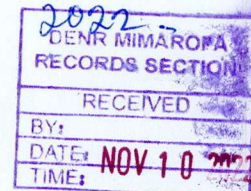




Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos. (632) 929-6626 loc. 2113; 1070 Fax (632) 926-2567
E-mail: officeofuseccuna@denr.gov.ph; website www.denr.gov.ph



MEMORANDUM

TO : **THE REGIONAL EXECUTIVE DIRECTOR**
DENR-Region IV-B MIMAROPA
Roxas Blvd., Ermita, Manila

FROM : **THE UNDERSECRETARY**
Field Operations – Luzon, Visayas and Environment


SUBJECT : **REQUEST OF MS. NELIA FAVILA, ET AL. FOR AN UPDATE ON THE ACTION TAKEN BY THE DENR IN RESOLVING THE DISPUTED LOTS IN BRGY. BABUYAN, PUERTO PRINCESA CITY WHICH ARE WITHIN A TITLED LANDS AND CERTIFICATE OF STEWARDSHIP CONTRACT HOLDERS**

DATE : **SEP 30 2022**

This pertains to the Memorandum dated 23 September 2022 from the DENR, Undersecretary and OIC, Chief of Staff, endorsing the letter of Ms. Nelia Favila, et al., regarding the above-mentioned subject.

May we refer the matter for your appropriate action in accordance with the existing laws, rules and regulations. Kindly furnish this Office and the parties concerned of the action taken citing document tracking no. DENRCO-ASRMD-2022-020991 for record and monitoring purposes.

For compliance.


ATTY. JUAN MIGUEL T. CUNA, CESO I

Encls.: as stated

cc: Ms. Nelia Favila, et al.
Brgy. Babuyan, Puerto Princesa City
Palawan

Office of the OIC, Assistant Secretary
Field Operations-Luzon and Visayas



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos. (632) 8929-66-26 to 29; 8929-6633 to 35/
8929-7041 to 43/8929-6252/8929-1669
Website: <http://www.denr.gov.ph> Email: web@denr.gov.ph

MEMORANDUM

FOR : The Undersecretary
Field Operations – Luzon, Visayas, and Environment

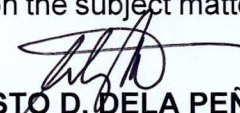
FROM : The Undersecretary and OIC-Chief of Staff

SUBJECT : REQUEST OF MS. NELIA FAVILA, *et al.* AN UPDATE ON THE ACTION TAKEN BY THE DENR IN RESOLVING THE DISPUTED LOTS IN BRGY. BABUYAN, PUERTO PRINCESA CITY WHICH ARE WITHIN A TITLED LAND AND CSCs

DATE : SEP 23 2022

Respectfully referred, for information and appropriate action, is the attached letter dated 01 August 2022 from Ms. Nelia Favila, *et al.* regarding the subject request involving the conflicting titled land area of Mr. Allan Fe and the land claims of various Certificate of Stewardship Contract (CSC) holders in Brgy. Babuyan, Puerto Princesa City. She further requests for clarifications as to the status of the disputed land area.

Please inform the party/ies concerned of any action taken on the subject matter.


AUGUSTO D. DELA PEÑA

cc: **Ms. Nelia Favila, et al.**
Brgy. Babuyan, Puerto Princesa City,
Palawan



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos. (632) 8929-66-26 to 29; 8929-6633 to 35/
8929-7041 to 43/8929-6252/8929-1669
Website: <http://www.denr.gov.ph> Email: web@denr.gov.ph

19 September 2022

MS. NELIA FAVILA, et al.

Brgy. Babuyan, Puerto Princesa City,
Palawan

Dear **Ms. Favila:**

This is to acknowledge receipt of a copy of your letter requesting for an update on the action taken by DENR in resolving the issues raised in the inspection/investigation conducted last 07 February 2006 involving the conflicting titled land area of Mr. Allan Fe and the land claims of various Certificate of Stewardship Contract (CSC) holders in Brgy. Babuyan, Puerto Princesa City.

