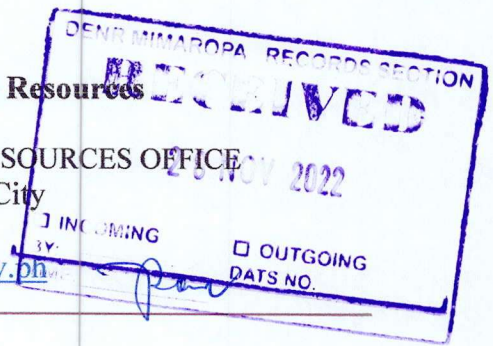




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Sta. Monica, Puerto Princesa City
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph



November 18, 2022

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR by the Bay Building,
Roxas Boulevard, Barangay. 668,
Ermita, Manila

THRU : The Assistant Regional Director
For Technical Services

Attn : The Chief, Land Patents and Deeds Division


FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CLEARANCE TO ISSUE SURVEY
AUTHORITY ON FORESHORE AREAS IMMEDIATELY
ADJACENT TO MANGROVES LOCATED IN PUERTO
PRINCESA CITY, PALAWAN**

Respectfully forwarded is the Memo (with enclosures) dated October 15, 2022 of the OIC-CENR Officer **Pedro A. Velasco** of Puerto Princesa City received 9th of November 2022 by this office, reiterating their request for clearance of the issuance of survey authority as previously submitted to that office through memorandum dated January 21, 2022 by this office, in relation with the above subject.

For your information and consideration.


For the PENRO:


RONIE B. GANDEZA
DMO IV/OIC-Chief, TSD
In-Charge of Office

Copy Furnished:

The CENRO
Sta. Monica, Puerto Princesa City

Doc. Ref. No. 2022-10304
TSD-RPS-DFD

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 22 NOV 2022 CN 22-3123



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica, Puerto Princesa City
Tel. Fax No.: (048) 717-0702
Email Address: cenropuertoprincesa@denr.gov.ph

October 25, 2022


MEMORANDUM

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

THRU : The Provincial Environment and
Natural Resources Officer
Barangay Sta. Monica, PPC

FROM : The OIC-Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CLEARANCE TO ISSUE SURVEY
AUTHORITY ON FORESHORE AREAS IMMEDIATELY
ADJACENT TO MANGROVES LOCATED IN PUERTO
PRINCESA CITY, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**
BY: 
DATE: 11-07-2022 10301

This pertains to the above-cited subject and the herein attached letter requests dated April 28, 2022 and September 27, 2022 from Mr. Alvin Lao which was received by this office.

Please be informed that this office had already forwarded a Memorandum dated December 16, 2021 thru the PENR Office which is likewise forwarded to the MIMAROPA Regional Office regarding the above- cited subject in connection to the previous letters requesting for issuance of Survey Authority covering foreshore areas between and beyond the mangroves immediately adjacent to their titled property/s. Copy of the said Memoranda from the CENRO and PENRO are hereto attached.

IN VIEW HEREOF, this Office is respectfully reiterating its previous request for Clearance for issuance of Survey Authority on the aforementioned cases of foreshore areas and all of the same kind and whether we should accept the Foreshore and/or Miscellaneous Lease Application and/or totally denied their intention to apply considering the reasons and circumstances stated in the Memorandum dated December 16, 2021. Moreover, the Foreshore Lease Application No.- 045316-158 with approved plan FLI-045316-158-D with an area of 5,417 square meters located in Bgy. Bagong Sikat, Puerto Princesa City of Felix Lao (father of Alvin Lao) is already rejected/cancelled dated December 16, 2021 which Order of rejection and Inspection Report are hereto attached. Finally, the said plan FLI of Mr. Felix Lao is also requested to be cancelled by that office.


For your information, ready reference and consideration.

cc: Mr. Alvin Lao
Bgy. Bagong Sikat, Puerto Princesa City

Filinvest Hospitality Corporation
rep. by Engr. Antonio E. Cenon
Bgy. Bancao-bancao, Puerto Princesa City

Heirs of Dr. John A.C. Mendoza
Bgy. Bancao-bancao, Puerto Princesa City

CENRO PPC DRN: 2022-2561 & 7711
RPS-vgajii

**DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RELEASED**
NO: 4647
DATE: 11-9-22
BY: 


PEDRO A. VELASCO



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica, Puerto Princesa City
Tel. Fax No.: (048) 717-0702
Email Address: cenropuertoprincesa@denr.gov.ph

October 25, 2022

MEMORANDUM


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

THRU : The Provincial Environment and
Natural Resources Officer
Barangay Sta. Monica, PPC

FROM : The OIC-Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CLEARANCE TO ISSUE SURVEY
AUTHORITY ON FORESHORE AREAS IMMEDIATELY
ADJACENT TO MANGROVES LOCATED IN PUERTO
PRINCESA CITY, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 10-20-2022 10301

This pertains to the above-cited subject and the herein attached letter requests dated April 28, 2022 and September 27, 2022 from Mr. Alvin Lao which was received by this office.

