

**RECORD/DOCUMENT TRACKING FORM (RDTF)**

NHA-QP-001-F01

Form

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Record/Document Control No. : **R4-MIMAROPA-2021-2- 075**  
Record/Document Type : **Report**  
Originating Unit : **Region 4 - MIMAROPA District**  
Subject : **STATUS OF YOLANDA PERMANENT HOUSING PROJECT IN CORON AND CULION, PALAWAN**

I hereby certify that all the documentary requirements have been subjected to the principle of "complete staff work" and have been evaluated with diligence and found in order in accordance with prescribed policies,

  
**JANNIE JOY Q. ROA**

Name/Signature

Page \_\_\_\_ of \_\_\_\_

Date	For/To	From	Remarks/Instructions
	Name/Position/ Unit	Name/Position/ Unit/Signature	
Feb 11, 2021	<b>THE REGIONAL MANAGER</b> Region 4	 <b>P. EVELIA D. JOSON</b> OIC, R4 MIMAROPA	Respectfully submitting herewith the following set of documents regarding the above mentioned subject, to wit: 1. Travel Accomplishment Report with attachments 2. Summary of Status/Issues and Recommendations 3. Site Inspection Report 4. Minutes of the IATF Meeting held on January 15, 2021 For the information of the Regional Manager in preparation for the IATF Meeting on Feb 16, 2021 Thank you.

**IMPORTANT :** Pursuant to Section 8.B of RA 9485, "response/action shall not be longer than five (5) working days in the case of simple transactions", and ten (10) working days in the case of complex transactions from the date the request or application was received.

## TRAVEL ACCOMPLISHMENT REPORT

### **CORON HEIGHTS (1,470) and CORON RESIDENCES (1,200) UNDER YOLANDA PERMANENT HOUSING PROJECT Bgy. San Nicolas, Coron, Palawan**

1. Construction operation was suspended for 30 calendar days effective January 25, 2021 due to COVID-19 Pandemic. Shipment of basic goods and necessities from Metro Manila to Coron were prioritized leaving transporting of heavy equipment irregular and rare.
2. The NHA-MIMAROPA Team conducted ocular inspection and site meeting with the contractor at the project field office. The site is partially cleared and being utilized as a temporary parking for the heavy equipments while the project implementation is on-hold.
3. Coordination meeting with the contractor to the following offices:
  - 3.1 MPDO - Presented the Site Development Plan
  - 3.2 DENR-CENRO regarding the status of the land
    - 3.2.1 The DENR mentioned that they are only following the guidelines in protecting the Busuanga Pasture Reserve (BPR) under the Presidential Proclamation 1387. They also mentioned that the NHA General Manager and the DENR Secretary may discuss and talk about the project while request of the developer for the exclusion of the titled project site to the BPR is on process.
    - 3.2.2 The DENR required the developer to request for the status of the land to determine the location of the project site. According to the DENR, all the released titles before 1975 within the proclaimed pasture land were cancelled and relocated outside the area. Status verification request were also submitted on that date.
    - 3.2.3 DENR informed the group not to introduce development until the Forest Management Bureau (FMB) exclude the project site from the coverage of the pasture land, that will be done after the FMB had checked and verify the legality of the title bought by the developer for the housing project. On the same day, the DENR-CENRO Coron replied to the query informing the Developer that the property is within the Pasture Land/Unclassified Public Forest.
4. Attached herewith are the photocopy of DENR, CENRO-Coron lot status verification result and photos of the project.

Prepared by:

**HELARIO P. VALONES**  
Principal Architect B

  
**MAXIMO R. CABASAL**  
Principal Engineer A





Republic of the Philippines  
**Department of Environment and Natural Resources**  
Community Environment and Natural Resources Office  
Barangay 5, Calamianes Island, Coron, Palawan  
Telephone No. +63 917 504 2633  
E-mail: [cenrocoron@denr.gov.ph](mailto:cenrocoron@denr.gov.ph) Website: [www.denr.gov.ph](http://www.denr.gov.ph)

February 8, 2021

**MR. MARK ANGELO NOCUM**

Authorized Managing Officer  
Front Nine Konstruct  
(Builders & Realty Development Corp.)  
The One Dynamic Three Realty & Development Corp. (JV) (Contractor)  
[frontninekonstruct@yahoo.com](mailto:frontninekonstruct@yahoo.com)

Care of **0905-727-2603**

Dear Mr. Nocum,

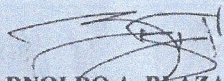
Please be informed that projection made by Cartographer I Ariel C. Delin II, based on the Geo-Reference Land Classification Map provided by the Surveys and Mapping Division of DENR MIMAROPA Region, it appears that the said property is within the **Unclassified Public Forest**.

