



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

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OCT 03 2022

MEMORANDUM

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

FROM : The OIC-PENR Officer

SUBJECT : **REPORT ON ORIENTATION- WORKSHOP AND
CASCADING ON RAPID LAND TENURE
APPRAISAL (RLTA) ACTIVITY**

Respectfully forwarded is the Memorandum dated September 08, 2022 from CENR Officer Efren L. delos Reyes, regarding the above-mentioned subject.

In this regard, please be informed that the orientation workshop and cascading was conducted on August 19, 2022 relative to RLTA activities in the Municipality of Calintaan, Occidental Mindoro.

For information and record.


ERNESTO L. TAÑADA



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources Office

SEP 08 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR-MIMAROPA Region
Roxas Boulevard, Ermita, Manila

THRU : The OIC, PENR Officer
DENR-Mamburao, Occidental Mindoro

FROM : The CENR Officer

SUBJECT : REPORT OF ORIENTATION WORKSHOP AND
CASCADING ON RAPID LAND TENURE APPRAISAL
(RLTA) ACTIVITY

Respectfully submitting is the above-cited subject that was conducted on August 19, 2022 at Jackson Hotel and Restaurant, Barangay Poblacion, Calintaan, Occidental Mindoro.

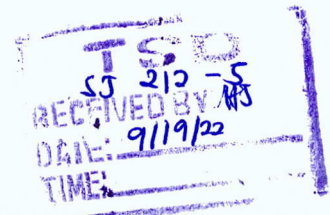
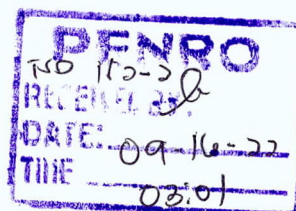
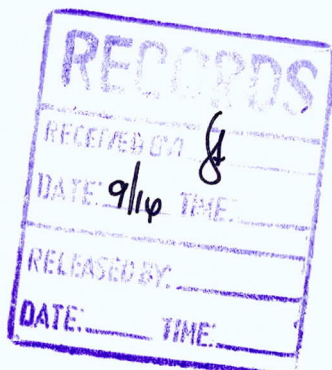
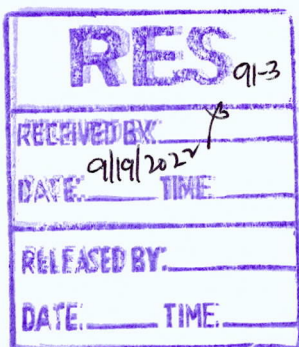
The said event was attended and actively participated by Municipal and Barangay Executive Officials and LGU's Head of Offices with resource persons from PENRO Marinduque, DENR Regional Office, Registry of Deeds, Department of Agrarian Reform and selected PENR/CENR Office personnel.

The objective of the activity was successfully attained to accelerate land titling and registration and satisfactorily answered and addressed queries by the Resource Persons with the support of the PENR and CENR Officer.

Attached is the detailed report, geotagged photos and attendance of the activity.

For your information and record.


EFREN L. DELOS REYES





**REPORT ON ORIENTATION WORKSHOP AND CASCADING ON RAPID LAND
TENURE APPRAISAL (RLTA) ACTIVITY CONDUCTED ON AUGUST 19, 2022 AT
JACKSON HOTEL AND RESTAURANT, POBLACION, CALINTAAN,
OCCIDENTAL MINDORO.**

Part I: Preliminaries

The invocation and singing of National Anthem was done via Audio-Visual Presentation. Welcome Remarks was delivered by Honorable Mayor Dante C. Esteban. On his message, he welcomed the participants in the municipality and expressed his hope for the success of the activity so that lands can be disposed to qualified occupants and for the municipality to collect taxes and to encourage investors.

CENRO Efren Delos Reyes also delivered a message. He introduced the participants in the activity and thanked the active participation of the municipality of Calintaan officials. He mentioned that the cascading being conducted is a preliminary activity and titling is the ultimate objective of the RLTA. He also highlighted that since there are multiple agencies that issues land title, a strategy need to be devised in order to collect all the pertinent data and streamline projects of the local and national government. Barangays would be of great help since they are the ones who know the history and actual occupants of a certain area. CENRO Delos Reyes also mentioned the Task Force CaliKasan, its partners and its goals. He also mentioned his proposal to bring critical services of the DENR closer to barangays and strategize on how to schedule processing of request per barangay to minimize cost in transportation of clients.

PENRO Ernesto Tañada also acknowledged the support of agencies and local leaders in the municipality of Calintaan. He introduced the resource person from PENRO Marinduque who already conducted the RLTA activity. He also highlighted the importance of RLTA to get a clear picture of land tenure and its use as a planning tool for the management of the whole municipality.

Part II: Orientation Proper

Rapid Land Tenure Appraisal in relation to MOPA between DENR-MIMAROPA Region and LGU-Calintaan, Occidental Mindoro.

This topic was presented by Engr. Cynthia U. Lozano, DMO IV/Chief, TSD from PENRO Marinduque. Before presenting her topic, she commended the effort and accomplishment of CENR Office through the efforts of CENRO Efren Delos Reyes and corresponding support of PENRO and LGU Calintaan. She thanked the participants for the opportunity to share her knowledge in Rapid Land Tenure Appraisal Activity. Engr. Lozano also mentioned that she is part of the team who was involved in the Land Administration Program funded by USAID that aims to improve land administration and alleviate property through security of land tenure. This program also aimed to streamline land titling, merge agencies issuing land title and simplify process to reduce cases of double titling and overlapping of

functions. There is a propose bill to merge these agencies but until now did not materialize into a law.

