

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

NINETEENTH CONGRESS
First Regular Session

HOUSE BILL NO. 7958



Introduced by Rep. LORETO B. ACHARON

AN ACT

RECLASSIFYING A PARCEL OF LAND OF THE PUBLIC DOMAIN LOCATED IN BARANGAY SINAWAL IN THE CITY OF GENERAL SANTOS AS ALIENABLE AND DISPOSABLE LAND OPEN TO DISPOSITION FOR AGRICULTURAL, RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND FOR OTHER PURPOSES.

EXPLANATORY NOTE

This proposal seeks to reclassify a parcel of land of the public domain located at Barangay Sinawal in the City of General Santos consisting of Twenty-One Million Two Hundred Thirteen Thousand One Hundred Ninety-One (21,213,191) square meters more or less, as alienable and disposable.

The area is currently classified as timberland however, actual land use is a mix of residential, institutional, agricultural, industrial and commercial as determined and recognized by the City Government of General Santos in its Comprehensive Land Use Plan (CLUP) of 2018-2026, such plans duly approved by the Housing and Land Use Regulatory Board (HLURB) in 2019.

Reclassification of these lands shall give credence to its actual use; give our stakeholders maximum opportunities for growth and development; and attract high-quality investments that are environmentally sound and imbued with social responsibility.

The use of these lands after reclassification shall be governed by the City's Integrated Zoning Ordinance enacted in 2019 to prevent undue congestion in a particular area and promote the equal spread of urbanization to future inhabitants.

The reclassification will also open up large areas for resettlement of informal settlers presently residing in road-rights-of-way (RROW), government lots, danger zones such as riverbanks, ravines and cliffs, shorelines and foreshore areas and those covered by court-ordered demolitions.

Barangay Sinawal is host to the 63.3 hectare-General Santos City Sanitary Landfill Complex, the largest of its kind in Mindanao and with additional plans for its expansion under a public-private partnership agreement.

In essence, the current classification of the subject parcels of land of the public domain no longer holds true and this situation is counterproductive to the residents of the City of General Santos in general and Barangay Sinawal in particular.

This proposed measure intends to correct this and will allow the granting of land ownership to deserving constituents and actual occupants by optimizing opportunities to improve the city's competitive advantage in the region, promote flexibility in the use of land and specifically water resources, given that the Sinawal River Irrigation System covers no less than 418 hectares of irrigable land; and to mainstream climate and disaster risk adaptation and mitigation.

In view of the foregoing, passage of this measure is earnestly sought.



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AN ACT
RECLASSIFYING A PARCEL OF LAND OF THE PUBLIC DOMAIN LOCATED IN
BARANGAY SINAWAL IN THE CITY OF GENERAL SANTOS AS ALIENABLE
AND DISPOSABLE LAND OPEN TO DISPOSITION FOR AGRICULTURAL,
RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND FOR OTHER PURPOSES.

Be it enacted by the Senate and the House of Representatives of the Philippines in Congress assembled:

SECTION 1. Declaration. - A parcel of land of the public domain located in Barangay Sinawal, City of General Santos is hereby classified as alienable and disposable land open to disposition for agricultural, residential, commercial, industrial and for other productive purposes.

Subject parcel of land is more particularly described as follows:

Beginning at a point marked "1" on the Map, being N 22° 30' W, 2013.67 meters from PRS92 Control Monument "CTS-3160" located at Barangay Sinawal, City of General Santos with

thence	N 11° 13' W	344.97	meters to corner 2	;
thence	N 33° 49' W	166.95	meters to corner 3	;
thence	S 60° 10' W	242.27	meters to corner 4	;
thence	N 53° 51' W	178.66	meters to corner 5	;
thence	S 82° 51' W	76.55	meters to corner 6	;
thence	S 54° 34' W	194.17	meters to corner 7	;
thence	N 36° 45' W	127.92	meters to corner 8	:
thence	N 79° 8' W	205.07	meters to corner 9	;
thence	N 4° 43' E	86.27	meters to corner 10	;
thence	N 31° 39' W	32.18	meters to corner 11	;
thence	N 86° 29' W	64.03	meters to corner 12	;
thence	N 69° 31' W	256.54	meters to corner 13	;