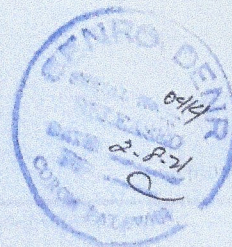
Warm greetings from CENRO Coron !

This is in connection with your letter dated February 5, 2021 received by this Office on even date requesting for lot verification status of Plan H-119741, covered by TCT No. T-8335 with an area of 23.9605 hectares, in the name of Villarino Celedonio located at Barangay San Nicolas, Coron, Palawan.

Attached is a copy of the projected GIS Map. We hope that you are properly informed. Thank you!!

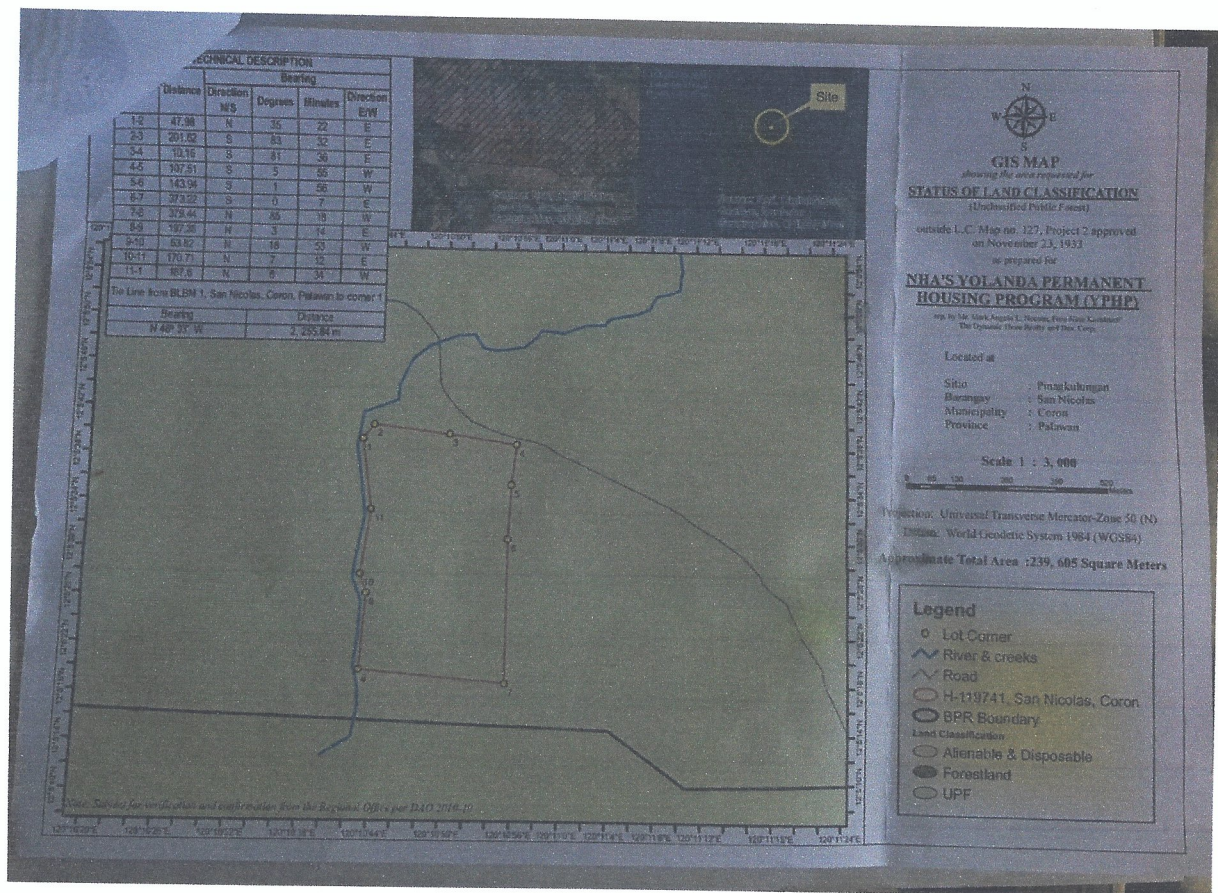
Very truly yours,

  
**ARNOLDO A. BLAZA, JR.**  
OICE CENRO  
/jpg\* 



The Land Status Verification Result, issued by DENR-CENRO Coron.