According to the presentation of Engr. Lozano, Rapid Land Tenure Appraisal (RLTA) aims to tap the local knowledge of barangay members to obtain a clear picture of the land tenure situation on the ground before the land titling operations. It is intended to determine the approximate workable lots in a particular barangay, the lot status, survey claimant and current lot claimant and those lots that needs to be subdivided. The result of the RLTA shall be used to prioritize barangays based on the number of workable lots and the perceived interest and willingness of the barangay to participate in the titling process. The goal of the RLTA is to determine the number of possible lots to be titled in a particular area declared as a systematic adjudication area and its output is the accounted potential and workable lots to be titled.

Other topics discussed by Engr Lozano are the importance and benefits of land titling and registration, legal bases of RLTA and the process involve in Rapid Land Tenure Appraisal. She also explained what is consolidated cadastral map, systematic adjudication, uses of Consolidated Cadastral Map and records to be gathered prior to its preparation. Participants was also oriented about preparation of Initial land tenure profile, ILTP template form and records to be gathered from agencies for its preparation. A sample of accomplished LTP form was also shown so that participants will have an idea on filling up the template. Activities after preparation of ILTP was also discussed as well as the best practices of other municipalities who already conducted RLTA Activities. Engr. Lozano advised the CENR personnel to conduct data collection and prepare initial land tenure profile prior to hiring of enumerators.

Registration Processes and Fees

This topic was presented by Mr. Monro Angelo D. Arago, Land Registration Examiner I from Registry of Deeds. Mr. Arago explained that there 2 classes of registration. The original registration and subsequent registration. Original registration refers to registration to the first owner of the land, or those applicants of free patent and special patent. In original registration, an Original Certificate of Title (OCT) is issued. There are four requirements for original registration, one is government issued copy of title, (2 copies as one for ROD and one for owner), record transmittal (also from government office), updated tax declaration and real property tax clearance. With regards to fees, they have a system to compute the actual fees to be paid by the owner but it is usually around two thousand pesos (Php. 2000.00). This usually depends on the assurance fund which is at 0.45%. Ms. Lozano asked if they issue e-title and how much will be the fee. Mr. Arago answered that their main office processes the conversion of original title to e-title. Owners can apply for conversion to e-title once they claimed their original certificate of title but with additional fees of around two thousand pesos also.

Subsequent registration refers to the transfer of ownership from previous owner through deed of sale, donation or extra judicial settlement. Extra judicial settlement is for properties inherited. Publication for 30 days or three to four weeks is required in extra-judicial settlement. A document will be issued after publication and it is one of the requirements in subsequent registration. Different requirements are required depending on transfer of ownership. Other requirements are copy of original title and proof of payment of transfer tax and capital gains tax for property acquired through sale. Mr. Arago also brought a list of title issued by DENR but is still not claimed for registration by the owners.

Part III: Open Forum

1. Engr. Lozano asked on how owners can request new copy of lost original title. Mr. Arago answered that owners shall prepare an affidavit of loss duly notarized by a lawyer and shall be annotated by the Registry of Deeds. Owner shall also file a petition for issuance of new copy of title to court. Once the court issued an order of finality, it will be the basis of ROD to issue a new copy of the title. The new copy of title can be converted into e-title for a fee. Mr. Arago reminded that applicant should always check for the spelling of their name and spouse in the application prior to issuance of title since it will be costly to make changes in the name of the owner once the title is registered and released to the owner.
2. Ms. Carolina Amurao, Municipal Planning and Development Coordinator of LGU Calintaan also asked on the process of issuance of title for owners of CLOA. Mr. Arago answered that the process of issuance of title is under jurisdiction of Department of Agrarian Reform. He noted that the ROD is in charge on registration of title but DAR prepares the title and assign CLOA Number. Once DAR issued a CLOA to a person, it has a provision of ten years before it can be sold or mortgaged.
3. Mr. Marlon Martinez, Barangay Kagawad from Concepcion, Calintaan asked on the process of transfer of title once the owner has died and who are the qualified heirs if the owner has no immediate family and his/her siblings was also deceased. Mr. Arago explained that the heirs may prepare an extra-judicial settlement to decide on whom the property will be transferred. If the previous owner has no immediate family, the next kin will be the siblings or cousins.
4. Hon. Sanny Morella, Barangay Captain of Malpalon, Calintaan asked why there are issued titles within Barangay Malpalon if the land classification of the barangay is a forestland. Engr. Nilo Salvador, deputy CENRO of CENRO San Jose answered that there is an approved plan in Barangay Malpalon that was issued way before when the instruments used for verifying land classification is not as advanced. Based on the latest projection of the subject area, it is really within the forest zone. But there are areas within Barangay Malpalon which is within Alienable and Disposable particularly the new barangay site.
5. Hon. Daisy Gongora of Barangay Poypoy, Calintaan mentioned that they encounters problems in implementation of some projects since one of the usual requirements is the land title of the subject area. She also asked what documents is needed to be secured by the residents within the residential area in their barangays but is within forest land classification so that they can claim that they have ownership. CENRO Delos Reyes answered that the DENR issues Gratuitous Special Land Use Permit for government projects within Forest lands. This permit should be transformed into presidential proclamation within 3 years. The LGU just needs to submit certain requirements prior to issuance of GSLUP. Regarding residents occupying a portion of forest land, CENRO Delos Reyes said that it doesn't matter how long someone occupy the area and how vast is the development made, s/he cannot apply for patent on those area. Those community residing within forest land may apply for Community Based Forest Management Agreement. It is not a title but a tenurial instrument that has a span of 25 years and renewable for another 25 years so that residents cannot be considered as illegal occupants

