



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph

November 15, 2022

MEMORANDUM

**FOR : The Regional Executive Director
DENR MIMAROPA Region
1515 DENR By the Bay Building, Roxas Boulevard,
Barangay 668, Ermita, Manila**

THRU : The OIC, ARD for Technical Services

**FROM : The Provincial Environment and
Natural Resources Officer**

**SUBJECT : EVALUATION REPORT ON FLAGT AREA AWARDED TO
ROLLWAY REALTY DEVELOPMENT CORPORATION
SITUATED IN MALAROYROY ISLAND, BARANGAY
BULALACAO, CORON, PALAWAN**

Respectfully forwarded is the memorandum of CENRO Coron, Palawan dated October 27, 2022 relative to the above subject.

CENRO Coron conducted the compliance monitoring activity on October 14, 2022 on Forest Land Use Agreement for Tourism (FLAgT) located at Malaroyroy Island, Brgy. Bulalacao, Coron, Palawan.


The proponent paid the annual government share on March 8, 2022 with the amount of Php 180,000.00 under O.R. No. 6879480.

For information and record.

For the PENRO;


RONIE B. GANDEZA
OIC Chief, Technical Services Division
In Charge, Office of the PENRO

Copy Furnished:
CENRO Coron, Palawan
<cenrocoron@denr.gov.ph>
KVE/MES Doc. No. 2022-10338

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date 16 NOV 2022 CN 22-3081



Republic of the Philippines
Department of Environment and Natural Resources
Community Environment and Natural Resources Office
Calamianes Island, Coron, Palawan
cenrocoron@denr.gov.ph

MEMORANDUM

FOR : The Regional Executive Director
DENR RIV - MIMAROPA
1515 DENR By the Bay Bldg.,
Roxas Blvd. Barangay 668,
Ermita, Manila


THRU : The Provincial Environment and
Natural Resources Officer
Bgy. Sta. Monica, Puerto Princesa City

FROM : The OIC-Community Environment and
Natural Resources Officer
Coron, Palawan

SUBJECT : **EVALUATION REPORT ON FLAGT AREA AWARDED TO
ROLLWAY REALTY DEVELOPMENT CORPORATION
SITUATED IN MALAROYROY ISLAND, BARANGAY
BULALACAO, CORON, PALAWAN**

DATE : October 27, 2022

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 11-10-2022 CN 22-10338

Respectfully forwarded is the attached evaluation/assessment report on the FLAGT area awarded to Rollway Realty Development Corporation situated in Malaroyroy Island, Barangay Bulalacao, Coron, Palawan.


Please be informed that on October 14, 2022 personnel of this office conducted evaluation/assessment of the aforementioned FLAGT area. The resort is under renovation preparing for the re-opening of the resort. The forest cover is still intact and no forest destruction was observed.

The proponent is religiously paying the annual government share in the amount of Php. 180,000.00 with O.R. No. 6879480 dated March 8, 2022.

This report will serve as a means of verification (MOV) of the office.

For information and record.




EDWIN I. CAC
OIC, Asst. CENR Officer (DMO IV)
(In-charge Office of the CENRO)



MEMORANDUM

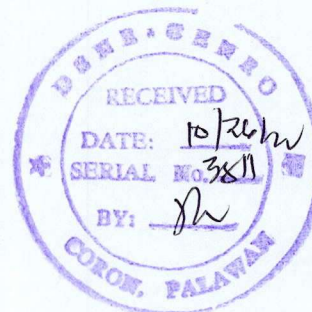
FOR : **RODNEY G. VERIAN**
OIC-CENRO
Coron, Palawan

THRU : **QUERUBIN G. QUINTANA**
Forester II/ OIC-Chief, MES

FROM : **UNDERSIGNED PERSONNEL**

SUBJECT : **EVALUATION REPORT ON THE FLAg-T AREA AWARDED TO ROLLWAY REALTY DEVELOPMENT CORPORATION SITUATED IN MALAROYROY ISLAND, BARANGAY BULALACAO, CORON, PALAWAN**

