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Board Secretary V

Resolution No. 15, S. 2023

A Resolution Approving the Land Use Development and Infrastructure Plan (LUDIP) of the Mindoro State University (MinSU) Subject to the Future Developments on the Land Titles and Ownership

WHEREAS, Republic Act No. 11396 also known as the SUCs Land Use Development and Infrastructure Plan (LUDIP) Act requires all State Universities and Colleges (SUCs) through their governing boards, to prepare and implement a LUDIP designed to improve and optimally utilize their resources;

WHEREAS, all land use or infrastructure projects of the SUCs shall also be required to follow the LUDIP, which shall be linked with the land use plan and practice of the local government units to ensure complementation of activities across geographical boundaries;

WHEREAS, pursuant to RA 11396, the Mindoro State University (MinSU) organized and authorized the MinSU LUDIP Technical Working Group (TWG) led by Prof. Katherine Sanchez-Escalona to formulate the MinSU Site Development Plan (SDP) together with various consultants to provide a rational, holistic, efficient, and just allocation, utilization, development, and management of its resources;

WHEREAS, during the 2nd Quarter Regular Hybrid Meeting of the Board of Regents held on 15 June 2023, the Land Use Development and Infrastructure Plan (LUDIP) of MinSU was presented to the Governing Board;

WHEREAS, while the Governing Board acknowledged the MinSU LUDIP, it was recognized that issues may arise considering that there are still disputes and conflicts over the land titles and ownership of some areas included in the plan;

WHEREAS, the Governing Board APPROVED the Land Use Development and Infrastructure Plan (LUDIP) of MinSU subject to the future developments on the land titles and ownership;

NOW, THEREFORE, in view of the foregoing premises, the Governing Board approved as it is hereby approved the Land Use Development and Infrastructure Plan (LUDIP) of the Mindoro State University (MinSU) Subject to the Future Developments on the Land Titles and Ownership.

I hereby certify to the correctness and authenticity of the foregoing resolution.


GENELITA E. HERNANDEZ, Ed.D.
Board Secretary

Attested:


LEVY B. ARAGO, JR., Ph.D.
University President
Vice-Chair, MinSU Board of Regents

MINDORO STATE UNIVERSITY
ALCATE, VICTORIA, ORIENTAL MINDORO

LUDIP

2022-2032



LAND USE
DEVELOPMENT AND
INFRASTRUCTURE PLAN

MESSAGE FROM THE PRESIDENT



LEVY B. ARAGO JR., *Ph.D.*
University President

The university status of MinSU came at the opportune time where State Universities and Colleges are asked to forward their Land Use Development and Infrastructure Plans in compliance to RA 11396. The LUDIP serves as the university's blueprint of its development goals for the next 10 years.

This opportunity allowed us to appraise our previous efforts that serves as our footing for our future endeavors. Our instruction is set to advance in both breadth and width with infrastructure plans that include laboratories, learning hubs for students, and lecture rooms configured for each program. Our research is supported with research centers and cutting-edge facilities. Extension is enhanced with pilot areas for research outputs, and production areas applying generated research. These efforts of the university are planned to be supported by viable economic efforts implemented by the Production and Business Operation services. As one of the university thrusts, economic development plans aim to generate viable sources of income by utilizing the University's landholdings and other resources to enable flexible financial management and attain fiscal autonomy towards a sustainable university.

Our physical plans integrate everything MinSU can offer.

Overall, LUDIP allowed us to dream, in colors and shapes, for a better MinSU.

EXECUTIVE SUMMARY

The Mindoro State University is composed of three campuses: the Victoria (Main) Campus, Calapan Campus, and Bongabong Campus. The Victoria (Main) Campus was converted into the Mindoro State College of Agriculture and Technology (MinSCAT) through RA 8007 in 1995. The other two component campuses were integrated to MinSCAT through CMO 27-2000. On March 16, 2021, MinSCAT attained university status through RA 10596 as amended by RA 11006 and was renamed the Mindoro State University (MinSU).

The University envisions to be the *center of excellence in agriculture, fishery, science, technology, arts and education of globally competitive lifelong learners in a diverse yet cohesive society; the niche of cultural and ecological preservation while providing state-of-the-art, gender-inclusive, and disaster-resilient infrastructures and environment towards sustainable development*. It offers 18 undergraduate programs, and 6 graduate courses across 6 Colleges and 2 Institutes; all of which are given the Certificate of Program Compliance (COPC), and accredited by the Accrediting Agency of Chartered Colleges and Universities in the Philippines (AACUP). As of 2021, the university serves 8,259 students through 262 faculty members and 573 support staff.

The Victoria (Main) Campus is a 331-hectare lot divided into academic core and production area. The large tract of land emphasizes its main mandate on agricultural productivity with the majority of its land planted to perennial crops. The academic core is provided with data needs by commercial internet providers, while power is provided by the provincial electric cooperative. Water is internally sourced from deep wells located around the campus. Flood inundation from two rivers framing the eastern and western part of the campus is the primary natural hazard of the campus with several events in the last 20 years. The campuses' distance from the Mindoro Fault as well as the Aglubang Fault also makes earthquakes as serious hazard to development.

Current development of the Victoria (Main) Campus is linear, with infrastructural designs being unrelated. Development scheme involves rationalizing the road creating an academic loop where motor vehicle can enter the campus. The loop will be traversed by a pedestrian walk that will create a central hub for students. The administration building is planned to feature a portal that will give a visual perspective of the campus from the gate

The Calapan Campus is the largest campus in terms of population (more than 4,000 in) but the smallest in terms of land area (6.96 ha). The campus is located in a natural catchment basin of the municipality making flooding IS a serious threat. Its proximity from the sea also makes sea level rise as a natural hazard that may affect future developments

The campus appears expensive given significant set-back from the road. However, developments are crowded at the back with some buildings still made of light materials. Power is provided by the provincial electric cooperative. A limited part

of the campus is being served by the commercial water utility with most of the water needs of the campus being sourced from deep wells. Communication network is provided by a commercial telecommunications company.

Development scheme of the campus involved rationalization of the road network, and defining the pedestrian area for safety and mobility. Pocket gardens will be maintained to give the campus the natural vibe. All infrastructure projects will be vertically planned to maximize land use.

Bongabong Campus is situated in the shorelines of Bongabong with a total landholding of 17 hectares. Ten hectares are allotted for research and production while development is confined to the 7-hectare area. The proximity of the campus to the sea make storm surge, coastal erosion, and sea level rise as significant threats to development.

Rationalization of the road network in Bongabong Campus will allow mobility and will create a hub for students to converge. Aesthetics of the campus could be improved by creating a portal entry with the administration building. Connectivity of the academic structures would be by making arcaded walks which also soften architectural designs.

Plan implementation would be implemented by the economic development plan of the university highlighted by following the economy of scale concept, as well as rationalizing some projects under instruction.

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I. PROFILE OF MINDORO STATE UNIVERSITY

A. Introduction

Legal Mandates / Basis of MinSU LUDIP

In crafting the Mindoro State University (MinSU) Land Use Development, Infrastructure and Project (LUDIP), the following Republic Acts were considered.

- **The 1987 Constitution**

Article XIII, Section 1 of the 1987 Constitution states that “The Congress shall give highest priority to the enactment of measures that protect and enhance the rights of all people to human dignity, reduce social, economic, and political inequalities, and remove cultural inequalities by equitably diffusing wealth and political power for the common good. To this end, the State shall regulate the acquisition, ownership, use and disposition of property and its increments.

The state should regulate the rights to use property, among other rights, as explained in Article XII, Section 6, which states that “The use of property bears a social function and all economic agents shall contribute to the common good. Individuals and private groups, including corporations, cooperatives, and similar collective organizations, shall have the right to own, establish and operate economic enterprise, subject to the duty of the State to promote distributive justice and to intervene when the common good so demands”.

- **National Disaster Risk Reduction and Management Act (RA 10121)**

This Act declares that it is the policy of the government to mainstream disaster risk reduction and climate change in development processes such as policy formulation socioeconomic development planning, budgeting, and governance, particularly in the areas of environment, agriculture, water, energy, health, education, poverty reduction, land use and urban planning, and public infrastructure and housing, among others.

- **Republic Act No. 9729 “Climate Change Act of 2009”**

This act affords full protection and advancement of the right of the people to a healthy ecology in accord with the rhythm and harmony of nature. In this light, the State has adopted the Philippine Agenda 21 framework which espouses sustainable development, to fulfill human needs while maintaining the quality of the natural environment for current and future generations. This further states that the State adopts the principle of protecting the climate system for the benefit of humankind, on the basis of climate justice or common but differentiated responsibilities and the Precautionary Principle to guide decision- making in climate risk management.

- **Republic Act No. 10066 “National Cultural Heritage Act of 2009”**

This act fosters the preservation, enrichment and dynamic evolution of a Filipino culture based on the principle of unity in diversity in a climate of free artistic and intellectual expression. It supports the Constitution in mandating that the State conserve, develop, promote and popularize the nation’s historical and cultural heritage and resources, as well as artistic creations. It further provides that all the country’ artistic and historic wealth constitutes the cultural treasure of the nation and shall be under the protection of the State, which may regulate its disposition.

- **Republic Act No. 8292 known as “Higher Education Modernization Act of 1997”**

All institutions of higher learning shall exemplify through their physical and natural surroundings the dignity and beauty of, as well as their pride in, the intellectual and scholarly life.

- **Republic Act No. 11396 known as the SUCs Land Use Development and Infrastructure Plan (LUDIP) Act**

All State Universities and Colleges (SUCs) through their governing boards, shall be required to prepare and implement a LUDIP designed to improve and optimally utilize their resources. All land use or infrastructure projects of the SUCs shall also be required to follow the LUDIP, which shall be linked with the land use plan and practice of the local government units to ensure complementation of activities across geographical boundaries.

Brief History of Mindoro State University and Its Campuses

The Mindoro State University (MINSU) was originally the Mindoro National Agricultural School (MINAS), created by R.A. 506 as a national agricultural secondary school in the island of Mindoro. It formally opened its doors for learning on August 26, 1951.

In 1963, by authority of R.A. 3758, it opened the Collegiate Department. This steered the offering of several collegiate courses. The first two years leading to the degree of Bachelor of Science in Agriculture (BSA) was initially offered. This was followed by the two-year course leading to Associate in Agricultural Technology (AAT) in 1973, then the complete course offering of Bachelor of Science in Agricultural Education (BSAE) in 1975 and BSA curriculum developed by the Technical Panel for Agricultural Education (TPAE) based at Los Baños, Laguna was adopted by the school. This gradually replaced the BSA curriculum as well as the BSAE.

The continued offering of Collegiate courses, in addition to the secondary curriculum which was offered since the founding of the school facilitated the conversion of MINAS into the Mindoro College of Agriculture and Technology (MCAT) on June 10, 1976. In May 25, 1995, MCAT was converted into Mindoro State College of Agriculture and Technology (MinSCAT) by virtue of R.A. 8007.

By virtue of CMO No. 27, series of 2000, the Polytechnic College of Calapan and the Bongabong College of Fisheries were integrated into MinSCAT. With substantial compliance to all the operational requirements for a university, the Mindoro State College of Agriculture and Technology was converted into Mindoro State University by virtue of R.A. 10596 as amended by R.A. 11006 last March 16, 2021.

The following served as Head of the institutions since 1951:

- Mr. Eligio C. Ureta, Sr., Superintendent (1951-1962)
- Mr. Onofre F. Martin, Superintendent (1962-1965)
- Mr. Crispin E. Cabanilla, Superintendent (1963-1965)
- Mr. Antonio U. Ganir, Superintendent (1965-1979)
- Mr. Camilo P. Silvestre, Superintendent (1979-1990)
- Mr. Manolito V. Icalla, Principal-OIC (1990-1991)
- Mr. Jeremias A. Ortiz, Administrator-OIC (1991-1994)
- Dr. Angelito A. Bacudo (1994-1996 as Principal; 1996-2007 as College President)
- Dr. Jesse T. Zamora, College President (2007 – 2018)
- Dr. Levy B. Arago, Jr. (2018 – 2021 as College President; 2021 to present as University President)

Organizational Structure

[Figure 1](#) shows the approved Organizational Structure of Mindoro State University as per Board Resolution No. 66, Ss. 2020; A Resolution Approving the Revised Organizational Structure of the Mindoro State College of Agriculture and Technology. Members of the Board of Regents are presented below.

**BOARD OF REGENTS
FY 2022**



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Chairperson, Commission on Higher Education (CHED)



MARITA R. CANAPI, Ed.D.
Commissioner, Commission on Higher Education (CHED)
Chairperson, MinSU Board of Regents



LEVY B. ARAGO, JR., Ph.D.
President, MinSU
Vice-Chair, MinSU Board of Regents



Member of the Mindoro State University Board of Regents (BOR).

Programs Offered

The Mindoro State University (MinSU) currently offers 18 undergraduate curricular programs distributed in 2 institutes, 6 colleges ([Annex A](#)). On the other hand, the Graduate School offers six (6) programs.

All programs of the university had already been awarded the Certificate of Program Compliance (COPC) by the Commission on Higher Education ([Annex B](#)). All programs are also accredited by the Accrediting Agency of Chartered Colleges and Universities in the Philippines (AACCUP) ([Annex C](#)). The Bachelor of Science in Agriculture, the flagship program of the Victoria Campus, as well as BS Education are already Level III accredited.

B. GEOGRAPHIC LOCATION OF THE UNIVERSITY AND ITS CAMPUSES

MinSU has three campuses located across the Province of Oriental Mindoro ([Figure 2](#)). Victoria Campus is the Main Campus located at Brgy. Alcate, Victoria, Or. Mindoro. This is the biggest campus in terms of land area occupying a 300-hectare lot. Calapan Campus is located at Calapan City occupying more than 6-hectare lot in Brgy. Masipit along the Nautical Highway. Bongabong Campus in Brgy. Labasan is within a coastal site with more than 10-hectare lot.

C. VISION, MISSION, GOALS, AND OBJECTIVES

Vision

The Mindoro State University is a center of excellence in agriculture, fishery, science, technology, arts and education of globally competitive lifelong learners in a diverse yet cohesive society; the niche of cultural and ecological preservation while providing state-of-the-art, gender-inclusive, and disaster-resilient infrastructures and environment towards sustainable development.

Mission

The University commits to sustainably utilize all available resources, landholdings and surrounding spaces that will ensure a balanced environment responsive to the university's mandates and thrusts.

D. Campus Development Plan Strategies

The following are the overarching concepts that will guide the Masterplan:

• UNIFIED CHARACTER

Development should take advantage of vistas and sightlines of the road network;

Set a softer aesthetic architectural style that future campus buildings should emulate;

Set a proper building hierarchy for the academic core

• SAFETY

Conceptualize a new transport route for the campus such that most of the academic core is accessible without compromising the safety of pedestrians

• PHYSICAL ACTIVITY

Maintain and improve the current pedestrian culture of the campus

• SOCIAL CONNECTEDNESS

Provide each department/similar groups of departments its own area, while still relating the different areas to each other to improve interdepartmental discourse

- **NATURAL SYSTEMS**

Concentrate all institutional functions into the academic core, so that as much campus land can be reserved for production areas and wildlife habitat as possible

II. DETAILED DESCRIPTION OF THE MINSU VICTORIA (MAIN) CAMPUS

A. Physical Features and Environmental Conditions

MinSU Victoria (Main) Campus is part of Barangay Alcate, one of the interior barangays of Victoria ([Figure 3](#)). The Campus is located thirteen (13) kilometers from the Strong Republic Nautical Highway. Geopolitically, the campus site is considered a Sityo of Brgy. Alcate aptly named Minas, the old name of MinSU. The eastern side of the campus is a forest reserve (watershed area of the College) and on the west is the Mag-Asawang Tubig River.

The Campus sits in a 300-hectare lot divided in 10 parcels. The Main Campus site is composed of two main lots in 6 parcels, Lots 65 and 66 ([Figure 4](#)). Lot 571, located 3-kilometers south of the Main Campus site and composed of 4 parcels, is generally called the Annex ([Figure 5](#)).

Academic activities are focused in lot-65 with 99-hectare area ([Figure 4](#)). More than 70% of the university's landholding is planted to annual crops (coconut, banana, mango, rambutan). Native trees are also prominent features of the campus accenting internal roads ([Figure 10](#), [Figure 11](#)). The campus reserves its claim to develop the mountain range on its eastern border under Adopt-A-Forest Program of the DENR ([Figure 12](#)). The forest reserve has at least 23 bird species, 9 are Philippine Endemics, 3 are Mindoro endemics, and 1 endangered species.

Table 1. Taxonomic family, residency status and conservation status of bird species in MinSU Forest Reservations (Asinas, 2021)

Family	Common Name	Scientific Name	Distribution Status	Conservation Status (IUCN)
Family ALCEDINIDAE				
1	White-collared Kingfisher	<i>Halcyon chloris</i>	Resident	LC
Family APODIDAE				
2	Glossy Swiftlet	<i>Collocalia esculenta</i>	Resident	LC
Family BUCEROTIDAE				
3	Mindoro Hornbill	<i>Penelopides mindorensis</i>	E(Mindoro)	EN

Family COLUMBIDAE

4	Yellow-breasted Fruit-Dove	<i>Ptilinopus occipitalis</i>	E(Phil.)	LC
5	Black-chinned Fruit-Dove	<i>Ptilinopus leclancheri</i>	NE	LC
6	Common Emerald Dove	<i>Chalcophaps indica</i>	Resident	LC
7	Spotted Dove	<i>Streptopelia chinensis</i>	Resident	LC
8	White-eared Brown Dove	<i>Phapitreron leucotis</i>	E(Phil.)	LC

Family CORVIDAE

9	Large-billed Crow	<i>Corvus macrorhynchos (philippinus)</i>	Resident	LC
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Family CUCULIDAE

10	Philippine Coucal	<i>Centropus viridis mindorensis</i> (<u>mindorensis</u> · (Steere, 1890))	E(Phil.) subsp E(Mindoro)	LC
11	Philippine Hawk-Cuckoo	<i>Hierococcyx pectoralis</i>	E(Phil.)	LC
12	Asian Koel	<i>Eudynamys scolopacea (corvina)(scolopaceus)</i>	Resident	LC

Family ESTRILDIDAE

13	Chestnut Munia	<i>Lonchura malacca</i>	Resident	LC
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Family MEGALAIMIDAE

14	Coppersmith Barbet	<i>Psilopogon haemacephalus</i>	Resident	LC
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Family MONARCHIDAE

15	Black-naped Monarch	<i>Hypothymis azurea</i>	Resident	LC
Family MUSCICAPIDAE				
16	Philippine Magpie-Robin	<i>Copsychus mindanensis</i>	E(Phil.)	LC
Family NECTARINIIDAE				
17	Olive-backed Sunbird	<i>Nectarinia jugularis</i>	Resident	LC
18	Handsome Sunbird	<i>Aethopyga bella</i>	E(Phil.)	LC
Family ORIOLIDAE				
19	Black-naped Oriole	<i>Oriolus chinensis</i>	Resident	LC
Family PARIDAE				
20	Elegant Tit	<i>Periparus elegans</i>	E(Phil.)	LC
Family PICIDAE				
21	White-bellied Woodpecker	<i>Dryocopus javensis</i>	Resident	LC
Family PYCNONOTIDAE				
22	Yellow-vented Bulbul	<i>Pycnonotus goiavier</i>	Resident	LC
23	Mindoro Bulbul	<i>Hypsipetes mindorensis</i>	E(Mindoro)	LC
Total number of Species - 23				
Total number of Families - 15				
Total number of Philippine Endemics – 9; Mindoro Endemics - 3				
Total number of Near Endemics – 1				

Total number of Threatened – 1 (Endangered)

Habitat: Lowland tropical forest

LEGEND:

E – Endemic
LC – Least Concern
NE – Near Endemic
V- Vulnerable
NT- Near Threatened
EN- Endangered
CR- Critically Endangered

Two river systems frame the campus sites, Alcate River in the East, and Mag-Asawang Tubig River on the West ([Figure 13](#)). Alcate is considered an intermittent river conveying flood waters during high rainfall events from the surrounding watersheds. On the other hand, Mag-Asawang Tubig has a braided nature with high bed load. These rivers pose flood threats to the campus sites ([Figure 14](#), [Figure 15](#)) given very low slope gradient throughout the campus ([Figure 16](#), [Figure 17](#)) and almost no elevation difference between the river beds and the campus lots ([Figure 18](#), [Figure 19](#)). Part of the campus is also prone to rain-induced landslides ([Figure 20](#), [Figure 21](#)). Ironically, the campus and its surrounding area is also highly vulnerable to drought ([Figure 22](#), [Figure 23](#)).

Fault Lines ([Figure 24](#), [Figure 25](#)) proximate to the campus sites also pose threat of earthquake ([Figure 26](#), [Figure 27](#)), and liquefaction ([Figure 28](#), [Figure 29](#)).

B. Inventory of Landholdings

Presidential Proclamation No. 260 granted the Mindoro National Agricultural School (MINAS) 3,680 hectares' land upon its establishment in 1951 ([Annex J](#)). In 1972, PD 1831 declared 1,200 hectares for disposition under the Public Land Act. Additional 1,780 hectares were later distributed to farmer settlers through the Comprehensive Agrarian Reform Program (CARP).

From the retained 700 hectares, the Department of Agrarian Reform (DAR) agreed that the 328 hectares would be retained to Mindoro State University, the rest will be distributed to qualified Agrarian Reform Beneficiaries (ARB) ([Annex J](#)). The 328 hectares' land allocation for MinSU Main Campus (MMC) has been issued with Certificate of Land Ownership Award (CLOA) by the Department of Agrarian Reform and is supported by Presidential Proclamation No. 260 ([Annex J](#)). The whole parcel of land, however, is still classified as timberland.

C. Demographic Profile

Victoria Campus is considered the smallest campus in terms of population. Current student population is 2,000 (2021) with the largest proportion belonging to the CAAF ([Figure 30](#)). Students are predominantly female ([Figure 31](#))

There are 85 faculty ([Figure 32](#)) serving the current student population, majority of which are females ([Figure 33](#)). Non-teaching personnel is 146 ([Figure 34](#)) dominated by females ([Figure 35](#)).

Student to faculty ratio stands at 1:26, well within the standards. It should be emphasized, however, that full implementation of CHED Memorandum Order on the faculty needs of the programs are not yet fully met. Faculty to staff ratio stands at 1:1.9 which is below the ideal ratio of 1:3.

D. Existing Land Use and Land Use Trend

Area around the campus is increasingly settled with more build-up areas along the proposed Victoria-Sablayan National Highway. This is expected to increase with the opening of the trans-provincial road. Threats of incursion into unutilized lots, thus, is high.

Of the total 300-hectare claim of the University, 143-hectare is under dispute ([Figure 36](#), [Figure 37](#)).

E. Existing Facilities

There are 94 infrastructures within the Victoria Campus ([Figure 38](#), [Figure 39](#)). Overall, there are 48 classrooms, 33 laboratory rooms and 58 offices ([Annex D](#)).

F. Transportation

The Victoria Campus may be reached from the capital town of Calapan via the Nautical Highway. A National Road connects from the Nautical Highway 15-kilometers into the Campus. The same road is planned to become the inter-provincial road connecting the two Mindoro Provinces through Victoria and Sablayan.

Public transportation to and from the Campus is facilitated by modern jeepneys and tricycles. Motorcycle is also common especially to students,

Within the Victoria Campus, facilities are interconnected by concrete roads ([Figure 40](#), [Figure 41](#)). Developments are mainly along a main avenue connecting the academic area to the other sites.

G. Power, Water Communication Network

The electricity requirements in the province are being served by Oriental Mindoro Electric Cooperative (ORMECO) through power generated by Mindoro Grid Corporation (MGC). The campus is supplied with a double-phase current ([Figure 42](#), [Figure 43](#)). Alternate power source is provided by a 100-KVA generator. Critical facilities that need dedicated power supply are also provided with individual generators.

Communication is primarily provided by major telecommunication companies. The campus hosts one cellular tower ([Figure 44](#)) which also serves the data needs of the constituents. Fiber optics provide a backbone facility for interconnectivity.

Water, on the other hand, is sourced from deep wells around the campus ([Figure 45](#), [Figure 46](#)).

H. Waste Management

1. Solid Waste Management

Main Campus generates 114.53 kg waste per capita (Asinas et al., 2019) ([Annex E](#)). A greater majority (61%) of the waste generated are considered residuals.

2. Wastewater Management

Wastewater is produced by the canteen and research facilities of MinSU. Canteens mostly produce oily wastewater with organic materials. For the Victoria Campus, waste water is directly dumped into collection ponds and released into the environment when capacity of the pond is reached, mostly by the addition of run-off.

I. Land-use development plan

1. Development Constraints

- **Ancestral Domain Claim**

The Indigenous People or Mangyan groups are currently claiming around 100 hectares of the University's land assets.

- **Informal settlers**

A total of 43 hectares are settled in by claimants.

- Natural hazards

The recurring inundation of the campus by the Mag-Asawang Tubig compromises structures and lends a sense of instability to development. This is exacerbated by the limitations imposed by the proximity of the campus to active fault lines.

2. Site Development Plan and Infrastructure Plan

The MinSU Main Campus is envisioned to increase its student population annually by a maximum of 10% peaking at more than 4000 students by 2032 ([Annex E](#)). To serve this student population, an additional 150 faculties and more than 300 staff should be hired. Other facility support for this population is also projected in ([Annex E](#)) considering all standards set for each facility. The College of Agriculture and Allied Fields (CAAF) is set to be the largest College of the Main Campus in terms of population.

MinSU aspires to be at Level I in terms of interconnectivity providing 100 kbps bandwidth for each constituent with signals concentrated only in specific sites ([Figure 44](#)). The Main Campus is also envisioned to host the integrated network that allows connectivity between the campuses ([Figure 47](#)).

As a green campus, the Main Campus will maintain open spaces and biodiversity corridors ([Figure 48](#)). The forest reserve will be the main refuge of wildlife with pockets of open and forested spaces around the campus to allow movement and migration. This is also in support of the needs for such spaces by the BS Environmental Science and BS Agroforestry programs. Spaces for production, and experimental areas, dorms, and housing facilities are also provided in the proposed campus site development plan.

MinSU will value its history by preserving buildings associated with its rich history. The Student Center, and two dormitories built with lumber felled from the MINAS site when it was just being developed are declared as heritage buildings (building plan in progress).

Cultural sensitivity and adherence to the University's mission to serve the community necessitates integration to the plan of a multipurpose structure in the NCIP-claimed area. The multipurpose structure will be managed by the Extension Department of the University, and will host training for the Mangyans. It may also serve as a marketing center for agricultural products. This will allow co-ownership of the land making it productive while issues are settled.

Development of the Annex Campus is envisioned to serve the Institute of Agricultural and Biosystems Engineering (IABE) and the laboratory needs of the College of Agriculture and Allied Fields ([Figure 50](#)).

Site analysis and the proposed development schemes is presented in [Annex N](#).

Increasing the University's financial capacity is envisioned to augment financial assistance in realizing the Site Development Plan ([Annex H](#)). A highlight of the Economic Development Plan is the subscription to the economy of scale to increase efficiency of production, proper accounting of income generating projects, and integrating projects into instructional departments if it is not financially sustainable.

3. Campus Development and Investment Program

The realization of the site development plan is presented as priority annual projects of the University ([Annex G](#); [Annex I](#)).

J. Campus Land Use Plan

1. Campus Zoning

The campus is divided into zones where the concentration of respective activities is done ([Figure 49](#); [Figure 50](#)). Except for institutional involvement in research and extension, RDE hubs (laboratory facilities) are integrated in Colleges.

2. Land, Water, Power Policies

There is no existing policy on the use of space, and utility services by the University's constituents. However, to build sustainability on the use of utilities, the following policies are advocated:

- Metering of water and power for every building of the campus. This will allow monitoring of use and objective charging of utilities;
- Coverage of utility by building management/College;
- Rental of dorms are handled by the Production Unit;
- Dorms are multiple use spaces where commercial units are rented out;

3. Disaster Risks and Climate Change Adaptation

History of previous disasters in Main Campus

The Main Campus is mostly affected by typhoons historically (Table 2).

Table 2. Historical hazard events experienced by the Main Campus.

YEAR	HAZARD EVENTS	NUMBER OF CASUALTIES		NUMBER OF AFFECTED		NUMBER OF BUILDINGS DAMAGED		COST OF DAMAGE	
		DEAD	INJURED	STUDENT	EMPLOYEE	TOTALLY	PARTIALLY	INFRASTRUCTURE	AGRICULTURE
1961 - 1970	Typhoon: Patsy, Jean, Morning, Karing Aning	0	0	0	0	0	0	0	0
1971 - 1980	Typhoon: MAMENG, NENENG, PEPANG, TOYANG, KADING, ATANG, DELING, KRISING, BIRING, SENIANG	0	0	0	0	0	0	0	0
1981 - 1990	Typhoon: DALING, DINANG, AURING, PASING, RUPING, TERING, Uding, HERMING, ROSING, SISANG, TRINING, EDENG, YONNING, KURING	0	0	0	0	0	8	0	0
1991 - 2000	Province-wide Flooding	0	0	100%	100%	5	2	10M	0
	Earthquake	0	0	100%	100%	1	0	1.5M	0
2001 - 2010	Typhoon: UNding, CALOY, DOMENG, REMING, SENIANG, LANDO, FERIA; Flash Flood:	0	0			0	6	100k	500k (livestock fence)
	Typhoon: NONA	0	0			0	20	2.5M	1M
2011 - 2021	Typhoon: USMAN	0	0			0	20	2M (including Roads, UPS)	35% banana plantation
	Typhoon: TISOY	0	0			0	30	1M	0
	Typhoon: QUINTA	0	0			0	0	0	100k (fruit trees)

Hazard Susceptibility

Flooding

A total of 7.4% of the campus area is highly susceptible to flooding ([Figure 14](#), [Figure 15](#)). The flood depth is projected to be greater than or equal to one (1) meter. On the other hand, roughly 53.03 hectares (16%) is moderately vulnerable, while around 67.9 hectares (20.5%) has low vulnerability, with a projected flood depth of less than one (1) meter.

Damage to roads, facilities, and infrastructures; water incursion into buildings; disruption of classes and everyday activities; and damage to campus's production areas are all common results of this hydro-meteorological hazard. Six (6) buildings (6.59%) are highly vulnerable to flooding; 32 infrastructures (35.16%) are moderately vulnerable, while 40 infrastructures (43.96%) infrastructures are moderately susceptible and lowly susceptible, respectively.

Around 193 meters of drainage canal, or 6.43% of the total length of the canal is highly susceptible, with 1385.68 meters, or 47.4 % of the total length of the canal has low susceptibility. In terms of roadways, 166 meters (3.47%) of the overall length of the campus road are at risk of flooding, 1321.94 meters (27.64%) are moderately susceptible, 1323.39 meters (27.66%) are lowly susceptible, and 1971.52 meters (41.22%) are not susceptible to flooding.

