

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

NINETEENTH CONGRESS
Second Regular Session

HOUSE BILL NO. 9428



Introduced by Hon. Mark O. Go

EXPLANATORY NOTE

When the Americans left the US Bases in the Philippines in 1992, there was a need to convert the military installations into productive civilian use; hence, Republic Act No. 7227 entitled “Bases Conversion and Development Act of 1992” was passed by Congress and approved by the president on March 13, 1992. Among others, the law created the Bases Conversion Development Authority (BCDA) and transferred to it the military bases including the John Hay Air Station in Baguio City.

Proclamation No. 198, dated 29 June 1993 transferred the ownership, administration, and control over the John Hay Air Station covering an area of 570 hectares, more or less, to BCDA, and declared the same for tourism, human resource development center, and multiple use forest watershed reservation purposes.

On July 5, 1994, President Fidel Ramos issued Proclamation No. 420 designating certain portions of Camp John Hay as Special Economic Zone, the proclamation provided that the *“Bases Conversion and Development Authority is hereby established as the governing body of the John Hay Special Economic Zone and, as such, authorized to determine the utilization and disposition of the lands comprising it, subject to private rights, if any, and in consultation and coordination with the City Government of Baguio after consultation with its inhabitants...”*

Being the local government affected by the law and the proclamation, Baguio City through its Sanguniang Panglungsod passed Resolution No. 362 during its regular session on September 7, 1994. The Resolution was entitled “Setting the conditionalities in the formulation by the Bases Conversion Development Authority (BCDA) of the master development plan for Club John Hay.” It outlined 19 conditionalities for BCDA to consider in the planned development of a world class facility, including a demand for the Authority to segregate the barangays overlapped by the turned-over area.

Several administrations and officers later, the said conditionality remained unfulfilled. A partial segregation was completed by the BCDA in that certain portions of Scout Barrio

Barangay were released to current and qualified occupants. To be able to issue titles to the beneficiaries however, the portions of the former military reservation had to be declared alienable and disposable. As a response, on December 18, 2001, then President Gloria Macapagal Arroyo issued Executive Order No. 64 declaring the portion of the BCDA property in Scout Barrio as housing site and releasing it from the reservation for disposition to qualified applicants.

Today, 12 Barangays remain to be segregated. This is causing tension between the residents who are actual occupants of land within the Camp John Hay reservation and the local government on the one hand, and the BCDA on the other. To finally put this impasse to rest and to give life to the intention of the representatives of the city for the segregation of the barangays included in the John Hay reservation, the approval of this bill is earnestly sought.



MARK O. GO

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AN ACT
DECLARING AS ALIENABLE AND DISPOSABLE CERTAIN PARCELS OF LAND OF
THE PUBLIC DOMAIN LOCATED IN THE CITY OF BAGUIO FOR DISPOSITION
TO ACTUAL AND QUALIFIED APPLICANTS, THEREBY EXCLUDING THE SAID
LANDS FROM THE COVERAGE OF REPUBLIC ACT NO. 7227 AND
PROCLAMATION NO. 420 SERIES OF 1994 WHICH TRANSFERRED JOHN HAY
AIR STATION TO BCDA

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

Section 1. Certain portions of land within the Camp John Hay Reservation are hereby declared as alienable and disposable lands and are thereby excluded from the operation of Republic Act No. 7227 and Proclamation No. 420 Series of 1994, in the City of Baguio, Island of Luzon, subject to private rights, if there be any.

Section 2. These excluded portions of land, are more particularly described as follows:

Barangay **Green Water**

From Triangulation Station “Baguio”;

TP-1	N 09-44 E	516.63
1-2	N 16-16 W	11.73
2-3	N 37-10 E	248.31
3-4	S 56-02 E	54.02
4-5	S 37-58 E	126.06
5-6	S 43-48 W	34.93
6-7	S 23-41 E	11.08
7-8	S 54-28 W	5.98
8-9	S 07-14 E	7.39
9-10	S 52-48 W	37.00

10-11	S 51-31 W	27.19
11-12	S 32-19 W	43.58
12-13	S 77-42 W	32.58
13-14	S 64-15 W	7.37
14-15	S 22-13 W	21.44
15-16	S 72-03 W	15.01
16-17	S 11-03 W	14.11
17-18	S 04-37 E	22.06
18-19	S 84-08 W	84.11
19-20	N 30-44 W	53.78
20-21	S 44-53 W	140.44
21-22	N 61-32 W	1.99
22-23	N 21-26 E	98.90
23-1	N 38-56 E	105.49

With an area of Fifty-Four Thousand Eight Hundred Seventy-Two (54872) square meters more or less.

