

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

NINETEENTH CONGRESS
First Regular Session

HOUSE BILL NO. 8401



Introduced by Rep. LORETO B. ACHARON

AN ACT

RECLASSIFYING A PARCEL OF LAND OF THE PUBLIC DOMAIN LOCATED IN BARANGAY TAMBLER 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

In 2019, the 2018-2026 Comprehensive Land Use Plan (CLUP) of the City of General Santos was approved by the Housing and Land Use Regulatory Board (HLURB), now Department of Human Settlements and Urban Development (DHSUD).

The legal tool to implement the CLUP is a new Zoning Ordinance numbered 16, Series of 2019 enacted by the Sangguniang Panlungsod of General Santos City pursuant to the provisions of Republic Act No. 7160 Sections 458 a.2 (7-9) and 447 (7-9), and such other laws namely Commonwealth Act No. 141, Republic Act No. 8550, PD 705, PD 1067, PD 1096 and Executive Order No. 72.

The allowable uses of the land enumerated in the CLUP are based on the intrinsic qualities of the land and the socio-economic potential of the locality, in this case the barangay, with due regard to the maintenance of the essential qualities of a particular zone and its sustainability.

This measure therefore seeks to reclassify a parcel of land of the public domain located at Barangay Tambler in the City of General Santos. The area is currently classified as timberland however, actual land use is a mix of residential, institutional, agricultural, industrial and commercial.

The CLUP has in fact validated the attraction of Barangay Tambler as a resettlement area mainly due to its proximity to major infrastructure facilities such as the airport, wharf, fish port and industrial areas resulting to proliferation of unplanned settlements in the surrounding pasturelands.

Potential investors from the agro-industrial and manufacturing sectors looking for suitable locations to strategically position their businesses in proximity to these major infrastructure facilities look forward to the day when such lands of the public domain are made available without the corresponding legal impediments existing today.

Land is a commodity that is as basic as capital in a fast-growing economy such as that in the City of General Santos, a reality that is not unique to our city alone, but may even be more in demand in many other provinces in the country.

This reclassification would ensure therefore that the socio-economic interests of the people are met and opportunities are maximized to improve the city's competitive advantage and the region as well.

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
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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 Tambler, 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:

TIEPOINT: PRS92 CTS-3160		
<u>Line</u>	<u>Bearing</u>	<u>Distance (m)</u>
TP – 1	N 22° 30' W	2013.67
1-2	S 37° 49' W	1729.13
2-3	S 58° 47' W	562.48
3-4	S 5° 7' W	140.69
4-5	S 69° 33' W	2518.75
5-6	S 1° 39' E	869.43
6-7	N 89° 28' E	1092.45
7-8	S 0° 29' W	1214.60
8-9	S 58° 57' E	245.59
9-10	S 29° 42' W	1020.26
10-11	S 29° 42' W	665.03
11-12	S 6° 14' W	62.23

13-14	S 85° 25' W	324.00
14-15	S 71° 11' W	988.30
15-16	S 43° 15' E	2194.16
16-17	S 34° 39' E	391.60
17-18	S 86° 27' W	1092.10
18-19	S 13° 19' E	526.62
19-20	S 89° 47' W	78.77
20-21	N 7° 55' W	64.18
21-22	N 29° 10' W	58.11
22-23	N 57° 1' W	162.61
23-24	N 18° 7' W	41.30
24-25	N 28° 33' E	91.00
25-26	N 29° 19' W	55.53
26-27	N 76° 17' W	111.06
27-28	S 80° 5' W	106.40
28-29	S 69° 21' W	137.77
29-30	S 31° 29' W	75.98
30-31	S 51° 16' W	108.08
31-32	N 81° 20' W	74.47
32-33	S 41° 40' W	57.49
33-34	N 20° 53' E	60.87
34-35	N 39° 10' E	225.06
35-36	N 0° 0'	64.39
36-37	N 69° 8' W	48.40
37-38	S 72° 13' W	39.24
38-39	S 43° 46' W	114.52
39-40	S 54° 5' W	156.97
40-41	S 86° 26' W	116.47
41-42	N 41° 54' W	83.52
42-43	N 0° 10' E	111.64
43-44	N 15° 45' W	121.78
44-45	N 47° 10' W	177.12
45-46	N 9° 40' W	14.62
46-47	N 0° 18' W	61.73
47-48	N 51° 55' E	129.80
48-49	N 62° 38' E	49.96
49-50	N 84° 9' E	92.48
50-51	N 56° 58' E	62.10
51-52	N 27° 54' E	36.18
52-53	N 9° 3' W	24.47
53-54	N 35° 42' W	55.27
54-55	N 74° 5' W	79.72
55-56	0° 0' W	79.84
56-57	N 69° 48' W	60.02
57-58	N 53° 44' W	76.09
58-59	N 0° 27' W	6703.72