DATE : **OCTOBER 24, 2022**



Respectfully submitted the monitoring and evaluation report on Forest Land-Use Agreement for Tourism Purposes (FLAg-T) area for bathing establishment of Rollway Realty Development Corporation (Two Seasons). Hereunder are the salient information gathered during the conduct of ground inspection to wit:

BACKGROUND INFORMATION

Name of Proponent: Rollway Realty Development Corporation (Two Seasons)
Address: No. 435, Nena Building, Araneta Ave. cor Bayani St, Quezon City
Location: Malaroyroy Island, Barangay Bulalacao, Coron, Palawan
Total covered area: 6.0 hectares
FLAg-T No: 04-2010
Date Issued: March 02, 2010
Date Expired: March 02, 2035
Annual Government Share: Php. 180, 000.00 (Paid)

INTRODUCTION

The monitoring and evaluation team headed by Chief, Compliance and Monitoring Unit (CMU) Mr. Mark Glenn Managdag, conducted monitoring and ground inspection on the bathing establishment of Rollway Realty Development Corporation (Two Seasons) on October 14, 2022, located at Malaroyroy Island, Barangay Bulalacao, Coron, Palawan. It took about 40 minute boat ride before reaching the area, the speed boat/service was provided by the resort management.

FINDINGS/OBSERVATIONS

Upon arrival within the premises of the resort, plenty of people were present conducting different works. There were no guests and tourists observed in the area, because the two seasons resort was not yet open to clients, guests and visitors. The whole operation of the resort was halted and still undergoing renovation and improvements of facilities and cottages such as repainting of walls and cleaning of windows and paved tracks.

No significant improvements and no construction of new buildings and facility were observed, rather paving one short pathway for visitors. The cottages and villas around the resort were still intact and only needed for minimal cleaning and renovation activities.

It was then reported by the operations manager that they are conducting tree planting activities within the approved area of the resort. Fruit and native trees such as Atis, jackfruit, Narra, coconut and Kamagong are seen planted along the pathways.

It is said that the target opening of the island resort to the guests and visitors is on the third week of October.


The forest cover in the island is still intact and no disturbances or destruction was observed, but it was reported that they are only doing trimming and pruning of over-branched trees within the resort vicinity.

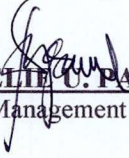
RECOMMENDATIONS

The monitoring and inspection team recommended that the proponent should submit their annual accomplishment report directly to the Regional office of the DENR-MIMAROPA. The proponent already complied/settled with their financial obligations (Annual Government Share) to the Philippine government.

Attached are the geotagged photos during the conduct of monitoring and evaluation activity, and the copy of GIS generated map.

For information, record and further instruction.

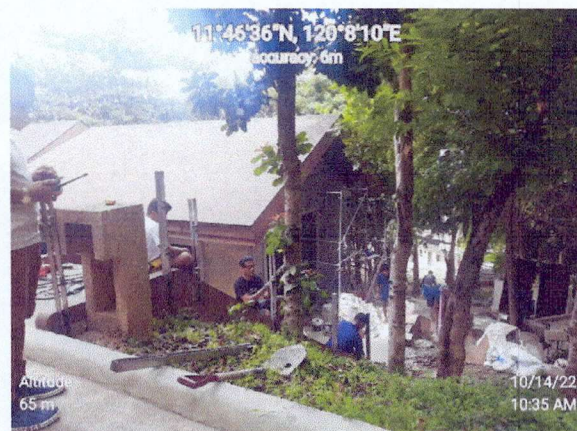
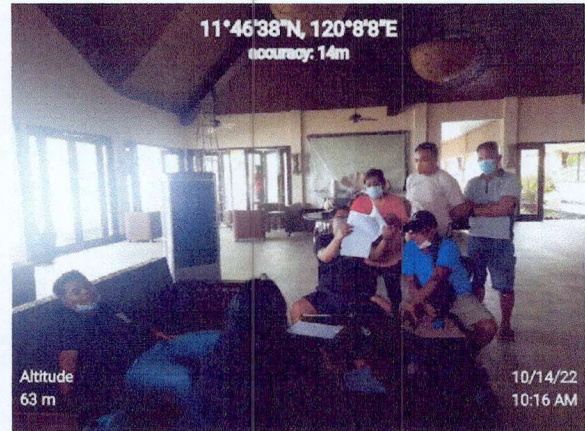