Please be informed that this office had already forwarded a Memorandum dated December 16, 2021 thru the PENR Office which is likewise forwarded to the MIMAROPA Regional Office regarding the above- cited subject in connection to the previous letters requesting for issuance of Survey Authority covering foreshore areas between and beyond the mangroves immediately adjacent to their titled property/s. Copy of the said Memoranda from the CENRO and PENRO are hereto attached.

IN VIEW HEREOF, this Office is respectfully reiterating its previous request for Clearance for issuance of Survey Authority on the aforementioned cases of foreshore areas and all of the same kind and whether we should accept the Foreshore and/or Miscellaneous Lease Application and/or totally denied their intention to apply considering the reasons and circumstances stated in the Memorandum dated December 16, 2021. Moreover, the Foreshore Lease Application No.- 045316-158 with approved plan FLI-045316-158-D with an area of 5,417 square meters located in Bgy. Bagong Sikat, Puerto Princesa City of Felix Lao (father of Alvin Lao) is already rejected/cancelled dated December 16, 2021 which Order of rejection and Inspection Report are hereto attached. Finally, the said plan FLI of Mr. Felix Lao is also requested to be cancelled by that office.

For your information, ready reference and consideration.


cc: **Mr. Alvin Lao**
Bgy. Bagong Sikat, Puerto Princesa City

Filinvest Hospitality Corporation
rep. by Engr. Antonio E. Cenon
Bgy. Bancao-bancao, Puerto Princesa City

Heirs of Dr. John A.C. Mendoza
Bgy. Bancao-bancao, Puerto Princesa City

CENRO PPC DRN: 2022-2561 & 7711
RPS-vgajii

**DENR MIMAROPA REGION
CENRO PUERTO PRINCESA**

RELEASED
NO 4643
DATE: 11-9-22
BY: 

PEDRO A. VELASCO



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica, Puerto Princesa City
Tel. Fax No.: (048) 717-0702
Email Address: cenropuertoprincesa@denr.gov.ph

October 25, 2022

MEMORANDUM

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

THRU : The Provincial Environment and
Natural Resources Officer
Barangay Sta. Monica, PPC

FROM : The OIC-Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CLEARANCE TO ISSUE SURVEY
AUTHORITY ON FORESHORE AREAS IMMEDIATELY
ADJACENT TO MANGROVES LOCATED IN PUERTO
PRINCESA CITY, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**
DATE: 11-04-2022 CN 22-10301

This pertains to the above-cited subject and the herein attached letter requests dated April 28, 2022 and September 27, 2022 from Mr. Alvin Lao which was received by this office.


Please be informed that this office had already forwarded a Memorandum dated December 16, 2021 thru the PENR Office which is likewise forwarded to the MIMAROPA Regional Office regarding the above- cited subject in connection to the previous letters requesting for issuance of Survey Authority covering foreshore areas between and beyond the mangroves immediately adjacent to their titled property/s. Copy of the said Memoranda from the CENRO and PENRO are hereto attached.

IN VIEW HEREOF, this Office is respectfully reiterating its previous request for Clearance for issuance of Survey Authority on the aforementioned cases of foreshore areas and all of the same kind and whether we should accept the Foreshore and/or Miscellaneous Lease Application and/or totally denied their intention to apply considering the reasons and circumstances stated in the Memorandum dated December 16, 2021. Moreover, the Foreshore Lease Application No.- 045316-158 with approved plan FLI-045316-158-D with an area of 5,417 square meters located in Bgy. Bagong Sikat, Puerto Princesa City of Felix Lao (father of Alvin Lao) is already rejected/cancelled dated December 16, 2021 which Order of rejection and Inspection Report are hereto attached. Finally, the said plan FLI of Mr. Felix Lao is also requested to be cancelled by that office.

For your information, ready reference and consideration.


PEDRO A. VELASCO

cc: Mr. Alvin Lao
Bgy. Bagong Sikat, Puerto Princesa City
Filinvest Hospitality Corporation
rep. by Engr. Antonio E. Cenon
Bgy. Bancao-bancao, Puerto Princesa City
Heirs of Dr. John A.C. Mendoza
Bgy. Bancao-bancao, Puerto Princesa City
CENRO PPC DRN: 2022-2561 & 7711
RPS-vgajii

**DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RELEASED**
NO 4697
DATE: 11-9-22
BY: 

Jan 16, 2017

TO: FELIZARDO B. CAYATOC
Community Environment and Natural
Resources Officer
Sta. Monica, Puerto Princesa, Palawan

RECEIVED
DENR-CENRO
PUERTO PRINCESA
DOC. NO. _____

DATE: _____
TIME: _____
NAME: FEB 03 2021
POSITION: _____
SIGNATURE: [Signature]

Maam:

I/ We have the honor to request for a survey authority to survey for us a Foreshore area located at Barangay Banca-Banca, Puerto Princesa City, Palawan.

