



Republic of the Philippines  
Department of Environment and Natural Resources

**FOREST MANAGEMENT BUREAU**

Visayas, Avenue, Diliman, 1100 Quezon City

Tel. No.: (632) 8925-2141 / (632) 8927-4788

E-mail Address: fmb@denr.gov.ph

Website: <https://www.forestry.denr.gov.ph>

**MEMORANDUM**

**FOR :** The Regional Executive Director  
DENR MIMAROPA  
1515 L&S Building, Roxas Boulevard,  
Ermita, Manila

**FROM :** The OIC, Assistant Secretary for Field Operations – Western Mindanao,  
and Director, in concurrent capacity

**SUBJECT :** **FOLLOW-UP LETTER RE: FLAGT APPLICATION OF MR. CESAR R. QUEAÑO LOCATED AT BAROK ISLET, PUROK ABANICO, BARANGAY SAN PEDRO, PUERTO PRINCESA CITY, PALAWAN**

**DATE :** **MAR 13 2023**



This pertains to the Memorandum of the Undersecretary for Policy, Planning, and International Affairs regarding the letter from Mr. Cesar R. Queaño relative to his application for Forest Landuse Agreement for Tourism Purposes (FLAgT) located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City, Palawan.

Please be informed that based on the previous action of this Office last 02 August 2016, the said application was forwarded to DENR MIMAROPA through Memorandum dated 20 August 2015 (copy attached hereto) for information and further appropriate action. To date, this Office have not received response on the subject FLAgT application of Mr. Queaño.

Relative thereto and considering that the approval of FLAgT is now within the authority of the Regional Executive Director (RED) pursuant to DAO 2022-10 "Revised DENR Manual of Authorities on Technical Matters" dated 30 May 2022, we respectfully refer the said application to your Office for review and avaluation. Kindly coordinate and assist Mr. Queaño in processing his FLAgT application consistent with the existing policies, laws, rules, and regulations on the matter.

FOR YOUR APPROPRIATE ACTION, PLEASE.

  
**ARLEIGH J. ADORABLE, CESO III**

*Copy Furnished:*

*The Undersecretary for Policy, Planning and International Affairs  
DENR Central Office*

*The Undersecretary for Field Operations – Luzon, Visayas and Environment  
DENR Central Office*

*Mr. Cesar R. Queaño  
333 B-Dagomboy Village, Barangay Bancao-bancao, Puerto Princesa City*



Republic of the Philippines  
Department of Environment and Natural Resources  
Visayas Avenue, Diliman, Quezon City  
Tel Nos. 929-6626 to 29; 929-6633 to 35  
Website: <http://www.denr.gov.ph> / E-mail: [web@denrgov.ph](mailto:web@denrgov.ph)  
OUPPIA Tel. No. 928-1186 and 928-1195 email address: [ouppia@denr.gov.ph](mailto:ouppia@denr.gov.ph)  
Voice-Over-Internet-Protocol (VOIP) Trunkline (632)7553330 local 1068

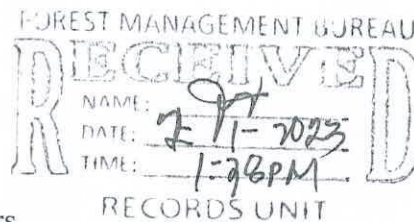
**MEMORANDUM**

TO : **The Director**  
Forest Management Bureau

FROM : **The Undersecretary**  
Policy, Planning and International Affairs

SUBJECT : **FOLLOW UP LETTER RE: FLAGT APPLICATION OF MR. CESAR R. QUEANO LOCATED AT BAROK ISLET, PUROK ABANICO, BARANGAY SAN PEDRO, PUERTO PRINCESA CITY**

DATE : **FEB 01 2023**



This pertains to the attached letter from Mr. Cesar R. Queaño relative to his application for Forest Land-use Agreement for Tourism purposes (FLAGT) covering a parcel of land located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City, Palawan.

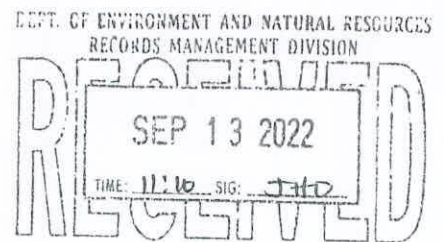
In this regard, we are referring the matter to your office for appropriate action. Please directly inform the party concerned of any actions taken hereon, copy furnish this office for monitoring purposes.

For immediate appropriate action.

  
ATTY. JONAS R. LEONES

August 29, 2022

**OFFICE OF THE CHIEF OF STAFF**  
Department of Environment and Natural Resources  
Visayas Avenue, Dilliman, Quezon City



Dear Sir/Madam,

Hoping this letter reached you in well-being and in good health. This letter intends to follow up on the status of my documents submitted to your office on July 19, 2016, with **Document Code ASRMD-2016-0013860**. This regards to my application for *Forest Land use agreement for tourism Purposes (FLAGT)* application located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City.

Related to the mention above, I wish to pursue and finish the process of my permit and pay the FLAGT fee, however, using the amount rate discussed before. Or please allow a favorable rate that is considerable due to the hardships of the pandemic season. Or at an every lesser amount to help a citizen like me make a progress from the worldwide pandemic suffering.

It is great appreciation for an immediate and appropriate action to this letter. Thank you and God bless.

Sincerely yours,

A handwritten signature in black ink, appearing to be "Cesar R. Queaño".