thence	N 89° 21' W	118.87	meters to corner 14 ;
thence	N 38° 29' W	137.22	meters to corner 15 ;
thence	N 10° 32' E	175.80	meters to corner 16 ;
thence	N 25° 13' W	109.64	meters to corner 17 ;
thence	N 51° 7' W	101.40	meters to corner 18 ;
thence	S 68° 9' W	157.12	meters to corner 19 ;
thence	S 20° 21' W	64.42	meters to corner 20 ;
thence	S 11° 32' E	115.43	meters to corner 21 ;
thence	S 38° 5' W	53.06	meters to corner 22 ;
thence	S 76° 51' W	199.26	meters to corner 23 ;
thence	S 38° 30' E	126.31	meters to corner 24 ;
thence	S 7° 55' W	60.94	meters to corner 25 ;
thence	N 79° 8' W	1926.32	meters to corner 26 ;
thence	N 28° 18' W	78.19	meters to corner 27 ;
thence	N 50° 58' W	78.09	meters to corner 28 ;
thence	N 76° 1' W	147.39	meters to corner 29 ;
thence	N 71° 5' W	104.86	meters to corner 30 ;
thence	N 89° 41' W	172.38	meters to corner 31 ;
thence	N 71° 27' W	195.36	meters to corner 32 ;
thence	S 85° 45' W	73.18	meters to corner 33 ;
thence	S 64° 16' W	47.59	meters to corner 34 ;
thence	N 30° 47' E	61.83	meters to corner 35 ;
thence	N 47° 21' E	132.32	meters to corner 36 ;
thence	S 85° 21' E	81.24	meters to corner 37 ;
thence	N 86° 12' E	101.42	meters to corner 38 ;
thence	N 76° 3' E	117.28	meters to corner 39 ;
thence	S 62° 43' E	85.33	meters to corner 40 ;
thence	S 43° 29' E	119.52	meters to corner 41 ;
thence	N 87° 24' E	395.83	meters to corner 42 ;
thence	S 72° 16' E	484.60	meters to corner 43 ;
thence	N 60° 19' E	300.03	meters to corner 44 ;
thence	N 25° 33' W	237.02	meters to corner 45 ;
thence	N 46° 59' E	152.27	meters to corner 46 ;
thence	N 48° 16' W	146.48	meters to corner 47 ;
thence	N 31° 16' W	27.90	meters to corner 48 ;
thence	N 0° 3' W	32.29	meters to corner 49 ;
thence	N 77° 28' E	151.75	meters to corner 50 ;
thence	S 79° 29' E	215.87	meters to corner 51 ;
thence	N 86° 52' E	388.67	meters to corner 52 ;
thence	N 5° 3' W	395.70	meters to corner 53 ;
thence	N 1° 36' W	478.24	meters to corner 54 ;
thence	N 59° 48' E	137.83	meters to corner 55 ;
thence	N 26° 54' E	196.80	meters to corner 56 ;
thence	N 80° 13' E	414.04	meters to corner 57 ;
thence	N 6° 57' W	60.82	meters to corner 58 ;
thence	N 27° 45' E	93.26	meters to corner 59 ;
thence	N 44° 25' W	74.74	meters to corner 60 ;