One hand pump is highly vulnerable to flooding, five water sources (2 hand pumps & 3 submersible pumps) are moderately susceptible, and six water sources (1 hand pump & 5 submersible pumps) are low susceptible to flooding, while the rest are not.

One material recovery bin is in a high-vulnerability location, two recovery bins are in a moderate-vulnerability area, and two recovery bins are in a low-vulnerability area.

In agricultural production areas, approximately 13.24 hectares (5.31%); 27.16 hectares (10.89%), and 99.70 hectares (39.39%) of total production area are in high, moderate, and low susceptibility categories, respectively.

Rain-Induced Landslide

Landslides highly threaten approximately 11.45 hectares (3.46%) of the total land area. Moderate and low landslide susceptibility are found in around 34.41 hectares (9.78%) and 287.42 hectares (86.76%) of the total land area, respectively. Landslides are more likely to occur in parts of the MinSU Main Campus that have a steeper slope and are located near a high raised land mass such as a mountain or hill, which can cause soil erosion due to continuous heavy rain.

Most of the infrastructure is located in low susceptibility to landslides therefore the infrastructure is not affected by rain induced landslides. In lifeline facilities, most of the facilities are located in areas which are low susceptible to rain induced landslide, however there are some lifelines which are located at high susceptible and moderate susceptible areas. In highly susceptible areas, the natural water source is susceptible to rain-induced landslides.

Additionally, 1,298 meters (66.81%) of the irrigation canal is located in moderate susceptible areas while the rest are in low susceptible areas. In agricultural production areas, 31.47 hectares (12.6%) is highly susceptible to rain-induced landslides, 7.01 hectares (2.8%) are in moderate susceptibility while 210.86 hectares (84.6%) are in low susceptibility.

Drought

The school is at 80 to 110 meters above sea level. As a result, the campus may face water scarcity, particularly during the dry season.

Earthquake

MinSU Main Campus is situated next to the Aglubang River fault line, at a distance of around 160 meters to 1.1 kilometers. Therefore, the campus is highly exposed to the possible catastrophic impact of an earthquake. The campus may experience a high-intensity and high-magnitude quake, thus, a proactive approach to dealing with the impact of earthquake is vital.

Liquefaction

The majority of the MinSU Main Campus area is prone to liquefaction with about 305.48 hectares (92.2%) being on high susceptibility.

Susceptibility of infrastructures to all hazards

Based on the result of the disaster risk assessment, all of the infrastructures of the Main campus are susceptible to earthquakes, liquefaction and drought. On the other hand, seventy (70) of their buildings are prone to rain-induced landslides and seventy-six (76) are prone to flooding.

Decision Areas and Policy Interventions

All of the ninety-one (91) buildings of the Main campus are found to be susceptible to hazards such as earthquake, liquefaction and drought. Mitigation may be done by dredging of the nearby Alcate river. Upgrading of the campus drainage system should also be considered as part of the mitigation options to reduce the hazard of flooding.

Moreover, high risk areas must be left open to reduce probable damage. Demolition of old buildings and retrofitting or re-construction of some structures to make them compliant to the National Building Code of the Philippines is also suggested to reduce hazard. It is also highly encouraged that the elevation of the floors of the building and the elevation of roads and pathways be upgraded based on the expected flood depth in order to minimize damages.

Table 3. Decision Areas and Policy Interventions – Victoria Campus

Decision Area/s	Description	Problems/Hazards	Impacts/Implications	Policy Interventions
CE Cabanilla Memorial Hall & Auditorium (1,346)	CE Cabanilla Hall is a multi-purpose gymnasium having a floor area of approximately 1,160 sq.m. with a receiving capacity of 2000 people. Made of concrete structural reinforced concrete. It was usually used as a function hall in large crowd activities.	The structure is close to Alcate river which frequently swells during monsoon season and typhoons thus the structure is prone to flooding. Also, it was approximately 50 meters away from the Aglubang fault line. Thus, it is exposed to strong ground-shaking when an earthquake occurs.	*Potential damage to the structural stability of the building.	*Retrofitting in some areas of the structure.
			*Total saturation of soil strata which will weaken the solid foundation of the structure.	*Dredging of the nearby waterway to minimize the effect of flooding.
			*Walls are prone to impact of water pressure coming from flood waters and ground lateral movement when sudden earthquake occur	
Women's Dormitory III & IV	*A 30-year old two-storey building made with concrete and wooden materials. It has a floor area of 100 sq.m. It can accommodate up to 140 persons. It is purposely used for student and staff housing.	The structure is close to Alcate river which frequently swells during monsoon season and typhoons thus the structure is prone to flooding. Also, it was approximately 50 meters away from the Aglubang fault line. Thus, it is exposed to strong ground-shaking when an earthquake occurs.	*Potential damage to the structural stability of the building.	*Retrofitting in some areas of the structure.
			*Total saturation of soil strata which will weaken the solid foundation of the structure.	
			*Walls are prone to impact of water pressure coming from flood waters and ground lateral movement when sudden earthquake occur	*Dredging of the nearby waterway to minimize the effect of flooding. If the university has available funding, it's better to relocate the said dormitories to minimize losses and the worst, loss of lives.
			*Some portions of the structure are already dilapidated and need frequent repair and maintenance.	
			*Possibly collapse when strong ground shaking occurs.	

Women's Dormitory I & II Women's Dormitory with Mini-Library	A 45-year old building ,made up of wood and concrete and currently used as dormitory to accommodate students and staff.	The structure is close to Alcate river which frequently swells during monsoon season and typhoons thus the structure is prone to flooding. Also, it was approximately 50 meters away from the Aglubang fault line. Thus, it is exposed to strong ground-shaking when earthquake occurs	*The area is vulnerable to flooding due to the presence of swamp on the southern portion of the structure and Alcate river on the East. That will endanger the precious lives of the students living inside the facility.	Total/Massive rehabilitation is needed.
			*The facilities are also proximate to the Aglubang fault line and due to its old age and dilapidations. It is also prone to damage when strong ground shaking occurs and will thus endanger the lives of the students and employees.	
Elegio C. Ureta Memorial Hall (Student Center Complex)	The other portion of the facility was constructed in the 1960's and is the oldest existing facility of the university. It currently accommodates offices of student organizations such as CSC, school publication and almost all the student curricular and non-curricular organizations. Its newest building constructed on its quadrangle locates the office of the DSAS and function halls for student conferences, seminars, workshops and other activities	*Some parts of the facility are also prone to flooding during excessive rains and high river discharge of the nearby Alcate river.	Prone to flooding and damage due to ground shaking	The ground floor must be elevated to minimize the effect of flooding. Rehabilitation of the building is highly recommended.B
		*It is also located hundred meters away from the Aglubang fault. Some portions are dilapidated and need immediate repair due to termite infestation and exposure to a rapidly changing environment.		
Banana Tissue Culture	A 80 sq.m. technological facility that	The roads and pathways are	Unpassable roads and pathways	*Upgrading of the roads and pathways through elevation.

	accommodate the banana tissue culture laboratory. It is made up of concrete.	prone to flooding during heavy rains		*Upgrading of the drainage system of the campus
Administration , Physical Science, College Library and Biological Science Building	Two-storey concrete structure, previously intended as an academic building. But due to the occurrence of flooding in the previous years the previous administrative offices were transferred to this current building.	The structure is proximate to the Aglubang fault and the ground floor is exposed to flooding during severe rainfall.	*Small appliances were prone to damages including academic equipment.	Dredging of the nearby Alcate river is recommended to facilitate higher river discharge. Thus, minimizing the effect of flooding in the campus and damage to properties.
			*Damages when strong ground shaking occur	
Home-Making Building	One of the old existing structures in the campus is made of wooden materials and currently accommodates the BS-Tourism program of the main campus.	The building due to old age is partially dilapidating and needs minor rehabilitation and repair. Part of the facility is infested with termites and flooded during severe rainfall.	Flooding during heavy rainfall and possible damages when strong ground shaking occurs.	Rehabilitation/Repair/Renovation of the said facility is recommended to facilitate better serviceability.
Antonio U. Ganir Building	A two-storey building with a total floor area of 1,160 sq.m. Made of concrete and wooden materials. It is currently used by the registrar, VPAA and IQA	The structure is close to Alcate river which frequently swells during monsoon season and typhoons thus the structure is prone to flooding. Also, it was approximately 50 meters away from the Aglubang fault line. Thus, it is exposed to strong ground-shaking when an earthquake occurs.	*Potential damage to the structural stability of the building.	*Retrofitting in some areas of the structure.
			*Total saturation of soil strata which will weaken the solid foundation of the structure.	
			*Walls are prone to impact of water pressure coming from flood waters and ground lateral movement when sudden earthquake occur	*Dredging of the nearby waterway to minimize the effect of flooding.

III. DETAILED DESCRIPTION OF THE CALAPAN CAMPUS

A. Physical Features and Environmental Conditions

The MinSU Calapan Campus is located along the Nautical Highway in Barangay Masipit, City of Calapan ([Figure 51](#)). It sits on a 6.96-hectare land surrounded by residential areas, agricultural lands, and commercial spaces. As it is located in the capital town of the province, it is the university's unit that is most proximate to major access points to the province. The Calapan Seaport is 7-kilometers away, while the Calapan Airport is 7.5-kilometers away.

The whole campus is a build-up area ([Figure 52](#); [Figure 53](#)). The pond at the front of the campus is an iconic space serving as an accent and allowing sense of space.

The location of the campus is a natural swamp catching water from surrounding areas with higher elevation. As such, part of the campus is a waterway with several impediments on the natural flow of water ([Figure 54](#)). The whole campus is homogeneously level ([Figure 55](#); [Figure 56](#)). However, the surrounding natural waterways reduce its vulnerability to flooding ([Figure 57](#)).

B. Inventory of landholdings

The 6.96-hectare Calapan Campus is composed of two titled parcels of land. The 4.9648 parcel is Transfer Certificate of Title 064-RT2018008024 while the 2.0 hectare is TCT 064-RT2017005963 ([Annex J](#)). Both titles are under the name of the Director of Vocational Education pointing to the origin of the campus.

C. Demographic Profile

The Calapan Campus has the largest population among the three campuses of the University standing at more than 5,000 students in 2021. The College of Business and Management (CBM) has the largest student population ([Figure 58](#)) followed by the College of Teachers Education (CTE). Students are predominantly females ([Figure 59](#)).

There are 105 faculty serving the students ([Figure 60](#); [Figure 61](#)). Student to faculty ratio stands at 1:37.5. On the other hand, there are 71 predominantly male support staff ([Figure 62](#); [Figure 63](#)) with a ratio of 1:1.47 with the faculty.

D. Existing Land Use and Land Use Trend

The whole campus is a build-up area with little open space ([Figure 52](#)).

E. Existing Facilities

There are 37 classrooms and 40 laboratory rooms that are used by the students ([Annex K](#)). There are 46 offices occupied by administration and support services and 41 small rooms used in various purposes.

F. Transportation

The campus is easily accessible from the Nautical Highway. From the road, the campus is accessible by a single thoroughfare for cars ([Figure 64](#)). Facilities are interconnected by pathways.

G. Power, Water, and Communication Network

ORMECO provides the power needs of the Calapan Campus. Four high voltage transmission lines are located on the southern edge of the property where low voltage transmissions are connected ([Figure 65](#)). There is no centralized back-up generator for the campus, rather small generator units are made available to supply specific units during power interruptions.

The water needs of the campus is supplied by a commercial utility company and a submersible water pump ([Figure 66](#)). The utility supply is limited to a few academic buildings and the larger supply is from the in-house water pump.

Internet in the campus is dependent on commercial WiFi providers ([Figure 67](#)).

H. Waste Management

1. Solid Waste Management

The Calapan Campus generates 241.23 kg per annum (Asinas et al., 2019, [Annex E](#)). Disposal is handled through the public waste management program of the Local Government ([Figure 68](#)).

2. Wastewater Management

Wastewater is directly released to the environment through the canals ([Figure 69](#)).

I. Land-use development plan

1. Development Constraints

Incursion to the campus lot by some residential buildings is a development constraint of the Calapan Campus. This is mostly due to the delayed putting up of fencing around the campus.

The limited build-up space also limits development of the campus. Calapan City is a prime location in terms of business and services. The potential for curricular program development to cater to the needs of these sectors is immense.

2. Site Development Plan and Infrastructure Plan

The Calapan Campus is set to host over 9500 students if growth is maintained at 10% ([Annex L](#)). This means an additional 344 faculties and 688 staff are needed to be hired to be compliant to respective standards. Number of classrooms, laboratory rooms, and other facility needs are also expected to increase and are presented in Annex L.

Maximization of space, and integration of the academic campus with the community are concepts that are highlighted in the campuses' development scheme ([Annex O](#)).

The realization of the site development plan is presented as priority annual projects of the University ([Annex I](#); [Annex G](#)).

3. Campus Development and Investment Program

Calapan Campus still has structures made of light materials reminiscent of their history as a technology-vocational school. Primarily, the facilities of Bachelor of Technical-Vocational Teachers Education (BTVTED) needs updating making it the priority project in the Campus for 2024 ([Annex I](#)).

K. Campus Land Use Plan

1. Campus Zoning

The whole campus is a development area with pocket gardens and an iconic pond in front ([Figure 70](#)).

2. Land, Water, Power Policies

The Campus is limitedly supplied by the commercial water utility service provider. To ensure continuous supply of water in all the facilities, subscription to the water utility provider must be strongly pursued. Existing deep well should be considered as an alternative water source.

Power supply is monitored by a single meter throughout the campus. Monitoring power use by individual facilities thus is not feasible. To increase efficiency of power use, metering of individual facilities should be pursued.

Internet signal is also weak in the Calapan Campus. Increase in population will also increase demand for data. Wiring the campus to provide enough data needed to the constituents should be considered in the development.

3. Disaster Risks and Climate Change Adaptation

History of Previous Disasters

The Campus is historically at high risk during typhoons (Table 4).

Table 4. Historical exposure of Calapan Campus to hazard events.

YEAR	HAZARD EVENTS	NUMBER OF CASUALTIES		NUMBER OF AFFECTED		NUMBER OF BUILDING DAMAGE		COST OF DAMAGE	
		DEAD	INJURED	STUDENT	EMPLOYEE	TOTALLY	PARTIALLY	INFRASTRUCTURE	AGRICULTURE
1961 - 1970	Typhoon: Patsy, Jean, Moring, Daling Calang	0	0	80	20	0	0	50K	0
1971 - 1980	Typhoon: MAMENG, NENENG, PEPANG, TOYANG, KADING, ATANG, DELING, KRISING, BIRING, SENIANG	0	0	150	40	0	0	60K	0
1981 - 1990	Typhoon: DALING, DINANG, AURING, PASING, RUPING, TERING, UDING, HERMING, ROSING, SISANG, TRINING, EDENG, YONNING, KURING	0	0	600	50	0	8	1.4 M	0
1991 - 2000	Typhoon: NANING, DELING, TOYANG; Earthquake:	0	0	800	60	0	10	20M	0
2001 - 2010	Typhoon: UNIDING, GALOY, DOMENG, REMING, SENIANG, LANDO, FERIA; Flash Flood:	0	0	1000	80	0	10	20M	0
2011 - 2021	Typhoon: RAMON, OFEL, NONA, TISOCY, QUINTA	0	0	400	130	0	40	7M	0

Flooding susceptibility

Less than half hectare (0.42 ha; 6.5% of the fenced area) is highly susceptible to flooding projected to have more than or equal to one (1) meter depth in with one in 10-to-30-year probability of occurrence. In contrast, 0.59 ha (9.2%) is moderately susceptible, while 5.43 ha (84.3%) has low susceptibility.

Three academic buildings, one research facility, and one support building are located in high-vulnerability locations. Four structures, including two academic buildings, one research facility, and one support building, are positioned in moderately vulnerable regions. In addition, 35 buildings, including 20 academic buildings, 2

administration buildings, 1 manufacturing building, 10 support buildings, and 2 residential buildings, are positioned in low-vulnerable locations.

Approximately 25.5 meters of drainage canal, or 1.08 percent of the whole length of drainage canal is highly susceptible to flooding. Additionally, roughly 201 meters, or 8.55 percent of the drainage canal's whole length, and 2, 125.23 meters, or 90.36 percent of the canal's overall length, are moderately susceptible and low susceptible, respectively. In the case of roadways, approximately 19.8 or 3.14 meters or 3.15% of the total length is moderately susceptible. While, 609 meters, or 96.85% of the total length of the road, is located in low-vulnerable zones. Two submersible pumps for water supply are positioned in moderately vulnerable places.

Storm Surge

Calapan Campus is only 2.5 kilometers from the ocean, thus it can be impacted by storm surge of up to 5 meters. A total of 39 infrastructures can be potentially affected. Storm surge 97.5% of the whole length of the drainage canal. Other lifeline facilities are also vulnerable.

Earthquake

Calapan Campus is prone to earthquakes, as indicated by the fact that the area is likely to have a high frequency of earthquakes. Aglubang River Fault, which is close to Calapan Campus and spans 2.9 kilometers, is one of the fault lines in the area.

Liquefaction

All of the locations in MinSU Calapan are prone to liquefaction

Decision Areas and Policy Interventions

A total of 44 buildings have all been assessed to be vulnerable to hazards such as earthquakes, flooding, liquefaction, and storm surge. A structural condition assessment must be carried out in order to have a complete picture of the status of the facilities. It is strongly recommended that the vulnerable areas, particularly those facilities established alongside the river, be embanked.

Furthermore, demolition of old buildings and retrofitting or re-construction of non-compliant structures must be made in accordance with the Philippine National Building Code. In order to limit damage, it is also strongly recommended that the

height of the building's floors, as well as the level of roads and paths, be increased depending on the projected flood depth.

It is also recommended that the campus's drainage system be upgraded as well. This will provide for a considerably larger space for water to drain the campus. Along with these steps, as part of the hazard avoidance option, coordination with Local Government Units (LGUs) with respect to canal cleaning and dredging is required.

Table 5. Decision Areas & Policy Interventions – Calapan Campus

Decision Area/s	Description	Problems/Hazards	Impacts/Implications	Policy Interventions
Electronics and Electrical Tech. Building	The Technology buildings were built in 1970's.	Considering the age of the buildings, it is now prone to hazard during earthquake because of declining structural integrity.	* Potential severe damages to the said buildings.	Demolition of old buildings and reconstruction of new one, which complied with the National Building Code of the Philippines.
	The school site is located nearby the Aglubang Faultline.		Potential serious injuries and casualties during earthquake.	
Criminology Building	The Criminology buildings were built in 1970's.	Considering the age of the buildings, it is now prone to hazard during earthquake because of declining structural integrity.	* Potential severe damages to the said buildings.	Demolition of old buildings and reconstruction of new one, which complied with the National Building Code of the Philippines.
	The school site is located nearby the Aglubang Faultline.		Potential serious injuries and casualties during earthquake.	
Administration Building	The Administration buildings were built in 1985. The school site is located nearby the Aglubang Faultline.	Considering the age of the buildings, it is now prone to hazard during earthquake because of declining structural integrity.	* Potential severe damages to the said buildings.	Demolition of old buildings and reconstruction of new one, which complied with the National Building Code of the Philippines.
			Potential serious injuries and casualties during earthquake.	
Automotive Tech. Building	This building was built and located approximately 25 meters away from the creek of Brgy. Masipit.	The building site is prone to flooding during heavy rains.	Suspension of classes.	Cleaning and dredging of the waterway in coordination with the LGU.
			Damage to school facilities and laboratory equipment.	Embankment on the affected area.
				Upgrading of the building (flooring elevation)

Access Road (Gate 1) and Pathways	40% of the roads and pathways inside the campus are located in low lying areas.	The roads and pathways are prone to flooding during heavy rains	Unpassable roads and pathways	Upgrading of the roads and pathways through elevation.
				Upgrading of the drainage system of the campus
All buildings	70% of the school buildings are high risk to devastating effects of the typhoon.	The school vicinity is in the open field and exposed to strong winds	Potential severe damages to the school facilities.	Structural assessment and retrofitting of the school buildings.

IV. DETAILED DESCRIPTION OF THE MINSU BONGABONG CAMPUS

A. Physical Features and Environmental Conditions

The MinSU Bongabong Campus is situated on the shoreline of Barangay Labasan ([Figure 71](#)). The campus has a total landholding of 20-hectare, but is currently reduced by coastal erosion to 17 hectares. Of the total area, ten (10) hectares are allotted for ponds utilized for instruction, research, and production, while the other seven (7) are development areas ([Figure 72](#)).

Open spaces in the campus are the quadrangle and inter-building spaces ([Figure 73](#)). A small beach forest occupies the fore beach, while mangrove forest lines the developed ponds along Malitbog river. Residential and agricultural areas surround the campus.

The campus' proximity to the sea makes storm surge, and coastal erosion the primary threats of the campus ([Figure 74](#)). The campus topography is at sea level ([Figure 75](#)) without any slope variation ([Figure 76](#)).

B. Inventory of Landholdings

Bongabong Campus sits in a three-parcel lot with a total area of 20 hectares. The 2.0001 hectares with Transfer Certificate of Title No. RT – 143 (T-58737) dated March 18, 1928, was acquired through Andres R. Asesin, Director of Vocational Education ([Annex J](#)). The additional 10.3363 hectares with Transfer Certificate of Title No. RT – 142 (T – 28815) was acquired through Romulo Y. Mendoza, Director of Vocational Education, on the 28th of December of 1939 ([Annex J](#)). An additional 8 hectares was acquired by virtue of Transfer Certificate of Title No. RT – 144 (T-23949) registered under the name of Romulo Y. Mendoza on 15th of June, 1925 ([Annex J](#)).

C. Existing Land Use and Land Use Trend

Within its entirety, 6 hectares of the 17-hectare lot is a development area while the rest are occupied by ponds for instructional, research, and production purposes.

D. Demographic Profile

In 2021, over 1900 students are being served by the Bongabong Campus by 72 faculty members and 64 support staff ([Figure 77](#); [Figure 78](#); [Figure 79](#)). Students are dominated by females ([Figure 80](#)). There are an equal number of male and female faculty in the Campus ([Figure 81](#)), while there are more male support staff ([Figure 82](#)).

Faculty to student ratio is 1:27.5 while faculty to staff ratio stands at 1:1.1. Both ratios are not ideal based on the CMO of programs offered in the campus and with the standards, respectively.

E. Facilities

There are 42 classrooms, 27 laboratory rooms, 20 offices, and 15 small rooms for various uses in the Bongabong campus ([Annex R](#)). There are a total of 53 structures in the campus.

F. Transportation

The Bongabong Campus can be accessed from the Nautical Highway via a short private road that connects to a barangay road. From the gate, the campus has a singular avenue where walkways towards academic buildings are articulated ([Figure 83](#)). The front area of each academic building serves as the parking lot.

There are no existing drainage canals in the campus given the maximum infiltration of rainfall into sandy substrate.

G. Power, Water, Communication Network

ORMECO provides the power needs of the campus. Posts are located within the central avenue of the campus ([Figure 84](#)). An 42.9 KVA serves as a back-up power source during blackouts.

Three submersible water pumps ([Figure 85](#)) supply the entire campus of freshwater. Separate pumps are used by research facilities on their ponds and tanks.

Wi-Fi signal is provided only in limited facilities within the campus ([Figure 86](#)).

H. Waste Management

Solid Waste Management

Bongabong Campus generates solid waste at 31.23 kg per annum (Asinas et al., 2019). Residual wastes are at 61% and are collected by municipal garbage collectors. Other wastes are segregated in two material recovery facilities in the campus ([Figure 87](#)).

Water Waste

Waste water is directly released into the environment via small canals. Waste water from experimental stations is treated before being released into the river.

I. Land use development Plan

1. Development Constraints

The proximity of the campus to the sea heightens the threat of sea level rise and erosion are the primary limits to development of the campus. This is coupled by encroachment of some private individuals to the campus site.

2. Site Development Plan and Infrastructure Plan

Student population growth at 10% per annum will have 5,560 students by 2032 ([Annex L](#)). This should be supported by 195 more faculties, and 390 more staff.

Development towards this projected growth prioritizes vertical development of facilities. Multi-use spaces will be advocated to accommodate production, research and extension in academic buildings.

Development scheme for the Bongabong campus is reflected in [Annex P](#).

3. Campus Development and Investment Program

Campus development and investment programs are reflected in Annex.

J. Campus Land Use Plan

1. Campus Zoning

Most development in the campus is envisioned as a multi-use space, except for specialized uses such as experimental areas. Mangrove area around the fishpond will be declared as a conservation zone.

2. Land, Water, Power Policies

Metering all facilities will monitor use of utilities and will enable efficient use. Spaces that are devoted for commercial enterprises will be handled by production and will be rented out for financial sustainability. Internet in the campus should be targeted

3. Disaster Risks and Climate Change Adaptation

History of Hazards

The campus prominently figured typhoons as the natural hazard that affects its operation. No deaths nor large damage, however, has been sustained since 1961.

Table 5. Historical hazard events in MinSU Bongabong Campus.

YEAR	HAZARD EVENTS	NUMBER OF CASUALTIES		NUMBER OF AFFECTED		NUMBER OF BUILDINGS DAMAGE		COST OF DAMAGE	
		DEAD	INJURED	STUDENT	EMPLOYEE	TOTALLY	PARTIALLY	INFRASTRUCTURE	FISHERY
1961-1970	None	0	0	0	0	0	0	0	0
1971-1980	Typhoon Atang	0	0	0	20	0	0	0	0
1981-1990	Siltation	0	0	0	20	0	0	0	1.2M
1991-2000	Typhoon Morang Earthquake Volcanic eruption	0	0	0	20	0	0	0	1.5M
2001-2010	Typhoon Gaiya Storm Surge (3 m - 5 m)	0	0	0	20	0	0	0	0

Flooding

A total of 9.5 hectares (55% of the land area) is highly vulnerable to flooding with expected depth of at least one (1) meter ([Figure 88](#)). Around 1.72 hectares (10.7%) is moderately vulnerable, while 5.85 hectares (34.3%) have low vulnerability.

Flooding poses a serious threat to 9 academic buildings, 8 residential buildings, 1 manufacturing facility, 3 support buildings, and 3 research buildings. One of the submersible water sources is positioned in a high-vulnerability area. The drainage canal of the laboratory is in a moderately vulnerable area. In terms of roads, the 251.62 meters north to south road is highly susceptible to flooding. An area of 0.11 hectare of pond is highly susceptible to flooding.

Earthquake

The fault lines that are close to Bongabong Campus are the Central Mindoro Fault (15 km) and the Southern Mindoro Fault (23 km). As such, the whole campus is susceptible to earthquakes ([Figure 89](#)).

Siltation

The total campus land area susceptible to siltation is approximately 2 hectares ([Figure 90](#)). Three academic buildings, two research facilities, seven residential structures, and a support building are located in a siltation-prone area. A submersible pump and laboratory drainage among the lifeline facilities are positioned in a siltation-prone area. In the agricultural production area, siltation will possibly affect roughly 1.091 or 91.7% of the total agricultural production area.

Liquefaction

Liquefaction risk in all locations of MinSU Bongabong ([Figure 91](#)).

Storm Surge

All areas of MinSU Bongabong are vulnerable to storm surges ([Figure 92](#)). For Storm Surge Advisory 1 (3 meters' surge height) 26 infrastructures, including 10 academic infrastructures, 1 production area, 3 research areas, 6 residential areas, and 6 support areas are vulnerable. For Storm Surge Advisory 2 (3 meters of surge height), all infrastructures are vulnerable.

Coastal Flooding and Tsunami Inundation

Since Bongabong Campus is located in a coastal area, it is vulnerable to tsunami and tidal wave hazards. There has never been a tsunami inundation within the campus area, historically, however.

Flooding Risk

The overall area at high risk is approximately 1.67 hectares, or 9.78 percent of the campus' total land area. Because of their low elevation, four support buildings and one research facility are particularly vulnerable to flooding. Among the lifeline facilities, a submersible pump is positioned in a high-risk area while the other facilities are in a moderate-to-low-risk area. In the agricultural production area, the high-risk agricultural crop area is roughly 0.11 hectares, or 9.24 percent of the total agricultural crop area, while the high-risk fish pond area is 0.67 hectare or 8.16 percent of the total fish pond area.

Storm Surge Risk

The campus is vulnerable to storm surges due to its proximity to the sea. In light of this, the campus is deemed to be at high vulnerability in respect to storm surge, with all of the campus' infrastructure, lifeline facilities, and agricultural production areas potentially being impacted and destroyed.

Decision Areas and Policy Interventions

Due to the proximity of the Bongabong campus to the ocean, bay and rivers, all of the campus's fifty-four (54) buildings are classified as decision areas. Because of its proximity to bodies of water, flooding is a common occurrence on the campus. It is recommended that the university consider creating buffer zones along coasts and planting beach trees and mangroves as priorities to avoid/minimize the damages caused by floods and severe rains as part of its hazard mitigation alternatives (hazard avoidance). Concreting and improving road and waterway designs is also strongly recommended.

The construction of dikes is highly suggested as part of the university's hazard prevention efforts. This will prevent the floods from causing major harm to the campus' infrastructure and people. The existing Disaster Risk Plan should also be revisited and reviewed for possible revisions and improvements. The institution should also revise its flood contingency plan in light of the current results of the Technical Working Group's Climate and Disaster Risk Assessment.

As far as other hazards are concerned, the construction of green architecture or the establishment of hazard-resistant infrastructure should be promoted on campus.

Such buildings should comply with the National Building Code of the Philippines to prevent the occurrence of life-threatening hazards/incidents.