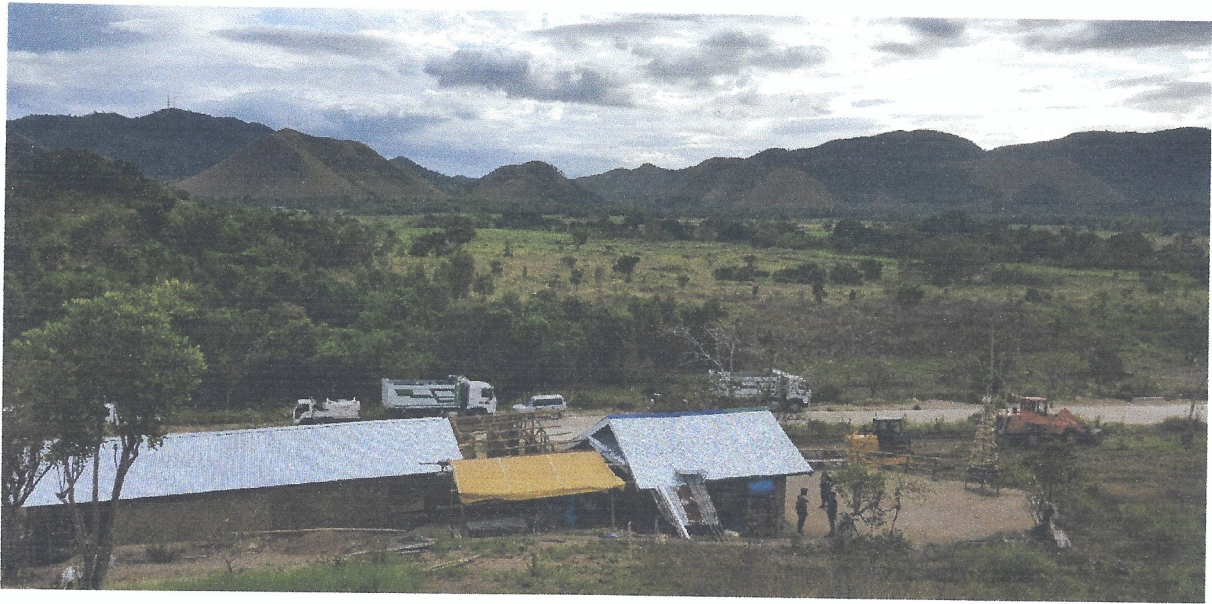


The Land Classification Map issued by the Surveys and Mapping Division of DENR



Meeting with the Developer, DENR-CENRO and FMB-Coron. Taken February 8, 2021





Aerial view of the site prior to the start of clearing and grubbing activities. In the foreground is the temporary facility. Taken last February 4, 2021



Site visit together with the Municipal Engineer, Municipal Planning and Development Officer and the Municipal Assessor of the Municipality of Coron, Palawan





The partially cleared portion of the site temporarily being used as a parking space of heavy equipments during the site visit on February 9, 2021





Republic of the Philippines  
Department of Environment and Natural Resources  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Calamianes Island, Coron, Palawan  
Email address: cenro\_coron@yahoo.com

FEB 08 2021

**MR. MARK ANGELO L. NOCUM**

Authorized Managing Officer  
Front Nine Konstruct (Builders and Realty Development) Corp.  
D.S. Garcia Circumferential Road  
Cabanatuan City, Nueva Ecija


Dear Mr. Nocum,

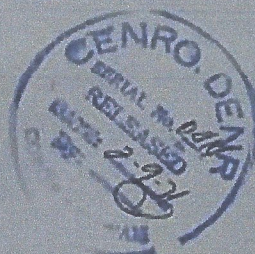
This pertains to your letter dated February 5, 2020 addressed to this Office which was received on the same date requesting for lot verification of the status of PLAN-H-119741 situated lot with reference to PLAN-H-119741 situated in Brgy. San Nicolas, Coron, Palawan with enclosures.

Please be informed that upon verification based on your submitted documents and shapefile of the area, it was disclosed that the subject site was determined falls within the area covered by the Busuanga Pasture Reserve (BPR). In this connection and in view of the existence of Presidential Proclamation No. 1387, we advise you to please refrain from undertaking any developmental activities within the area until a clearance from higher authorities has been secured.

Much to our concern to help you, however, because of the findings that the area is within BPR, your case is forwarded to higher authorities for information and further verification and clearance.

Please be guided accordingly.