In this regard, please be informed that we have referred your letter to the Undersecretary for Field Operations – Luzon, Visayas, and Environment, Atty. Juan Miguel T. Cuna, for appropriate action and to provide you with their actions taken on the subject matter. You may also directly coordinate with that office through telephone numbers (02) 8926-2567 and (02) 8925-2328 for the latest updates.

Thank you very much for your kind consideration.

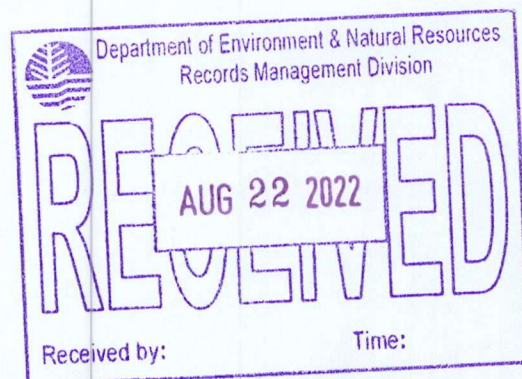
Very truly yours

AUGUSTO D. DELA PEÑA
Undersecretary and OIC-Chief of Staff

3

Babuyan, Puerto Princesa City
August 1, 2022

THE CENRO
DENR Sta. Monica
Puerto Princesa City



Sir/Maam:

This is in connection to the attached memorandum (Annex A) dated February 20, 2006 pertaining to the investigation on the conflict in the area and claimed/titled to Mr. Allan Pe and on areas covered with the Certificate of Stewardship Contracts (CSCs) granted to us by DENR in Bgy. Babuyan, Puerto Princesa City.

As pointed out in that investigation report, our respective CSCs are fully developed and planted with different crops serving as our main source of livelihood. Recently, a billboard for a farm to market road (Annex B) in this area was placed/installed giving us hope to ease transport of farm products, but accordingly Mr. Pe opposed and prevented the construction of this farm to market road, sadly depriving us of this much needed infrastructure. The said billboard has since been missing and nowhere to be found.

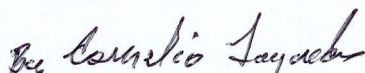
We have been in this area long before the CSCs were issued and barangay officials can vouched on this. It was surprising how Mr. Allan Tan Pe or his predecessors have acquired title (Annex C) to this area when publicly we know its status is timberland, hence CSCs were issued to us.

With the foregoing, may we be apprise what course of action the DENR took in that investigation report? Moreover, may we also be informed officially whether the conflict/disputed area with Mr. Pe is alienable or disposable land to warrant its titling. If in the negative, perhaps the DENR is the authority to commence cancellation proceedings of that title.

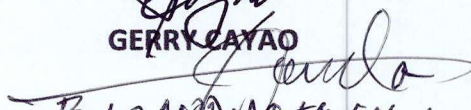
We will appreciate very much to receive a reply on our query and immediate resolution of this conflict to diffuse tension in this area. Thank you.

Yours truly,


NELIA FAVILA


BERT CONDESA


GERRY CAYAO


SOFRONIO FAVILA

Copy furnished:

- ✓ The Secretary, DENR, Visayas Avenue, Diliman, Quezon City
- The Regional Executive Director, L & S Bldg., 1515 Roxas Blvd., Ermita, Manila
- The PENRO, DENR, Sta. Monica, Puerto Princesa City
- File...

ANNEX "A"

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica, Puerto Princesa City

MEMORANDUM

FOR : The CENR Officer
Puerto Princesa City

FROM : For. II Conrado Corpuz - Chief FMS
For. II Veronica Flores - CBFMO
FR Noel Sumido - OIC Chief LC & Engr. Unit
FR Neil James Versoza - CBFM Staff
FR Romeo Tindugan - SUSIMO Staff

SUBJECT : SUBMISSION OF REPORT ON THE MEETING
INSPECTION/INVESTIGATION CONDUCTED
LAST 7 FEBRUARY 2006 REGARDING THE COM-
PLAINED ON THE ALLEDGED CONFLICT OF
TITLE LAND AREA OF MR. ALLAN FE VS. CS
HOLDER OF CS NO. 04266106, 04260105, 04260136
AND 042601040 IN THE NAME OF EUSEBIO FAVILA,
GEORGE CAYAO, SOFRONIO FAVILA AND BERT
CONDESA LOCATED AT BARANGAY BABUYAN,
PUERTO PRINCSA CITY

DATE : 20 February 2006

Last February 7, 2006 the group of DENR-CENRO personnel under the FMS Unit headed by Chief FMS proceeded to Barangay Babuyan conducted meeting and actual inspection/investigation in the area.