I/ We intend to hire Geodetic Engineer Arsenio D. Tamayao Jr. to execute the said survey and should this request be granted.

Appreciating so much your favorable action on this matter.

Respectfully yours,

[Signature]
Alvin Lao

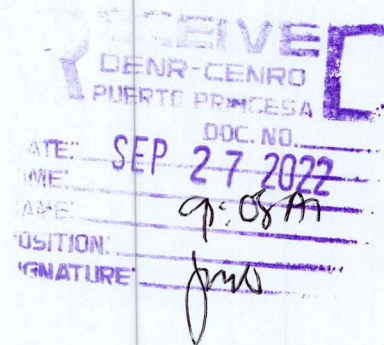
09175599935



Copy of PENRO

September 19, 2022

Sir Pedro Velasco
CENRO Puerto Princesa
Puerto Princesa City
CC: Sir Felizardo Cayatoc
PENRO Palawan



Dear Sirs:

Good day everyone.

I am respectfully following up on the request for Authority To Survey that is submitted by our Geodetic Engineer, Mr. Arsenio Tamayao Jr. This request was brought to your good office last January 2021. Attached is our previous follow up letter dated April 27, 2022.

The requested Authority To Survey is for the area adjacent to the property of my father, Mr. Felix Lao, known as TCT 15947 for the purpose of applying for Miscellaneous Lease, wherein I am the named Attorney-in-fact for this endeavor.

We envision something similar Ayala Land's eco-tourism development in Lio Beach. We plan to copy how they made pathways away from Mangrove trees, so that no trees will be cut. We aim to develop our area without causing harm to the mangroves or to the environment.

With the successful precedence demonstrated by Ayala Land in Lio Beach, I believe there should be no obstacle to the permit that we request from your good office.

I hope this letter merits your kind attention. Thank you!

Sincerely yours,

Alvin Lao
Atty-in-Fact thru SPA

09174499935

11 Valencia Street, Puerto Princesa City, 5300 Palawan, Philippines
Tel #: (48) 4332831 Telefax # (48) 4334116
E-mail: Drugmandrughouse@yahoo.com.uk



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

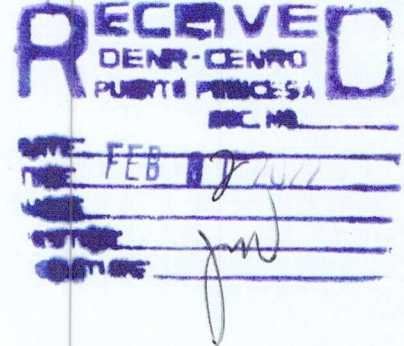
January 21, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR-MIMAROPA Region
1515 L&S Bldg., Roxas Blvd.
Ermita, Manila 1000

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CLEARANCE TO ISSUE SURVEY
AUTHORITY ON FORESHORE AREAS
IMMEDIATELY ADJACENT TO MANGROVES
LOCATED IN PUERTO PRINCESA CITY, PALAWAN**



Forwarded is the Memorandum dated December 16, 2021 of CENRO Puerto Princesa City, relative to the above subject seeking opinion whether or not it is appropriate to issue survey authority on foreshore areas fronting an Alienable and Disposable block however separated by strip of mangroves as presented in the report.

For your information, evaluation and further advice of action.


FELIZARDO B. CAYATOC

Cc.:

The CENRO
Sta. Monica, Puerto Princesa City

Doc. Ref. No. : 2022-0084
TSD-RPS/DFD

**DENR PENRO
PALAWAN RECORDS
RELEASED**

BY: *de ck Jms*
DATE: 27 2022 CH 12-218

Bgy. Santa Monica, Puerto Princesa City, Palawan
Telfax No. (048) 433-5638
Email add: denrpenropalawan@gmail.com



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica, Puerto Princesa City
Tel. Fax No.: (048) 433-0660
Email Address: cenropuertoprincesa@denr.gov.ph

December 16, 2021

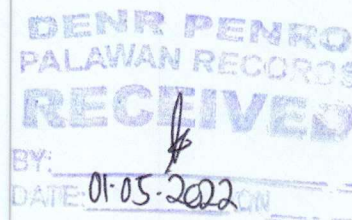
MEMORANDUM

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

THRU : The Provincial Environment and
Natural Resources Officer
Barangay Sta. Monica, PPC

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CLEARANCE TO ISSUE SURVEY AUTHORITY
ON FORESHORE AREAS IMMEDIATELY ADJACENT TO
MANGROVES LOCATED IN PUERTO PRINCESA CITY,
PALAWAN**



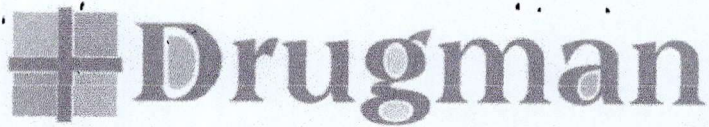
This pertains to the above-cited subject.

