



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

DENR MIMAROPA
RECORDS SECTION
RECEIVED

FEB 27 2023

☐ INCOMING ☐ OUTGOING
BY: _____ DATE NO. _____
TIME: _____

February 16, 2023

MEMORANDUM

FOR : The Regional Executive Director
DENR-R4, MIMAROPA, 1515 L & S Building
Roxas Blvd., Ermita, Manila


FROM : The OIC Provincial Environment and
Natural Resources Officer

SUBJECT : **LETTER INTENT DATED MAY 25, 2022 FROM MR. ROY A. MAGBANUA REQUESTING FOR SURVEY AUTHORITY OVER PORTION OF LOT NO. 2687, CAD 800-D LOCATED IN BARANGAY STA. MONICA, PUERTO PRINCESA CITY**

Forwarded is the memorandum of CENRO Puerto Princesa dated February 7, 2023 informing the result of record verification and other particulars. Thus, requesting for the status of the investigation report submitted by the PENRO Palawan Team relative the boundary conflict between Western Philippines University and Mr. Alfredo Magbanua involving Lot 2687, Cad 800-D situated at Barangay Sta. Monica, Puerto Princesa City.


Attached is the PENRO memorandum of February 11, 2019 informing that the subject report was submitted on November 3, 2015 for review and resolution.

For the PENRO:


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

Copy furnished:

The CENRO Puerto Princesa
TSD/RES-DTN 2023-1233/lmo

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 7 FEB 2023 CN 23-447



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

February 7, 2023

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 : **LETTER INTENT DATED MAY 25, 2022 FROM MR.
ROY A. MAGBANUA REQUESTING FOR SURVEY
AUTHORITY OVER PORTION OF LOT NO. 2687, CAD.800-D
LOCATED IN BARANGAY STA. MONICA, PUERTO
PRINCESA CITY, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 12-11-2023 CM 23-1233

This pertains to the above-cited subject wherein a personnel of this office has conducted an ocular inspection over the subject lot in connection to the aforementioned letter.

Please be informed that during the inspection together with the requester, he mentioned that previously a team from the PENR Office, Palawan had already conducted an ocular inspection/investigation on the subject area. Accordingly the said investigation report was forwarded to the DENR MIMAROPA Regional office for evaluation and resolution. Copy of the letter and Memorandum both dated February 11, 2019 from the Chief, Technical Services Division/Office-In-Charge are hereto attached

Records verification disclosed that Lot No. 2687, Cad.800-D with an area of 179,977 square meters is listed in the name of Regional Institute of Fisheries Tech. (Now Western Philippines University) as survey claimant. Records Certification dated March 7, 2019 is hereto attached.

Per investigation, it appears that the requester is actually occupying a portion of Lot No. 2687, Cad.800-D and that his predecessors had already introduced improvements therein. Copy of Geotagged photos is hereto attached.

According to the requester the subject area he is claiming came from his deceased father Alfredo Magbanua who is also appearing to be listed owner of the aforementioned subject land per Tax Declaration of Real Property No. 033-36124 which is hereto attached.

Wherefore, this office is respectfully requesting the status of the said Investigation Report which was already forwarded by the PENR office to that office. In addition, the listed survey claimant is likewise waiting for the result or any update regarding the matter. Copy of the letter reply of the Western Philippines University to Mr. Roy A. Magbanua in connection to his request is hereto attached.

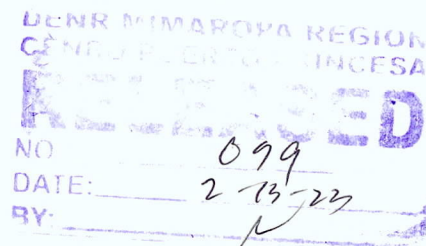
For your information and forward action.


