



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph

March 7, 2023

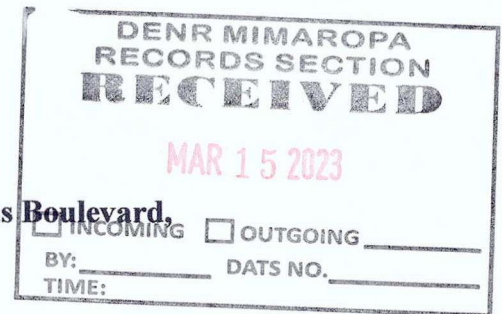
MEMORANDUM

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

THRU : The OIC, ARD for Technical Services

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : COMPLIANCE MONITORING REPORT OF FLAGT ISSUED
TO DOS PALMAS ARRECEFFI ISLAND RESORT AND SPA,
AND STARFISH SANDBAR RESORT

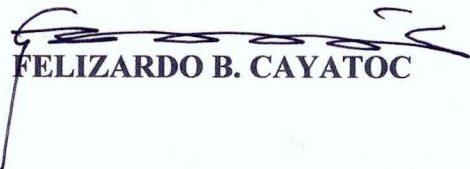


Respectfully forwarded is the memorandum of CENRO Puerto Princesa, Palawan dated March 1, 2023 relative the above subject.

Per memorandum, CENRO Puerto Princesa conducted the compliance monitoring activities on February 13-14, 2023 on Forest Land Use Agreement for Tourism (FLAgT) with FLAgT No. 02-2008 and FLAgT No. R4B-10-2010 located at Brgy. Manalo, Puerto Princesa City, Palawan.

The proponent paid the Annual Government Share (AGS) for CY 2023 dated March 9, 2022 with O.R. No. 1411340 amounting to Php780,000.00 and March 25, 2022 with O.R. No. 1411437 amounting to Php85,475.00.

For information and further instruction.


FELIZARDO B. CAYATOC

Copy Furnished:
CENRO Puerto Princesa, Palawan
<cenropuertoprincesa@denr.gov.ph>
KVE/MES Doc. No. 2023-1850

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: Phia
Date: 10 MAR 2023 2023-020 y



Republic of the Philippines
Department of Environment and Natural Resources
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

March 1, 2023

MEMORANDUM

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

FROM : The OIC, Community Environment and
Natural Resources Officer

SUBJECT : **COMPLIANCE MONITORING REPORT OF FLAgT
ISSUED TO DOS PALMAS ARRECEFFI ISLAND
RESORT AND SPA, AND STARFISH SANDBAR
RESORT**

**DENR PENR
PALAWAN RECORDS
RECEIVED**
BY: *[Signature]*
DATE: 03-01-2023 DN 23-1850

Respectfully forwarded is the copy of compliance monitoring report of FLgT issued to Dos Palmas Araceffi Island Resort and Spa, and Starfish Sandbar Resort of DENR-CENRO Puerto Princesa City last February 27, 2023.

For your information.

[Signature]
PEDRO A. VELASCO
Development Management officer IV
a OIC-CENRO

**DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RELEASED**
NO: 451
DATE: 3-2-23
BY: *[Signature]*



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA REGION
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

MTS:
For your
endorsement to
ENRO & Region

February 27, 2023

MEMORANDUM

FOR : The CENR Officer
DENR-CENRO Puerto Princesa City

THRU : The Chief, MES

FROM : FI ARJAY T. GREGAS
FTII MARITIT SABUYA
FR NOEL V. SUMIDO

SUBJECT : **COMPLIANCE MONITORING REPORT OF FLAgT ISSUED TO DOS PALMAS ARRECEFFI ISLAND RESORT AND SPA, AND STARFISH SANDBAR RESORT**



Please be informed that on February 13-14, 2023 the undersigned conducted monitoring on Starfish Island Resort manage by Palawan Jolly Food Corporation holder of FLAgT No. 02-2008 located at Honda Bay, Barangay Sta. Lourdes and Dos Palmas Island Resort and Spa with FLAgT No. R4B-10-2010 located at Bgy. Manalo, Puerto Princesa City.