Barangay **Sta. Scholastica**

From Triangulation Station “Baguio”;

TP-1	N 09-44 E	516.63
1-2	S 38-56 W	105.49
2-3	S 21-26 W	98.90
3-4	S 87-28 W	42.85
4-5	N 37-10 E	223.20
5-1	S 79-52 E	10.58

With an area of Three Thousand One Hundred Twelve (3112) square meters more or less.

Barangay **Hillside**

From Triangulation Station “Baguio”;

TP-1	N 03-00 E	1,101.54
1-2	N 40-34 W	200.38
2-3	N 20-52 W	228.68
3-4	N 37-10 E	61.33
4-5	N 87-28 E	42.85
5-6	S 61-32 E	1.99
6-7	S 44-53 W	4.72
7-8	S 28-46 W	104.00
8-9	S 56-22 E	141.52
9-10	S 65-37 W	23.83
10-11	S 20-42 E	24.40

11-12	S 57-41 W	37.09
12-13	S 29-08 E	92.96
13-14	S 41-22 E	134.64
14-1	S 71-28 W	25.35

With an area of Seventeen Thousand Eight Hundred Nine (17809) square meters more or less.

Barangay **Upper Dagsian**

LOT 1

From Triangulation Station “Baguio”;

TP-1	N 03-00 E	1,101.54
1-2	N 71-20 E	25.32
2-3	S 41-22 E	37.42
3-4	S 59-48 E	78.02
4-5	S 10-54 W	15.99
5-6	N 72-30 W	36.62
6-7	S 84-00 W	11.91
7-8	S 40-36 E	70.27
8-9	S 00-03 E	33.09
9-10	S 55-18 E	69.03
10-11	N 23-22 E	92.08
11-12	S 27-31 E	78.14
12-13	S 55-01 E	26.25
13-14	S 66-26 W	25.10
14-15	N 88-56 W	28.58
15-16	S 59-18 W	19.69
16-17	S 30-04 W	34.85
17-18	N 88-57 W	21.41
18-19	N 42-34 W	142.13
19-20	N 15-33 W	101.33
20-1	N 40-34 W	49.67

With an area of Sixteen Thousand Eighty-Two (16082) square meters more or less.

LOT 2

From Triangulation Station “Baguio”;

TP-1	N 08-04 W	1414.46
1-2	N 75-10 W	61.92
2-3	N 42-34 W	20.01
3-4	S 86-22 E	36.97
4-5	N 47-47 E	38.59
5-6	N 40-43 E	30.02
6-7	S 86-30 E	45.90
7-8	S 55-01 E	43.63

8-9	S 32-51 W	47.11
9-10	N 67-01 W	42.68
10-1	S 47-18 W	38.63

With an area of Six Thousand Five Hundred Ninety-Nine (6599) square meters more or less.

Barangay Lower Dagsian

From Triangulation Station “Baguio”;

TP-1	N 02-01 W	1408.82
1-2	N 15-32 W	179.12
2-3	S 42-34 E	142.13
3-4	S 42-34 E	40.47
4-5	S 42-34 E	20.01
5-6	S 75-10 E	61.92
6-7	S 14-39 W	46.66
7-8	S 59-40 W	43.22
8-9	S 10-46 W	37.50
9-1	N 43-56 W	133.73

With an area of Seventeen Thousand Two Hundred Eight (17208) square meters more or less.

