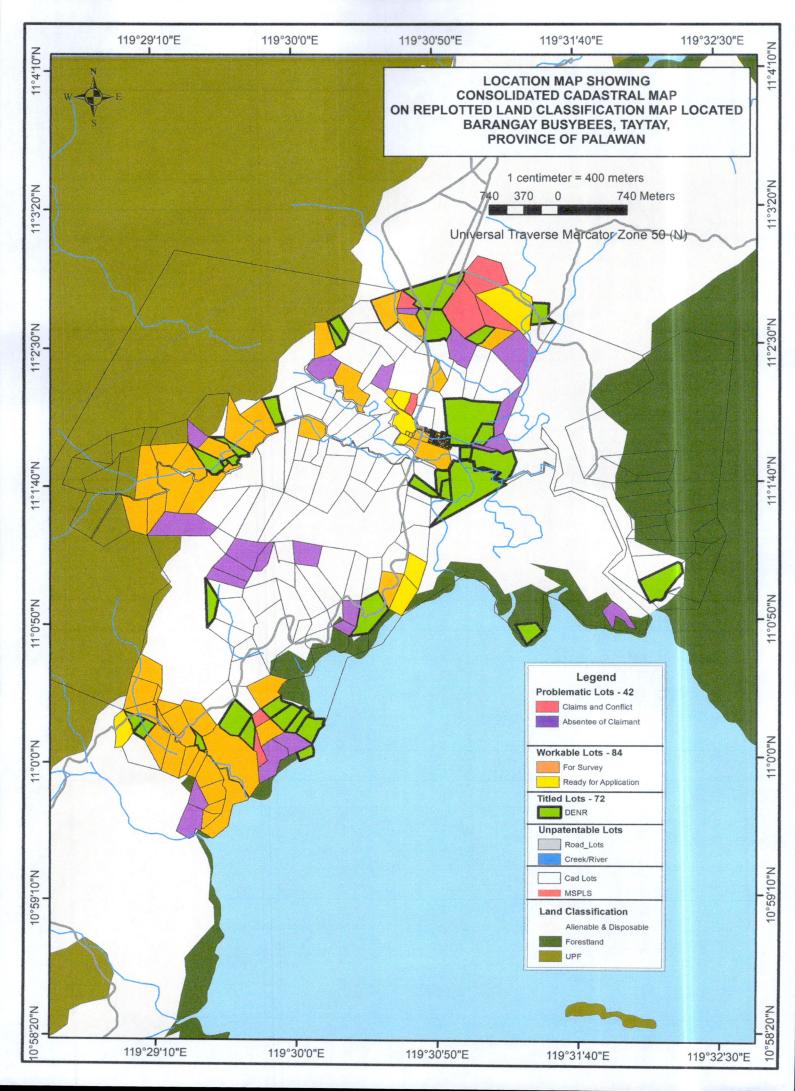


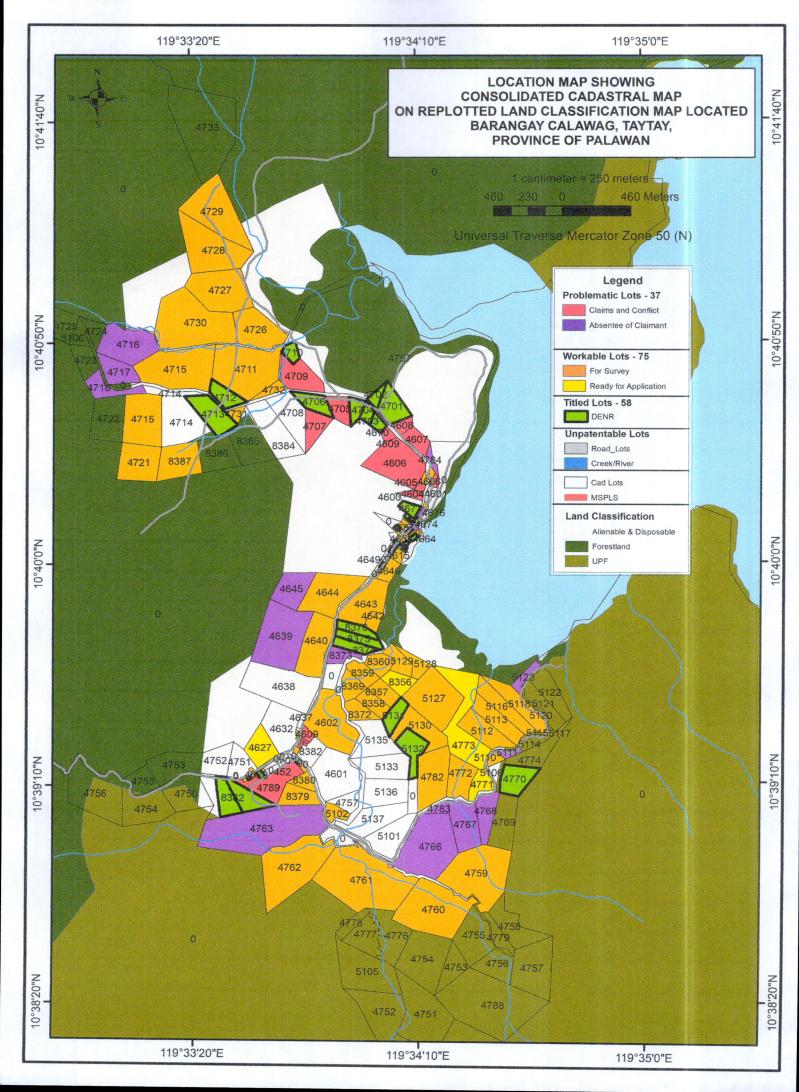