Based on the conducted monitoring, both FLAgT holder are compliant with the terms and condition, and no violation of ENR laws were observed.

For information and further instruction/s if any.


ARJAY T. GREGAS


NOEL V. SUMIDO


MARITIT SABUYA

COMPLIANCE MONITORING SHEET FOR FORESTRY TENURE (FLAgT)

Monitoring Date: February 13, 2023		Monitoring Time: 10:00 AM	
A.BASIC INFORMATION:			
Name of Company: Dos Palmas Arreceffi Island Resort and Spa			
Location of Area (Sito,Brgy, Mun): Bgy. Manalo, PPC		Area in Sq. Meter: 24 hectares	
Business Address: (email, messenger acct. & contact number) :89 Lacao St. Bgy. Maningning, Puerto Princesa City, Palawan.,09176803313			
Amount of Annual Government Share: ₱ 780,000.00		Date Paid/OR No.1411340 (2022)	
Year of last revaluation (Per Section of 16 DAO 2002-28) : 2022			
Nature of Land-use (Per Section 4 of DAO 2004-28): For Tourism			
Tenure Instrument Number : FLAgT No. R4B-10-2010		Date of Issuance: July 10, 2010	
Kind of Tenure Instrument: Forest Land Use Agreement for Tourism Purpose		Expiry Date: July 10, 2035	
Contact Person/Designation: Vincent Migallos- Operations Manager			
Name of Pollution Control Officer (PCO): Rossenie Jardin			
\		Effectivity: n/a	
Contact No. 0909669731886		Email: aelkami.raj@gmail.com	

B. COMPLIANCE TO EXISTING ENR LAWS, RULES AND REGULATIONS:

Conditions	Yes	No	Remarks
1. NCIP/Cert of Pre Condition/Date Issued		x	n/a
2. Free and Prior Informed Consent/Date Issued		x	n/a
1.Compliant to ECC - PD 1586, Philippine Environmental Impact Assessment / DAO 2003-30	x		Dessalination Plant and Power House
2. Compliant to RA 6969, Toxic and Hazardous Waste Act of 1999/ DAO 1992- 29	x		With Hazardous waste Storage and Oil and Water Separator
3. Compliant to RA 8749, Clean Air Act of 1999 /DAO 2000-81	x		with ECC
4. Compliant to RA 9003, Ecological Solid Waste Management Act of 2000/DAO 2001-34	x		With newly constructed MRF, practice composting
5. Compliant toR A 9275- Clean Water Act of 2004 / DAO 2005-10	x		STP with ECC,
6. Compliant to PD 705, Forestry Reform Code of the Philippines	x		
7. Compliant to Water Code of the Phil./ Article No. 51-PD 1067 (No Permanent Structures within Easement Zones) a.) Within 3 meters in Urban Areas b.) Within 20 meters in Agricultural (A&D) Areas c.) Within 40 meters in Timberland Areas			

B. IMPROVEMENTS INTRODUCED:

Type of Improvement Introduced	Approximate Value of Improvement	STATUS (permanent of temporary)		REMARKS
A. Current Year 2023				
1. Land	none			No repair or rehabilitation was made for the structures and infrastrutures severely hit or damage by the onlaught of typhoon Odette. The owner, however , according to its operation manager are curently processing their insurance claims for BPI-Malayan Insurance Co.
2. Buildings	none			
3. Infra/Machineries	none			
4. Plantation	none			
5. Other Improvements				
B. Previous Years (2010-2021)				
1. Land				
2. Buildings	Need appraisal	permanent		Damage by the onslaught of typhoon Odette
3. Infra/Machineries	Need appraisal	Permanent		Partially damage by the typhoon
4. Plantation	n/a			
5. Other Improvements		temporary		Snorkeling platform and boardwalk- lost due to typhoon