The meeting was presided by Chief FMS Conrado Corpuz and were attended by the Barangay Chairman and their Kagawad and other old folks who residing in that place long time ago.

During the meeting there are some person testifying on their own knowledge and observation especially on that certain area.

Here are the following presentation observation and findings to wit:

1. For. Corpuz presented and show the relocation map of the title lot of Mr. Allan Fe and the CSC maps of the CSC holders of Mr. George Cayao et. al.
2. Barangay Kagawad Hernando Roca Sr. Pointing out on the map that the land title of Mr. Allan Fe is in the right side only when we are going north.
3. Kagawad Antonio de los Santos said that the application of Luz Toribio is not big as that of 7.6 has. Because it is timberland.
4. Nellie Favila Heirs of Sofronio Favila (deceased) CSC holder explain that as far as she know the title of Mr. Allan Fe is only 7.1 has. further informed also that the title no. of that land is 1141 which accordingly same no. of title lot of Mr. Allan Fe is same no. of his two lots located at Barangay Sta. Lourdes and Barangay Bacungan. She ask also if is that possible. She said that because she had research from the Register of Deeds. She has also a copy of verification from the LC survey before thru Mr. Art Palatino.

Her question was answered no that it is not possible that the title lot have the same no. with that area located at different barangays.

note
She declare also that all planted forest trees and fruit trees wereplanted by the CSC holders since the start of CTF in 1979 and awarded to them in 1983.

5. Other folks told as also that they did not even know and saw that certain Toribio she did appeared on that placed especially on that Barangay.

After the meeting the group, Barangay officials and CSC holders proceeded to the area for inspection.

1. CSC Holder Bert Condesa
CSC no. 04260105
Area 2.0 has.
Improvements introduced fully planted with kasoy, mangga, guyabano, coconut, suha, kalamansi all are fruit bearing.
Concrete residential house built within the CSC area.
2. CSC Holder Eusebio Favila
CSC no. 04260104
Area 2.0 has.
Improvements introduced fully planted with coconut, kasoy, sampalok, banana, mangga, all are fruit bearing and forest trees ipil ipil and mahogany.
Residential house built within the CSC area.

3. CSC Holder Sofronio Favila

CSC no. 04260136

Area 6.0 has.

Improvements introduced livelihood-piggery, poultry and tilapia culture (backyard) and rice field fully planted with kasoy, coconut, cassava and mangga all are fruit bearing and mahogany.

4. CSC Holder George Cayao

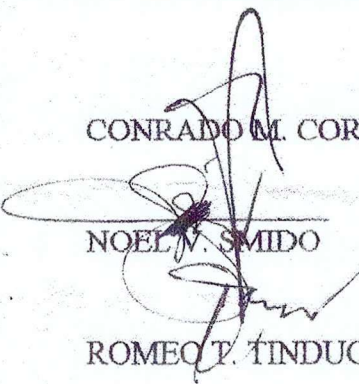
CSC no. 04260106

Area 2.0 has.

Improvements introduced house built-residential house planted with mahogany, kasoy, guyabano, sampalok, mangga coconut and kalamansi. All are fruit bearing.

Meeting adjourned at 1:00 pm

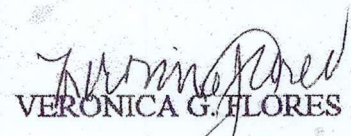
For his information and record.