Barangay Camp 7

LOT 1

From Triangulation Station “Baguio”;

TP-1	N 02-01 W	1408.82
1-2	S 43-56 E	133.73
2-3	S 00-33 E	27.06
3-4	S 25-38 E	22.01
4-5	S 27-56 W	29.65
5-6	S 13-53 W	39.51
6-7	S 62-16 W	21.12
7-8	N 15-32 W	225.85
8-1	S 43-56 E	133.73

With an area of Eight Thousand Seven Hundred Fifty (8750) square meters more or less.

LOT 2

From Triangulation Station “Baguio”;

TP-1	N 04-13 W	1677.30
1-2	S 62-24 E	42.52
2-3	S 24-49 E	39.85
3-4	S 64-58 W	37.97

4-1 N 15-32 W 74.66

With an area of One Thousand Nine Hundred Fifteen (1915) square meters more or less.

LOT 3

From Triangulation Station “Baguio”;

TP-1	N 00-07 W	2733.15
1-2	S 29-38 W	97.51
2-3	S 10-21 W	99.03
3-4	S 19-55 E	30.83
4-5	S 55-46 W	101.47
5-6	S 85-40 W	80.40
6-7	S 25-28 W	67.69
7-8	N 67-26 W	25.50
8-9	S 75-45 W	35.49
9-10	S 54-20 W	57.64
10-11	S 82-48 W	54.94
11-12	S 37-36 W	52.94
12-13	S 62-19 W	48.29
13-14	S 87-59 W	18.00
14-15	N 37-08 W	49.59
15-16	N 51-25 E	344.48
16-17	N 84-54 E	115.84
17-18	N 23-26 E	167.52
18-1	N 74-53 E	82.50

With an area of Fifty-Three Thousand Three Hundred Seventy-Nine (53379) square meters more or less.

Barangay **Loakan Liwanag**

From Triangulation Station “Baguio”;

TP-1	N 00-38 E	2873.51
1-2	N 78-21 E	199.91
2-3	S 03-59 E	38.90
3-4	N 83-50 E	161.36
4-5	N 18-33 E	151.90
5-6	S 85-23 W	30.71
6-7	N 20-38 W	95.71
7-8	N 03-51 E	114.18
8-9	N 17-57 E	92.32
9-10	N 19-53 W	89.85
10-11	N 01-26 E	42.01
11-12	N 01-26 E	107.10
12-13	N 01-26 E	70.05

13-14	S 73-19 E	54.59
14-15	S 61-31 E	86.36
15-16	S 57-32 E	56.27
16-17	S 25-19 E	47.37
17-18	S 70-18 E	1.21
18-19	S 70-18 E	74.11
19-20	S 42-43 E	37.45
20-21	S 76-36 E	45.69
21-22	S 74-24 E	76.62
22-23	S 73-42 E	58.46
23-24	N 60-28 E	49.04
24-25	N 44-26 E	37.79
25-26	N 70-05 E	36.23
26-27	S 88-16 E	23.10
27-28	S 22-02 E	23.98
28-29	S 60-21 E	45.51
29-30	S 35-49 W	81.96
30-31	N 81-48 W	123.15
31-32	N 52-17 W	33.26
32-33	N 76-44 W	41.95
33-34	S 24-36 W	204.81
34-35	S 09-09 E	30.22
35-36	S 08-18 W	102.36
36-37	S 46-32 W	262.90
37-38	S 46-32 W	296.62
38-39	S 58-40 W	0.077
39-40	S 79-12 W	154.41
40-41	N 71-13 W	7.66
41-42	S 06-48 W	3.97
42-43	S 79-12 W	33.91
43-44	S 79-12 W	48.77
44-45	N 07-11 W	32.69
45-46	N 34-29 E	32.15
46-47	N 24-07 E	24.59
47-48	N 12-05 E	48.64
48-49	N 42-02 W	40.30
49-50	N 68-15 W	26.31
50-51	N 20-03 W	16.66
51-1	N 09-11 E	40.24

With an area of Two Hundred Seventy-Six Thousand Four Hundred Sixteen (276416) square meters more or less.