of forest lands. CENRO Delos Reyes highlighted that illegal occupation within forestland is punishable by law based on PD 705. Once issued a tenurial instrument, occupants can now utilize their developments within the forestland but most of the developments that should be made focus on agroforestry. Tenure holders can use the area for subsistence and at the same time contribute to the protection and sustainable development of the environment and natural resources. There are other tenurial instruments that can be issued to occupants of forest land like FLaG, FLaGT and SIFMA.

6. Hon. Gongora also mentioned that even though the area within their barangay is classified as Forest Zone, it is used mainly for residential purposes and they cannot apply for tenurial instrument since there are no more areas that can be used for agroforestry. CENRO Delos Reyes said that appraisal will be conducted to determine the management of the area. If there are really no area that can be used for agroforestry, the possible solution is for the conversion of the area from Forest land to Alienable and Disposable Area. PENRO Tañada also added that he is attending congressional hearing before regarding final delineation of Forestland within province of Occidental Mindoro. But since there is a new congress representative, the DENR will coordinate with the newly elected congressman to request for approval of the final delineation of land classification within Occidental Mindoro. Since it will take some time to prosper, he encourage the participants to apply for tenurial instruments if they are occupying areas within Forestlands.
7. MPDC Carolina Amurao also shared that they encounter problems on residents from Barangay Poypoy that is requesting locational clearance for residential and commercial establishment from their office. She said that they cannot issue locational clearance if it is within forest zone especially if it is within the Protected Area. She requested that barangay captains refrain from issuing certificate of actual occupancy if it is within protected area.
8. Mr. Allan Lumawig, SB Member of LGU-Calintaan and a member of Tau-Buid tribe, asked if tenured migrants within protected area will benefit on the RLTA Activity. He also said that there is an incident wherein CBFM holders is using the issued cutting permit to cut native trees within their ancestral domain. He asked the authorities present to look into this matter. CENRO Delos Reyes answered that tenured migrants within Protected Area is under the jurisdiction of PAMO and PAMB. He said that once tenured migrants are identified, they can also organize themselves to apply for PACBRMA which is a tenurial instrument equivalent to CBFM outside protected area. On the question if tenured migrants will be included in the RLTA activity, he said that protected area is not included. With regards to the CBFM in question, he said that the office issued a cutting permit after the onslaught of Typhoon Ursula. The CBFM is already on its 20 years and there are many Gmelina trees that fell during the typhoon. In consideration for the occupants, a cutting permit was issued so they can utilize the trees felled but it shall be strictly for the Gmelina trees and not for native or naturally grown trees. The cutting permit issued had already expired and the Office will investigate this matter. He also mentioned the issue about CBFM within the Ancestral Domain. It was agreed that since the Gmelina trees are planted by the People's Organization, they may utilize it. But after harvesting, the area will be used again by the IPs. The Ancestral Domain may be excluded from the CBFM area if the agreement will be renewed.
9. Hon. Abner M. Apolinario, one of Barangay Kagawad in Tanyag, Calintaan said that their barangay issued numerous resolutions, duly adopted by the municipality, so that the

previous grazing areas within their barangay be titled to actual occupants. But upon verification on the CENR Office, those areas are found to be within forestland. He is asking why is it classified as forestland if the area is flat and is currently used mainly for agriculture. CENRO Delos Reyes said that it is true that the barangay had already submitted numerous resolutions requesting to dispose the area to the actual occupants. He also said that there are previously titled lots to individuals on basis of approved plan. But because of advancement in technology today, it can easily be verified if an area is within A and D or Forestland. The Office cannot issue title to areas if it is within forestland even if the adjoining areas has already been disposed or titled. Only areas classified as Alienable and Disposable can be titled.

