



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

DENR MIMAROPA RECORDS SECTION
RECEIVED
13 JAN 2023
INCOMING ☐ OUTGOING ☐
DATE NO. _____
TIME _____

January 9, 2023

MEMORANDUM

FOR : The Regional Executive Director
MIMAROPA Region

ATTENTION: The Regional Director
Mines and Geosciences Bureau

FROM : The OIC, PENR Officer, PENRO Oriental Mindoro

SUBJECT : **REQUEST FOR GEOHAZARD ASSESSMENT OR
CERTIFICATION FOR A PARCEL OF PUBLIC LAND
LOCATED ALONG COASTAL AREAS IN SITIO VILLA
ANTONIO, NAVOTAS, CALAPAN CITY, ORIENTAL
MINDORO**

This has reference to the Resolusyon Bilang 17-Serye 2021 of the Sangguniang Barangay of Navotas entitled "*Isang Resolusyon na pinagkaisahan at pinagtibay ng Sangguniang Barangay ng Navotas na naglalayong hilingin sa tanggapan ng ating Kgg. Mayor Arnan C. Panaligan, Punong Lungsod ng Calapan Silangang Mindoro, na itataga ang lupang sangab sa baybaying dagat na mapagtatayuan ng mga proyekto at pasilidad para sa mga residenteng naninirahan sa Sitio Villa Antonio, Barangay Navotas*", duly indorsed by City Mayor Arnan C. Panaligan to DENR-CENRO Socorro dated January 28, 2022 for the approval of public land.

The public land claimed by Barangay Navotas is outside Cad 104, Calapan Cadastre, more or less 10,000 square meters, which has an estimated width of 70-meters from the highest tide line to landward as per actual inspection. The Barangay LGU propose to utilize the area as Recreation Center of the Barangay and portion is a propose DENR Monitoring Station and Facilities for Apprehended Forest Products, hence, requesting this Office to conduct the survey of land. However, CENRO Socorro recommended for seeking assistance from the MGB for the conduct of assessment to determine its suitability for public use considering that it is along the coastal areas.

In this regard, may we request for assistance from the MGB to assess the area to determine its suitability for public use prior to request from the Regional Office for the issuance of Survey Order. The assessment shall ensure that the area is suitable to put up public facilities such as public plaza, covered court, and other public establishments for use of the Barangay and the DENR.

For consideration.


ALAN L. VALLE

Copy furnished: DENR CENRO Socorro, Pasi II, Socorro, Oriental Mindoro
Tracking Nos: 2211000413

TSD/RPS

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006



COMPLETED STAFF WORK (CSW)
RE: PARCEL OF PUBLIC LAND LOCATED ALONG COASTAL AREA OF SITIO
VILLA ANTONIO, BRGY. NAVOTAS, CALAPAN CITY, ORIENTAL MINDORO
ADJACENT TO LOT 1, PSD-04-096560 (AR)
Area: 10,000 square meters more or less

I. FACTUAL BACKGROUND

1. The subject lot is a parcel of public land along coastal areas adjacent to Lot 1, Psd-04-096560 (AR) located at Sitio Villa Antonio, Brgy. Navotas, Calapan City, Oriental Mindoro having an estimated area of more less 10,000 square meters.
2. Lot 1, Psd-04-096560 is previously claimed by Arnaldo Archimedes Cacha, et.al, is being subdivided into several lots as per approved subdivision plan Psd-04-145203¹ approved on March 20, 2002 and now actually occupied and claimed by several residents of Navotas who now have their own respective land title.
3. A Resolusyon Bilang 17-Serye 2021 of the Sangguniang Barangay of Navotas entitled *"Isang Resolusyon na pinagkaisahan at pinagtibay ng Sangguniang Barangay ng Navotas na naglalayong hilingin sa tanggapan ng ating Kgg. Mayor Arnan C. Panaligan, Punong Lungsod ng Calapan, Silangang Mindoro, na itatag ang lupang sangab sa baybaying dagat na mapagtatayuan ng mga proyekto at pasilidad para sa mga residenteng naninirahan sa Sitio Villa Antonio, Barangay Navotas"*, was duly indorsed by City Mayor Arnan C. Panaligan to DENR-CENRO Socorro dated January 28, 2022 for the approval of public land.
4. CENRO Socorro, represented by SI I Walter L. Tolentino submitted CSW² regarding claims and conflicts on a portion of the accretion land, when a certain Ellen Pilapil who owns portion of land with TCT No. 064-2020000898 covering Lot 2, Block 16, Psd-04-145203, being a portion of Lot 1, Psd-04-096560 containing an area of 62 square meters, insisting her preferential rights on the public land adjacent to her titled property. Mrs. Pilapil opposes on the claims of the barangay to use the public land adjacent to her titled property. However, CENRO Socorro clarified that the preferential right of Mrs. Pilapil is not absolute specially if the area will be utilized for public use/purpose