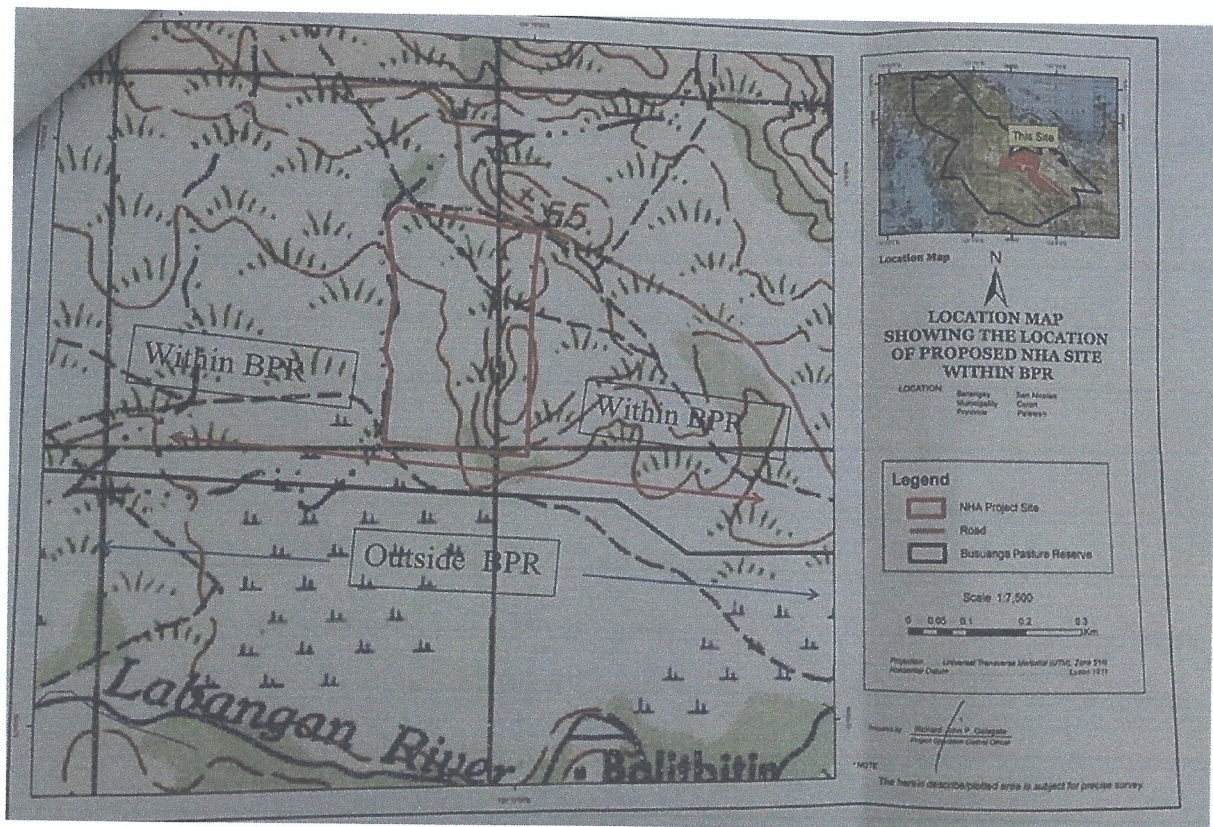
  
**ARNOLD A. BERZA Jr.**  
OIC, CENR Officer



Bray, 5, Coron, Palawan

The Land Status Verification Result issued by Forest Management Bureau Coron (FMB)





The Map Issued by Forest Management Bureau



**YOLANDA PERMANENT HOUSING PROJECT UNDERTAKEN BY THE  
PROVINCIAL GOVERNMENT OF PALAWAN (708)  
Brgy Baldat, Binudac and Sitio Canimango Galoc, Culion, Palawan**

**ACCOMPLISHMENT:**

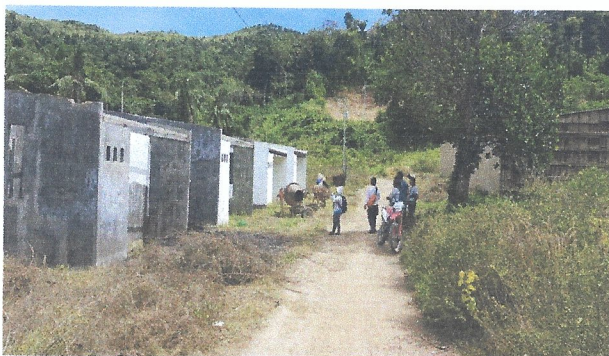
**1. Bgy. Baldat : 28 units**

- Construction of Land Development and Housing Construction was completed.
- The Housing Units / Project Area were presently use by the Department of Health as Quarantine Facility of the municipality.