**MR. CESAR R. QUEAÑO**





## MEMORANDUM

FOR : The Regional Director  
DENR-Region IV-B, MIMAROPA  
1515 L&S Bldg., Roxas Boulevard  
Ermita, Manila

FROM : The Assistant Director  
In-Charge, Office of the Director

SUBJECT : **APPLICATION FOR FOREST LAND USE AGREEMENT FOR  
TOURISM PURPOSES OF MR. CESAR QUEAÑO OVER  
BAROK ISLET LOCATED IN BARANGAY SAN PEDRO,  
PUERTO PRINCESA CITY**

DOCUMENT/S  
ATTACHED : Records of the case in two (2) folders including the approved  
CDMP

DATE : AUG 20 2015



This pertains to your Memorandum dated 03 July 2015 forwarding the application of Mr. Cesar Queaño for Forest Land Use Agreement for Tourism Purposes (FLAgT) over Barok Islet covering 1.2 hectares of forestlands in Purok Abanico, Brgy. San Pedro, Puerto Princesa City.

A review/evaluation of the documents submitted disclosed the following:

1. That there are inconsistencies in the area applied for, to wit:
  - 1.1. Per application filed by Mr. Cesar Queaño on 02 April 2010, the area covers 1.5 hectares;
  - 1.2. The submitted CDMP covers only 1.2 hectares;
  - 1.3. The PCSD SEP Clearance No. FLAgT-093011-006 issued on 30 September 2011 only covers one (1) hectare; and
  - 1.4. Per Resolution 286-2011 of the Sangguniang Panglunsod ng Puerto Princesa, the application covers only one (1) hectare.
2. Some requirements to support the application are wanting, to wit:
  - 2.1. Certification Precondition or Certificate of Non-Overlap from the National Commission on Indigenous People's (NCIP). In the 1<sup>st</sup> Endorsement dated 29 July 2011, the NCIP Provincial Officer only forwarded the result of the Pre-Field Based Investigation (FBI) Conference to the OIC, Regional Director for approval. It

may be mentioned that the Pre-FBI Conference is just one of the preliminary activities prior to the conduct of the Field Based Investigation to determine whether or not the plan, program, project or activity overlaps with, or affects, an ancestral domain, the extent of the affected area, and the ICCs/IPs whose FPIC is to be obtained;

- 2.2. BIR Certification on Zonal Valuation of the commercial zone within the nearest and adjacent barangay within the municipality as basis for the computation of Government Share, pursuant to Section 16 of DAO 2004-28.

While a Certification dated 16 April 2015 was issued by Ms. Luz Magdalena A. Bocita, Chief Assessment Section, BIR Revenue District office No. 36, the same is confined to Purok San Pedro-Abanico which indicates the zonal values for "Residential Regular" areas, without any mention on the values for commercial zones of the nearest and adjacent barangay within the municipality; and

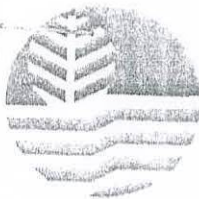
- 2.3. Tourism Development Plan (TDP) prepared by the LGU and duly approved by the Department of Tourism (DOT). It appears from the Certification dated 23 May 2012 issued by the City Tourism Officer that the City Tourism Office was then preparing their Medium-Term Tourism Development Plan. Hence, within the more than three (3) years that had elapsed, it is most likely that the Plan was already prepared and being implemented by the LGU.

Foregoing considered, the herein FLAgT application of Mr. Cesar Queaño is herewith returned for further processing taking into consideration the above-mentioned observations/deficiencies.

FOR INFORMATION AND FURTHER APPROPRIATE ACTION.

  
FOR. MAYUMI QUINTOS-NATIVIDAD





1742

Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA Region** P 438-428

August 09, 2016

**MEMORANDUM**


TO : The Assistant Regional Director  
For Technical Services

ATTENTION : The Chief, Licenses, Patents and Deeds

FROM : The Regional Director

SUBJECT : **LETTER DATED JULY 13, 2016 OF CESAR R. QUEANO  
RE FLAGT APPLICATION LOCATED AT BAROK ISLET, PUROK  
ABANICO, BRGY. SAN PEDRO, PUERTO PRINCESA CITY,  
PALAWAN**

Referred to your end, for appropriate action is the Memorandum dated August 02, 2016 of Dir. Ricardo L. Calderon of the Forest Management Bureau, referring the enclosed copy of the above-cited letter of Mr. Queano relative to his FLAgT application.

  
OSCAR C. DOMINGUEZ

Cc:

**Mr. Cesar Queano**  
Barok Islet, Purok Abanico  
Brgy. San Pedro, Puerto Princesa City  
Palawan

**The Director**  
Forest Mgt. Bureau

**Chief of Staff and Undersecretary**  
**for Legal Services and Attached Agencies**



FILED 8/12/16  
FLUAS 8/12/16  
FLUAS 8/12/16  
FRMD  
D,  
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9-179-331

FOR : **The Regional Director**  
DENR Region 4B  
1515 L&S Building, Roxas Boulevard,  
Ermita, Manila

FROM : **The Director**

SUBJECT : **STATUS OF THE APPLICATION FOR FOREST LAND  
USE AGREEMENT FOR TOURISM PURPOSES (FLAGT)  
OF MR. CESAR R. QUEANO OF PUERTO PRINCESA  
CITY, PALAWAN**

DATE : **AUG 02 2016**

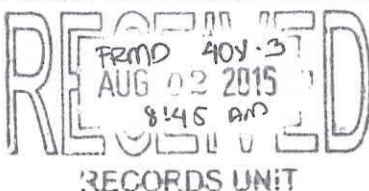
This refers to the letter of Mr. Cesar R. Queano addressed to Atty. Analiza Rebuelta-Teh, Undersecretary and Chief of Staff dated 13 July 2016 requesting for the status update of his application for Forest Land Use Agreement for Tourism Purposes (FLAGT) located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City, Palawan.

