



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

June 23, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region

ATTENTION: The Chief
Licenses, Patents and Deeds
Legal Services Division

FROM : The In-Charge
PENRO Oriental Mindoro

SUBJECT : **ALTERNATIVE DISPUTE RESOLUTION (ADR)
PROCEEDINGS BETWEEN JULIET LOPEZ AND LESTER
MORTEL, COVERING AN ISOLATED LOT LOCATED AT
ESTRELLA, NAUJAN, ORIENTAL MINDORO**



Forwarded herewith is the report on Alternative Dispute Resolution Proceedings between *Juliet Lopez* and *Lester Mortel* for land conflict covering an Isolated Lot located at Barangay Estrella, Naujan, Oriental Mindoro.

The ADR proceeding was executed by ADRO/LMO II Andres Oliver G. Arias of CENRO Socorro, Oriental Mindoro of which both parties came up to an amicable settlement. Hence, a corresponding Order of Amicable Settlement (OAS) was issued dated June 23, 2022. Attached are the following documents:

1. ADR Form No. 4 – Agreement to Undertake ADR Proceedings
2. ADR Form No. 5 – On Site Investigation Report
3. ADR Form No. 6 – Authority of the ADRO to conduct ADR Proceedings
4. ADR Form No. 8 – Notice of ADR Proceedings
5. ADR Form No. 9 – Amicable Settlement Agreement
6. ADR Form No. 10 – Order of Amicable Settlement
7. ADR Form No. 12 – Report on ADR Proceedings

For information, record and reference.


ALMA E. GIBE

Copy furnished:

PENRO Planning Unit

Tracking No.: 2206000376

TSD/RPS/Del

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
Community Environment and Natural Resources Office

June 1, 2022

MEMORANDUM

FOR : The Regional Executive Director
THRU : The PENR Officer
FROM : The CENR Officer
SUBJECT : **SUBMISSION OF ALTERNATIVE DISPUTE RESOLUTION PROCEEDINGS**

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE	
ORIENTAL MINDORO	
PENR TRACKING NO.	
RECEIVED BY:	<i>[Signature]</i>
DATE:	JUN 17 2022
TIME:	

Respectfully submitting the successful voluntary Alternative Dispute Resolution Proceedings between Juliet Lopez versus Lester Mortel regarding the land conflict on Isolated lot situated at Brgy. Estrella, Naujan Oriental Mindoro.

Attached are the following documents to support the ADR Proceedings:

1. On site Investigation Report
2. Authority of the ADRO to conduct ADR proceedings
3. Notice of ADR Proceedings
4. Agreement to Undertake ADR Proceedings
5. Amicable Settlement Agreement
6. Report on ADR Proceedings

For information and record.

[Signature]
RODEL M. BOYLES



MEMORANDUM

FOR : THE CHIEF RPS

FROM : THE LMO II/ ADR OFFICER

SUBJECT : INVESTIGATION REPORT ON SITE VERIFICATION ON
THE PUBLIC LAND CLAIMS OF JULIET LOPEZ AND
LESTER MORTEL OVER ISOLATED LOT AT BRGY.
ESTRELLA, NAUJAN, ORIENTAL MINDORO.

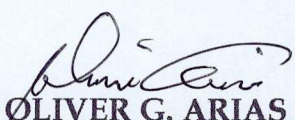
DATE : May 04, 2022

On May 02, 2022, JULIET LOPEZ appeared at CENRO-SOCORRO to claimed a parcel of land identified as Lot: Isolated at Brgy. Estrella, Naujan, Oriental Mindoro.

*On site verification, it was held and determined that **Juliet Lopez** is claiming an isolated lot that was inherited from her deceased husband. However, **Lester Mortel** had already introduced an improvement seen through a constructed house inside the said lot.*

To settle their issues, the interested parties have voluntarily agreed to submit themselves to ADR proceedings.

Attached herewith is the Agreement to Undertake Alternative Dispute Resolution Proceedings.