**2. Bgy. Binudac : 274 units**

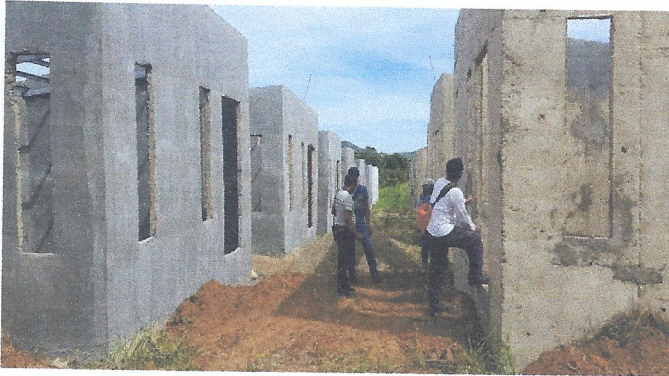
- 17 housing units were constructed with walls.
- No activity in the project site during the visit on February 7, 2021.





3. So. Canimango, Bgy. Galoc: 406 units

- Construction of land development & housing construction is on-going.
- 63 housing units were already constructed with walls



OTHER ACTIVITIES:

- Meeting with the Developer, Provincial Government Representative and Local Government of Culion.
- Conducted site inspection to the three (3) project sites.
- Meeting with the Bgy. Captain/Chairman of Bgy. Baldat, requesting for the turn-over of project to beneficiaries.

Prepared by:

  
**HELARIO P. VALONES**  
Principal Architect B

  
**MAXIMO R. CABASAL**  
Principal Engineer A.



**CORON HEIGHTS (1,470) and CORON RESIDENCES (1,200)**  
**Brgy. San Nicolas, Coron, Palawan**

**Project Status:**

1. With Approved Work Suspension Order No. 1 (30 Calendar Days) effective January 25, 2021 due to the effects of COVID-19 Pandemic on the infrequent shipment of heavy equipment from Manila to the project site.
2. The developer is yet to submit the following :
  - Site Development Plan
  - Housing Plan
  - Gantt Chart
  - S-Curve and Schedule of Activities
3. On January 14, 2021, the Developer has requested for the change of project site from Brgy. Decalachao to Brgy. San Nicolas due the following reasons :
  - No access road
  - No existing power lines in the area
  - No available water source in the vicinity

This request shall be supported by Variation Order No. 1

4. The Contractor requested for 15% Advance Payment

**Issues/Recommendations:**

1. Upon Verification of the DENR, the proposed site in Brgy. San Nicolas is part of the Busunga Pasture Reserve (BPR) (Unclassified Public Forest) under the Presidential Proclamation No. 1387 as a result, the title of the project site is subject for legality check.
2. The Project Implementation will be put on hold until such time the Forest Management Bureau (FMB) has verified the legality of the title and approval for the exclusion from the BPR.
3. Contractor's claim for 15 % Mobilization must be put on hold until the issues of the proposed site has been resolved and supported by the approved Variation Order No. 1 due to change of site.
4. Considering the President's directive to fast track the implementation of the project, Management intervention is deemed necessary for securing approval and clearances.



**YOLANDA PERMANENT HOUSING PROJECT UNDERTAKEN BY THE  
PROVINCIAL GOVERNMENT OF PALAWAN (708)**

**Brgy Baldat, Binudac and Sitio Canimango Galoc, Culion, Palawan**

**Project Status:**

1. The PGP already claimed 15 % Mobilization with a total completions of only 9.40% (3 sites) as of to date.
2. There is no activity on the 3 sites.
3. The PGP has no submitted approved PERT/CPM and Gantt Chart up until to date.

**Issues/Recommendations:**

1. The contract has already expired last September 6, 2019 and the PGP has not submitted any Work Suspension Order or Time Extension Order to support the extension of the contract.
2. The 15% Mobilization for Coron – Php 41,250,000.00 and Busuanga – Php 25, 492,500 which was already downloaded to the PGP was requested by the PGP to be credited in the on-going implementation of Culion (3 Locations) but up until to date NHA Management has no reply.
3. The 3 locations in Culion is within the Agricultural zone ; though it is alienable and disposable, processing of titling in the island of Culion was still on hold due to the Suspension issued by the DENR.
4. The Management's opinion and intervention is needed if we are to give extension of contract with the PGP or assume the implementation to fast track its completion.