C. COMPLIANCE PURSUANT TO DENR ADMINISTRATIVE ORDER NO. 2004-28

Terms and Conditions	Response	
	Yes or No	Remarks
14.1. The boundaries of the FLAgT area was delineated and marked on the ground within six (6) months from the issuance of the agreement?	Yes	not all monuments are found during monitoring. The operation manager commit to delineate, demarcate and install mojon in all corners of the FlagT
14.2 The FLAgT holder submitted the Site Management Plan for the protection of the environment and conservation of the area within 3 months from issuance.		
14.3. The holder secured the required Environmental Compliance Certificate (ECC) and other necessary permits prior the conduct of any activity in the area?	Yes	With ECC for Generator, STP and Desalination Plant
14.4. The holder utilized the area only for the purpose for which the FLAgT was granted. If the area was utilized for other purposes/s other than what was approved, is prior approval secured from the Secretary of his/her duly authorized representative?	Yes	The 24 hectares FLAgT area is not fully developed/utilized;
14.5. In all instances, cutting of trees within the FLAgT area shall be subject to prior clearance by the DENR in accordance with existing rules and regulations. If there are cutting of trees, is prior clearance secured from DENR Secretary of his duly authorized representative?	Yes	
14.6. Is the practice of Ecological Solid Waste Management properly observed and implemented ? Is the Clean Water Act observed and followed (STP, Water Discharge Permit, etc)?	Yes	Newly constructed STP with 100 cubic meter capacity using electrocatalytic technology
14.7. Is biodiversity in the area especially those identified as unique, rare and endangered species of flora and fauna strictly protected?	Yes	
14.8. Is there any changes in the management, ownership or capital stock of the company or corporation or transfer of a majority of the stock or shares of the company or corporation as provided for in PD 705, as amended? If so, did the proponent immediately informed the RED or his/her duly authorized representative?	No	No changes
14.9. The holder are willing to surrender to the RED or his/her duly authorized representative the agreement if not to be renewed on the date of expiration, or if the holder is no longer interested in the area, or in case of cancellation, immediately after the effectivity of its cancellation?	Yes	The holder's representatives was properly informed during monitoring
14.10. Is the holder fully aware that in case of death of individual FLAgT holder, the heir(s) may apply for the transfer of FLAgT within ninety (90) days upon his/her death?	Yes	The holder's representatives was properly informed during monitoring
14.11 Is the tenure holder aware that the FLAgT shall not be construed as permit to obstruct the free navigation of any stream, creek or river or marine coastal area adjoining or flowing through the area or to prohibit or interfere with the passage of people along such streams, creeks or rivers or banks thereof? Or to impeded the flow and ebb of the tide to and from the interior of the swamps?	Yes	The holder's representatives was properly informed during monitoring
14.12 Did the FLAgT holder submit the Annual Report as to its compliance to the Site Mamagement Plan?		for submission
14.3 Is the Annual Government Share paid on or before March 31 pursuant to DAO 2021-02 which amended Section 16 of DAO 2004-28 and Section 18 of DAO 2004-59	Yes	

D. PAYMENT OF ANNUAL GOVERNMENT SHARE/RENTAL/FOREST FEES: (O.R. copy hereto attached)

Particulars	Amount	Official Receipt No.	Date Issued	Remarks (Indicate if updated or not)
Government Share/Rental	₱780,000.00	No.1411340	March 09, 2022	Updated (Rental fee paid based on old rental rate)
Performance Bond				
Forest Charges	n/a	n/a		
Surcharges	n/a	n/a		

E. Other environmental, social activities by the holder (e.g tree planting, coastal clean-up, gift giving etc)




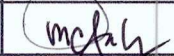

After typhoon Odette's devastation which severely damage the resort, immediate closure of the resort was implemented and no further social or tourism activity was undertaken within the resort aside form clearing operations and minor repairs.

