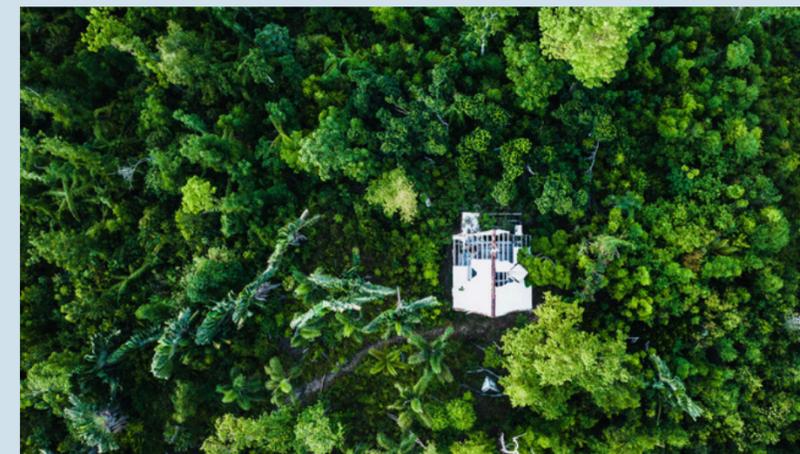


O OUIS

Estate





Brgys. Kemdeng and
Poblacion, San Vicente,
Palawan.

Lot No. 1 : 3,398 sq. m

Lot No. 2 : 23,110 sq. m

Lot No. 3 : 53,371 sq. m

Lot No. 4 : 22,417 sq. m

Total: 102,296 sq. m

The property has an
entrance with a width of
32 m.



