

DENR MIMAROPA RECORDS SECTION	
RECEIVED	
BY: <i>JH - P</i>	
DATE: <i>3/29/19</i>	
TIME: <i>2:29/19</i>	

Region IV-B
Region NCR

MAR 29 2019	
TIME: <i>1:03 PM</i>	

MAR 27 2019

MEMORANDUM

FOR : The Regional Executive Directors
Regions II, III, IV-A, IV-B, VII and NCR

FROM : The Acting Director

SUBJECT : **AGREEMENTS REACHED DURING THE TWO (2) DAYS MEETING/ASSESSMENT REPORTING BY THE REGIONAL COMPOSITE TEAMS FOR FRIAR LANDS**

This pertains to the two (2) days Meeting/Assessment Reporting by the Regional Composite Teams held on January 28 and 29, 2019 at the AXIAA Hotel, Quezon City.

Please be informed that the rationale and objectives of the meeting were the following:

- a. To provide updates on the status of friar land activities as per agreement during the last meeting (April 26, 2018);
- b. To come up with the appropriate recommendation thru the use of updated reports and compliance to all memoranda, specifically the submission of
 1. Updated Ground Validation
 2. Updated Color Coded Maps
 3. Inventory of Stale Sale Certificates and Digitized File/Manifold File with Database of Deeded, Applied and Unapplied Lots
 4. Data Capture and Digital Cadastral Database (DCDB)

As per Memorandum dated March 9, 2011, former Secretary Ramon JP Paje gave the following instructions: 1) deny all spurious and stale friar lands application 2) Complete the survey or re-survey of all friar lands in your jurisdiction. and 3) The LMB to implement the computerization program of Friar Lands records under the Land Administration and Management System (LAMS).

In consideration of the above instructions, the body came up with the following agreements:

I. HIGHLIGHTS/AGREEMENTS

ISSUES & CONCERNS	AGREEMENTS	RESPONSIBLE OFFICE
Query of the public regarding the status of lifting of suspension order of friar lands	DENR is on the process of identifying areas for possible lifting of suspension Moratorium should not be mentioned	Regions
Recovery of applications/ records not captured or destroyed by May 28 fire	Hard disk burnt subject for investigation and possible tracing or readability by Anti-Cyber Group (ACG) According to ACG, there is 50 % traceable on the hard disk For the other 50%, it will be subjected for resurvey or mapping depending on the outcome of recovery of data/record	LMB
		DENR-NCR RECORDS UNIT / GSS / ADMIN. DIV.
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	Know first the extent of data recovered/captured. Data capture will be dependent on the potential and the potential will be determined after the recovery	
Format/Template of Regional Offices on updating the status of friar lands	Use the template given below and prepare a pie chart Update the remarks on stale applications	Regions
Legend on mapping of friar lands	Add <u>Undetermined</u> in the legend and will be colored as WHITE . This includes no available data, missing data (no technical description). WHITE – undetermined SKY BLUE – all bodies of water BLACK (line) – political boundary	Regions
Deeded/patented applications recorded in lot registry book but without technical description	It will not be included or counted in the number of patented/deeded lots (red) or undetermined (white).	Regions
Identification of undetermined lots	Use the highest lot number less the total no. of available lots and deeded/patented applications recorded in lot registry book but without technical description	Regions
Non-completion of the data capture target but with 100% utilization of budget	For discussion within the Region for justification	Regions
Submission of Memorandum of Regions Re: Estates recommended for lifting of suspension	It was agreed upon that the submission of the recommendation for lifting of suspension shall be the following: II – Isabela – within 2 weeks III – Orion – within 2 weeks CALABARZON – Naic & Sta. Rosa – within 1 month MIMAROPA – San Jose – within 2 weeks VII – subject for revalidation NCR – Muntinlupa – within 1 month	Regions
Finalization of presentation of Regions of the estates recommended for lifting	II – Isabela – within 2 weeks III – Orion – within 2 weeks CALABARZON – Naic & Sta. Rosa – within 1 month MIMAROPA – San Jose – within 2 weeks VII – Banilad – within 1 month NCR – Muntinlupa – within 6 weeks	Regions
Finalization of presentation of the other estates	April 1, 2019	
Assigning of LMB Focal Persons Per Region	II – Engr. Ariel Reyes III – Engr. Bernardo Ibe & Enielbert Estefanio CALABARZON – Engr. Shirley Fungo & Engr. Ariel Reyes MIMAROPA – Engr. Arnel Padua	LMB