Table 7. Decision Areas & Policy Interventions – Bongabong Campus

Decision Area/s	Description	Problems/Hazards	Impacts/Implications	Policy Interventions
Old Administration Building	Built in 1975; with Frontline Offices	*Bongabong campus is located near the seashore that is prone to storm surge and sea level changes	*Damage to infrastructures/facilities	*Revisit and review Disaster Risk and Reduction Plan (to address gaps; i.e., training of the Response Team)
			*Casualties and Injuries	
Technical Building/Laboratory High School	864 sq m; 170; with 4 Offices, and 6 rooms (made of light materials)		*Increased financial allocation for the rehabilitation, repair, construction of the affected buildings and facilities	*Rehabilitation/Construction of green buildings (climate resilient infra; green architecture)
Fisheries and Allied Building/Supply Office Building	357 sq m (2 Offices, 3 rooms) built in 1975, renovated in 2000		*Tradewinds are not observed anymore, a condition favorable for fishpond production (supposedly during summer months; however CC affects the wind directions)	*Flood contingency Plan
Dorms and Cottages	2 Dorms, 8 Cottages made of light materials			*Creation of Buffer zone (Beach forest trees and mangroves)
Flood Prone Roads and Pathways	The access road to the new main-gate is low-lying, flood prone (near swamp area)	*Flooding during heavy rains (esp. during Habagat and Amihan, SW and NE monsoon)	*Eroded roads and pathways	*Improvement of road designs with drainage system
		*Flooding of the campus grounds	*Unpassable roads to vehicles	*Backfilling
		*Casualties and Injuries	*Poses health risks (skin diseases, dengue, diarrhea, leptospirosis)	*Concreting of roads and pathways

			*Hampers operations (students and employees)	*Linkage with LGUs (for road improvement)	
Fishpond	*10 ha; 7 ha operational area	*Flooding during heavy rains (esp. during Habagat and Amihan, SW and NE monsoon)	*Production loss	*Heightening and concreting of primary dikes (climate change resilient pond design)	
	*With 5 compartment and supply canal (Nursery rearing, Transition, Catching and Algae)	*Erosion	*Increased financial allocation for the rehabilitation of the damaged ponds	*Creation of Buffer zone (Beach forest trees and mangroves)	
		*Siltation	*Siltation results to decreased production of natural food (algae)		
	*Located between two rivers (Labasan and Matibog). Vulnerable and prone to flooding		*Tradewinds are not observed anymore, a condition favorable for fishpond production (supposedly during summer months; however CC affects the wind directions)		
	Powerlines and water supply system	*Powerlines are installed with wooden electrical posts and with low clearance level	*Fluctuation of electric power supply	Potential severe damages to the school facilities.	*Replacement of electric posts (higher clearance)
*Power source comes from three electric transformers		*Short circuit	*Frequent power shortage (on and off electric supply)	*Additional electric transformers with higher wattage capacity	
*Existing water pipes are undersized		*May cause fire	*Damage to electrical appliances, equipment, IT equipment and water pumps	*Redesign the water system (pipe size, water equipment pumps, tanks and generators)	
		*Casualties and Injuries	*Increased electric bill		
		*Low water pressure	*Weak volume of water flow (pipes to faucet)		
		*Health risks (from poor water source)			

IV. INSTITUTIONAL COORDINATION AND MONITORING SET-UP

Monitoring, review, and evaluation of the land use development and infrastructure plan of the Mindoro State University shall serve as a guide to determine if the university is on track and the vision is achieved.

A committee with members composed of the Chief Administrative Officer, Campus Executive Directors and representatives from the key departments shall be created to monitor the implementation and progress of the various programs, projects, and activities. The Planning, Monitoring, and Evaluation Unit of the University shall serve as the secretariat of the Committee and at the same time review the reports and evaluate them against the LUDIP goals and objectives.

Monitoring and evaluation of the plan will be conducted semi-annually to measure the extent to which the indicators and targets have been achieved. Evaluation will be done in two ways: during the period of implementation to provide early feedback and after the period of implementation to assess whether the objective of the completed project was realized. Likewise, this will be done to solve problems if there are and prepare a catch-up mechanism if necessary.

Monitoring, review, and evaluation of the Land Use Development and Infrastructure Plan shall take place at the following levels:

- Accomplishment of targets at the University Level
- Accomplishment of targets at the Campus Level
- Accomplishment of targets at the Department Level

Below is the Annual Monitoring and Evaluation form to be accomplished by key departments based on their objectives.

Area	Goals*	Objectives*	Indicators*	Targets*	Accomplishment	Reason for Attainment/ Non-Attainment	Remarks
------	--------	-------------	-------------	----------	----------------	---------------------------------------	---------

Physical and Land Use Planning							
Infrastructure and Buildings							
Field Laboratories							
Environmental Protection							
Tourism and Heritage							
Solid Waste and Pollution Prevention							
Traffic Routes							
Sports Facilities							
Housing							
IGP and Commercial Space							

*based on AIP and RDIP

Part of institutional coordination is the advocacy of the following policies:

1. Capping of student admission based on population projection of each program;
2. Enhancement of student data forms to include information on family income, affiliation to indigenous groups, and complete address, among other information, including their semester update;
3. Implementation of a dorm intake policy;
4. Rationalization of programs to increase efficiency of resource use;
5. Conduct of large-sized classes;
6. Institutionalization of IGP of colleges;
7. Metering of utilities for each facility to increase the efficiency of resource use and enhance monitoring;
8. Enhancement of multi-use spaces to include to commercial spaces that would cater to student needs;
9. Channeling part of IGP proceeds from the university to research

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1 INTRODUCTION

1.1 Rationale

Pursuant to Republic Act 11396 of 2019, also known as the State Universities and Colleges (SUCs) Land Use Development and Infrastructure Plan (LUDIP) Act, State Universities and Colleges in the Philippines are required through their governing boards, to prepare and implement a LUDIP design to improve and optimally utilize their resources by developing their real estate assets in a well-planned, efficient, and organized manner. According to the Commission of Higher Education, there are 112 State Universities and Colleges in the Philippines as of 2020. The Mindoro State University is one among the six SUCs in the MIMAROPA region (Commission of Higher Education, 2020).

In line with its mandate to provide advanced education, higher technological, professional instruction and training in agriculture and forestry, arts and sciences, education, business management, health sciences, and other related fields of study, the Mindoro State University (MinSU) has organized and authorized the MinSU LUDIP TWG to formulate the MinSU Site Development Plan (SDP) together with various consultants to provide a rational, holistic, efficient, and just allocation, utilization, development, and management of its resources.

1.2 About Mindoro State University

The **Mindoro State University (MinSU)** or (**Mindoro SU**), formerly Mindoro State College of Agriculture and Technology is a public state higher education institution in Oriental Mindoro, Philippines. It is mandated to provide higher vocational, professional, and technical instruction and training in agricultural, fisheries and industrial fields. It is also mandated to promote research, advanced studies, and progressive leadership in the fields of agriculture including agricultural education and home technology, with special emphasis given to agricultural industry, fishery, forestry, and industrial education. Its main campus is in the municipality of Victoria.

The Mindoro State University (MinSu) was originally the Mindoro National Agricultural School (MINAS) created by R.A. 506 as a national agricultural secondary public school in the island of Mindoro. It formally opened its doors for learning on August 26, 1951. In 1963, by authority of R.A. 3758, it opened the Collegiate Department. This steered the offering of several collegiate courses. The first two years leading to the degree of Bachelor of Science in agriculture (BSA) was initially offered. This was followed by the two-year course leading to Associate in Agricultural Technology (AAT) in 1973, then the complete course offering of Bachelor of Science in Agricultural Education (BSAE) in 1975 and the BSA curriculum developed by the Technical Panel for Agricultural Education (TPAE) based at Los Baños, Laguna was adopted by the school. This gradually replaced the BSA curriculum as well as the BSAE.

The continued offering of Collegiate courses, in addition to the secondary curriculum which was offered since the founding of the school made MINAS a full-fledged college, hence; the change of name from MINAS to MCAT was approved on June 10, 1976, by then Secretary Juan L. Manuel of the Department of Education, Culture and Sports. It was converted in State University and is now MinSu by virtue of R.A. 8007 on May 25, 1995.

1.3 Objectives of the Masterplan

The MinSU aspires to be the Center of Excellence in the MIMAROPA region by 2030 and one of the prime movers in education, research, extension, and production in the country and the ASEAN region. This planning undertaking aims to contribute to the achievement of such aspirations by formulating a technically, economically feasible, and socially and environmentally sustainable master site development plan for MinSU campuses.

The objective of this project is to depict the general layout and configuration of each campus site, including building footprints, parking and street layout, and conceptual landscaping that will serve as a guide for the future infrastructure development of MinSU. The output will follow concepts of proper zoning, correct orientation, functional circulation, and creative solutions that have been co-determined by the end-users and the Consultants, as well as researched and studied in the academe, and experienced in practice.

1.4 Scope of the Masterplan

The formulation of the Master Site Development Plan for MinSU shall cover its three campuses namely, Victoria (Main) Campus with 331.28 ha, Bongabong Campus with 20 ha, and Calapan City Campus with 6.9 ha. See Figure 1. Map of Mindoro State University Campuses. It is projected to be implemented in 20 years.

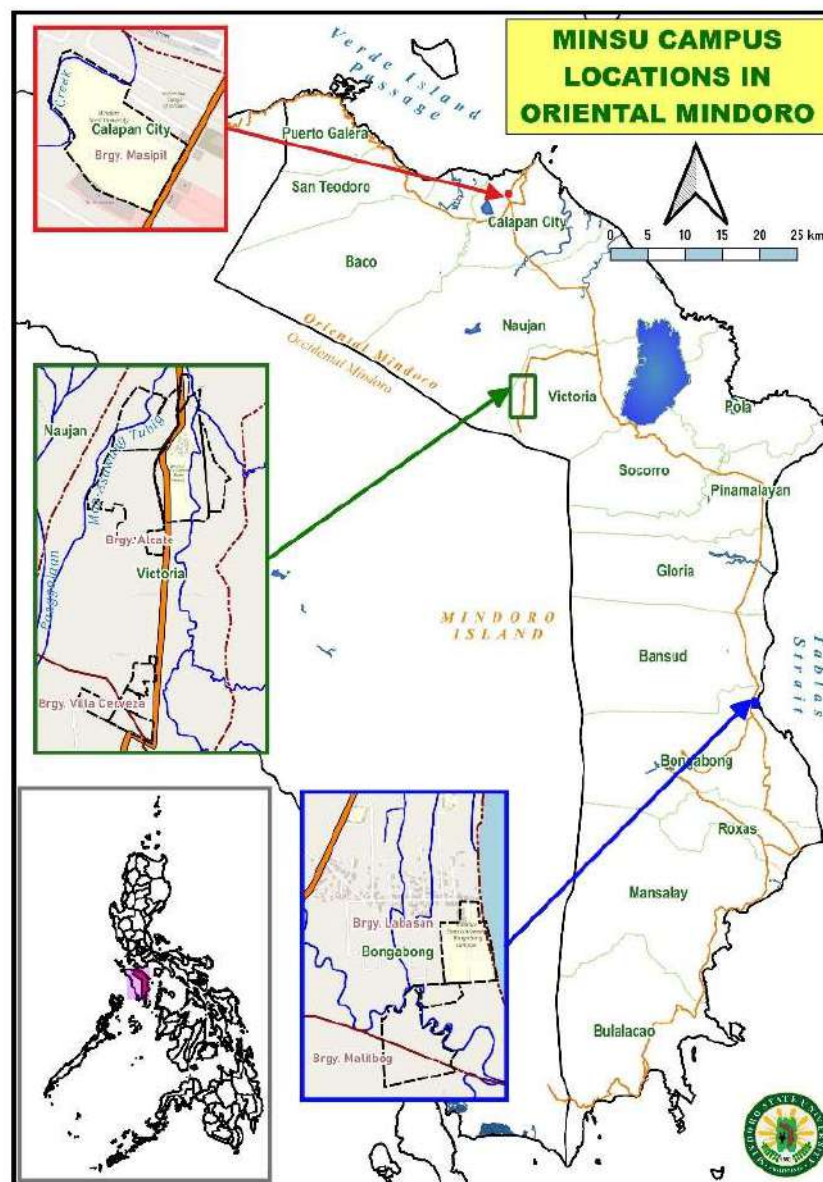


Figure 1 Map of Mindoro State University Campuses

1.5 Planning Process

The MinSU Master Site Development Plan was developed through consultation with various MinSU units and key stakeholders through the MinSU LUDIP TWG. Site visits were made by the Consulting Team, where they met with the LUDIP TWG team and discussed the general plans and objectives of MinSU for the master site development plan. Maps on the existing physical conditions of the campuses were obtained, and a photographic survey of the buildings conducted.

To better understand and assess the information taken from the site visits as well as the physical and social context of the different campuses, a planning workshop conducted by the Consultant and the LUDIP TWG was conducted. The initial ideas from the planning workshop were synthesized and translated into a Master Site Development Plan, which is a compilation of the Proposed Land Use Plan, Proposed Conceptual Site Development Plan, and Investment Program Plans. These plans will be submitted for review by the stakeholders as well as the LUDIP TWG.

A MinSU Planning and Development Organization is proposed to be responsible for the authority for plan approvals and future plan implementation of the three campuses and other real estate assets of MinSU. There shall also be a proposal to do and process future amendments to the plan when necessary.

1.6 Contents of the Report

The Situational Analysis presents the problems that need to be solved and the potentials that need to be realized in the master site development plan. It discusses the larger site context and existing conditions for each of the three campuses. The SWOT Analysis Framework was used to formulate a comprehensive examination of the site by reviewing the strengths, weaknesses, opportunities, and threats of the different areas within. The Planning Framework outlines the general vision, approach, and planning principles.

The proposed Campus Long Term Development Framework outlines the intended utilization and development of physical space within each campus for the next 20 years. It serves as a blueprint to guide the growth, organization, and functionality of various facilities, structures, open spaces, and infrastructure on each campus. Key components of the development framework include the following:

1. **Zoning and land allocation:** Designating different areas of the campus for specific purposes, such as academic buildings, administrative offices, residential areas, recreational spaces, and parking lots.
2. **Building guidelines:** Establishing parameters for the design, size, height, and placement of new structures, ensuring that they align with the overall aesthetics and functional requirements of the campus.
3. **Open space and landscape design:** Planning for green spaces, parks, courtyards, and outdoor recreational areas that contribute to the overall campus ambiance and student experience.
4. **Infrastructure and utilities:** Identifying the locations of roads, pathways, sidewalks, and other essential utilities.
5. **Pedestrian and vehicular circulation:** Determining routes for pedestrians and vehicles to ensure safe and efficient movement around the campus while prioritizing pedestrian-friendly environments.
6. **Future growth and development:** Anticipating the institution's future needs and outlining expansion plans that accommodate additional academic programs, student populations, and facilities.
7. **Campus identity and aesthetics:** Defining architectural styles, landscaping themes, signage, and other design elements that contribute to the visual identity and character of the campus.

The Investment Program shows how the long-term vision for the campus can be achieved through development of the campus in various phases: short-term (3 to 6 years), medium-term (7 to 10 years), and long-term (10 to 20 years). It also lists the projects and potential development cost per phase.

2 PROPOSED PLANNING FRAMEWORK

The following are the overarching concepts that will guide the Masterplan (See Figure 2 – Initial Planning Framework):

- **UNIFIED CHARACTER**
 - Take advantage of vistas and sightlines of the road network
 - Set a softer aesthetic architectural style that future campus buildings should emulate
 - Set a proper building hierarchy for the academic core
- **SAFETY**
 - Conceptualize a new transport route for the campus such that most of the academic core is accessible without compromising the safety of pedestrians
- **PHYSICAL ACTIVITY**
 - Maintain and improve the current pedestrian culture of the campus
- **SOCIAL CONNECTEDNESS**
 - Provide each department/similar groups of departments its own area, while still relating the different areas to each other to improve interdepartmental discourse
- **NATURAL SYSTEMS**
 - Concentrate all institutional functions into the academic core, so that as much campus land can be reserved for production areas and wildlife habitat as possible

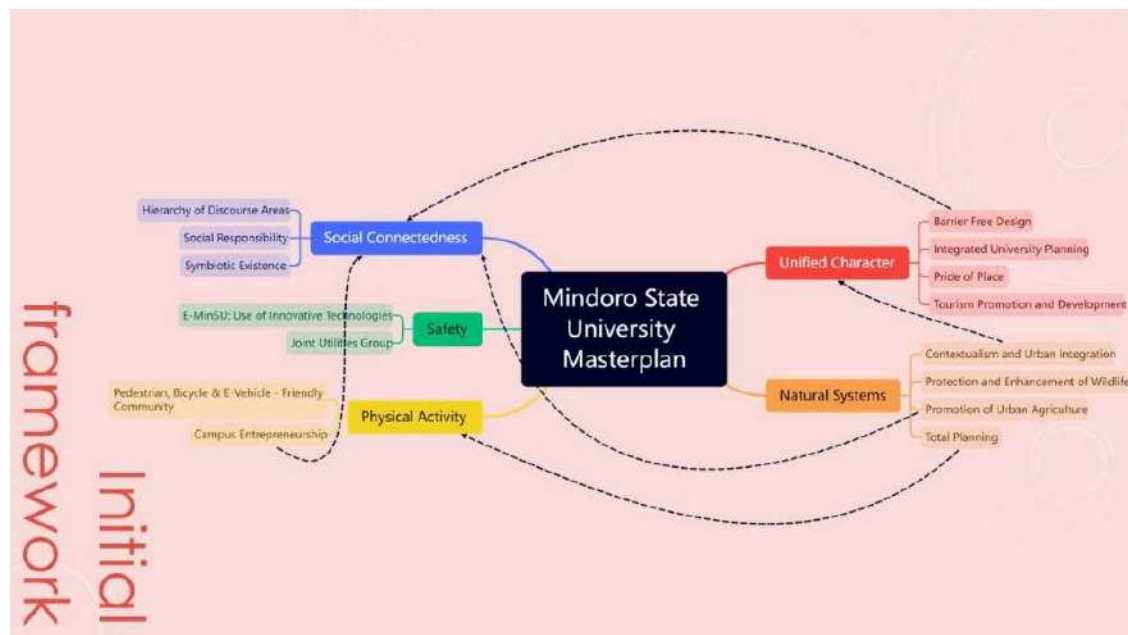


Figure 2 Initial Planning Framework

3 SITUATIONAL ANALYSIS AND MASTER DEVELOPMENT PLAN

3.1 Victoria Campus

3.1.1 Site Context

The Victoria campus is in the Municipality of Victoria, which is a 2nd class municipality in the province of Oriental Mindoro with a population of 52,175 people (2020 census). Victoria is politically subdivided into 32 barangays. The MinSu campus is in Alcate, which is one of the five barangays classified as urban and one of the interior barangays of Victoria (See Figure 3. Minsu Main Campus Vicinity Map).

The site is a bit far (12.1 km) from the town proper along the Western Nautical Highway. It is accessible via the Minas Road which passes through both the Main Campus and the Annex. The site is straddled by two river systems: the Mag-Asawang Tubig River and the Alcate River. The terrain is relatively flat except for the mountain range bordering the site on the east side (See Figure 4 – MinSu Main Campus Slope Map). The character of the area is mainly rural -- much of the campus itself and its surroundings are mainly agricultural land. It is also bounded by a mountain range with forest land on its eastern border.

The Minas Road is planned to connect to Sablayan in the future (becoming the Victoria – Sablayan National Highway). This will further unify the island's two provinces (Oriental and Occidental Mindoro) after the completion of south circumferential road (Bulalacao Oriental Mindoro to Magsaysay Occidental Mindoro) and along with north circumferential road (Puerto Galera, Or. Min. to Abra de Ilog ,Occidental Mindoro) being finished.

According to the draft LUDIP report, the area around the campus is increasingly settled with more built-up areas along the proposed highway. This is expected to increase with the opening of the trans-provincial road. This increases the threat of informal settlers in the underutilized areas of the campus.

The Victoria site is the main campus of the MinSu and occupies a total of 331.28 hectares. The plan covers two areas, the Main Campus site, and the Annex which is located 3 kilometers south of the Main Campus (See Figure 5. MinSu Main Campus Boundaries). The main built-up area where academic activities are concentrated is about 99 hectares (See Figure 6 MinSu Main Campus Institutional Area Boundaries and Figure 7 – MinSu Main Campus Existing Land Use).

According to GeoRiskPH, the MinSu Victoria campus is about 521m west of Aglubang River Fault but is safe from ground rupture. It is however prone to ground shaking and generally susceptible to liquefaction especially areas near the river in the event of an earthquake. In the event of a Taal volcano eruption it may be affected by ash fallout depending on the scale of the eruption and prevailing wind direction at the time of the eruption.

The most concerning hazard in the area is flooding – it is indicated as highly susceptible and likely to experience flood heights of 1-2 meters and flood duration of more than 3 days (See Figures 8-10 MinSu Main Campus Flood Maps). According to the draft LUDIP report, the Mag-Asawang Tubig and Alcate River systems pose flood threats to the campus sites given the low elevation. Part of the campus is also prone to rain-induced landslide (See Figures 11 and 12). The campus and its surrounding area is also highly vulnerable to drought.

