



MEMORANDUM

31 MAY 2023

FOR : All Regional Executive Directors

ATTN : All Assistant Regional Director for Technical Services
All Chiefs, Surveys and Mapping Division

FROM : The Director

SUBJECT : **NON-ACCEPTANCE OF SURVEY RETURNS SUBMITTED BY
ENGR. ISABELO UBANDO MUÑOZ**

This has reference to the Letter dated May 5, 2023 of Engr. Cristy M. Tambo, President of the Geodetic Engineers of the Philippines - National Capital Region (GEP-NCR) requesting this Office of the above noted subject.

This Office has been informed that Engr. Isabelo Ubando Muñoz, is practicing his profession and submitting plans at DENR without a valid license. *(Please see attached copy)*

Please be guided by the following provisions of DAO No. 2007-29, the "Revised Regulations on Land Surveys", which states that, among others:

Sec. 9 Persons Authorized to Conduct Land Surveys

(a) *"He/she shall be a holder of a valid Professional Regulation Commission (PRC) registration, PRC identification card" xxx*

(b) xxx

Sec. 74 Denial of Approval

"Violation of any provisions of this Regulation by the Geodetic Engineer and survey contractor shall be sufficient grounds for the RTD for Lands to deny acceptance for verifications and/or approval of any survey made by him" xxxx

In view hereof, you are advised not to accept any survey returns submitted by Engr. Muñoz, unless he could submit proof of renewal of his PRC Registration and PRC Identification Card.

For your information and guidance.

Copy furnished:
ENGR. CRISTY M. TAMBO
President, GEP-NCR
Emails: gep_ncr@yahoo.com

Doc. No. 20230500318 Mcd 05.16.2023

Amuntal
ATTY. EMELYNE Y. TALABIS, CESO IV
PR





05 JUN 2023

ENGR. CRISTY M. TAMBO

President, Geodetic Engineers of the
Philippines, Inc. (GEPI)-NCR
608-H ET-AL Building, Quezon Avenue,
Quezon City
Email Address: gep_ncr@yahoo.com

**SUBJECT : NON-ACCEPTANCE OF SURVEY RETURNS SUBMITTED BY
ENGR. ISABELO UBANDO MUÑOZ**

Dear **Engr. Tambo**,

This is to acknowledge receipt of your Letter dated May 5, 2023 requesting this Office not to accept survey returns submitted by Engr. Isabelo Ubando Muñoz and to stop relevant transactions bearing his name and signature.

Based on the documents, Engr. Isabelo Ubando Muñoz, a member of the Geodetic Engineers of the Philippines-National Capital Region (GEP-NCR), is a registered Geodetic Engineer with License No. 0002603 issued on August 21, 1967.

However, upon verification with the Professional Regulation Commission (PRC) Licensure and Registration Division, it was found out that Engr. Muñoz is practicing the profession with an expired license through a certification dated January 17, 2023, signed by Mr. Gary R. Jose, Senior Professional Regulation Officer of PRC-NCR which states that the alleged PRC ID No. 0002603 with expiry date of July 08, 2024 was not issued by the said office.

We emphasize the provisions of DAO No. 2007-29, the "*Revised Regulations on Land Surveys*" which states, among others:

Sec. 9 Persons Authorized to Conduct Land Surveys

(a) "*He/she shall be a holder of a valid Professional Regulation Commission (PRC) registration, PRC identification card*" xxx

(b) xxx

Sec. 74 Denial of Approval

"Violation of any provisions of this Regulation by the Geodetic Engineer and survey contractor shall be sufficient grounds for the RTD for Lands to deny acceptance for verifications and/or approval of any survey made by him" xxxx

We highly appreciate your action in calling our attention on this matter. Hence, we deem it best to inform all the Regional Offices to stop dealing / transacting with Engr. Muñoz.

Attached is a copy of my Memorandum to all Regional Executive Directors (REDs) for your reference.

Thank you and my regards.

Very truly yours,


ATTY. EMELYNE V. TALABIS, CESO IV
RR Director @ m





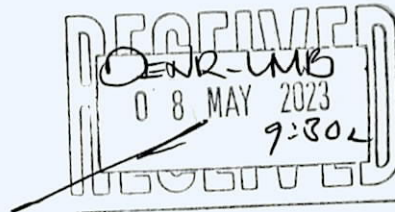
GEODETIC ENGINEERS OF THE PHILIPPINES
National Capital Region

608-H EL-AL Bldg., Quezon Avenue, Quezon City
e-mail address: gep_ncr@yahoo.com



May 5, 2023

ATTY. EMELYNE V. TALABIS
Director
LAND MANAGEMENT BUREAU
Estuar Bldg, Quezon Ave.
Quezon City



Subject : Non-acceptance of Survey Returns Submitted by Engr. Isabelo Munoz

Dear Director Talabis,

Greetings from the Geodetic Engineers of the Philippines – National Capital Region!