Submitted by:

  
**P. EVELIA D. JOSON**  
OIC, R4 - MIMAROPA District



## SITE INSPECTION REPORT

Project Name Coron Heights  
 Location Bgy. San Nicolas, Coron, Palawan  
 Date of Inspection February 7, 2021

## I. Basic Information

## A. Ownership

Landowner National Housing Authority (covered with Deed of Sale)  
 Address \_\_\_\_\_

Tax Dec Nos. \_\_\_\_\_ Total Land Area 23.96 has.  
 Lot No. \_\_\_\_\_  
 Status of TCT: \_\_\_\_\_

☒  
☐

Clean  
 With encumbrance/liens/claims  
 Specify \_\_\_\_\_ for status verification and legality check.

## B. Selling Price

Offered Selling Price N/A  
 Total Selling Price N/A

Prevailing Market Value of Lots in the area N/A

## C. Existing Land Use Classification

Classification	Actual Land Use	Approved Zoning	Declared Use (Tax declaration)
<input type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> With DAR conversion <input type="checkbox"/> Without DAR conversion <input type="checkbox"/> Others	Agricultural	Agricultural	Agricultural

## II. Physical Suitability

## A. The Site

## 1. Lot Shape

☐ Regular  
☒ Irregular

Describe \_\_\_\_\_  
 \_\_\_\_\_

## 2. Soil

## a. Soil and Subsoil Condition

☒ Stable  
☐ Swampy/marshland  
☒ Sandy, loam

☐ With adobe base  
☐ Mixed with lime  
 Others \_\_\_\_\_



b. Soil Type/Class                      sandy loam

3. Slope/Terrain

Topography

- ☒ Relative flat                      ☐ Rolling                      ☐ Street Level                      ☒ Above street level  
☒ Gently rolling                      ☐ Steep                      ☐ Below street level

4. Biological Environment

Birds & Other Wildlife

Trees & Other important  
Vegetation

Fishery Resources

a. sparrow, eagle etc

b. coconut, acacia, mango and other wildlife trees

c. area is away from the sea

5. Water

a. Water Table

Depth in meters

b. Waterways:

Type/Description of Water Body

Location

6. General Elevation

% of Total Area

<100 meters above sea level

100%

100-300 meters above sea level

301-500 meters above sea level

501-1000 meters above sea level

1001-1500 meters above sea level

>1500 meters above sea level

Total

7. Use of Existing Bodies of Water

☐ Bathing

☒ Washing

☒ Fishing

☐ Source of drinking water

☐ Recreation

☒ Others (please specify)

presence of creek

8. Other characteristics

none

☐ Presence of river

☐ Prone to flooding (outside the project area)

☐ Traces of mudflow/lava

☐ Within earthquake belt

☐ Traverse by transmission lines/irrigation canal/bodies of water

Others

9. Socio-Economic Environment

☒ Vacant

Type/Number

With structures

With occupants



Number of Tenants N/A  
 Number of informal settlers N/A  
 Numbers of Families N/A Ave. Family Size N/A  
 Source of Livelihood: ☐ Employment \_\_\_\_\_  
                                   ☐ Self-employed \_\_\_\_\_

Existing Local Organization NONE

Total population of the barangay/s covered by the project: app. 2000

10. Existing Development

- |   |   |
|---|---|
| <input type="checkbox"/> None               | <input checked="" type="checkbox"/> Roadworks |
| <input type="checkbox"/> Earthworks         | <input checked="" type="checkbox"/> Power     |
| <input type="checkbox"/> Water Distribution | <input type="checkbox"/> Housing              |
| <input type="checkbox"/> Drainage           | <input type="checkbox"/> Others               |

B. Adjacent/Surrounding Areas

1. Status of Development

- ☐ Developed  
☒ Semi-developed  
☐ Blighted, sparse  
☐ Undeveloped

Describe: adjacent to the National Highway from Bgy. San Nicolas going to the airport

2. Land Use of Adjacent Areas

- ☐ Vacant/Idle  
☐ Residential/Subdivision  
☐ Commercial  
☒ Agricultural  
☐ Others