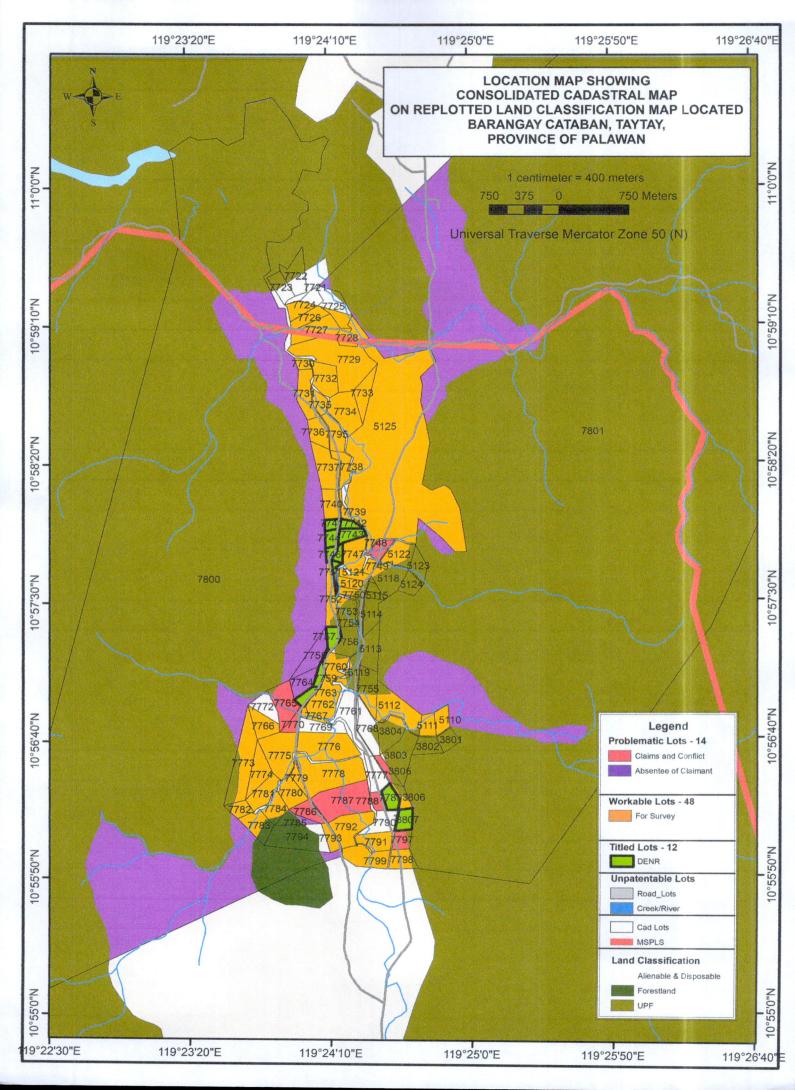


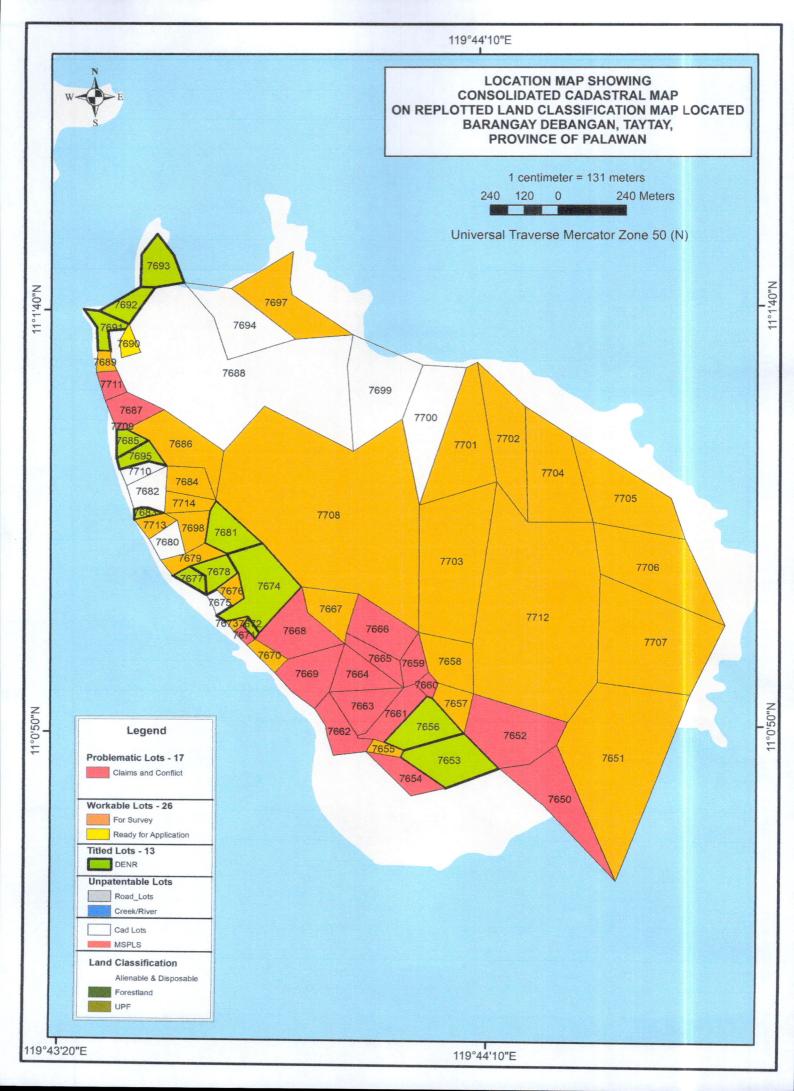


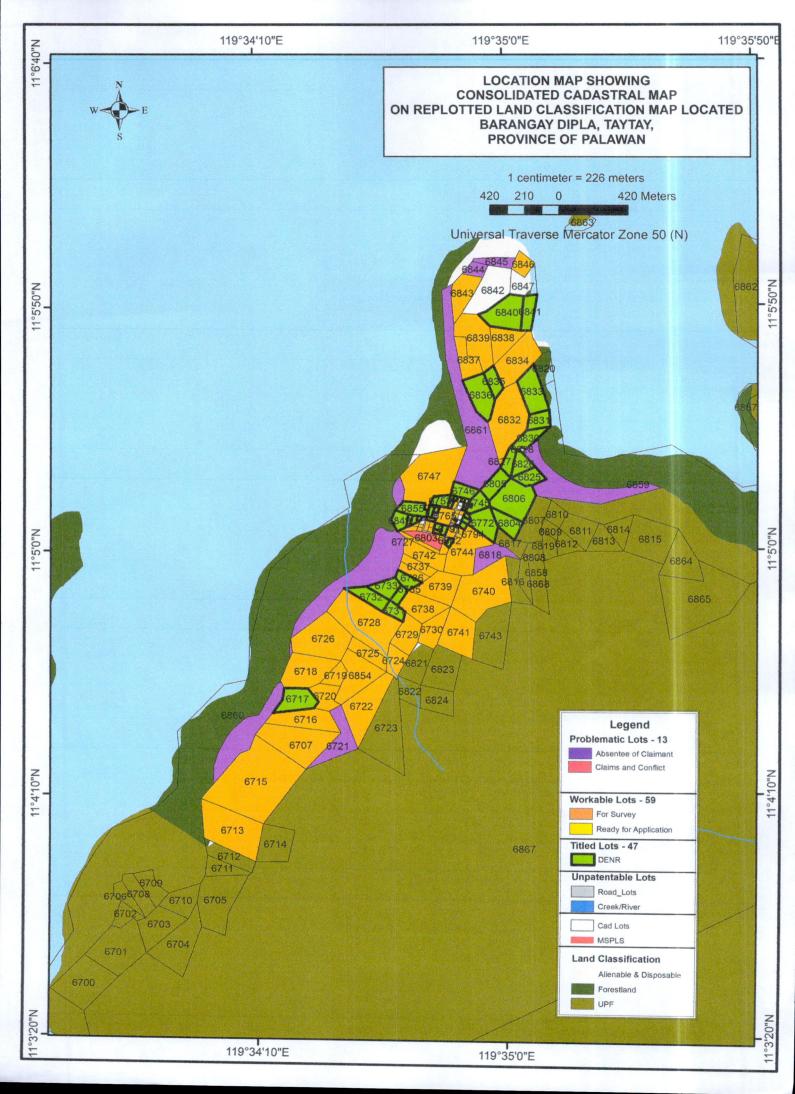