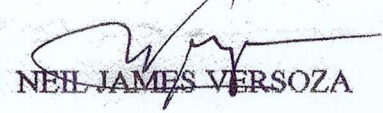
CONRADO M. CORPUZ

NOEL V. SMIDO

ROMEO T. TINDUGAN



VERONICA G. FLORES



NEIL JAMES VERSOZA



ANNEX "C"

Book 14
Page 14

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title
No. 7149

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

"REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
CERTIFICATE OF LAND OWNERSHIP AWARD NO. _____

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto _____

more or less, which is now more particularly bounded and described at the back hereof,

WHEREAS, it has been established that the herein awardee has fully complied with the requirements for the grant of title under Republic Act No. 6657.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act No. 6657, there is hereby awarded unto the said* Mano Enay Jr., et al., Philippines

_____ married to Betty Johnson, and a Resident of T. J. Marine Bldg.,
this Certificate of Land Ownership Award covering the parcel of agricultural land herein described.

TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be sold, transferred or conveyed except through hereditary succession, or to the Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for a period of ten (10) years, Provided, however, that the children or the spouse of the transferor shall have a right to repurchase the land from the Government or the Land Bank of the Philippines within a period of two (2) years from the date of transfer.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, _____
President of the Philippines, hereby cause these letters to be made patent and the seal of the
Republic of the Philippines to be hereunto affixed.

Given at Quezon City, Philippines, on this _____ day of JUN 14 1945, in the year
of Our Lord nineteen hundred and _____

Page 3 of 100 pages of documents
 10/10/2010 10:10:10 AM

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:

EMERSON O. GARRISON

Secretary of Agrarian Reform"

Entered in the Registry of Deeds of Puerto
Princesa pursuant to Section 24 of Republic
Act No. 6657 on this 19th day of July
nineteen hundred and ninety-six
at _____ m.

REFERENCE:

This certificate is a transfer
from Transfer Certificate of
Title No. 4550-B

15-Winnie Mae, 12401 St. Louis, Mo. City
(Owner's postal address)

LUCIANO J. ROXAS
Register of Deeds

*State the civil status, name of spouse if married, age, if a minor, citizenship and residence of the applicant.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

This is a Certified True Copy of TCT 1141 on file at Registry of Deeds of Puerto Princesa City. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Puerto Princesa City. Requested By: PAGLINAWAN, JANIEL.

Ref. No. : 2022004347 OR No. : 1025068712
Date : 07/22/2022 OR Date : Jul 20 2022
Time : 10:45:26 AM Amt. Paid: 273.35

Page

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

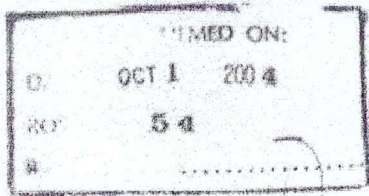
Name of co-owners :

1. Alan T. Te, Filipino, of legal age, married to Cathy Ngongue and a resident of 161-3 Olympic Bldg., Silver Street, Puerto Princesa City.
2. Mark Jefferson A. Te, Filipino, of legal age, single and a resident of Puerto Princesa City.
3. Teresa P. Labala, Filipino, of legal age, married to Ricardo A. Labala and a resident of 36 Lopez Street, Puerto Princesa City.

- VERIFIED TRUE -

THIS IS TO CERTIFY that the herein beneficiaries have already paid their land amortization pursuant to RA 1657 with landowner Luz D. Toribio.

Date : JUN 21 1996



[Signature]
PROVINCIAL AGRARIAN REFORM OFFICER

(Memorandum of Encumbrances continued on Page _____)

Register of Deeds

This is a Certified True Copy of TCT 1141 on file at Registry of Deeds of Puerto Princesa City. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Puerto Princesa City. Requested By: PAGLINAWAN, JANIEL.

Ref. No. : 2022004347 OR No. : 1025068712
Date : 07/22/2022 OR Date : Jul 20 2022
Time : 10:45:26 AM. Amt Paid: 273.35

Beginning at a point marked "V" on the plan being S. 10 deg.
04' E., 2,567.48 m. from Sta. No. 4, Co. of Aragon, Dep. of Puerto
Princesa, Province of Palawan.