10. Hon. Apolinario also said that there are problems on the existing approved plan within So. Gutad of their barangay and they are requesting DENR to conduct a consultation meeting prior to resumption of free patent applications for the approved plan. There are lots missing in the plan while other lots are bigger on plan compared to the area actually occupied by survey claimants. CENRO Delos Reyes said that it can be attributed to the survey instrument used before and there are also claimants who are not being honest on the total area they actually occupy during conduct of survey. Hon. Apolinario added that it can also be attributed to plan not being checked on ground prior to approval. CENRO Delos Reyes said that these issues will be resolved in the RLTA process since a clear picture of Alienable and Disposable areas subject to titling will be generated and the issues on problematic areas can be identified.
11. Hon. Apolinario also asked on how to locate the title of Barangay Hall of Tanyag which is said to be lost. Mr. Arago from ROD said that they need to ask the Assessor's Office regarding the title number or lot number of the Barangay Hall. Once lot number or survey number is identified, they can check with the Registry of Deeds the status of the title if it is sold and if it is really lost, the barangay need to file an affidavit of loss. Engr. Salvador also suggested that they can check the records of the office regarding lot number and application number of the Barangay Hall since it is a special patent.
12. Hon. Reynaldo B. Dormido, Sangguniang Bayan Member of LGU-Calintaan, shared an issue regarding Campano-Guevarra areas in the municipality. He said that there are areas already disposed applicants through Certificate of Land Ownership Agreement but has not materialized into title until now. In effect, the municipality cannot collect taxes on those areas. Upon tracing on DAR office, it is found that these areas are not yet paid in full. He said that the main problem is that the owner of CLOA is not the ones actually occupying and utilizing the area. The actual occupant refuses to leave and they are requesting that the agreement on holder be cancelled since they are the ones that are actually occupying the area. DAR representative Mr. Edmund D. Almogela said that these issue is being discussed and can only be resolved by the central office. He said that it is possible that there are agreements to be cancelled and areas that will be minimized to cater for the correct technical description of particular lots.
13. Hon. Daisy Gongora also raised an issue regarding the list of unclaimed titles from the Registry of Deeds. She said that there are lots possibly titled to certain persons but there are different actual occupant on the same area. There are also instances before wherein the lot surveyed was not titled to the actual occupants. She asked where to get the data of the lot numbers of title holders from the list of Registry of Deeds to verify on ground if these persons are the actual occupants of the said lot. CENRO Delos Reyes said that they can get the information from the CENR Office. He also explained that titles can be

withdrawn and cancelled in the level of provincial office of DENR if it is not yet registered if there are problems in the title issued. He also said that there is irregularities in the application process if a title need to be cancelled. Cancellation is not easy since there are numerous process in the application prior to issuance of title. An investigation is conducted by public land inspector, there is posting of notice of application, also the affidavit of disinterested person and certification of actual occupancy from barangay is required. Certification of Actual Occupancy from the barangay is a hard reference on the validity of application since local leaders from the barangays are the ones who knew the applicant and the area applied than the land investigator.

14. Mr. Juanito Lumawig, Sangguniang Panlalawigan Member and representative of the Tau Buid Tribe, asked regarding status of discussion of claims in Sablayan Penal Colony. He said that they are requesting that the area be titled to their tribe. PENR Officer Tañada said that the Penal Colony is a reservation under Department of Justice. More consultation meetings need to be conducted since there is overlap in the subject area. The IPs are claiming it as part of their Ancestral Domain while DOJ also claims it as a reservation. There is also an issue with DENR since tamaraw is present in the area and they are proposing for it to be declared as a critical habitat. He said that he will update the honorable SP member if there will be another development on discussions in the subject area.

Part IV: Closing Ceremony

Future Plans and Way-Forward:

Mrs. Rhodora A. Garcia, LMO III/Chief, RPS of CENRO San Jose shared the next activities to be conducted after the Orientation and Cascading. She said that the office will be consolidating information from Department of Agrarian Reform, Registry of Deeds, Regional Trial Court and Office of National Commission on Indigenous Peoples to identify the areas already issued with titles. Hopefully on the following year, RLTA will be fully implemented. Another meeting will be conducted, especially with Barangay Captains, to coordinate activities of enumerators on the ground. She said that she is expecting the support of everyone present for the success of this project.

Awarding of Certificates:

The Office of CENR San Jose also awarded Certificates of Appreciation to LGU-Calintaan, Engr. Cynthia Lozano, and other resource persons from National Agencies for their support on the Orientation and Cascading activity.

Closing Remarks:

On behalf of the Honorable Mayor Dante Esteban, SB Member Reynaldo Dormido thanked the DENR Personnel, Resource Persons and Representatives from National Agencies present in the meeting and answered the queries of the participants. He is also thanked the local officials who showed their support during the meeting. He said that he is hoping that the RLTA activity will be the start of resolution of issues involving land within their municipality. He also said that he appreciate the best practices shared by the resource person and hoped that it can also be implemented in Calintaan. SB Dormido also expressed his appreciation to CENRO Delos Reyes on the programs implemented within the Municipality of Calintaan, particularly Bamboolution, that will benefit not just the present but also the future generations. He said that

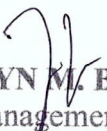
he hope this initiative will not end in the meeting but should also be transformed into programs implemented on ground in compliance to existing laws and regulations for the development of the municipality.

Engr. Nilo Salvador also delivered a closing message. He thanked the participants and resource persons in the activity and encouraged cooperation of everyone to resolve the numerous issues that was identified during the meeting.

Adjournment:

After all topics were discussed and all queries are answered, the meeting ended at 3:30 in the afternoon.


Prepared by:


JOMILYN M. BITONGAN
Land Management Officer I

Reviewed by:


RHODORA A. GARCIA
LMO III/Chief, RPS

Noted by:


EFREN L. DELOS REYES
CENR Officer



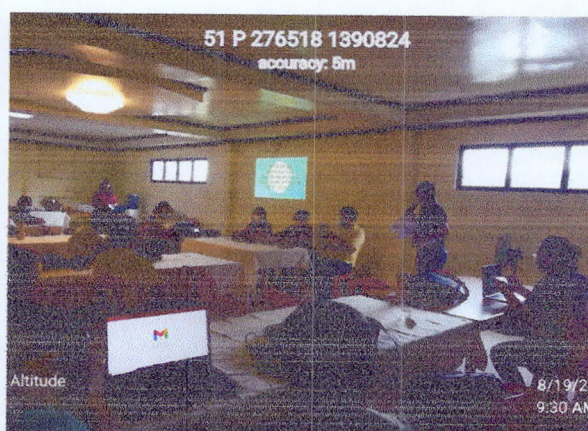
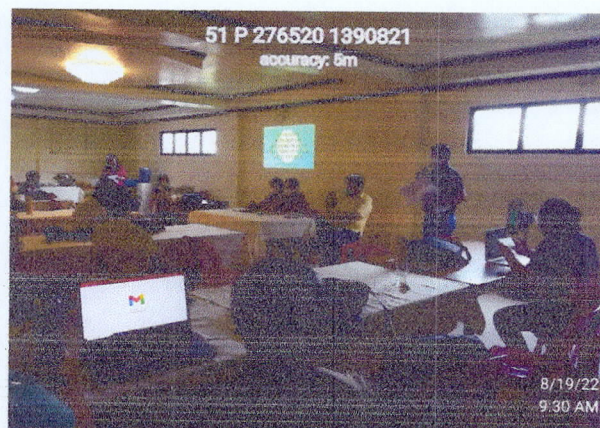
GEOTAGGED PICTURES TAKEN DURING ORIENTATION/WORKSHOP AND
CASCADING ON RAPID LAND TENURE APPRAISAL (RLTA) ACTIVITY CONDUCTED
ON AUGUST 19, 2022 AT JACKSON HOTEL AND RESTAURANT, BARANGAY
POBLACION, CALINTAAN, OCCIDENTAL MINDORO



Invocation and Singing of National Anthem via Audio-Visual Presentation.



Hon. Mayor Dante C. Esteban delivering his welcome message to participants.



CENRO Efren L. Delos Reyes on introduction of participants and welcome message.



PENRO Ernesto E. Tañada delivering a short message prior to Orientation Proper.



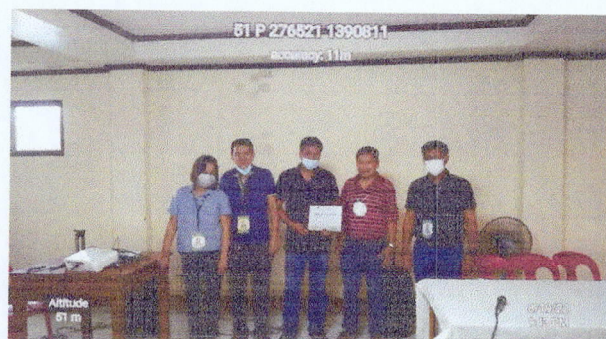
Engr. Cynthia Lozano during Orientation on Rapid Land Tenure Appraisal (RLTA) Activity.



SB Reynaldo Dormido inquiring about status of CLOA within Barangay Tanyag, Calintaan.



Other photos taken during Open Forum.



Awarding of Certificate of Appreciation to Resource Persons and LGU-Calintaan.



Hon. SB Member Reynaldo Dormido and Engr. Nilo P. Salvador delivering a closing message after the orientation proper.



Participants and Resource persons of the Orientation/Workshop and Cascading on Rapid Land Tenure Appraisal (RLTA) Activity in the Municipality of Calintaan.



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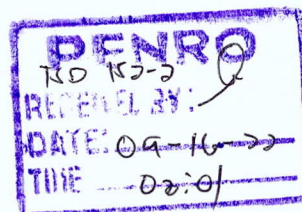
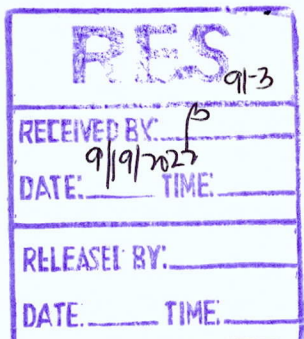
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Other topics discussed by Engr Lozano are the importance and benefits of land titling and registration, legal bases of RLTA and the process involve in Rapid Land Tenure Appraisal. She also explained what is consolidated cadastral map, systematic adjudication, uses of Consolidated Cadastral Map and records to be gathered prior to its preparation. Participants was also oriented about preparation of Initial land tenure profile, ILTP template form and records to be gathered from agencies for its preparation. A sample of accomplished LTP form was also shown so that participants will have an idea on filling up the template. Activities after preparation of ILTP was also discussed as well as the best practices of other municipalities who already conducted RLTA Activities. Engr. Lozano advised the CENR personnel to conduct data collection and prepare initial land tenure profile prior to hiring of enumerators.

Registration Processes and Fees

This topic was presented by Mr. Monro Angelo D. Arago, Land Registration Examiner I from Registry of Deeds. Mr. Arago explained that there 2 classes of registration. The original registration and subsequent registration. Original registration refers to registration to the first owner of the land, or those applicants of free patent and special patent. In original registration, an Original Certificate of Title (OCT) is issued. There are four requirements for original registration, one is government issued copy of title, (2 copies as one for ROD and one for owner), record transmittal (also from government office), updated tax declaration and real property tax clearance. With regards to fees, they have a system to compute the actual fees to be paid by the owner but it is usually around two thousand pesos (Php. 2000.00). This usually depends on the assurance fund which is at 0.45%. Ms. Lozano asked if they issue e-title and how much will be the fee. Mr. Arago answered that their main office processes the conversion of original title to e-title. Owners can apply for conversion to e-title once they claimed their original certificate of title but with additional fees of around two thousand pesos also.