F. FINDINGS AND RECOMMENDATIONS

1. Typhoon Odette's onslaught has severely damaged majority of the resort's structures. According to the duty Manager, the top management are currentlt processing for their insurance claim to BPI-Malayan Insurance Co. Their estimated time for the full resumption of the Resort's operation will be on year 2024;
2. During previous monitoring, it was recommended that a health risk assessment be conducted for trees and coconut that posed danger to life and properties within the Island, especially those closely located on structures. As a result during monitoring, the manager signify his intention that they will be requesting a cutting clearance for the trees that are hazardous. He also mentioned that they will be conducting an assessment and letter of intent will be sent to CENRO office for the cutting clearance once the assessment is done;
3. Currently the Resort caters day tour only with limited activities such as sight seeing and swimming;
4. Due to its closure after Typhoon Odette, most of the employees were laid off, hence currently the Resort were staffed only of more or less 71 personnel with 2 shifting duty arrangement;
5. Most of the employees spent their time doing maintenance of the remaining structures of the resort, cleaning, backyard gardening, backyard piggery and raising ornamental plants in their nursery in preparation of their beutification and landcaping activity; and
6. No violation of ENR laws and of the FLAgT terms and conditions was observed.

G. DETAILS AND SIGNATURE OF MONITORING TEAM:

WE HEREBY CERTIFY to the correctness of the data and information as contained herein to the best of our knowledge and belief.

Name	Position/Designation/Office	Signature
DENNIS ALDRIN O. VELASCO	FORESTER II	
ARJAY T. GREGAS	FORESTER I	
RYAN DOMONDON	FOREST RANGER	
NOEL V. SUMIDO	FOREST RANGER	
MARITET SABUYA	FOREST TECHNICIAN II	

H. ATTACHMENT/S

(See attached photo or geo-tagged/map/and other documentations)

SUBSCRIBED AND SWORN to before me this 27th day of February 2023 at CENRO PPC



PEDRO A. VELASO
Development Management Officer IV
OIC-CENRO
Authorized Person to Administer Oath

Photo Documentation

Photos below were taken during short meeting before monitoring on February 13, 2023. It shows the Compliance Monitoring Team Headed by Chief, MES Dennis Aldrin O. Velasco and the Dos Palmas Arreceffi Island Resort and Spa personnel headed by their General Manager.



Figure 1 Photo during meeting



Figure 2 Photo during monitoring



Figure 3 Photo shows the newly constructed STP holding Tank



Figure 4. Ornamental Nursery of the Resort



Figure 5. Duplex structures damage by typhoon Odette



Figure 6. Hazardous waste properly kept in their designated storage facility



Figure 7 Newly Constructed MRF



Figure 8 Duplex structures damage by typhoon Odette



Figure 9 Dos Palmas personnel pointing to one of the FLAgT monument



Figure 10 New Electrolytic STP

COMPLIANCE MONITORING SHEET FOR FORESTRY TENURE (FLAgT)

Monitoring Date: February 14, 2023	Monitoring Time: 10:30 AM
A. BASIC INFORMATION:	
Name of Company: Starfish Sandbar Resort	
Location of Area (Sito, Brgy, Mun): Bgy. Sta. Lourdes, PPC	Area in Sq. Meter: 2.63 Hectares
Business Address: (email, messenger acct. & contact number) : Marcelo Compound, Socrates Road, Bgy. San Pedro, PPC, 09199443630	
Amount of Annual Government Share: ₱ 85,475.00	Date Paid/OR No. 1411437
Year of last revaluation (Per Section of 16 DAO 2002-28) : 2022	
Nature of Land-use (Per Section 4 of DAO 2004-28): For Tourism	
Tenure Instrument Number : FLAgT No. 02-2008	Date of Issuance: May 23, 2008
Kind of Tenure Instrument: Forest Land Use Agreement for Tourism Purpose	Expiry Date: May 23, 2032
Contact Person/Designation: Salvacion Atilano-authorized representative	
Name of Pollution Control Officer (PCO): Michelle V. Mayo	
PCO Accreditation No. 2022-R4B-04258	Effectivity: 12-28-2025
Contact No. 09077274170	Email: michelle.villiones@gmail.com

