



HOUSE OF REPRESENTATIVES

H. No. 4426

BY REPRESENTATIVES ACOP AND MATUGAS, PER COMMITTEE REPORT
No. 207

AN ACT DECLARING AS AGRICULTURAL LAND CERTAIN PARCELS
OF LAND OF THE PUBLIC DOMAIN EMBRACED BY
PROCLAMATION NO. 585 SITUATED IN BARANGAY SAN JOSE
IN THE CITY OF ANTIPOLO, PROVINCE OF RIZAL, AND
DECLARING THE SAME OPEN TO DISPOSITION

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

1 SECTION 1. *Coverage.* – The parcels of land of the public domain
2 located in Barangay San Jose in the City of Antipolo, Province of Rizal,
3 identified as Integrated Social Forestry Area under Proclamation No. 585
4 dated June 5, 1990, are hereby declared agricultural land and open to
5 disposition for agricultural, residential and socialized housing, and other
6 purposes under certain conditions. Said parcels of land are more particularly
7 described as follows:

		Bearing	Distance	Corner
8				
9	Thence	S. 25° 00' 00" E.	820.00 m.	to corner 2;
10	Thence	N. 61° 00' 00" E.	240.00 m.	to corner 3;
11	Thence	N. 75° 00' 00" E.	240.00 m.	to corner 4;
12	Thence	N. 75° 00' 00" E.	240.00 m.	to corner 5;
13	Thence	S. 79° 01' 05" E.	419.14 m.	to corner 6;

1	Thence	N. 13° 54' 07" E.	1,580.44 m.	to corner 7;
2	Thence	S. 75° 25' 31" E.	1,083.72 m.	to corner 8;
3	Thence	N. 55° 47' 30" E.	37.38 m.	to corner 9;
4	Thence	S. 43° 00' 00" E.	635.00 m.	to corner 10;
5	Thence	N. 78° 00' 43" E.	241.06 m.	to corner 11;
6	Thence	S. 29° 48' 39" E.	178.74 m.	to corner 12;
7	Thence	S. 29° 42' 11" E.	252.27 m.	to corner 13;
8	Thence	S. 30° 00' 00" E.	310.00 m.	to corner 14;
9	Thence	N. 72° 53' 54" E.	112.00 m.	to corner 15;
10	Thence	S. 82° 57' 57" E.	268.70 m.	to corner 16;
11	Thence	N. 10° 02' 07" W.	368.71 m.	to corner 17;
12	Thence	N. 09° 54' 28" W.	282.58 m.	to corner 18;
13	Thence	N. 84° 00' 00" W.	290.00 m.	to corner 19;
14	Thence	N. 47° 00' 00" W.	150.00 m.	to corner 20;
15	Thence	S. 81° 00' 00" W.	100.00 m.	to corner 21;
16	Thence	N. 57° 00' 00" E.	80.00 m.	to corner 22;
17	Thence	N. 15° 00' 00" E.	320.00 m.	to corner 23;
18	Thence	N. 25° 00' 00" E.	270.00 m.	to corner 24;
19	Thence	N. 62° 00' 00" E.	560.00 m.	to corner 25;
20	Thence	S. 70° 00' 00" E.	1,000.00 m.	to corner 26;
21	Thence	S. 15° 00' 00" E.	180.00 m.	to corner 27;
22	Thence	S. 22° 44' 47" W.	106.55 m.	to corner 28;
23	Thence	S. 59° 53' 07" E.	84.23 m.	to corner 29;
24	Thence	S. 30° 02' 12" W.	158.31 m.	to corner 30;
25	Thence	N. 79° 28' 21" W.	150.27 m.	to corner 31;
26	Thence	S. 84° 00' 00" W.	415.00 m.	to corner 32;
27	Thence	S. 26° 00' 04" W.	298.83 m.	to corner 33;
28	Thence	S. 07° 49' 23" W.	1,597.93 m.	to corner 34;