Subsequent registration refers to the transfer of ownership from previous owner through deed of sale, donation or extra judicial settlement. Extra judicial settlement is for properties inherited. Publication for 30 days or three to four weeks is required in extra-judicial settlement. A document will be issued after publication and it is one of the requirements in subsequent registration. Different requirements are required depending on transfer of ownership. Other requirements are copy of original title and proof of payment of transfer tax and capital gains tax for property acquired through sale. Mr. Arago also brought a list of title issued by DENR but is still not claimed for registration by the owners.

Part III: Open Forum

1. Engr. Lozano asked on how owners can request new copy of lost original title. Mr. Arago answered that owners shall prepare an affidavit of loss duly notarized by a lawyer and shall be annotated by the Registry of Deeds. Owner shall also file a petition for issuance of new copy of title to court. Once the court issued an order of finality, it will be the basis of ROD to issue a new copy of the title. The new copy of title can be converted into e-title for a fee. Mr. Arago reminded that applicant should always check for the spelling of their name and spouse in the application prior to issuance of title since it will be costly to make changes in the name of the owner once the title is registered and released to the owner.
2. Ms. Carolina Amurao, Municipal Planning and Development Coordinator of LGU Calintaan also asked on the process of issuance of title for owners of CLOA. Mr. Arago answered that the process of issuance of title is under jurisdiction of Department of Agrarian Reform. He noted that the ROD is in charge on registration of title but DAR prepares the title and assign CLOA Number. Once DAR issued a CLOA to a person, it has a provision of ten years before it can be sold or mortgaged.
3. Mr. Marlon Martinez, Barangay Kagawad from Concepcion, Calintaan asked on the process of transfer of title once the owner has died and who are the qualified heirs if the owner has no immediate family and his/her siblings was also deceased. Mr. Arago explained that the heirs may prepare an extra-judicial settlement to decide on whom the property will be transferred. If the previous owner has no immediate family, the next kin will be the siblings or cousins.
4. Hon. Sanny Morella, Barangay Captain of Malpalon, Calintaan asked why there are issued titles within Barangay Malpalon if the land classification of the barangay is a forestland. Engr. Nilo Salvador, deputy CENRO of CENRO San Jose answered that there is an approved plan in Barangay Malpalon that was issued way before when the instruments used for verifying land classification is not as advanced. Based on the latest projection of the subject area, it is really within the forest zone. But there are areas within Barangay Malpalon which is within Alienable and Disposable particularly the new barangay site.
5. Hon. Daisy Gongora of Barangay Poypoy, Calintaan mentioned that they encounters problems in implementation of some projects since one of the usual requirements is the land title of the subject area. She also asked what documents is needed to be secured by the residents within the residential area in their barangays but is within forest land classification so that they can claim that they have ownership. CENRO Delos Reyes answered that the DENR issues Gratuitous Special Land Use Permit for government projects within Forest lands. This permit should be transformed into presidential proclamation within 3 years. The LGU just needs to submit certain requirements prior to issuance of GSLUP. Regarding residents occupying a portion of forest land, CENRO Delos Reyes said that it doesn't matter how long someone occupy the area and how vast is the development made, s/he cannot apply for patent on those area. Those community residing within forest land may apply for Community Based Forest Management Agreement. It is not a title but a tenurial instrument that has a span of 25 years and renewable for another 25 years so that residents cannot be considered as illegal occupants

of forest lands. CENRO Delos Reyes highlighted that illegal occupation within forestland is punishable by law based on PD 705. Once issued a tenurial instrument, occupants can now utilize their developments within the forestland but most of the developments that should be made focus on agroforestry. Tenure holders can use the area for subsistence and at the same time contribute to the protection and sustainable development of the environment and natural resources. There are other tenurial instruments that can be issued to occupants of forest land like FLAg, FLAgT and SIFMA.

6. Hon. Gongora also mentioned that even though the area within their barangay is classified as Forest Zone, it is used mainly for residential purposes and they cannot apply for tenurial instrument since there are no more areas that can be used for agroforestry. CENRO Delos Reyes said that appraisal will be conducted to determine the management of the area. If there are really no area that can be used for agroforestry, the possible solution is for the conversion of the area from Forest land to Alienable and Disposable Area. PENRO Tañada also added that he is attending congressional hearing before regarding final delineation of Forestland within province of Occidental Mindoro. But since there is a new congress representative, the DENR will coordinate with the newly elected congressman to request for approval of the final delineation of land classification within Occidental Mindoro. Since it will take some time to prosper, he encourage the participants to apply for tenurial instruments if they are occupying areas within Forestlands.
7. MPDC Carolina Amurao also shared that they encounter problems on residents from Barangay Poypoy that is requesting locational clearance for residential and commercial establishment from their office. She said that they cannot issue locational clearance if it is within forest zone especially if it is within the Protected Area. She requested that barangay captains refrain from issuing certificate of actual occupancy if it is within protected area.
8. Mr. Allan Lumawig, SB Member of LGU-Calintaan and a member of Tau-Buid tribe, asked if tenured migrants within protected area will benefit on the RLTA Activity. He also said that there is an incident wherein CBFM holders is using the issued cutting permit to cut native trees within their ancestral domain. He asked the authorities present to look into this matter. CENRO Delos Reyes answered that tenured migrants within Protected Area is under the jurisdiction of PAMO and PAMB. He said that once tenured migrants are identified, they can also organize themselves to apply for PACBRMA which is a tenurial instrument equivalent to CBFM outside protected area. On the question if tenured migrants will be included in the RLTA activity, he said that protected area is not included. With regards to the CBFM in question, he said that the office issued a cutting permit after the onslaught of Typhoon Ursula. The CBFM is already on its 20 years and there are many Gmelina trees that fell during the typhoon. In consideration for the occupants, a cutting permit was issued so they can utilize the trees felled but it shall be strictly for the Gmelina trees and not for native or naturally grown trees. The cutting permit issued had already expired and the Office will investigate this matter. He also mentioned the issue about CBFM within the Ancestral Domain. It was agreed that since the Gmelina trees are planted by the People's Organization, they may utilize it. But after harvesting, the area will be used again by the IPs. The Ancestral Domain may be excluded from the CBFM area if the agreement will be renewed.
9. Hon. Abner M. Apolinario, one of Barangay Kagawad in Tanyag, Calintaan said that their barangay issued numerous resolutions, duly adopted by the municipality, so that the