Barangay **Loakan-Apugan**

Lot 1

From Triangulation Station “Baguio”;

TP-1	S 33-56 E	2801.05
1-2	S 31-36 E	62.50
2-3	S 81-44 W	56.46
3-4	N 06-03 W	22.55
4-1	N 33-13 E	46.54

With an area of One Thousand Nine Hundred Fifty-Two (1952) square meters more or less.

Lot 2

From Triangulation Station “Baguio”;

TP-1	S 32-23 E	2953.11
1-2	S 22-31 W	91.33
2-3	N 16-25 W	17.96
3-4	N 02-12 E	27.54
4-5	N 45-00 E	14.97
5-6	N 04-24 E	20.70
6-1	N 72-35 E	28.10

With an area of One Thousand Two Hundred Ninety-Eight (1298) square meters more or less.

Barangay **Loakan-Proper**

Lot 1

With an area of Fourteen Thousand Five Hundred Eighty-Nine (14589) square meters more or less.

Lot 2

With an area of Seven Thousand Five Hundred Thirty-Five (7535) square meters more or less.

Barangay **Happy Hallow**

From Triangulation Station “Baguio”;

TP-1	S 88-10 E	1623.97
1-2	N 69-56 E	35.70
2-3	N 81-51 E	22.81
3-4	N 81-51 E	147.50
4-5	S 10-17 W	70.81

5-6	S 24-07 E	60.87
6-7	S 10-30 W	66.67
7-8	S 25-30 W	23.82
8-9	S 32-42 E	37.34
9-10	S 79-15 E	53.19
10-11	S 77-35 E	70.41
11-12	S 00-25 W	41.42
12-13	S 90-00 W	16.87
13-14	S 09-17 W	53.28
14-15	S 17-18 W	42.26
15-16	S 41-34 E	82.78
16-17	S 18-55 E	78.32
17-18	S 68-42 E	113.60
18-19	N 56-50 E	37.61
19-20	S 52-08 E	117.69
20-21	S 02-04 E	66.30
21-22	S 22-30 W	1318.45
22-23	N 54-08 W	68.04
23-24	N 12-48 E	71.63
24-25	N 01-15 W	73.04
25-26	N 14-45 E	62.38
26-27	N 10-01 E	93.77
27-28	N 27-17 E	113.13
28-29	N 64-00 W	48.28
29-30	N 07-12 W	101.34
30-31	N 03-42 W	147.42
31-32	N 00-00 E	198.97
32-33	N 71-02 W	179.06
33-34	N 27-12 E	406.37
34-35	N 73-29 W	162.83
35-36	S 54-05 W	71.05
36-37	N 64-19 W	156.87
37-38	N 22-22 E	496.05
38-1	N 69-56 E	73.73

With an area of Six Hundred Sixty-Nine Thousand One Hundred Forty (669140) square meters more or less.

Barangay **Country Club**

LOT 1

From Triangulation Station “Baguio”;

TP-1	S 88-10 E	1623.97
1-2	S 69-56 W	35.70
2-3	N 75-42 W	52.50

3-4	N 76-02 W	81.57
4-5	S 77-20 W	50.31
5-6	N 68-26 W	82.11
6-7	N 56-48 W	95.78
7-8	N 43-11 W	68.99
8-9	N 88-54 W	78.52
9-10	N 55-17 W	90.13
10-11	N 70-48 W	25.21
11-12	N 34-24 W	56.73
12-13	N 70-06 E	66.60
13-14	N 82-15 E	345.69
14-15	S 79-24 E	138.20
15-16	S 22-10 E	70.66
16-17	S 27-12 W	73.92
17-18	S 72-44 E	58.31
18-19	S 81-52 E	46.62
19-20	S 53-48 E	88.62
20-21	S 38-21 W	54.85
21-22	S 36-23 W	43.52
22-23	S 00-23 E	5.41
23-1	S 81-51 W	22.81

With an area of One Hundred Thirty Thousand Six Hundred Forty-Three (130643) square meters more or less.

