



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

DENR MIMAROPA RECORDS SECTION	
RECEIVED	
08 OCT 2022	
<input checked="" type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: _____	DATE NO. _____

MEMORANDUM

TO : **THE REGIONAL EXECUTIVE DIRECTOR**
DENR – MIMAROPA
1515 L & S Building, Roxas Boulevard
Ermita, Manila

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

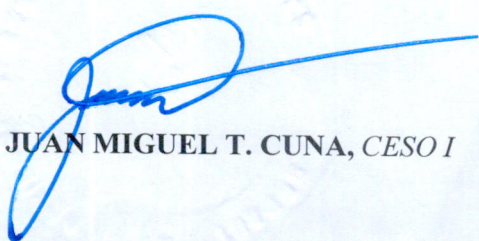
SUBJECT : **FOLLOW-UP ON THE STATUS OF PENRO CASE NO. 0429,
“AQUILINE MEDEL VS. MARGARITA C. MAGBANUA”, FOR
LOT NO. 9531, CAD-800-D LOCATED IN BRGY. NAPSAN,
PUERTO PRINCESA CITY**

DATE : **SEP 30 2022**

Forwarded herewith is the letter dated 08 August 2022 of Mr. Dondon C. Magbanua, which was copy furnished to the Office of the DENR Secretary regarding the above-mentioned subject.

Kindly inform this Office and the parties concerned of the action taken citing document tracking no. DENR-ASRMD-2022-019435 for record and monitoring purposes.

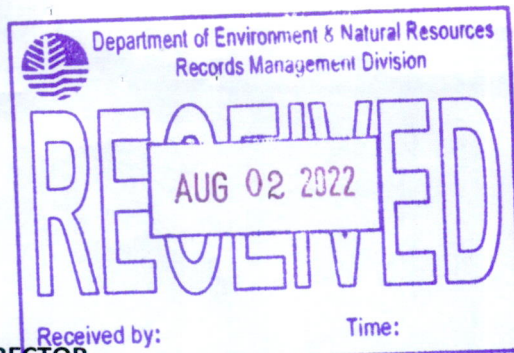
For consideration.


ATTY. JUAN MIGUEL T. CUNA, CESO I

Encls.: as stated

cc: **Mr. Dondon C. Magbanua**
Valledor, Libis Road, San Pedro
Puerto Princesa City, Palawan

Office of the Assistant Secretary
Field Operations-Visayas and Legislative Affairs



1947C

Valledor, Libis Road, San Pedro
Puerto Princesa City
July 11, 2022

THE REGIONAL EXECUTIVE DIRECTOR

DENR R-IV-B, MIMAROPA Region
1515 L & S Bldg., Roxas Blvd.
Ermita, Manila

Sir/Maam:

Greetings to DENR MIMAROPA!

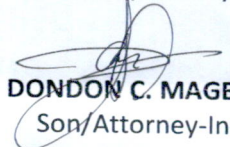
In behalf of the heirs of Margarita C. Magbanua, I have the honor to follow-up for the nth time thru this letter, our case over a piece of land located in Napsan, Puerto Princesa City denominated as PENRO Case No. 0429, "Aquilina Medel vs. Margarita C. Magbanua" (both now deceased), pending/languishing at the office of your **Chief, Legal Division** since 2014 – a period of eight (8) long wasted years.

This case was first forwarded to that office thru PENRO Palawan memorandum dated August 1, 2014 (Annex A) after an Investigation was conducted by Hearing Officer – LMO III Hilario Regondola Jr., where we were made to submit a position paper that was attached/enclosed in the case folder. In a second tracer memorandum (Annex B) of then OIC, RD Oscar Dominguez, the matter was referred again to the Chief, Legal Division.

Apart therefrom, written and personal follow-up were made at PENRO Palawan (Annex C, D, E) and to date, **we have not heard nor receive any response from that office whether or not a resolution has been reached or rendered.** We want to believe that this is an open disregard and violation of the existing Anti-Red Tape Act (ARTA) where offices are required under a prescribed period to act on cases, referrals, letters and similar concerns of the public. Clearly, this matter has fallen on **deaf ears and unconcern public servant/s** – an act (**negligence**) the public is compelled oftentimes to take it to the level of the Ombudsman to obtain results. We may not know at present how many cases are similarly pending in that Office waiting to be acted upon. The suspension of titling in Palawan that has been lifted and the recent pandemic cannot be a reason not to act on these cases.