B. COMPLIANCE TO EXISTING ENR LAWS, RULES AND REGULATIONS:

Conditions	Yes	No	Remarks
1. NCIP/Cert of Pre Condition/Date Issued		x	n/a
2. Free and Prior Informed Consent/Date Issued		x	n/a
1. Compliant to ECC - PD 1586, Philippine Environmental Impact Assessment / DAO 2003-30	x		With ECC
2. Compliant to RA 6969, Toxic and Hazardous Waste Act of 1999/ DAO 1992- 29	x		no hazard waste
3. Compliant to RA 8749, Clean Air Act of 1999 /DAO 2000-81	x		
4. Compliant to RA 9003, Ecological Solid Waste Management Act of 2000/DAO 2001-34	x		With MRF, Implemented a garbage-in garbage-out policy to all tourists
5. Compliant to RA 9275- Clean Water Act of 2004 / DAO 2005-10	x		
6. Compliant to PD 705, Forestry Reform Code of the Philippines	x		No cutting observed
7. Compliant to Water Code of the Phil./ Article No. 51-PD 1067 (No Permanent Structures within Easement Zones) a.) Within 3 meters in Urban Areas b.) Within 20 meters in Agricultural (A&D) Areas c.) Within 40 meters in Timberland Areas		x	Some structures were discovered to be built within easement areas. The FlagT area covered the salvage zone, which is a long narrow sandbar.

C. IMPROVEMENTS INTRODUCED:

Type of Improvement Introduced	Approximate Value of Improvement	STATUS (permanent of temporary	REMARKS
A. Current Year 2023			
1. Land	none		The holder plan to replace this year their cottages that were damage by the typhoon last 2021
2. Buildings	none		
3. Infra/Machineries	none		
4. Plantation	none		
5. Other Improvements			
B. Previous Years (2010-2022)			
1. Land			
2. Buildings	1,500,000.00	permanent and temporary	estimated only based on rough estimate made by the holder's representative
3. Infra/Machineries	n/a		
4. Plantation	n/a		
5. Other Improvements			

D. COMPLIANCE PURSUANT TO DENR ADMINISTRATIVE ORDER NO. 2004-28

Terms and Conditions	Response	
	Yes or No	Remarks
14.1. The boundaries of the FLAgT area was delineated and marked on the ground within six (6) months from the issuance of the agreement?	Yes	The FLAgT area is an islet
14.2 The FLAgT holder submitted the Site Management Plan for the protection of the environment and conservation of the area within 3 months from issuance.	Yes	
14.3. The holder secured the required Environmnetal Compliance Certificate (ECC) and other necessary permits prior the conduct of any activity in the area?	Yes	With ECC
14.4. The holder utilized the area only for the purpose for which the FLAgT was granted. If the area was utilized for otherpurposes/s other than what was approved, is prior approval secured from the Secretary of his/her duly authorized representative?	Yes	
14.5. In all instances, cutting of trees within the FLAgT area shall be subject to prior clearance by the DENR in accordance with existing rulesand regulations. If there are cutting of trees, is prior clearance secured from DENR Secretary of his duly authorized representative?	Yes	No cutting of trees
14.6. Is the practice of Ecological Solid Waste Management properly observed and implemented ? Is the Clean Water Act observed and followed (STP, Water Discharge Permit, etc)?	Yes	With MRF, Implemented a garbage-in garbage-out policy to all toursit
14.7. Is biodiversity in the area especially those identified as unique, rare and endangered species of flora and fauna strictly protected?	Yes	Different types of mangroves present
14.8. Is there any changes in the management, ownership or capital stock of the company or corporation or transfer of a majority of the stock or shares of the company or corporation as provided for in PD 705, as amended? If so, did the proponent immediately informed the RED or his/her duly authorized representative?	Yes	Tranfer of management is on-process
14.9. The holder are willing to surrender to the RED or his/her duly authorized representative the agreement if not to be renewed on the date of expiration, or if the holder is no longer interested in the area, or in case of cancellation, immediately after the effectivity of its cancellation?	Yes	The holder's representatives was properly informed during monitoring
14.10. Is the holder fully aware that in case of death of individual FLAgT holder, the heir(s) may apply for the transfer of FLAgT within ninety (90) days upon his/her death?	Yes	The holder's representatives was properly informed during monitoring
14.11 Is the tenure holder aware that the FLAgT shall not be construed as permit to obstruct the free navigation of any stream, creek or river or marine coastal area adjoining or flowing through the area or to prohibit or interfere with the passage of people along such streams, creeks or rivers or banks thereof? Or to impeded the flow and ebb of the tide to and from the interior of the swamps?	Yes	The holder's representatives was properly informed during monitoring
14.12 Did the FLAgT holder submit the Annual Report as to its compliance to the Site Mamangement Plan?		for submission
14.3 Is the Annual Government Share paid on or before March 31 pursuant to DAO 2021-02 which amended Section 16 of DAO 2004-28 and Section 18 of DAO 2004-59	Yes	Last payment was made on 2022. The holder's representative during monitoring commit to pay this year annual rental beofre the end of March.