MARK GLENN MANAGDAG
ECOMS II/Chief-CMU


ANGELITA C. PASCUAL
Land Management Inspector I


JEODY L. CAC
Forester II

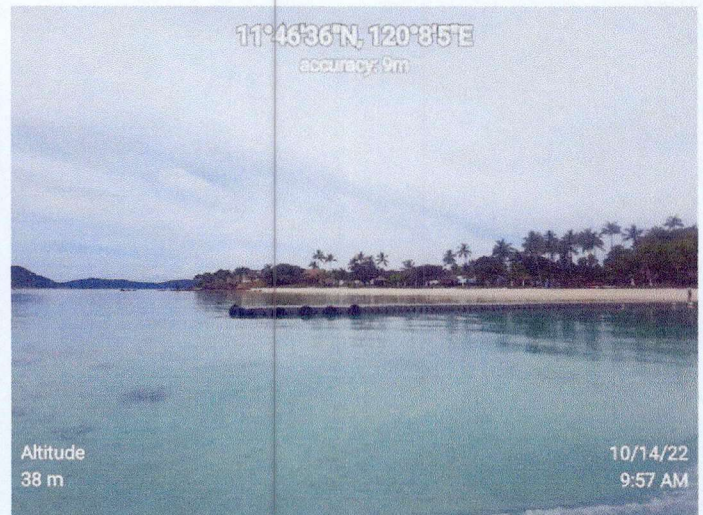

RENIEL OLIVER M. FUENTES
Forest Technician I

PHOTO DOCUMENTATION



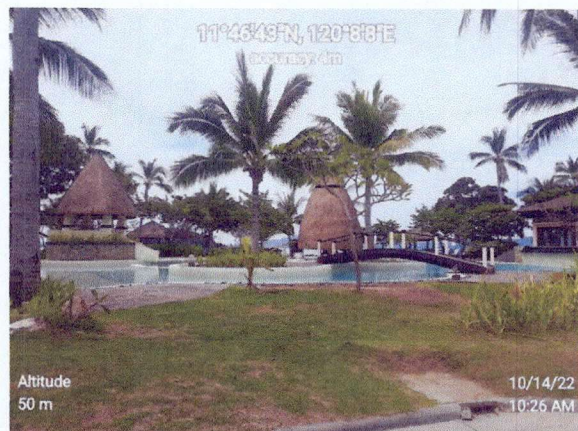
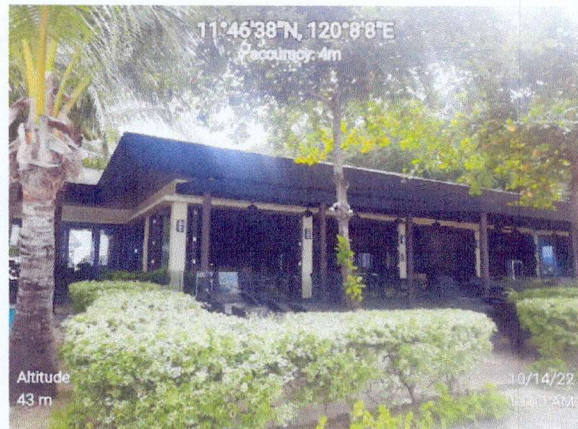
During the conduct of monitoring and inspection in Two Seasons Resort, Malaroyroy Island, Barangay Bulalacao, Coron, Palawan