59-60	S 89° 30' E	112.03
60-61	S 41° 34' E	86.59
61-62	S 16° 15' W	159.24
62-63	S 7° 11' W	106.52
63-64	S 45° 32' E	93.50
64-65	N 80° 7' E	174.61
65-66	N 55° 41' E	265.57
66-67	S 79° 4' E	130.49
67-68	S 24° 1' E	163.03
68-69	S 69° 8' E	62.80
69-70	N 22° 39' E	157.44
70-71	N 76° 43' E	170.59
71-72	N 73° 51' E	175.54
72-73	S 38° 35' E	174.17
73-74	S 51° 51' E	102.84
74-75	S 77° 12' E	192.49
75-76	N 50° 53' E	153.14
76-77	N 6° 51' E	214.91
77-78	N 30° 50' W	123.69
78-79	N 68° 31' W	499.58
79-80	S 57° 55' W	227.52
80-81	S 17° 15' W	83.53
81-82	S 35° 32' W	56.94
82-83	S 84° 35' W	84.48
83-84	N 66° 42' W	390.74
84-85	N 76° 53' W	254.56
85-86	N 76° 14' W	83.11
86-87	N 57° 0' W	92.27
87-88	N 6° 49' W	117.81
88-89	N 59° 14' W	95.59
89-90	N 1° 16' W	287.07
90-91	N 63° 58' W	16.24
91-92	N 0° 27' W	224.65
92-93	N 25° 31' E	39.05
93-94	N 13° 6' E	80.14
94-95	N 74° 24' E	59.10
95-96	S 58° 8' E	251.37
96-97	N 85° 40' E	118.72
97-98	S 43° 53' E	167.08
98-99	S 11° 17' E	72.67
99-100	S 40° 6' E	110.41
100-101	S 69° 49' E	132.53
101-102	S 43° 6' E	139.46
102-103	S 64° 23' E	148.65
103-104	N 65° 5' E	33.22
104-105	N 45° 7' E	38.98

105-106	N 37° 5' W	207.49
106-107	N 62° 58' W	161.14
107-108	N 42° 33' W	295.30
108-109	N 54° 44' W	112.47
109-110	N 84° 3' W	192.40
110-111	N 64° 7' W	88.81
111-112	N 53° 6' W	108.54
112-113	N 78° 13' W	104.48
113-114	N 0° 0'	129.64
114-115	S 82° 59' E	143.53
115-116	S 68° 57' E	99.59
116-117	N 60° 27' E	206.24
117-118	N 42° 32' E	247.76
118-119	S 87° 2' E	373.18
119-120	N 77° 43' E	201.39
120-121	S 43° 5' E	88.33
121-122	S 14° 32' E	123.31
122-123	S 67° 27' E	147.63
123-124	N 79° 55' E	60.48
124-125	N 49° 39' E	55.48
125-126	N 66° 22' E	187.40
126-127	S 66° 37' E	205.42
127-128	S 41° 1' E	257.39
128-129	S 62° 41' E	142.61
129-130	S 78° 8' E	319.90
130-131	S 51° 10' E	175.22
131-132	S 87° 7' E	129.82
132-133	S 68° 37' E	291.14
133-134	N 69° 37' E	45.43
134-135	N 28° 8' E	239.13
135-136	N 27° 43' W	153.79
136-137	N 63° 40' W	156.10
137-138	S 25° 35' W	182.50
138-139	N 71° 42' W	213.54
139-140	N 43° 56' W	280.86
140-141	N 67° 59' W	294.48
141-142	N 57° 15' W	683.44
142-143	N 43° 15' W	127.55
143-144	S 88° 34' W	128.10
144-145	N 62° 22' W	190.47
145-146	N 75° 47' W	168.80
146-147	N 34° 25' W	96.52
147-148	N 2° 25' E	73.77
148-149	N 31° 24' W	89.24
149-150	N 61° 0' W	135.65
150-151	N 39° 35' W	107.03

151-152	N 19° 3' W	142.68
152-153	N 29° 17' E	46.58
153-154	N 62° 41' E	58.92
154-155	N 87° 29' E	155.24
155-156	N 60° 47' E	77.76
156-157	S 80° 23' E	147.76
157-158	S 65° 2' E	91.39
158-159	S 84° 27' E	46.57
159-160	N 72° 5' E	71.18
160-161	N 49° 45' E	73.10
161-162	N 39° 9' W	50.51
162-163	S 79° 8' E	1926.32
163-164	S 69° 17' W	114.83
164-165	N 87° 59' W	118.99
165-166	S 82° 9' W	102.38
166-167	S 28° 51' E	101.90
167-168	S 11° 32' W	91.15
168-169	S 11° 6' E	64.96
169-170	S 51° 18' E	64.48
170-171	S 87° 48' E	92.12
171-172	S 39° 23' E	114.26
172-173	S 62° 44' E	84.68
173-174	N 73° 30' E	155.11
174-175	S 88° 28' E	138.14
175-176	N 81° 39' E	159.38
176-177	S 81° 39' E	50.20
177-178	N 48° 0' E	81.83
178-179	N 26° 2' W	88.95
179-180	N 12° 56' E	56.31
180-181	N 54° 44' E	51.61
181-182	S 54° 12' E	161.32
182-183	N 79° 47' E	74.79
183-184	S 70° 14' E	123.20
184-185	N 83° 27' E	62.71
185-186	N 13° 22' E	57.67
186-187	N 39° 30' W	93.98
187-188	S 79° 8' E	205.07
188-189	S 36° 45' E	127.92
189-190	N 54° 34' E	194.17
190-191	N 82° 51' E	76.55
191-192	S 53° 51' E	178.66
192-193	N 60° 10' E	242.27
193-194	S 33° 49' E	166.95
194-1	S 11° 13' E	344.97

the point of beginning, comprising an area of twenty-two million five hundred sixty-three thousand six hundred ninety-eight (22,563,698) 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) has 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 of 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.