PEDRO A. VELASCO

cc: **Mr. Roy A. Magbanua**
Bgy. Sta. Monica, Puerto Princesa City, Palawan

Ms. Julie Hope Timotea P. Evina
SUC President III
Western Philippines University
julie.evina@wpu.edu.ph

CENRO/File: DRN: 2022-3415
RPS-vgajii



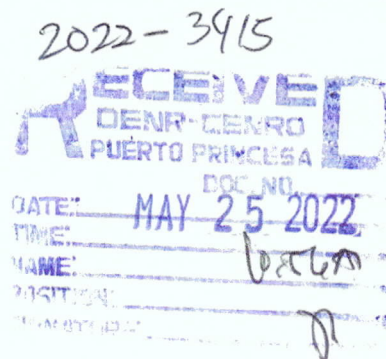


Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

Date: May 25, 2022

SUBJECT: LETTER OF INTENT RE:

- ☐ Follow-up of pending/subsisting PLA
☐ Filing of appropriate PLA
☒ Survey Authority



Mr. Pedro A. Velasco
Development Management Officer IV
OIC-CENRO

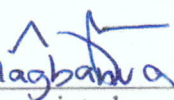
Sir:

May I have the honor to request for issuance of the aforementioned subject covering below described parcel/s of land:

Name of Applicant/Authorized Representative (with SPA):	ROY A. MAGBANUA
Type of Application:	<input type="checkbox"/> Free Patent <input type="checkbox"/> Homestead Patent <input checked="" type="checkbox"/> Residential Free Patent <input type="checkbox"/> Miscellaneous Sales
Lot No. with Survey Plan:	Lot No. 7687-A, portion of lot # 7687, CKD-800-D
Area:	42,177
Location:	Purok Riverside, Bgy. Sta. Monica, PPrCity
Name of Geodetic Engineer (For Survey Authority)	

Attached herewith are the copies of Alienable & Disposable Certification and Records Verification from your Office subject for preliminary assessment/initial evaluation.