II. ACTIONS TAKEN

1. On December 27, 2022, this Office coordinated with the Barangay Captain of Navotas and conducted site visit at Sitio Villa Antonio, Navotas, Calapan City regarding the proposed improvement of the barangay within the parcel of public/accretion land and in consideration of the recommendation of CENRO Socorro to seek assistance from the MGB to determine the suitability of the area for public use. It was agreed that Geodetic Engineer of DENR will prepare a scheme/sketch plan to be presented to Barangay LGU officials prior to request for Survey Order and conduct of actual survey of the land.
2. On January 5, 2023, a scheme³ was presented to Barangay Captain of Navotas, and agreed that the claim of Mrs. Pilapil on the public land adjacent to her titled property will not be claimed by the Barangay but will be out of the parcel of land to be surveyed by the DENR.

¹ Approved subdivision plan of Lot 1, Psd-04-096560 (AR) as surveyed for Arnaldo Archimedes Cacha, et.al containing an area of 20,000 square meters is hereto attached as Annex "A".

² Completed Staff Work (CSW) submitted by SI I Walter L. Tolentino is hereto attached as Annex "B"

³ Sketch plan prepared by Engr. Elizabeth D. Moreno-Mesina is hereto attached as Annex "C"



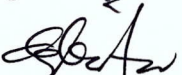
All other occupants are aware that once the land will be utilized by the Barangay, the occupants will automatically vacate the area. A portion of the said land is a proposed DENR Monitoring Station and Facilities for Storage of all Apprehended Forest Products and Conveyances. The DENR shall conduct the survey and further issuance of title for the said land in favor of the Barangay.

III. FINDINGS AND RECOMMENDATION


Since the land is a public land, it is suspected to be prone to high tide and flooding. In this regard, it is recommended to seek assistance from the Mines and Geosciences Bureau (MGB) to conduct assessment and determine the suitability of the area for public use.

Once certified by the MGB the suitability of the land for public use, a request for the issuance of Survey Order is necessary in order for the land to be surveyed and be approved at DENR Regional Office for further issuance of Special Patent.


Prepared by:


DALIA G. BIGTAS
Special Investigator I

Reviewed by:


ALMA E. GIBE
DMO V/ Chief, Technical
Services Division

Noted:


ALAN L. VALLE
OIC-PENR Officer



COMPLETED STAFF WORK

Subject : **CLAIMS AND CONFLICTS OVER A CERTAIN LOT
SITUATED IN BARANGAY NAVOTAS, CALAPAN CITY,
ORIENTAL MINDORO**

References : 1. Resolution¹ of the Sangguniang Barangay (SB) of Navotas for the titling of a parcel of land along the seashore in Sitio Villa Antonio, Navotas, Calapan City, Oriental Mindoro;
2. Clarification of Mrs. Ellen Pilapil regarding her preferential right and on the claim of the Barangay Local Government of Navotas; and
3. Complaint of Mrs. Ellen Pilapil² on alleged illegal occupation over a parcel of land in front of her titled property along the seashore in Sitio Villa Antonio, Navotas, Calapan City, Oriental Mindoro.

Date : October 25, 2022

FACTUAL BACKGROUND

A resolution for the titling of a parcel of land was already passed by the Sangguniang Barangay of Navotas, Calapan City, Oriental Mindoro on October 23, 2021. The said parcel of land is being claimed by the Barangay Local Government Unit (BLGU) of Navotas for public use/purpose. According to the barangay officials, they would utilize the area as a project site for the different barangay facilities such as barangay hall, covered court, and other government facilities.

On the other hand, since the area is along the seashore and adjacent to a several titled properties, some property owners reiterated their preferential rights on the subject lot that led to a land conflict.