 Coast: 11 mins 

 Airport: 8 mins 

 Hospital: 25 mins 

 Port: 12 mins 

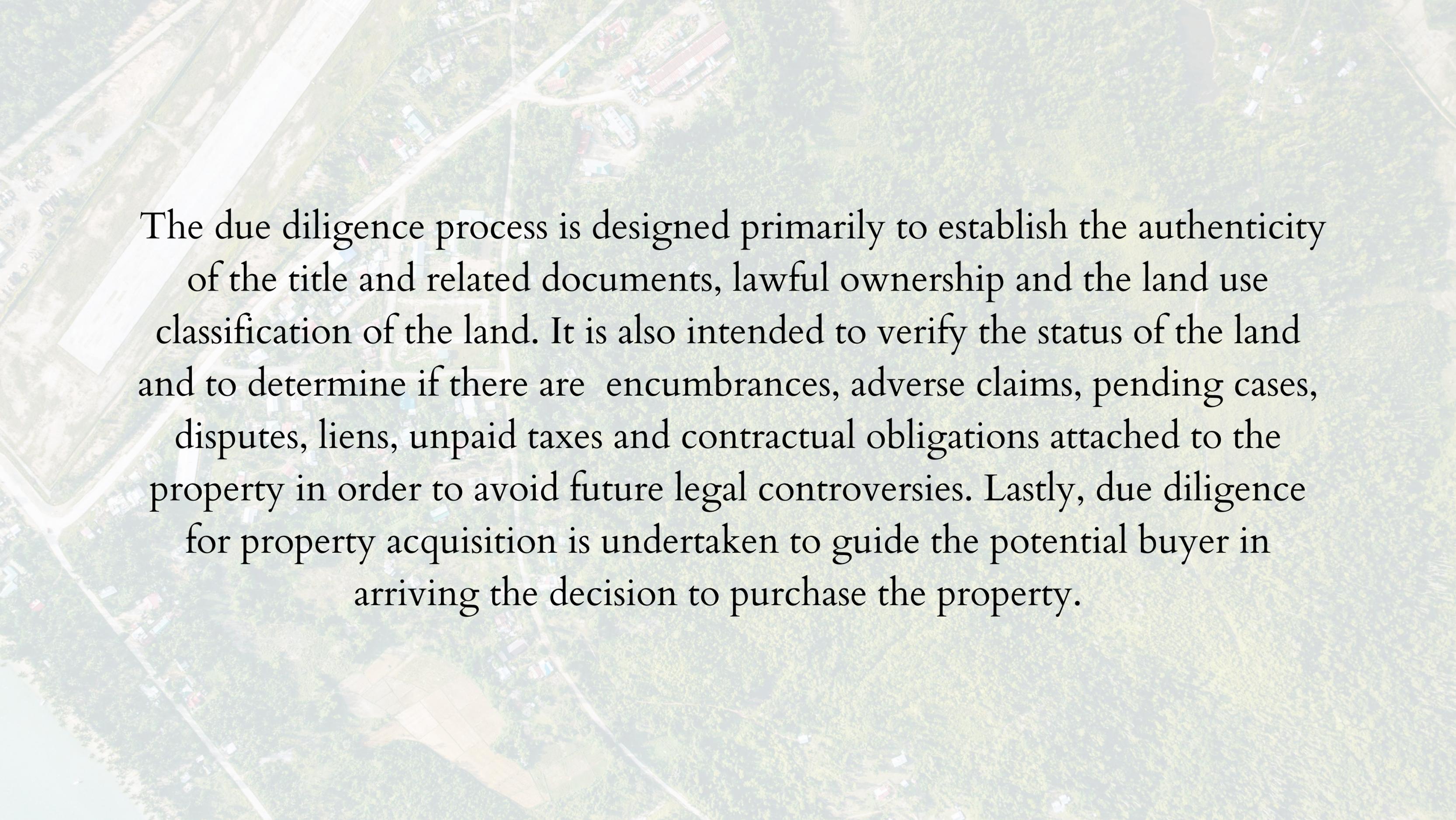
 Bank: 9 mins 

 Police: 10 mins 

 University: 9 mins 

 Bus Station: 5 mins 



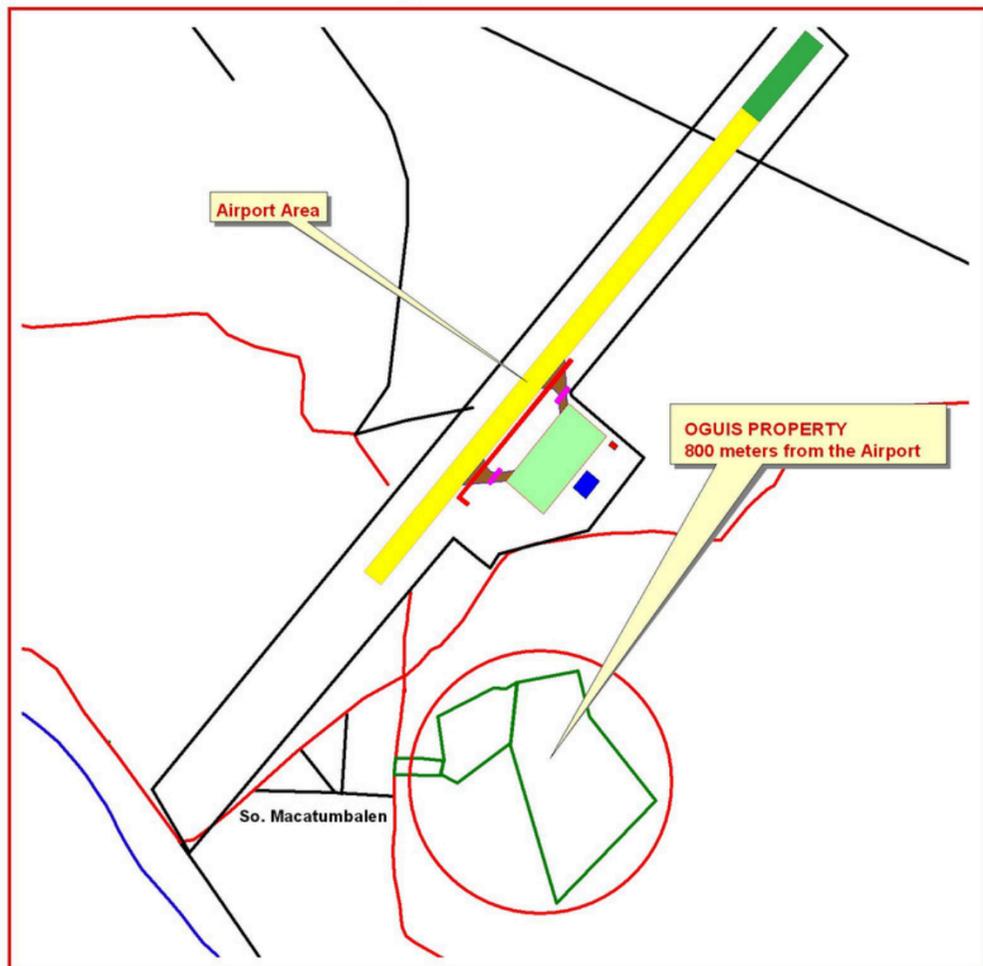
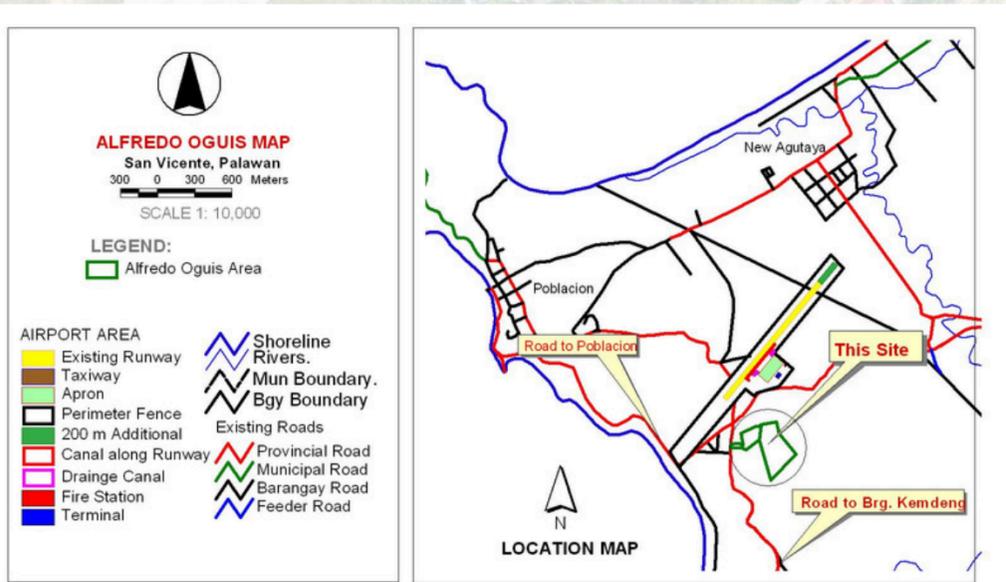


The due diligence process is designed primarily to establish the authenticity of the title and related documents, lawful ownership and the land use classification of the land. It is also intended to verify the status of the land and to determine if there are encumbrances, adverse claims, pending cases, disputes, liens, unpaid taxes and contractual obligations attached to the property in order to avoid future legal controversies. Lastly, due diligence for property acquisition is undertaken to guide the potential buyer in arriving the decision to purchase the property.

