



HOUSE OF REPRESENTATIVES

H. No. 3354

BY REPRESENTATIVES TALIÑO-SANTOS AND BANAAG, PER COMMITTEE
REPORT NO. 131

AN ACT DECLARING A PARCEL OF PUBLIC LAND LOCATED IN
THE MUNICIPALITY OF PIKIT, PROVINCE OF COTABATO,
AN AGRICULTURAL LAND OPEN TO DISPOSITION AND
DEVELOPMENT FOR AGRICULTURAL, RESIDENTIAL,
INDUSTRIAL, COMMERCIAL, OR OTHER PRODUCTIVE
PURPOSES

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

- 1 SECTION 1. The parcel of public land identified as Forestry Project
2 No. 5-A, consisting of fifty-three million three hundred thirty thousand
3 (53,330,000) square meters, more or less, located in barangays Punol,
4 Katiñacan, Balong, Bulol, Paidu Pulangi, Bago-Ingued, Buliok, Barongis,
5 Kabasalan, Makabual and Mañaulanan, in the Municipality of Pikit,
6 Province of Cotabato is hereby declared an agricultural land open to
7 disposition to qualified beneficiaries for agricultural, residential, industrial,
8 commercial, or other productive purposes.

The technical description and boundaries of the said parcel of land,
subject to actual ground survey, are as follows:

LINE	BEARING	DISTANCE
1-2	S 62° E	375 meters
2-3	S 27° W	490 meters
3-4	S 56° E	380 meters
4-5	S 30° W	290 meters
5-6	S 60° W	330 meters
6-7	S 27° W	430 meters
7-8	Due South	240 meters
8-9	S 4° W	280 meters
9-10	S 48° W	210 meters
10-11	S 12° E	460 meters
11-12	N 75° E	350 meters
12-13	N 2° W	360 meters
13-14	N 15° E	310 meters
14-15	N 53° E	280 meters
15-16	N 69° E	330 meters
16-17	N 8° E	390 meters
17-18	N 61° E	440 meters
18-19	N 18° W	330 meters
19-20	N 6° W	400 meters

1	20-21	N 40° E	460 meters
2	21-22	N 82° E	340 meters
3	22-23	S 21° E	260 meters
4	23-24	S 71° E	380 meters
5	24-25	S 89° E	460 meters
6	25-26	S 19° E	440 meters
7	26-27	S 9° W	510 meters
8	27-28	S 80° W	290 meters
9	28-29	S 42° W	450 meters
10	29-30	N 70° W	210 meters
11	30-31	S 31° W	300 meters
12	31-32	S 80° W	400 meters
13	32-33	Due West	420 meters
14	33-34	S 32° W	530 meters
15	34-35	S 8° W	370 meters
16	35-36	S 10° E	450 meters
17	36-37	S 28° E	350 meters
18	37-38	S 18° E	430 meters
19	38-39	S 26° E	250 meters
20	39-40	S 26° W	130 meters
21	40-41	S 83° W	230 meters
22	41-42	S 83° W	420 meters

1	42-43	S 65° W	440 meters
2	43-44	S 3° W	320 meters
3	44-45	S 73° W	300 meters
4	45-46	N 71° W	330 meters
5	46-47	S 86° W	440 meters
6	47-48	N 17° W	330 meters
7	48-49	N 29° W	320 meters
8	49-50	N 56° W	280 meters
9	50-51	N 3° W	500 meters
10	51-52	N 37° W	280 meters
11	52-53	N 70° W	420 meters
12	53-54	S 65° W	290 meters
13	54-55	S 49° W	260 meters
14	55-56	N 80° W	350 meters
15	56-57	N 52° W	380 meters
16	57-58	N 87° W	200 meters
17	58-59	N 24° W	420 meters
18	59-60	N 16° W	440 meters
19	60-61	S 76° W	280 meters
20	61-62	N 86° W	280 meters
21	62-63	N 52° W	360 meters
22	63-64	S 64° W	290 meters

1	64-65	N 66° W	450 meters
2	65-66	N 87° W	360 meters
3	66-67	N 60° W	250 meters
4	67-68	N 86° W	360 meters
5	68-69	S 45° W	300 meters
6	69-70	S 64° W	360 meters
7	70-71	S 52° W	460 meters
8	71-72	S 61° W	400 meters
9	72-73	S 68° W	180 meters
10	73-74	N 89° W	300 meters
11	74-75	N 83° W	200 meters
12	75-76	N 79° W	418 meters
13	76-77	N 87° W	280 meters
14	77-78	N 71° W	280 meters
15	78-79	S 69° W	320 meters
16	79-80	N 45° W	280 meters
17	80-81	N 30° W	250 meters
18	81-82	N 23° W	320 meters
19	82-83	N 58° W	400 meters
20	83-84	N 83° W	250 meters
21	84-85	N 40° W	400 meters
22	85-86	N 32° W	340 meters

1	86-87	N 50° W	280 meters
2	87-88	N 40° W	320 meters
3	88-89	N 37° W	320 meters
4	89-90	N 43° W	380 meters
5	90-91	N 45° E	770 meters
6	91-92	S 70° E	600 meters
7	92-93	N 22° E	240 meters
8	93-94	N 46° E	780 meters
9	94-95	N 1° E	620 meters
10	95-96	S 87° E	700 meters
11	96-97	N 61° E	440 meters
12	97-98	Due East	2,000 meters
13	98-99	Due North	400 meters
14	99-100	Due East	4,480 meters
15	100-101	Due South	780 meters
16	101-102	Due East	2,340 meters
17	102-1	S 4° W	680 meters