ACTION TAKENS

With reference to the letter request of Ms. Ellen Pilapil, Resolution No. 17-2021 of the BLGU of Navotas and letter request of the late Barangay Chairperson of Navotas, Hon. Teodoro C. Umali received by this Office, data gathering activities were conducted by the CENRO Socorro public land inspectors/investigators to gather pertinent information.

The following information were obtained through the said activities:

- The subject area was found to be an adjoining lot of Lot 1, Psd-04-096560 (AR) as shown in the attached duplicate copy of approved Subdivision Plan covered by Psd-04-145203 situated in Sitio Villa Antonio, Brgy. Navotas, Calapan City;
- It is identified as salvage zone with 40-meter wide as described in the Psd-04-145203 approved on March 20, 2002 by the DENR as shown in the picture in the following page:

¹ Resolusyon Bilang 17, Serye ng 2021

² E-mail letter of Ms. Elena W. Pilapil dated February 28, 2022



COMPLETED STAFF WORK

Subject : **CLAIMS AND CONFLICTS OVER A CERTAIN LOT
SITUATED IN BARANGAY NAVOTAS, CALAPAN CITY,
ORIENTAL MINDORO**

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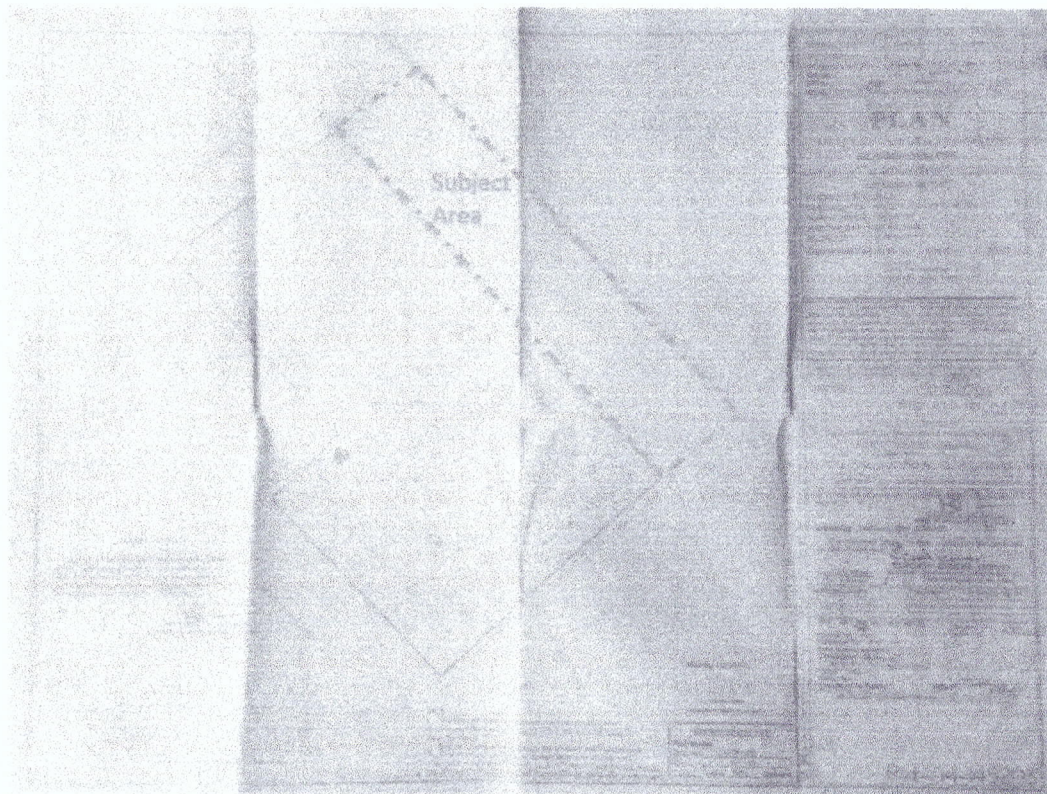
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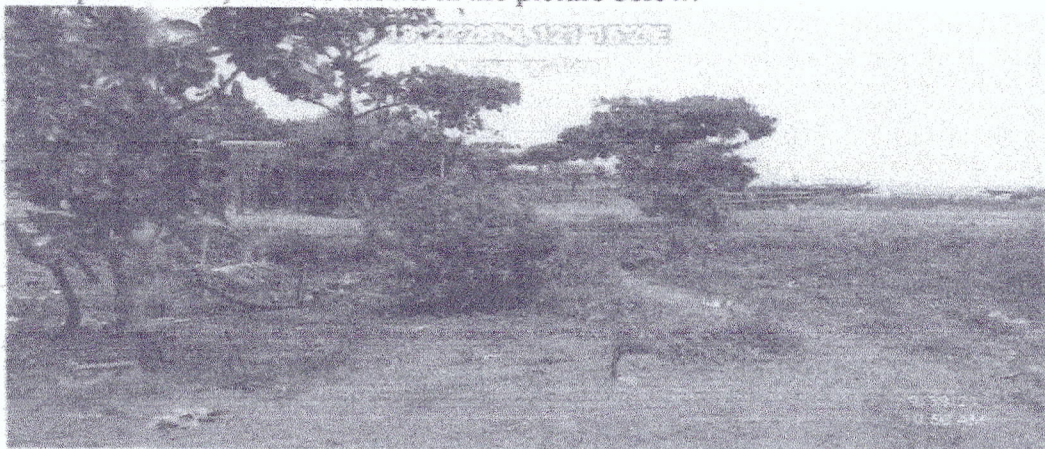
² E-mail letter of Ms. Elena W. Pilapil dated February 28, 2022