Records of this office disclosed that the said application was already forwarded to your Office through memorandum dated 20 August 2015 for information and further appropriate action (copy attached). Further, copy of the letter addressed to Mr. Cesar R. Queano dated 15 October 2015 (copy attached) informing him on the inconsistencies and lacking requirements to be submitted was furnished to your office in order to expedite the processing of the aforementioned FLAGT application.

In view thereof, please coordinate and provide Mr. Queano of the status of his application. Kindly inform this Office of the action taken on the same.

**FOR INFORMATION AND APPROPRIATE ACTION.**

FOREST MANAGEMENT BUREAU

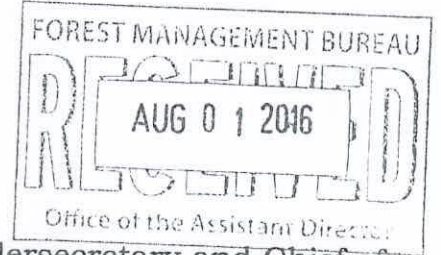
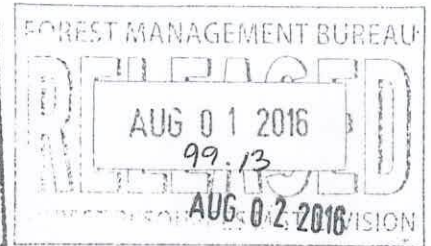
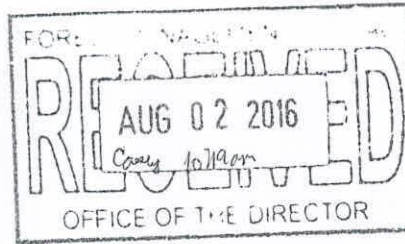


**RICARDO L. CALDERON, CESO III**

Copy furnished : The Undersecretary and Chief of Staff

2147492520





HEG-92716

**CESAR R. QUEANO**

FLUAS, 10/18 33 B-Dagomboy Village,  
FLUAS 10/7/2018 Bancao-Bancao, Puerto Princesa City,  
Palawan

FRMD

D,  
D

Dear Mr. Queano,

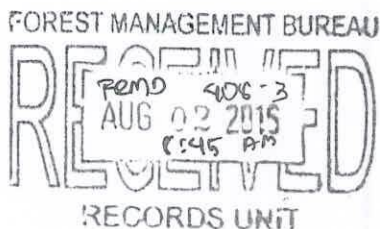
148.331

This refers to your letter addressed to the Undersecretary and Chief of Staff, Department of Environment and Natural Resources dated 13 July 2016 requesting for a status update of your application for Forest Land Use Agreement for Tourism Purposes (FLAgT) located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City, Palawan.

Please be informed that the said request was already forwarded to the Regional Director, DENR Region IV-B and was instructed to coordinate and provide you an update regarding your FLAgT application.

Very truly yours,

For. **RICARDO L. CALDERON, CESO III**  
Director

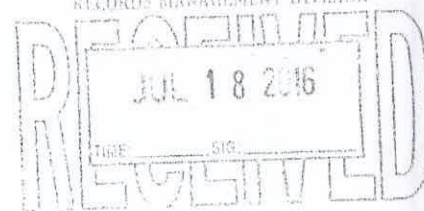


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DEPT. OF ENVIRONMENT AND NATURAL RESOURCES  
RECORDS MANAGEMENT DIVISION



July 13, 2016

Chief Of Staff  
Department of Environment and Natural Resources  
Visayas Avenue, Diliman, Quezon City

Dear Sir/Madam,


Greetings from the City in the forest!

This is with regards to my Forest Land Use Agreement for Tourism purposes (FLAgT) application located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City, Palawan.

I was given a copy of transmittal that my application was already forwarded at your office dated 03 July 2015. In this regard, I would like to inquire for a status update regarding my application.

Thank you very much.

Very truly yours,

  
**CESAR R. QUEANO**  
FLAgT Applicant

RECEIVED  
 FUMD 180-2  
 OCT 14 2015

RECORDS UNIT OCT 15 2015



**CESAR R. QUEANO**  
 333 B-Dagomboy Village,  
 Bancao-Bancao, Puerto Princesa City,  
 Palawan

**Sir :**

This is to acknowledge receipt of your letter dated 05 August 2015 regarding the status of your application for Forest Landuse Agreement for Tourism Purposes (FLAgT) located at Barok Islet, Barangay San Pedro, Puerto Princesa City, Palawan.

With reference to the existing policies on the matter and evaluation of the submitted documents please be informed that said application was returned to the Regional Office DENR 4B, MIMAROPA for further evaluation per attached Memorandum to the Regional Director dated 20 August 2015 taking into consideration the inconsistencies in the area applied for and some requirements to support the application comprising of the following:

- (a) Certification Pre-Condition or Certificate of Non-Overlap from the NCIP;
- (b) BIR Certification on Zonal Valuation of the commercial zone within the nearest and adjacent barangay within the municipality as basis for the computation of government share pursuant to Section 16 of DAO 2004-28;
- (c) Tourism Development Plan (TDP) prepared by the LGU and duly approved by the Department of Tourism (DOT).

Please coordinate directly with the Regional Director, DENR, Region 4B-MIMAROPA of the action taken thereon and submit the lacking requirements to facilitate immediate processing of your FLAgT application.