1	Thence	S. 65° 07' 23" E.	753.48 m.	to corner 35;
2	Thence	N. 75° 07' 49" E.	294.97 m.	to corner 36;
3	Thence	S. 68° 55' 25" E.	798.49 m.	to corner 37;
4	Thence	N. 67° 16' 06" E.	380.92 m.	to corner 38;
5	Thence	DUE SOUTH	1,320.00 m.	to corner 39;
6	Thence	S. 43° 00' 00" E.	850.00 m.	to corner 40;
7	Thence	S. 63° 00' 00" W.	675.00 m.	to corner 41;
8	Thence	N. 51° 54' 00" W.	820.00 m.	to corner 42;
9	Thence	N. 51° 54' 00" W.	640.00 m.	to corner 43;
10	Thence	N. 51° 54' 00" W.	860.00 m.	to corner 44;
11	Thence	N. 51° 54' 00" W.	420.00 m.	to corner 45;
12	Thence	N. 51° 54' 00" W.	700.00 m.	to corner 46;
13	Thence	N. 67° 49' 53" E.	400.33 m.	to corner 47;
14	Thence	N. 12° 51' 40" E.	517.96 m.	to corner 48;
15	Thence	N. 15° 35' 34" W.	508.21 m.	to corner 49;
16	Thence	S. 32° 58' 39" W.	444.42 m.	to corner 50;
17	Thence	N. 86° 59' 57" W.	706.76 m.	to corner 51;
18	Thence	S. 20° 13' 29" W.	403.38 m.	to corner 52;
19	Thence	S. 49° 05' 08" E.	112.98 m.	to corner 53;
20	Thence	S. 79° 59' 31" W.	245.64 m.	to corner 54;
21	Thence	S. 05° 50' 40" W.	363.32 m.	to corner 55;
22	Thence	S. 72° 12' 58" W.	158.40 m.	to corner 56;
23	Thence	S. 19° 26' 24" W.	102.61 m.	to corner 57;
24	Thence	S. 45° 06' 05" E.	243.40 m.	to corner 58;
25	Thence	S. 68° 54' 58" W.	225.00 m.	to corner 59;
26	Thence	S. 30° 03' 20" W.	255.42 m.	to corner 60;
27	Thence	S. 30° 03' 20" W.	764.62 m.	to corner 61;
28	Thence	S. 30° 03' 20" W.	396.88 m.	to corner 62;

1 Thence N. 60° 39' 20" W. 208.41 m. to corner 63;
 2 Thence N. 40° 51' 01" W. 337.76 m. to corner 64;
 3 Thence N. 41° 51' 01" W. 432.76 m. to corner 65;
 4 Thence N. 41° 51' 01" W. 442.21 m. to corner 66;
 5 Thence N. 41° 51' 01" W. 358.88 m. to corner 67;
 6 Thence N. 31° 01' 23" W. 492.02 m. to corner 68;
 7 Thence N. 73° 17' 41" W. 685.56 m. to corner 69;
 8 Thence N. 13° 32' 01" W. 1,398.19 m. to corner 1, the
 9 point of beginning, containing an area of six hundred fifty and 22/100
 10 (650.22) hectares, more or less, subject to actual ground survey and
 11 delineation.

12 SEC. 2. *Disposition of Lands.* – The parcels of land embraced in this
 13 Act shall be alienated and disposed accordingly for the following purposes:

14 (a) *Agricultural Purpose.* – The Department of Agrarian Reform
 15 (DAR) shall distribute certain parcels of land embraced in this Act for
 16 agricultural purpose in accordance with Republic Act No. 6657, as amended,
 17 otherwise known as the “Comprehensive Agrarian Reform Law of 1988”:
 18 *Provided, That,* each qualified beneficiary shall be allotted not more than one
 19 (1) hectare. No interest shall be imposed on the value of the land to be paid by
 20 the beneficiaries;

21 (b) *Residential Purpose.* – The Department of Environment and
 22 Natural Resources (DENR) shall dispose certain parcels of land embraced in
 23 this Act for residential purpose in accordance with Republic Act No. 730,
 24 otherwise known as “An Act to Permit the Sale Without Public Auction of
 25 Public Lands of the Republic of the Philippines for Residential Purposes to
 26 Qualified Applicants Under Certain Conditions”, in relation to Commonwealth
 27 Act No. 141, as amended, otherwise known as “The Public Land Act”;

1 (c) Socialized Housing Purpose. – The National Housing Authority
2 (NHA) shall dispose certain parcels of lands embraced in this Act for
3 socialized housing purpose in accordance with Articles IV (Land Use,
4 Inventory, Acquisition, and Disposition) and V (Socialized Housing) of
5 Republic Act No. 7279, otherwise known as the “Urban Development and
6 Housing Act of 1992”; and

7 (d) Government Center Reservation Purpose. – The DAR and the
8 DENR, in consultation with the City Government of Antipolo, shall determine
9 and reserve certain parcels of land embraced in this Act for the establishment
10 of a government center and facilities that the public interest requires. The City
11 Government of Antipolo shall oversee the establishment of a government
12 center which shall house offices and instrumentalities of the city government
13 and local offices of the various national government agencies.

14 As far as practicable, the allocation and disposition of the lands covered
15 by this Act for the above-named purposes shall be distributed as follows:

- 16 (1) Sixty percent (60%) for agricultural;
- 17 (2) Twenty percent (20%) for residential;
- 18 (3) Ten percent (10%) for socialized housing; and
- 19 (4) Ten percent (10%) for government center.

20 The DENR shall continue to maintain as forestlands such parcels of
21 land not covered by Section 1 of this Act.

22 SEC. 3. *Land Survey.* – Prior to the disposition of the lands embraced
23 in this Act, the DENR shall, within six (6) months from the effectivity of this
24 Act, conduct a survey of said lands for the purpose of determining and
25 delimiting the specific areas most suitable for the purposes provided for in the
26 preceding section. The findings and recommendations of the survey team shall
27 be subject to the approval of the Secretary of the DENR, the Secretary of the
28 DAR and the General Manager of the NHA.

