

DENR MIMAROPA RECORDS SECTION

FEB 27 2023

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| BY: | DATS 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.

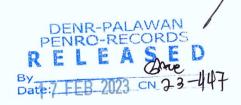
Attached is the PENRO memorandum of February 11, 2019 informing that the subject report was submitted on November 3, 2015 for review and resolution.

For the PENRO:

DMO IV/OIC-Chief, TSD
In-Charge Office of the PENRO

Copy furnished:

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





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

DENR PENRO

MEMORANDUM

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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

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

NO DATE: 2 13 723



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: <u>cenropuertoprincesa@denr.gov.ph</u> Tel. Fax No.: (048) 717-0702

2022 - 3415

TIME:

Date: May 25, 207

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: | ☐ Free Patent ☐ Homestead Patent ☐ Miscellaneous Sales |
| Lot No. with Survey Plan: | Lot No. 2687- X, portion of lot# 2687, CXD-800 |
| Area: | 42, 177 |
| Location: | Purok Riveride, Rgy. Sta. Novia, PPCity |
| 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.

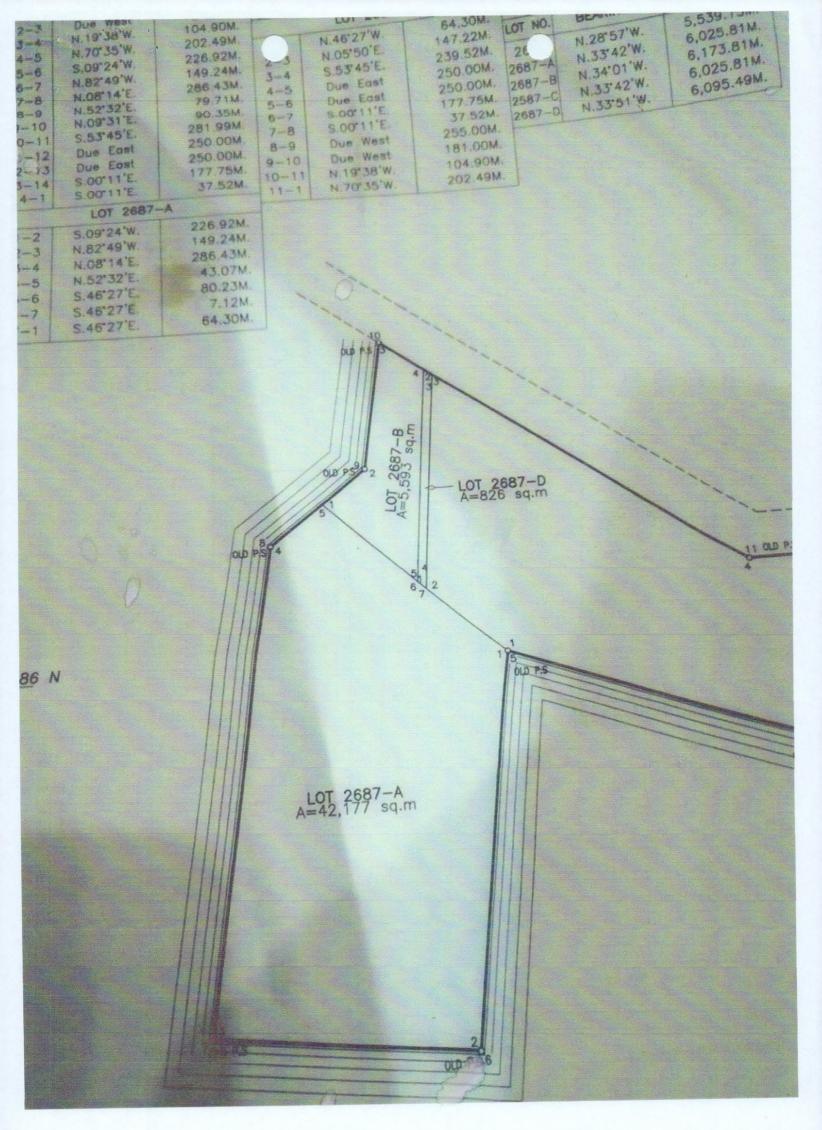
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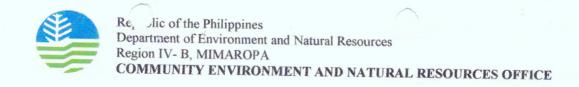
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royal mageas agaid. com
09178187773

Male
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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.

Maruland NOVA BILLEB. 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)

FIF 3-8-5FD B

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





Republic of the Philippines CITY OF PUERTO PRINCESA OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

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| and a | r/Benefic | ial User: | | | TOWNS OF I | TTM. | |
| Address: | | | | | | Telephone No. : | |
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| CCT: | | | | | ot No. : | | |
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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.

GENERATED BY : ETRACS System 1.0 Form Version 1.0

PRINTED BY : aguantar PRINT DATE : 2015-05-26 10:06:12

7.

BY AUTHORITY OF THE CITY ASSESSOR

DATE ISSUED.

| DEPARTMENT | CP | Assessment | Form | No. 1 |
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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

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:

NAME:

POSITION:__

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 PALAMAMA BORDS

EN: AS ON 19-359

February 11, 2019

MR. ROY MAGBANUA

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

Dear President Manarpaac,

DENR-CENRO
PUERTO PRINCESA

OATE: MAR 0 5 2019
TIME:
NAME:
POSITION:
SIGNATURE:

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:

 The Regional Executive Director 1515 L&S Bldg., Roxas Blvd., Ermita, Manila

CENRO, Puerto Princesa City

3. TSD/File *kkva-2019-0870 PALA VALUE DOROS

BY:

DATE 2-18-19 CR 19-0470

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 PALAVIAN RECC S

REC PALAVIAN RECC S

BY: (Pr. DATE 02/01/19 CN 14-088)

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.

ELSA P. MANARPAAC, Ph.D. President

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

San Juan, Aborlan, Palawan 5302

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

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

JASON P. PENEYRA WPG 09479796195 ERIBERTO B. SAŇOS OIC PENRO DENR, Barangay Santa Monica Puerto Princesa City

Attention:

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

ABORLAN, PALAWAN

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 tenurial 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 MOPE TIMOTEA P. EVINA