3. Peace and Order Situation

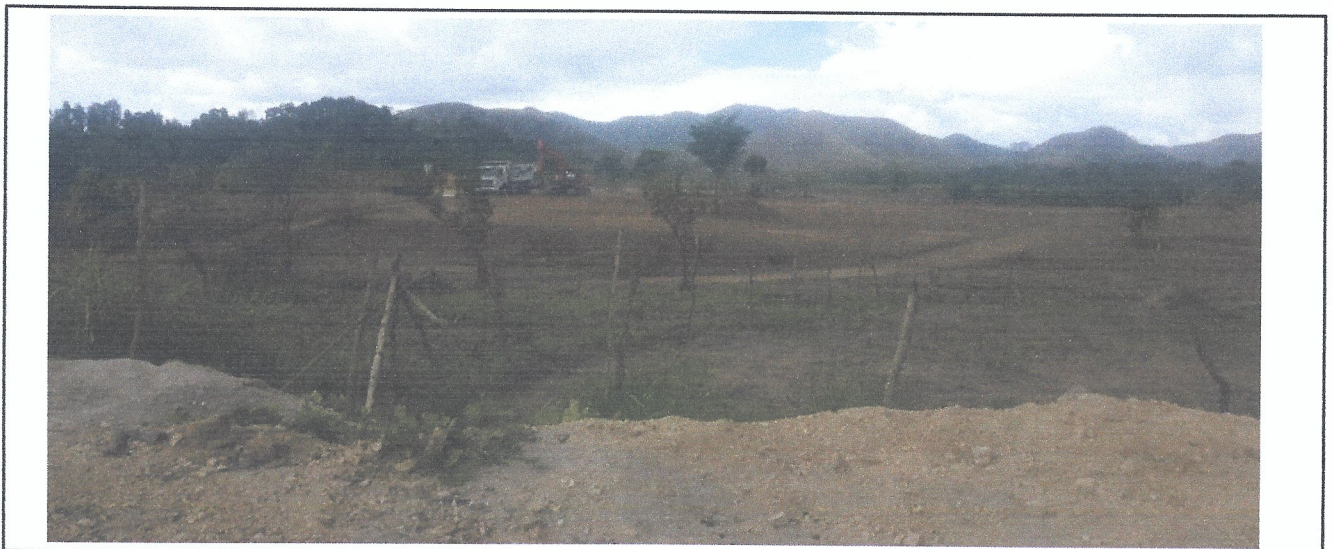
- ☒ Stable  
☐ Unstable

Qualify \_\_\_\_\_

c. Sketch of Lot/Vicinity

(Attach photocopy of lot plan/vicinity map signed and sealed by Geodetic Engineer)

(Attach actual site photos with descriptions)





### III. Accessibility

#### A. Type of Access Road Servicing the Area

- ☒ Well-paved, cemented or asphalted road  
☐ Cemented or asphalted road, not maintained

Dirt or unsurfaced road

#### b. Distance to main Transport Line

- ☒ Along main transportation line  
☐ 1.0 km. from line  
☐ 2.0-3.0 kms. From line  
☐ above 3.0 kms. From line 7 - 8kms.

#### c. Availability of Public Utility Vehicles (to and from Site)

Public Utilities	Route	Frequency of Trips	Fare
<input type="checkbox"/> Buses	none	none	none
<input type="checkbox"/> Jeepneys	none	none	none
<input checked="" type="checkbox"/> Tricycles	to any point within the town	seldom	varies
<input checked="" type="checkbox"/> Others chariot	to any point within the town	seldom	varies

### IV. Availability of Utilities and Facilities

#### A. Existing Utilities

##### 1. Water Supply

- ☐ Direct line to waterworks sytem  
☐ Indirect line to waterworks system  
☐ Deepwell  
☒ With plans of local water utility company

##### 2. Power Supply

Specify service provider BISELCO

##### 3. Telecommunication and internet

Specify service provider Smart and Globe Telecommunications



**B. Existing Community Facilities**

Facilities /Services	1.0-3.5 kms. Specify name and distance	4.0 kms. And above Specify name and distance
School		
Elementary	San Nicolas Elem. School 2km	None
High School	San Nicolas National Highschool 2km	None
College	None	None
Day Care Centers	None	None
Health Centers/Hospitals Municipal/City/Provincial Halls/Barangay Centers	San Nicolas RHU 2km	None
Police Detachment	Coron Police Station 3km	None
Churches	San Nicolas Catholic Church 2km	None
Recreational Facilities	San Nicolas Public Plaza 2km	Basketball court
Livelihood/Production Centers	None	None
Other Facilities	None	None

**C. Existing Commercial and Industrial Areas**

Facilities/Services	1.0-3.5 kms. Specify name and distance	4.0 kms. And above Specify name and distance
Market/Talipapa	Talipapa 2km	none
Dept. Store/Groceries	none	none
Industrial/Manufacturing Centers	none	none
Other Facilities	none	none



V. **Investigation Results**

A. Predicted and assessed Impacts

1. Pre-Construction/Constructions Phase

Degradation on existing water source quality.

2. Project Operation Phase

Negative Impact - Minor Environmental impact such as disturbance of wildlife inhabitant, noise pollution

Positive Impact - Offers employment, physical upgrade of area leads to economic benefits.

B. Proposed Enhancement/Mitigating Measures

1. Pre-Construction/Constructions Phase

Regular cleaning and prevention of discharging wastewater on the water source.

