



Republic of the Philippines  
Department of Environment and Natural Resources  
**FOREST MANAGEMENT BUREAU**  
Visayas, Avenue, Diliman, 1100 Quezon City  
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JAN 04 2022



**MR. MARCELINO P. ESCALADA, JR.**

General Manager

National Housing Authority

Elliptical Road, Diliman, Quezon City

Dear **General Manager Escalada:**

Greetings from the Forest Management Bureau.

This is to acknowledge receipt of your letter pertaining to the endorsement of the land use conversion/reclassification for the utilization of the Yolanda Permanent Housing Project (YPHP) located at So. Pinagkulungan, Brgy. San Nicolas, Coron, Palawan.

It is worth mentioning that during the IATF-Yolanda Special Meeting held on 22 October 2021, it was agreed to conduct an in-depth investigation on the issuance of Original Certificate Title (OCT) No. G-6688 (now Transfer Certificate of Title (TCT) No. T-8335) to Mariano Celedonio in 1949. The said investigation would further verify the authenticity and legality of the said Titles.

It should be emphasized, however, with the establishment of a pasture reserve in Busuanga, Palawan, the Busuanga Pasture Reserve (BPR), the area is withdrawn from "sale, settlement or any other form of disposition, exploration or exploitation and reserve as a pasture reserve". Hence, the whole BPR area is classified as forestland<sup>1</sup>.

It must also be stressed that PP 1387 was issued during the effectivity of the 1973 Constitution, when the legal classification of lands still includes "grazing lands". Section 10 of Article XIV of the 1973 Constitution<sup>2</sup>. The said land classification was removed in the 1987 Constitution. Grazing or pasture land as a classification was consolidated into forest or timber land<sup>3</sup>. Hence, the subject housing project site which is classified as a forestland, requires reclassification through an Act of Congress.

Kindly be further informed that this Office is awaiting the submission of report from the DENR MIMAROPA pertaining to the conduct of the in-depth investigation on the authenticity of the land titles considering that the area is forestland.

<sup>1</sup>Reserving and Establishing as a Pasture Reserve a certain parcel of land of the Public Domain situated in the Island of Busuanga, Province of Palawan. Presidential Proclamation No. 1387, series of 1975

<sup>2</sup> Section 10. Lands of the public domain are classified into agricultural, industrial or commercial, residential, resettlement, mineral, timber or forest, and grazing lands and such other classes as may be provided by law.

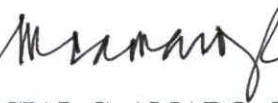
<sup>3</sup> Section 3. Lands of the public domain are classified into agricultural, forest or timber, mineral lands and national parks. Agricultural lands of the public domain may be further classified by law according to the uses which they may be devoted. Alienable lands of the public domain shall be limited to agricultural lands.

While this Office supports the government's socialized housing program for the families affected by Typhoon Yolanda, we maintain our previous stand for NHA to hold in abeyance the construction of the aforesaid housing project within BPR until such time that the authenticity and legality of the titles are proven or the impending issues and concerns on the matter are resolved.

This Office will remain steadfast in its duty of enforcing laws, rules and regulations related to the administration of Busuanga Pasture Reserve.

Please be guided accordingly.

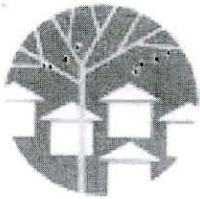
Very truly yours,



**MARCIAL C. AMARO, JR., CESO III**  
Assistant Secretary for Policy, Planning and  
Foreign-Assisted and Special Projects and  
Director, in concurrent capacity

cc : Cabinet Secretary, Office of the President  
Executive Director, IATF-Yolanda  
Head Executive Assistant, DENR Secretary  
DENR Undersecretary for Field Operations and Environment  
DENR Undersecretary for Legal, Administration, Human Resources and Legislative Affairs  
DENR Undersecretary for Enforcement, Mining & Muslims Affairs and Supervising Undersecretary for Forest Management Bureau  
DENR Assistant Secretary for Field Operations – Luzon  
Executive Director, Palawan Council for Sustainable Development  
Regional Executive Director, DENR MIMAROPA  
PENR Officer, Palawan  
CENR Officer, Coron-Calamianes Islands





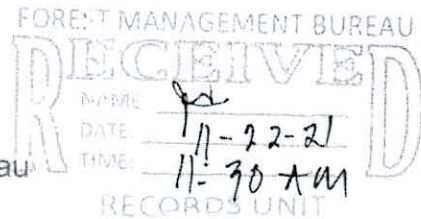
Office of the President  
**NATIONAL HOUSING AUTHORITY**



November 17, 2021

**MR. MARCIAL C. AMARO, JR. CESO III**

Assistant Secretary for Policy, Planning and Foreign-  
Assisted and Special Projects, and  
Director, in concurrent capacity for Forest Management Bureau  
Department of Environment and Natural Resources (DENR)  
Visayas Avenue, Diliman, Quezon City



Dear Sir:

This has reference to your letter dated November 11, 2021 (Annex "A") relative to your request from National Housing Authority (NHA) and its existing contractor (Front Nine Konstruct and One Dynamic Three Realty & Development Corp-JV) to hold in abeyance the implementation of the Yolanda Permanent Housing Project (YPHP) being undertaken by NHA in Brgy. San Nicolas, Municipality of Coron, Province of Palawan.