Please be informed that there are requesters who are requesting for issuance of Survey Authority on the foreshore area and further intend to file for a Foreshore and/or Miscellaneous Lease Application in this office however, the foreshore area has been verified to have portion which are covered with mangroves and likewise only portion have openings which are free or devoid of mangroves going to the sea in which this portion is somehow proposed to be filed with the aforementioned application.

One of the requester is Alvin Lao, son of Felix Lao who is a holder of Foreshore Lease Application No.-045316-158 with approved plan FLI-045316-158-D with an area of 5,417 square meters located in Bgy. Bagong Sikat, Puerto Princesa City who intended to file for a Miscellaneous Lease Application which will start from the adjacent titled property covering the portion without mangroves going to the sea. This portion without mangroves is the only opening going to the sea which is to be subjected for issuance of Survey Authority if a clearance from that office will be granted. Inspection Report and necessary documents including Geotagged photos and Satellite image from Google Earth are hereto attached.

Be informed further that there are same cases in which the foreshore area will also be subjected for issuance of Survey Authority and further filing of Foreshore and/or Miscellaneous Lease Application in the future. Listed below are some of the foreshore areas with the same case but only differs on the coverage of mangroves.

1. Foreshore area adjacent to the titled property identified as Lot No. 1-B-1, Psd-04-040067 of Roberto C. Marcelo with pending FLA-045316-237 located in Bgy. Bancao-bancao, Puerto Princesa City however, the said lot is already transferred to Nautilus Bancao Resort and Spa Corporation which is intending to file for a Foreshore Lease Application per letter dated January 14, 2020 which is hereto attached.
2. Foreshore area adjacent to the titled properties of Sylvia Pollyana Pendon Bariou with pending FLA-(IV-26)170 and FLA-045316-67 located in Bgy. Bancao-bancao, Puerto Princesa City however, the said lot is also transferred to FDC Hotels Corporation now Filinvest Hospitality Corporation which is also intending to file for a Foreshore Lease Application per letter dated October 1, 2019 which is hereto attached.




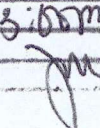
Copy of Mr. Alvin Lao

April 27, 2022

Sir Pedro Velasco
CENRO Puerto Princesa
Puerto Princesa City
CC: Sir Felizardo Cayatoc
PENRO Palawan

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: 
DATE: 14-28-2022

RECEIVED
DENR-CENRO
PUERTO PRINCESA
DOC. NO. _____
DATE: APR 28 2022
TIME: _____
NAME: S. B. M.
POSITION: ju
SIGNATURE: 

Dear Sirs:

Greetings!

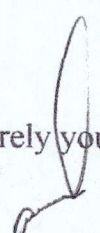
I am respectfully writing your office to follow up on the request for Authority To Survey that is submitted by our Geodetic Engineer, Mr. Arsenio Tamayao Jr. This request was brought to your good office last January 2021.

I would like to respectfully request again for Authority To Survey for the area adjacent to the property of my father, Mr. Felix Lao, known as TCT 15947 for the purpose of applying for Miscellaneous Lease. Attached is the SPA issued by my father for me to apply for such lease on his behalf.

We are inspired by Ayala Land's eco-tourism development in Lio Beach, how they were able to save their Mangrove while introducing developments. We also aim to develop our area without causing harm to the mangroves or to the environment. My father is very ripe with age and I sincerely appeal to your good office to grant us permit to survey.

I hope this letter merits your kind attention. Thank you!

Sincerely yours,


Alvin Lao
Atty-in-Fact thru SPA

11 Valencia Street, Puerto Princesa City, 5300 Palawan, Philippines
Tel #: (48) 4332831 Telefax # (48) 4334116
E-mail: Drugmandrughouse@yahoo.com.uk

3. Foreshore area adjacent to the titled property of the late Dr. John A.C. Mendoza (Badjao Seafront) with pending FLA-045316-44 with approved plan Fli-045316-44-D located in Bgy. Banca-banca, Puerto Princesa City which is subjected for cancellation and filing for a Miscellaneous Lease Application represented by the heirs of Dr. Mendoza (JCMZAM & Sons Corporation) considering its existing development in the area. Please be informed that the Regional office headed by Forester/OIC, Chief LPDD Cesar P. Odi and others which were assisted by the personnel of this office in the conducted ocular inspection in the aforementioned foreshore area per RSO No. 659 dated November 11, 2019. Copy of letter dated November 18, 2019 from the said corporation is hereto attached.

Moreover, this office is expecting that there may be more request in line with the Foreshore and/or Miscellaneous Lease Application which have the same situation considering that Puerto Princesa City and the whole Province of Palawan is declared as Mangrove Swamp Forest Reserves per Presidential Proclamation No. 2152, series of 1981.