18 On the Northwest, points 90-91-92-93-94-95-96-97, by the Public
19 Alienable or Disposable Block of Public Forestry Project No. 5-A, LC
20 Map No. 1421; on the North, points 97-98-99-100-101-102, by the
21 Cotabato Agricultural Colony No. 3, Cotabato Agricultural Colony No. 2
22 and Cotabato Agricultural Colony No. 7; on the Northeast, East, and South

1 and Southeast, points 102-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-
2 18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-
3 40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-
4 62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-
5 84-85-86-87-88-89-90, by the strip of Public Alienable or Disposable
6 Block of Forestry Agricultural Colony No. 2; and on the East along lines
7 102-1 by Alienable or Disposable Land under LC Map No.1421.

8 SEC. 2. Ninety (90) days following the effectivity of this Act, the
9 Department of Environment and Natural Resources (DENR), in
10 coordination with the Provincial Governor of Cotabato; National Housing
11 Authority, Region XII; Sangguniang Bayan of Pikit; Municipal Mayor of
12 Pikit; concerned barangay captains; farmers' organization duly accredited
13 by the Municipal Government of Pikit; and Representative of the First
14 District of Cotabato, shall subdivide the parcel of land covered under
15 Section 1 hereof and award, except those areas reserved pursuant to
16 Section 5 hereof, lots appropriate for agricultural, residential, industrial,
17 commercial, or other productive purpose to qualified beneficiaries in
18 accordance with the pertinent provisions of Commonwealth Act No. 141,
19 otherwise known as "The Public Land Act", as amended, Republic Act
20 No. 730, entitled "An Act to Permit the Sale Without Public Auction of
21 Public Lands of the Republic of the Philippines for Residential Purposes to
22 Qualified Applicants Under Certain Conditions", and other existing laws

1 on land acquisition and ownership: *Provided*, That the size or extent of
2 each lot intended for agricultural development or farming shall be uniform
3 but not greater than three hectares.

4 SEC. 3. In the determination of qualified beneficiaries over the lots
5 allotted for agricultural development, which shall be issued free patents,
6 the DENR shall give priority to those persons who do not own any parcel
7 of land, or have not had the benefit of any gratuitous allotment of more
8 than three hectares of agricultural land anywhere in the country, or who by
9 themselves or through their predecessors in interest have been in open,
10 continuous, exclusive, and notorious possession and occupation, except
11 when prevented by war or *force majeure*, of any parcel of land within the
12 area subject of this Act.

13 The determination of beneficiaries and mode of disposition of the
14 lots suitable for residential, industrial, commercial, and other productive
15 purpose other than agricultural development shall be in accordance with
16 the pertinent provisions of Chapter IX, Title III, of the Public Land Act, as
17 amended.

18 SEC. 4. Except in favor of the government or any of its branches,
19 units, or institutions, lands acquired under the provisions of this Act shall
20 not be subject to encumbrance or alienation for a term of ten (10) years
21 from the date of the issuance of land patent, nor shall they become liable
22 to the satisfaction of any debt contracted prior to the expiration of said

1 period. No transfer or alienation made within the said period of ten (10)
2 years from the issuance of such patent except those made by virtue of the
3 right of succession shall be valid unless when duly authorized by the
4 Secretary of Environment and Natural Resources and the transferee or
5 vendee is a Filipino citizen. Every conveyance made shall be subject to
6 repurchase by the original owner or beneficiary of this Act or his legal
7 heirs within a period of five years from the date of conveyance.

8 Any contract or agreement made or executed in violation of this
9 section shall be void *ab initio*.

10 SEC. 5. In coordination with the Municipal Government of Pikit
11 and concerned barangays, the DENR shall establish tree nurseries in the
12 area and reserve certain sections that are vulnerable to erosion, landslides,
13 flooding, and similar events as greenbelt areas or permanent forest
14 reserves: *Provided*, That the total forest reserves shall not exceed five
15 percent (5%) of the total land area.

16 SEC. 6. The National Housing Authority shall implement a
17 socialized housing project in the area. Said housing project shall be
18 supported by the Department of Trade and Industry and its attached offices
19 with a comprehensive economic development plan that includes credit
20 facilities, marketing assistance, extension services, agro-industrial
21 processing plants, and other livelihood opportunities.

1 SEC. 7. Within thirty (30) days following the effectivity of this
2 Act, the Secretary of Environment and Natural Resources, in coordination
3 with concerned government agencies, shall promulgate the necessary rules
4 and regulations for the effective implementation of this Act.

5 SEC. 8. If any part or section of this Act is declared
6 unconstitutional, such declaration shall not affect the other parts or
7 sections of this Act.

8 SEC. 9. All laws, presidential decrees, executive orders,
9 proclamations, rules and regulations inconsistent with any provision of this
10 Act shall be deemed repealed or modified accordingly.

11 SEC. 10. This Act shall take effect fifteen (15) days after its
12 publication in the *Official Gazette* or in two national newspapers of
13 general circulation.

Approved,

O