PHOTO DOCUMENTATION



Panoramic View of beach side and waterfront of Two Seasons R resort

PHOTO DOCUMENTATION



Some of the structures, cottages and facility buildings present within vicinity of the resort

COMPLIANCE MONITORING SHEET FOR FORESTRY TENURE (FLAgT)

Monitoring Date: October 14, 2022		Monitoring Time: 10:15 AM	
A.BASIC INFORMATION:			
Name of Company: Rollway Realty Development Corporation			
Location of Area (Sito,Brgy, Mun): Malaroyroy Island, Barangay Bulalacao, Coron, Palawan		Area in Sq. Meter: 60,000	
Business Address: (email, messenger acct. & contact number): No.435, Nena Bldg. Araneta Ave.cor Bayanni St. Quezon City			
Amount of Annual Government Share: Php. 180,000.00		Date Paid/OR No. March 8, 2022/6879480	
Year of last revaluation (Per Section of 16 DAO 2002-28): N/A			
Nature of Land-use (Per Section 4 of DAO 2004-28): For Tourism Purposes			
Tenure Instrument Number: 04-2010		Date of Issuance: March 2, 2010	
Kind of Tenure Instrument: FLAGT		Expiry Date: March 2, 2035	
Contact Person/Designation: Ronnel Panaligan			
Name of Pollution Control Officer (PCO): None			
PCO Accreditation No. None		Effectivity: N/A	
Contact No. 0917 5215832		Email: ronnelpanaligan_work@yahoo.com	

B. COMPLIANCE TO EXISTING ENR LAWS, RULES AND REGULATIONS:

Conditions	Yes	No	Remarks
1. NCIP/Cert of Pre Condition/Date Issued	✓		
2. Free and Prior Informed Consent/Date Issued	✓		
1.Compliant to ECC - PD 1586, Philippine Environmental Impact Assessment / DAO 2003-30	✓		
2. Compliant to RA 6969, Toxic and Hazardous Waste Act of 1999/ DAO 1992- 29	✓		
3. Compliant to RA 8749, Clean Air Act of 1999 /DAO 2000-81	✓		
4. Compliant to RA 9003, Ecological Solid Waste Management Act of 2000/DAO 2001-34	✓		
5. Compliant toR A 9275- Clean Water Act of 2004 / DAO 2005-10	✓		
6. Compliant to PD 705, Forestry Reform Code of the Philippines	✓		
7. Compliant to Water Code of the Phil./ Article No. 51-PD 1067 (No Permanent Structures within Easement Zones) a.) Within 3 meters in Urban Areas b.) Within 20 meters in Agricultural (A&D) Areas c.) Within 40 meters in Timberland Areas	✓		

D. IMPROVEMENTS INTRODUCED:

Type of Improvement Introduced	Approximate Value of Improvement		STATUS (permanent of temporary)			REMARKS
A. Current Year 2022						
1. Land	No New improvements					
2. Buildings	No New improvements					
3. Infra/Machineries	No New improvements					
4. Plantation	No New improvements					
5. Other Improvements						
B. Previous Years 2021						
1. Land	No New improvements					
2. Buildings	No New improvements					
3. Infra/Machineries	No New improvements					
4. Plantation	No New improvements					
5. Other Improvements						