1 SEC. 4. *Beneficiaries.* -- (a) For lands intended for agricultural and
2 residential purposes, the following shall be deemed beneficiaries in accordance
3 with the following priority:

4 (1) Those who are awardees of Certificates of Stewardship Contract
5 (CSC) in good standing under Proclamation No. 585, Letter of Instruction No.
6 1260 and DENR Administrative Order No. 97 dated December 29, 1988;

7 (2) Those who are awardees of CSC referred to in the preceding
8 paragraph but who have not substantially complied with the terms and
9 conditions of the stewardship contract as determined by the DENR: *Provided,*
10 That their CSCs have not been revoked prior to the effectivity of this Act; and

11 (3) Those who are not awardees of CSC but have actually occupied and
12 cultivated the lands embraced in this Act for not less than five (5) years before
13 the effectivity of this Act: *Provided,* That their actual occupation of the land
14 has not been attended or facilitated by any mode of assignment or transfer of
15 possession prohibited by existing regulations and by this Act: *Provided,*
16 *further,* That transfers of possession otherwise allowed but where the prior
17 approval of the DENR was not previously secured shall be subject to
18 confirmation by the DENR in a proper proceeding.

19 Qualified beneficiaries shall have the option to choose between a
20 residential lot or agricultural land: *Provided,* That members of a family living
21 with a CSC awardee under one household shall be considered as belonging to
22 *such one family household constituting a single qualified beneficiary.*

23 Awardees of CSCs who have sold, disposed of, or abandoned the lands
24 allotted to them in violation of the foregoing issuances and their transferees,
25 whether actual occupants or not at the time of effectivity of this Act, are
26 disqualified to become beneficiaries under this Act. An actual occupant of any
27 land embraced in this Act, awardee of CSC, or any former participant of the
28 Integrated Social Forestry Program who fails to qualify as beneficiary under

1 this Act, shall be considered to become a beneficiary of the socialized housing
2 program as provided for under this Act: *Provided*, That if such person still fails
3 to qualify as beneficiary of the socialized housing program, such person shall
4 be entitled to a fair compensation for all permanent improvements introduced
5 on the land being occupied based on the fair market value of such
6 improvements as assessed by a government assessor.

7 (b) For lands intended for socialized housing program, the following
8 shall be deemed beneficiaries, in addition to the provision of Section 16 of
9 Republic Act No. 7279, Eligibility Criteria for Socialized Housing Program
10 Beneficiaries:

11 (1) Must be a *bona fide* resident of the City of Antipolo for at least two
12 (2) years prior to the effectivity of this Act; and

13 (2) Must not have been a previously delinquent beneficiary of any
14 housing program of the government.

15 SEC. 5. *Transferability of Purchased and Awarded Lands.* – Lands
16 acquired by beneficiaries under this Act may not be sold, transferred or
17 conveyed except through hereditary succession, in favor of the government, or
18 to other qualified beneficiaries, for a period of ten (10) years from the date of
19 the award of the Certificate of Land Ownership (CLOA) or issuance of the
20 patent as the case may be: *Provided*, That the transfer of the land to other
21 qualified beneficiaries shall be by the appropriate government agency in
22 accordance with this Act. Any sale or disposition made in violation hereof
23 shall be null and void.

24 SEC. 6. *Suppletory Application of Existing Legislations.* – The
25 provisions of Commonwealth Act No. 141, Republic Act No. 730, Republic
26 Act No. 6657 as amended, Republic Act No. 7279, and other laws not
27 inconsistent with this Act, whenever applicable, shall have suppletory effect.

1 SEC. 7. *Implementing Rules and Regulations.* – Within ninety (90)
2 days from the effectivity of this Act, the Secretaries of the DAR and the DENR
3 and the General Manager of the NHA shall promulgate the rules and
4 regulations necessary for the effective implementation of this Act. The City
5 Government of Antipolo shall also be consulted in the formulation of the rules
6 and regulations with respect to the establishment of the government center.

7 SEC. 8. *Transitory Provision.* – Awardees of the CSCs under
8 Proclamation No. 585 shall continue to discharge their responsibilities as
9 program participants under DENR Administrative Order No. 97 until after the
10 disposition of the lands covered by their respective contracts under this Act:
11 *Provided,* That such dispositions shall be completed within three (3) years
12 from the effectivity of this Act: *Provided, further,* That occupants of the lands
13 covered by this Act who do not qualify as beneficiaries hereof shall be
14 relocated after being given due notice and an opportunity to participate in the
15 identification of their relocation sites.

16 SEC. 9. *Separability Clause.* – If any provision of this Act is declared
17 unconstitutional or invalid, the other parts hereof shall remain in full force and
18 effect.

19 SEC. 10. *Repealing Clause.* – Proclamation No. 585 issued on June 5,
20 1990, insofar as the coverage of this Act is concerned, is hereby modified
21 accordingly, and all other laws, decrees, executive orders, rules and
22 regulations, issuances, or parts thereof inconsistent with the provisions of this
23 Act are hereby repealed or amended accordingly.

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

Approved,