

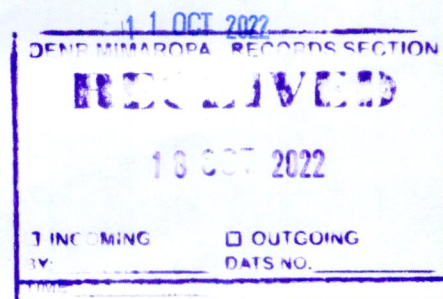


**MEMORANDUM**

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

FROM : The Director

SUBJECT : **REQUEST FOR ASSISTANCE OF TITLING OF CULTIVATED  
AREA IN BARANGAY BATASAN, SAN JOSE, OCCIDENTAL  
MINDORO**



This refers to the letter dated August 12, 2022 of Mr. Jose Villareal relative to the above-mentioned subject.

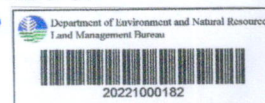
In this regard, and considering that the matter treated herein falls within your jurisdiction, we are referring the same to your end for whatever action you may deem proper to take thereon.

Kindly advise directly the sender, copy furnished this Office for record purposes.

*Emelyne V. Talabis*  
ATTY. EMELYNE V. TALABIS, CESO IV

*RRJ*

*b*



20220900089  
AMS 204-3



**August 12, 2022**

Friday

**LAND MANAGEMENT BUREAU**

880 F.R ESTUAR BUILDING

QUEZON AVE.

BRGY. PALIGSAHAN, QUEZON CITY

Email: [lmb@denr.gov.ph](mailto:lmb@denr.gov.ph)

Telephone Hotline: (02) 8255 7072

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**RE: REQUEST FOR ASSISTANCE OF TITLING OF CULTIVATED  
AREA IN BRGY. BATASAN, SAN JOSE, OCCIDENTAL MINDORO**

Madame/Sir:

May I respectfully request for the assistance of your good office, in exploring the possible titling or registration of a cultivated land in Brgy. Batasan, San Jose, Occidental Mindoro.

My name is Jose Villareal, Filipino, married, and a resident of Purok II, Brgy. Batasan, San Jose, Occidental Mindoro. I and my father cultivated a public land in the said barangay since 1983. In 2014, I had filed a complaint before the CITY ENVIRONMENT AND NATURAL RESOURCES OFFICE (CENRO) in San Jose, Occidental Mindoro which conducted a COMPLETED STAFF WORK on my case and recommended *"that the actual cultivated area into agricultural must be segregated and awarded to the actual occupants."*

I am attaching a copy of (1) COMPLETED STAFF WORK (Villareal vs. Bañez), (2) the minutes, and (3) the survey conducted by DENR-CENRO for your perusal.

Your favorable response to this request shall be highly appreciated.

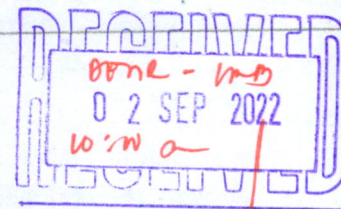
Very truly yours,

**JOSE VILLAREAL**





**COMPLETED STAFF WORK**  
-Villareal versus Bañez-



**I. Background**

The subject of this report emanates from the letter complaint of the Villareals against the Bañez family regarding the illegal cutting of trees within the area at Purok II, Brgy. Batasan, San Jose, Occidental Mindoro claimed and occupied by the Villareals.

**II. Persons Involved**

**First Party:**

Gemma Villareal  
Jose Villareal

**Witness to First Party**

Ernesto Marquez  
Ernesto Villareal

**Second Part:**

Benjie Zulueta  
Jessie Bañez  
Hector Labiaga, Jr.  
Reynante Bañez

**III. Antecedent Facts**

**a) November 05, 2019**

Forest Technician II Christian Jay Villarosa and Forest Protection Officer Louie James Antonio conducted an investigation regarding the complaint of Mr. and Mrs. Villareal at Purok II, Brgy. Batasan, San Jose, Occidental Mindoro. Based on their investigation, it was Mr. Reynante Bañez and Mangoy Bañez also known as Junjun Labiaga are allegedly responsible for the cutting of Ipil trees and Bamboo which was used for backyard fencing. After thorough investigation, it was found out that it was "Ipil-ipil" not instead of Ipil tree as reported, hence, 8 pcs. of Ipil-ipil trees and 11 Bamboo were cut from the said area of Mr. Villareal.

**b) November 21, 2019**

An Administrative Hearing was conducted at the CENR Office, Brgy. Labangan, San Jose, Occidental Mindoro presided by Development Management Officer IV Wilfredo A. Aben. The hearing was attended by the first and second party along with their witnesses. The first party claims that the area was inherited by their parents from their grandfather Ricardo Gallego Villareal whom he acquired from Teofilo Lacibar, also the uncle of the Ricardo Gallego Villareal. Hence, the first party claims that they have pertinent documents for acquiring the area but failed to show it. According to the statement of Ernesto Villareal, the disputed area was first borrowed by the





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
*San Jose, Occidental Mindoro*

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With the following findings and antecedent facts, the team is recommending the following actions to be taken:


1. Creation of a composite team to conduct an actual and in-depth investigation.
2. That the actual cultivated area into agricultural must be segregated and subject to be awarded to the actual occupants.
3. The area under E-NGP must be secured and protected from intrusion by squatters.
4. An "Status Quo" order is also an alternative resolution is also recommended.