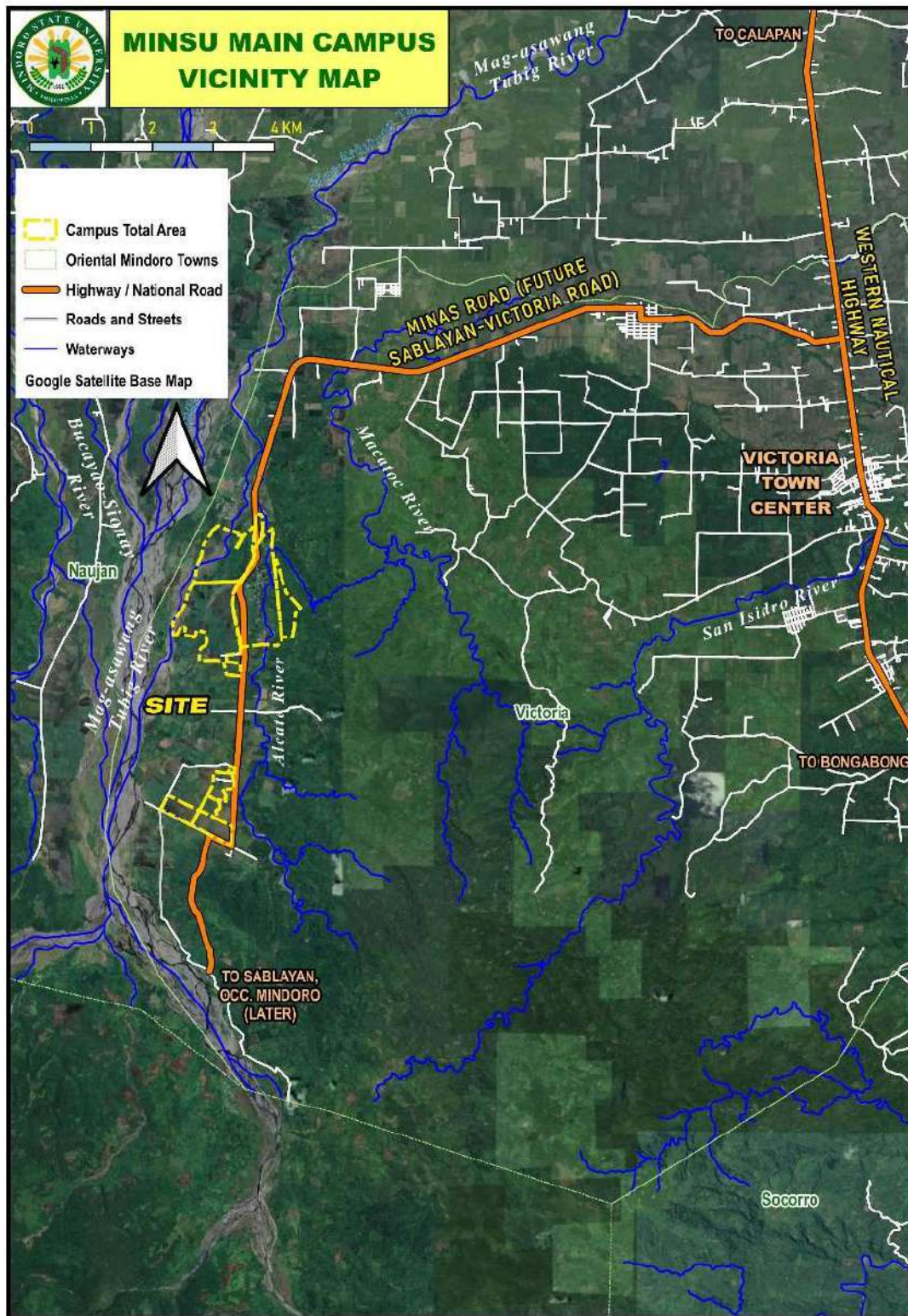


Figure 3 MinSu Main Campus Vicinity Map

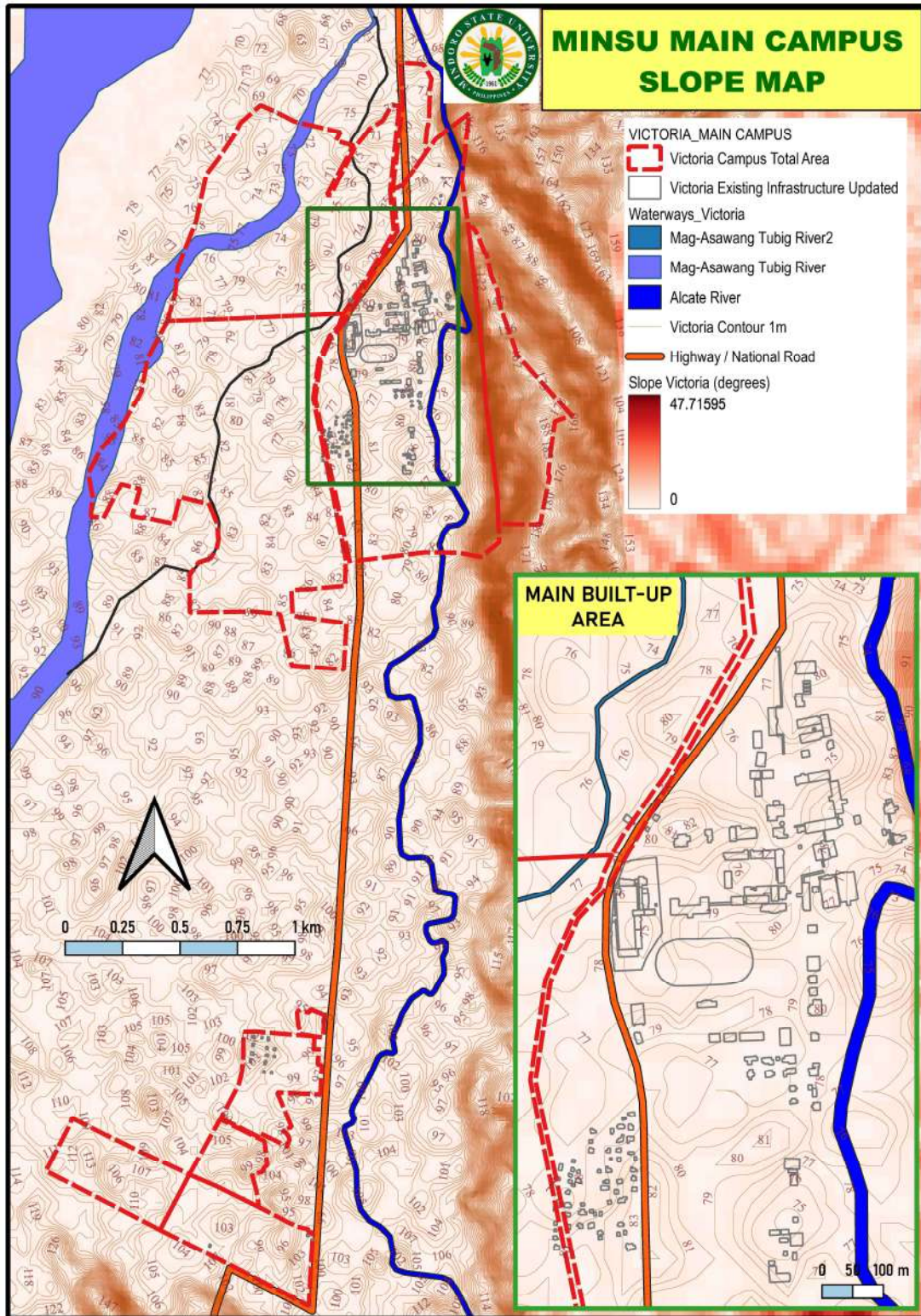


Figure 4 MinSu Main Campus Slope Map

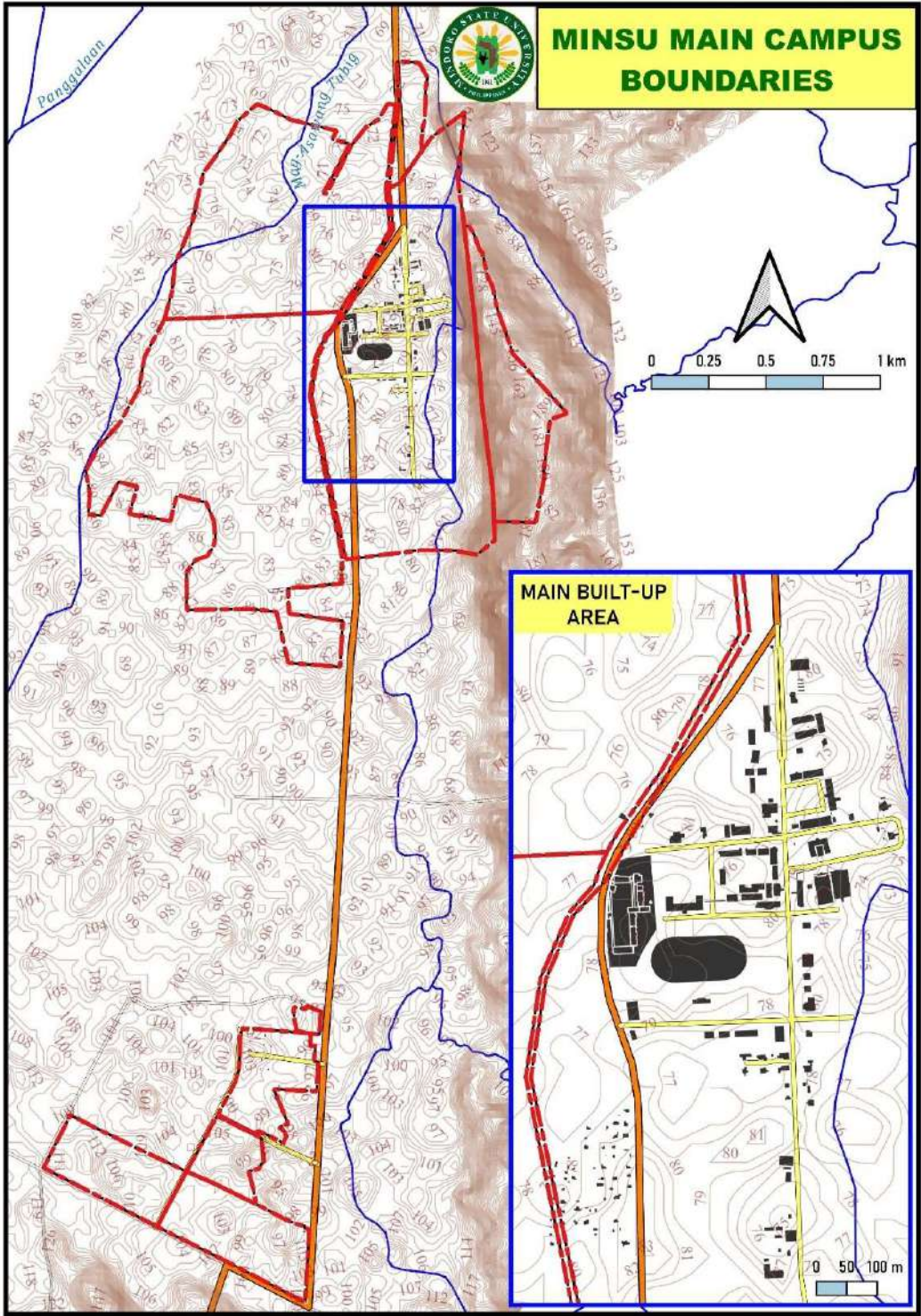


Figure 5 MinSu Main Campus Boundaries

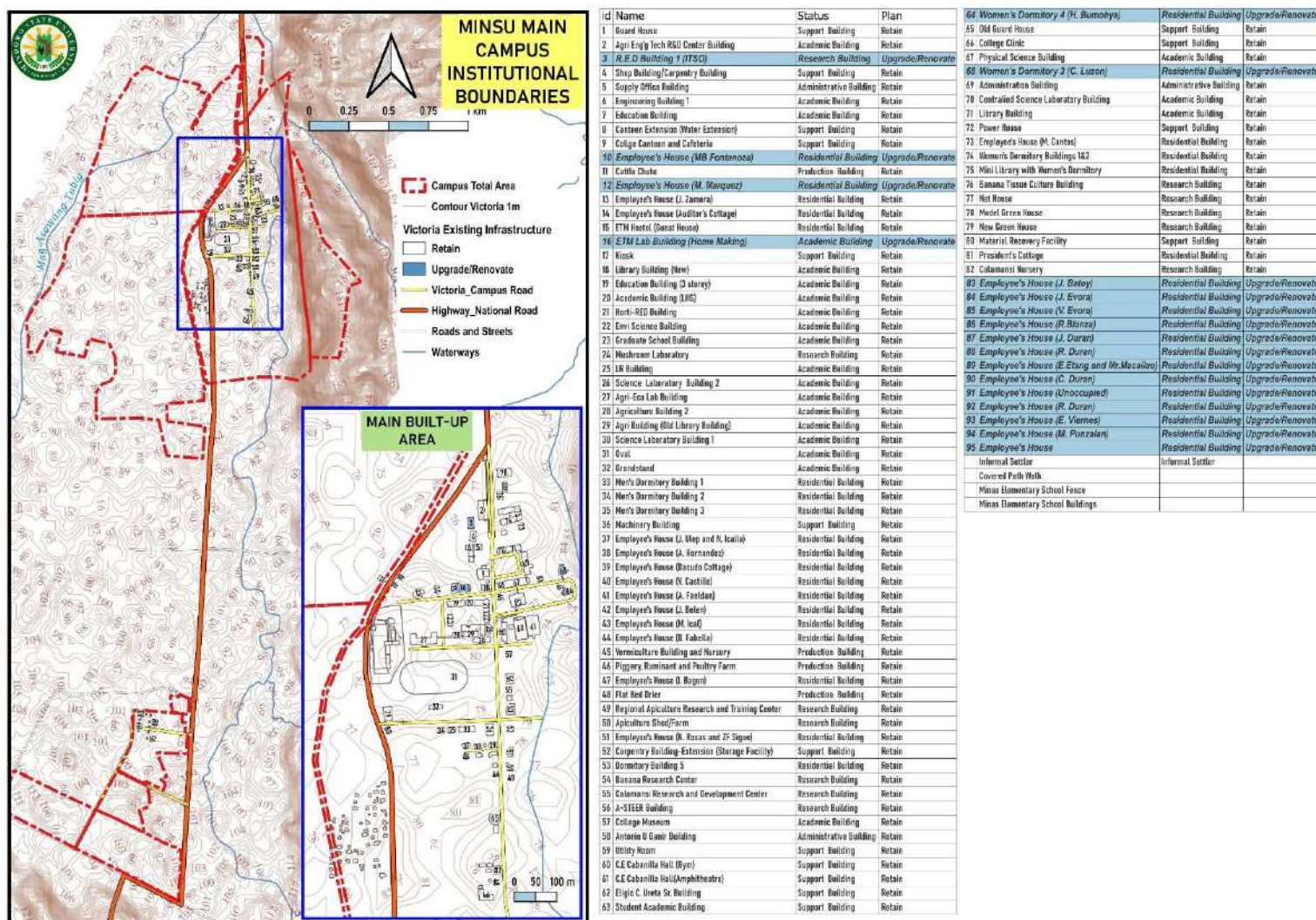


Figure 6 MinSu Main Campus Institutional Area

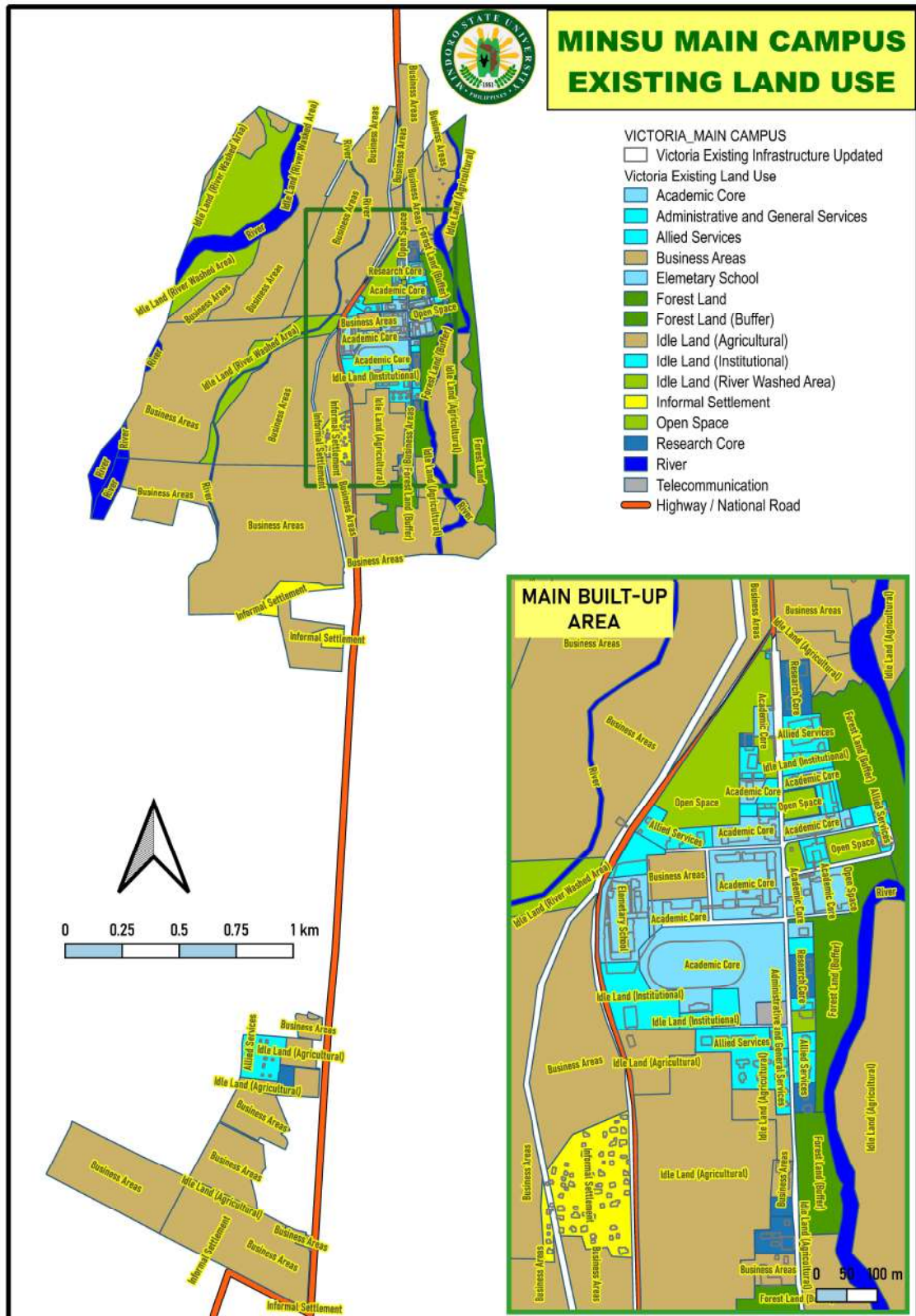


Figure 7 MinSu Main Campus Existing Land Use

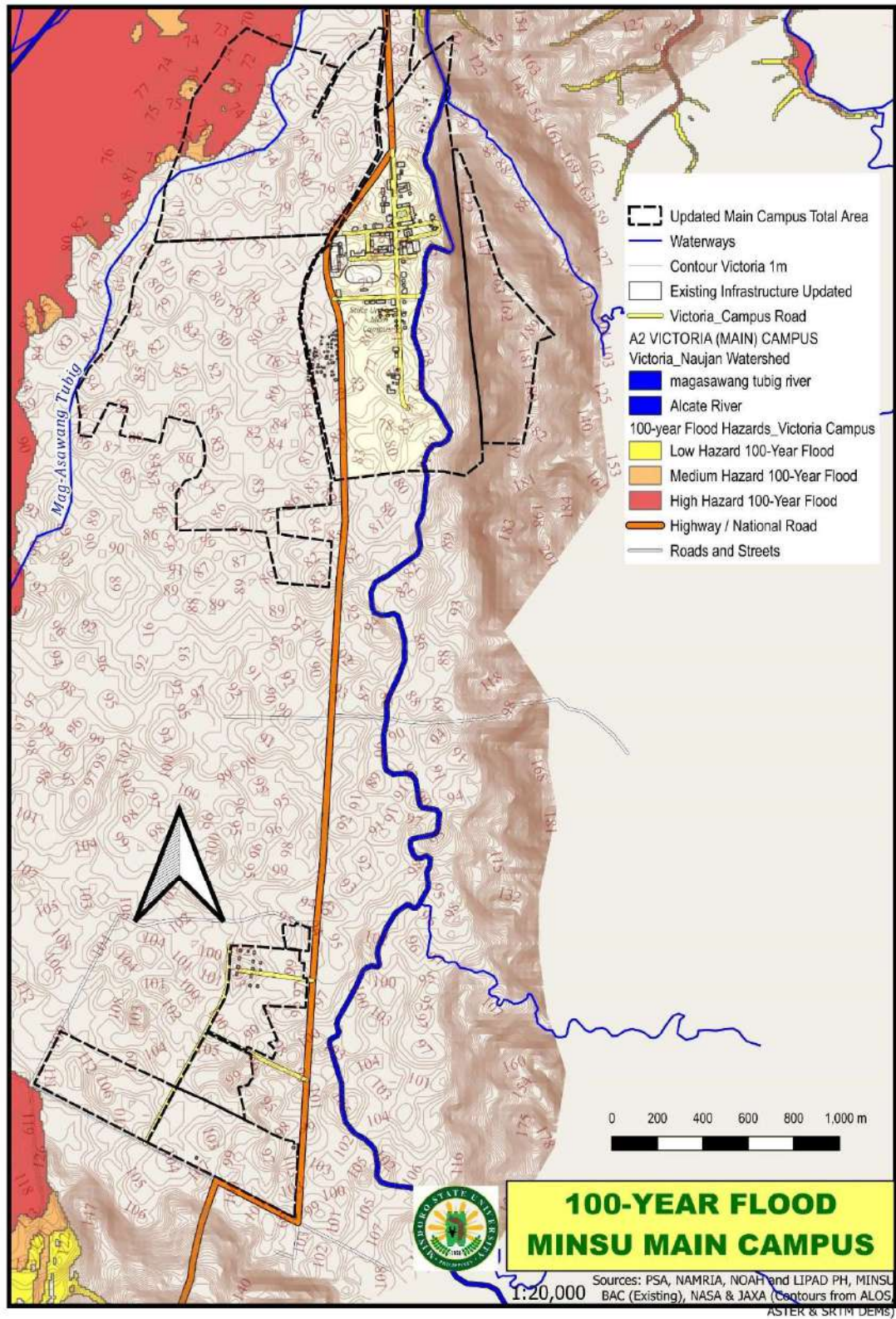


Figure 8 Minsu Main Campus 100-Year Flood Map

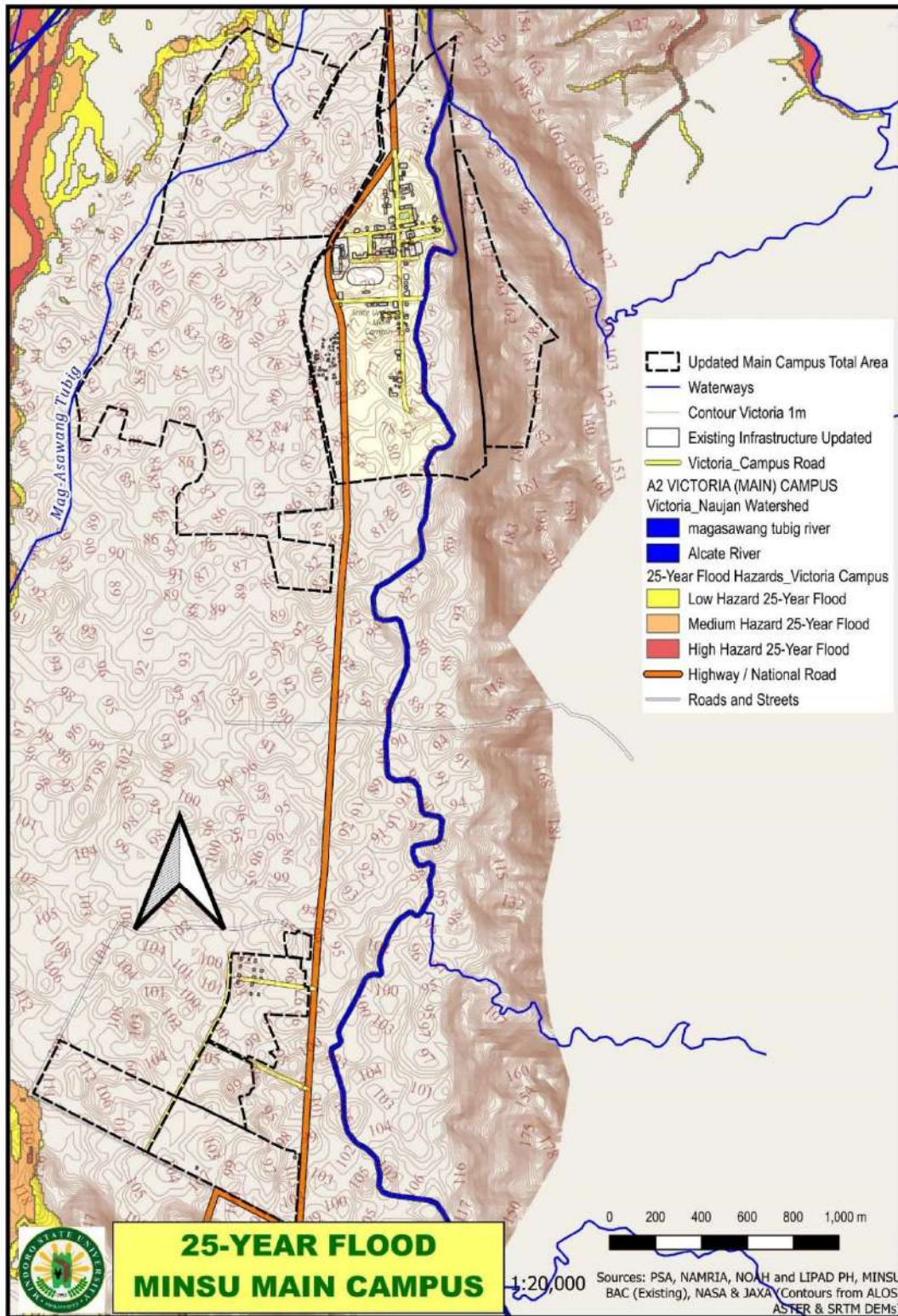


Figure 9 Minsu Main Campus 25-Year Flood Map

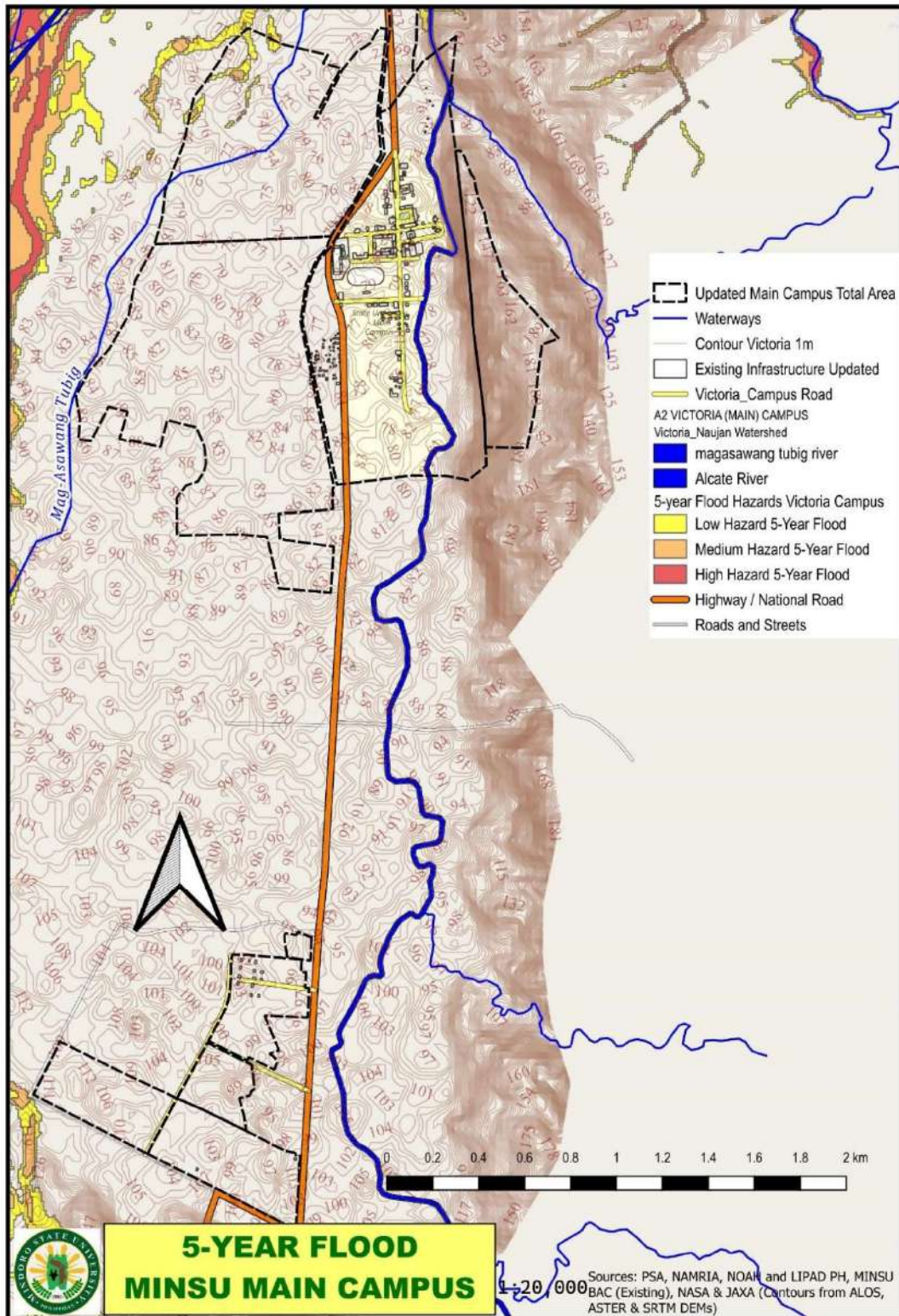


Figure 10 MinSu Main Campus 5-Year Flood Map

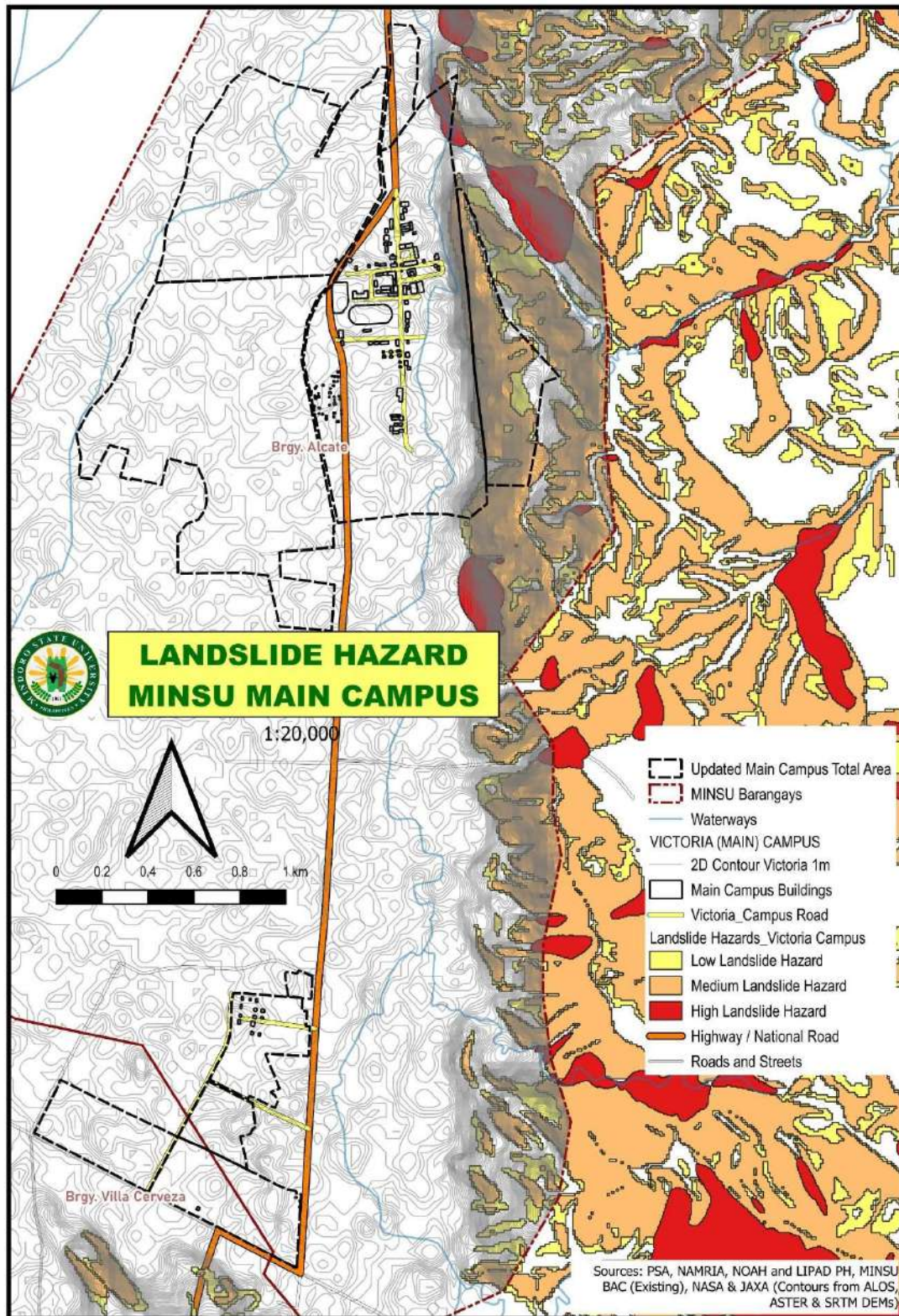


Figure 11 Minsu Main Campus Landslide Hazard Map

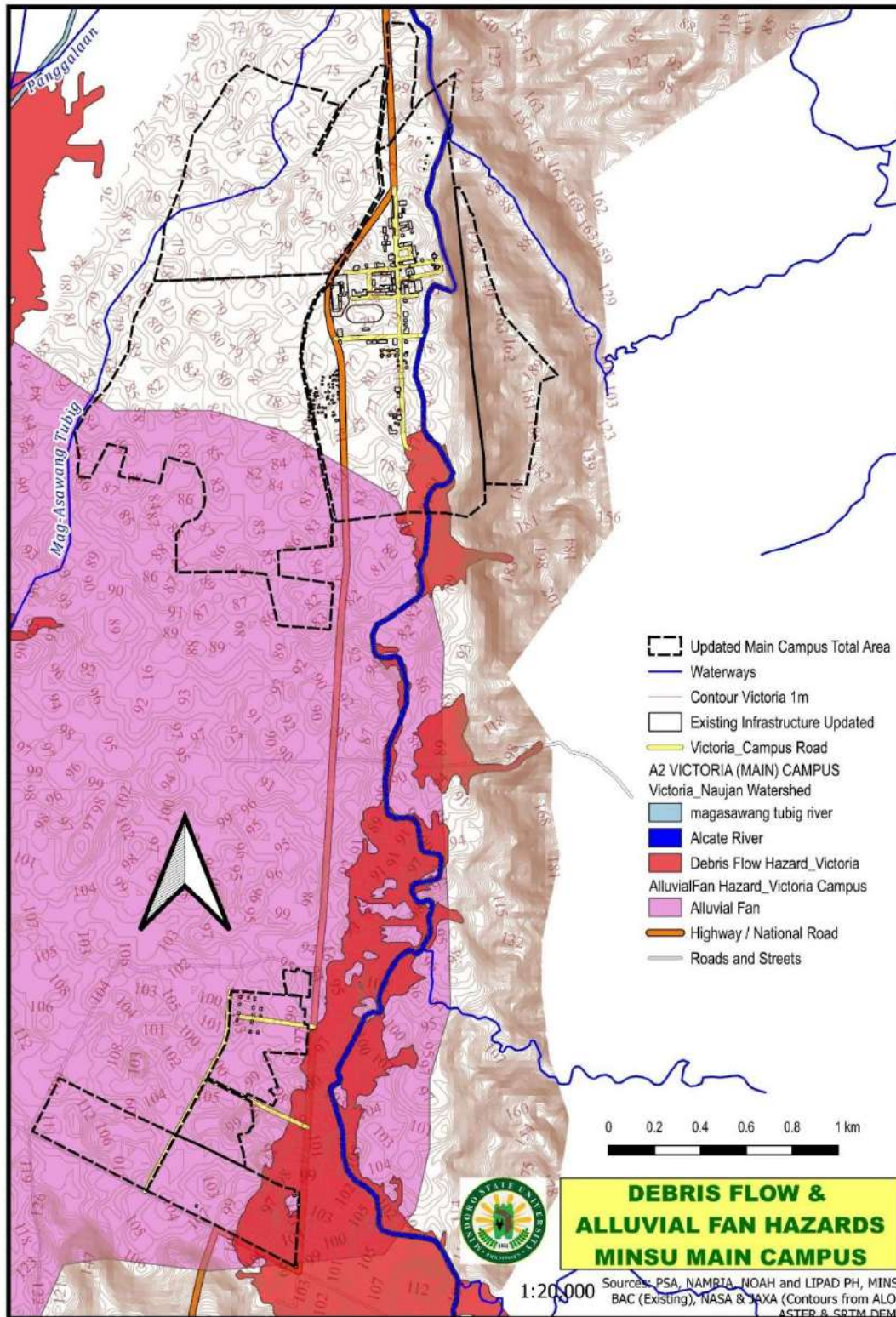


Figure 12 MinSu Main Campus Debris Flow and Alluvial Fan Hazard Map

3.1.2 Observations on Site Conditions

Photograph	Observation
	•The main road has no sidewalks. •Canals are uncovered which pose as a safety hazard.
	•The administration building is a 2-story building along the main road.
	•The cafeteria is across the administration building. •There are a few food stalls outside.

  	• These are the 2 ladies' dormitories that are intended to be preserved due to the historical value of the wood used for their construction.
	• A-steer building is a new 3 story building.



- These are the research and lab fields. Some of these lands are still problematic due to disputes with other parties.

3.1.3 Development Scenario

According to the draft LUDIP report, the MinSU Main Campus is envisioned to increase its student population annually by a maximum of 10% peaking at more than 4,000 students by 2032. To serve this student population, an additional 150 faculties and more than 300 staff should be hired. Table 1 shows the summary of student and faculty projections as well as the facilities support needed for this population. Table 2 showing a list of proposed building projects for the university.

Table 1. Summary of Student and Faculty Projections, and Facility Support for Minsu Victoria Campus

a. Projected No. of Students in 2032	4,055
b. Needed No. of Lecture Rooms	7
c. Needed No. of Laboratory Rooms	6
d. Needed Number of GE Lecture Rooms	17
e. Needed No. of GE Laboratory Rooms	1
f. Needed No. of Computer Laboratory Rooms	6
g. Sports Facilities	Swimming Pool
h. Projected Area for Parks	2789.87 sqm
i. Projected No. of Faculty	150
j. Needed No. of Faculty Rooms	15
k. Projected Library Capacity (52% of overall on-site user population)	225
l. Projected No. of Staff and Employees	301
m. Projected Canteen Capacity (25% of overall population)	1,126
n. Faculty/ Employee Housing Total Area Needed	2357.09 sqm
o. Student Dorm Total Living Area Needed	3771.19 sqm

Source: Draft MinSu LUDIP Report

Table 2 List of Proposed Building Projects (from Draft MinSu LUDIP Report)

List of Proposed Building Projects (location for verification)	
a.	Agricultural and Biosystems Machinery and Power Engineering Academic Laboratory, Machinery Shed and Learning Center at MinSU Main Campus Annex
b.	IP Dormitory
c.	Slaughterhouse and Meat Processing Plant
d.	Feed Laboratory
e.	Crop Protection Laboratory
f.	Plant Products Processing and Post Harvest Laboratory
g.	Green House Facilities for Crop Science, Soil Science, and Crop Protection

h. Seed Bank
i. Horticulture Post Harvest Laboratory
j. Student Center for College of Agriculture
k. Farm Tools Storage Facility
l. CBM Building II for College of Business Management
m. CCS Hub
n. CTE Academic and Laboratory Building
o. Agriculture and Allied Fields Complex
p. BEED Building
q. Industrial Technology Education Laboratory Building (ITELB)
r. Ethno Veterinary Nursery
s. Molecular Laboratory, Data Analytics, Business Incubator (MDB) Building Phase 1
t. Regional Center on Research, Development and Extension for Agriculture, Aquatic and Natural Resources (AANRs)
u. Establishment of Extension and Training Center
v. Museum for IP Creations
w. Flood Control Barriers
x. University Mini Park
y. Establishment of Regional Center for Environmental Management, Disaster Risk Reduction and Climate Change

Source: Draft MinSu LUDIP Report, Annual Investment Plan

3.1.4 SWOT Analysis and Recommendations

SWOT ANALYSIS

Observations	S	W	O	T
Land area	Area is vast at 300 hectares.	Land is difficult to secure.	Adjacent lands are agricultural.	Squatters
Natural features	There are rivers, hills, forests, plains and existing wildlife habitat.	They are not given due recognition	Wildlife habitat Vast plains for agriculture Major waterway	Flood
Existing features	The site has a main avenue that connects to most of the buildings.	The main avenue is a straight path with no defined turn back. The site and buildings lack commanding presence. The buildings do not follow modern architectural and engineering standards. Housing facilities are scattered.	There is a straight sight line from the National Road to the entrance gate of the campus.	National Road accessibility
Community features	The campus is traversed by the National Road.	The campus grounds are	Income generating facilities along the National Road	Vehicular accidents

		separated by a public road.		
	The campus has a Mangyan community.	The campus has no set boundary for the community.	Promoting the culture and the creation of livelihood	Expansion beyond supposed boundary
Mode of transportation	Most of the community walk or ride motorcycles.	All modes of transportation share the same road. There are no waiting sheds for public transportation along the National Road.	Pedestrianization Parking and transportation business	Traffic

RECOMMENDATIONS:

Physical Plan	O	T
S	Acquire adjacent lands that are agricultural to be used for future expansion. Create a non-buildable zone for wildlife. Create a grand entrance portal. Add income-generating facilities along the National Road. Add MinSU-Mangyan integration facilities. Create more pedestrianized and bicycle routes, free parking and pay parking facilities, and facility for university transportation terminal, loading, and unloading, and waiting	Build security fencing, security posts or security houses on strategic spots along the perimeter of the fence, and install a CCTV system. Add other types of flood mitigation structures where necessary. Create additional entrances and exits to connect the main avenue to the National Road. Create pedestrian lanes, speed signage, and locate traffic calming implements on the National Road where necessary. Surround the Mangyan community with MinSU-Mangyan integration facilities. Create a hierarchy of roads inside the campus.

	sheds for public transportation along the National Road.	
W	Create agricultural roads within the campus that will be connected to the agricultural lands outside. Create an urban wildlife habitat. Create a loop road that will cater to vehicles as well as define a walkable academic core. Create a resource generation zone beside the National Road and adjacent to the campus academic core. Create buildings that follow modern architectural and engineering standards. Create residential zones according to user, such as student, staff, and faculty. Create a soft barrier surrounding the Mangyan community to delineate their occupancy while making them feel welcome. Widen pedestrianized and bicycle routes and limit the space and availability of vehicular routes.	Build security fencing, security posts or security houses on strategic spots along the perimeter of the fence, and install a CCTV system. Preserve natural features, create more green spaces and plant trees to prevent floods. Create additional entrances and exits to connect the main avenue to the National Road. Create additional entrances and exits to connect the main avenue to the National Road. None Locate faculty and staff housing zone in an area that is accessible to National Road. Develop the immediate surroundings of the Mangyan community to avert further encroachment into MinSU space. Parking shall be provided at the outskirts of the development to limit the penetration of vehicles into the pedestrianized places.