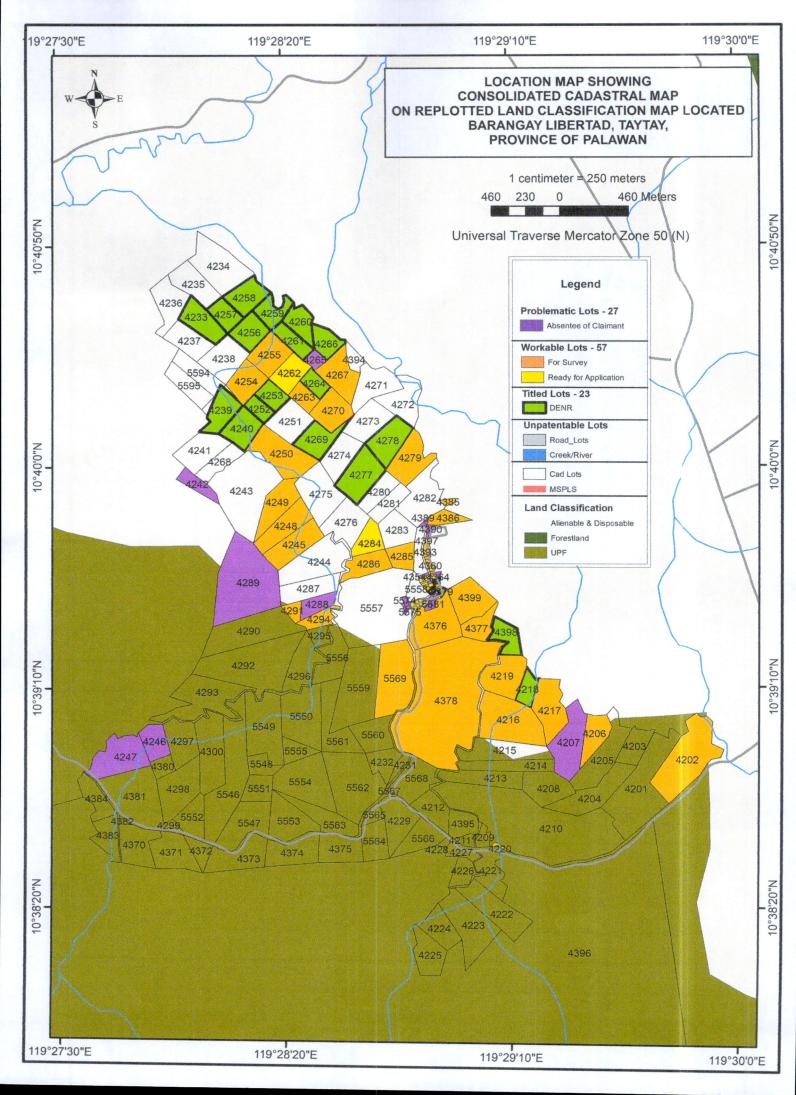


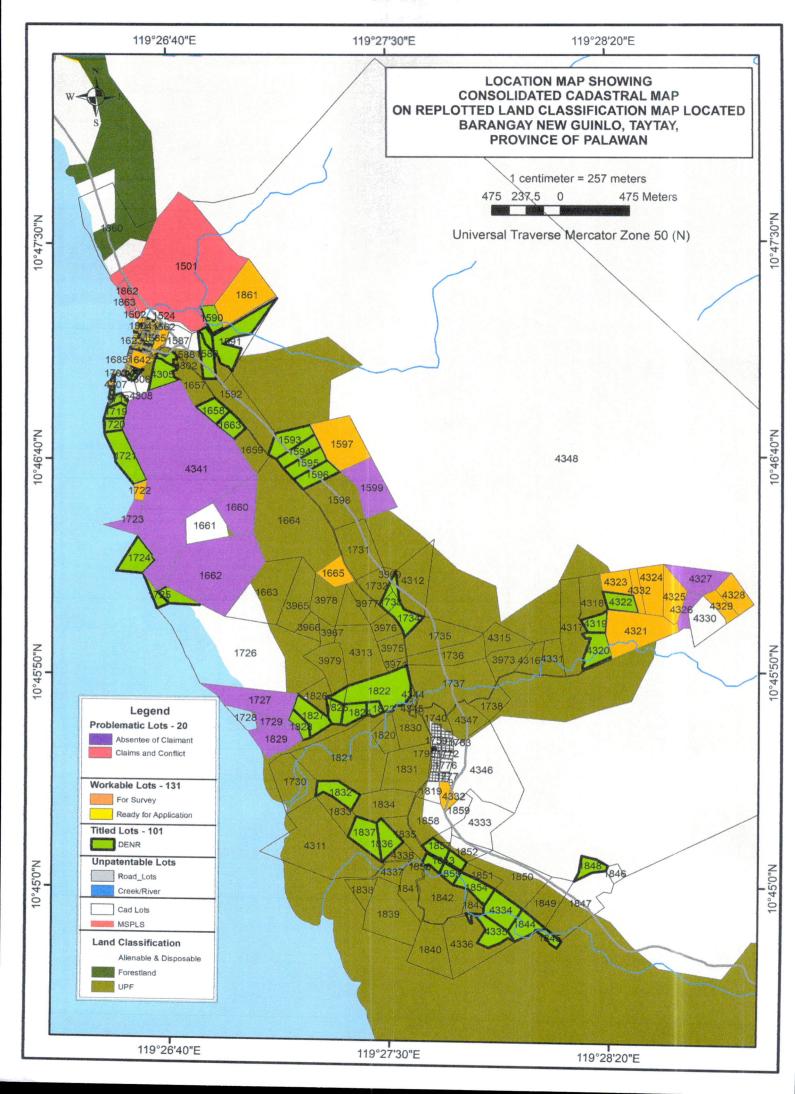


