



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

MAR 06 2023

MEMORANDUM

FOR : The Regional Executive Director
MIMAROPA Region
1515 DENR by the Bay Building, Roxas, Blvd.
Barangay 668, Ermita, Manila

THRU : The Assistant Regional Director
For Technical Services

FROM : The OIC, PENR Officer

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

DENR MIMAROPA RECORDS SECTION RECEIVED	
MAR 14 2023	
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TIME: _____	

Respectfully forwarded is the Completed Staff Work (CSW) report of DENR-PENRO Personnel regarding the above- cited subject.

This is in compliance to the instruction of PENR Officer Ernesto E. Tañada to conduct assessment/validation of the FLGMA issued to TJ Enterprises (Formerly University of Perpetual Help, Rizal , Inc (UPHRI) for a proposed development of the leased property into an economic zone under Philippine Economic Zone Authority (PEZA).

For your information and record.


ERNESTO E. TAÑADA



Republic of the Philippines
Department of Environment and Natural Resources

PENRO - Occidental Mindoro

DOCUMENT TRACKING SLIP

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Date Received : 2023-02-28
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ROUTING AND ACTION INFORMATION

FROM	DATE / TIME OF ACTION	FOR / TO	ACTION
PENRO - OCCIDENTAL MINDORO - RECORDS SECTION	2023-02-28 16:40:08	PENRO - OCCIDENTAL MINDORO - RECORDS SECTION	Status : DOCUMENT CREATED By : SHYRA CAMILLE
PENRO - OCCIDENTAL MINDORO - RECORDS SECTION	2023-02-28 16:41:15	PENRO - OCCIDENTAL MINDORO - RECORDS SECTION	Status : ATTACHED A FILE By : SHYRA CAMILLE Remarks : attachment/CbBoWuERw1MXcxEeE4EwfTResWrSvH1sXoxW7tuZ.pdf
PENRO - OCCIDENTAL MINDORO - RECORDS SECTION	2023-02-28 16:41:29	PENRO - OCCIDENTAL MINDORO - OFFICE OF THE PENRO	Status : FORWARD TO By : SHYRA CAMILLE

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Penro
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TSD
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3/1/23
8:30 am



February 20, 2023

MEMORANDUM

FOR : The OIC PENR officer

FROM : The Technical Working Group

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

REFERENCE

This pertains to the Memorandum of the PENR Officer dated December 21, 2022, creating Technical Working Group (TWG) that would conduct assessment/validation in an area of 2000 hectares under Forest Land Grazing Management Agreement (FLGMA) No. 12 being leased by TJ- Enterprises (Formerly University of Perpetual Help Rizal, Inc. (UPHRI) in accordance with the request of Dr. Jose M. Tamayo, president of ALTAHUB-TJ Enterprises requesting the DENR- PENR Office Occidental Mindoro for an "endorsement letter" in support to the initiative of ALTAHUB-TJ Enterprises for a proposed development of the leased property into an economic zone under Philippine Economic Zone Authority's (PEZA) current program which primarily intends to invite foreign investors in order to promote investments in our country.

The previous monitoring and performance evaluation report of the aforecited FLGMA conducted on April 1 and 2, 2022 by the team of CENRO Sablayan personnel also considered as basis of the TWG in crafting this report.

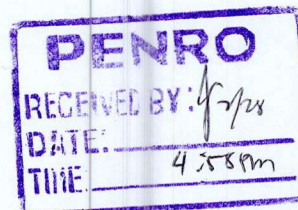
OBJECTIVE

The main objective of the TWG in the assessment/evaluation activity was to identify the potential investment areas of the FLGMA awarded area according to suitable land use to maximize the productive potential of the tenured area particularly on portions inappropriate for grazing and forage crop productions but best suited for other land uses such as tree plantations for timber, non-timber, production of high value crops, biomass for renewable energy, ecotourism, etc. to maximize the potential land use of the tenured area towards the attainment of sustainable management of forest land and the natural resources found therein.

BACKGROUND

On March 01, 2006 by virtue of Presidential Decree 705, otherwise known as the Revised Forestry Code of the Philippines, as amended by Presidential Decree 1559 a vast area of 2000 hectares located in Sitios of Boktot, Urilan and Udalo Brgy. Lumangbayan,

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





Abra De Ilog, Occidental Mindoro was awarded Forest Land Grazing Management Agreement No. 12, covering a period of twenty five (25) years entered into by and between the DENR represented by then Secretary, the late Angelo T. Reyes and University of Perpetual Help Rizal, Inc. represented by Dr. Antonio I. Tamayo with the presence of Mr. Richard A. Moran and Mr. Robert Joseph S. Moran as witnesses.