3.1.5 Long Term Master Development Plan

In terms of campus planning, the current paradigm that the campus uses is that of the “student street”. Most, if not all, functions are lined up on the main road, making the campus a linear city, where there is only one entrance and exit. The advantages are it is easier to implement, makes use of existing roads, and is very legible, because everything that you need is along the main road. The disadvantages are people need to walk longer distances to get to various points, and there may be traffic along the main thoroughfare. But these can be addressed with sheltered pedestrian walkways and traffic management.

a. Land Use Plan

Figure 14 shows the proposed land use plan for the MinSu Main Campus. Majority is under agriculture use at 64 percent (223 hectares). Protected forest mostly along the mountain range and river on its eastern side constitutes about 11 percent (40 hectares). Parks and other open spaces are about 8.5 percent (30 hectares). Residential use is at 3.8 percent (13 hectares). Academic and academic support units constitute 3.5 and 3 percent respectively, totaling to about 23 hectares. About 2 hectares for a science and technology park is allotted on the western side along the main highway. Another 2 hectares is allotted for resource generation, which can be leased by the university, on the northern part along the main highway. The plan also shows the proposed reorientation of the sports oval (southwest side). Figure 15 also shows the Minsu Campus Annex Land Use Plan.

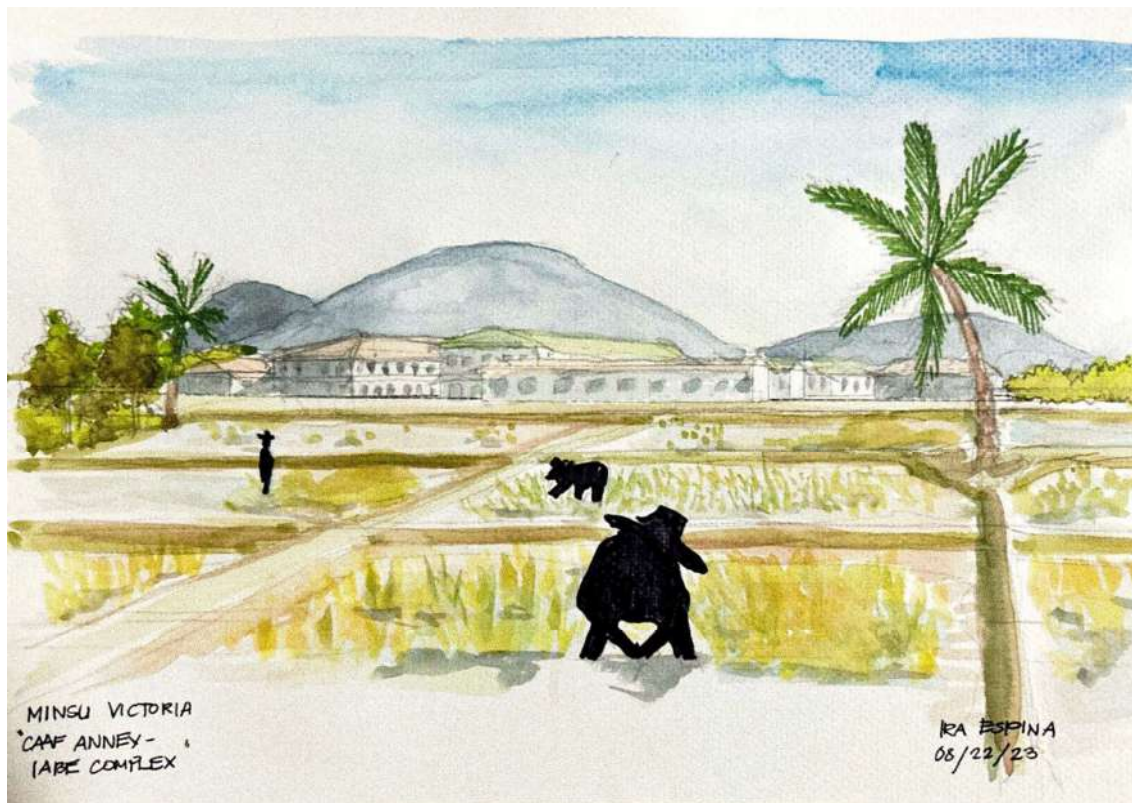


Figure 13 Conceptual view of MinSu Victoria CAAF Annex - IABE Complex

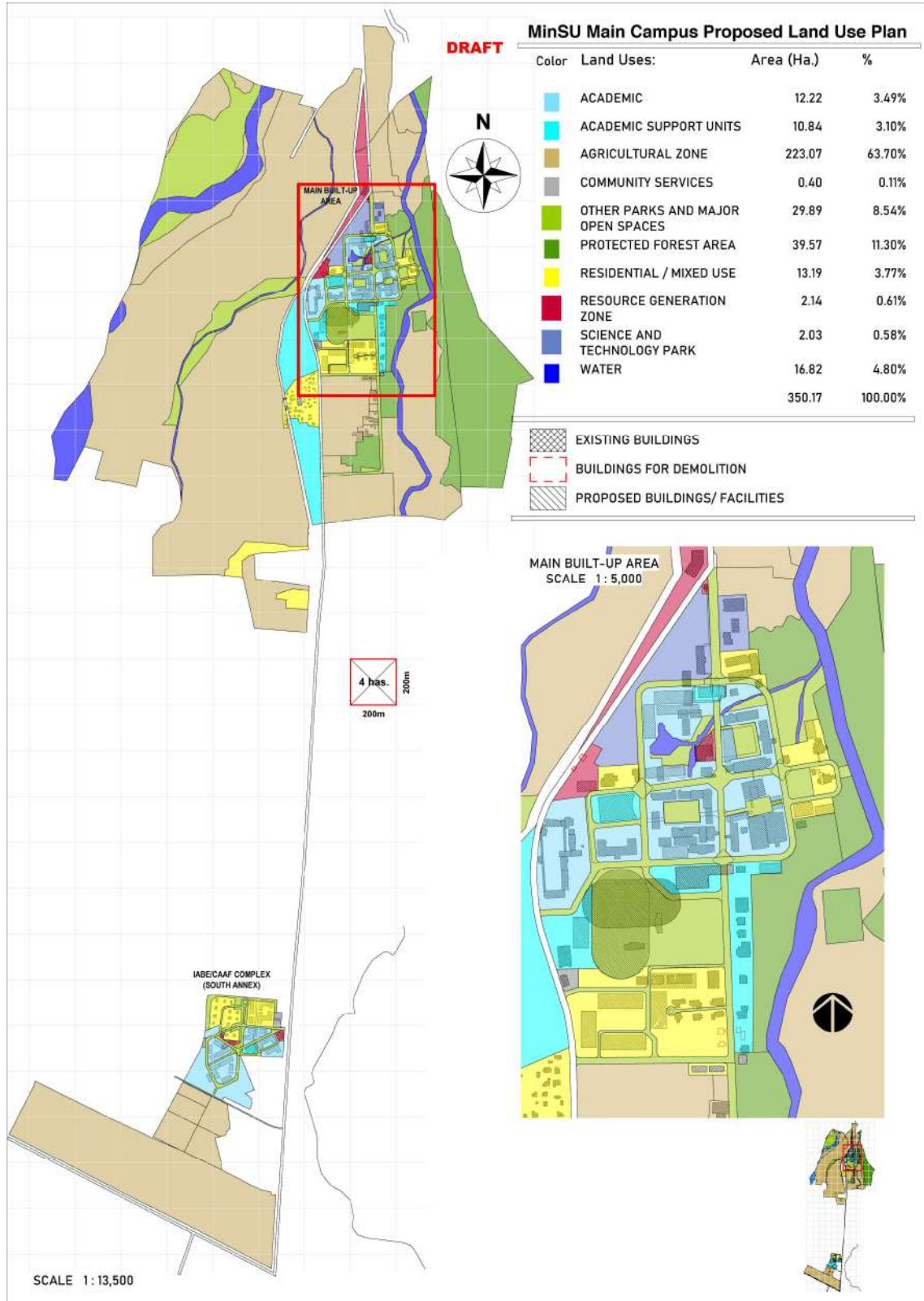


Figure 14 MinSu Main Campus Proposed Land Use Plan

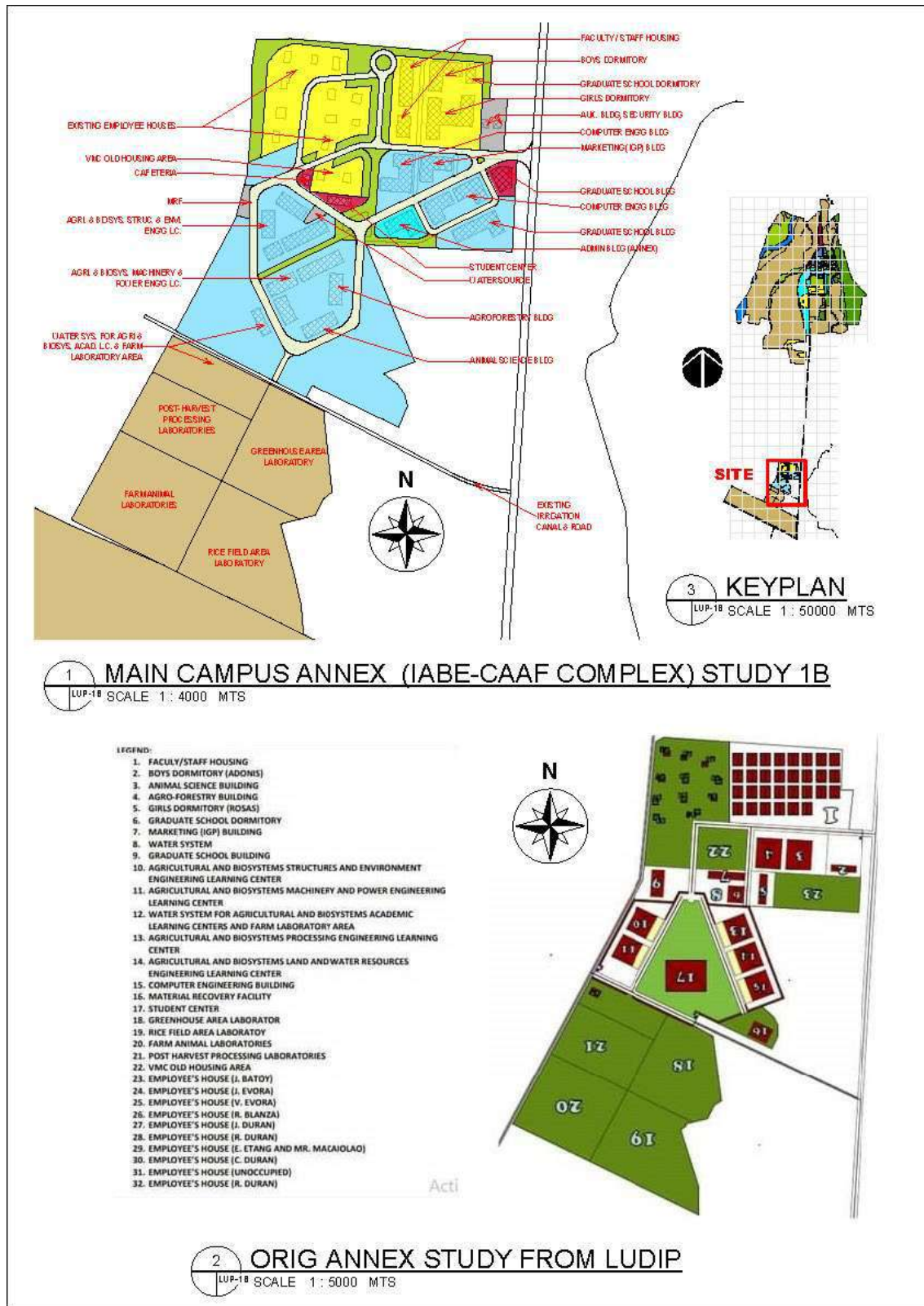


Figure 15 Minsu Main Campus Annex Proposed Land Use Plan

b. Block plan

The block plan shows the ideal long-term development of the campus, with each parcel maximized for the use of the various colleges. The building footprints indicated in the plan are meant to suggest the optimum building shape or envelope to maximize the use of the parcels. One block may be developed with one or multiple buildings over time. Older buildings may be demolished or integrated with new buildings depending on structural assessments. The thick black lines indicate the preferred line which buildings should be designed to follow to create a strong view corridor and create a continuous arcaded pedestrian walkway.

Figure 16 shows the block plan for the whole campus. Figure 17 focuses on the built-up area, showing new buildings, potential extensions of existing buildings and smaller structures that may be removed. The proposed blocking of new buildings/ extensions of existing buildings are meant to create gateways/ focal points and a consistent street wall along the University Avenue and University Loop. Figure 19-C Proposed MinSu Victoria Campus South Plantation Area Block Plan)

shows the plan for the South Plantation area. Dormitories and agriculture-related laboratories and facilities are located in this area. Figure 37 shows the plan for the CAAF Annex and IABE Complex Area.

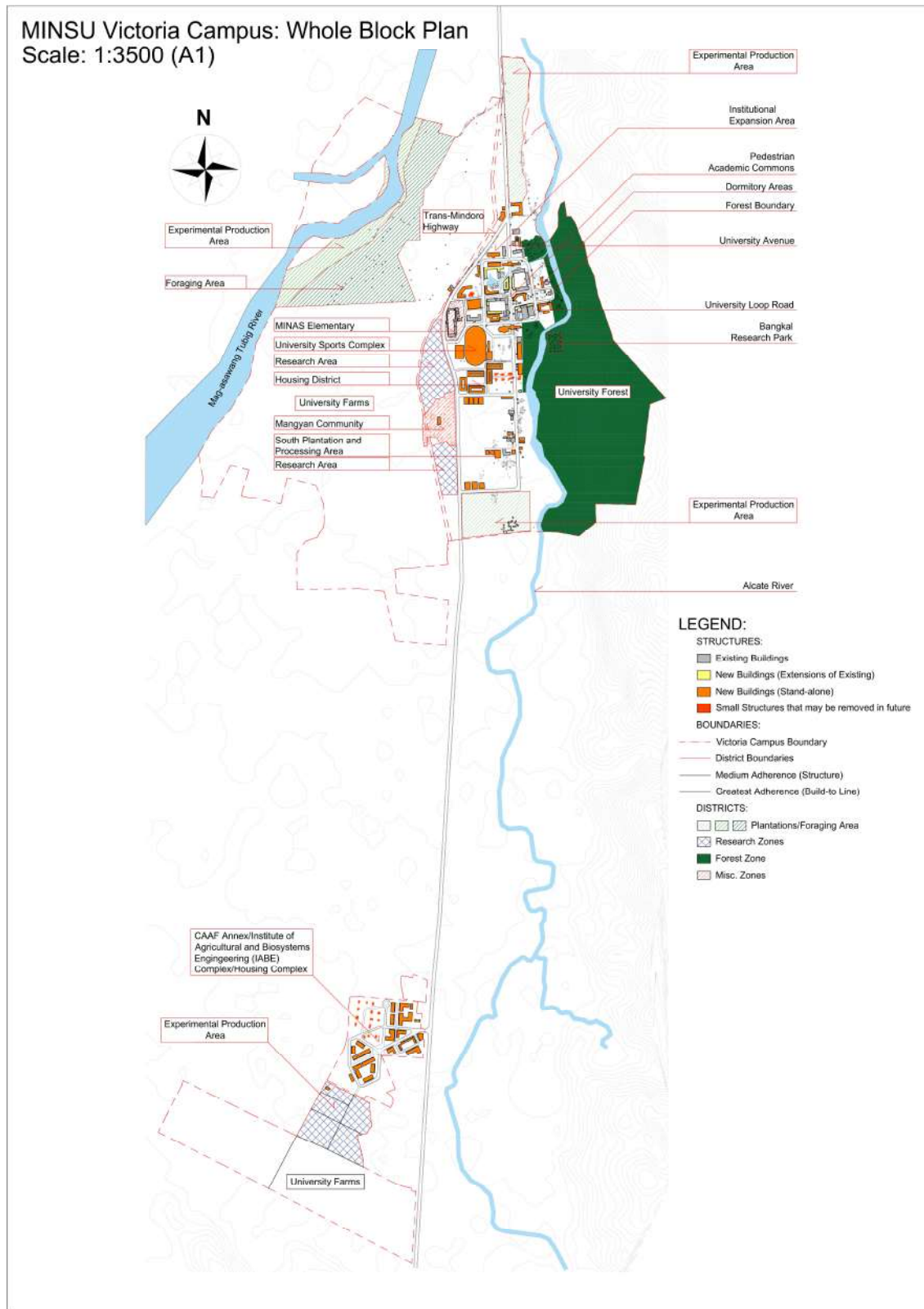


Figure 16 Proposed MinSu Victoria Campus Block Plan

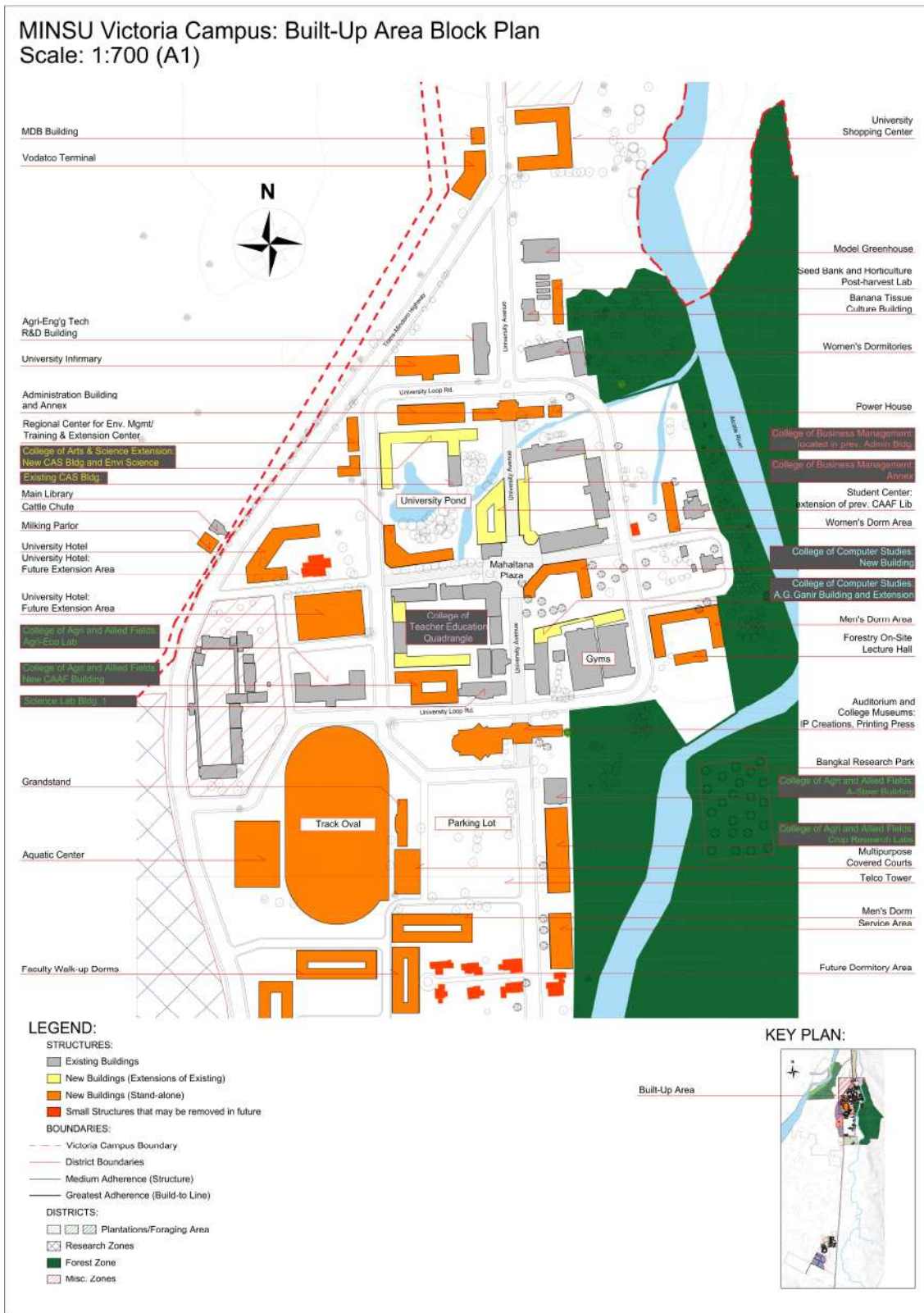


Figure 17-A Proposed MinSu Victoria Campus Built Up Area Block Plan

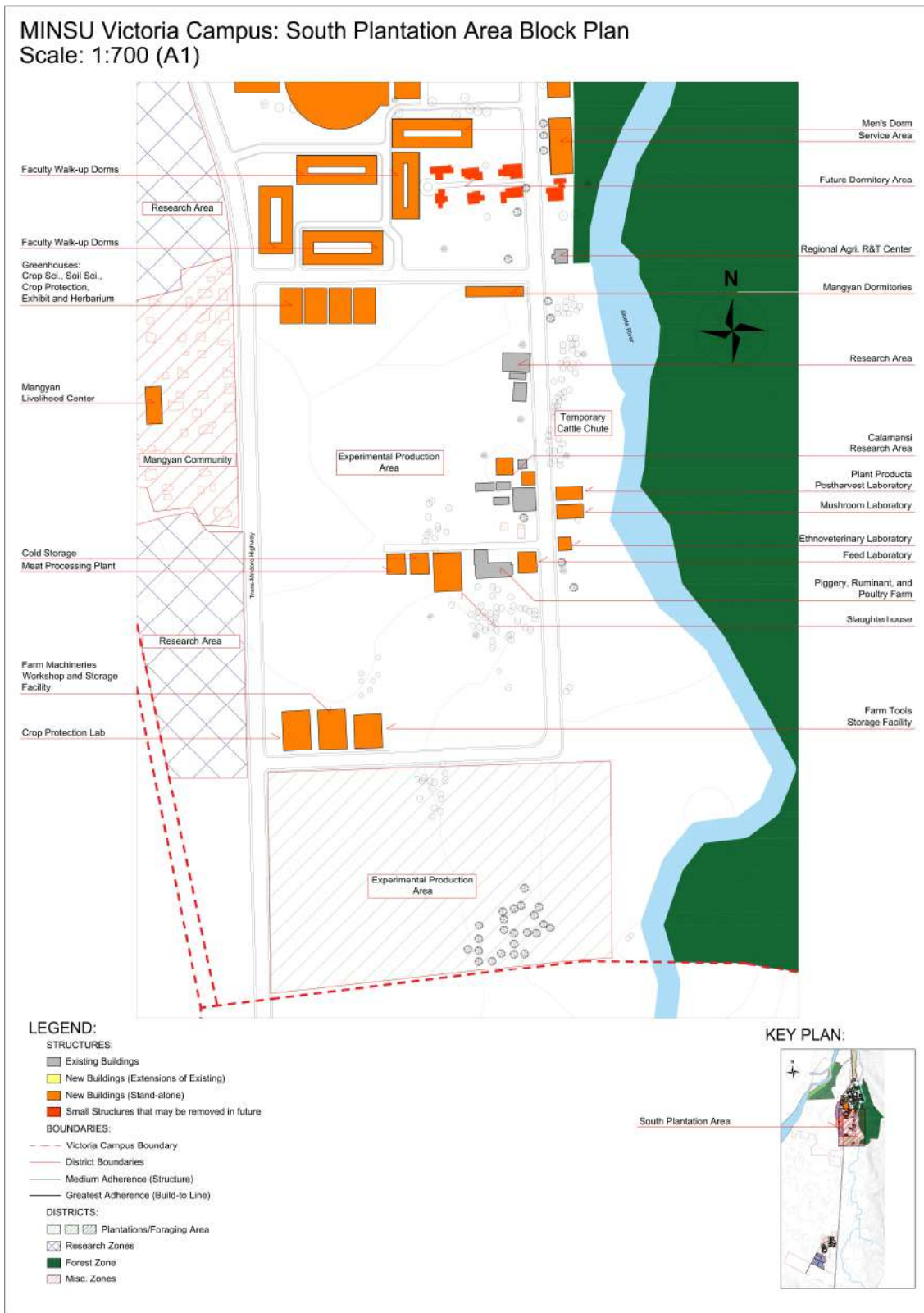


Figure 19-C Proposed MinSu Victoria Campus South Plantation Area Block Plan)

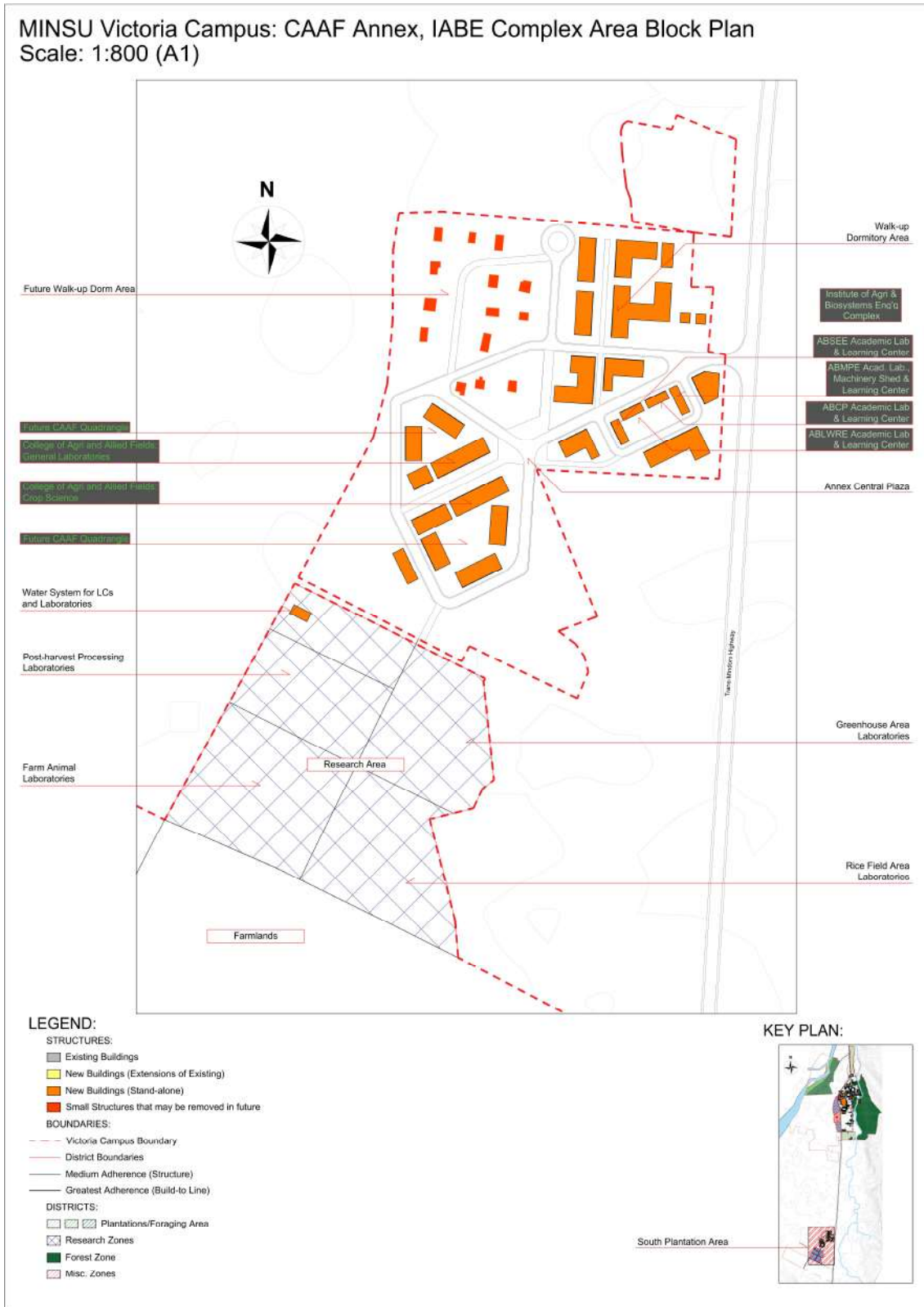


Figure 20-D Proposed MinSu Victoria Campus CAAF Annex, IABE Complex Area Block Plan



Figure 21 Proposed MinSu Victoria Campus Block Plan - Illustrative



Figure 22 Proposed MinSu Victoria Campus Block Plan - Illustrative Axonometric

c. Building Heights

Building heights are recommended to maximize space as well as ensure appropriate scale in relation to the streets and open spaces of the campus. Figures 20 to 23 show the recommended building heights for the whole campus as well as specific areas.. The Admin Building and Auditorium, being the gateway/ focal points along the University Avenue, are the tallest at four storeys. Major buildings along the University Avenue and the University Loop can be two to three storeys to help define the street wall. Other buildings in the campus can be one to two storeys.

