



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

DEC 07 2023

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MEMORANDUM

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

THRU : The ARD, Technical Services

FROM : The OIC, PENR Officer

SUBJECT : COMPLETED STAFF WORK (CSW) REPORT REGARDING
ASSSSMENT/EVALUATION OF FOREST LAND GRAZING
MANAGEMENT AGREEMENT (FGLMA) NO.12 LOCATED
IN BARANGAY LUMANGBAYAN, ABRA DE ILOG,
OCCIDENTAL MINDORO

This pertains to the submitted CSW report by the Technical Working Group (TWG) responsible for assessing and evaluating a 2000-hectare area under the Forest Land Grazing Management Agreement (FLGMA) No. 12, currently leased by TJ Enterprises (formerly University of Perpetual Help Rizal, Inc). This assessment was conducted following the request of Dr. Jose Tamayo, president of ALTAHUB-TJ Enterprises.

In this context, we would like to draw your attention to the key information and highlights provided below:

Background Information:

On March 01, 2016, a vast area of two thousand hectares in Brgy. Lumangbayan, Bra de Ilog, Occidental Mindoro, was awarded FLGMA No. 12 to University of Perpetual Help Rizal, Inc. (UPHRI), covering a period of 25 years, renewable for another 25 years.

Due to questions about the legality of UPHRI engaging in agro-forestry, on July 01, 2019, FGLMA No. 12 was transferred to TJ Enterprises, an agricultural company and a sister company of UPHRI.

On April 18, 2022, CENRO Sablayan requested documentation from Dr. Tamayo, including sworn annual reports, Free and Prior Informed Consent (FPIC) from the National Commission on Indigenous Peoples (NCIP), a Five-Year Operation Plan, a 25-Year Grazing Management Plan, Cash/Surety Bond, and proof of payments for government shares and other financial obligations.

Management Implementation in FLGMA No. 12:

The FGLMA holder has demonstrated proper management of the awarded area, as verified through ground assessment and drone imagery. Structures such as guest houses, cowboys' quarters, and cow corrals are present. Grazing land improvement and development are ongoing, including the establishment of sub-compartments/paddocks using barbed wires and the cultivation of forage crops.

So. Pag-asa, Brgy. Payompon,
Mamburao, Occidental Mindoro
Email : tsdoccmiun042@gmail.com



Other Potential Land Uses of FGLMA No. 12:

The area has potential for tree plantation due to its predominantly mountainous topography with moderately to very steep slopes.

The location is suitable for eco-tourism, offering opportunities for outdoor activities like horseback riding, mountain trekking, canopy walks, bird watching, and camping.

Recommendations from the Assessment/Evaluation:

Strict adherence to the provisions of FGLMA No. 12 is recommended.

The lessee is encouraged to plant commercially valuable tree species to attract investors in wood product manufacturing.