Pasi II, Socorro, Oriental Mindoro 5207

Tel No. (043) 285-7068; Email: cenrosocorro@denr.gov.ph



- The Navotas BLGU is claiming the area to be utilized for public use/purpose as reflected in the attached SB Resolution No. 17, Series of 2021;
- According to the barangay officials, they are planning to establish public plaza and to construct barangay facilities such as covered court, senior citizen's building, people with disability (PWD) building and other facilities in the said parcel of land;
- The subject lot, based on estimate measurement of the area, was more or less 70 meters length (landward) from the highest tide to the corners of Lot 1, Psd-04-096560 (AR) and with an area of more or less 10,000 square meters;
- The City Government of Calapan had no objection on the claim of Navotas BLGU as shown in the attached indorsement dated January 28, 2022;
- There are few actual occupants observed in the area during the ocular inspection on September 30, 2021 as shown in the picture below:



- On March 01, 2022, this Office received the complaint letter from Mrs. Pilapil regarding the alleged illegal occupations on the subject area specifically on the front of her newly purchased titled property;
- Dialogues with Mrs. Pilapil and the barangay officials were conducted at this office to give them the chance to clarify and address their issues and concerns;
- Through the said activities, it was agreed that a further assessment of the area should be done first.
- On June 03, 2022, it was noticed that the number of settlers in the area increased compared to number of settlers observed on September 30, 2021 as shown in the pictures below:



- A technical conference with the Sangguniang Barangay of Navotas was conducted by this Office on July 04, 2022 to clarify the issues on the informal settlers in the area and to discuss their development plan in the area;
- The barangay officials expressed that they allowed the informal settlers to occupy the subject area temporarily;
- They added that they have a written agreement with the informal settlers, however, they did not present the said agreement;
- On October 24, 2022, a technical conference with the members of the Sangguniang Barangay of Navotas and Mrs. Pilapil was again conducted at this Office; and
- To date, the development plan for the area as regards the claim of Navotas BLGU for public use/purpose is still unavailable yet;

FINDINGS /RECOMMENDATIONS

The Navotas BLGU and Mrs. Pilapil are both claimants of the area. It was clarified during the technical conference that the preferential right as privilege of Mrs. Pilapil as owner of the adjacent titled property is not absolute especially if the area will be utilized for public use/purpose. On the other hand, the barangay officials were reminded that they do not have the authority to allow any individuals to occupy the area because it is not within their mandate. This will result to much more conflict if the barangay officials continue to allow several individuals to occupy the area that will affect their claim on public use/purpose for the area. Hence, both parties were encouraged to work together for the good of the people of Barangay Navotas, Calapan City, Oriental Mindoro.

Since the area is along the sea, it was agreed during the technical conference that a thorough assessment of the area is needed to avoid any disaster due to calamities. Technical assessment of the area is needed to determine if the area is safe for public use.


Hence, the undersigned recommends that the Navotas BLGU and this Office should seek the assistance of the appropriate government agencies such as Mines and Geosciences Bureau (MGB) for the conduct of site assessment to determine its suitability for public use.

For his information, reference and consideration.