[Handwritten signature]

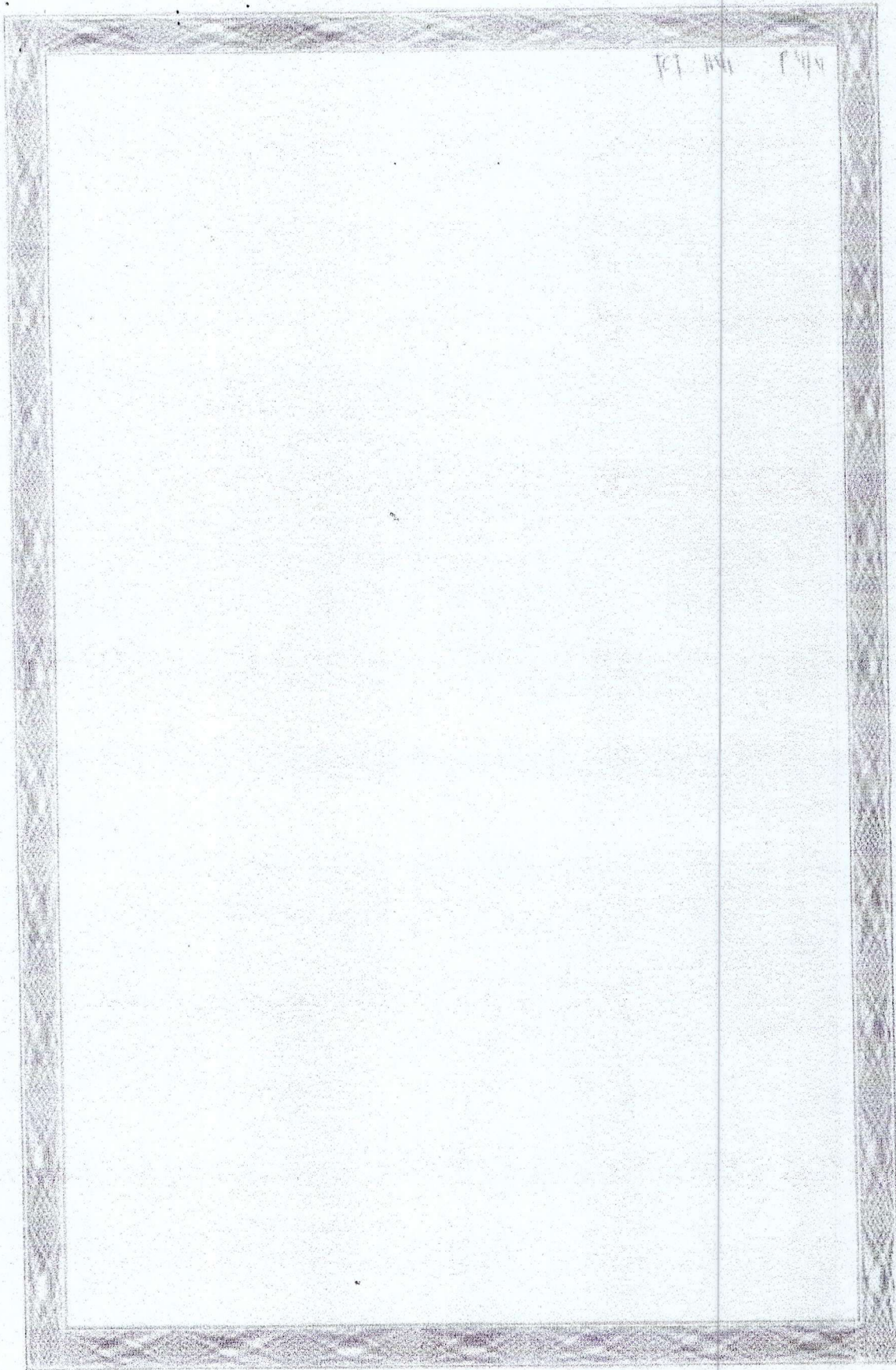
(Continued on Page B.)

Register of Deeds

Ref. No. : 2022004347 OR No. : 1025068712
Date : 07/22/2022 OR Date : Jul 20 2022
Time : 10:45:26 AM Amt. Paid : 273.35

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



This is a Certified True Copy of TCT 1141 on file at Registry of Deeds of Puerto Princesa City. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Puerto Princesa City. Requested By: PAGLINAWAN, JANIEL.

Ref. No. : 2022004347 OR No. : 1025068712
Date : 07/22/2022 OR Date : Jul 20 2022
Time : 10:45:26 AM Amt Paid: 273.35