



Republic of the Philippines
House of Representatives
Quezon City



TWENTIETH CONGRESS

First Regular Session

House Bill No. 7782

Introduced by Representative Maria Angela S. Garcia

EXPLANATORY NOTE

1
2 The Roosevelt Protected Landscape (RPL), proclaimed under Republic Act
3 No. 7586 or the *National Integrated Protected Areas System (NIPAS) Act of 1992*,
4 as amended by Republic Act No. 11038 or the *Expanded NIPAS Act of 2018*, plays
5 a vital role in watershed protection, biodiversity conservation, and ecological
6 balance within the Province of Bataan.

7
8 However, within the Municipality of Dinalupihan, Province of Bataan, certain
9 portions of the RPL are presently occupied by long-established residential
10 communities. These areas are already built-up, urbanized, and no longer
11 ecologically viable for strict protection or conservation purposes. Their continued
12 inclusion within the protected area has resulted in tenure insecurity among
13 residents, limitations in the delivery of basic services, constrained local government
14 planning, and difficulties in implementing lawful land disposition and resettlement
15 programs.

16
17 Republic Act No. 11038 recognizes that protected area boundaries may be
18 adjusted when supported by technical studies and upon determination that portions
19 thereof have become irreversibly altered or are no longer suitable for protection,
20 provided that such adjustment does not diminish the ecological integrity of the
21 remaining protected area.

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23 This measure seeks to exclude a specifically delineated built-up area,
24 covering 227.52 hectares, from the Roosevelt Protected Landscape strictly for
25 resettlement and residential purposes. The exclusion is limited to areas already
26 occupied and developed and shall not extend to ecologically sensitive zones. The
27 technical description of the excluded area shall be certified by the Department of
28 Environment and Natural Resources (DENR).

29
30 At the same time, this bill institutionalizes environmental safeguards to
31 ensure that conservation objectives remain paramount. These include:

- 1 • Continued enforcement of the Protected Area Management Plan
2 over the remaining landscape;
3 • Strengthened buffer zone protection;
4 • Establishment of a biodiversity monitoring system with LGU,
5 community, and academic participation;
6 • Regulation of land disposition through Residential Free Patent and
7 Sales Patent under existing public land laws; and
8 • Strict compliance with environmental, zoning, wastewater,
9 easement, and building regulations.

10
11 This legislative measure balances environmental stewardship with social
12 justice and human settlements development. It seeks to provide security of tenure
13 to legitimate occupants, enable orderly land disposition, and empower the local
14 government to deliver basic services, while preserving the ecological integrity of the
15 Roosevelt Protected Landscape.

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17 Support for this bill is earnestly sought.
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MARIA ANGELA S. GARCIA
Third District, Bataan



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House Bill No. **7782**

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AN ACT
EXCLUDING A BUILT-UP AREA FROM THE ROOSEVELT PROTECTED
LANDSCAPE LOCATED IN THE MUNICIPALITY OF DINALUPIHAN,
PROVINCE OF BATAAN, FOR RESETTLEMENT AND RESIDENTIAL
PURPOSES, AND PROVIDING FOR ENVIRONMENTAL SAFEGUARDS,
AND LAND DISPOSITION

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

SECTION 1. Declaration of Policy. It is the policy of the State to promote social justice and human settlements development while ensuring the conservation, protection, and sustainable management of protected areas. Exclusion of areas that are already urbanized or built-up shall be undertaken only upon clear technical justification and without diminishing the ecological integrity of the remaining protected landscape.

SEC. 2. Excluded Area. A portion of the Roosevelt Protected Landscape located in the Municipality of Dinalupihan, Province of Bataan is hereby excluded from the coverage of the Protected Area.

The exclusion shall be strictly limited to areas already occupied and developed for residential use and shall be utilized for resettlement and residential purposes.

SEC. 3. Technical Description. The excluded area shall be defined through a technical description, as prepared and certified by the Department of Environment and Natural Resources (DENR):