Prepared by:



WALTER L. TOLENTINO
Special Investigator I

Reviewed by:

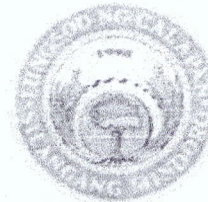

MARIA ALVA RENELYN A. CULLA-UMALI
Land Management Officer III/RPS Chief


LEO G. CAPON
Development Management Officer IV

Noted by:


RODEL M. BOYLES
CENR Officer

REPUBLIKA NG PILIPINAS
LALAWIGAN NG SILANGANG MINDORO
LUNGSOD NG CALAPAN
BARANGAY NAVOTAS

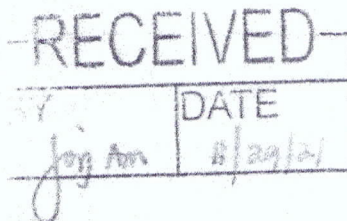


TANGGAPAN NG SANGGUNIANG BARANGAY

SIPI NG KATITIKAN NG KARANIWANG PAGPUPULONG NG SANGGUNIANG BARANGAY NA GINANAP SA
BARANGAY HALL NG SITIO VILLA ANTONIO BARANGAY NAVOTAS NOONG IKA-23 NG OKTUBRE 2021 GANAP
NA IKA-1:00 NG HAPON.

MGA DUMALO:

KGG.	TEODORO C. UMALI	PUNONG BARANGAY
KGG.	LAURO ESCAREZ	KAGAWAD
KGG.	BIEN GERIC BRON	KAGAWAD
KGG.	RANILO MAGBANU	KAGAWAD
KGG.	LUKE JOHN PAUL M. GITANA	KAGAWAD
KGG.	ONIEBOY QUINTIA	KAGAWAD
KGG.	MARCIANO MELENDREZ	KAGAWAD
KGG.	MACARIO DATINGGUINOO	KAGAWAD
KGG.	DENNIS A. MELENDREZ	SK CHAIRMAN



HINDI DUMALO: WALA

RESOLUSYON BILANG - 17 SERYE NG 2021

ISANG RESOLUSYONG NA PINAGKAISAHAN AT PINAGTIBAY NG SANGGUNIANG BARANGAY NG NAVOTAS NA NAGLALAYONG
HILINGIN SA TANGGAPAN NG ATING KGG, MAYOR ARNAN C. PANALIGAN PUNONG LUNGSOD NG CALAPAN SILANGANG MINDORO.
NA ITALAGA ANG LUPANG SANGAB SA BAYBAYING DAGAT NA MAPAGTATAYUAN NG MGA PROYECTO AT FACILIDAD PARA SA MGA
RESEDENTENG NANINIRAHAN SA SITIO VILLA ANTONIO BARANGAY NAVOTAS.

SAPAGKA'T, LUBHANG KAILANGAN NG AMING NASABING SITIO NA MAPAGPATAYUAN NG MGA PROYECTO NA KAILANGAN NG AMING
MAMAMAYAN NA NANINIRAHAN DITO BARANGAY NAVOTAS.

SAPAGKA'T, KAMI NG SANGGUNIANG BARANGAY AY NAGKAISA UPANG HILINGIN SA TANGGAPAN NG ATING KGG, MAYOR ARNAN C.
PANALIGAN PUNONG LUNGSOD NG CALAPAN NA PAGTIBAYIN ANG NASABING LUPA UPANG MAPAGPATAYUAN NG AMING NAISING MGA
PROYECTO SA BARANGAY NAVOTAS.

SAPAGKA'T KAMI AY NANINIWALA SA KAKAYAHANG TAGLAY NG AMING KGG, MAYOR ARNAN C. PANALIGAN NA ANG KAHILINGANG ITO
AY KANYANG PAGTIBAYIN.

SAPAGKA'T, ANG AMING BARANGAY AY SALAT SA PONDONG FINANCIAL, DAHIL NAKAKALIMANG NG PONDO LALO NA SA 20%
DEVELOPMENT FUND. ALAM PO NAMIN NA KAMI AY INYONG MATUTUGUNAN SA AMING KAILANGAN NA MAIPASUKAT /
MAPATITULOHAN ANG NASABING SANGAB NA LUPA SA BAYBAYING DAGAT PARA MAPAGPATAYUAN NG NASABING AMING PROYECTO.

DAHIL DITO, TULAD NG DITO'Y IPINAPASIYA NA PADALHAN NG SIPI NG RESOLUSYONG ITO ANG TANGGAPAN NI KGG, MAYOR ARNAN C.
PANALIGAN PARA SA KANYANG KABATIRAN.