D. COMPLIANCE PURSUANT TO DENR ADMINISTRATIVE ORDER NO. 2004-28

Terms and Conditions	Response	
	Yes or No	Remarks
14.1. The boundaries of the FLaGT area was delineated and marked on the ground within six (6) months from the issuance of the agreement?	Yes	
14.2 The FLaGT holder submitted the Site Management Plan for the protection of the environment and conservation of the area within 3 months from issuance.	Yes	
14.3. The holder secured the required Environmental Compliance Certificate (ECC) and other necessary permits prior the conduct of any activity in the area?	Yes	
14.4. The holder utilized the area only for the purpose for which the FLaGT was granted. If the area was utilized for other purposes/s other than what was approved, is prior approval secured from the Secretary of his/her duly authorized representative?	Yes	
14.5. In all instances, cutting of trees within the FLaGT area shall be subject to prior clearance by the DENR in accordance with existing rules and regulations. If there are cutting of trees, is prior clearance secured from DENR Secretary of his duly authorized representative?	Yes	
14.6. Is the practice of Ecological Solid Waste Management properly observed and implemented ? Is the Clean Water Act observed and followed (STP, Water Discharge Permit, etc)?	Yes	
14.7. Is biodiversity in the area especially those identified as unique, rare and endangered species of flora and fauna strictly protected?	Yes	
14.8. Is there any changes in the management, ownership or capital stock of the company or corporation or transfer of a majority of the stock or shares of the company or corporation as provided for in PD 705, as amended? If so, did the proponent immediately informed the RED or his/her duly authorized representative?	No	
14.9. The holder are willing to surrender to the RED or his/her duly authorized representative the agreement if not to be renewed on the date of expiration, or if the holder is no longer interested in the area, or in case of cancellation, immediately after the effectivity of its cancellation?	Yes	
14.10. Is the holder fully aware that in case of death of individual FLaGT holder, the heir(s) may apply for the transfer of FLaGT within ninety (90) days upon his/her death?	Yes	
14.11 Is the tenure holder aware that the FLaGT shall not be construed as permit to obstruct the free navigation of any stream, creek or river or marine	Yes	
14.12 Did the FLaGT holder submit the Annual Report as to its compliance to the Site Management Plan?	Yes	
14.13 Is the Annual Government Share paid on or before March 31 pursuant to DAO 2021-02 which amended Section 16 of DAO 2004-28 and Section 18 of DAO 2004-59	Yes	

G. PAYMENT OF ANNUAL GOVERNMENT SHARE/RENTAL/FOREST FEES: (O.R. copy hereto attached)


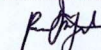
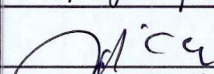
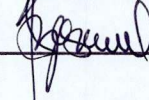
Particulars	Amount	Official Receipt No.	Date Issued	Remarks (Indicate if updated or not)
Government Share/Rental	Php. 180,000.00	6879480	March 8, 2022	Updated
Performance Bond	N/A			
Forest Charges	N/A			
Surcharges	N/A			

H. Other environmental, social activities by the holder (e.g tree planting, coastal clean-up, gift giving etc)

Conducted tree planting
I. FINDINGS AND RECOMMENDATIONS
The proponent is religiously paying the Annual Government Share
The area is under renovation preparing for the re-opening of the resort
No forest destruction observed

J. DETAILS AND SIGNATURE OF MONITORING TEAM:

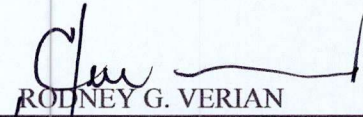
WE HEREBY CERTIFY to the correctness of the data and information as contained herein to the best of our knowledge and belief.

Name	Position/Designation/Office	Signature
MARK GLENN T. MANAGDAG	ECOMS II	
RENIEL OLIVER M. FUENTES	Forest Technician I	
JEODY I. CAC	Forester II	
ANGELIE U. PASCUAL	LMI	

J. ATTACHMENT/S

(See attached photo or geo-tagged/map/and other documentations)

SUBSCRIBED AND SWORN to before me this _____ day of _____ 2022 at _____


RODNEY G. VERIAN
for OIC-CENRO
Authorized Person to Administer Oath



Official Receipt
of the
Republic of the Philippines

Nº 6879480 Y

Date March 5, 2022

Agency DENR - CENRO

Fund

Payor ROLLVIA REALTY CORPORATION

Nature of Collection	Account Code	Amount
Annual Govt. (P04) CY 2022		P 150,000.00
TOTAL		P 150,000.00