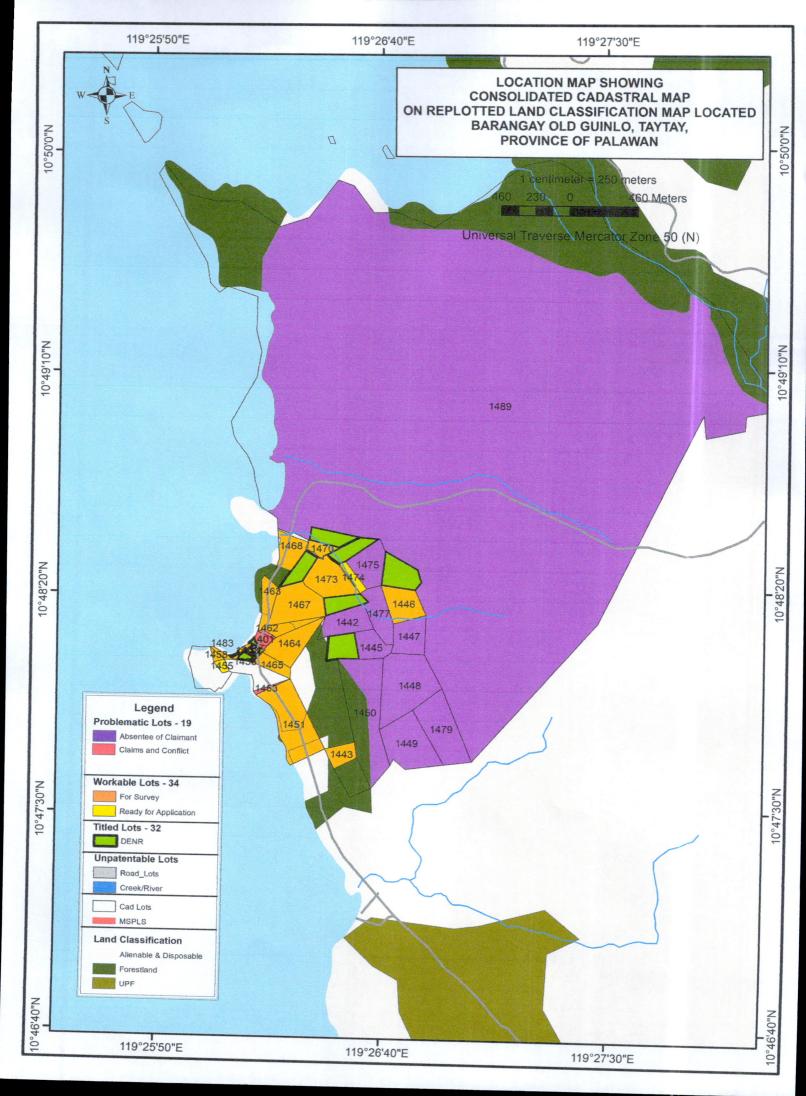


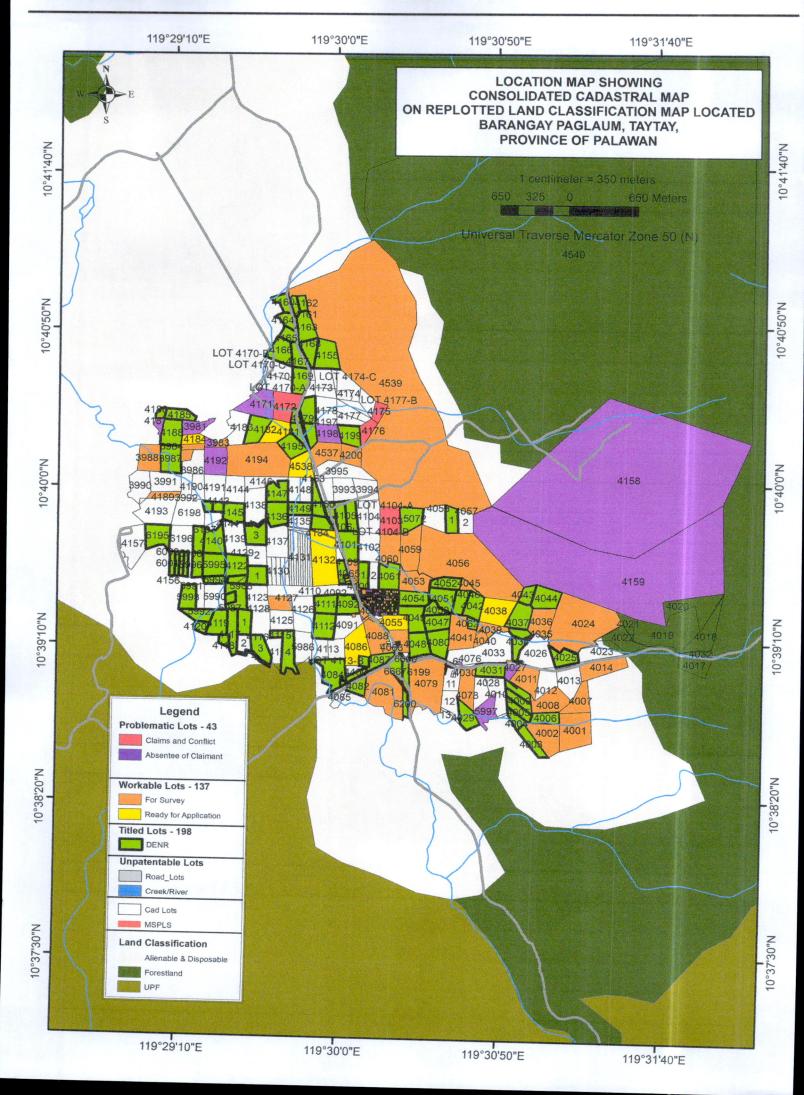