We are further saddened that until the death of our mother – Margarita C. Magbanua in 2016, she has not seen light on this case, despite our belief and conviction to have a better right over the land in dispute, and as heirs, passed-on to us this uphill battle, hence this letter. An **immediate affirmative action** will therefore be appreciated and bring much relief to our long struggle and suffering.

Respectfully yours,


DONDON C. MAGBANUA
Son/Attorney-In-Fact

Encls as stated...

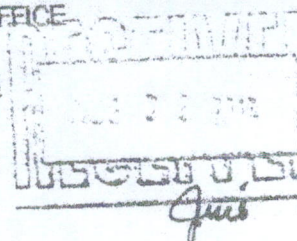
Copy furnished:

- The Office of the President, Malacañang Palace, Manila
- The Secretary, DENR, Visayas Avenue, Diliman, Quezon City
- The Deputy Ombudsman for Luzon, 3rd floor Ombudsman Bldg., Agham Road, Diliman, Quezon City
- The PENRO, DENR, Sta. Monica, Puerto Princesa City
- The CENRO, DENR, Sta. Monica, Puerto Princesa City
- File...



Republic of the Philippines
Department of Environment and Natural Resources
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princesa City
Telefax (048) 433-5638/email add: denpalawan@yahoo.com

ANNEX A



MEMORANDUM

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

FROM : The Provincial Environment
and Natural Resources Officer

SUBJECT : **FINAL INVESTIGATION REPORT**
AQUILINA M. MEDEL
Protestant,
-versus-
FPA No. 045316-2790-B
MARGARITA C. MAGBANUA,
Protestee

DATE : August 01, 2014

PENRO Case No. 0429
Lot No. 9531, Cad 800-I
Brgy. Napsan,
Puerto Princesa City

Respectfully submitted for your consideration and further evaluation is the encl
Final Investigation Report of Land Management Officer III Hilario V. Hagondola, Jr. of
above-subject together the entire records of the case, to wit:

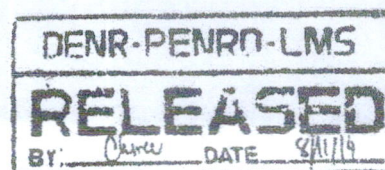
1. Folder 1 - Case Folder - 163 pages
2. Folder 2 - FPA 045316-2790-B - 13 pages
of Margarita C. Magbanua and other documents

For his information, record and further evaluation.

JUAN C. DELA CRUZ
PENRO
/chinoso@

Copy furnished:

1. Ms. Aquilina M. Medel
Bassaya Road, Libis St., Brgy. San
Pedro, Puerto Princesa City
2. Ms. Margarita C. Magbanua
Valledor Road, Libis St., Brgy. San
Pedro, Puerto Princesa City
3. Atty. Alexander A. Rivera
Unit A, CBPP Bldg, No. 134 Manalo
St., Puerto Princesa City
4. Mr. Vicente Untulan
Brgy. Oring-Oring, Brooke's Point, Palawan
5. The CENRO Puerto Princesa City



Received: [Signature]
05/21/22



28 JUL 2016

MEMORANDUM

TO : The Chief, Legal Division
DENR, Region IV-B, MIMAROPA

FROM : The Regional Director

SUBJECT : LETTER DATED NOVEMBER 7, 2015 OF MRS.
MARGARITA C. MAGBANUA OF VALLEDOR ROAD,
LIBIS, SAN PEDRO, PUERTO PRINCESA CITY

Referred herewith is the letter dated November 7, 2015 from Mrs. Margarita C. Magbanua of Valledor Rd., Libis, San Pedro, Puerto Princesa City. Mrs. Magbanua is requesting for the status of the Title for Lot No. 9531, Cad 800-D, Brgy. Napsan, Puerto Princesa City.

Record shows that the same had already been referred to your Division thru Memorandum dated August 28, 2014 for further evaluation.

For appropriate action, please.


OSCAR C. DOMINGUEZ

Copy furnished:

Mrs. Margarita C. Magbanua
Valledor Rd., Libis, San Pedro,
Puerto Princesa City

ASB
GR 16-06-0045, p. 48

FN: LPDD/AJB/



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

ANNEX C

April 1, 2022

MR. DON DON C. MAGBANUA
Bgy. San Pedro, Puerto Princesa City
+63 975 518 1556

Dear Mr. Magbanua,

Environmental Greetings!

This has reference to your request for a certification as to records verification of Lot No. 9531, Cad-800-D containing an area of 30,084 square meters located in Bgy. Napsan, Puerto Princesa City, Palawan.