Very truly yours,

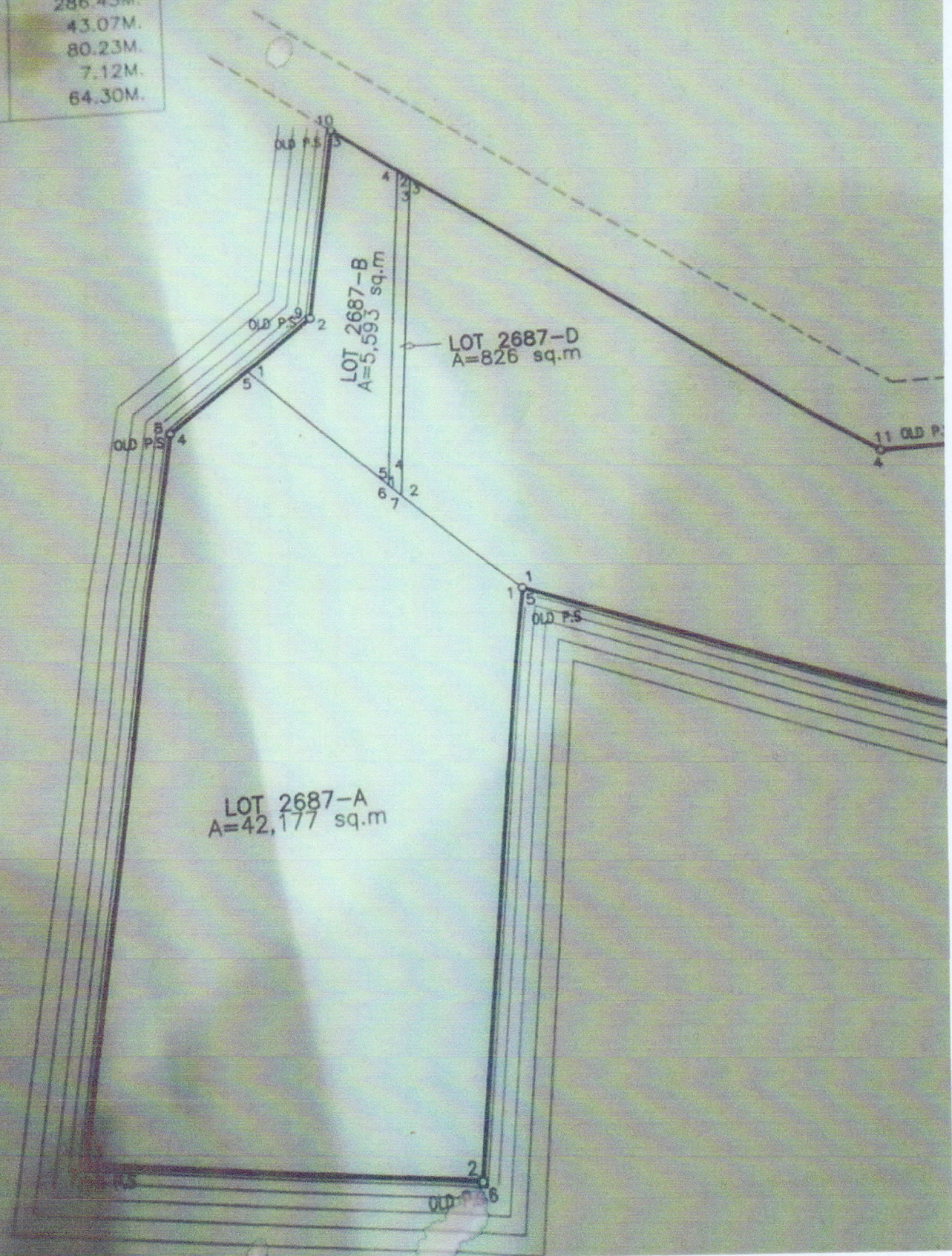

Signature above printed name

Address: Purok Riverside, Bgy. Sta. Monica
E-mail Add.: royalmag893@gmail.com
Contact No.: 0917318773
Gender: Male
Age: 48

2-3	Due West	104.90M.	LOT 2687-B	64.30M.	LOT NO.	BEAR	5,539.10M.
3-4	N.19°38'W.	202.49M.	N.46°27'W.	147.22M.	2687-A	N.28°57'W.	6,025.81M.
4-5	N.70°35'W.	226.92M.	N.05°50'E.	239.52M.	2687-B	N.33°42'W.	6,173.81M.
5-6	S.09°24'W.	149.24M.	S.53°45'E.	250.00M.	2687-C	N.34°01'W.	6,025.81M.
6-7	N.82°49'W.	286.43M.	Due East	250.00M.	2687-D	N.33°42'W.	6,095.49M.
7-8	N.08°14'E.	79.71M.	Due East	177.75M.		N.33°51'W.	
8-9	N.52°32'E.	90.35M.	S.00°11'E.	37.52M.			
9-10	N.09°31'E.	281.99M.	S.00°11'E.	255.00M.			
10-11	S.53°45'E.	250.00M.	Due West	181.00M.			
11-12	Due East	250.00M.	Due West	104.90M.			
12-13	Due East	177.75M.	N.19°38'W.	202.49M.			
13-14	S.00°11'E.	37.52M.	N.70°35'W.				
14-1	S.00°11'E.						

LOT 2687-A

1-2	S.09°24'W.	226.92M.
2-3	N.82°49'W.	149.24M.
3-4	N.08°14'E.	286.43M.
4-5	N.52°32'E.	43.07M.
5-6	S.46°27'E.	80.23M.
6-7	S.46°27'E.	7.12M.
7-1	S.46°27'E.	64.30M.



86 N



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

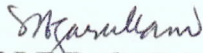
CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that based on the Allocation Book of this Office, Lot No. 2687, CAD-800-D with an area of 179,977 square meters located in Bgy. Sta. Monica, Puerto Princesa City is listed in the name of the Regional Institute of Fisheries Tech.


Furthermore, the subject lot is covered by National Reservation-4A-000020-D (portion).