We are writing to your office to inform you that we have started an inquiry into one of our members and have found that he is practicing and submitting plans at DENR without a valid renewed PRC license. We have secured a certification from the Professional Regulations Commission (PRC) that his PRC ID has not been released pending his submission of the Certificate of Good Standing (CGS).

We have already informed the DENR-NCR, DENR-Calabarzon, DENR-Region 3 and also the Land Registration Authority (LRA) and have requested that plans bearing his name and signature not be accepted. The DENR-NCR and LRA have already informed us that they will no longer accept his plans.

We have attached the following for your reference:

1. PRC Certification
2. GEP-NCR Letter to DENR-NCR
3. GEP-NCR Letter to LRA
4. Reply Letter of DENR-NCR to GEP-NCR
5. Reply Letter of LRA to GEP-NCR

Further, we have also received several complaints relative to the surveys submitted by Engr. Munoz, alleging irregularities, misinterpretations and problems with his services. Engr. Munoz has also claimed that his signatures were forged in some of the plans submitted to DENR.

With this information that he does not have a valid PRC ID issued to him, we hope that your office could also stop relevant transactions bearing his name and signature. This will prevent further problems and will help clients to avail the services of a licensed Geodetic Engineer.

We hope that this merits your favorable action.

Sincerely Yours,


ENGR. CRISTY M. TAMBO
President

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SCANNED
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CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that according to the records of this Commission, **Mr. Isabelo Ubando Muñoz** is a Registered **Geodetic Engineer** with Certificate of Registration / Professional License No. **0002603** issued on August 21, 1967. His Professional Identification Card is valid until July 08, 2024.

This is to certify further that Geodetic Engineer Professional Identification Card No. 0002603 dated August 21, 1967 with validity date on July 08, 2024 under the name Isabelo Ubando Muñoz was not issued by this Commission.

This certification is issued upon the request of Engr. Cristy M. Tambo, President, Geodetic Engineers of the Philippines, National Capital Region, for whatever legal purpose it may serve.

Manila, Philippines
January 17, 2023



GARY R. JOSE
Senior Professional Regulation Officer
PRC – National Capital Region



GEODETIC ENGINEERS OF THE PHILIPPINES
National Capital Region

608-H EL-AL Bldg., Quezon Avenue, Quezon City
e-mail address: gep_ncr@yahoo.com



January 23, 2023

JACQUELINE A. CAANCAN, CESO III
Regional Executive Director
DENR-National Capital Region
National Ecology Center, East Avenue,
Diliman, Quezon City

SUBJECT: Requesting for Non-Acceptance of Survey Returns and Non-Approval of the Submitted VSR by Engr. Isabelo Ubando Munoz

Dear Madam,

Greetings!

This refers to the communication we received from the Licensure and Registration Division, Professional Regulation Commission (PRC) regarding the renewal status of the professional ID of our GEP-NCR member, named Engr. Isabelo Ubando Munoz.


Please be advised that the issuance for the renewal of the professional ID of the said Engineer is still on hold due to non-compliance with the submission of the required Certificate of Good Standing (COGS) being issued by this Office (Please see attached copy of email from PRC).

Consequently, we request the non-acceptance of the survey returns and disapproval of the submitted VSR of Engr. Munoz at your Office pending the complete renewal and issuance of his professional ID.

For information and consideration please.

Very truly yours,


ENGR. CRISTY M. TAMBO
President
GEP- National Capital Region
608-H EL-AL Bldg.
Quezon Avenue, Quezon City

DENR-NCR	
RECORDS UNIT / GSS / ADMIN. DIV.	
FILE CODE	
RECEIVED BY: 	
DATE: 1/27/2023	



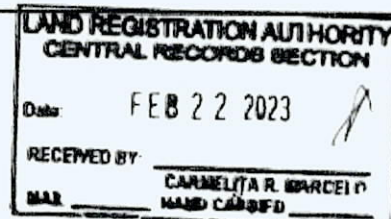
GEODETIC ENGINEERS OF THE PHILIPPINES
National Capital Region

608-H EL-AL Bldg., Quezon Avenue, Quezon City
e-mail address: gep-ncreg@disd.com



February 21, 2023

HON. GERARDO PANGA SIRIOS
Administrator
LAND REGISTRATION AUTHORITY
East Avenue, Quezon City



SUBJECT : Request for Non-Acceptance and Non-Approval of Survey Returns
of the Submitted VSR by Engr. Isabelo Ubando Munoz

Dear Sir,

Thank you so much for giving us some of your precious time yesterday to discuss some issues and concerns with GEPI. We are happy and honored to have an open dialogue with you.