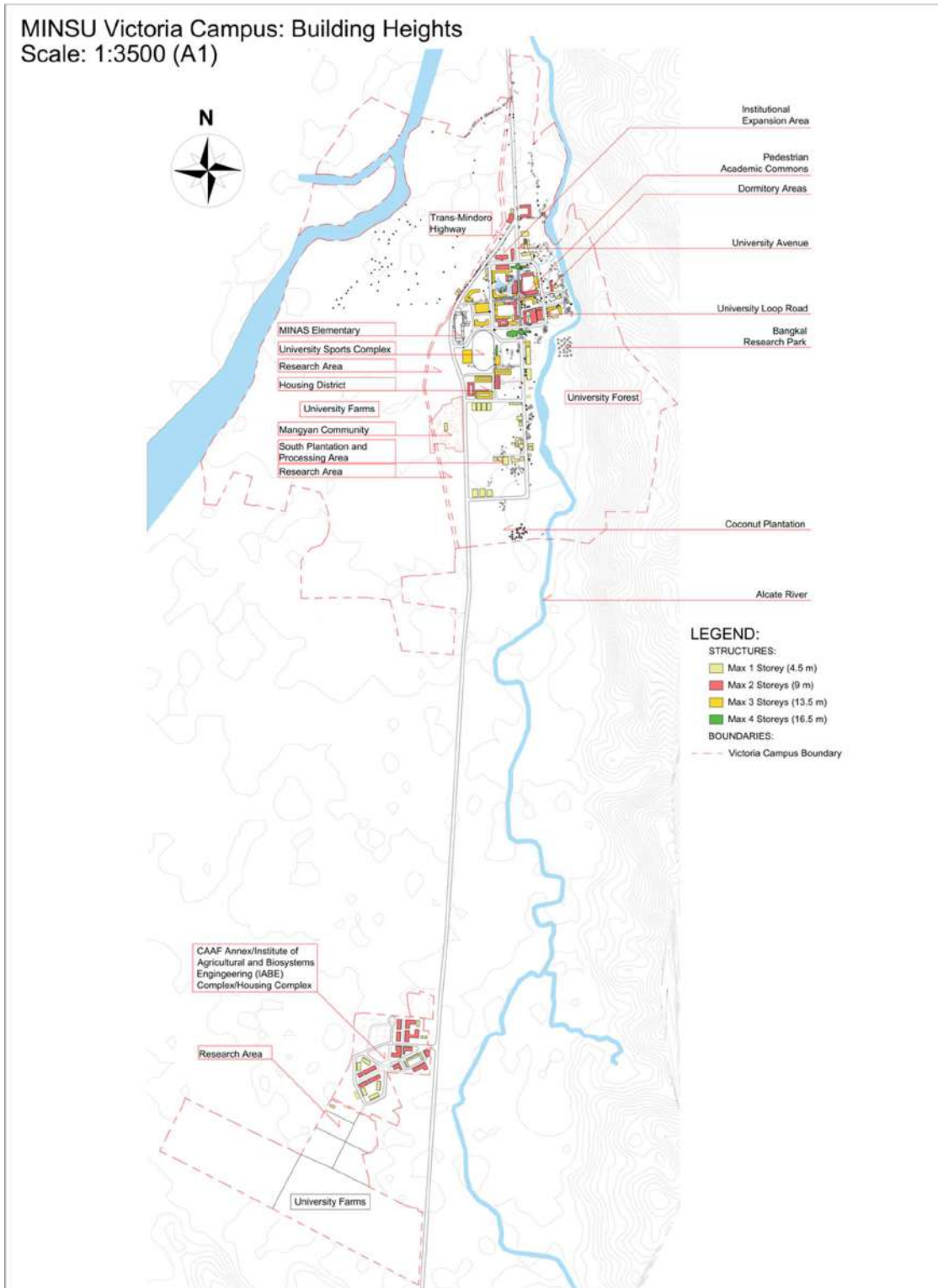


Figure 23 Proposed MinSu Victoria Campus Building Heights Map

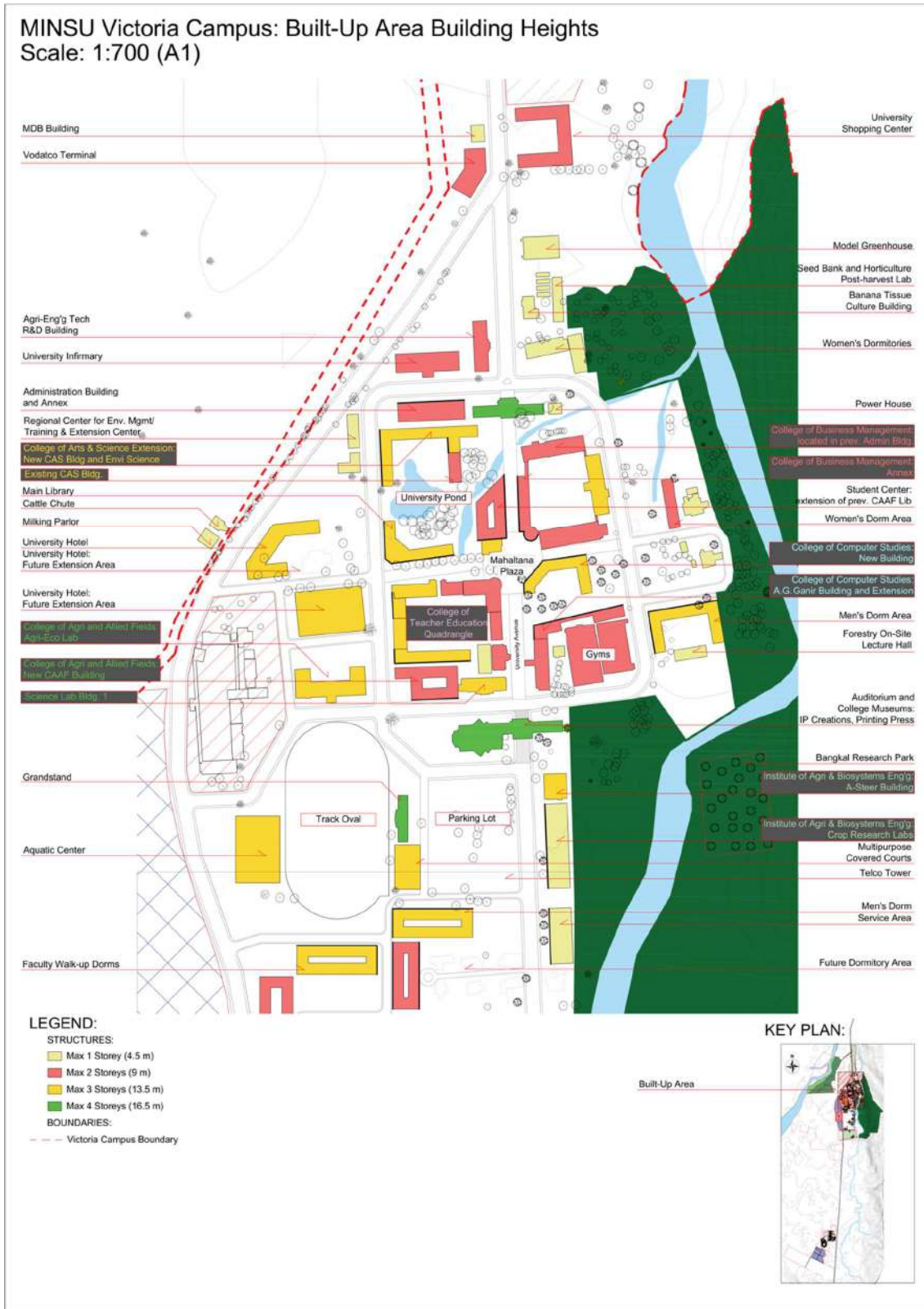


Figure 24 Proposed MinSu Victoria Campus Built Up Area Building Heights Map

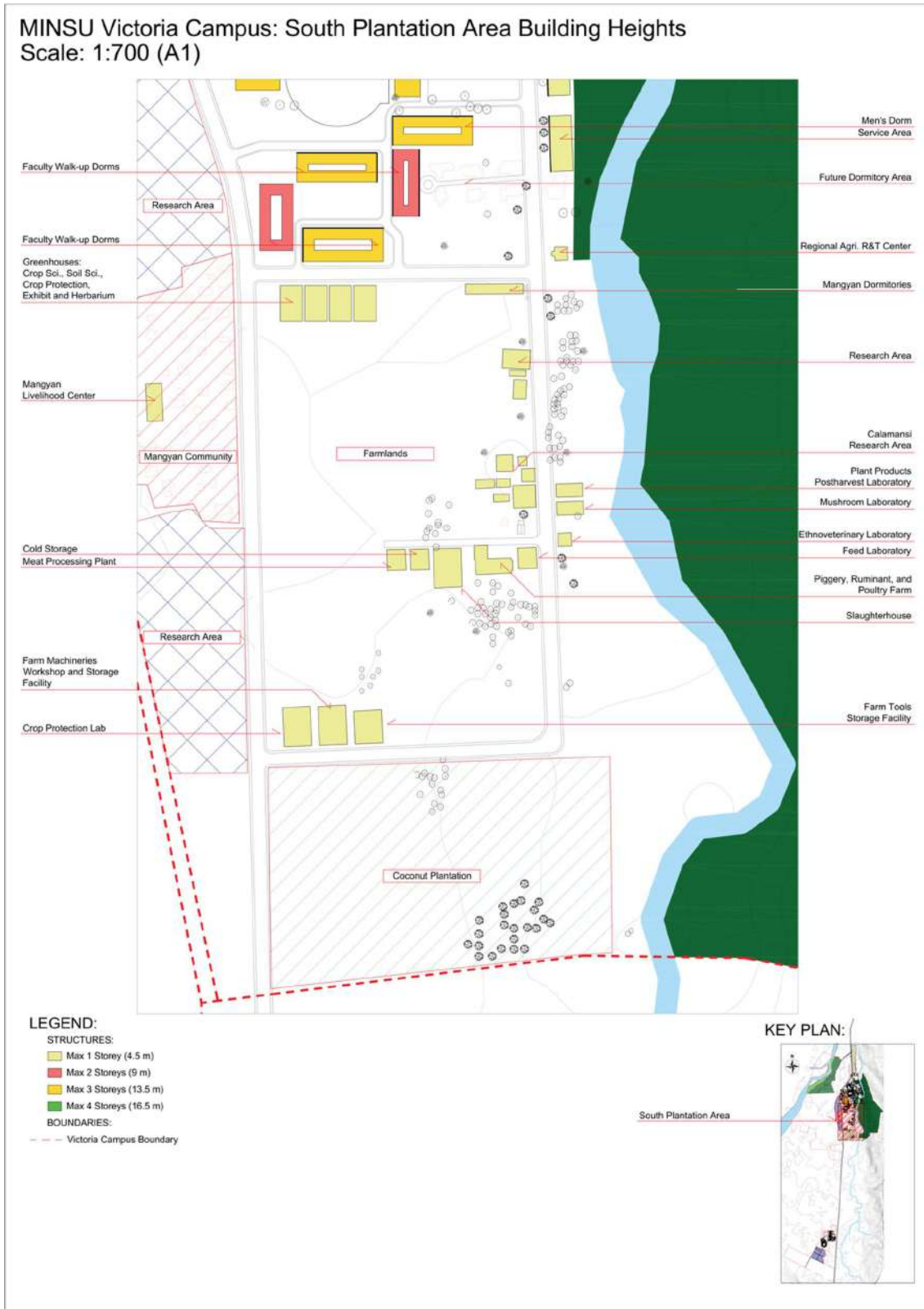


Figure 25 Proposed MinSu Victoria Campus South Plantation Area Building Heights Map



Figure 26 Proposed MinSu Victoria Campus CAAF Annex, IABE Complex Building Heights Map

d. Street Hierarchy

Figure 24 shows the street hierarchy map for the whole campus. The following describes the major pathways:

UNIVERSITY AVENUE

This road will serve as the central and iconic pathway within the campus's urban core. The avenue will be designed as a complete street, although a section of it will be designated solely for pedestrian use and emergency access. All major utility lines will be routed beneath this avenue. The intention is for this avenue to originate and conclude at distinctive architectural landmarks.

MINSU LOOP AND ACADEMIC MALL

The smaller perpendicular and parallel streets will be strategically arranged to create a loop road. This loop road will establish the perimeter for the pedestrian-oriented academic mall on the Victoria Campus. Inside this loop, only pedestrians (and emergency vehicles) will be allowed. The academic structures will be clustered within this enclosed loop, fostering better interaction between different departments.

One proposed idea involves rerouting the current jeepney service to traverse this loop before returning to Calapan. This adjustment will result in additional stops where students can disembark, bringing them closer to their academic destinations. Along this loop, designated parking areas will also be established. Secondary utility lines will be situated underground along this route. An example of a similar arrangement is the Academic Oval at the University of the Philippines Diliman.

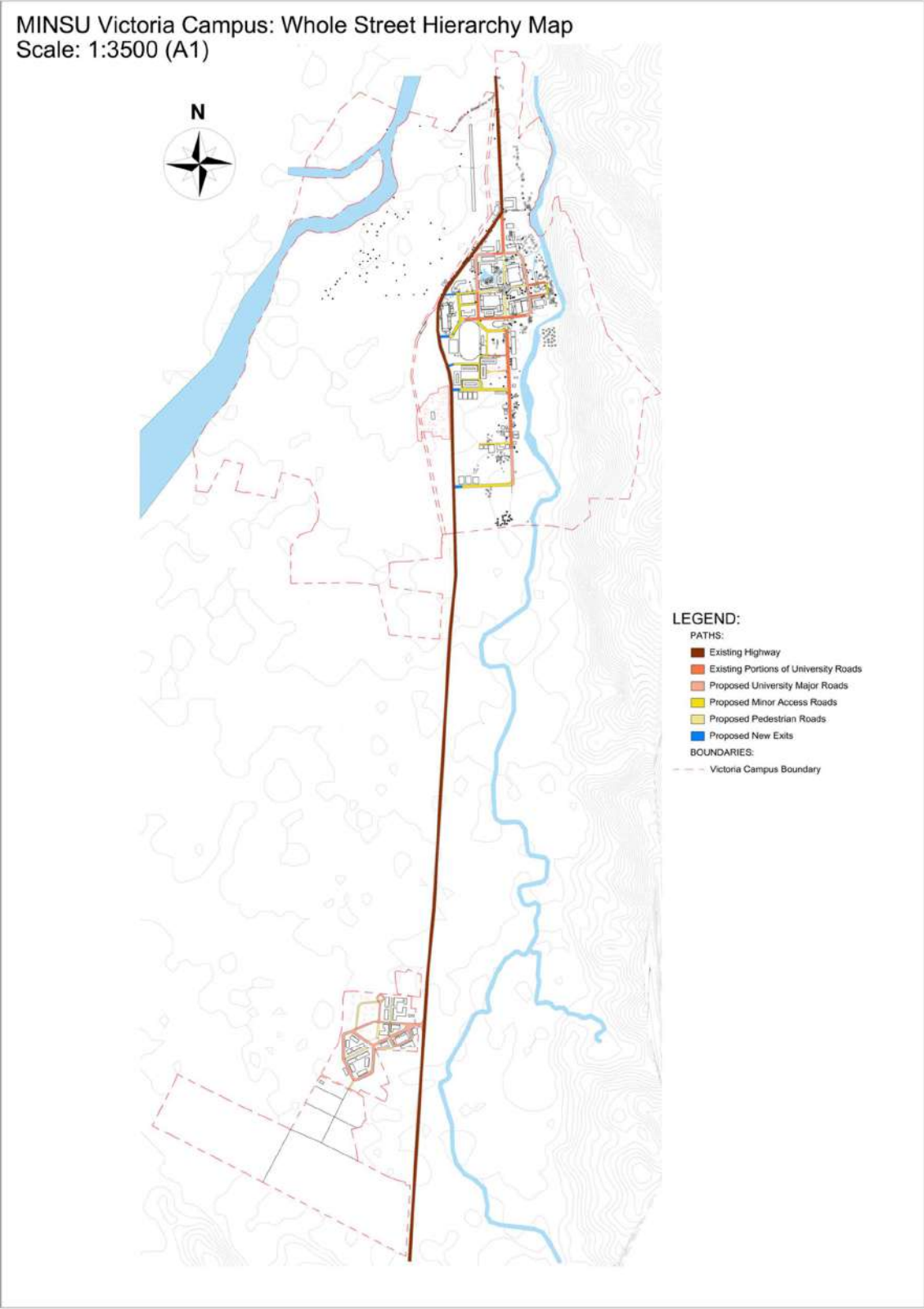


Figure 27 Proposed MinSu Victoria Campus Street Hierarchy

e. Pedestrian Circulation

Figure 25 shows the pedestrian circulation map. The inner pathways within the academic mall are set to become pedestrian-only zones, particularly the two roads that intersect the academic loop. While dedicated to pedestrians, these pathways will remain accessible to emergency vehicles. In the South Plantation area (Figure 26) and CAAF Annex (Figure 27), the pedestrian routes follow the major roads.

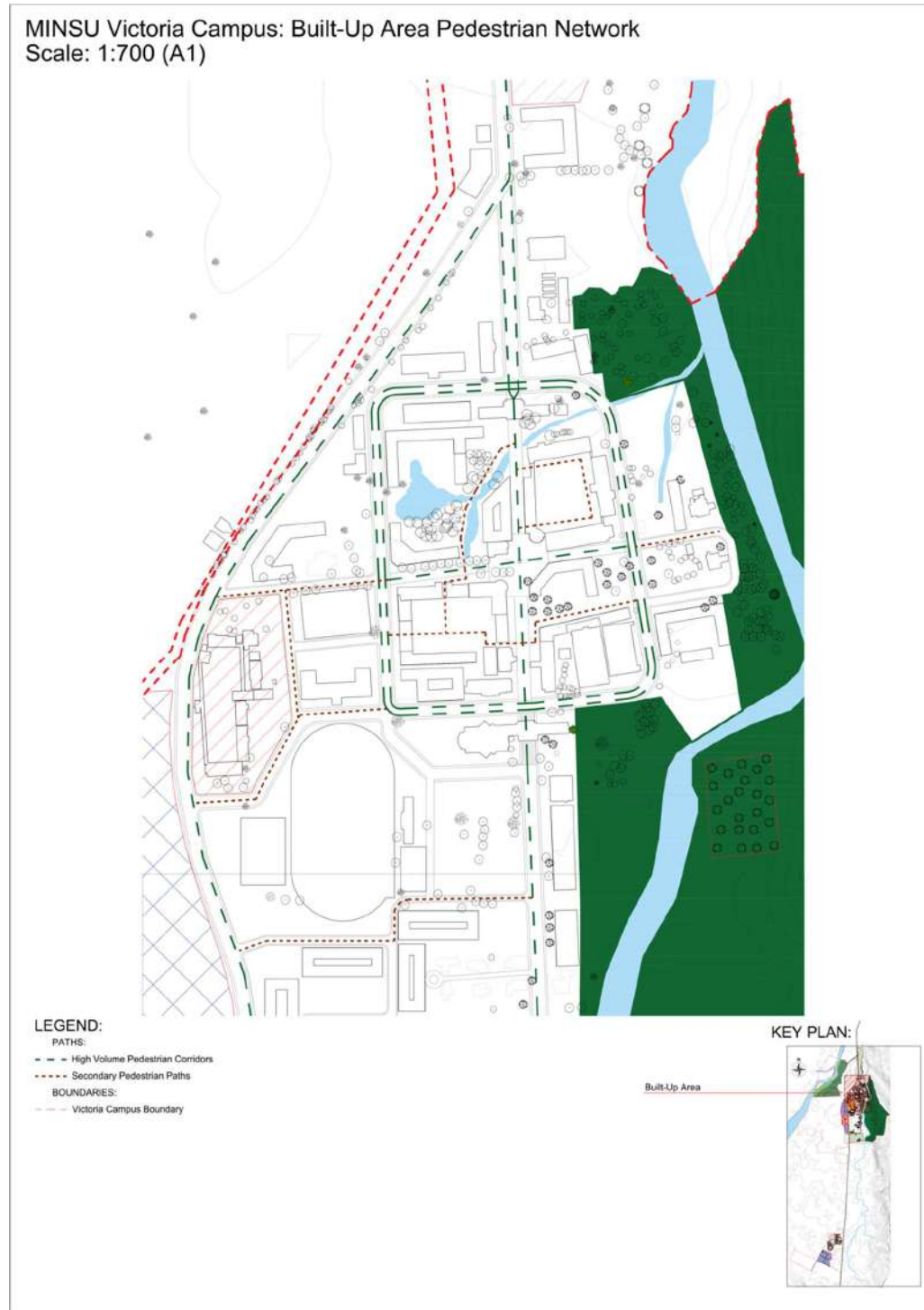


Figure 28 Proposed MinSu Victoria Campus Built-Up Area Pedestrian Network

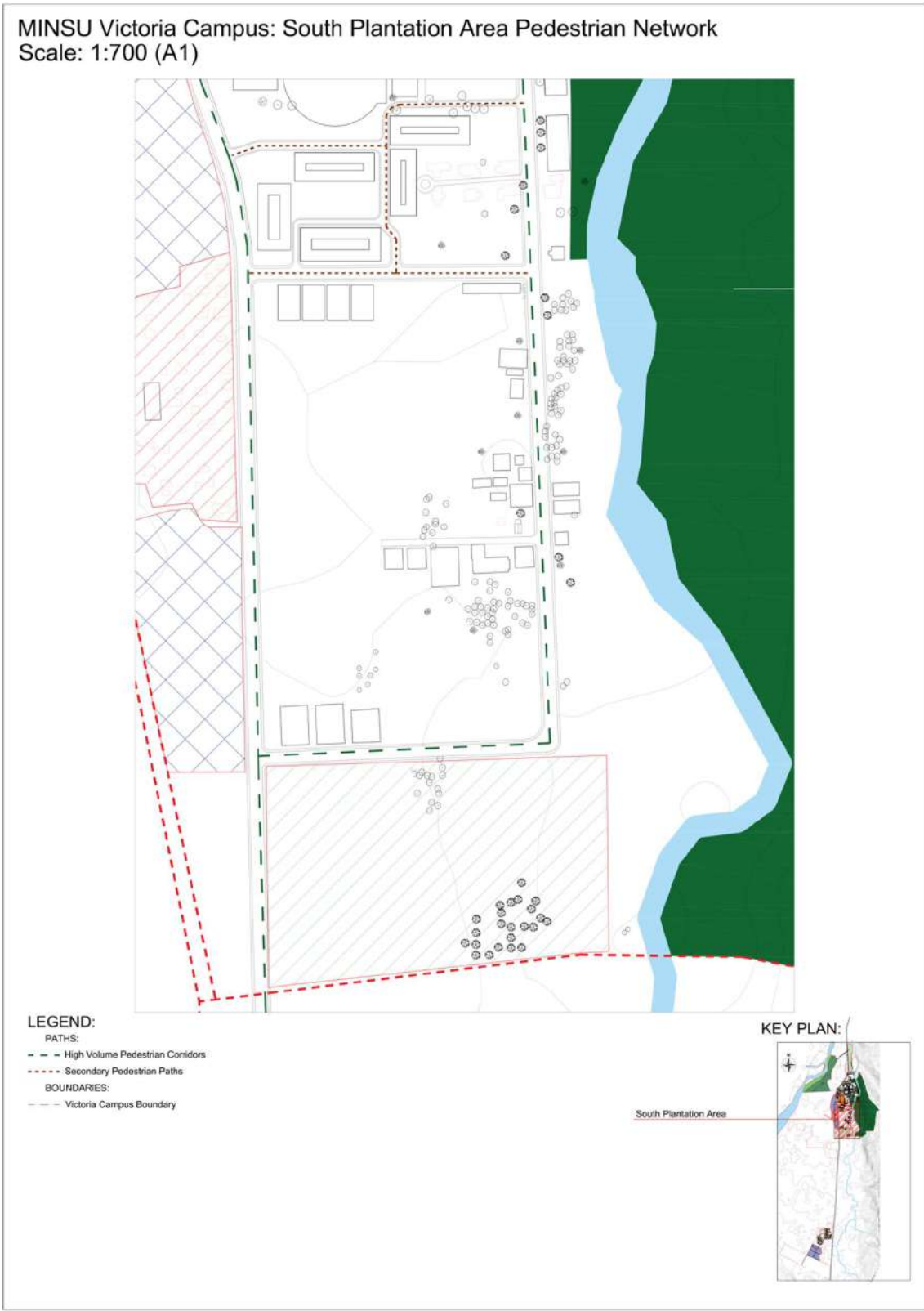


Figure 29 Proposed MinSu Victoria Campus South Plantation Area Pedestrian Network



Figure 30 Proposed MinSu Victoria Campus CAAF Annex, IABE Complex Pedestrian Network

f. Bicycle Network

The bicycle network map (Figures 28 to 30) shows the roads where there should be bikeways, and multi-use paths, which can be used by both cyclists and pedestrians.

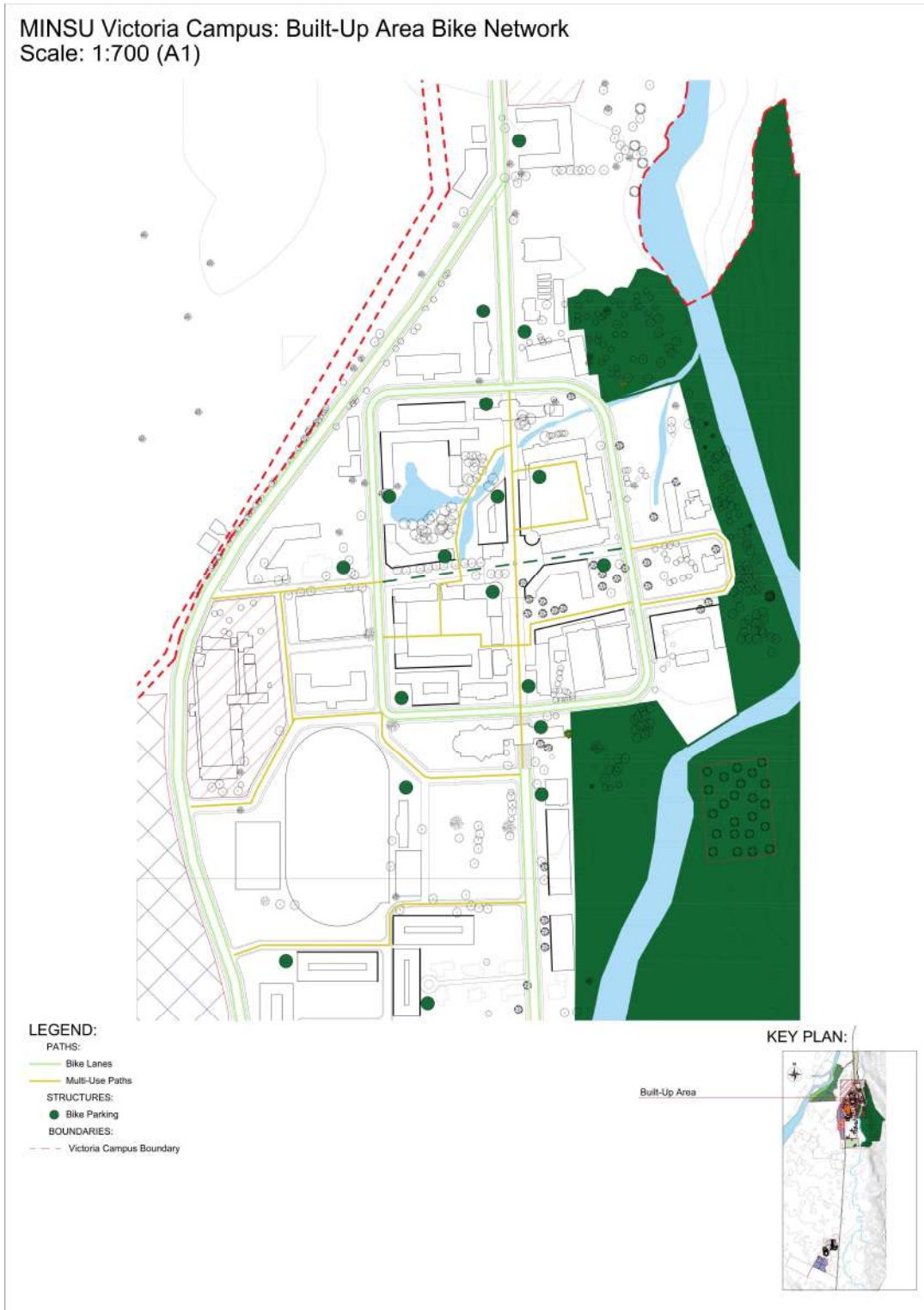


Figure 31 Proposed MinSu Victoria Campus Built-Up Area Bike Network

MINSU Victoria Campus: South Plantation Area Bike Network
Scale: 1:700 (A1)