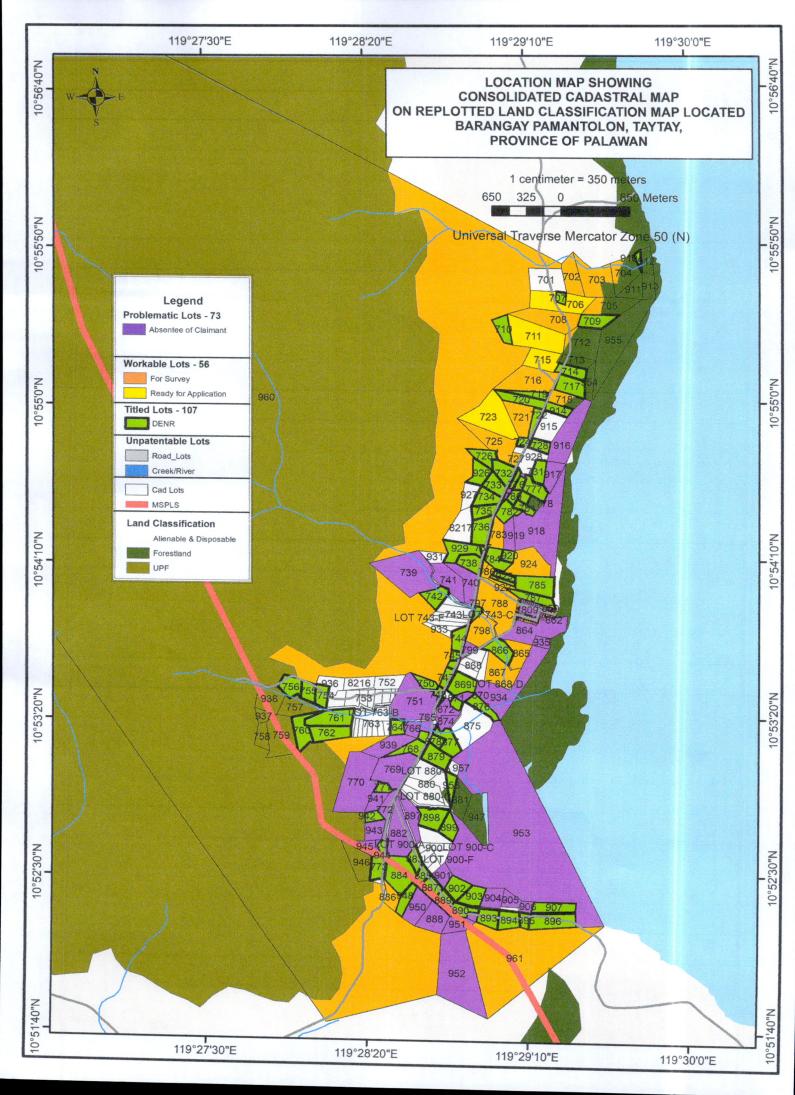


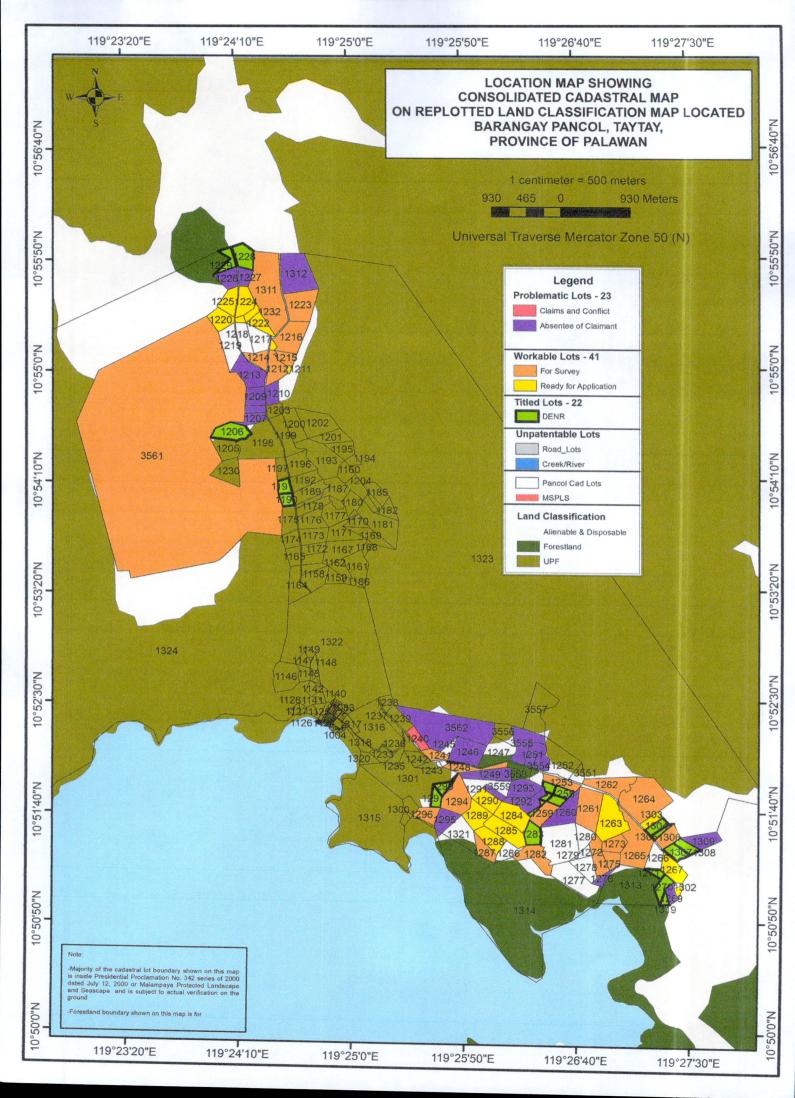