However, due to the question of legality of venturing into agro-forestry business in which the UPHRI is not aligned with, as mentioned by Engr. Antonio Ilagan during a brief meeting with the TWG, the FLGMA No. 12 was officially transferred in favor of TJ Enterprises, an agriculture company and one of the sister company of UPHRI. It was approved on July 01, 2019 as per letter sent to Mr. Anthony Jose M. Tamayo by Atty. Juan Miguel T. Cuna, Undersecretary for Field Operations of the DENR.

In August 24, 2022 report of CENR Officer of Sablayan Anastacio A. Santos, MPA said that on April 18, 2022 his office wrote a letter to Dr. Tamayo requesting a file copy of all documents stated in the agreements particularly the sworn annual report, Free and Prior Inform Consent (FPIC) from the NCIP Office, Five (5) Year Operation Plan, Twenty five (25) Year Grazing Management Plan, Cash/Surety Bond, Proof of Payments on Government Share and Other Financial Obligations.

OBSERVATION/FINDINGS/COMMENTS

The undersigned concurs with the previous observations/findings in the awarded FLGMA No. 12 noticed by Monitoring and Performance Evaluation Team of CENRO Sablayan as stated in August 24, 2022 report of CENRO Sablayan. We attest to the fact the FLGMA holder is doing the right and proper management over their awarded area. This was verified based on actual ground assessment/evaluation and drone shot images of existing structures such as guest house, cowboy's quarter, and Cow's' corrals, and grazing land improvements/developments by means of establishing additional sub-compartment/paddocks using barbed wires to regulate the outdoor roaming of cattle in the meadow just to balance the management of consumable wild vegetation and produced cultured forage crops within grazing land area. The FLGMA holder practices rotation grazing as stipulated in item number 13 of the FLGM Agreement.

In addition to the previous observations the team noted that huge portion of the 2,000 hectares FLGMA No. 12 aside from grazing purposes has high potential for other land uses considering the topography is predominantly mountainous and its slope is moderate steep slope to very steep slope. And on the slopes of mountain ridges were vegetated with naturally grown trees there are trees that have mostly grown naturally. The said tenured area is also in the area majority of high. Slope elevation ranges from 500 to 700 meters above sea level which make it critical and susceptible to poor management and over exploitation. But these unproductive areas has high potential for other development such as Timber production and Agroforestry technology (SALT) and (Hedgerows) which were tested and proven in other parts of the country that could generate extra income for the Lessee.

Ocular inspection has attested that the area has potential for ecotourism. The area is ideal for mountain trekking/climbing, canopy walk bird watching and other outdoor adventure. There were two waterfalls within the FLGMA area, though could not seen over



drone images because of being overshadowed by dense cover of vegetation, Engr. Tony Ilagan and his staff has pointed it out.

CONCLUSIONS

Based on our findings on compliance to FLGMA, The Lessee has religiously complied with the stipulation in terms of the following:

1. The FLGMA holder is good in terms of management, development, conservation and protection over the forestland used for grazing purposes through application of appropriate grazing management strategies and grassland improvement schemes. The Lessee also manifests good cooperation with the DENR in the protection of forest growth in their tenured area as well as strict vigilance in detecting violations of forest laws within the area or areas adjacent thereto;
2. Environmental protection is strictly followed; and
3. Supporting the DENR in the preventing illegal cutting of trees as well as vigilance in detecting violations of forest laws within areas or areas adjacent thereto.

RECOMMENDATIONS

The Team recommends the Lessee to strictly adhere to the stipulations of the FLGMA, specifically on the following provisions, to wit:

- Item number 7) *“Pursuant to PD 472, the FLGMA HOLDER is allowed to establish a food production area within the arable portion of the area equivalent to 10% of the total agreement area but not less than one (!) hectare nor more than twenty(20) hectares”* same with Timber licensees, pasture lessees are required to develop areas within their pasture lands for the production of rice, corn and other basic staples to take care the consumption requirements of their workers and the people within the area;
- item number 17) *“Within a maximum period of five(5) years following the schedule/timetable in the approve operational plan, portions of the area with a slope of 50% and above shall be planted with appropriate tree species”*: and
- item number 18; *“A strip of ten(10) meters wide , along the boundary of the leased area and forty (40) meters wide on both sides of creek, rivers and streams found in the area shall be reforested and/or enriched within five (5) years from issuance hereof.”*

Relative to the above-mentioned provisions, even without the introduction of agro-forestry as one being proposed for eco-zone site development, it is clearly understood that the



lessee should plant appropriate tree species on the leased area considering the slopes mostly above 50%, what is needed is a clear agreement with the DENR to cut down trees on selected or prescribed areas in case timber harvesting in the leased area is allowed. Hence, it can attract foreign investors on production processes of wood product manufacturing. May be at that scenario the conceptualized unified tenure system would be considered.