previous grazing areas within their barangay be titled to actual occupants. But upon verification on the CENR Office, those areas are found to be within forestland. He is asking why is it classified as forestland if the area is flat and is currently used mainly for agriculture. CENRO Delos Reyes said that it is true that the barangay had already submitted numerous resolutions requesting to dispose the area to the actual occupants. He also said that there are previously titled lots to individuals on basis of approved plan. But because of advancement in technology today, it can easily be verified if an area is within A and D or Forestland. The Office cannot issue title to areas if it is within forestland even if the adjoining areas has already been disposed or titled. Only areas classified as Alienable and Disposable can be titled.

10. Hon. Apolinario also said that there are problems on the existing approved plan within So. Gutad of their barangay and they are requesting DENR to conduct a consultation meeting prior to resumption of free patent applications for the approved plan. There are lots missing in the plan while other lots are bigger on plan compared to the area actually occupied by survey claimants. CENRO Delos Reyes said that it can be attributed to the survey instrument used before and there are also claimants who are not being honest on the total area they actually occupy during conduct of survey. Hon. Apolinario added that it can also be attributed to plan not being checked on ground prior to approval. CENRO Delos Reyes said that these issues will be resolved in the RLTA process since a clear picture of Alienable and Disposable areas subject to titling will be generated and the issues on problematic areas can be identified.
11. Hon. Apolinario also asked on how to locate the title of Barangay Hall of Tanyag which is said to be lost. Mr. Arago from ROD said that they need to ask the Assessor's Office regarding the title number or lot number of the Barangay Hall. Once lot number or survey number is identified, they can check with the Registry of Deeds the status of the title if it is sold and if it is really lost, the barangay need to file an affidavit of loss. Engr. Salvador also suggested that they can check the records of the office regarding lot number and application number of the Barangay Hall since it is a special patent.
12. Hon. Reynaldo B. Dormido, Sangguniang Bayan Member of LGU-Calintaan, shared an issue regarding Campano-Guevarra areas in the municipality. He said that there are areas already disposed applicants through Certificate of Land Ownership Agreement but has not materialized into title until now. In effect, the municipality cannot collect taxes on those areas. Upon tracing on DAR office, it is found that these areas are not yet paid in full. He said that the main problem is that the owner of CLOA is not the ones actually occupying and utilizing the area. The actual occupant refuses to leave and they are requesting that the agreement on holder be cancelled since they are the ones that are actually occupying the area. DAR representative Mr. Edmund D. Almogela said that these issue is being discussed and can only be resolved by the central office. He said that it is possible that there are agreements to be cancelled and areas that will be minimized to cater for the correct technical description of particular lots.
13. Hon. Daisy Gongora also raised an issue regarding the list of unclaimed titles from the Registry of Deeds. She said that there are lots possibly titled to certain persons but there are different actual occupant on the same area. There are also instances before wherein the lot surveyed was not titled to the actual occupants. She asked where to get the data of the lot numbers of title holders from the list of Registry of Deeds to verify on ground if these persons are the actual occupants of the said lot. CENRO Delos Reyes said that they can get the information from the CENR Office. He also explained that titles can be

withdrawn and cancelled in the level of provincial office of DENR if it is not yet registered if there are problems in the title issued. He also said that there is irregularities in the application process if a title need to be cancelled. Cancellation is not easy since there are numerous process in the application prior to issuance of title. An investigation is conducted by public land inspector, there is posting of notice of application, also the affidavit of disinterested person and certification of actual occupancy from barangay is required. Certification of Actual Occupancy from the barangay is a hard reference on the validity of application since local leaders from the barangays are the ones who knew the applicant and the area applied than the land investigator.

14. Mr. Juanito Lumawig, Sangguniang Panlalawigan Member and representative of the Tau Buid Tribe, asked regarding status of discussion of claims in Sablayan Penal Colony. He said that they are requesting that the area be titled to their tribe. PENR Officer Tañada said that the Penal Colony is a reservation under Department of Justice. More consultation meetings need to be conducted since there is overlap in the subject area. The IPs are claiming it as part of their Ancestral Domain while DOJ also claims it as a reservation. There is also an issue with DENR since tamaraw is present in the area and they are proposing for it to be declared as a critical habitat. He said that he will update the honorable SP member if there will be another development on discussions in the subject area.