ANDRES OLIVER G. ARIAS
Land Management Officer II/ADR Officer



May 4, 2022

MEMORANDUM

TO : ADR OFFICER/LMO II ANDRES OLIVER G. ARIAS

FROM : The CENR Officer

SUBJECT : **AUTHORITY OF THE ADRO TO CONDUCT ADR PROCEEDINGS ON THE PUBLIC LAND CLAIM OF JULIET LOPEZ and LESTER MORTEL OVER AN ISOLATED LOT LOCATED AT BARANGAY ESTRELLA, NAUJAN, ORIENTAL MINDORO**

In view of the agreement of the parties to undertake ADR proceedings as evidenced by the signed Agreement to Undertake ADR Proceedings (ADR Form 4) pursuant to Section 17 of DAO No. 2016-30 dated 22 December 2016 and related laws, rules and regulations, you are hereby directed to immediately conduct ADR proceedings.

As ADR Officer, you shall act with the highest degree of diligence and integrity and perform duties not limited to the following:

The ADRO shall immediately set the case for ADR and shall perform the following:

1. Personally conduct the proceedings without delay;
2. Conduct the proceedings in the office designated for the purpose;
3. Maintain neutrality and impartiality in all aspects of the proceedings,
4. Ensure that parties have understood and agreed with the terms conditions which will govern the ADR proceedings;
5. Observe confidentiality of the proceedings; and
6. In case of conflict of interest, the ADR officer shall disclose such fact, and immediately inform his/her immediate supervisor and voluntarily inhibit from the assignment.

There must be at least one (1), but not more than three (3) ADR sessions. No two (2) sessions may be held on the same day. The sessions must be completed within the thirty (30) day period from the first ADR session. Thereafter, the ADR will be terminated and the compromise agreement, if any, shall be submitted to the Regional Director/PENRO/LMB/ASEC Legal, through channels, for his approval and issuance of Order.

For immediate compliance.


RODEL M. BOYLES



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
Community Environment and Natural Resources Office

JULIET LOPEZ
(Protestant,)

jlopez

- versus -

LESTER MORTEL
(Actual Occupant).

x-----x

DENR CASE NO.: _____

ADR Case No: _____

F.P.A. No.: _____

Lot No.: _____

CAD / PSU No. _____

Location: _____

NOTICE FOR ADR PROCEEDINGS

☐ Mandatory ADR Proceedings

☐ Voluntary ADR Proceedings pursuant to Agreement to Undertake
Alternative Dispute Resolution Proceedings dated May 5, 2022

Pursuant to the DAO No. 2016-30 you are requested to appear on May 5, 2022 at
CENRO SOCORRO, 10:00 a.m./p.m. at the RPS Office for the
conduct of ADR proceedings.

Your personal appearance on the above date, time, and venue is required. Should you be
unavailable, you may send your authorized representative with a Special Power of
Attorney/Secretary's Certificate granting full powers and authority to negotiate for mediated
agreements, enter into amicable settlement, and enter into and sign compromise agreement.

Lawyers, in representation of their clients, shall not be allowed to participate during the
ADR proceedings.¹

Issued this 4th of May, 2022 at Pasi, Socorro, Or. Mindoro, Philippines.

Andres Oliver G. Arias
ANDRES OLIVER G. ARIAS

ADR Officer / LMO II



JULIET LOPEZ
(Protestant,)

- versus -

LESTER MORTEL
(Actual Occupant).

x-----x

DENR CASE NO.: _____
ADR Case No: _____
F.P.A. No.: _____
Lot No.: _____
CAD / PSU No. _____
Location: _____

NOTICE FOR ADR PROCEEDINGS

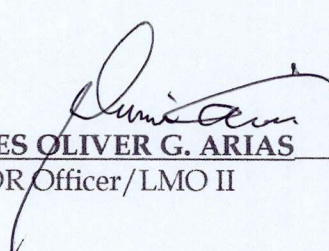
- ☐ Mandatory ADR Proceedings
- ☐ Voluntary ADR Proceedings pursuant to Agreement to Undertake
Alternative Dispute Resolution Proceedings dated May 5, 2022

Pursuant to the DAO No. 2016-30 you are requested to appear on May 5, 2022 at
CENRO SOCORRO, 10:00 a.m./p.m. at the RPS Office for the
conduct of ADR proceedings.