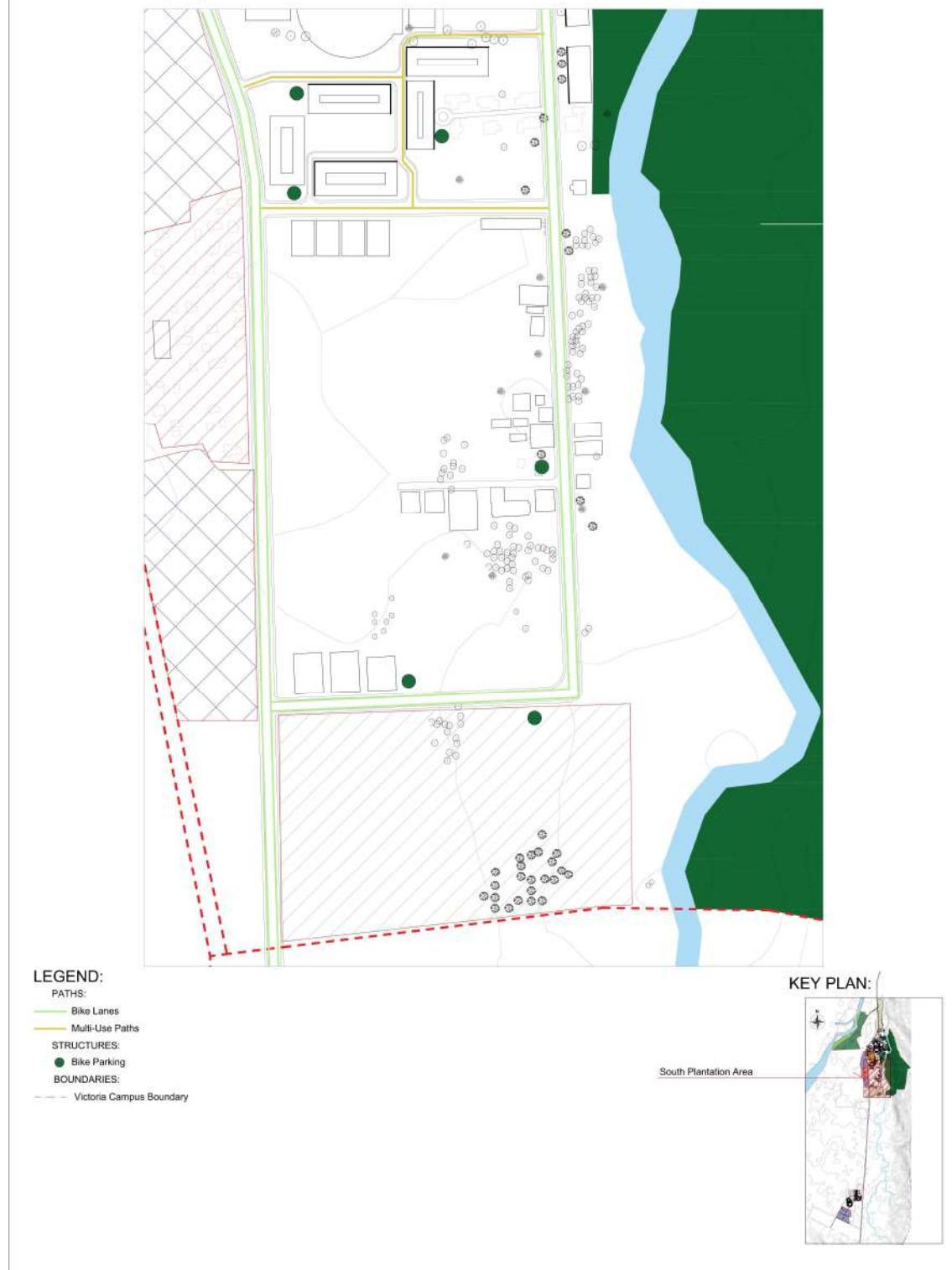


Figure 32 Proposed MinSu Victoria Campus South Plantation Area Bike Network

MINSU Victoria Campus: CAAF Annex, IABE Complex Bike Network
Scale: 1:800 (A1)

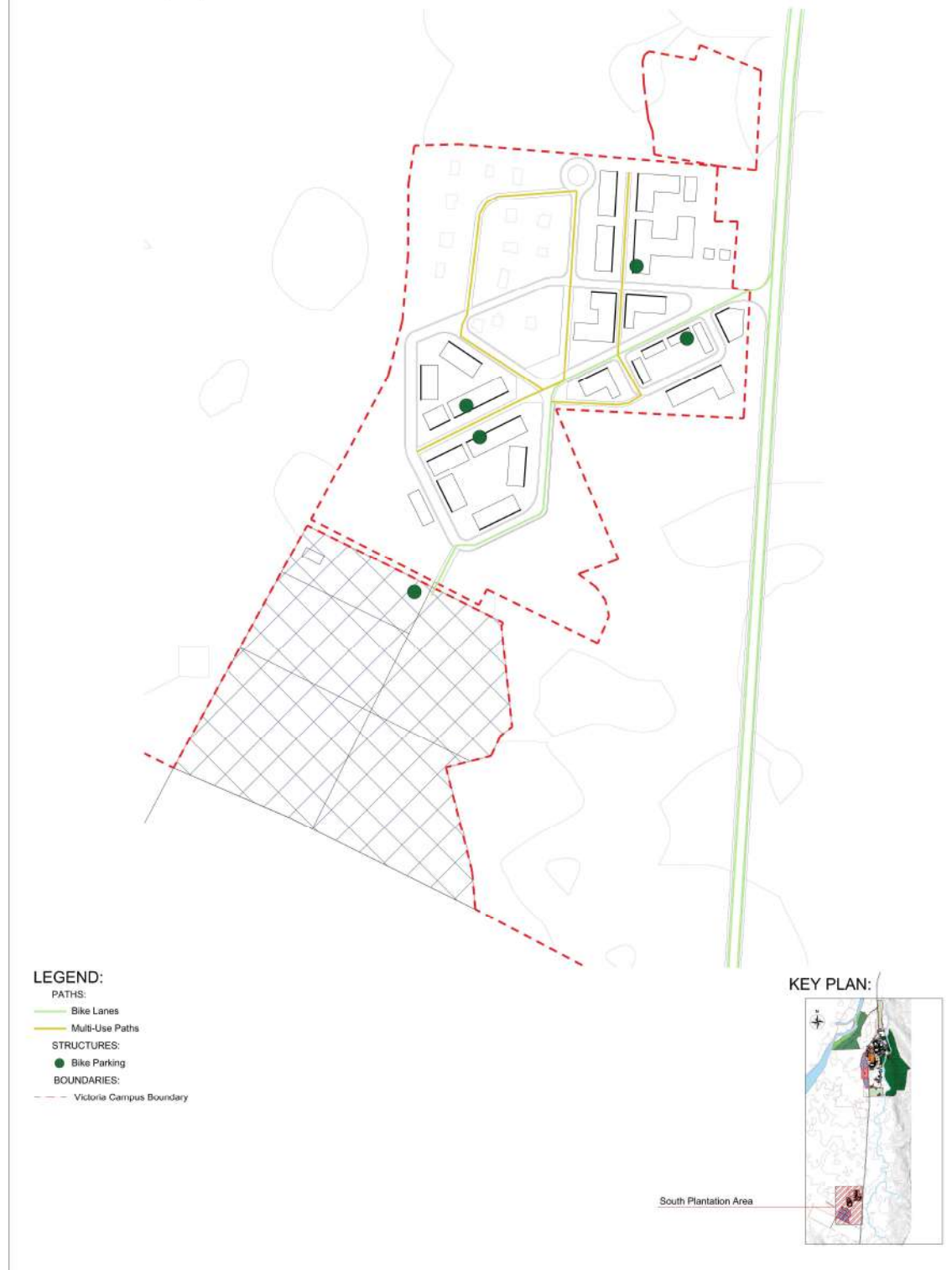


Figure 33 Proposed MinSu Victoria Campus CAAF Annex, IABE Complex Bike Network

g. Public Transport Network

Figures 31 to 34 shows the recommended public transport network for the campus. The proposed route for campus shuttles is through the University Avenue and around the University Loop, then through the south plantation area and the CAAF annex further down the highway. Jeepney stops are proposed along this route. Bus stops are proposed near the main entrance to the University Avenue and the CAAF Annex. This would enable those riding the campus shuttle to connect to buses going to the town center or other municipalities.

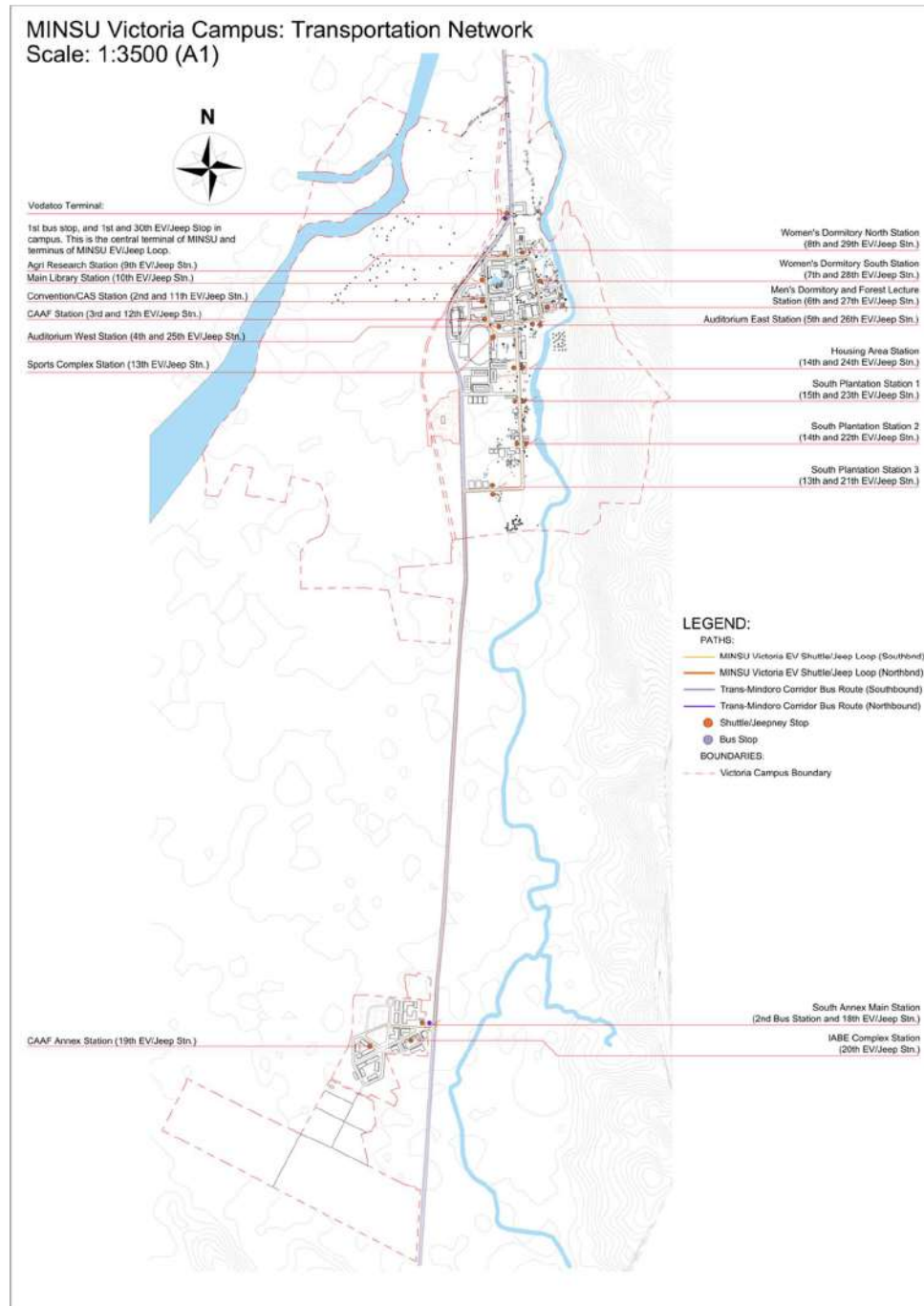


Figure 34 Proposed MinSu Victoria Campus Transportation Network

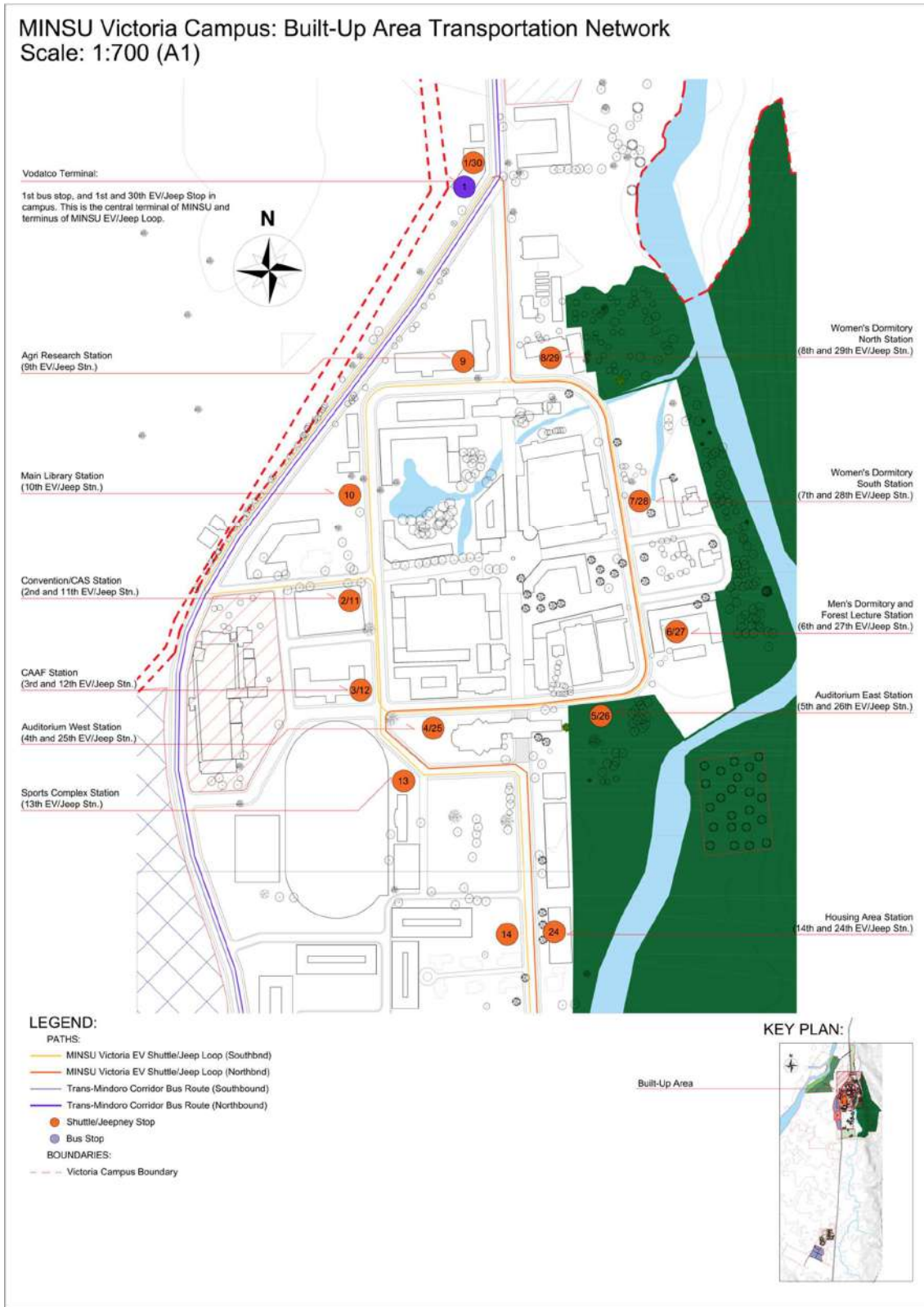


Figure 35 Proposed MinSu Victoria Campus Built-Up Area Transportation Network

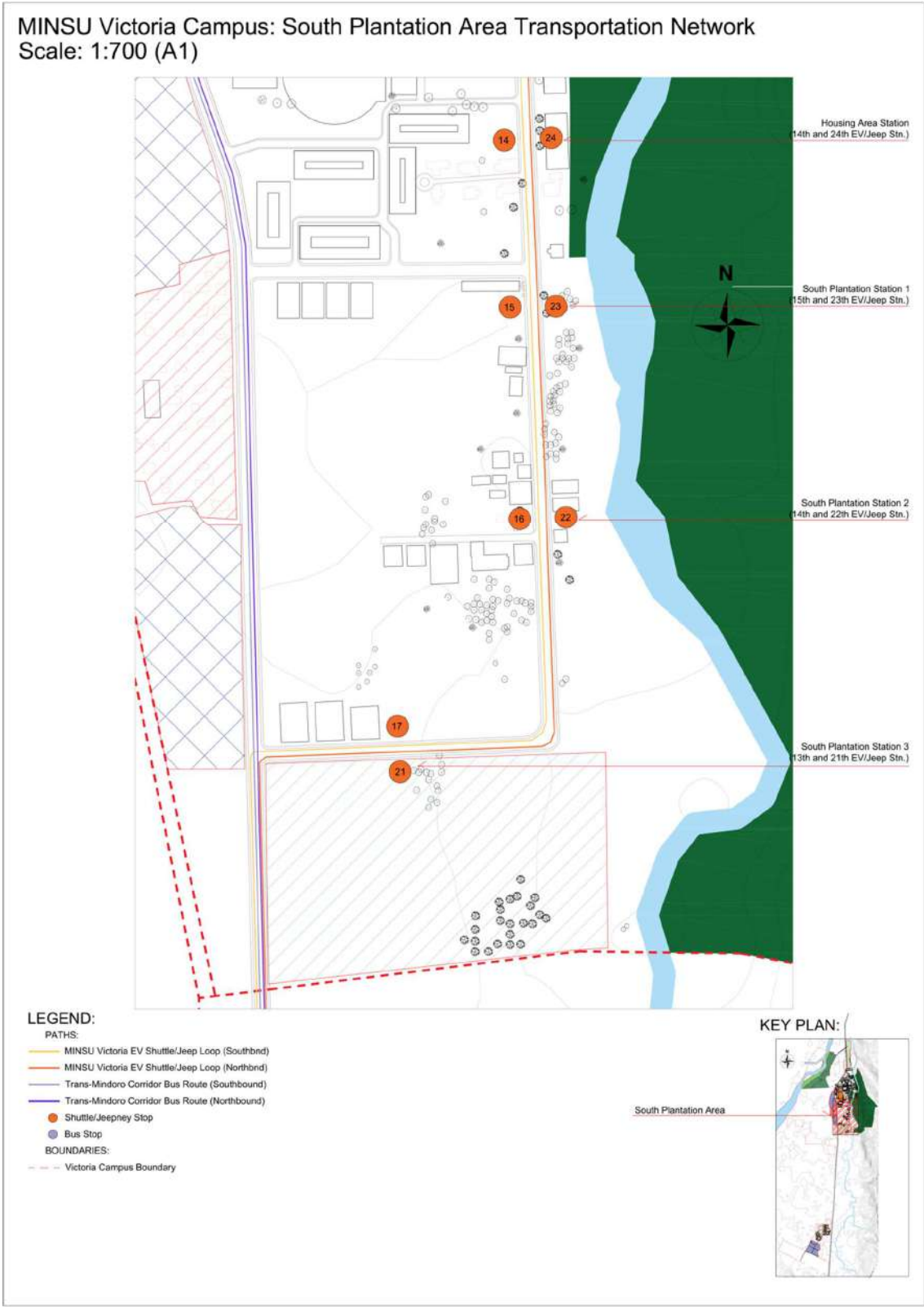


Figure 36 Proposed MinSu Victoria Campus South Plantation Area Transportation Network

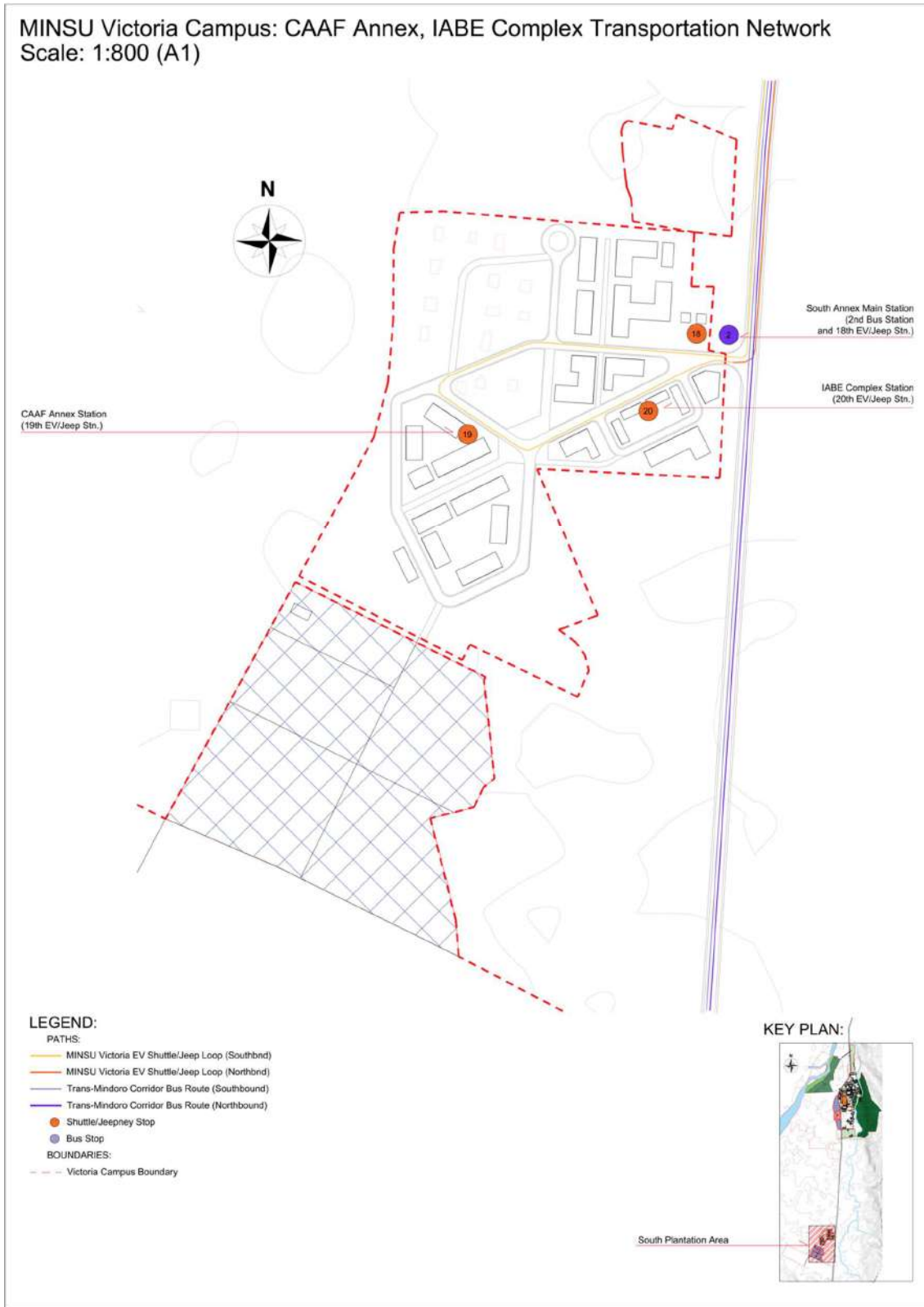


Figure 37 Proposed MinSu Victoria Campus CAAF Annex, IABE Complex Transportation Network

h. Campus Open Space

Figure 35 to 38 shows the proposed campus parks and open spaces. Apart from the sports oval, other areas are proposed to be developed as parks. On the east side, the area along the Alcate River is proposed to be developed as an esplanade.

The inner areas of the four academic quadrants can be developed as landscaped courtyards. Quadrant 2 contains a pre-existing swale that traverses through it. To address potential flooding issues, a retention pond is suggested for this location (Figure 35 and 36). The level of development in this quadrant will be comparatively limited in contrast to the other sections. This area is poised to become a noteworthy focal point on campus, given that the Student Center will offer a vantage point overlooking it. The pedestrianized area of the University Avenue can also be landscaped as well as the central plaza.

Interior courtyards of the proposed dormitories in the South Plantation area (Figure 36) and the buildings in the CAAF Annex (Figure 37) can also be developed as parks.



Figure 38 Proposed MinSu Victoria Retention Pond



Figure 39 Proposed MinSu Victoria Campus Built Up Area Designated Parks



Figure 40 Proposed MinSu Victoria Campus Plantation Area Designated Parks



Figure 41 Proposed MinSu Victoria Campus CAAF Annex, IABE Complex Designated Parks

i. Parking

Figures 40 to 41 shows the designated parking areas in the campus. The largest parking area is located beside the sports oval to cater to large events. Smaller parking areas are distributed around the University Loop and beside other buildings.

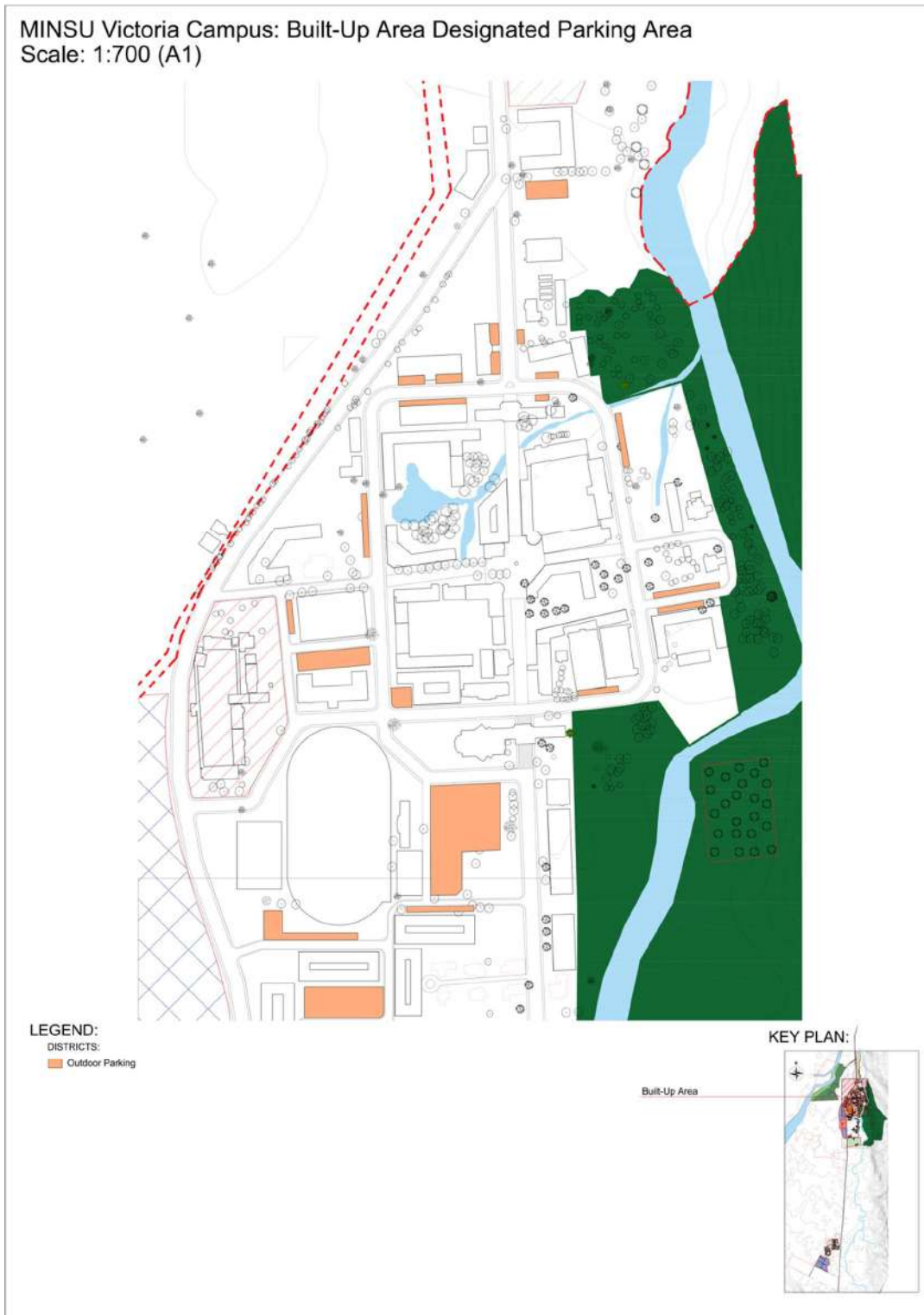


Figure 42 Proposed MinSu Victoria Campus Built Up Area Designated Parking Area



Figure 43 Proposed MinSu Victoria Campus CAAF Annex, IABE Complex Designated Parking Area

j. View Corridors and Focal Points

The fulfillment of the academic mall concept involves the inclusion of anchor developments strategically positioned at the primary points of the MinSU loop. This placement capitalizes on the visual perspectives and scenic views provided by the existing and upcoming roads (See Figures 40 to 41 for the View Corridors). Additionally, this arrangement serves to distribute the main student activities throughout the academic mall area. As a result, the campus will not only gain enhanced aesthetics but will also acquire a heightened visual and experiential identity.

ADMINISTRATION BUILDING. Upon entering the academic mall, your initial encounter will be with the administration building, situated above the main road. This arrangement is deliberate, as the building is intended to function as a gateway to the academic mall. Ideally, the core of the structure will be elevated on stilts or designed with transparency, ensuring an unobstructed visual connection to the main road. The aspiration is for this aperture to be sufficiently wide to allow the passage of emergency vehicles. A comparable precedent is Quezon Hall at UP Diliman.



Figure 44 Proposed MinSu Victoria Administration Building

AUDITORIUM. The main thoroughfare of the academic mall will culminate at the auditorium building. It's worth observing that the primary road will divide into one-way lanes flanking the sides of the auditorium. The aspiration is for this structure to stand as the largest and most prominent edifice on campus. Where the administration building's entrance serves as the initiation point for a student's college journey, the auditorium takes on the role of its culmination. This significance stems from its hosting of commencement exercises.

MAIN LIBRARY. At the eastern end of the MinSU Loop will be the main library. The library is planned to be close to the Alcate River as well as the planned dormitory area because this is a quieter area of the campus. An established planning principle involves arranging dormitories in proximity to a central library, which serves as a focal point.

MINSU STUDENT CENTER. In an ideal scenario, the majority of student-centric facilities, including bookstores, cafeterias, printing services, grocery stores, chapels, and organization hangouts, would be consolidated within a single zone known as the student center. This space should be strategically situated within the central plaza to ensure optimal accessibility.

UNIVERSITY QUADRANGLES. The intersecting pedestrian pathways create four distinct quadrants within the academic mall. In quadrants 1 and 3, the buildings are arranged facing an interior court. This layout approach will be adopted for the institutional blocks. To enhance the layout, each quadrant will undergo reconfiguration to allow pocket gardens. By doing so, the vast open space will be transformed into multiple smaller parks, mitigating the sense of overwhelming size. New academic buildings will be built up to the edge of the pedestrian roads and arcaded to provide a pleasant walk for users. This will free up more open space for the pocket gardens.

Each of the quadrangles will be designated for specific departments or related groups of departments, delineated as the Arts Quadrangle, Sciences Quadrangle, Agriculture Quadrangle, and General Academic Quadrangle. Within these quadrangles, elements such as urban gardens, student stalls, cozy reading corners, and dining zones will be integrated.

FARMER'S PLAZA

At the juncture of the two pedestrian roads that intersect the academic loop, forming the heart of the academic mall, a spacious plaza will be constructed. This plaza is intended to serve as the central focal point for the entire campus. Our proposal envisions an octagonal plaza adorned with trees, with a centrally placed statue. This statue will pay tribute to the agricultural industry, a significant aspect of the Victoria campus, which is recognized as the agricultural campus of MinSU.



Figure 45 Proposed MinSu Victoria Mahaltana Plaza



Figure 46 Proposed MinSu Victoria Campus Built Up Area View Corridors and Focal Points



Figure 47 Proposed MinSu Victoria Campus South Plantation Area View Corridors and Focal Points

3.1.6 Proposed Architecture

It is important that the buildings on campus are not just coordinated in terms of planning, but also aesthetics. Aesthetics positively contribute to the overall livability and health of the campus. Our idea for the type of architecture that the buildings on campus will have in the future is Soft Architecture - not really a style, but a design philosophy. The following are elements of Soft Architecture: The use of pastel colors, easy on the eyes, not bereft of ornamentation but also not over decorated; use of traditional, existing building tradition of Mindoro/Philippines; and blends with the surrounding, doesn't try to stand out so much. Perspectives of proposed buildings and landscape elements on campus are shown in Figures 45-48.