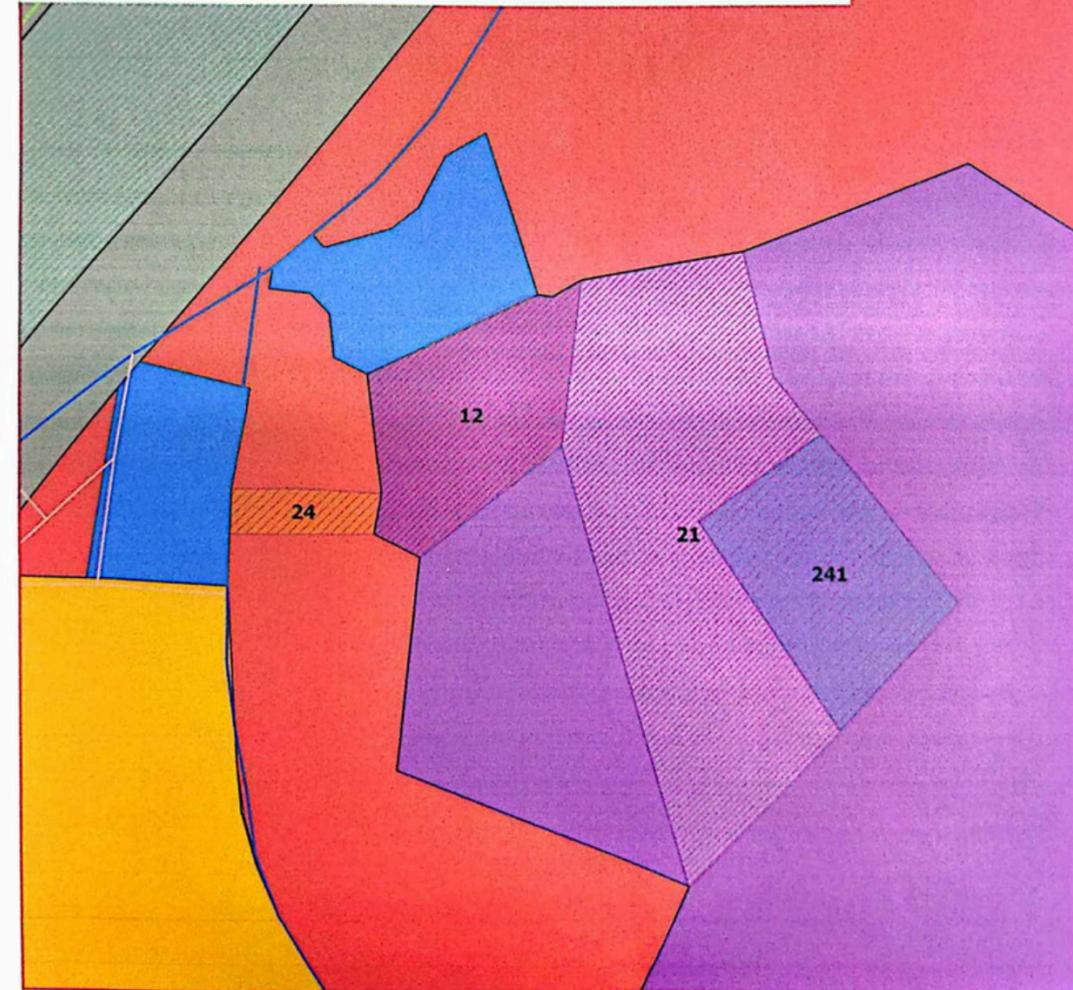
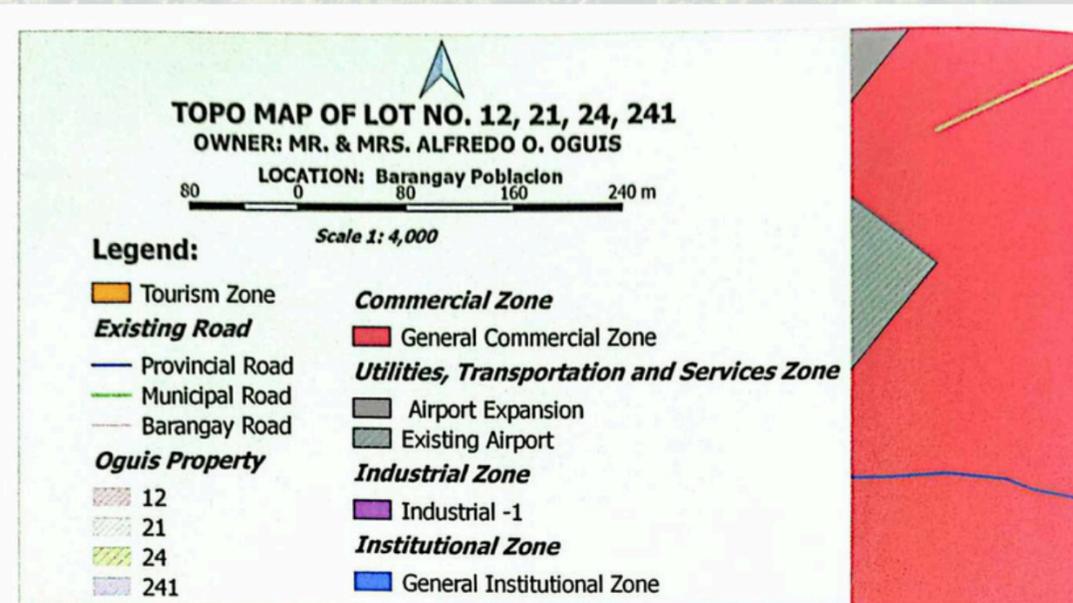