Your personal appearance on ~~the~~ above date, time, and venue is required. Should you be
unavailable, you may send your authorized representative with a Special Power of
Attorney/Secretary's Certificate granting full powers and authority to negotiate for mediated
agreements, enter into amicable settlement, and enter into and sign compromise agreement.

Lawyers, in representation of their clients, shall not be allowed to participate during the
ADR proceedings.¹

Issued this 4th of May, 2022 at Pasi, Socorro, Or. Mindoro, Philippines.


ANDRES OLIVER G. ARIAS
ADR Officer/LMO II



IN RE:

- ☐ Agricultural Free Patent Application
☐ Residential Free Patent Application
☐ Homestead Patent Application
☐ Miscellaneous Sales Patent Application
☐ Sales Patent under R.A. No. 730
☐ Tenurial Instrument Application
☐ Others

ADR Case No. 2022-1752039-0180

JULIET LOPEZ

Protestant

LESTER MORTEL

Actual Occupant

**LOT: ISOLATED AT BRGY. ESTRELLA,
NAUJAN OR. MINDORO**

Lot No. and Location

X-----X

**AGREEMENT TO UNDERTAKE ALTERNATIVE
DISPUTE RESOLUTION PROCEEDINGS**

We, **JULIET LOPEZ** and **LESTER MORTEL**, claimants of the parcel of public land identified as **Lot: ISOLATED**, situated at **Brgy. Estrella, Naujan, Oriental Mindoro**, hereby declare and voluntarily agree to undergo Alternative Dispute Resolution (ADR) Proceedings in the pursuit of reaching out agreements/concessions on our dispute/s or conflict/s and work collaboratively together to obtain a mutually satisfying resolution of our issues.

This undertaking is in accordance with Chapter 4 and Chapter 6 of DENR Administrative Order (DAO) No. 2016-30 and all related laws, rules and regulations in the settlement of disputes and disposition of public land.

We stipulate and agree to submit all disputes, claims or controversies to the ADR Officer (ADRO) or competent authority in accordance with DAO No. 2016-30 and the terms and conditions which will govern the ADR Proceedings including those relating to obligations of confidentiality on the ADRO and on the parties.

We agree that we may stop the ADR process at any point of the proceeding by informing the ADRO and parties involved. Despite withdrawal, the parties shall continue to be bound by the confidentiality provisions of this agreement and agree not to use any information gained in the ADR sessions against other party.



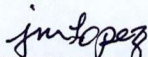
Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
Community Environment and Natural Resources Office

We abide by this Undertaking and are fully aware that any agreements reached on the ADR proceedings shall form part of the records of the pending application and be utilized in the disposition of the public land by the concerned DENR Office.

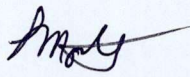
We mutually agree to meet on **May 05, 2022** at **DENR CENRO SOCORRO Office, Brgy. Pasi II, Socorro, Oriental Mindoro** for the initial ADR Proceedings and succeeding settings thereafter. Only the parties and or duly authorized representatives shall attend the ADR proceedings.

IN WITNESS WHEREOF, the Parties hereto have mutually and voluntarily agreed to the above stipulations, and signed this Undertaking at **DENR CENRO SOCORRO Office, Brgy. Pasi II, Socorro, Oriental Mindoro** on this **4th** day of May 2022.

For Individuals:¹


JULIET LOPEZ

Name and Signature
Telephone Number: 09480806581
Address: Estrella, Naujan Or. Mindoro


LESTER MORTEL

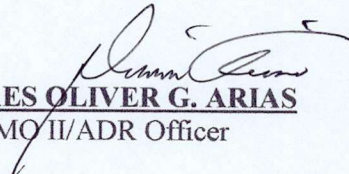
Name and Signature
Telephone Number: 09389006923
Address: Estrella, Naujan Or. Mindoro

For Corporate Entities:²

Name and Signature
Telephone Number:
Address:

Name and Signature
Telephone Number:
Address:

Attested by:


ANDRES OLIVER G. ARIAS
LMO II/ADR Officer



AMICABLE SETTLEMENT AGREEMENT

We, the claimants of the portion of parcel of land identified as Lot: Isolated situated at Barangay Estrella, Naujan, Oriental Mindoro, pursuant to DENR Administrative Order No. 2016-30 dated 22 December 2016 hereby declare that we have voluntarily agreed on the following:

Terms and Conditions:

That, JULIET LOPEZ and LESTER MORTEL agreed to divide the said lot.