thence	N 61° 7' W	113.39	meters to corner 61 ;
thence	S 63° 9' W	247.58	meters to corner 62 ;
thence	S 66° 50' W	291.88	meters to corner 63 ;
thence	S 31° 13' W	126.33	meters to corner 64 ;
thence	S 70° 18' W	219.79	meters to corner 65 ;
thence	S 35° 47' W	49.87	meters to corner 66 ;
thence	S 16° 1' W	170.97	meters to corner 67 ;
thence	S 83° 29' W	85.47	meters to corner 68 ;
thence	N 70° 54' W	45.13	meters to corner 69 ;
thence	N 21° 56' W	56.76	meters to corner 70 ;
thence	N 3° 44' W	69.61	meters to corner 71 ;
thence	N 66° 2' W	69.30	meters to corner 72 ;
thence	S 86° 45' W	131.30	meters to corner 73 ;
thence	N 70° 29' W	189.77	meters to corner 74 ;
thence	N 53° 35' W	174.91	meters to corner 75 ;
thence	N 49° 21' W	79.73	meters to corner 76 ;
thence	N 78° 38' W	52.67	meters to corner 77 ;
thence	N 32° 13' E	69.63	meters to corner 78 ;
thence	N 16° 23' E	268.63	meters to corner 79 ;
thence	N 1° 55' W	452.02	meters to corner 80 ;
thence	N 54° 37' W	125.22	meters to corner 81 ;
thence	N 86° 16' E	18.90	meters to corner 82 ;
thence	S 77° 30' E	50.00	meters to corner 83 ;
thence	S 83° 31' E	25.65	meters to corner 84 ;
thence	S 89° 55' E	76.36	meters to corner 85 ;
thence	N 86° 33' E	75.97	meters to corner 86 ;
thence	S 71° 43' E	95.76	meters to corner 87 ;
thence	S 59° 47' E	61.07	meters to corner 88 ;
thence	S 34° 57' E	47.80	meters to corner 89 ;
thence	S 18° 59' E	60.96	meters to corner 90 ;
thence	S 7° 6' W	73.88	meters to corner 91 ;
thence	S 33° 15' W	23.72	meters to corner 92 ;
thence	S 59° 18' W	55.80	meters to corner 93 ;
thence	S 69° 30' W	59.33	meters to corner 94 ;
thence	S 67° 54' W	67.78	meters to corner 95 ;
thence	S 18° 4' W	33.25	meters to corner 96 ;
thence	S 8° 4' E	72.85	meters to corner 97 ;
thence	S 56° 11' E	66.03	meters to corner 98 ;
thence	N 85° 0' E	46.82	meters to corner 99 ;
thence	N 64° 13' E	52.22	meters to corner 100 ;
thence	N 53° 44' E	57.30	meters to corner 101 ;
thence	N 43° 54' E	53.64	meters to corner 102 ;
thence	N 62° 59' E	123.05	meters to corner 103 ;
thence	N 69° 23' E	228.42	meters to corner 104 ;
thence	S 88° 12' E	122.85	meters to corner 105 ;
thence	N 49° 41' E	61.87	meters to corner 106 ;
thence	N 21° 54' E	122.63	meters to corner 107 ;

thence	N 2° 53' W	187.37	meters to corner 108 ;
thence	N 25° 17' E	86.95	meters to corner 109 ;
thence	N 65° 10' E	40.27	meters to corner 110 ;
thence	S 69° 44' E	96.10	meters to corner 111 ;
thence	S 55° 45' E	226.08	meters to corner 112 ;
thence	S 73° 43' E	94.34	meters to corner 113 ;
thence	N 80° 15' E	165.21	meters to corner 114 ;
thence	N 41° 23' E	27.47	meters to corner 115 ;
thence	N 30° 49' W	54.92	meters to corner 116 ;
thence	N 47° 21' W	69.79	meters to corner 117 ;
thence	N 19° 22' W	74.03	meters to corner 118 ;
thence	N 16° 59' E	101.45	meters to corner 119 ;
thence	N 68° 8' E	151.04	meters to corner 120 ;
thence	N 86° 7' E	208.95	meters to corner 121 ;
thence	N 71° 37' E	122.01	meters to corner 122 ;
thence	N 43° 36' E	99.49	meters to corner 123 ;
thence	N 66° 29' E	93.93	meters to corner 124 ;
thence	S 67° 30' E	72.57	meters to corner 125 ;
thence	S 31° 41' E	95.13	meters to corner 126 ;
thence	S 5° 12' W	81.38	meters to corner 127 ;
thence	S 32° 1' W	84.83	meters to corner 128 ;
thence	S 60° 39' W	103.52	meters to corner 129 ;
thence	S 11° 7' W	59.17	meters to corner 130 ;
thence	S 30° 51' E	120.20	meters to corner 131 ;
thence	N 83° 56' E	151.46	meters to corner 132 ;
thence	N 60° 12' E	164.50	meters to corner 133 ;
thence	S 89° 16' E	183.87	meters to corner 134 ;
thence	N 40° 39' E	131.71	meters to corner 135 ;
thence	N 36° 5' W	192.94	meters to corner 136 ;
thence	N 57° 22' W	154.25	meters to corner 137 ;
thence	N 27° 3' E	79.99	meters to corner 138 ;
thence	N 11° 22' W	142.25	meters to corner 139 ;
thence	N 26° 46' E	59.26	meters to corner 140 ;
thence	N 74° 38' E	132.79	meters to corner 141 ;
thence	N 54° 6' E	111.37	meters to corner 142 ;
thence	N 23° 41' E	97.54	meters to corner 143 ;
thence	N 88° 43' W	82.89	meters to corner 144 ;
thence	N 75° 2' W	193.23	meters to corner 145 ;
thence	S 79° 41' W	185.03	meters to corner 146 ;
thence	S 86° 51' W	205.28	meters to corner 147 ;
thence	S 72° 54' W	144.38	meters to corner 148 ;
thence	S 49° 44' W	133.73	meters to corner 149 ;
thence	S 74° 50' W	104.45	meters to corner 150 ;
thence	0° 0' W	122.92	meters to corner 151 ;
thence	N 46° 31' W	93.44	meters to corner 152 ;
thence	N 60° 46' W	125.63	meters to corner 153 ;
thence	S 73° 51' W	147.73	meters to corner 154 ;