Ocular Inspection

- The exact location of the property was identified.
- It was determined that there are no easements, informal settlers, tenants or lessees over the property.
- The copy of OCT/TCT and the Lot Plan/Technical description were matched and further verified.
- The accessions identified are: a two-storey house, a spring and rows of trees.



VICINITY MAP



ZONING PLAN

CLICK THIS LINK
TO ACCESS



TAX DECLARATION &
COMPLETE FARM TITLE

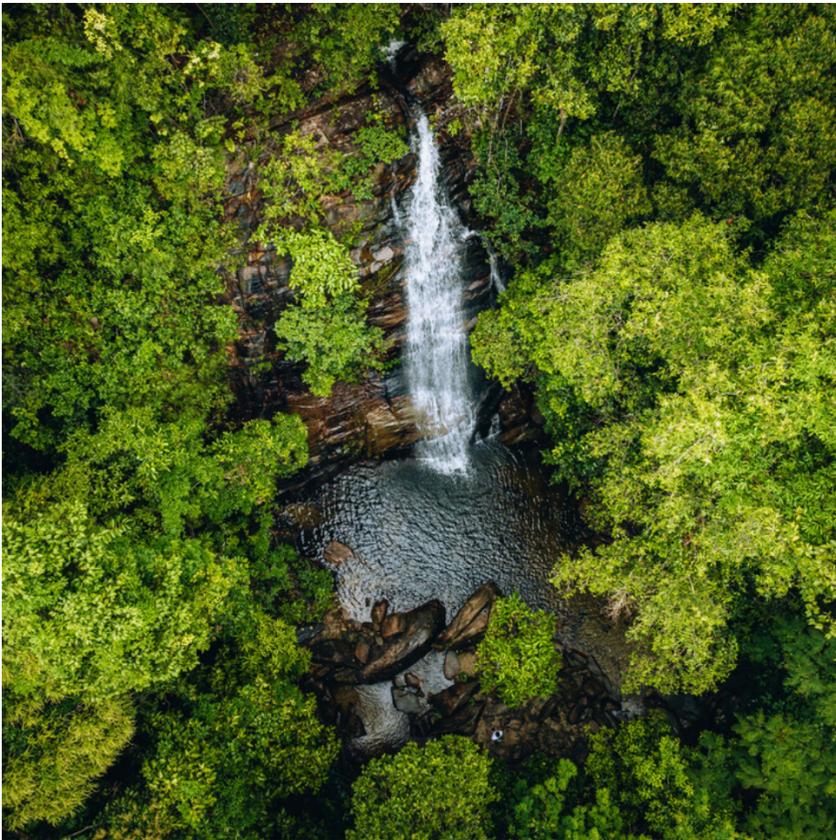
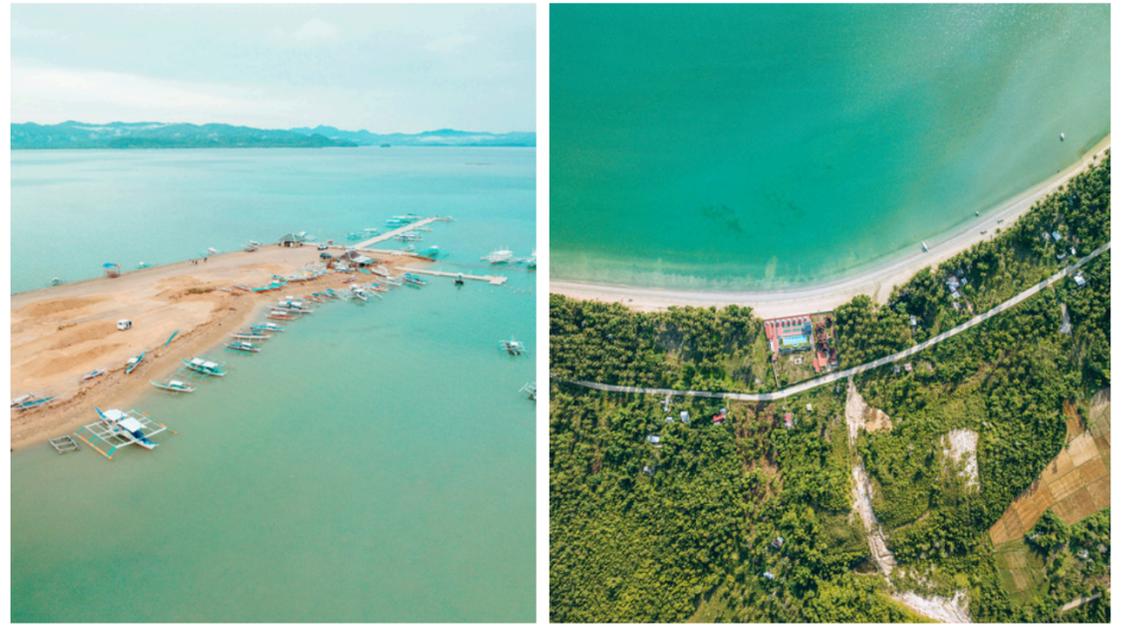
Securing of the updated Certified True Copy of OCT/TCT with the register of Deeds