That, the portion of the said lot with constructed house will have allowances of one (1) meter at the left side and half meter at the back (fronting seaward) will be given to LESTER MORTEL and the remaining portion will be given to JULIET LOPEZ.

That, we executed the Amicable Settlement on our own volition and free will, fully conscious/aware of the consequences and will faithfully comply with the terms and condition of the stated agreement.

That, the terms and conditions are not contrary to law, moral, public policy or public order and after the issuance of the Order approving the Amicable Settlement, we shall no longer file any action involving the same subject property.

We have read and fully understand the contents of this Agreement and voluntarily affixed our signatures herein, which shall form part of the records of the Public Land Application filed by DENR, CENRO-SOCORRO. The same shall constitute as full and final settlement of any Protest or Complaint each party may have against the other in relation to the subject lot.

IN WITNESS WHEREOF, the Parties hereto have mutually and voluntarily agreed to the above stipulations, and sign this Agreement, at DENR CENRO-SOCORRO, this 5th day of May, 2022 for the consideration and approval of the Honorable Office.



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
Community Environment and Natural Resources Office

Juliet Lopez

JULIET LOPEZ

Name and signature

Lester Mortel

LESTER MORTEL

Name and signature

Signed in the presence of:

Stanley Oliveria

STANLEY OLIVERIA

Witness

Reymarch Borillo

REYMARCH BORILLO

Witness

Attested by:

Andres Oliver G. Arias

ANDRES OLIVER G. ARIAS

ADR Officer / LMO II

Noted by:

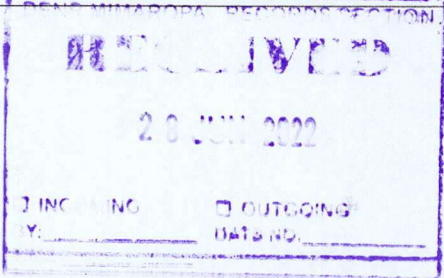
Rodel M. Boyles

RODEL M. BOYLES

CENRO



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES
Suqui, Calapan City, Oriental Mindoro

<p>IN RE:</p> <p><input type="checkbox"/> Agricultural Free Patent</p> <p><input type="checkbox"/> Residential Free Patent</p> <p><input type="checkbox"/> Homestead Patent</p> <p><input type="checkbox"/> Miscellaneous Sales Patent</p> <p><input type="checkbox"/> Sales Patent under RA 730</p> <p><input checked="" type="checkbox"/> Other</p> <p><u>Isolated Lot, located at Barangay Estrella,</u> <u>Naujan, Oriental Mindoro</u> (Identity of Land)</p> <p><u>JULIET LOPEZ</u> (Protestant/Claimant)</p> <p><u>LESTER MORTEL</u> (Protestee/Actual Occupant)</p>	<p></p> <p>ADR Case No: <u>2022 - 175 2039 - 0180</u></p>
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X-----X

ORDER OF AMICABLE SETTLEMENT¹

Submitted for consideration and approval is the Amicable Settlement forged by and between **JULIET LOPEZ** and **LESTER MORTEL** whereby the parties voluntarily and amicably settled their dispute in the above-entitled case, to wit:

AMICABLE SETTLEMENT AGREEMENT²

"We, the claimants of the parcel of land, Isolated Lot, situated at Barangay Estrella, Naujan, Oriental Mindoro, pursuant to DENR Administrative Order No. 2016-30 dated 22 December 2016³ hereby declare that we have voluntarily agreed on the following:

"Terms and Conditions":

That, JULIET LOPEZ and LESTER MORTEL, agreed subdivide the isolated lot.

That, the portion of the said lot with constructed house will have allowances of one (1) meter at the left side and half meter at the back (fronting seaward) and will be given to LESTER MORTEL and the remaining portion will be given to JULIET LOPEZ.