thence	S 62° 10' W	156.57	meters to corner 155 ;
thence	N 86° 23' W	141.88	meters to corner 156 ;
thence	S 34° 42' W	42.84	meters to corner 157 ;
thence	S 25° 34' E	59.21	meters to corner 158 ;
thence	S 63° 46' E	165.37	meters to corner 159 ;
thence	S 68° 17' E	75.54	meters to corner 160 ;
thence	S 6° 18' E	69.16	meters to corner 161 ;
thence	S 30° 47' W	87.59	meters to corner 162 ;
thence	S 80° 7' W	112.94	meters to corner 163 ;
thence	N 75° 6' W	110.54	meters to corner 164 ;
thence	N 52° 32' W	156.67	meters to corner 165 ;
thence	S 89° 55' W	184.05	meters to corner 166 ;
thence	S 5° 5' W	101.49	meters to corner 167 ;
thence	S 24° 40' E	96.75	meters to corner 168 ;
thence	S 47° 11' W	77.69	meters to corner 169 ;
thence	N 87° 22' W	128.68	meters to corner 170 ;
thence	N 68° 31' W	201.33	meters to corner 171 ;
thence	S 87° 17' W	82.16	meters to corner 172 ;
thence	S 70° 32' W	27.10	meters to corner 173 ;
thence	S 38° 30' W	25.16	meters to corner 174 ;
thence	S 18° 10' E	22.93	meters to corner 175 ;
thence	S 52° 43' E	35.78	meters to corner 176 ;
thence	S 60° 53' E	37.95	meters to corner 177 ;
thence	S 37° 1' E	54.62	meters to corner 178 ;
thence	S 10° 13' W	34.89	meters to corner 179 ;
thence	S 63° 13' W	38.91	meters to corner 180 ;
thence	N 83° 54' W	135.67	meters to corner 181 ;
thence	N 78° 48' W	103.66	meters to corner 182 ;
thence	N 42° 6' W	231.39	meters to corner 183 ;
thence	N 83° 9' W	227.41	meters to corner 184 ;
thence	S 89° 5' W	172.98	meters to corner 185 ;
thence	N 58° 29' W	167.08	meters to corner 186 ;
thence	N 79° 23' W	264.38	meters to corner 187 ;
thence	N 84° 15' W	436.58	meters to corner 188 ;
thence	N 83° 22' W	108.17	meters to corner 189 ;
thence	N 61° 56' W	64.16	meters to corner 190 ;
thence	N 11° 36' E	53.01	meters to corner 191 ;
thence	N 52° 44' E	95.56	meters to corner 192 ;
thence	N 73° 45' E	148.50	meters to corner 193 ;
thence	N 87° 16' E	157.26	meters to corner 194 ;
thence	S 84° 1' E	109.46	meters to corner 195 ;
thence	N 75° 26' E	65.74	meters to corner 196 ;
thence	N 34° 20' E	59.37	meters to corner 197 ;
thence	N 48° 4' W	138.22	meters to corner 198 ;
thence	N 0° 12' E	76.11	meters to corner 199 ;
thence	N 40° 47' E	120.06	meters to corner 200 ;
thence	N 69° 41' E	47.51	meters to corner 201 ;