- The registered owner of the property on the title was determined and identified.
- The technical description of the property and its land area were confirmed.
- It is verified that there are no unpaid taxes, mortgages, adverse claims, restrictions, encumbrances or lis pendens that may have been annotated on the title.



An aerial photograph of a vast, dense tropical forest. The trees are a mix of dark green and lighter, yellowish-green, suggesting a diverse canopy. A dirt road winds through the forest from the bottom right towards the top right. In the bottom right corner, a small cluster of buildings with colorful roofs (blue, red, white) is visible, along with some cleared land. The overall scene is lush and natural.

WHY INVEST?



01
prime
location

San Vicente was named after Saint Vincent Ferrer, the town's patron saint, in June 1969, by virtue of Republic Act 5821.

Nestled in the northwestern part of Palawan, it is bordered by Taytay to the north, Puerto Princesa to the southwest, Roxas to the the east and the West Philippine Sea to the west.

The laidback yet charming municipality boasts of pristine cerulean waters rife with marine delights.

One of the safest places in the Philippines, with no active volcanoes, fault lines, ring of fire and trenches.



Rising Tourist Hotspot

TOURIST ARRIVALS

YEAR 2022

FIRST HALF OF 2023

PROVINCE
OF
PALAWAN

690,275

TOURISTS

533,318

LOCALS

156,957

FOREIGNERS

765,991

TOURISTS

427,652

LOCALS

338,339

FOREIGNERS



144.204%

MUNICIPALITY
OF
SAN VICENTE

21,317

21,245

10,919

LOCALS

JAN - MAY

10,326

FOREIGNERS

JAN - MAY

52,057

48,020

11,875

LOCALS

JAN - MAY

36,145

FOREIGNERS

JAN - MAY



10.969%

PROXIMITY TO THE

Long Beach

THE CROWN JEWEL OF SAN VICENTE

PHOTO CREDIT: JENARD SAREN

14.7
km

This white-sand pristine location known as the Long Beach, boasts of a 14.7 km coastline.

11
mins.



Located 11 minutes from the Oguis Estate, it is the longest white sand beach in the Philippines and the second longest in Southeast Asia.