E. PAYMENT OF ANNUAL GOVERNMENT SHARE/RENTAL/FOREST FEES: (O.R. copy hereto attached)

Particulars	Amount	Official Receipt No.	Date Issued	Remarks (Indicate if updated or not)
Government Share/Rental	₱85,475.00	No.1411437	March 25, 2022	Last payment was made on 2022. The holder's representative during monitoring commit to pay this year annual rental beofre the end of March 2023.
Performance Bond	₱170,950	No.14114889	April 01, 2022	
Forest Charges	n/a	n/a		
Surcharges	n/a	n/a		

F. Other environmental, social activities by the holder (e.g tree planting, coastal clean-up, gift giving etc)



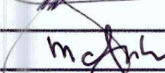

Mangrove enrichment planting done during monitoring; Planting of beach forest trees and coconuts; random foot patrolling;guarding the FLAgT 24/7; and daily coastal clean-up;

G. FINDINGS AND RECOMMENDATIONS

1. Majority of the resort's structures made of light materials have been severely damaged by typhoon Odette's onslaught. The typhoon's whip destroyed approximately 22 cottages made of light materials. Out of those cottages, the holder managed to repair 9 using the useable debris from damaged cottages. The holder is continuous in their renovation efforts. Further, as a result of the typhoon, the islet was slightly deformed;
2. The resort is now open for day-tour with 50 pesos entrance fee;
3. The FLAgT area is a long, narrow islet,hence, if the provision of the Water Code of the Philippines/Article No. 51-PD 1067 prohibiting permanent structures within easement zones is applied in the area, no buildable portions will be left for infrastructures; and
4. The holder is compliant. No violation of ENR laws and of the FLAgT terms and conditions was observed.

H. DETAILS AND SIGNATURE OF MONITORING TEAM:

WE HEREBY CERTIFY to the correctness of the data and information as contained herein to the best of our knowledge and belief.

Name	Position/Designation/Office	Signature
DENNIS ALDRIN O. VELASCO	FORESTER II	
ARJAY T. GREGAS	FORESTER I	
NOEL V. SUMIDO	FOREST RANGER	
MARITIT SABUYA	FOREST TECHNICIAN II	

I. ATTACHMENT/S

(See attached photo or geo-tagged/map/and other documentations)

SUBSCRIBED AND SWORN to before me this 27th day of February 2023 at CENRO PPC



PEDRO A. VELASCO
Development Management Officer IV
OIC-CENRO
Authorized Person to Administer Oath

Photo Documentation (Photo taken during monitoring)



Aerial photo of Starfish Sandbar Resort



Aerial photo of Starfish Sandbar Resort



Photo taken during monitoring on 2022



Geotagged of the FLAgT Area



Photo taken during mangrove tree planting at Starfish Sandbar Resort on February 14, 2022