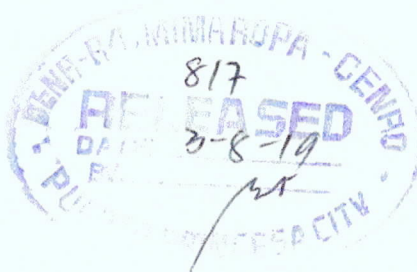
Issued this 7th day of March 2019 at CENRO, Puerto Princesa City, Palawan.


NOVA BILLE B. GARCELLANO
Administrative Officer I

Attested by:

“For and in the absence
of CENR Officer:


MILDRED A. PASCUAL
Land Management Officer II
Chief RPS
(Officer-In-Charge)



GEO-TAGGED PHOTOS DURING OCULAR INSPECTION
(Portion of Lot No. 2687, Cad.800-D claimed by Roy A. Magbanua)





TAX DECLARATION OF REAL PROPERTY

TD No. : **033-36124** Property Identification No.: **134-02-033-50-003**

Owner: **MAGBANUA, ALFREDO** TIN: _____

Address: **RAFOLS ROAD, BGY. STA. MONICA, PUERTO PRINCESA CITY** Telephone No. : _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. : _____

Location of Property: _____ STA. MONICA PUERTO PRINCESA CITY
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : _____ Survey No. : _____

CCT : _____ Lot No. : _____

CCT Date: _____ Blk. No. : _____

Boundaries: North: **033-14-001 (LOT 2687)**
East: **PORTION OF LOT 2687**
South: **PORTION OF LOT 2687**
West: **MANGROVES**

KIND OF PROPERTY ASSESSED :

☒ LAND

☐ MACHINERY

☐ BUILDING No. of Storeys : _____

☐ OTHERS _____

Brief Description : _____

Classification	Area (Sqm)	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL (L)	2.00	177,067.20	AGRICULTURAL	15.00	26,560.08
TOTAL:		177,067.20			26,560.00

Total Assessed Value **TWENTY SIX THOUSAND FIVE HUNDRED SIXTY PESOS ONLY**

Taxable ☒ Exempt ☐

Effectivity of Assessment : **1Q, 2012**

Appraised By: **ROMEO T. GAID**
LAOD II

Recommended By: _____

Approved By: **ENGR. FILEMON D. REYNOSO, JR.**
CITY ASSESSOR

Date _____

This declaration cancels TD No. : **033-36123**

Previous Owner : **MAGBANUA, ALFREDO** Previous A.V. Php : **P 17,710.00**

MEMORANDA :

REASSESSED PURSUANT TO CITY ORDINANCE NO. 501.

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlungsod under Ordinance No. 501 dated 2011-11-02. It does not and cannot by itself alone confer any ownership or legal title to the property.

(City of Princesa)

DECLARATION OF REAL PROPERTY-CITY

(Required under Presidential Decree No. 76)

(CARDED)

OWNER **ALFREDO MAGBANUA**

Address, Puerto Princessa City

Administrator

Address

Nationality of owner

F41.

Previous owner

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of land ----- Sta. Monica
(Number and Street)

City, of Puerto Princesa

Certificate of Title No.

Cadastral Lot No.

Assessor's

Lot No. 6-1
Block No.

BOUNDARIES :

North Mangroves

East Public Land

South : Mangroves

West Mangroves

(State streets or streams by which bounded, or names of owners of adjoining lands)

I. LAND (RURAL)

PER OWNER'S DECLARATION*					ASSESSOR'S FINDINGS (Space below to be filled only by Assessor)				
KIND OF LAND (Is tobacco, rice, etc.)	AREA			AVERAGE ANNUAL PRODUCT	VALUE	KIND OF LAND	AREA	CLASSIFICATION	VALUE
	HECTARES	ACES	CEN- TARES						
					P.				P.
					P.				P.