¹ Form for PENRO/RD to be issued only by said Offices
² Quote the Amicable Settlement signed by parties
³ Section 21 (Amicable Settlement), DENR Administrative Order No. 2016-30 dated 22 December 2016, Guidelines in the Conduct of Alternative Dispute Resolution (ADR) in Land Management and Disposition.

That, we executed the Amicable Settlement on our own volition and free will, fully conscious/aware of the consequences and will faithfully comply with the terms and condition of the stated agreement.

That the terms and conditions are not contrary to law, moral, public policy or public order and after the issuance of the order approving the Amicable Settlement, we shall no longer file any action involving the same subject property.

We have read and fully understand the contents of this Agreement and voluntarily affixed our signatures herein, which shall form part of the records of filed at DENR-CENRO Socorro. The same shall constitute as full and final settlement of any Protest or Complaint each party may have against the other in relation to the subject lot. "

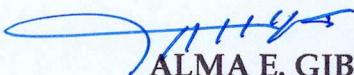
xxx

This Office finds that the Amicable Settlement was duly entered into voluntarily by the parties with the terms and conditions thereof not contrary to law, morals, good customs, public order or public policy. The Amicable Settlement is hereby APPROVED.

The approved settlement has the force and effect of a decision or judgment. The parties are hereby ordered to faithfully comply with the terms and conditions of the agreement.

SO ORDERED.

Calapan City, Oriental Mindoro, Philippines, June 23, 2022.


ALMA E. GIBE
In-Charge, PENRO Oriental Mindoro

Copy furnished:

JULIET LOPEZ
Estrella, Naujan, Oriental Mindoro

LESTER MORTEL
Estrella, Naujan, Oriental Mindoro

DENR-CENRO, Socorro
Pasi II, Socorro, Oriental Mindoro



JULIET LOPEZ
Protestant

- versus -

LESTER MORTEL
Actual occupant
x-----x

ADR Case No. 2022 - 175 2039-0180

DENR Case No. _____

Lot No.: ISOLATED

Location: Brgy. Estrella, Naujan Or.
Mindoro

REPORT ON ADR PROCEEDINGS

This controversy is respectfully returned to the DENR CENRO Socorro
after ADR Proceedings:

Type of Complaint/Claims and Conflict:¹

Conflict on source of rights of parties

DATE	PROTESTANT	AUTHORIZED REPRESENTATIVE	ACTUAL OCCUPANT	AUTHORIZED REPRESENTATIVE
May 2, 2022	Juliet Lopez		Lester Mortel	

ACTION/s TAKEN:

☐ ADR SESSIONS:

1ST Session Date : May 5, 2022
Parties Present: All parties are present and successfully settled

Proceedings: ☐ For Continuation
 ☐ For Resetting/ Reason

2nd Session Date : _____
Parties Present: _____

Proceedings: ☐ For Continuation
 ☐ For Resetting/Reason

3rd Session Date : _____
Parties Present: _____

Proceedings: ☐ For Continuation
 ☐ For Resetting/Reason

SUCCESSFUL SETTLEMENT *(with attachment)*

✓ Compromise Agreement ☐ Withdrawal of the Protest

UNSUCCESSFUL SETTLEMENT *(Protest returned to Claims and Conflicts
Proceedings pursuant to Section 25 of DAO No. 2016-30.)*



Protestant refused to settle due to _____.

Respondent refused to settle due to _____.

Non - appearance of parties.

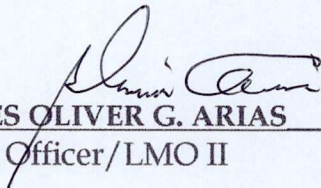
Applicant/Claimant failed/refused to submit the required offer for Amicable Settlement

The submitted offer(s) for Amicable Settlement appears irreconcilable causing impasse or impossibility to come up with Compromise Agreement.

Lack of authority to enter into Amicable Settlement

Others _____.

I hereby attest to the correctness of the information contained herein.



ANDRES OLIVER G. ARIAS
ADR Officer/LMO II

May 5, 2022

DATE