Please be informed that based on the records of this office, the above mentioned lot was covered by Free Patent Application No. 045316-2790-B of Margarita C. Magbanua filed dated May 6, 1997. Likewise, the subject lot was covered with conflicting claims between Margarita C. Magbanua versus Aquilina M. Medel which has been forwarded to the PENRO after having a conference/dialogue which failed to settle based on the Memorandum dated February 25, 2013.

Be informed further that portion of the aforementioned lot was covered with PENRO Case No. 0429 between Aquilina M. Medel versus Margarita C. Magbanua which was issued with Order of Investigation dated July 1, 2013 issued by then PENRO Juan C. Dela Cruz.

We trust that you are properly informed.

Very truly yours,

"For and in the absence
of CENR Officer:

DENR MIMAROPA REGION
CENRO - PUERTO PRINCESA
RELEASED
NO. 1172
DATE: 4-4-22
BY: [Signature]

RODNEY G. VERIAN
Forester III / Chief MES / ODMO
(Office-In-Charge)

REC-NGV-22-04-02

South National Highway,
Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702



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

ANNEX D

January 18, 2021

MR. DONDON C. MAGBANUA
Barangay San Pedro, Puerto Princesa City, Palawan
+63 909 250 3301

Dear Mr. Magbanua,

Greetings!

This has reference to your request for a certification as to records verification and certified true copy of Public Land Application of Dondon C. Magbanua covering Lot No. 9531, Cad. 800-D containing an area of 30,083 square meters located in Barangay Napsan, Puerto Princesa City, Palawan.

Please be informed that based on the records of this Office, the above mentioned lot was listed in the name of Vicente Untulan. Likewise, the subject lot was covered by Free Patent Application No. 045316-2790-B of Margarita C. Magbanua filed dated May 6, 1997.

Be informed further that the subject lot has been protested by Vicente Untulan per letter dated June 5, 2008 which has been dropped per Order dated February 3, 2009 considering that the complainant Vicente Untulan voluntary withdrawn his complaint on August 21, 2008.

Furthermore, the aforementioned lot was covered by PENRO Case No. 0429, Aquilina M. Medel vs. Margarita Magbanua which was covered with Order of Investigation issued by PENRO Juan C. Dela Cruz on July 1, 2003 where LMO III/Hearing Officer Hilario V. Regondola, Jr. is hereby directed to conduct formal investigation of the subject case in accordance with Section 7 of Lands Office Circular No. 68, and thereafter to submit the corresponding report to the Regional Executive Director for dispositive action.

In addition, Dondon C. Magbanua has no public land application filed in this office as of this date per General Index Card.

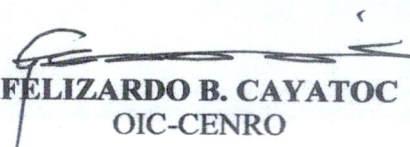
We trust that you are properly informed.

Very truly yours,

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA

RELEASED

NO. 278
DATE: 01-20-21
BY: JS


FELIZARDO B. CAYATOC
OIC-CENRO

South National Highway,
Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 433-0660

ANNEX E

January 25, 2021

EREBERTO SANTOS

PENRO

Bgy. Sta. Monica, Puerto Princesa City
Palawan

LEGAL DIVISION

DENR- REGION IV-B, MIMAROPA

DENR PENRO
PALAWAN RECORDS
RECEIVED

DATE 01-29-2021 21-08AD

Sir/Mada'am,

Good day! We would like to follow up the status of the case No. 0429 of Aquilina M. Midel vs Margarita C. Magbanua which was covered with Order of Investigation issued by PENRO Juan C. Dela Cruz on July 1, 2003 covering Lot No. 9531, CAD 800-D containing an area of 30,084 square meters located in Barangay Napsan, Puerto Princesa City, Palawan.

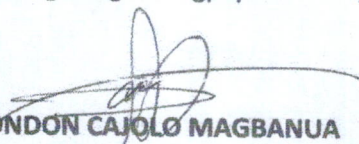
My mother was died last 2016 at nais po naming magkakapatid na ayusin ang lahat na naiwan ng aming magulang lalong lalo na po sa lupa na ito. Bago po namatay ang aming Ina, nabanggit niya po sa amin na ang title nalang po ang inaantay. Humihingi po kami ngayon ng inyong tulong tungkol po sa lupa na ito.

Enclosed, Special Power of Attorney, Death Certificate and Barangay Certificate.

Ang inyong tugon ay isang malaking tulong lalo na po sa aming magkakapatid.

Maraming salamat po in advance at more power!

Gumagalang at Nagpapasalamat,


DONDON CAJOLO MAGBANUA
Son - On Behalf of
MARGARITA CAJOLO MAGBANUA

#09092503301