Technical Description		
Line	Direction	Distance
1-2	S 72-41-37 W	101.078

2-3	N 81-1-33 W	238.07
3-4	N 7-6-40 E	91.477
4-5	N 5-1-5 W	74.02
5-6	N 25-30-11 W	52.541
6-7	N 87-19-59 W	57.204
7-8	S 49-34-45 W	113.757
8-9	S 87-24-16 W	87.318
9-10	N 2-43-36 E	84.222
10-11	N 33-41-41 W	69.006
11-12	N 24-40-37 E	278.067
12-13	N 15-21-59 W	197.117
13-14	N 77-5-11 E	34.261
14-15	S 47-59-33 E	72.125
15-16	N 58-26-41 E	31.505
16-17	N 75-9-29 E	21.732
17-18	N 58-23-49 E	21.708
18-19	S 51-56-21 E	36.981
19-20	S 28-10-26 E	38.538
20-21	S 50-58-12 E	55.692
21-22	S 66-54-21 E	49.994
22-23	N 83-36-27 E	29.859
23-24	N 21-40-37 E	33.83
24-25	N 14-15-11 W	30.031
25-26	N 2-26-46 W	7.46
26-27	N 65-33-21 E	12.481
27-28	N 65-33-21 E	14.111
28-29	N 65-33-21 E	18.393
29-30	N 65-33-20 E	29.255
30-31	N 65-33-20 E	24.861
31-32	N 65-33-20 E	23.419
32-33	N 64-47-18 E	79.826
33-34	N 59-7-10 E	35.083
34-35	N 18-54-59 E	20.842
35-36	N 15-20-41 W	13.615
36-37	N 51-4-48 W	15.439
37-38	N 58-26-7 W	21.804
38-39	N 14-11-3 E	15.066
39-40	N 56-3-30 E	11.525
40-41	N 56-3-30 E	26.316
41-42	N 33-17-18 E	60.58
42-43	S 84-54-32 E	80.063
43-44	N 77-55-37 E	65.79
44-45	N 54-45-28 E	26.821
45-46	S 79-0-17 E	44.846
46-47	S 40-22-41 E	62.02
47-48	N 3-59-36 E	88.701
48-49	N 27-49-3 E	152.021
49-50	S 80-21-0 E	828.85

50-51	S 40-16-19 E	13.411
51-52	S 24-18-49 W	21.835
52-53	S 28-14-27 W	64.914
53-54	S 37-6-48 W	77.722
54-55	S 76-41-56 E	87.585
55-56	S 40-1-24 E	39.612
56-57	S 53-26-36 E	77.602
57-58	S 37-15-37 E	36.369
58-59	S 22-43-47 W	109.567
59-60	S 36-56-0 W	15.648
60-61	S 71-40-11 E	67.389
61-62	S 71-40-12 E	67.625
62-63	S 9-9-43 W	126.344
63-64	S 43-35-31 E	180.131
64-65	N 89-37-50 E	153.453
65-66	S 57-16-48 E	177.6
66-67	N 76-32-30 E	59.902
67-68	S 30-51-19 E	9.65
68-69	S 34-46-0 E	9.085
69-70	S 24-32-41 E	7.332
70-71	S 19-6-24 E	12.634
71-72	S 15-11-56 E	19.038
72-73	S 28-1-2 E	8.969
73-74	S 14-17-42 E	8.315
74-75	S 7-9-12 E	9.575
75-76	S 3-28-21 E	9.435
76-77	S 11-15-4 W	10.577
77-78	S 58-57-49 W	599.572
78-79	S 0-22-51 W	151.444
79-80	S 80-29-7 W	18.328
80-81	S 42-45-11 W	83.338
81-82	S 58-38-24 E	11.933
82-83	S 85-31-58 W	165.031
83-84	S 78-41-24 W	65.684
84-85	S 66-2-15 W	49.952
85-86	S 80-29-7 W	227.312
86-87	S 84-34-29 W	16.542
87-88	N 55-18-17 W	59.14
88-89	N 59-15-58 W	547.093
89-90	N 7-31-52 W	217.996
90-91	N 47-9-16 W	64.881
91-92	N 51-4-27 W	57.045
92-1	S 51-42-13 W	161.778
Tie Point N 28-30-16 E, 53.737 to corner 1, From MBM no. 15, Hermosa Cadastre		
Area : 227.52 Hectares		

1 **SEC. 4. Status of the Remaining Protected Area.** All portions of the
2 Roosevelt Protected Landscape not covered by the exclusion shall remain subject
3 to the provisions of Republic Act No. 7586, as amended by Republic Act No. 11038.

4 The Protected Area Management Board (PAMB) shall:

- 5 1. Maintain and enforce the approved Protected Area Management Plan;
- 6 2. Prevent further encroachment and illegal activities;
- 7 3. Strengthen buffer zone management adjacent to the excluded area;
- 8 and
- 9 4. Undertake rehabilitation measures where necessary.

10 **SEC. 5. Biodiversity Monitoring System.** The DENR, through the PAMB,
11 shall establish a biodiversity monitoring system to assess the impacts of the
12 exclusion on the Roosevelt Protected Landscape.

13 The system shall include:

- 14 1. Baseline ecological and biodiversity assessment;
- 15 2. Periodic monitoring of key species and habitats;
- 16 3. Participation of LGUs, academic institutions, local communities and all
17 Residential Free Patent beneficiaries; and
- 18 4. Use of monitoring results for adaptive management.