Very truly yours,

**For. MAYUMI QUINTOS-NATIVIDAD**

Assistant Director

In-Charge, Office of the Director

Cc:

The Undersecretary and Chief of Staff  
 The Regional Director, R4B-MIMAROPA

214748143  
 4083



September 7, 2015

DEPT. OF ENVIRONMENT AND NATURAL RESOURCES  
RECORDS MANAGEMENT DIVISION



**ATTY. ANALIZA R. TEH**  
Undersecretary/Chief of Staff  
Department of Environment and Natural Resources  
Visayas Avenue, Diliman, Quezon City

Dear Atty. Teh,

Good day to you! I would like to inquire about the status of my application for Forest Land Use Agreement for Tourism Purposes (FLAGT) which was forwarded to your office last August 11, 2015 under the name of Cesar R. Queano (copy attached).

I am hoping to hear from you the soonest possible time. Thank you very much

Very truly yours,

  
**CESAR R. QUEANO**  
Applicant



Republic of the Philippines  
**Department of Environment and Natural Resources**

Visayas Avenue, Diliman, Quezon City

Tel Nos. \*929.6626 \*929.6628 \*929.6635 \*929.4028 \*929.4028 \*929.3618  
\*426.0465 \*426.0001 \*426.0347 \*426.0408

VOIP Trunkline (632) 988.3367

Website: <http://www.denr.gov.ph> • E-mail: [web@denrgov.ph](mailto:web@denrgov.ph)

**MEMORANDUM**

**TO** : The Director  
Forest Management Bureau

**FROM** : The Chief of Staff

**SUBJECT** : **FOLLOW-UP ON THE APPLICATION FOR FOREST  
LAND USE AGREEMENT FOR TOURISM PURPOSES  
(FLAgT) OF MR. CESAR R. QUEJANO**

**DATE** : 23 September 2015

This refers to the letter dated 07 September 2015 from Mr. Cesar R. Quejano requesting for the status of his application for FLAgT located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City.

Based on record, this matter was referred to your Office on 13 August 2015 for your appropriate action, copy is hereto attached for your reference.

Please directly inform Mr. Queano on any action taken on the matter copy furnish this office citing Document No. RMDD-0300936.

*Analiza Rebuelta-TeH*  
**ATTY. ANALIZA REBUELTA-TEH**  
Undersecretary

cc: Mr. Cesar R. Queano  
333B Dagomboy Village,  
Bancao-Bancao, Puerto Princesa City  
The Undersecretary for Field Operations

**Let's Go Green!!!**





Republic of the Philippines  
 Department of Environment and Natural Resources  
 Visayas Avenue, Diliman, Quezon City  
 Tel Nos. 929-6626 to 29; 929-6633 to 35  
 926-7041 to 43; 929-6252; 929-1669  
 Website: <http://www.denr.gov.ph> / E-mail: [web@denrgov.ph](mailto:web@denrgov.ph)

# MEMORANDUM

**TO :** The Director  
 Forest Management Bureau

**FROM :** The Chief of Staff

**SUBJECT :** APPLICATION FOR FOREST LAND USE AGREEMENT FOR  
 TOURISM PURPOSES OF MR. CESAR R. QUEANO  
 LOCATED AT BAROK ISLET, PUROK ABANICO,  
 BARANGAY SAN PEDRO, PUERTO PRINCESA CITY

**DATE :** 13 August 2015

May we refer for your appropriate action the herein letter of Mr. Cesar R. Queano regarding his application for Forest Land Use Agreement for Tourism (FLAgT) purposes located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City.

Please directly coordinate with the Mr. Abanico regarding the matter and kindly inform this office of any action taken on the same.

*Analiza Rebuelta-Teh*  
 ATTY. ANALIZA REBUELTA-TEH  
 Undersecretary

Cc The Undersecretary  
 Field Operations

Mr. Cesar R. Queano  
 Barok Islet Purok Abanico  
 Barangay San Pedro  
 Puerto Princesa City



Republic of the Philippines  
Department of Environment and Natural Resources  
Visayas Avenue, Diliman, Quezon City  
Tel Nos. 929-6626 to 29; 929-6633 to 35  
926-7041 to 43; 929-6252; 929-1669  
Website: <http://www.denr.gov.ph> / E-mail: [web@denr.gov.ph](mailto:web@denr.gov.ph)

13 August 2015

**MR. CESAR R. QUEANO**  
Barok Islet, Purok Abanico  
Barangay San Pedro  
Puerto Princesa City

Dear **Mr. Queano**:

This refers to your letter regarding your application for Forest Land Use Agreement for Tourism (FLAgT) purposes located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City.

Please be informed that we requested the Office of the Director, Forest Management Bureau to take appropriate action on the matter. Said office will directly coordinate with you of any action taken on the same.

Thank you.

Very truly yours,

**ATTY. ANALIZA REBUELTA-TEH**  
Undersecretary  
Chief of Staff

Cs The Undersecretary -  
Field Operations

The Director  
Forest Management Bureau



Sept. 10, 2015

Per attached

docs

70 765

Forest Resources

Quezon City

929-6626 to 29 929-6633 to 35

929-6648 929-6252 929-1669

Web: [www.denr.gov.ph](http://www.denr.gov.ph) / E-mail: [web@denr.gov.ph](mailto:web@denr.gov.ph)

13 August 2015

MR. CESAR R. QUEANO

Barok Islet, Purok Abanico

Barangay San Pedro

Puerto Princesa City

FOREST MANAGEMENT BUREAU

RECEIVED  
DENR-108-2  
AUG 24 2015

RECORDS UNIT

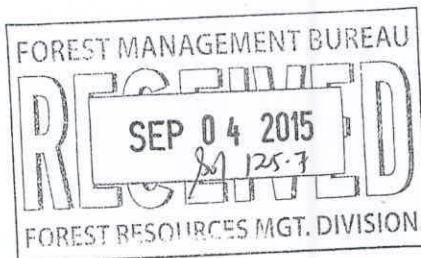
Dear Mr. Queano:

This refers to your letter regarding your application for Forest Land Use Agreement for Tourism (FLAGT) purposes located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City.