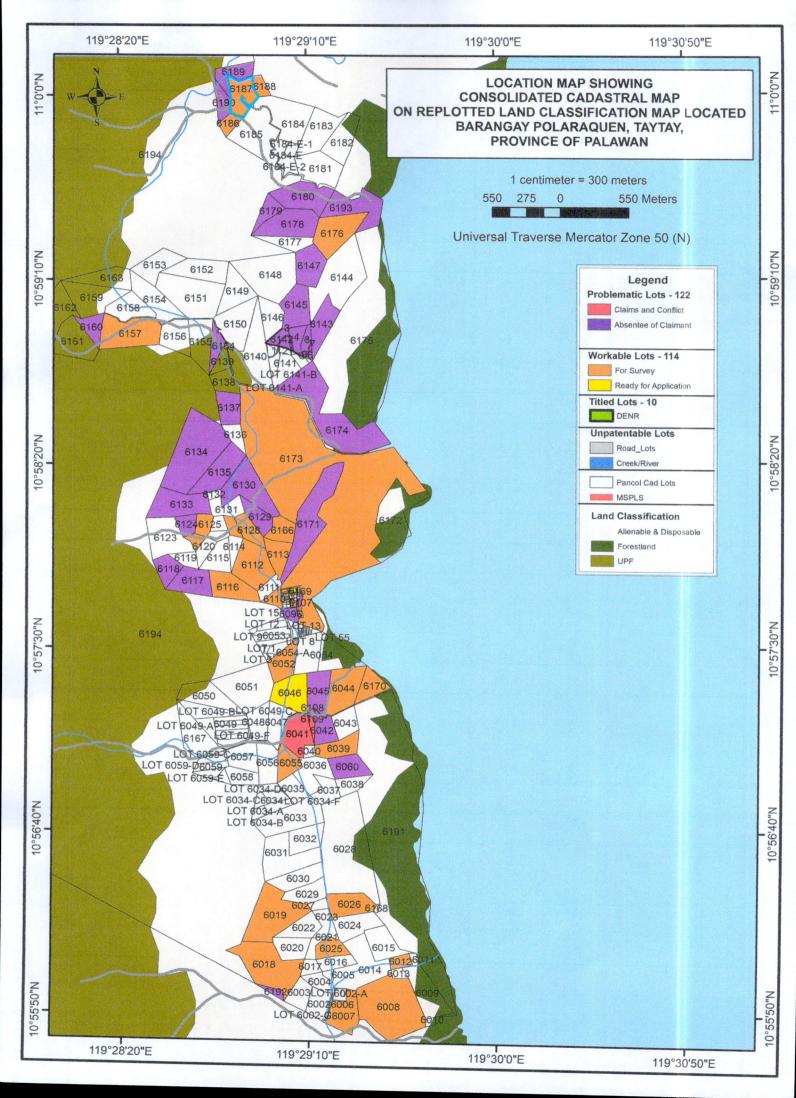


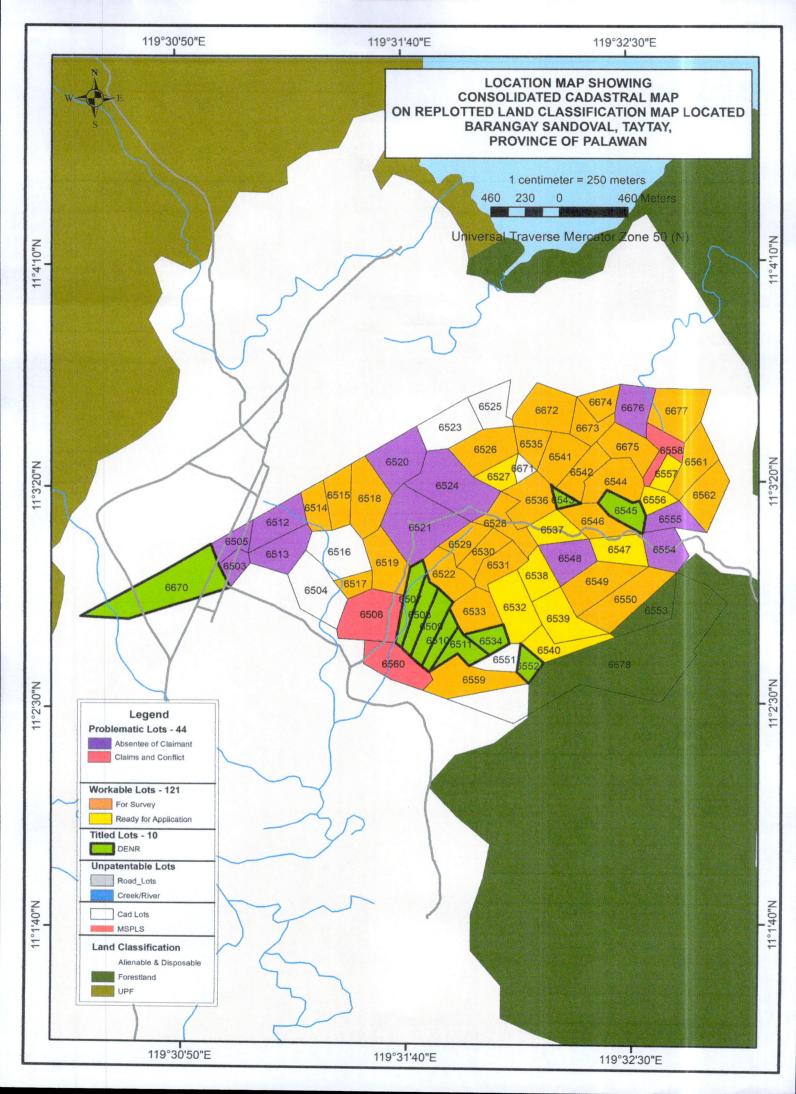


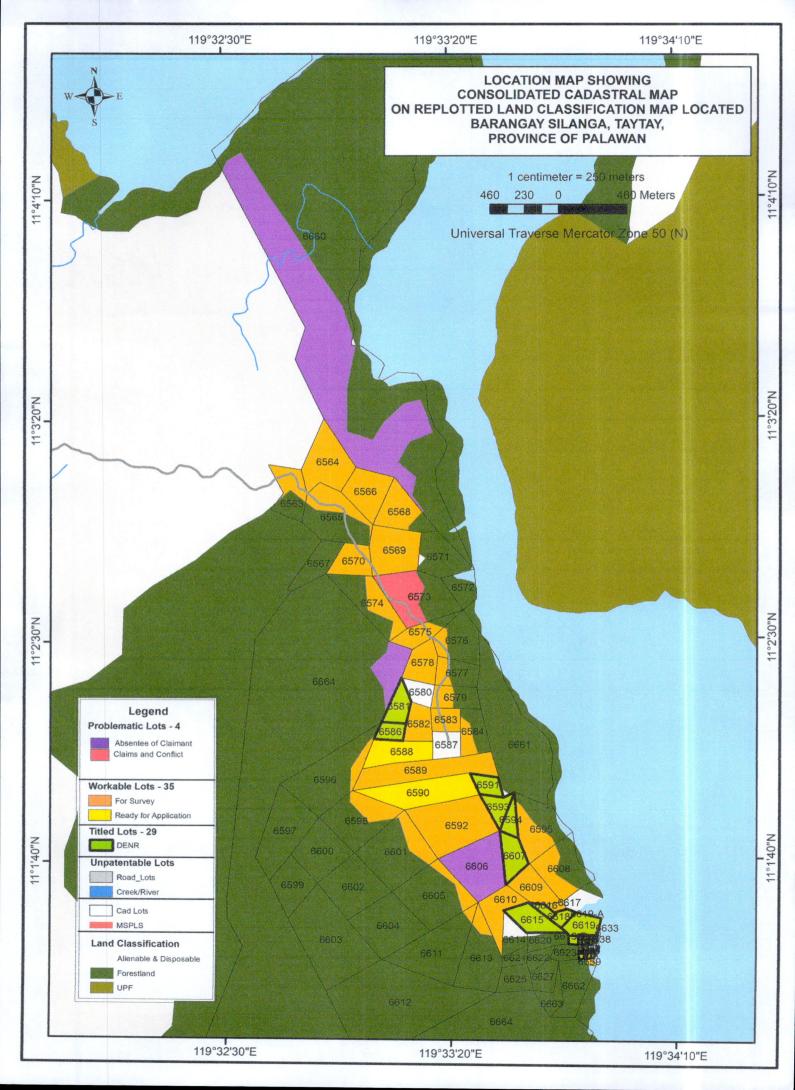