LOT 2

From Triangulation Station “Baguio”;

TP-1	S 79-21 W	1656.50
1-2	N 82-15 E	61.17
2-3	S 41-49 E	44.39
3-4	S 39-50 W	45.09
4-5	N 47-22 W	31.74
5-6	S 87-00 W	23.67
6-7	N 37-47 W	18.37
7-8	N 07-02 W	24.87

With an area of Three Thousand Six Hundred Seventy (3670) square meters more or less.

Barangay **Lucnab**

From Triangulation Station “Baguio”;

TP-1	S 82-20 W	1773.97
1-2	S 41-49 E	46.91
2-3	S 41-49 E	40.48
3-4	S 41-49 E	89.88

4-5	S 62-35 W	10.28
5-6	N 54-36 W	45.97
6-7	S 30-40 W	22.22
7-8	N 70-11 W	21.17
8-9	S 27-23 W	14.83
9-10	S 42-06 E	26.65
10-11	S 45-51 W	17.01
11-12	N 48-13 W	65.74
12-13	N 56-26 E	49.92
13-14	N 20-19 E	20.77
14-15	N 89-20 W	8.25
15-16	N 3-56 W	7.91
16-17	S 89-36 W	16.83
17-18	S 50-47 W	18.20
18-19	N 50-50 W	16.22
19-20	S 72-32 W	30.40
20-21	S 29-45 W	13.72
21-22	N 62-47 W	53.35
22-23	N 41-29 E	26.39
23-24	S 56-58 E	44.73
24-25	N 57-58 E	24.52
25-26	N 43-19 E	25.31
26-27	N 21-35 W	31.02
27-1	N 54-54 E	18.15

With an area of Nine Thousand One Hundred Eighty-Five (9185) square meters more or less.

Section 3. The said parcels of land are hereby declared alienable and disposable, and open to disposition under Republic Act No. 730, entitled "An Act to Permit the Sale Without Public Auction of Public Lands of the Republic of the Philippines for Residential Purposes to Qualified Applicants under Certain Conditions," through the City Government of Baguio, PROVIDED THAT open spaces in between the residential areas will remain as greenbelt zones and not subject for disposition or improvements.

Section 4. The Land Management Bureau of the Department of Environment and Natural Resources (DENR-LMB) and the Department of Human Settlements and Urban Development (DHSUD), in coordination with BCDA and JHMC, are hereby directed to conduct a validation survey and cause their sale to qualified applicants, in accordance with the provisions of RA No. 730.

Section 5. Existing roads, alleyways, pathways, creeks or waterways, community facilities, including barangay halls, parks, playgrounds, multi-purpose areas, such as but not limited to, marketplaces and social halls shall be transferred to the City Government of Baguio.

Section 6. Forest areas under existing proclamations, areas occupied by National Government Agencies with existing agreements with BCDA or JHMC, including but not limited to, public schools, water and natural resources, shall remain as public lands which may not be disposed, and shall be under the care and supervision of BCDA and JHMC, except for the public elementary and secondary schools which shall be turned over to the Department of Education (DepEd).

Section 7. Areas that are not within the declared forest lands but are physically forested shall remain as greenbelt areas and may not be disposed, subject to private rights, if any.

Section 8. The qualifications of beneficiaries, proposed lot pricing, payment scheme, and beneficiary guidelines shall be established, evaluated, and implemented by an Executive Committee composed of the BCDA, NHA, DHSUD, JHMC, and the City Government of Baguio. The Committee shall ensure that a fair pricing and payment scheme for the beneficiaries shall be instituted. All proceeds to be generated in the disposition of the lands to bonafide occupants shall accrue to BCDA.

Section 9. Within one hundred eighty (180) days from the effectivity of this Act, the DENR and DHSUD, in coordination with the representative of the 13 barangays, the City Committee on Lands, NHA, BCDA, and the JHMC shall formulate the necessary rules and regulations to fully implement the provisions of this Act.

Section 10. All laws, decrees, orders, rules and regulations or parts thereof inconsistent with the provisions of this Act are hereby repealed or modified accordingly.

Section 11. This Act shall take effect fifteen (15) days after its publication in the *Official Gazette* or in a newspaper of general circulation.

Approved,