Amount in Words One Hundred Fifty thousand

plus 00/100

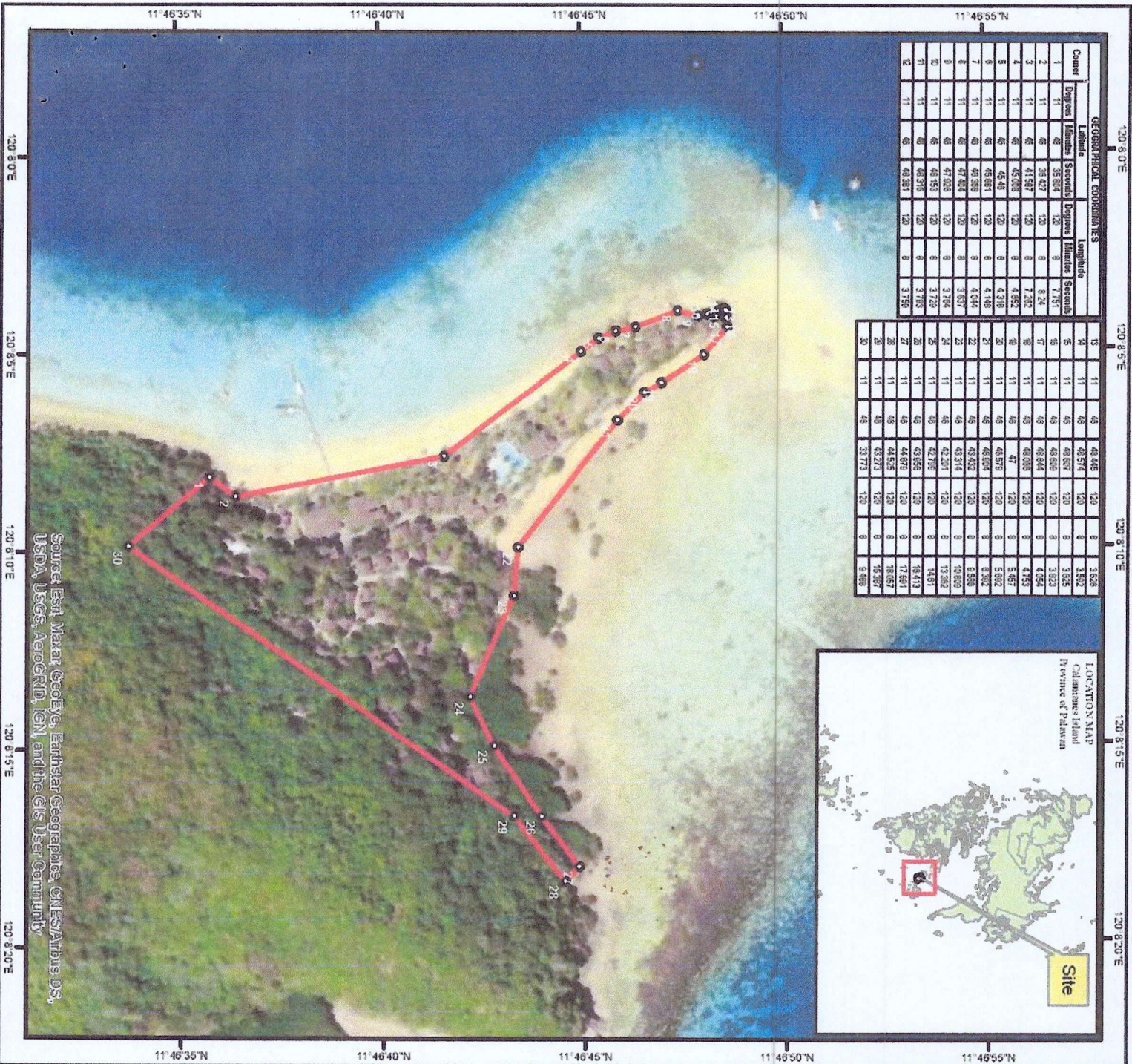
<input type="checkbox"/> Cash	Drawee Bank	Number	Date
<input type="checkbox"/> Check			
<input type="checkbox"/> Money Order			

Received the amount stated above.