Please be informed that we requested the Office of the Director, Forest Management Bureau to take appropriate action on the matter. Said office will directly coordinate with you of any action taken on the same.

Thank you.

Very truly yours,



ATTY. ANALIZA REBUELTA-TEH

Undersecretary  
Chief of Staff

Cc: The Undersecretary  
Field Operations

The Director  
Forest Management Bureau

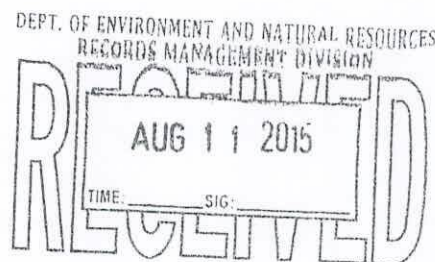
Date Received: 9/7/15 (134.38.1)  
Forest Land Uses Section

nanay Felix  
per his only's  
instruction  
in 9/8

Felix,  
please check  
status of our action  
now  
9/10/15

Let's Go Green

August 5, 2015



**HON. RAMON J.P. PAJE**

Secretary

Department of Environment and Natural Resources  
Visayas Avenue, Diliman, Quezon City

Dear Secretary Paje,

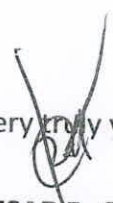
Greetings from the City in the forest!

This is with regards to my Forest Land Use Agreement for Tourism purposes (FLAgT) application located at Barok Islet, Purok Abanico, Barangay San Pedro, Puerto Princesa City, Palawan.

I was given a copy of transmittal that my application was already forwarded at your office dated 03 July 2015. In this regard, I would like to inquire for a status update regarding my application.

Thank you very much.

Very truly yours,

  
**CESAR R. QUEANO**  
FLAgT Applicant



**MEMORANDUM FOR THE SECRETARY**

THRU : The Undersecretary for Field Operations  
ATTN : The Director, Forest Management Bureau  
FROM : The OIC, Regional Director  
SUBJECT : APPLICATION FOR FOREST LAND USE AGREEMENT FOR  
TOURISM (FLAGT) PURPOSES OF MR. CESAR QUEAÑO OVER  
BAROK ISLET LOCATED IN PUROK ABANICO, BRGY. SAN  
PEDRO, PUERTO PRINCESA CITY.

DATE :

03 JUL 2015

Respectfully forwarded is the attached application of Mr. Cesar Queaño for Forest Land Use Agreement for Tourism purposes (FLAGT) over Barok Islet covering an area of 1.2 hectares located in Purok Abanico, Brgy. San Pedro, Puerto Princesa City.

**BACKGROUND OF THE CASE:**

Records show that Mr. Cesar Queaño filed an application for FLAGT at CENRO, Puerto Princesa City dated April 02, 2010 over Barok Islet covering an area of 1.2 hectares located in Purok Abanico, Brgy. San Pedro, Puerto Princesa City. Application Fee in the amount of Five Hundred (P 500.00) pesos was paid for under O.R. No. 3843663 dated April 07, 2015.

Subject application with pertinent enclosures was forwarded to this Office on November 29, 2011 by the PENRO, Puerto Princesa City. On December 22, 2011, said application was returned to the CENRO, Puerto Princesa City directing the submission of Tourism Development Plan (TDP) and Comprehensive Development and Management Plan (CDMP) in accordance with the Memorandum Order No. 2011-02 dated March 15, 2011 of Secretary Ramon J.P. Paje.

Then again on October 25, 2012, same application was returned to PENRO, Puerto Princesa City reiterating previous instructions that applications should not be accepted, unless requirements contained in the said Memorandum Order are complied with.

In compliance therewith, the FLAGT application with all pertinent documents was resubmitted to this Office per memorandum dated September 26, 2014 of the PENRO, Puerto Princesa City. Subsequently, this Office notified the proponent for CDMP deliberation on November 24, 2014. At the instance of the proponent, however, it was re-scheduled on January 06, 2015 by the Deliberating Team created under RSO No. 174 dated July 10, 2014.

Evaluation/Assessment of the submitted CDMP disclosed that the following requirements are lacking, such as:

- 1.) Sketches of the infrastructure to be constructed within the area applied for,
- 2.) GIS Map of the area,
- 3.) Geotagged pictures of the panoramic view,
- 4.) Inventory of mangrove species, and
- 5.) Proof of financial capability.

These findings were relayed to the concerned PENRO and CENRO with instruction to require the proponent to comply therewith.


Hence, the revised CDMP covering an area of 1.2 hectares was forwarded to this Office per Memorandum dated February 12, 2015 of PENRO, Puerto Princesa City. The plan was found to be in order and in accordance with the existing policy on the matter.

The necessary clearances from the NCIP and PCSD were already submitted. Likewise, the Tourism Development Plan (TDP) prepared by the LGU of Puerto Princesa City is attached in accordance with the Memorandum Order No. 2011-2 dated March 15, 2011 of the DENR Secretary.