4
brgys.

Spans to the coastline of four barangays namely Poblacion, New Agutaya, San Isidro and Alimanguan



PHOTO CREDIT: JENARD SAREN

Surrounded by lush terrain, Bigaho Falls is San Vicente's hidden gem.

Towering at 50 feet (15 meters) high, the falls can be reached by a 20-minute boat ride.

There is also a rough road that allows for people to reach the falls by land.



**BIGAHO
FALLS**
39 MIN 



San Vicente Airport

50 minutes daily flights from Manila to San Vicente Airport

8 minutes walk from San Vicente Airport to Oguis Estate

90 minutes daily flights from Clark to San Vicente Airport



25 minutes drive from the Oguis
Estate



PUERTO PRINCESA, PALAWAN
3 HR


**PUERTO-PRINCESA
SUBTERRANEAN RIVER**

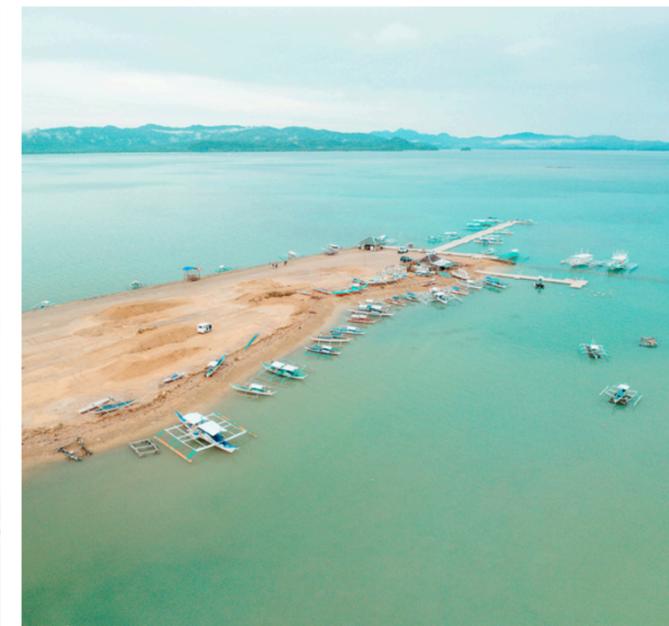
EL NIDO, PALAWAN

2.25
HR



02

upsurge of
tourism related
establishments



03

you'll have
peace of
mind

The due diligence process is designed primarily to establish the authenticity of the title and related documents, lawful ownership and the land use classification of the land. It is also intended to verify the status of the land and to determine if there are encumbrances, adverse claims, pending cases, disputes, liens, unpaid taxes and contractual obligations attached to the property in order to avoid future legal controversies. Lastly, due diligence for property acquisition is undertaken to guide the potential buyer in arriving the decision to purchase the property.



A. OCULAR INSPECTION

- The exact location of the property was identified.
- It was determined that there are no easements, informal settlers, tenants or lessees over the property.
- The copy of OCT/TCT and the Lot Plan/Technical description were matched and further verified.
- The accessions identified are: a two-storey house, a spring and rows of trees.

B. SECURING OF THE UPDATED CERTIFIED TRUE COPY OF OCT/TCT WITH THE REGISTER OF DEEDS

- The registered owner of the property on the title was determined and identified.
- The technical description of the property and its land area were confirmed.
- It is verified that there are no unpaid taxes, mortgages, adverse claims, restrictions, encumbrances or lis pendens that may have been annotated on the title.

SN Blg. 100885

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG

Katibayan ng Orihinal na Titulo
Blg. **201300555**

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Pataalan ng Ari-arian (Atas ng Pangulo ng Pilipinas) sa
noong ika- **12th** ng **July** taong labinsiyam na raan
at nakatala sa mga kasulatan ng gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG.
"PATENTE NG HOMISTED" Blg. **015319-10-4139**

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SAPAGKAT, alinsunod sa mga tadhana ng Kabanata 4 Komonwelt Blg. 141, ayon sa pagkakasusog,
na nangangasiwa sa pagpapahomisted ng mga bahagi ng ari-ariang bayan, at ang pag-aangkin ni
ALFREDO O. OGUIS, ay naisagawa ng naalinsunod sa batas para sa isang lawak ng lupang
pansakahan na nasa Barangay **Kendeng**, Bayan ng **San Vicente**, Lalawigan
ng **Palawan**, Pulo ng **Palawan**, Pilipinas, na may kabuuang
sukat na **2** ektarya **24** ares **17** centares,
ayon sa opisyal na plat ng surbey sa sinupan at inilalarawan sa likod nito.