The establishment of lumber yard and paper processing facilities in the area are not recommended by the undersigned due to the steepness of slopes. The best site for such facilities would be in 200 hectares titled property of the UPHSD, TJ Enterprises' sister company, which is adjacent to FLGMA awarded area. Other proposed investments on livestock breeding and upgrading including meat and dairy products processing facilities would be better if all these are to be established in the low lying area of the titled property, also of the sister company. Just let the vast area of 2000 hectares be the area for grazing of cattle and for timber production area.

In terms of ecotourism purposes, as per observation of the area during visitation, the leased area has the potential for horseback riding uphill towards the summit of the said awarded area by trekking to proposed eco-trail strategically delineated over the area to access all identified tourist spot destinations.

In this regard, the Team strongly recommends to support the proposal of the Lessee that the FLGMA No.12 to be developed into economic zone under PEZA considering the suitability of the area as potential ecotourism destination could be possible when it comes to exploring the beauty of environmental resources that can be found in FLGMA No.12 but leaving behind the bio- physical features of the leased area unharmed or un-disturb by applying conservation and protection measures while enjoying the scenic view and amenities/ambience of the leased area. Likewise, Agro- Forestry practice in the leased area is also recommended, specifically Tree plantation for future wood product manufacturing. However, the establishment or construction of infrastructures/facilities such as lumber yard and paper processing facilities and the like, is discouraged therein.

Further, the Team also recommends the following:

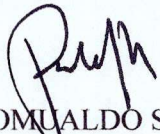
1. Update payment of the annual dues/ Government share or user's fee and files an updated Cash/Surety Bond;
2. Immediately submit Five (5) Year Operational Plan and Twenty Five (25) Year Grazing Management Plan in accordance with the prescribed outline provided thereto.(Item no. 21 of FLGMA No. 12); and
3. Provide Operational Plan indicating the specific land use and development within the titled property of the ALTAHUB- TJ Enterprises all activities pending the specific guidelines on the Implementing Rules and Regulations (IRR) of the conceptualized Unified Tenure System.



ATTACHMENTS

1. Photocopies of file document of CENRO Sablayan CSW report regarding Forest Land Grazing Management Agreement (FLGMA) No. 12 Located at Brgy, Lumangbayan, Abra De Ilog, Occidental Mindoro;
2. GIS generated current land use map of the awarded FLGMA No. 12 to TJ Enterprises; and
3. Emailed photo copies of the following:
 - Official receipts as proof of payment paid by the lessee;
 - Certification precondition issued by the NCIP;
 - Surety bond (2019-2021); and
 - Annual grazing report. CY 2018 to CY 2021

For your information and consideration.



ROMUALDO S. TRIAS
LMO III

Monitoring and Enforcement Section

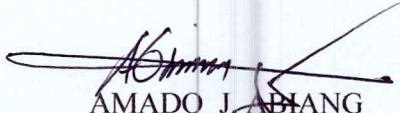

ELLIE J. NUÑEZ

For. II/Staff

Conservation and Development Section


WILFREDO T. AQUINO
LMO II/Staff

Regulation and Permitting Section


AMADO J. ABIANG

For. II/Staff

Monitoring and Enforcement Section


NORIEL M. DULATRE

PMF/ Staff

Conservation and Development Section

TSD-CDS-MES-RPS 02/20/2023



PHOTO DOCUMENTATION



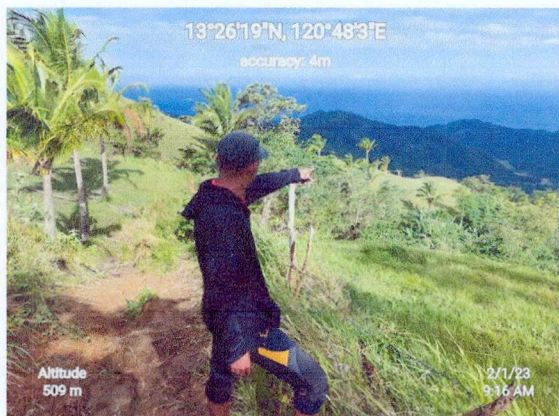
Upper Photo:

The Team members of PENRO Technical Working Group (TWG) conduct coordination meeting with ALTAHUB- TJ Enterprises representatives Engr, Lorena C. Ilagan (right) and Engr. Antonio Ilagan (center) regarding on proposed ecozone site development under PEZA of FLGMA No. 12 located Brgy. Lumangbayan, Abra de Ilog, Occidental Mindoro. Below Photos: The team interviews Engr. Tony Ilagan, the Administrative Officer of UPHSD and ALTAHUB- TJ Enterprises' properties in Abra de Ilog, with regard to the present status of FLGMA No. 12.

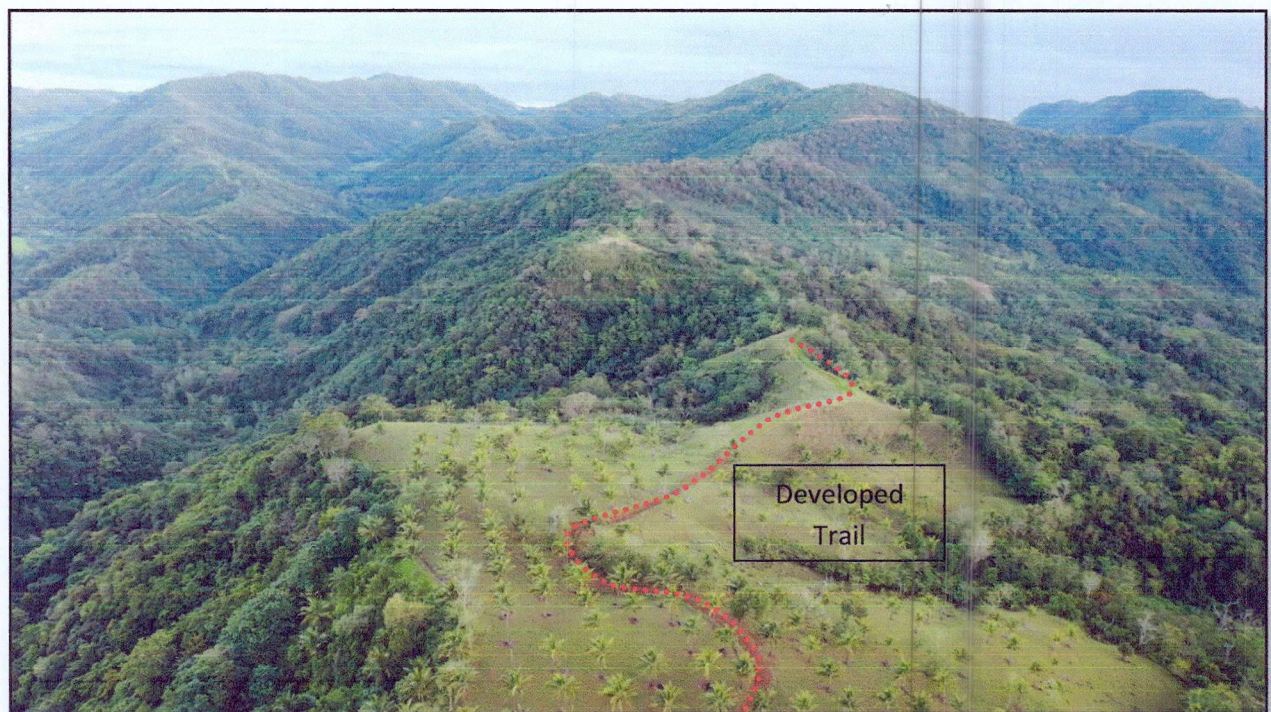
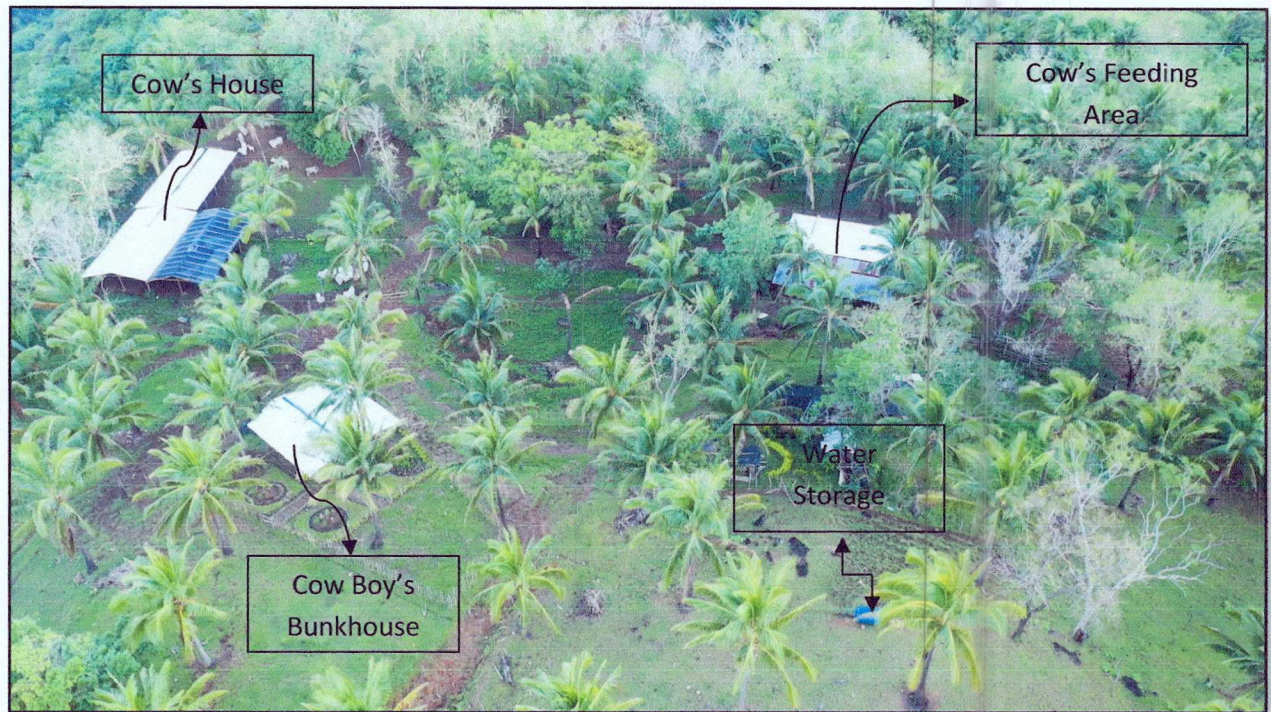