The Environmental Compliance Certificate (ECC) in relation to this application shall be submitted by the applicant upon approval of the FLAGT.

This application is being forwarded in accordance with the Memorandum dated April 10, 2006 of then Secretary Angelo T. Reyes and DENR Administrative Order No. 2004-28 as amended by DENR Administrative Order No. 2009-16 dated November 25, 2009.

FOR INFORMATION AND CONSIDERATION OF THE SECRETARY.

  
OSCAR C. DOMINGUEZ



COMMISSION ON INDIGENOUS PEOPLES  
PROVINCIAL OFFICE

Hall, Sta. Monica Heights, Puerto Princesa City  
Palawan

FOREST MANAGEMENT BUREAU  
RECEIVED  
NOV 02 2015  
MISC. 259-2  
Office of the Assistant Director

1<sup>st</sup> Endorsement  
July 29, 2011

Respectfully forwarded to **MR. ROBERTO L. ALMONTE**, OIC Regional Director, NCIP, Regional Office No. IV, 3<sup>rd</sup> Floor, Argo Building, 574 EDSA, Corner P. Tuazon Street Cubao, Quezon the herein Minutes of Pre-FBI Conference for issuance of Memorandum Order for the conduct of FBI in relation to CP application of Mr. Cesar R. Queaño for his Forest Land Use Agreement for Tourism (FLAGT) purposes situated at Purok Abanico, Bgy. San Pedro, Puerto Princesa City, Palawan, hence, WFP is not needed because the area of his application is within the city proper.

For your information and approval.

FOREST MANAGEMENT BUREAU  
RECEIVED  
NOV 03 2015  
FOREST RESOURCES MGT. DIVISION

*Engr. Roldan V. Parangue*  
**ENGR. ROLDAN V. PARANGUE**  
Provincial Officer

Date Received: 11/5/15 (282.122.1)  
Forest Land Uses Section

*For, to evaluate / further act*  
*11/4*

*Then, please check the status of this FLAGT. Also the action officer a/n*  
*ni 11/01*





REPUBLIC OF THE PHILIPPINES  
Department of Finance  
BUREAU OF INTERNAL REVENUE  
Revenue District Office No. 36  
Puerto Princesa City

**PUERTO PRINCESA CITY**

**BARANGAY: POBLACION (continuation)**

STREET/SUBDIVISION	VICINITY	D.O No. Effectivity Date	23-97	54-92
			12-May-97	12-Nov-92
		CLASSI- FICATION	1ST REVISION ZV/SQ.M.	INITIAL ZV/SQ.M.
SAN PEDRO-ABANICO	NAT'L RD-MALVAR- ABANICO	RR- Residential Regular	525.00	
	MALVAR-ABANICO RD - SAN PEDRO-TINIGUIBAN	RR- Residential Regular	140.00	
	SAN PEDRO-TINIGUIBAN - P. PRINCESA SOUTH RD	RR- Residential Regular	140.00	



Cert. Fee: 100.00  
O.r> No.: 000442-001237  
Date: April 16, 2015  
Place: Puerto Princesa City

Certified correct:

*Luiz Magdalena A. Bocita*  
LUZ MAGDALENA A. BOCITA  
Chief, Assessment Section

OFFICE OF THE CITY MAYOR  
CITY TRIBAL FOUNDATION INC. (CTFI)  
Puerto Princesa City

**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the application of MR. CESAR R. QUEAÑO for FOREST LAND USE AGREEMENT FOR TOURISM (FLAgT) purposes situated at Sitio Abanico, Barangay San Pedro, Puerto Princesa City is no pending application for Ancestral Domain/Land Claim of any Indigenous Peoples/ Indigenous Cultural Community (IPs/ICCs) in the applied area.

Issued this 11<sup>th</sup> day of November, 2011 at Barangay San Pedro, Puerto Princesa City.

  
PRIMO LORENO  
CTFI President

Rece  
st Le





Republic of the Philippines  
**Department of Tourism**  
Southern Tagalog Region

P. 01  
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12 April 2013

**Ms. REBECCA V. LABIT**

City Government Department Head II  
City Tourism Officer, Puerto Princesa City  
2F Right wing, City Coliseum  
Barangay San Pedro, Puerto Princesa City, Palawan

Dear Ms. Labit,

This has reference to the Medium-term Tourism Development Plan (MTDP) of Puerto Princesa City which you endorsed to this Regional Office for consideration and approval. The MTDP is a required document to be issued by the LGUs to applicants for Forest Landuse Agreement for Tourism Development (FlagT) by any private individual or entity to develop a forest land into an ecotourism destination. Under DENR Memorandum Order No. 2011-02, Series of 2011, the Department of Tourism is recognized as one agency to approve the Tourism Development of the Plan of LGUs prior to DENR's approval on FlagT applications.

The nomenclature of the MTDP of Puerto Princesa are as follows:

I. Tourism Standards and Regulation Division

1. Monitor licensed and DOT accredited primary tourism establishments
2. Monitor licensed and DOT accredited secondary tourism establishments
3. Intensify the inspection mechanics
4. Establishment of Data Bank System
5. Establishment of City Tourism Promotion Board
6. Establishment of Barangay Tourism Council

**DOT-NTDP Approach**

The City Government of Puerto Princesa exercises significant direct and indirect authority and responsibility over much of the city's natural and cultural resources, as well as public facilities and infrastructure critical to the development of tourism destinations and products. Under RA 9593, the LGUs are essential stakeholders in the implementation of tourism policies, plans and programs, including the NTDP.