19 **SEC. 6. Disposition of the Excluded Area.** Disposition of the excluded area
20 shall be governed by the following:

21 (a) Residential Free Patent

- 22 1. Beneficiaries shall be limited to qualified actual occupants and
23 resettlement beneficiaries as validated by the LGU and DENR.
- 24 2. The maximum area per beneficiary shall be determined in the
25 Implementing Rules and Regulations (IRR), taking into consideration
26 principles of equitable allocation, actual occupancy, density
27 standards, and compliance with applicable land use and zoning
28 regulations.
- 29 3. Use shall be residential and subject to restrictions under existing
30 public land laws.

31 (b) Sales Patent

- 32 1. Residential lots not covered by free patent eligibility may be disposed
33 of through sales patent.
- 34 2. The valuation shall be based on the prevailing zoning-based land
35 value and relevant appraisal standards.
- 36 3. Payment terms shall follow existing laws and regulations on public
37 land disposition.

38 **SEC. 7. Environmental and Development Controls.** All development within
39 the excluded area shall comply with the following:

1. Septage and Wastewater Management – Installation of compliant septage systems in accordance with DENR and DOH standards.
2. Easements – Observance of legal easements for waterways, drainage, roads, and utilities pursuant to existing laws.
3. Zoning and Building Regulations – Full compliance with the Dinalupihan CLUP, Zoning Ordinance, National Building Code and Forestry Code.

SEC. 8. Master Development Plan and Environmental Impact Assessment. Prior to any land disposition, issuance of patents, approval of subdivision plans, infrastructure development, or commencement of any construction activity within the excluded area, a Comprehensive Master Development Plan shall first be prepared and approved, and the requirements of the Philippine Environmental Impact Statement (EIS) System shall be strictly complied with.

(A) Master Development Plan

The Comprehensive Master Development Plan shall:

(a) Be prepared by the Local Government Unit of Dinalupihan in coordination with the Department of Environment and Natural Resources (DENR) and the Protected Area Management Board (PAMB);

(b) Be consistent with the approved Comprehensive Land Use Plan (CLUP) and Zoning Ordinance of the Municipality of Dinalupihan;

(c) Provide for orderly land allocation for residential use, road networks, public open spaces, community facilities, and socialized housing layout;

(d) Integrate drainage systems, septage and wastewater management, solid waste management, and protection of legal easements for waterways and utilities;

(e) Incorporate biodiversity buffer measures and green corridors to protect the ecological integrity of the remaining Roosevelt Protected Landscape;

(f) Integrate climate-resilient design and disaster risk reduction measures; and

(g) Undergo public consultation with affected residents, stakeholders, and relevant government agencies.

No land disposition or development permit shall be granted unless consistent with the approved Master Development Plan.

1
2 (B) Environmental Impact Assessment (EIA)

3 The implementation of the Master Development Plan and all proposed
4 developments within the excluded area shall be subject to the Environmental
5 Impact Assessment (EIA) process pursuant to Presidential Decree No. 1586
6 and its implementing rules and regulations.

7 The EIA shall:

8 (a) Assess direct, indirect, cumulative, and long-term impacts of the
9 exclusion and development on watershed systems, biodiversity, buffer
10 zones, and adjacent protected areas;

11 (b) Evaluate potential impacts on flora, fauna, water quality, and
12 ecological connectivity;

13 (c) Identify mitigation, rehabilitation, monitoring, and enhancement
14 measures;

15 (d) Incorporate climate risk and disaster vulnerability assessments;
16 and

17 (e) Include meaningful public participation and disclosure
18 mechanisms.

19 No Environmental Compliance Certificate (ECC) shall be issued
20 unless the DENR determines that sufficient safeguards are in place and that
21 the proposed development will not significantly impair the ecological integrity
22 of the remaining protected area.

23 Failure to secure the required ECC shall prohibit any development,
24 land disposition, issuance of patents, or construction activity within the
25 excluded area.

26 **SEC. 9. Implementing Rules and Regulations.** Within ninety (90) days from
27 effectivity, the DENR, in coordination with the PAMB and the LGU of Dinalupihan,
28 shall promulgate the necessary implementing rules and regulations.

29 **SEC. 10. Separability Clause.** If any provision of this Act is declared invalid,
30 the remaining provisions shall remain in full force and effect.

31 **SEC. 11. Repealing Clause.** All laws, rules, and regulations inconsistent with
32 this Act are hereby repealed or modified accordingly.

33 **SEC. 12. Effectivity.** This Act shall take effect fifteen (15) days after
34 publication in the Official Gazette or a newspaper of general circulation.