Part IV: Closing Ceremony

Future Plans and Way-Forward:

Mrs. Rhodora A. Garcia, LMO III/Chief, RPS of CENRO San Jose shared the next activities to be conducted after the Orientation and Cascading. She said that the office will be consolidating information from Department of Agrarian Reform, Registry of Deeds, Regional Trial Court and Office of National Commission on Indigenous Peoples to identify the areas already issued with titles. Hopefully on the following year, RLTA will be fully implemented. Another meeting will be conducted, especially with Barangay Captains, to coordinate activities of enumerators on the ground. She said that she is expecting the support of everyone present for the success of this project.

Awarding of Certificates:

The Office of CENR San Jose also awarded Certificates of Appreciation to LGU-Calintaan, Engr. Cynthia Lozano, and other resource persons from National Agencies for their support on the Orientation and Cascading activity.

Closing Remarks:

On behalf of the Honorable Mayor Dante Esteban, SB Member Reynaldo Dormido thanked the DENR Personnel, Resource Persons and Representatives from National Agencies present in the meeting and answered the queries of the participants. He is also thanked the local officials who showed their support during the meeting. He said that he is hoping that the RLTA activity will be the start of resolution of issues involving land within their municipality. He also said that he appreciate the best practices shared by the resource person and hoped that it can also be implemented in Calintaan. SB Dormido also expressed his appreciation to CENRO Delos Reyes on the programs implemented within the Municipality of Calintaan, particularly Bamboolution, that will benefit not just the present but also the future generations. He said that

he hope this initiative will not end in the meeting but should also be transformed into programs implemented on ground in compliance to existing laws and regulations for the development of the municipality.

Engr. Nilo Salvador also delivered a closing message. He thanked the participants and resource persons in the activity and encouraged cooperation of everyone to resolve the numerous issues that was identified during the meeting.

Adjournment:

After all topics were discussed and all queries are answered, the meeting ended at 3:30 in the afternoon.

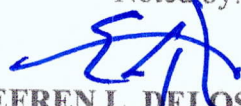

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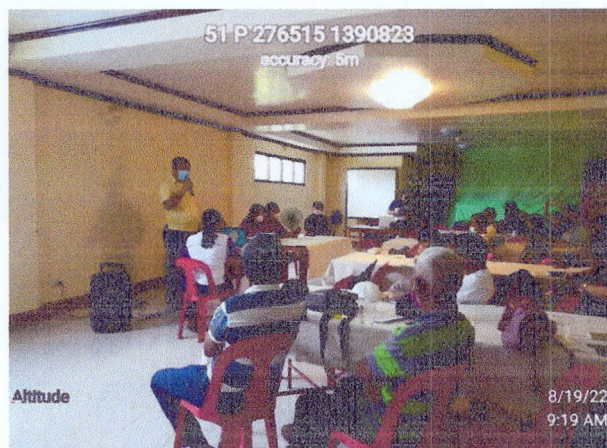


Republic of the Philippines
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GEOTAGGED PICTURES TAKEN DURING ORIENTATION/WORKSHOP AND
CASCADING ON RAPID LAND TENURE APPRAISAL (RLTA) ACTIVITY CONDUCTED
ON AUGUST 19, 2022 AT JACKSON HOTEL AND RESTAURANT, BARANGAY
POBLACION, CALINTAAN, OCCIDENTAL MINDORO



Invocation and Singing of National Anthem via Audio-Visual Presentation.



Hon. Mayor Dante C. Esteban delivering his welcome message to participants.



CENRO Efren L. Delos Reyes on introduction of participants and welcome message.

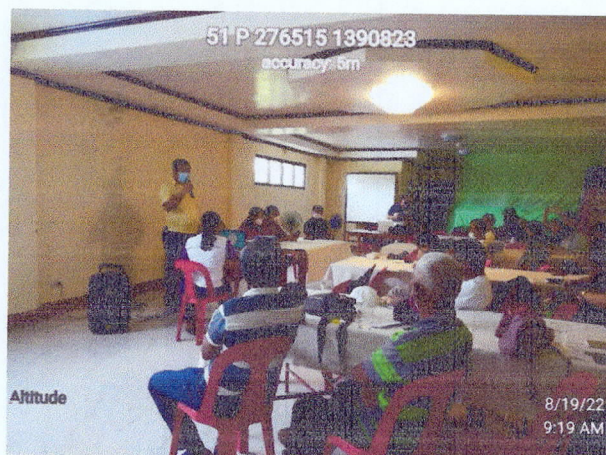


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Hon. Mayor Dante C. Esteban delivering his welcome message to participants.



CENRO Efren L. Delos Reyes on introduction of participants and welcome message.



PENRO Ernesto E. Tañada delivering a short message prior to Orientation Proper.



Engr. Cynthia Lozano during Orientation on Rapid Land Tenure Appraisal (RLTA) Activity.



SB Reynaldo Dormido inquiring about status of CLOA within Barangay Tanyag, Calintaan.



Other photos taken during Open Forum.



Awarding of Certificate of Appreciation to Resource Persons and LGU-Calintaan.



Hon. SB Member Reynaldo Dormido and Engr. Nilo P. Salvador delivering a closing message after the orientation proper.



Participants and Resource persons of the Orientation/Workshop and Cascading on Rapid Land Tenure Appraisal (RLTA) Activity in the Municipality of Calintaan.