Reference to our meeting yesterday in your office, we are forwarding herewith a copy of our letter addressed to you and transmitted last January 24, 2023 to LRA.


This refers to the letter received from the Licensure and Registration Division, Professional Regulation Commission (PRC) regarding the renewal status of the professional ID of our GEP-NCR member, named Engr. Isabelo Ubando Munoz. We have attached a copy of the letter for your reference.

As stated in the 2nd paragraph of the letter from PRC, the PRC ID of Engr. Munoz was not issued by the Commission. Therefore, any PRC ID shown or submitted by him at the moment is invalid. The release of his PRC ID is still on hold due to the non-submission of the required Certificate of Good Standing (CGS) from GEPI.

Consequently, may we request for the non-acceptance and non-approval of all the survey returns submitted by Engr. Munoz at your Office pending the complete renewal and issuance of his professional ID.

Hoping for your favorable response on our request. Thank you very much.

Very truly yours,


ENGR. CRISTY M. TAMBO
President
GEP- National Capital Region
608-H EL-AL Bldg.
Quezon Avenue, Quezon City



Department of Environment and Natural Resources
NATIONAL CAPITAL REGION



FEB 13 2023

ENGR. CRISTY M. TAMBO

President

Geodetic Engineers of the Philippines
National Capital Region
608-H EL-AL Bldg., Quezon Avenue
Quezon City

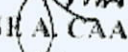
Dear Engr. Tambo:

This pertains to your letter dated 23 January 2023 requesting non-acceptance of the survey returns and disapproval of the submitted VSR of Engr. Muñoz at our Office pending the complete renewal and issuance of his professional ID.

Please be informed that in view of your previous communications sent to us, the OIC Chief, Surveys and Mapping Division already acted on your request per her Memorandum dated 20 December 2022 instructing the Original and Other Surveys Section to deny all survey plans submitted by Engr. Isabelo Muñoz for verification and approval. Said memorandum has been strictly enforced since its issuance until this date of writing.

We hope to have assisted you on your concern. Thank you.

Very truly yours,


JACQUELINE A. CAANCAN, CESO III
Regional Executive Director





REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NLEX Road, Quezon City

Website: www.lra.gov.ph

MEMORANDUM

20 February 2023

TO ALL CONCERNED PERSONNEL

FROM ANTE V. GAMIAO
Director, Land Registration Operations Service

SUBJECT ENTRY AND APPROVAL OF SURVEY PLANS SUBMITTED BY
ENGR. ISABELO U. MUÑOZ

In the interest of fair and just professional practice, the entry and approval of subdivision plans submitted by Engr. Isabelo Ubando Muñoz shall be accepted and processed by this Authority for a period of three (3) months beginning today, otherwise it should be suspended after the three (3) month period subject to the submission of Clearance from GEP-NCR relative to the Certification issued by PRC-NCR dated January 17, 2023.

For information and guidance

ANTE V. GAMIAO

Director

Land Registration Operations Service



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road, Quezon City

Website: www.lra.gov.ph

01 March 2023

ENGR. CRISTY M. TAMBO

President

GEP-National Capital Region

608-H EL-AL Bldg

Quezon Avenue, Quezon City

MADAM:

This is in connection to your letter dated February 21, 2023 addressed to the Honorable Administrator, this Authority, requesting on the non-acceptance and non-approval of survey returns submitted by Engr. Isabelo Ubando Muñoz in this Authority.

Please be informed that Engr. Muñoz visited my office regarding the subject-matter last February 20, 2023 at 8:00 in the morning relative to your previous letter dated January 24, 2023 which was referred to our office by Atty. Tristan E. De Guzman, Director, Administrative Service last January 26, 2023, for appropriate action. Engr. Muñoz reasoned with the undersigned that "Paano ko mahabayaran ang Association (GEPI) kung ipapatigil nila ang pag-entry at pag-approve ng aking mga plano" and we have already come to an agreement that this Authority shall accept and process the entry and approval of the survey plans submitted by Engr. Muñoz for a period of three (3) months starting February 20, 2023 hence a Memorandum dated February 20, 2023 was prepared for reference of the Subdivision and Consolidation Division (SCD), this Authority.

With regards to your request on the non-acceptance/non-approval of the survey plans of Engr. Muñoz, this Office has no authority to bar without an Order issued by the Professional Regulation Commission (PRC), that's why Engr. Muñoz was given a three (3) month period to settle his monthly or yearly dues to the association in order for him to secure the required Certificate of Good Standing for the renewal of his PRC ID.

However, rest assured, in the event that he will not show any proof that he has settled his obligations on the payment due to the association within the three (3) month period as agreed upon, we will no longer accept any survey returns from him.

Attached herewith is the Memorandum dated February 20, 2023, for your reference.