The key role of LGUs is recognized under RA 9593 that identifies the shared responsibilities with national and local governments including: national and local tourism development planning, collection and reporting of local tourism information including the inventory tourist resources, status of tourism plans, visitor arrival statistics, the supply of tourist facilities and services in the locality, etc. implementation of a system of accreditation and standards for tourist enterprises, designation of tourism officers, establishment of tourist information and assistance centers and classification of tourism sites.



therewith, such as, but not limited to, creating subsidiaries in support of its marketing functions in partnership with the private sector; as well as attending conventions and other events abroad in representation of the country, encouraging sales promotions and advertising, and implementing programs and projects with the objective of promoting the country and enticing tourists to visit its tourism destinations and to enjoy its tourism products.

#### **DOT - NTDP Promotion Functions**

The specific DOT promotion strategy in the NTDP

Dissemination/distribution of

- Collaterals customized and product specific to each market
- Extensive use of New Media
- PPP marketing program

These plans and programs in the Medium-Term marketing and promotions of Puerto Princes City are in line with the NTDP-DOT strategic vision which falls under the three principles or values that need to be encouraged, supported and implemented: authenticity, uniqueness and competitiveness.

The "must experience" elements of the Philippines' NTDP program are present in the promotion and marketing plan of Puerto Princes City which are anchored on:

- Authentic Filipino-people's friendliness, warmth, charm and hospitality
- Unique indigenous and Spanish-American cultural heritage as illustrated through its art, craft, customs, festivals, and traditions of hospitality, and
- Extensive tropical islands and their white sand beaches, marine biodiversity encounters, and UNESCO listed natural and cultural heritages sites

#### **III. Continuing Capacity Building Program for Tourism Stakeholders**

1. Conduct environmental and cultural responsibilities and upliftment trainings
2. Conduct of social and moral responsibility and upliftment trainings
3. Advance course for tour guides
4. Training programs for life-saving techniques
5. DOT Region IV Assessment Course for recently trained tour guides
6. Training program for community based rural tourism
7. Advance course for CTO staff

#### **DOT-NTDP Approach**

The above-mentioned programs to be undertaken by the City Tourism Office will develop the human resources of the city tourism office to meet the service expectations of tourists and visitors. The issue of supply and demand for labor in the local tourism industry is the readiness of graduates from courses on tourism and service skills to meet the growing demand for professionally trained frontline services in the hospitality industry



workers in tourism industry, it is incumbent upon training institutions to beef up the lost of skilled workers in tourism industry. Many schools particularly in provinces have difficulty in the acceptability of their graduates to get employment because of insufficient relevant skills, poor language proficiency, and shortage in apprenticeship venues

#### IV. Tourism Product Planning and Development Section

##### **Puerto Princesa City Tourism Development Area Development**

1. Road and other infrastructure
2. Transport and communications
3. Tourism infrastructure and support infrastructure
4. Tourism Product development

##### **DOT - NTDP Development Approach**

Product development of banner destinations; enhancement of facilities in the Puerto Princesa Underground River (PPUR) to render it more comfortable and accessible for young visitors, the elderly and handicapped; professional and planning approaches to the full development of sites and attractions, open spaces and greening of public parks and promenade areas.

##### **Palawan Tourism Cluster**

1. TDA 1 Puerto Princesa
2. TDA 2 San Vicente – El Nido – Taytay
3. TDA 3 Southern Palawan

##### **Market Access and Connectivity:**

- Operationalize Puerto Princesa City Airport as an international gateway
- Upgrade Puerto Princesa City Seaport to handle cruise ship calls
- Upgrade road connections between Puerto Princesa and other TDAs
- Improve Internet capability and power supply
- Improve banking services and foreign exchange counters

#### **BIODIVERSITY CONSERVATION AND PROTECTION**

To ensure that sustainable tourism is effectively implemented, there are two biodiversity conservation strategies that can be done for Community-based Sustainable Tourism (CBST) sites:

##### **In-situ conservation strategies**

- a. **Closing or cordoning off of certain areas** (such as caves, mountains, forest, coral reefs, etc.) to visitors either permanently or at certain times of the year or for several years to allow the ecosystem to "breathe" or revert to its natural state.
- b. **Declaring areas or habitat as sanctuaries** through local ordinances or as PA if warranted.
- c. **Engaging former users to be guides and service providers in ecotourism.**  
Fisher folks can serve as bantay dagat. Small scale kaingineros may also serve as guides. The same goes for Ulugan Bay and the West Puerto Princesa City barangay fisher folks as guides, boat owners, spotters, resort owners, etc



This allows the local people to work with government agencies, NGOs and educational institutions in monitoring and reporting usage of biodiversity.

**Social fencing** Engaging the whole community as guards of the forest and natural resources through social strategies such as community organizing, capacity building, alternative livelihood through ecotourism, and agro forestry.

#### **Ex-situ conservation strategies**

Establishment of village-based wildlife zoo and rescue center. Linkaging with government, academic, private institutions to assist in ex-situ conservation, especially in undertaking research, captive breeding, seed banking, etc.

#### **c. Reintroduction to the wild of rescued wildlife.**

#### **Promotion and Conservation of Heritage and Culture**

Heritage conservation helps ensure that cultural significance of heritage place is retained and ecologically sustained for future generations to enjoy. On the other hand, conservation means all the processes of looking after a place so as to retain its cultural significance (Burra Charter, 1999). This includes the maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will commonly be a combination of more than one of these to maintain the cultural living traditions.