Finally, there are existing Policies, Rules and Regulations implemented by the National and Local Government Unit which hinders the application in foreshore areas with the same kind which is enumerated below:

- **Presidential Proclamation 2152**, series of 1981 which declares the entire Province of Palawan and certain parcels of the public domain and/or parts of the country as Mangrove Swamp Forest Reserves and *hence, all areas that fall under this category are withdrawn from entry, sale, settlement or other forms of disposition.*
- **Item 1 of Administrative Order No. 8** approved on February 24, 1987 which states that *"applications for licenses, leases or permits of any kind involving mangrove swamps and other parcels of the public domain designated as Mangrove Swamp Forest Reserves, whether such applications are new, renewal or extension, shall not be entertained and/or processed"*.
- **City Ordinance 960 approved on August 21, 2018**, entitled "An Ordinance Prohibiting the Occupation of and the Construction and/or Development in No-Build Zones within the Territorial Jurisdiction of Puerto Princesa City, providing for Summary Eviction/Demolition, and for Other Purposes."
- **Puerto Princesa City Ordinance No. 560** also known as "The Revised Zoning Ordinance of the City of Puerto Princesa, *Foreshore Lease Application is prohibited in Mangrove Forest which declared as core zone.*

IN VIEW HEREOF, this Office is respectfully requesting for Clearance for issuance of Survey Authority on the above mentioned cases of foreshore areas and all the same kind and whether we should accept the Foreshore and/or Miscellaneous Lease Application and/or totally denied their intention to apply considering the above-mentioned reasons and circumstances. Moreover, these requesters are willing and have the capacity to pay for the yearly rental/lease that would be beneficial to the government by generating revenues. Your immediate action on this matter is very important considering that there are applicants who signify not to continue their pending application considering that the adjacent lots/s is already sold/transferred; the applicant has passed away and the heirs is not interested to continue and/or file for a new application; the computation for the yearly rental is too high which is not reasonable for their income etc. Finally, the Foreshore Lease Application No.-045316-158 with approved plan FLI-045316-158-D with an area of 5,417 square meters located in Bgy. Bagong Sikat, Puerto Princesa City of Felix Lao is already rejected/cancelled dated December 16, 2021 and likewise, the said plan is also requested to be cancelled by that office.

For your information, ready reference and consideration.

cc: Alvin Lao
Bgy. Bagong Sikat, Puerto Princesa City

Filinvest Hospitality Corporation
rep. by Engr. Antonio E. Cenon
Bgy. Banca-banca, Puerto Princesa City

Heirs of Dr. John A.C. Mendoza
Bgy. Banca-banca, Puerto Princesa City

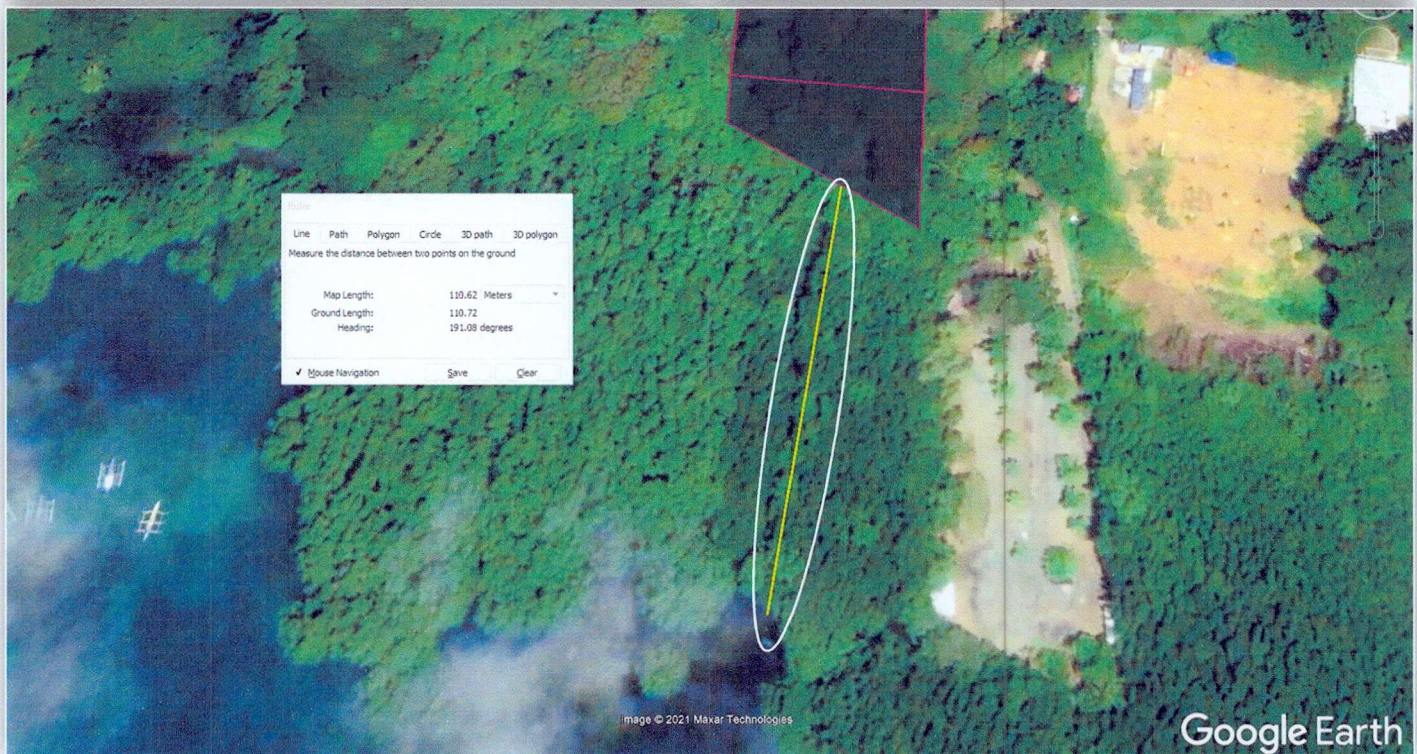
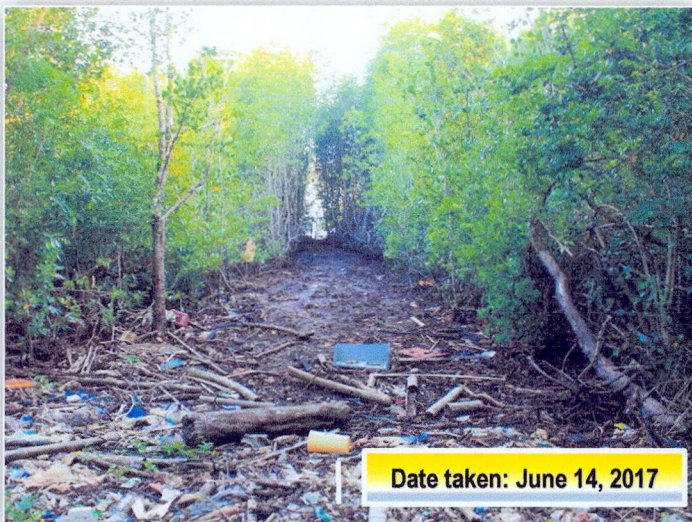
CENRO PPC RPS-vgajii F.12.16.21

JENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RELEASED
NO: 0029
DATE: 01-05-22
BY: [Signature]

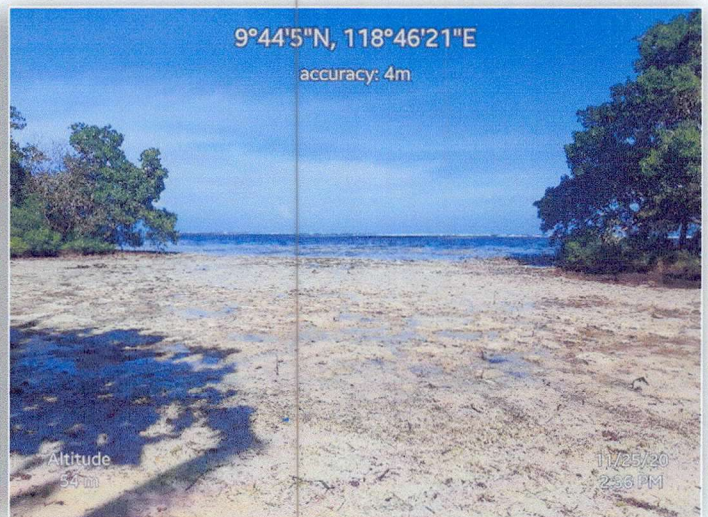
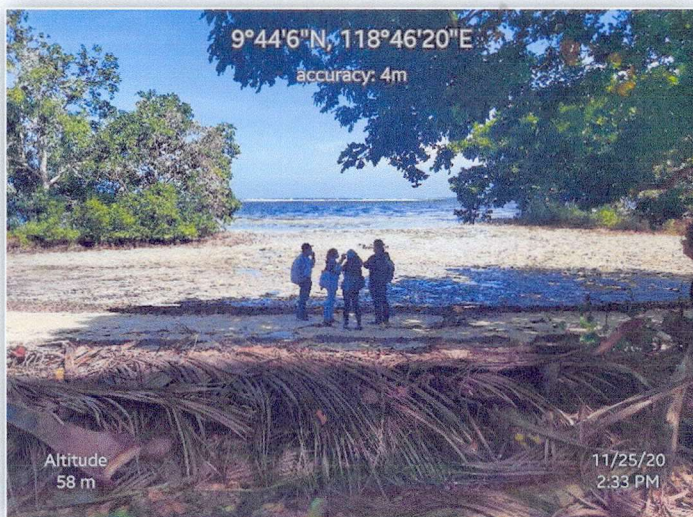
FELIZARDO B. CAYATOC

GEOTAGGED PHOTOS AND SATELLITE IMAGE FROM GOOGLE EARTH

- **Alvin Lao** previously covered by Foreshore Lease Application No.-045316-158 with approved plan FLI-045316-158-D of Felix Lao located in Bgy. Bagong Sikat, Puerto Princesa City.