Investigation Team:

**CHRISTIAN JAY VILLAROSA**  
Forest Technician I

**JOMAR B. SERQUINIA**  
Forester I

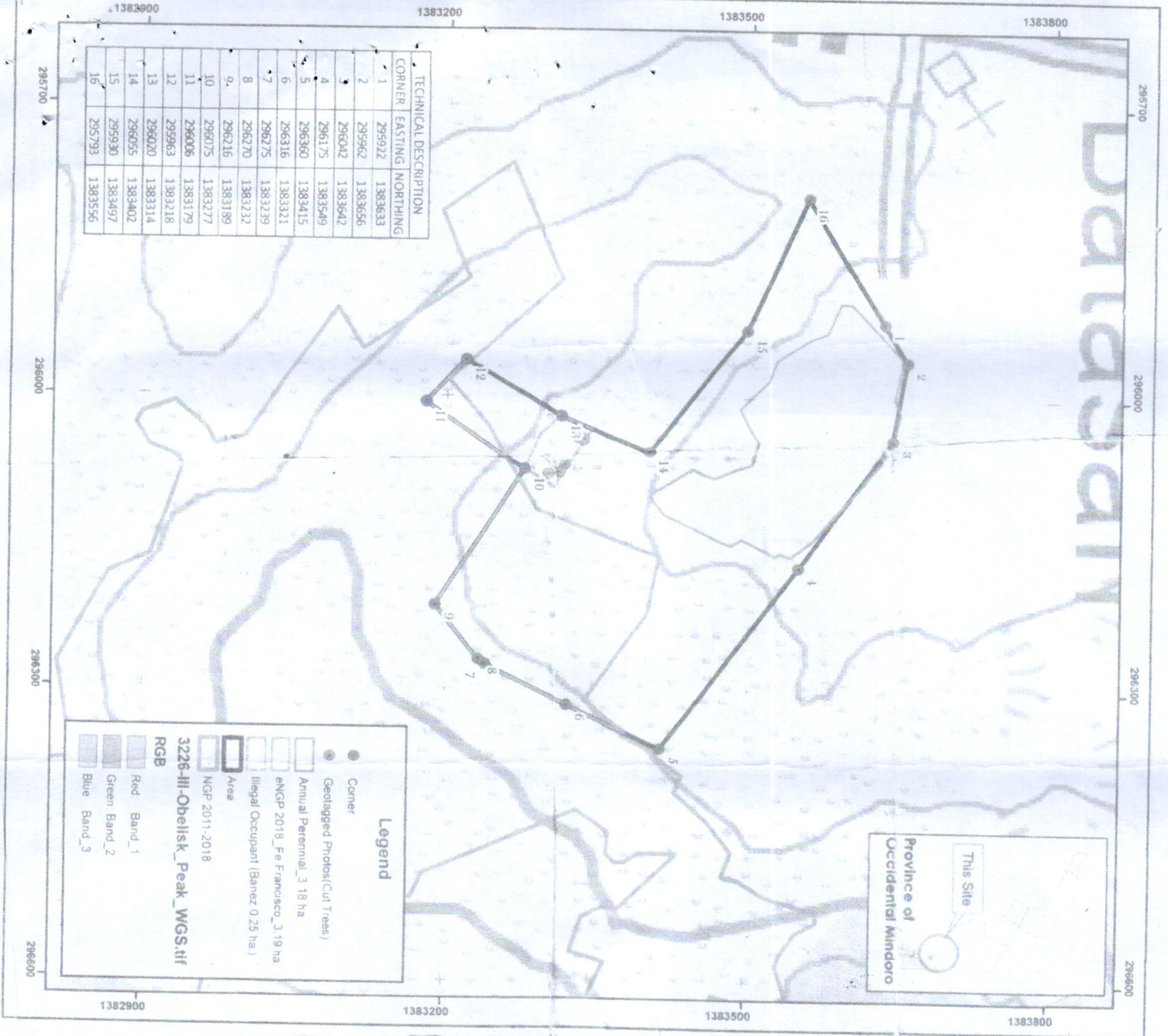
Attested by:

  
**WILFREDO A. ABEN**  
DMO IV

Prepared and Consolidated by:

**ORLANDO R. RAMOS**  
EMS Chief





**JOSE VILLAREAL**

LOCATED AT:

BARANGAY: BATASAN, PUROK II  
MUNICIPALITY: SAN JOSE  
PROVINCE: OCCIDENTAL MINDORO

**MAP**

OF THE AREA PRESENTLY OCCUPIED BY

**APPROXIMATE AREA: 12.49 ha.**

Reference: Unified LC Map from NAMRIA

Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
Region IV-MIMAROPA  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
San Jose, Occidental Mindoro

Projection: Universal Transverse Mercator - Zone 51 (N)  
Datum: GCS WGS 1984

SCALE: 1:4,000

0 50 100 200 300 400 Meters

We hereby certify that this is the correct map through GPS survey under as describe herein.

This map was prepared based from the consolidated sketch and other references available in this office

Prepared by: \_\_\_\_\_

Surveyed by: \_\_\_\_\_

Verified by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

**JIMMY D. DURRIN**  
Forester II/Chief, GIS Unit

**JOMAR B. SERQUINA**  
Forester I/Chief, EMS

**WILFREDO A. AREN**  
Chief

**EFREN L. DELLOS REYES**  
Officer-in-Charge