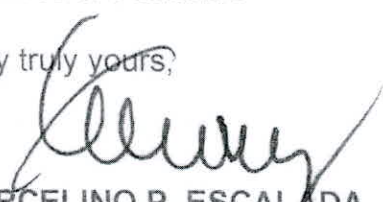
Please be informed that pursuant to Administrative Order (AO) No. 44 dated October 28, 2014 (Annex "B") and DAR Administrative Order (DARAO) No. 02, Series of 2017 dated February 23, 2017 (Annex "C"), the NHA under the Resettlement Cluster was tasked as the lead agency to facilitate and endorse application for land conversion/utilization the property being acquired needed in the implementation of development of housing and resettlement sites under the YPHP for families/victims whose houses were damaged by Typhoon Yolanda.

Given the urgency to implement this government project vis-à-vis the need to comply with the basic provisions of Batas Pambansa 220, hence, may we respectfully and favorably endorse the land use conversion/reclassification from the original use to be utilized for housing purposes. In compliance with AO No. 44 and DARAO No. 02 which covers the issuance of the necessary Certificate of Eligibility by the concerned government entity/ies which is necessary in the Land Development of the two (2) NHA's housing projects located in Coron Residences and Coron Heights both located in Brgy. San Nicolas, Coron, Palawan Province.

Attached are other documents relative thereto for your ready reference.

We thank you for your immediate and unrelenting support to the government's socialized housing program for the families affected by Typhoon Yolanda and qualified for housing assistance under the NHA's YPHP particularly in the Municipality of Coron, Province of Palawan.

Very truly yours,

  
**MARCELINO P. ESCALADA, JR.**  
General Manager



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ANNEX 'A'

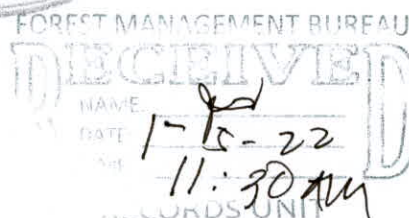
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**MR. MARCELINO P. ESCALADA, JR.**  
General Manager  
National Housing Authority  
Elliptical Road, Diliman, Quezon City



Dear Gen. Manager Escalada:

Greetings from the Forest Management Bureau.



This pertains to the proposed Yolanda Permanent Housing Project (YPHP) located at So. Pinagkulungan, Brgy. San Nicolas, Coron, Palawan. Accordingly, the said area was originally covered by OCT No. G-6688 issued to Mariano Celedonio on 01 July 1949 and was later transferred to Villarino Celedonio under TCT No. T-8335 on 07 March 1984. Pursuant to Presidential Proclamation No. 663, series of 2013 (PP 663)<sup>1</sup>, the Forest Management Bureau (FMB) has the jurisdiction and authority over the administration, protection, management of Busuanga Pasture Reserve (BPR).

Upon comprehensive review by this Office, together with the DENR MIMAROPA Regional Office and DENR Legal Affairs Service, the area subject to the proposed housing project is *found to be within the boundaries of BPR*. Pursuant to Presidential Proclamation No. 1387, s. 1975, the area is withdrawn from sale, settlement, or any other form of disposition, exploration or exploitation and reserved as a pasture reserve. Further, based on the projection of the technical description stipulated in TCT No. T-8335, the same falls within the *Unclassified Public Forest of Coron, Palawan*.

Although private rights over pasture lands are recognized under Presidential Proclamation No. 1387, s. 1975 (PP 1387)<sup>2</sup>, it must be taken into consideration that the maps disclosed that the area where the housing project is being constructed is part of the Unclassified Public Forest. Thus, there may be a possibility of irregularities in obtaining and in the issuance of OCT No. G-6688 as well as TCT No. T-8335 since Unclassified Public Forest area cannot be subject to land titling.

<sup>1</sup> Repealing Proclamation No. 2057 and Transferring Administration of Busuanga Pasture Reserve to FMB of DENR, 14 October 2013.

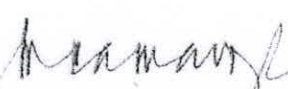
<sup>2</sup> Establishment of a Pasture Reserve in a Certain Parcel of Land of Public Domain in Busuanga Island, Palawan, 13 February 1975.



In view of foregoing premises, we are requesting your good Office as well as the contractor, Front Nine Konstruct (Builders and Realty Development) Corporation to immediately **hold in abeyance** the construction of the aforesaid housing project within BPR until such time that the authenticity and legality of the titles are proven.

Please be guided accordingly.

Very truly yours,



**MARCIAL C. AMARO, JR., CESO III**  
Assistant Secretary for Policy, Planning and  
Foreign-Assisted and Special Projects, and  
Director, in concurrent capacity

cc

Cabinet Secretary, Office of the President  
Executive Director, IATF-Yolanda  
Head Executive Assistant, DENR Secretary  
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OIC, BPR Management Office  
Front Nine Konstruct (Builders and Realty Development) Corporation