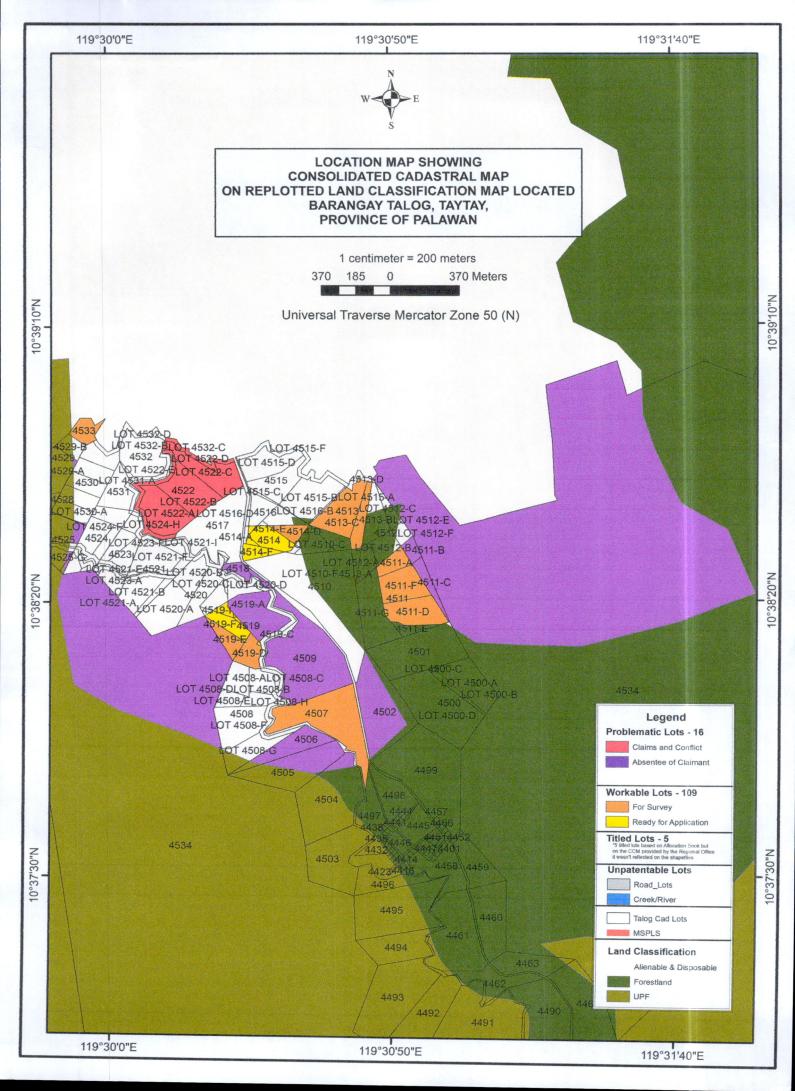












Initial Land Tenure Profile (ILTP) generated from CCM of the Twenty (20) Barangays of the Municipality of Taytay, Palawan