2. Project Operation Phase

Negative Impact - Reduction of noise. (*Mitigating Measures*)

Positive Impact - Strict monitoring in the implementation of the contractor to the DOLE's mandate re: Hiring 50% of labor needed and 30% of skilled at the location where the project is being constructed. (*Enhancement measures*)

C. Findings

1 Proposed area for the two projects Coron Residences and Coron Heights with 1200, 1470 beneficiaries respectively is adjacent.

2 Land use of adjacent areas is agricultural and adjacent to national highway leading to Busuanga Airport.

D. Recommendation

1 Ensure provision of community facilities such as Health Center, Elementary and Secondary Highschool, Sport facilities, market/talipapa .

2 Ensure that the Local Inter Agency Committee will see to it that socio-economic opportunities are provided. Beneficiaries are well-educated that the given resources is a source of income for their families.

Prepared by:

  
**HELARIO P. VALONES**

Principal Architect B

Noted by:

  
**P. EVELIA D. JOSON**

OIC - MIMAROPA

Reviewed by:

  
**MAXIMO R. CABASAL**

Principal Engineer A

Approved by:

**ENGR. ROMUEL P. ALIMBOYAO**

Regional Manager, R4



## SITE INSPECTION REPORT

Project Name Coron Residences  
 Location Bgy. San Nicolas, Coron, Palawan  
 Date of Inspection February 7, 2021

## I. Basic Information

## A. Ownership

Landowner National Housing Authority (covered with Deed of Sale)  
 Address \_\_\_\_\_

Tax Dec Nos. \_\_\_\_\_ Total Land Area 23.96 has.

Lot No. \_\_\_\_\_

Status of TCT: \_\_\_\_\_

☒  
☐

Clean

With encumbrance/liens/claims

Specify \_\_\_\_\_ for status verification and legality check.

## B. Selling Price

Offered Selling Price N/A

Total Selling Price N/A

Prevailing Market Value of Lots in the area N/A

## C. Existing Land Use Classification

Classification	Actual Land Use	Approved Zoning	Declared Use (Tax declaration)
<input type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> With DAR conversion <input type="checkbox"/> Without DAR conversion <input type="checkbox"/> Others	Agricultural	Agricultural	Agricultural

## II. Physical Suitability

## A. The Site

## 1. Lot Shape

☐ Regular

Describe \_\_\_\_\_

☒ Irregular

## 2. Soil

## a. Soil and Subsoil Condition

☒ Stable

☐ Swampy/marshland

☒ Sandy, loam

☐ With adobe base

☐ Mixed with lime

Others \_\_\_\_\_



b. Soil Type/Class                      sandy loam

3. Slope/Terrain

Topography

- ☒ Relative flat                      ☐ Rolling                      ☐ Street Level                      ☒ Above street level  
☒ Gently rolling                      ☐ Steep                      ☐ Below street level

4. Biological Environment

Birds & Other Wildlife

Trees & Other important  
Vegetation

Fishery Resources

a. sparrow, eagle etc

b. coconut, acacia, mango and other wildlife trees

c. area is away from the sea

5. Water

a. Water Table

Depth in meters

b. Waterways:

Type/Description of Water Body

Location

6. General Elevation

% of Total Area

<100 meters above sea level

100%

100-300 meters above sea level

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☒ Washing

☒ Fishing

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☐ Recreation

☒ Others (please specify)

presence of creek

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☐ Prone to flooding (outside the project area)

☐ Traces of mudflow/lava

☐ Within earthquake belt

☐ Traverse by transmission lines/irrigation canal/bodies of water

Others

9. Socio-Economic Environment

☒ Vacant

Type/Number

With structures

With occupants



Existing Local Organization NONE

## 10. Existing Development

- ### B. Adjacent/Surrounding Areas

Describe: adjacent to the National Highway from Bgy. San Nicolas going to the airport

Qualify \_\_\_\_\_

(Attach actual site photos with descriptions)





### III. Accessibility

#### A. Type of Access Road Servicing the Area

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Recreational Facilities	San Nicolas Public Plaza 2km	Basketball court
Livelihood/Production Centers	None	None
Other Facilities	None	None

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Dept. Store/Groceries	none	none
Industrial/Manufacturing Centers	none	none
Other Facilities	none	none

V. **Investigation Results**

A. Predicted and assessed Impacts

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Prepared by:

  
**HELARIO P. VALONES**

Principal Architect B

Noted by:

  
**P. EVELIA D. JOSON**

OIC - MIMAROPA

Reviewed by:

  
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