II. LAND (URBAN)

PER OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
KIND OF LAND (Is residential, commercial, etc.)	AREA (In square meters)	VALUE	KIND OF LAND	AREA	CLASSIFICATION	VALUE
Agricultural	20,000	P	Orchard	19,400		P 1,746.00
			Res.	600		1,800.00
	20,000	P		20,000		P 3,546.00

VI. IMPROVEMENTS, INCLUDING MACHINERY
(If more space is needed, attach separate statement).

BUILDINGS AND OTHER STRUCTURES

[illegible]

* If you are a parent, make the notation of the entire parent if

...determined.

THE S. O. COLOR

LAB III
ACTIVE RECORDS OFFICER

BY AUTHORITY OF THE CITY ASSessor

DATE ISSUED:

AMOUNT PAID: \$60.00

PLACE ISSUED: PTO. PRIM. CITY



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

February 11, 2019

MEMORANDUM

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

ATTENTION: The Chief, Legal Division

FROM : The Provincial Environment and
Natural Resources Officer
Bgy. Sta. Monica, Puerto Princesa City

SUBJECT : **LETTER DATED FEBRUARY 1, 2019 FROM DR. ELSA P. MANARPAAC, PRESIDENT, WESTERN PHILIPPINES UNIVERSITY AND UNDATED LETTER OF MR. ROY MAGBANUA**

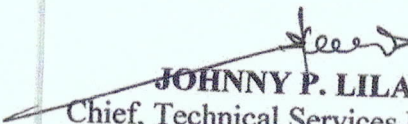
RECEIVED
DENR-CENRO
PUERTO PRINCESA
DOC. NO. _____
DATE: MAR 05 2019
TIME: _____
NAME: _____
POSITION: _____
SIGNATURE: _____

Forwarded is the letter dated February 1, 2019 from Dr. Elsa P. Manarpaac and undated letter of Mr. Roy Magbanua, both requesting for the result of **INVESTIGATION** conducted by personnel of this Office relative to the conflicting claims within the vicinity of Western Philippines University in Barangay Sta. Monica, Puerto Princesa City.

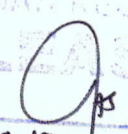
The report on the matter was submitted on November 3, 2015 per attached Memorandum for review and resolution of that Office.

For information and further instruction.

For the OIC-PENRO:


JOHNNY P. LILANG
Chief, Technical Services Division
Office-In-Charge
/kkva*2019-0884/2019-0870

Barangay Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 433-5638
Email Address: denrpalawan@yahoo.com

DENR PENRO
PALAWAN RECORDS
RELEASED
BY: 
DATE: 2-18-19 CH 19-359
19-0884

CENRO-PPC



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

February 11, 2019

MR. ROY MAGBANUA
Heir of Alfredo C. Magbanua
Barangay Sta. Monica,
Puerto Princesa City

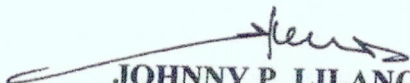
Dear President Manarpaac,

This is in connection with your undated letter requesting for the status of investigation/verification conducted by personnel of this Office on May 11, 2015.

Please be informed that the Investigation Report was already forwarded to the Regional Office for evaluation and resolution.

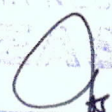
We trust that you are properly informed.

For the OIC-PENRO:


JOHNNY P. LILANG
Chief, Technical Services Division
Office-In-Charge

CC:

1. The Regional Executive Director
1515 L&S Bldg., Roxas Blvd.,
Ermita, Manila
 2. CENRO, Puerto Princesa City
 3. TSD/File
- *kkva-2019-0870

**DENR DENRO
PALAWAN RECORDS
RELEASED**
BY: 
DATE: 2-18-19 CN 19-0870



Republic of the Philippines
Western Philippines University

A STRONG PARTNER FOR SUSTAINABLE DEVELOPMENT

OFFICE OF THE UNIVERSITY PRESIDENT

February 1, 2019

MR. ERIBERTO B. SAÑOS, CESE
OIC DENR-PENRO
Sta. Monica, Puerto Princesa City

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: *Ra*
DATE: 02/01/19 CN 19-0684
1:38pm

Attention: MR. HILARIO V. REGONDOLA JR
LMO III
Provincial Environment and Natural Resources Office

Dear Sir:

Greetings!