The promotion of local culture is an essential element of ecotourism. In cases where natural parks are also the sites of significant historical events, these areas become important as heritage tourism destinations. Practitioners differentiate heritage from history. Heritage is similar to interpretation or nature interpretation. It means, "...that which is inherited from the past". Its interpretation goes beyond the physical evidence of history, such as archaeological artefacts or the tangible remains that preoccupy scientists: local pride, romantic ideas or just plain marketing, into a commodity like the Mendoza Park in the center of the city.

On the other hand, history, as the interpretation of the past, is subject to change and even to fashion. The way historians in the past looked at history tells us nowadays as much about them and their place in society as it tells us about history itself. Therefore, heritage conservation is an informed process that allows and manages buildings and places to change to different circumstances, depending on the situation of its users and occupants. At the same time, it also maintains the cultural significance of the place.

#### **Tourist Site and Attraction Development**

- Improve last mile site road and sea access as well as site visitor infrastructure including restoration of sites and structures with sustained operations and maintenance.

#### **Private Sector Investments for Tourist Accommodation Needs**

- Larger scale resorts in Puerto Princesa City outskirts.
- Small scale beach and island eco resorts in sensitive marine and forest areas with lower carrying capacity.
- Network of community-based marine, coastal, and forest-based ecotourism sites.
- Develop mixed-used leisure, entertainment, shopping and multi-purpose convention.



1. Production of collaterals city brochures and files, posters documentary DVDs, CDs and pictures
  2. Participation in Travel Marts, Expo and other tourism fairs / events and familiarization tours.
  3. Tourism Month celebrations
  4. Production of leis for visitors and guests of the City Government
  5. Production of streamers, maps signages and billboards
  6. Tourist Reception and facilitation/Provision of small photo exhibit area for viewing either at the airport or at the new City Hall.
- 
7. Renovation/enhancement and or construction of new Department of Tourism Information center and visitor's Lounge.
  8. Provision of tourist information kiosk at the malls where tourists may personally do inquiries while mallng.
  9. Provision of Information sheds/bus shelters at strategic sites of PPC and maintenance of the same years thereafter.
  10. Conduct Lakbay-Aral for all promotions and marketing staff and learning different places' practices and programs.
  11. Provisions of tarpaulin tents and chairs that can be used during events and other office activities
  12. Provision of photo library and compilation of soft copies of photo documents for future references and use
  13. Provision of new computer desktop and hard drive for back-up of all existing files.
  14. Provision of suggestion boxes, survey forms and complaint sheets at the different destinations sites of the city including arrival and departure area of the PPAIA for monitoring purposes and easy access of tourists
  15. Adoption of ticket stubs to city transport passengers for security of tourists
  16. Mayor's souvenir/token that can be distributed to city guests both domestic and international

**The Functions of DOT Tourism Promotions Board under the specific provisions of the Implementing Rules and Regulations of RA 9593 also known as Tourism Act of 2009, are as follows:**

**Sec 36 - Mandate.**

The PTPB shall be responsible for marketing and promoting the Philippines domestically and internationally as a major global tourism destination, highlighting the uniqueness and assisting the development of its tourism products and services, with the end view of increasing tourist arrivals and tourism investments; marketing the Philippines as a major Meetings, Incentives, Conventions and Exhibitions (MICE) destination, attracting, promoting, facilitating and servicing large scale events, international fairs and conventions, congresses, sports competitions, expositions and the like, ensuring the regular local and international advertisement on the country's major tourism destinations and other tourism products, including TEZs and providing incentives to travel agencies, tour operators, wholesalers and investors abroad capable of drawing a sizable number tourists and tourism investments to the country

**Sec 37 - Powers and Functions.**

xxx

- (b) *Develop and implement a plan to market the Philippines as a premier tourist destination*
- (c) *Direct and coordinate the resources and efforts of the government and the private sector in the tourism and allied fields for the full realization of*



## Recommendations

1. Puerto Princesa City having been blessed with one of the wonders of nature, the *Puerto Princesa Underground River*, the newly proclaimed 'One of the New Seven Wonders of Nature', is now a certified world class tourist destination. However, the nucleus of the city needs to be decongested from concrete structures and place them outside of the city or in nearby barangays.
2. Gentrification is very important to be introduced in Puerto Princesa City to transform a congested or aging neighborhood into a greener and prosperous one, e.g. through investment in remodelling the buildings or houses and opening of promenade areas with open parks, landscaped open parking spaces where tourists can converge within the city limits.
3. The city proper need not be loaded with heavy infrastructure if it has to maintain its greenery and to do away with heavy traffic. It only needs more support services in the city outskirts drawn from its comprehensive land use plan that will delineate tourism and leisure development areas and will invite locators to invest in tourism investment and enterprise zones.
4. The DOT also encourages that agri-tourism or farm tourism to be taken into consideration as a support tourism development direction in Puerto Princesa especially in the northern barangays towards the boundary with the Municipality of Roxas. The barangays in the southern part of Puerto Princesa are endowed with wide farmlands and orchards and the hilly and mountainous parts in the western part of Puerto Princesa are ideal place for beach area resorts, mountain resorts and retirement village development.

In view of the foregoing, the Department of Tourism Region IV fully support and approve the proposed Medium-Term Tourism Development Plan of Puerto Princesa City, subject to compliance with RA 7611 also known as Strategic Environmental Plan for Palawan or (SEP Law) to hasten its well-planned development, over-all ecological and bio-diversity protection and the safeguarding of the environment of Puerto Princesa.

Thank you

Very truly yours,

  
LOUELLA C. JORILLA  
Regional Director