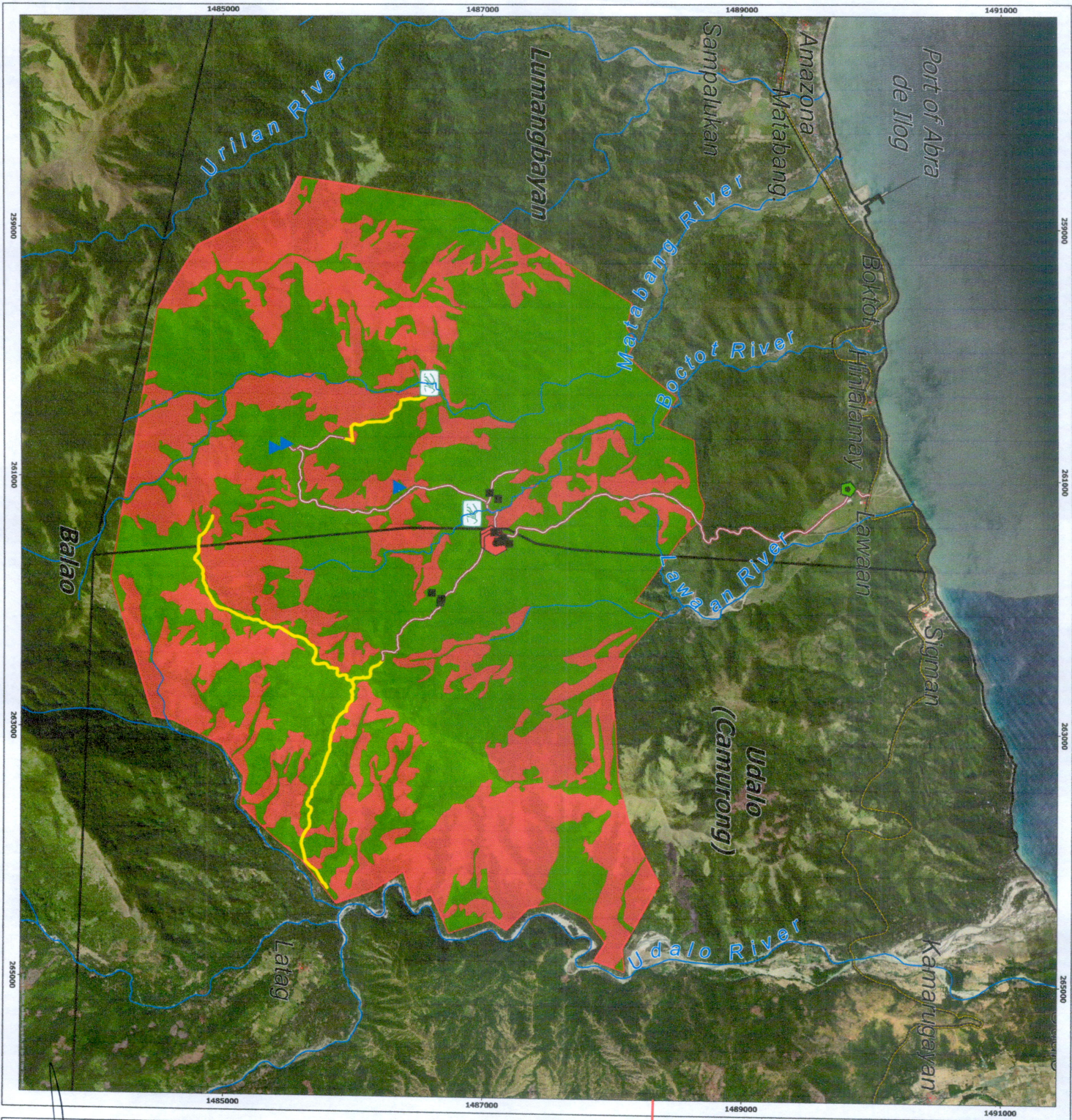
Establishment of lumberyards and paper processing facilities is not suitable due to the steep slope of the area.

Supporting the proposal to develop FGLMA No. 12 into an economic zone under PEZA is recommended, considering its potential as an eco-tourism destination and for agro-forestry practices, particularly tree plantation establishment.

In consideration of the forgoing, we concur with the TWG's recommendations, provided that the lessee complies with the stipulations in FGLMA No. 12. However, in response to TJ Enterprises' proposal to include the entire a FGLMA No. 12 under PEZA, we categorically recommend based on GIS generated shape files Production and Protection forest by Survey and Mapping Division, MIMAROPA Region, that only the land area of the identified production forest within FGLMA be allowed to be used for economic development and related purposes. Suitable areas for tree plantations as source of future wood manufactured products can be allowed, adhering to forest laws, policies, rules, and regulations. Likewise, the proposed eco-tourism activities should align with the approved Eco-tourism Plan of LGU Abra De Ilog. The Identified protection forest within the area shall be left behind to allow for separate management approach aimed at protecting the natural area for the perpetuation of biodiversity living therein.

For your information, evaluation, and consideration.


ERNESTO E. TAÑADA



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NATIONAL OFFICE
MANILA, Philippines

PRODUCTION - PROTECTION FOREST MAP OF THE AWARDED FOREST LAND GRAZING MANAGEMENT AGREEMENT (FLGMA) TO ALTAHUB-TJ ENTERPRISES

Located at Brgy. Lumbangbayan & Udalo,
Abra de Ilog, Occidental Mindoro



1:110,000

Scale

Location Map



Legend

- Location of Sitio
- Rivers & Creeks
- Infrastructure
- Falls
- Satellite Office
- Bunkhouse
- Cattle House
- Hut
- Provincial Road
- Access Trail
- Developed Trail
- Proposed Trail for Development
- Production Forest - 1,204.88 Ha.
- Protection Forest - 797.10 Ha.
- FLGMA Boundary - 2001.98 Ha.
- Barangay Boundary

Prepared by:

[Signature]
Felix M. Mendoza (Formerly)
LAWYER & GIS OPERATOR

Noted by:

CEISO B. ALAMAZAN

ERNESTO E. TANADA

SENIOR CHIEF

OC