This has reference with our plan to establish a Teaching Hotel within the area of Lot No. 2687 Cad 800-D containing an area of 179,977 sq.m. situated at Bgy. Sta. Monica, Puerto Princesa City as per Approved Survey Plan in the name of State Polytechnic College of Palawan now Western Philippines University dated January 7, 2004.

Please be informed that we have requested relocation/verification survey of the above said lot on May 11, 2015 to clarify the legality of the introduction of improvement introduced by people occupying above the said area.

We are requesting the result of the land investigation and verification conducted by your authorized personnel for us to be guided in our future action.

Hope we could be provided with the result of the investigation/verification conducted the soonest.

Thank you and more power.

Very truly yours,

[Signature]
ELSA P. MANARPAAC, Ph.D.
President

Incl – Letter to Mr. Hilario V. Regondola Jr.
Relocation/Verification Plan

San Juan, Aborlan, Palawan 5302

www.wpu.edu.ph • wpu.edu@gmail.com • www.george.ferriol@wpu.edu.ph • Mobile: +639218963373

WPU- QSF-OUP-16 Rev.00 (08.01.18)


JASON P. PENEYRA WPU
09479796195

ERIBERTO B. SAÑOS
OIC PENRO
DENR, Barangay Santa Monica
Puerto Princesa City

Attention:

HILARIO REGONDOLA
Hearing Officer
DENR, PENRO
Barangay Santa Monica, Pto. Prin, City

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

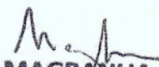
BY: 
DATE: 02/01/19 CN 19-0870
8:19 AM

With your kind indulgence, We would like to request for the status of investigation survey conducted way back year 2016 headed by Mr. Hilario Regondola of PENRO office regarding boundary conflict Of **WESTERN PHILIPPINE UNIVERSITY (WPU)** and **MR. ALFREDO C. MAGBANUA**, located in Purok Riverside Barangay Santa Monica, Puerto Princesa, City. At present we are very much bothered, thus this letter request. Having there for many years our family continuously develop the said land in spite of our limited resources, with fully fruit bearing trees, permanent shelter and considering the only land/heirs given to us by our deceased father.

Finally, we earnestly praying and looking forward to your favorable response to this request and May almighty God bless you and your family. Mabuhay po Kayo!!!

Thank you.

Very Respectfully Yours,


ROY A. MAGBANUA
Heir of Alfredo C. Magbanua



Republic of the Philippines
Western Philippines University

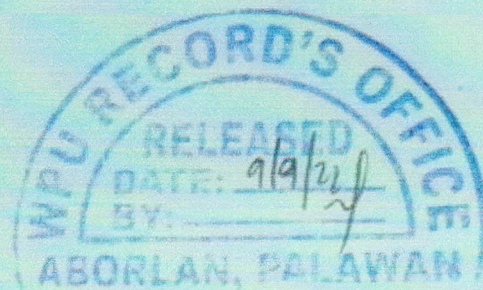
A STRONG PARTNER FOR SUSTAINABLE DEVELOPMENT

OFFICE OF THE UNIVERSITY PRESIDENT

September 9, 2022

MR. ROY MAGBANUA

Sta. Monica
Puerto Princesa City



Dear Mr. Magbanua:

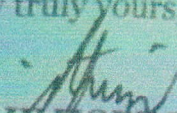
Greetings!

This pertains to your letter dated August 16, 2022 requesting a waiver from us regarding your claimed lot with lot no. 2687-A for titling within the approved survey plan in the name of the Western Philippines University (WPU).

Please be informed that as of now we are still waiting for the reply of our request from the Department of Environment and Natural Resources – Community Environment and Natural Resources Office (DENR -CENRO) Puerto Princesa City to be clarified of the tenorial status of your claimed lot situated inside lot 2687-CAD 800 D listed in the name of the Western Philippines University.

Thank you!

Very truly yours,


JULIE HOPE TIMOTEA P. EVINA
President