thence	S 67° 25' E	72.24	meters to corner 202 ;
thence	S 31° 34' E	116.30	meters to corner 203 ;
thence	S 67° 51' E	231.01	meters to corner 204 ;
thence	N 52° 39' E	222.56	meters to corner 205 ;
thence	N 69° 36' E	420.41	meters to corner 206 ;
thence	S 58° 9' E	102.19	meters to corner 207 ;
thence	S 24° 10' E	152.56	meters to corner 208 ;
thence	N 88° 15' E	379.39	meters to corner 209 ;
thence	N 67° 53' E	374.94	meters to corner 210 ;
thence	N 70° 7' E	202.21	meters to corner 211 ;
thence	N 88° 34' E	333.71	meters to corner 212 ;
thence	N 55° 38' E	117.26	meters to corner 213 ;
thence	N 42° 59' W	229.29	meters to corner 214 ;
thence	N 78° 3' W	219.54	meters to corner 215 ;
thence	N 57° 22' W	184.54	meters to corner 216 ;
thence	S 81° 6' W	464.95	meters to corner 217 ;
thence	S 29° 24' W	156.43	meters to corner 218 ;
thence	S 52° 59' W	211.94	meters to corner 219 ;
thence	N 75° 28' W	308.64	meters to corner 220 ;
thence	S 74° 16' W	590.72	meters to corner 221 ;
thence	N 71° 5' W	97.18	meters to corner 222 ;
thence	S 61° 37' W	136.49	meters to corner 223 ;
thence	N 72° 41' W	209.28	meters to corner 224 ;
thence	S 73° 17' W	260.66	meters to corner 225 ;
thence	N 61° 3' W	144.68	meters to corner 226 ;
thence	S 87° 27' W	272.98	meters to corner 227 ;
thence	N 2° 36' E	247.27	meters to corner 228 ;
thence	N 78° 2' E	92.06	meters to corner 229 ;
thence	S 73° 45' E	179.17	meters to corner 230 ;
thence	N 25° 43' E	98.34	meters to corner 231 ;
thence	N 67° 50' E	203.43	meters to corner 232 ;
thence	N 57° 0' E	169.86	meters to corner 233 ;
thence	N 18° 58' E	74.76	meters to corner 234 ;
thence	S 86° 11' E	198.14	meters to corner 235 ;
thence	N 37° 7' E	112.51	meters to corner 236 ;
thence	N 65° 33' E	580.17	meters to corner 237 ;
thence	N 52° 10' E	311.80	meters to corner 238 ;
thence	N 81° 23' E	82.36	meters to corner 239 ;
thence	N 23° 12' W	93.61	meters to corner 240 ;
thence	N 86° 35' W	224.12	meters to corner 241 ;
thence	S 57° 7' W	228.81	meters to corner 242 ;
thence	N 70° 48' W	75.83	meters to corner 243 ;
thence	N 38° 53' W	108.23	meters to corner 244 ;
thence	S 73° 8' W	183.14	meters to corner 245 ;
thence	S 3° 5' E	71.78	meters to corner 246 ;
thence	S 48° 54' W	100.85	meters to corner 247 ;
thence	N 62° 12' W	52.12	meters to corner 248 ;