SA MUNGKAHI NI KGG, LAURO A. ESCAREZ NA PINANGALWAHAN NI KGG, RANILO M. MAGBANUA NA ANG GINAWANG RESOLUSYON
NA ITO'Y PINAGTIBAY NG LAHAT.

PINAGTIBAY NG LAHAT NG MGA DUMALO:

LAURO A. ESCAREZ
Sang. Member

BIEN GERIC BRON
Sang. Member

RANILO M. MAGBANUA
Sang. Member

ONIEBOY M. QUINTIA
Sang. Member

LUKE JOHN PAUL M. GITANA
Sang. Member

MARCIANO A. MELENDREZ
Sang. Member

MACARIO R. DATINGGUINOO
Sang. Member

DENNIS A. MELENDREZ
Sang. Kabataan

TEODORO C. UMALI
Punong Barangay

Pinatutunayan ko ang kawastuhang ito:

JENIFER H. SPANOLA
Kalihim

Korn, W. 680-5-1

ORIGINAL SUBJECT	Searched	Indexed	Date
CADIPLES			
Lot No.	Patent No.	LPC Rec No.	
Declassified			
DCT No.	Classified	Issued to	
REF No.	United States	Issued to C.A.N.O. & AL	

PLAN
SUBDIVISION

OF LOT 1 P54-04-035550 (AR)
AS SURVEYED FOR
RARNALDO ARCHIMEDES CACHAHO
 SITUATED IN THE
 RUREBAN CODE 045305
 BANGAYANG OF NEVOTASIGLONAY DISTRICT,
 MUN. CITY OF CALAPAN
 PROVINCE OF SORIANO
 ISLAND OF MINDORO
 CONTAINING AN AREA OF 30.000 SQ. M.

[illegible]

Department of Environment and Natural Resources
Office Of The AED For Operations
Region Office
Pasig City, Philippines
Reg. Cert. No. 111
Lic. No. 16768
Date: 11/1/80

I hereby certify to the members, customers of the Bureau, that
 herein, the original receipts and communications which are in-
 file in this office, whenever, the same are requested by
 anyone,

APPROVED: Mar. 29, 2002
This approved plan, however, will not be construed
as title to the land
James M. ...
ELVERO C. EUSEBIO, CEO IV
ASSISTANT REGIONAL EXECUTIVE DIRECTOR
FOR OPERATIONS (Island)
March 29, 2002

DATE RETURNED _____ RECEIVED BY _____
HEASON

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

3. 12. 20

Position verified by
Plotted on P.M. N

Field Notes checked by _____
Computation checked by _____
Accepted _____ / Transcribed _____
Date _____

Plotted / Inked by
Traced by

Checked & Verified by: _____
 ADDITIONAL INFORMATION: _____
 DATE OF APPROVAL: _____

D-d 04-145203

FD-302

10

100

NOTE: Subdivided as per scheme approved by the Municipal Mayor of Calapan, Ot. Mindoro dated May 26 2002.

Subdivided as per DEED OF DONATION, executed by the owners in favor of DEPARTMENT OF EDUCATION, by the owners and the heirs of the late DON JOSE C. SUTAT and SIBOL (DEED) and to the VICTIMS OF THE FLOOD, CALAPAN AND SIBOL (DEED) dated Jan. 26, 2002 duly notarized.

VERIFICATION FEE	
Paid Under	
O.R. No.	4375303
Date	5-11-02
Lot's	534
Page	32

* All letters marked old PS are old letters, most of them are old letters. All corners not otherwise described are 45° corners. 15 x 60 cm. For bearings and distances for lines and area of lots, see lot descriptions.
 * Separate title submitted: TCT No T-2535 covering

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Printed by Long

Coordination with Barangay Captain of Navotas and Conduct of Site visit on December 27, 2022 at
Sitio Villa Antonio, Navotas, Calapan City, Oriental Mindoro



Coordination with Barangay Captain of Navotas and Conduct of Site visit on December 27, 2022 at
Sitio Villa Antonio, Navotas, Calapan City, Oriental Mindoro





Coordination with Brgy. Captain of Navotas and presentation of scheme/sketch plan for the parcel of land along coastal areas adjacent to Lot 1, Psd-04-096560 (AR), Navotas, Calapan City
January 5, 2023