	VII – Nemesio Antaran & Engr. Precious Navarro NCR – Gloria Casiño & Enielbert Estefanio	
Issue on STALE If the land is fully paid by the applicant beyond the 10-year period	As per Memorandum dated April 27, 2015 of Atty. Talabis to Asst. Secretary for Legal Services, with regards to Liao case, “when the payments for the purchase price of the land was beyond the 10-year period whether or not Deed of Conveyance was issued, this will render the sale of the land as stale hence without any effect”. Issues on stale to be presented to EXECOM for decision-making <ul style="list-style-type: none"> • Action on stale applications once suspension is lifted • Issuance of cancellation order • Recommend curative on stale applications (subject to re-appraisal, re-apply) • Who would qualify to apply? Old applicant or public bidding • Shall improvements be forfeited to the government? Regions to categorize and conduct inventory on stale applications following the attached template	Regions
Whether re-survey of friar lands is included in the suspension or not	LMB will make a clarification to Central Office re: recommending lifting of suspension on re-survey Propose a Work and Financial Plan (WFP) to Central Office requesting funding for re-survey	LMB
Re-survey of undermined lots	Regions to propose WFP for the re-survey of undetermined lots	Regions

II. DETAILED ASSIGNMENTS PER REGION

Region II	Prepare a pie chart indicating the percentage/area and accomplish the prescribed/template in updating the status of friar lands Verify the actual area of the whole estate
Region III	<ul style="list-style-type: none"> ✓ Identification of target (estate) for possible lifting of suspension aside from Orion ✓ Verify if there's no actual record/data on stale applications Verify and coordinate the 340 judicial titles from Bataan with RoD Breakdown/separate the accomplishment of data capture activities per estate
CALABARZON	Identification of target (estate) for possible lifting of suspension (Sta. Rosa and Calamba) Complete the plotting of the OCT of Calamba Estate within 3 months Verify actual data on stale applications

	<p>*Binan Estate would not qualify for the lifting of suspension due to non-availability of data. Friar lands was not reflected in the map because cadastral survey was the only basis used in mapping</p> <p>*Sta Cruz de Malabon estate – unavailability of record, need a research on all references that can be used - LMB to sit down with the Region to analyze and validate the data/record</p> <p>*Naic - Based on listing, there are lots with applications but without record/data on name of the applicant/occupant/claimant. The lot numbers were identified but the names were not indicated. Verify and coordinate this with tax mapping of the Assessor's office.</p> <p>*Naic and other estates are included in the cadastral survey but these was not reflected in the survey. These will not be subjected to re-survey. For those friar lands covered by cadastral survey, the lifting and processing of survey will be undertaken by the land owners/applicant.</p>
MIMAROPA	Prepare a pie chart, indicating the status/inventory of friar lands
Region VII	Subject for ground validation and revalidation of data Identification of target (estate) for possible lifting of suspension
NCR	<ul style="list-style-type: none"> ✓ Prepare map adopting the proper color coding pattern for lots and with boundaries ✓ Follow the issued policy on numbering of lots ✓ Research the missing lots/gaps at LRA ✓ Research the boundary of Tala estate (to be raised to LRA) ✓ Verify the total number of lots of Tala estate ✓ Coordinate with adjacent Regions to know the extent of boundaries

In this regard, may we request all the Regions to submit on the given date, all the updated final reports/ documents (as of January 2019) together with the pie chart as agreed during the last meeting in preparation of our proposed recommendation for the lifting of the Suspension Order.

Attached herewith are three (3) templates for your guidance to update the status of friar lands in your jurisdiction.

For your reference and immediate compliance.

ATTY. EMELYNE V. TALABIS, CESE

Copy Furnished:

The Honorable Secretary, DENR
 The Undersecretary and Chief of Staff
 The Undersecretary for Field Operations
 The Assistant Secretary for Staff Bureaus
 DENR Bldg., Visayas Ave.,
 Diliman, Quezon City

All Focal Persons, LMB

MERZ/020819