thence	S 57° 16' W	118.13	meters to corner 249 ;
thence	S 21° 48' E	71.28	meters to corner 250 ;
thence	S 26° 9' W	135.13	meters to corner 251 ;
thence	S 0° 0'	90.62	meters to corner 252 ;
thence	S 41° 1' E	144.18	meters to corner 253 ;
thence	S 37° 4' W	0.23	meter to corner 254 ;
thence	N 86° 11' W	198.14	meters to corner 255 ;
thence	N 28° 33' W	93.01	meters to corner 256 ;
thence	N 77° 34' W	125.98	meters to corner 257 ;
thence	S 78° 6' W	506.34	meters to corner 258 ;
thence	N 2° 36' E	437.33	meters to corner 259 ;
thence	N 88° 21' E	106.66	meters to corner 260 ;
thence	S 1° 47' E	83.30	meters to corner 261 ;
thence	S 32° 23' W	181.75	meters to corner 262 ;
thence	S 41° 46' E	127.27	meters to corner 263 ;
thence	N 72° 38' E	285.19	meters to corner 264 ;
thence	N 37° 4' E	95.08	meters to corner 265 ;
thence	N 9° 36' W	306.83	meters to corner 266 ;
thence	N 46° 12' W	124.65	meters to corner 267 ;
thence	N 82° 30' E	299.85	meters to corner 268 ;
thence	S 39° 43' E	38.13	meters to corner 269 ;
thence	N 84° 57' E	583.81	meters to corner 270 ;
thence	S 87° 26' E	944.98	meters to corner 271 ;
thence	N 60° 0' E	581.90	meters to corner 272 ;
thence	N 82° 30' E	969.06	meters to corner 273 ;
thence	S 19° 33' E	1048.93	meters to corner 274 ;
thence	S 72° 4' E	706.48	meters to corner 275 ;
thence	S 27° 42' E	955.35	meters to corner 276 ;
thence	S 37° 10' E	689.99	meters to corner 277 ;
thence	S 53° 45' E	638.67	meters to corner 278 ;
thence	S 10° 34' E	2034.37	meters to corner 279 ;
thence	S 37° 9' W	2207.52	meters to corner 1 ;

the point of beginning, comprising an area of twenty-one million two hundred thirteen thousand one hundred ninety-one (21,219,191) square meters, more or less.

SEC. 2. *Disposition.* - The Department of Environment and Natural Resources (DENR) shall alienate the parcel of land identified in the preceding section through the issuance of free patent, regardless of the identified uses or purposes of the lots being applied for, to any citizen of the Philippines who has continuously occupied or cultivated either or through predecessors-in-interest or a person who has been paying the real estate tax even as the same has not been occupied by any other person for at least (10) years prior to the approval of this Act, not to exceed twelve (12) hectares per applicant; Provided, that the DENR shall reserve and award lands or lots to the City Government of General Santos, its barangays and other agencies of the national government for essential public and quasi-public purposes or services such as school buildings, roads, public plazas, waterworks systems, health centers and similar offices

and purposes; Provided further that any title issued over lands for quasi-public purposes of the agencies of the national government shall be in the name of the Republic of the Philippines; Provided, finally that the 20-meters width from both banks of rivers, creeks and natural depressions that serves as waterways shall be preserved as permanent forestland and shall be planted with indigenous tree species to be maintained at all times by the DENR and the local government of the City of General Santos.

The provisions of Commonwealth Act No. 141 otherwise known as the “Public Land Act”, as amended, not inconsistent herewith, shall be applicable; Provided that actual occupants of residential lots within built-up areas shall be given priority in the application for titles and the issuance of free patents pursuant to this Act.

SEC. 3. *Preservation of Ecological Balance.* – The final use of this herein declared alienable and disposable lands shall not in any way prejudice ecological balance. The removal of trees and other timber products therein shall be subject to existing forestry laws and regulations.

SEC. 4. *Implementing Rules and Regulations.* – Within ninety (90) days from the approval of this Act, the Secretary of the DENR shall, in consultation with the local government if the City of General Santos, and concerned national government agencies, issue rules and regulations to implement this Act.

SEC. 15. *Separability Clause.* – If any part or provision of this Act is declared invalid or unconstitutional, the remaining parts or provisions not affected are in full force and effect.

SEC. 16. *Repealing Clause.* – All laws, presidential decrees, letters of instructions, executive orders, rules and regulations and other issuances or parts thereof inconsistent with the provisions of this Act are hereby repealed, amended, or modified accordingly.

SEC. 17. *Effectivity.* – This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in a newspaper of general circulation.

Approved.