NGAYON, DAHIL DITO, IPINAALAM SA LAHAT, Na sa bisa ng kapangyarihan ng Konstitusyon
ng Pilipinas, at bilang pag-alinsunod sa mga tadhana nito at ang binanggit na Batas Komonwelt Blg. 141,
ayon sa pagkakasusog at mga karagdagang Batas ay ipinagkaloob sa pamamagitan nito kay
ALFREDO O. OGUIS,
Filipino, may sapat na gulang, kasal kay **Lilia G. Oguis**
at nakatira sa **Poblacion, San Vicente, Palawan**, ang lawak ng lupang bayad na
inilalarawan sa itaas.

NA HAWAKAN AT ARIIN ang nabanggit na sukat ng lupa na kalakip ng lahat ng karapatan at pribi-
lehiyo na nauukol dito kay **ALFREDO O. OGUIS** at sa kanyang
tagapagmana o mga tagapagmana, o pinaglipatan na sasailalim sa mga tadhana ng Seksyon 118, 119, 121,
122 at 124 na ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog na nagtatakda, maliban sa kapakanan ng
Pamahalaan o alinmang sangay nito, mga yunit o institusyon, ang lupang natamo sa pamamagitan nito ay
hindi maaaring mapasaiiba at hindi sasailalim ng pataw na sagutin ang itinakdang panahon; na ito'y hindi
ililipat o isasalin pagkatapos ng limang (5) taon at sa loob ng susunod na dalawampung-limang (25) taon ng
walang pagpapatibay ng Kalihim ng Kapaligiran at Likas na Kayamanan; na bawat paglipat ng natamong
lupa alinsunod sa mga tadhana ng batas homisted, kung nararapat, ay sasailalim sa muling pagbili ng
aplikante, ang nabalo, o legal na tagapagmana sa loob ng limang (5) taon mula sa petsa ng pagbibili, sa gayon,
maliban kung pinahintulutan ng pinagkalooban at pinagtibay ng Kalihim ng Kapaligiran at Likas na
Kayamanan at para lamang sa mga layuning pang-komersiy, pang-industriya, pang-edukasyon, pang-
relihiyon at pagkakawangawa o para sa karapatan sa pagdaan; walang korporasyon, samahan o bakasan
ang maaaring magtamo o magkaroon ng kahit anong karapatan, titulo, benipisyo o karapatan sa
pagmamay-ari ng nabanggit na lupa; at sasailalim din sa lahat ng mga kondisyon, mga pagtamasa ng bayan
at paggamit ng iba na kinilala at itinakda ng batas, lalo na iyong mga binabanggit sa Seksyon 109, 110, 111,
112, 113 at 114 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI
BENIGNO S. AQUINO III, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang
patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas **JUL 12 2010**
Nilagdaan sa **PUERTO PRINCESA CITY**, ngayong ika- ng **JUL 12 2010** sa taon
ng Ating Panginoon, labinsiyam na raan

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS
JUAN C. DELA CRUZ
DIC-PENRO
Nakatala sa "Talaan ng mga Kasulatan ng
Lalawigan/Lungsod ng **Palawan**,
alinsunod sa tadhana ng Seksyon 103 ng Atas
Pangulo Blg. 1529, ngayong ika- **21** ng
August, labinsiyam na raan at **2013**, sa
P.O. Box
Corazon C. Pilog
Tagatala ng mga Kasulatan at Ari-arian

Pob. San Vicente, Pal.
(Tirahan ng May-ari)



O OUIS
ESTATE