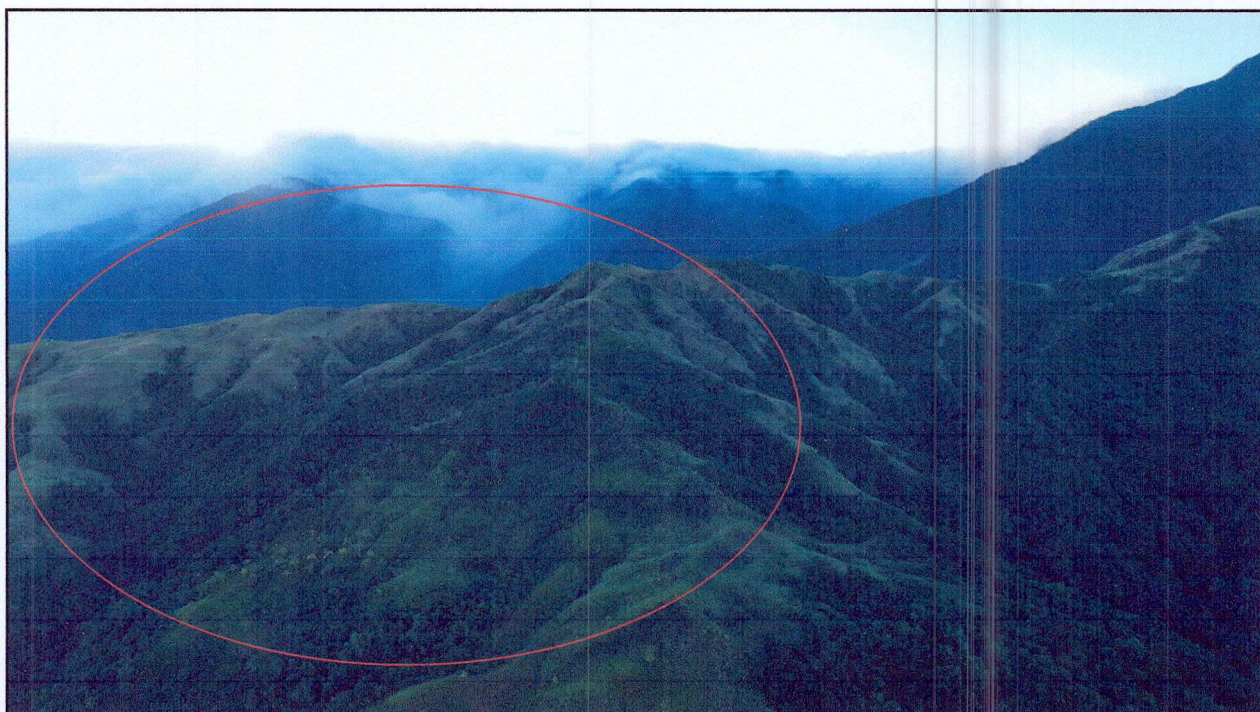
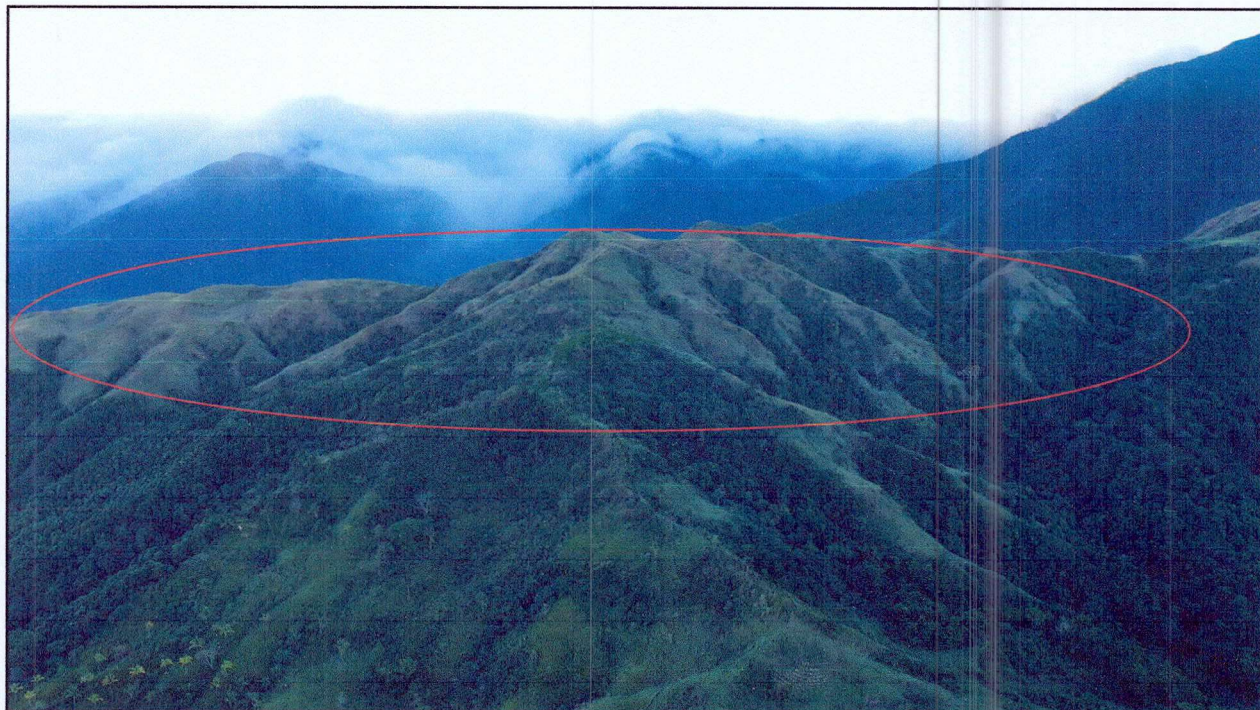
PMF Noriel M. Dulatre (operating drone) and Forest Technician 1 Dennis E. Feratero capturing Drone images of the FLGMA awarded area.



Seen at a distance the portion of the Leased area suitable for the production of timber and other Agro-forestry products.



Aerial photographs of the current development taken within the FLGMA area awarded to ALTAHUB TJ Enterprises located at Brgy. Lumangbayan & Udalo, Abra de Ilog, Occidental Mindoro



Aerial photographs of the proposed area for development taken within the FLGMA area awarded to ALTAHUB TJ Enterprises located at Brgy. Lumangbayan & Udalo, Abra de Ilog, Occidental Mindoro



Aerial photographs of the current development taken within the FLGMA area awarded to ALTAHUB TJ Enterprises located at Brgy. Lumangbayan & Udalo, Abra de Ilog, Occidental Mindoro