RUBY M. ECHAGUE
CERTIFICER

Collecting Officer

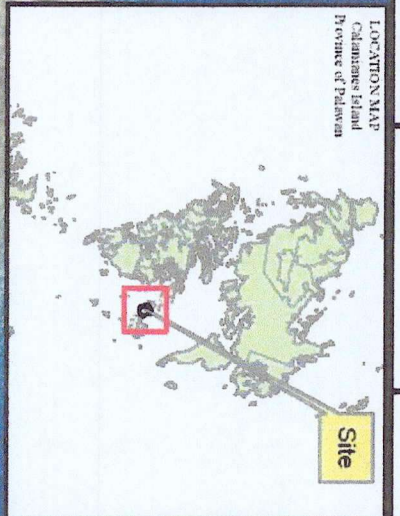
NOTE: Write the number and date of this receipt on the back of check or money order received.



GEODETIC COORDINATES

Corner	Latitude	Longitude
1	11°46'35.00"N	120°8'00.00"E
2	11°46'35.00"N	120°8'00.00"E
3	11°46'35.00"N	120°8'00.00"E
4	11°46'35.00"N	120°8'00.00"E
5	11°46'35.00"N	120°8'00.00"E
6	11°46'35.00"N	120°8'00.00"E
7	11°46'35.00"N	120°8'00.00"E
8	11°46'35.00"N	120°8'00.00"E
9	11°46'35.00"N	120°8'00.00"E
10	11°46'35.00"N	120°8'00.00"E
11	11°46'35.00"N	120°8'00.00"E
12	11°46'35.00"N	120°8'00.00"E

Corner	Latitude	Longitude
13	11°46'35.00"N	120°8'00.00"E
14	11°46'35.00"N	120°8'00.00"E
15	11°46'35.00"N	120°8'00.00"E
16	11°46'35.00"N	120°8'00.00"E
17	11°46'35.00"N	120°8'00.00"E
18	11°46'35.00"N	120°8'00.00"E
19	11°46'35.00"N	120°8'00.00"E
20	11°46'35.00"N	120°8'00.00"E
21	11°46'35.00"N	120°8'00.00"E
22	11°46'35.00"N	120°8'00.00"E
23	11°46'35.00"N	120°8'00.00"E
24	11°46'35.00"N	120°8'00.00"E
25	11°46'35.00"N	120°8'00.00"E
26	11°46'35.00"N	120°8'00.00"E
27	11°46'35.00"N	120°8'00.00"E
28	11°46'35.00"N	120°8'00.00"E
29	11°46'35.00"N	120°8'00.00"E
30	11°46'35.00"N	120°8'00.00"E



Source: Esri, Maxar GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

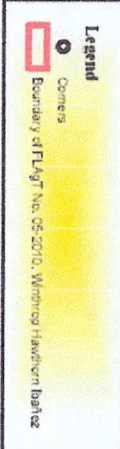


SKETCH MAP showing the location of **FLAGT No. 04-2010**

ROLLWAY REALTY DEVELOPMENT CORPORATION

Located at
Island : Matoroyloroy Island
Barangay : Butalacao
Municipality : Coron
Province : Palawan

Scale 1 : 4,000
Projection: Universal Transverse Mercator Zone 50 (N)
Datum: World Geodetic System 1984 (WGS84)
Approximate Total Area : 6 Hectares



Republic of the Philippines
Department of Environment and Natural Resources
Region IV - MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Coron, Palawan

FLAGT Boundary of Rollway Realty Development Corporation, located at Matoroyloroy Island, Barangay Butalacao, Coron, Palawan shown is based on the actual boundary and stippled provided by the Regional Office which is subject for future precise survey

Prepared by:
ARHEL C. DEJEN II
Forest Technician II/GIS Focal

Attested by:
MARK GLENN MANAGDAG
ECOMS III/Chief, Compliance and Monitoring Unit