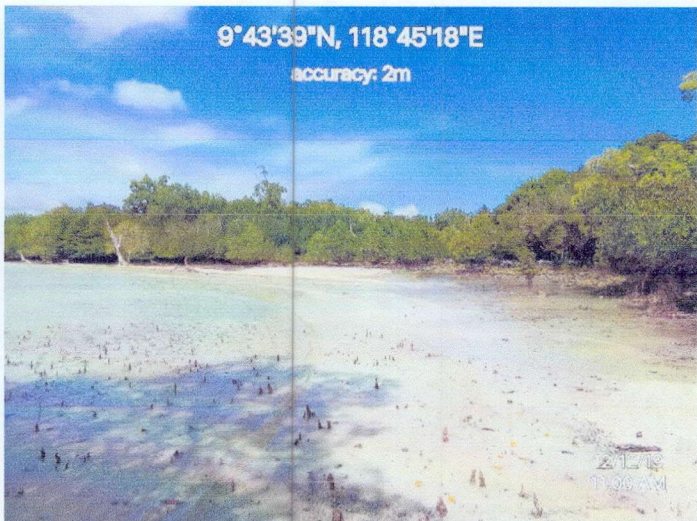


- **Nautilus Bancau Resort and Spa Corporation** covered with pending FLA-045316-237 of Roberto C. Marcelo located in Bgy. Bancau-bancau, Puerto Princesa City.





- **Filinvest Hospitality Corporation** covered with pending FLA-(IV-26)170 and FLA-045316-67 of Sylvia Pollyana Pendon Bariou located in Bgy. Bancao-bancao, Puerto Princesa City.



- JCMZAM & Sons Corporation covered with pending FLA-045316-44 with approved plan Fli-045316-44-D of the late Dr. John A.C. Mendoza (Badjao Seafront) located in Bgy. Bancaobanco, Puerto Princesa City.





X
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:

FLA-045316-158
FLI-045316-158-D
Adjacent to Lot No.: Plan F(IV-A-10)2651-D
Area: 5,417 square meters
Location: Bgy. Bagong Sikat,
Puerto Princesa City, Palawan

ORDER

Record shows that Felix Lao is a holder of Foreshore Lease Application No.-045316-158 with approved plan FLI-045316-158-D with an area of 5,417 square meters located in Bgy. Bagong Sikat, Puerto Princesa City.

That per inspection report dated December 7, 2021 rendered by the team of investigator of this office, one of the recommendation is the cancellation of FLA-045316-158 and also the cancellation of Approved Plan FLI-045316-158-D to be done by the Surveys and Mapping Division of MIMAROPA Region considering that the said plan has covered the mangrove area in front of the titled property of the applicant. Copy of the said report is hereto attached.

WHEREFORE, the **Foreshore Lease Application No.-045316-158 of Felix Lao is hereby ordered rejected/cancelled from the records forfeiting in favor of the government whatever amount has been paid on account thereof** and the said report is to be forwarded to the Surveys and Mapping Division of MIMAROPA Region for further cancellation of Approved Plan FLI-045316-158-D.

SO ORDERED: **December 15, 2021** at Puerto Princesa City.

For and by the Authority of the
DENR Secretary:

6884
12-22-77
h

FELIZARDO B. CAYATOC
OIC-CENRO

cc: **Felix Lao c/o Alvin Lao**
Bgy. Bagong Sikat, Puerto Princesa City

CENRO/File
RPS/vgajii F12.15.21



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica, Puerto Princesa City
Tel. Fax No.: (048) 433-0660
Email Address: cenropuertoprincesa@denr.gov.ph

December 7, 2021

SUBJECT: INSPECTION REPORT REGARDING THE REQUEST OF MR. ALVIN LAO FOR SURVEY AUTHORITY ON A FORESHORE AREA LOCATED IN BARANGAY BAGONG SIKAT, PUERTO PRINCESA CITY, PALAWAN

The Community Environment
and Natural Resources Officer
DENR-CENRO, Bgy. Sta. Monica,
Puerto Princesa City, Palawan

Sir:

Please be informed that on September 24, 2021, the undersigned together with RPS Chief, Mildred A. Pascual, LMI Justine Medina and Mathematician Aide I Reynaldo V. Macola conducted an ocular inspection and was assisted by the requester, Alvin Lao and his hired Geodetic Engineer, Arsenio Tamayao, Jr. regarding the letter dated January 16, 2017 which was received by this office on February 3, 2021 in relation to the above cited subject and the following were ascertained:

1. That the land subject for inspection is a foreshore area immediately adjacent to Lot Plan F(IV-A-10) 2652-D located in Brgy. Bagong Sikat, Puerto Princesa City;
2. That the aforementioned adjacent lot are already titled property covered by Transfer Certificate of Title (TCT) No. 15947 in the name of Felix Lao which is immediately adjacent to the titled property of Dr. John Augustus C. Mendoza identified as Plan F(IV-A-10)2651-D ident. to Lot 1706, Cad-800-D; Copy of TCT No. 15947 is hereto attached;
3. That the subject land is covered by pending Foreshore Lease Application No.-045316-158 with approved plan FLI-045316-158-D of Felix Lao, owner and holder of aforementioned Transfer Certificate of Title. Copy of approved Foreshore Lease Application and plan FLI-045316-158-D is hereto attached;
4. That Mr. Felix Lao has executed Special power of Attorney and gave consent in favor of his two sons, Alvin Lao and Wesley Lao who will applied for a Miscellaneous Lease Application. However, per verbal information from his Geodetic Engineer, only Alvin Lao will file for the aforementioned application considering that the main purpose of the improvements is for their family use; Copy of the said consent and Special power of Attorney are hereto attached.
5. That the foreshore area covered by the said pending application is one of the foreshore area which was previously requested for clarification and/or legal opinion regarding Foreshore & Miscellaneous Lease Applications covered with approved plans which are found to be within mangroves located in Puerto Princesa City, Palawan per Memorandum dated March 27, 2020. Considering the Covid virus outbreak in this City and while awaiting for the answer and/or instruction of the higher office regarding the aforementioned query, this office has prioritized the inspection of foreshore areas without mangroves and other potential areas; Copy of the said Memorandum is hereto attached;
6. That during the ocular inspection/ground validation in the foreshore area covered by the above mentioned application and approved plan FLI-045316-158-D, it was verified that the whole area applied is covered by mangroves and it appears that Lot Plan F(IV-A-10) 2652-D is within and/or covered by the 40.00 meters wide buffer zone for mangroves;

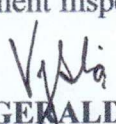
7. That an opening going to the foreshore area without mangroves with 1 to 3 meters wide and 100.00 meters long more or less is observed which may be applied by the requester up to the portion where it is not covered by mangroves; Please see Geotagged photos and Google satellite image are hereto attached.
8. That the proposed improvement on the foreshore area is a footbridge and a cottage on its end which is to be made from light materials. In addition, the said improvements will start from the titled property going through the portion where no mangroves (opening part) up to the portion without mangroves for the purpose of swimming and bathing;
9. That the requester already knows that filing for a Foreshore/Miscellaneous Lease Application with bigger area would result to a high amount of computation for the yearly rental which he practically chose to file and utilize only the portion of the foreshore area that they are planning to use;
10. That considering that the applied Foreshore Lease Application No.-045316-158 with approved plan FLI-045316-158-D of his father Felix Lao is within mangroves which not been utilized or used and addition to its bigger area which may result to a high amount of yearly rental, the requester is more than willing in behalf of his father to officially reject/cancel the said application and file for a Miscellaneous Lease Application;
11. That the foreshore land has been verified to be immediately adjoining the titled property of Felix Lao covering Lot Plan F(IV-A-10) 2652-D which are classified as Alienable and Disposable Land per L.C. Map No. 203, Block B, certified on December 29, 1923 and the same is absolutely free from claims and conflicts;
12. That the requester/applicant – Alvin Lao is requesting to hire the services of Engineer Arsenio Tamayao, Jr. to execute the survey within the foreshore area;

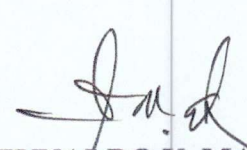
IN VIEW OF THE FOREGOING, it is respectfully recommended that a **clearance to issue Survey Authority from the MIMAROPA Regional office** must be secure first before this office can issue a Survey Authority to Engineer Arsenio Tamayao, Jr. considering that the foreshore area intended for filing of Miscellaneous Lease Application is immediately adjacent to mangroves. Moreover, the pending Foreshore Lease Application No.-045316-158 of Felix Lao be rejected/cancelled and approved plan FLI-045316-158-D be also rejected/cancelled by the Regional office. Finally, the intention to file for a Miscellaneous Lease Application be favorably granted to Alvin Lao and thereafter continue to be given due course once the aforementioned clearance has been secured.

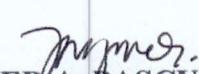
We solemnly swear under the penalty of perjury that the above-mentioned findings are true and correct to the best of our knowledge and information.

Very truly yours,

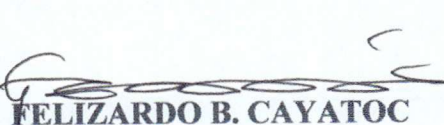

JUSTINE MEDINA
Land Management Inspector


VALENTIN GERALD J. ALORIA II
Land Management Officer I/LIO


REYNALDO V. MACOLA
Mathematician Aide I


MILDRED A. PASCUAL
Land Management Officer II/Chief, RPS

SUBSCRIBED AND SWORN to before me on this DEC 15 2021 at DENR-CENRO Puerto Princesa City, Palawan.


FELIZARDO B. CAYATOC
OIC-CENRO

**GEOTAGGED PHOTOS & SATELLITE IMAGE ON THE FORESHORE AREA
INTENDED FOR FILING OF MISCELLANEOUS LEASE APPLICATION**