Figure 48 Aerial View, Proposed MinSu Main Campus Development



Figure 49 Proposed Admin Building



Figure 50 Proposed Entrance Gate



Figure 51 Proposed University Pond

3.1.7 Investment Program

a. Overview

This section presents the investment program for the implementation of the campus master plan. It outlines the list of projects (buildings, roads, open spaces) and the phasing of their implementation. It provides a structured approach for campus investment and may be revised or adapted based on emerging needs and available resources.

b. Proposed Building Projects

The proposed building projects for the Victoria Campus are based on the projected population increase of the campus by 2032, and a gross building area per person of 12 sqm. The size and scale of specific building projects may be further refined based on more detailed planning/ programming per college.

Table 3 Proposed Building Projects, MinSu Victoria Campus

FLOOR AREA RATIO (FAR) AND NUMBER OF STORIES PER BUILDING PER UNIT PER CAMPUS IN LAND-USE PLAN							
	(A) Total Projected Population (10%) Per Unit Per Campus 2032 (PAX)	(B) Required Gross Building Area Per Unit Per Campus -12 sqm/pax (SQM)	(C) Actual Parcel Land Area Given in Land-Use Plan (SQM)	(D) Allowable Buildable Land Area Inside Parcel (70%) 0.70 x C	(E) Area Inside Parcel Reserved for Open Space (30%) 0.30 x C	(F) Floor Area Ratio (FAR) B/C	(G) Number of Stories Per Building Per Unit B/D
VICTORIA MAIN CAMPUS							
1) College of Arts & Sciences (CAS)	383	4,596.00	6,369.32	4,458.52	1,910.80	0.72	1 to 2
2) College of Teacher Educ (CTE)	880	10,560.00	10,835.98	7,585.19	3,250.79	0.97	1 to 2
3) College of Agriculture & Allied Fields (CAAF)	1,347	16,164.00	7,092.66 + 10,497.69 annex) 17,590.35	12,313.25	5,277.10	0.92	1 to 2
4) College of Business & Management (CBM)	1,106	13,272.00	6,773.91 + 8,814.16 (annex) = 15,588.07	10,911.65	4,676.42	0.85	1 to 2
5) College of Computer Studies (CCS)	617	7,404.00	5964.94 + 3556.50 (annex) = 9,521.44	6,665.01	2,856.43	0.78	1 to 2
6) Institute of Agriculture & Biosystems Engineering (IABE)	173	2,076.00	7,970.65	5,579.46	2,391.19	0.26	1
TOTAL	4,506	54,072.00	67,875.81	47,513.08	20,362.73	0.80	
FAR						1.0 TO 2.0	

c. Total Development Cost

This presents the total development cost for the full build-out of the plan within 20 years. It includes the building projects as well as the roads and open spaces.

Table 4 Total Development Cost for MinSu Victoria Campus

NO	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	69,473	10,000.00	694,730,000.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	16,242	15,000.00	243,629,250.00
3	Administration Building	Sqm	3,942	35,000.00	137,970,000.00
4	Services Building	Sqm	1,000	35,000.00	35,000,000.00
5	Dormitory	Sqm	37,742	35,000.00	1,320,970,000.00
6	CAS Building	Sqm	3,490	35,000.00	122,150,000.00
7	CBM Building	Sqm	1,238	35,000.00	43,330,000.00
8	CTE Building	Sqm	5,205	35,000.00	182,175,000.00
9	CCS Building	Sqm	4,089	35,000.00	143,115,000.00
10	CAAF Building (Urban core)	Sqm	2,330	35,000.00	81,550,000.00
11	CAAF Building (Annex)	Sqm	9,468	35,000.00	331,380,000.00
12	IABE Building (Urban core)	Sqm	1,520	35,000.00	53,200,000.00
13	IABE Building (Annex)	Sqm	4,548	35,000.00	159,180,000.00
14	Infirmary	Sqm	1,019	35,000.00	35,665,000.00
15	Power House	Sqm	120	35,000.00	4,200,000.00
16	Regional Center for Environmental Management, Training and Extension Center	Sqm	563	35,000.00	19,705,000.00
17	Main Library	Sqm	2,883	35,000.00	100,905,000.00
18	Student Center	Sqm	2,136	35,000.00	74,760,000.00
19	University Hotel	Sqm	4,362	35,000.00	152,670,000.00
20	Convention Center	Sqm	2,400	35,000.00	84,000,000.00
21	Milking Parlor	Sqm	225	35,000.00	7,875,000.00
22	Forestry Onsite Lecture Hall	Sqm	290	35,000.00	10,150,000.00
23	Auditorium and College Museum	Sqm	2,595	50,000.00	129,750,000.00
24	New Grandstand	Sqm	400	35,000.00	14,000,000.00
25	Covered Courts	Sqm	900	35,000.00	31,500,000.00
26	Aquatic Center	Sqm	2,400	35,000.00	84,000,000.00
27	South Plantation Buildings	Sqm	7,941	35,000.00	277,935,000.00
28	IP Facilities	Sqm	943	35,000.00	33,005,000.00

29	Shopping Center	Sqm	3,058	35,000.00	107,030,000.00
30	VODATCO Terminal	Sqm	821	35,000.00	28,735,000.00
31	MDB Building	Sqm	180	35,000.00	6,300,000.00
32	General Landscape	Sqm	30000	3,500.00	105,000,000.00
33	Track Oval	Sqm	14668	3,500.00	51,338,000.00
TOTAL					4,906,902,250.00

d. Plan Phasing

This presents the proposed phasing of the identified projects: short-term (3-6 years), medium-term (7-10 years), and long-term (10-20 years).

Table 5 Short-Term Development Cost for MinSu Victoria Campus

SHORT TERM DEVELOPMENT COST ESTIMATE (2024-2028)					
NO.	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	69,473	10,000.00	694,730,000.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	16,242	15,000.00	243,629,250.00
3	Administration Building	Sqm	3,942	35,000.00	137,970,000.00
4	Services Building	Sqm	1,000	35,000.00	35,000,000.00
5	Dormitory	Sqm	5,127	35,000.00	179,445,000.00
6	CAS Building	Sqm	0	35,000.00	0.00
7	CBM Building	Sqm	0	35,000.00	0.00
8	CTE Building	Sqm	0	35,000.00	0.00
9	CCS Building	Sqm	0	35,000.00	0.00
10	CAAF Building (Urban core)	Sqm	0	35,000.00	0.00
11	CAAF Building (Annex)	Sqm	4,080	35,000.00	142,800,000.00
12	IABE Building (Urban core)	Sqm	0	35,000.00	0.00
13	IABE Building (Annex)	Sqm	1,952	35,000.00	68,320,000.00
14	Infirmary	Sqm	0	35,000.00	0.00
15	Power House	Sqm	120	35,000.00	4,200,000.00
16	Regional Center for Environmental Management, Training and Extension Center	Sqm	0	35,000.00	0.00
17	Main Library	Sqm	0	35,000.00	0.00
18	Student Center	Sqm	0	35,000.00	0.00
19	University Hotel	Sqm	0	35,000.00	0.00
20	Convention Center	Sqm	0	35,000.00	0.00
21	Milking Parlor	Sqm	225	35,000.00	7,875,000.00

22	Forestry Onsite Lecture Hall	Sqm	290	35,000.00	10,150,000.00
23	Auditorium and College Museum	Sqm	0	50,000.00	0.00
24	New Grandstand	Sqm	0	35,000.00	0.00
25	Covered Courts	Sqm	0	35,000.00	0.00
26	Aquatic Center	Sqm	0	35,000.00	0.00
27	South Plantation Buildings	Sqm	0	35,000.00	0.00
28	IP Facilities	Sqm	468	35,000.00	16,380,000.00
29	Shopping Center	Sqm	0	35,000.00	0.00
30	VODATCO Terminal	Sqm	0	35,000.00	0.00
31	MDB Building	Sqm	0	35,000.00	0.00
32	General Landscape	Sqm	0	3,500.00	0.00
33	Track Oval	Sqm	0	3,500.00	0.00
TOTAL					1,540,499,250.00

Table 6 Medium-Term Development Cost for MinSu Victoria Campus

MEDIUM TERM DEVELOPMENT COST ESTIMATE (2027-2031)					
NO.	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	0	10,000.00	0.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	0	15,000.00	0.00
3	Administration Building	Sqm	0	35,000.00	0.00
4	Services Building	Sqm	0	35,000.00	0.00
5	Dormitory	Sqm	15,579	35,000.00	545,265,000.00
6	CAS Building	Sqm	1,960	35,000.00	68,600,000.00
7	CBM Building	Sqm	1,238	35,000.00	43,330,000.00
8	CTE Building	Sqm	2,145	35,000.00	75,075,000.00
9	CCS Building	Sqm	2,769	35,000.00	96,915,000.00
10	CAAF Building (Urban core)	Sqm	2,330	35,000.00	81,550,000.00
11	CAAF Building (Annex)	Sqm	2,064	35,000.00	72,240,000.00
12	IABE Building (Urban core)	Sqm	0	35,000.00	0.00
13	IABE Building (Annex)	Sqm	0	35,000.00	0.00
14	Infirmery	Sqm	0	35,000.00	0.00
15	Power House	Sqm	0	35,000.00	0.00
16	Regional Center for Environmental Management, Training and Extension Center	Sqm	0	35,000.00	0.00

17	Main Library	Sqm	2,883	35,000.00	100,905,000.00
18	Student Center	Sqm	2,136	35,000.00	74,760,000.00
19	University Hotel	Sqm	0	35,000.00	0.00
20	Convention Center	Sqm	0	35,000.00	0.00
21	Milking Parlor	Sqm	0	35,000.00	0.00
22	Forestry Onsite Lecture Hall	Sqm	0	35,000.00	0.00
23	Auditorium and College Museum	Sqm	2,595	50,000.00	129,750,000.00
24	New Grandstand	Sqm	400	35,000.00	14,000,000.00
25	Covered Courts	Sqm	900	35,000.00	31,500,000.00
26	Aquatic Center	Sqm	0	35,000.00	0.00
27	South Plantation Buildings	Sqm	1,496	35,000.00	52,360,000.00
28	IP Facilities	Sqm	475	35,000.00	16,625,000.00
29	Shopping Center	Sqm	0	35,000.00	0.00
30	VODATCO Terminal	Sqm	821	35,000.00	28,735,000.00
31	MDB Building	Sqm	0	35,000.00	0.00
32	General Landscape	Sqm	0	3,500.00	0.00
33	Track Oval	Sqm	14668	3,500.00	51,338,000.00
TOTAL					1,482,948,000.00

Table 7 Long-Term Development Cost for MinSu Victoria Campus

LONG TERM DEVELOPMENT COST ESTIMATE (2030-2034)					
NO.	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	0	10,000.00	0.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	0	15,000.00	0.00
3	Administration Building	Sqm	0	35,000.00	0.00
4	Services Building	Sqm	0	35,000.00	0.00
5	Dormitory	Sqm	17,036	35,000.00	596,260,000.00
6	CAS Building	Sqm	1,530	35,000.00	53,550,000.00
7	CBM Building	Sqm	0	35,000.00	0.00
8	CTE Building	Sqm	3,060	35,000.00	107,100,000.00
9	CCS Building	Sqm	1,320	35,000.00	46,200,000.00
10	CAAF Building (Urban core)	Sqm	0	35,000.00	0.00
11	CAAF Building (Annex)	Sqm	3,324	35,000.00	116,340,000.00
12	IABE Building (Urban core)	Sqm	1,520	35,000.00	53,200,000.00

13	IABE Building (Annex)	Sqm	2596	35,000.00	90,860,000.00
14	Infirmery	Sqm	1019	35,000.00	35,665,000.00
15	Power House	Sqm	0	35,000.00	0.00
16	Regional Center for Environmental Management, Training and Extension Center	Sqm	563	35,000.00	19,705,000.00
17	Main Library	Sqm	0	35,000.00	0.00
18	Student Center	Sqm	0	35,000.00	0.00
19	University Hotel	Sqm	4362	35,000.00	152,670,000.00
20	Convention Center	Sqm	2,400	35,000.00	84,000,000.00
21	Milking Parlor	Sqm	0	35,000.00	0.00
22	Forestry Onsite Lecture Hall	Sqm	0	35,000.00	0.00
23	Auditorium and College Museum	Sqm	0	50,000.00	0.00
24	New Grandstand	Sqm	0	35,000.00	0.00
25	Covered Courts	Sqm	0	35,000.00	0.00
26	Aquatic Center	Sqm	2,400	35,000.00	84,000,000.00
27	South Plantation Buildings	Sqm	6,445	35,000.00	225,575,000.00
28	IP Facilities	Sqm	0	35,000.00	0.00
29	Shopping Center	Sqm	3058	35,000.00	107,030,000.00
30	VODATCO Terminal	Sqm	0	35,000.00	0.00
31	MDB Building	Sqm	180	35,000.00	6,300,000.00
32	General Landscape	Sqm	30000	3,500.00	105,000,000.00
33	Track Oval	Sqm	0	3,500.00	0.00
TOTAL					1,883,455,000.00

3.2 Calapan Campus

3.2.1 Site context

The Calapan campus is located in the City of Calapan, which is a 3rd class component city and capital of the province of Oriental Mindoro. According to the 2020 census, it has a population of 145,786 people. The city serves as the gateway to the Oriental Mindoro province with the implementation of the Strong Republic Nautical Highway (SRNH) an integrated ferry project that extends further to the southern part of the Philippines. The Calapan City Seaport is the largest and busiest seaport on Mindoro Island, which is just 45 minutes away by ferry boats and roll-on/roll-off (RORO) ships to-and-fro Batangas City International Seaport. Calapan serves as the region's administrative center. It is also the center of commerce, industry, transport, communication, religious activities and education in the entire province of Oriental Mindoro.

The Calapan campus is located along the Nautical Highway in Barangay Masipit, about 3.5 km from town center (Figure 49). Compared to the other two campuses it is in a more urbanized area – it is surrounded by a mix of residential, commercial, and agricultural use. A new regional government center is also planned south of the site.

The MinSu Calapan campus is about 6.96 hectares (Figure 50). It is bounded by the Nautical Highway on the east side and a creek on the western side. The north and south sides are bounded by a mix of commercial and residential use. The interior of the site is accessible via a road that runs parallel to the northern border (Figure 51). The academic buildings are mainly clustered around roads that branch out from the end of the main road (Figure 52).

According to GeoRiskPH, the MinSu Calapan campus is about 3km northeast of Aglubang River Fault but is safe from ground rupture. It is however prone to ground shaking and generally susceptible to liquefaction especially areas near the river in the event of an earthquake. In the event of a Taal volcano eruption it may be affected by ash fallout depending on the scale of the eruption and prevailing wind direction at the time of the eruption.

The most concerning hazard in the area is flooding – it is indicated as highly susceptible and likely to experience flood heights of 1-2 meters and flood duration of more than 3 days (Figures 53 – 55). According to the draft MinSu LUDIP report, less than half hectare (0.42 ha; 6.5% of the fenced area) is highly susceptible to flooding projected to have more than or equal to one (1) meter depth in with one in 10-to-30-year probability of occurrence. In contrast, 0.59 ha (9.2%) is moderately susceptible, while 5.43 ha (84.3%) has low susceptibility.

It may also be at low to medium risk from storm surge coming from the north coast (noah.up.edu.ph) (Figure 56). According to the draft MinSu LUDIP report, the Calapan Campus is only 2.5 kilometers from the ocean, thus it can be impacted by storm surge of up to 5 meters. A total of 39 facilities can be potentially affected.

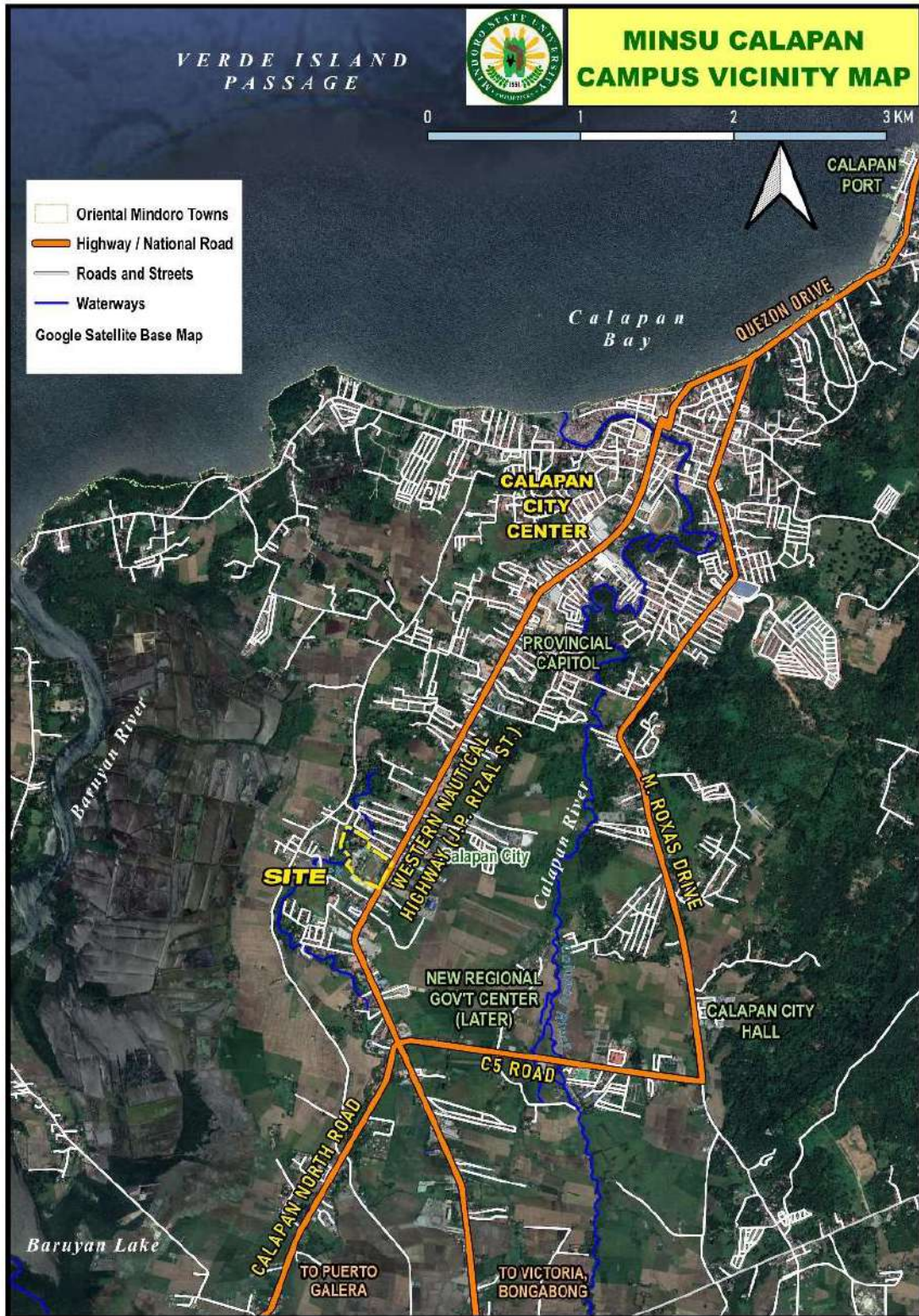


Figure 52 Minsu Calapan Campus Vicinity Map

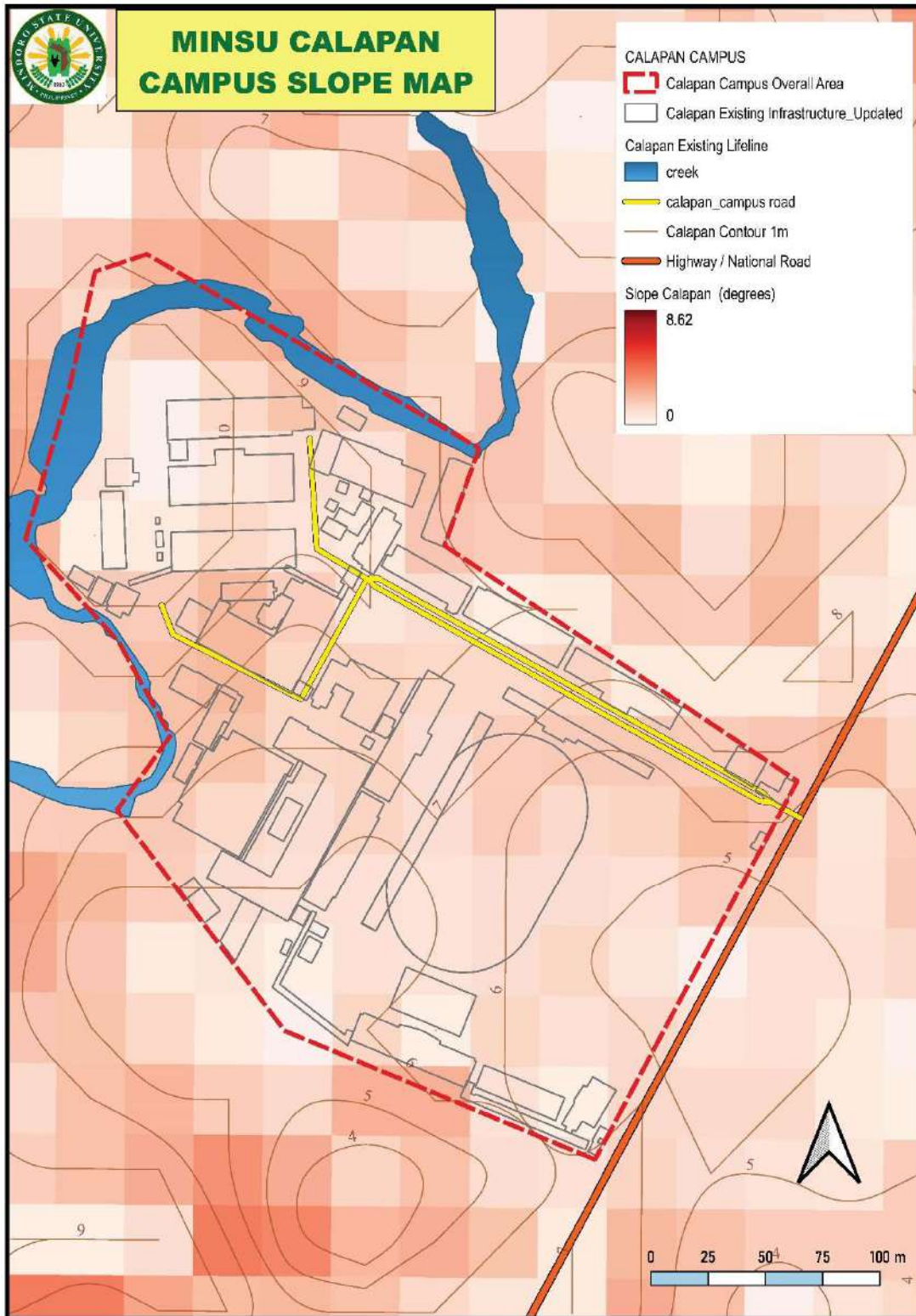


Figure 53 MinSu Calapan Campus Slope Map

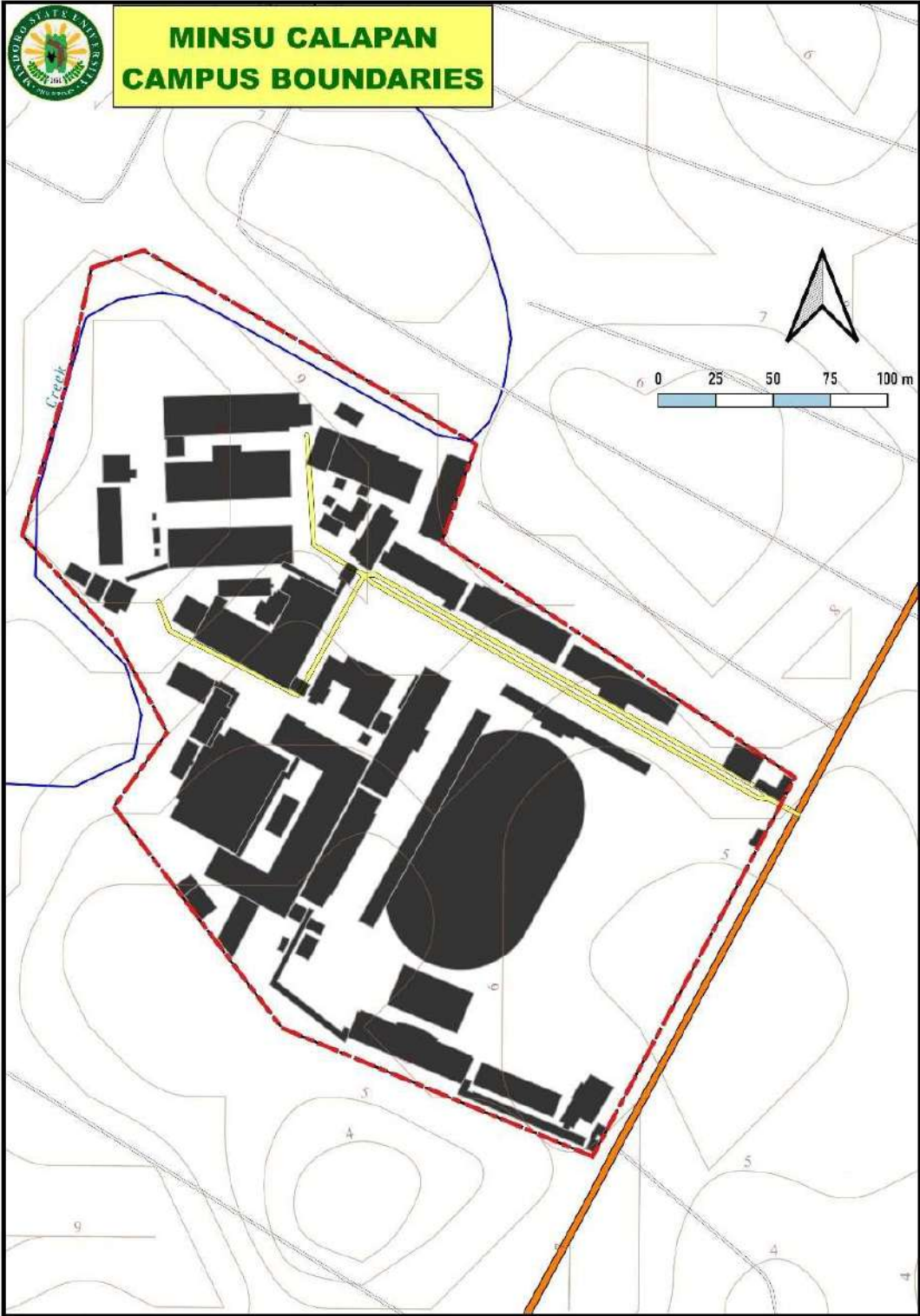


Figure 54 MinSu Calapan Campus Boundary Map

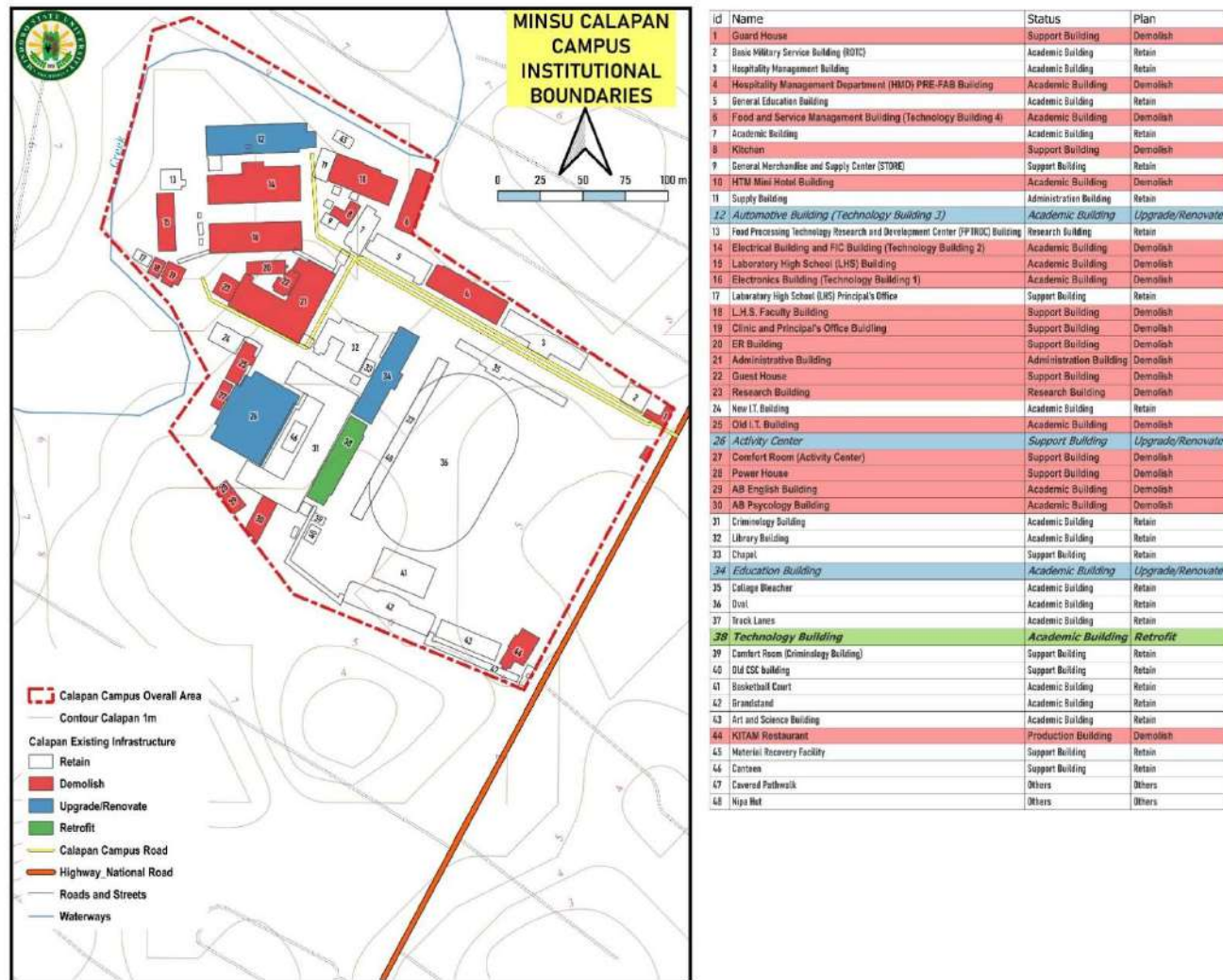


Figure 55 MinSu Calapan Campus Buildings

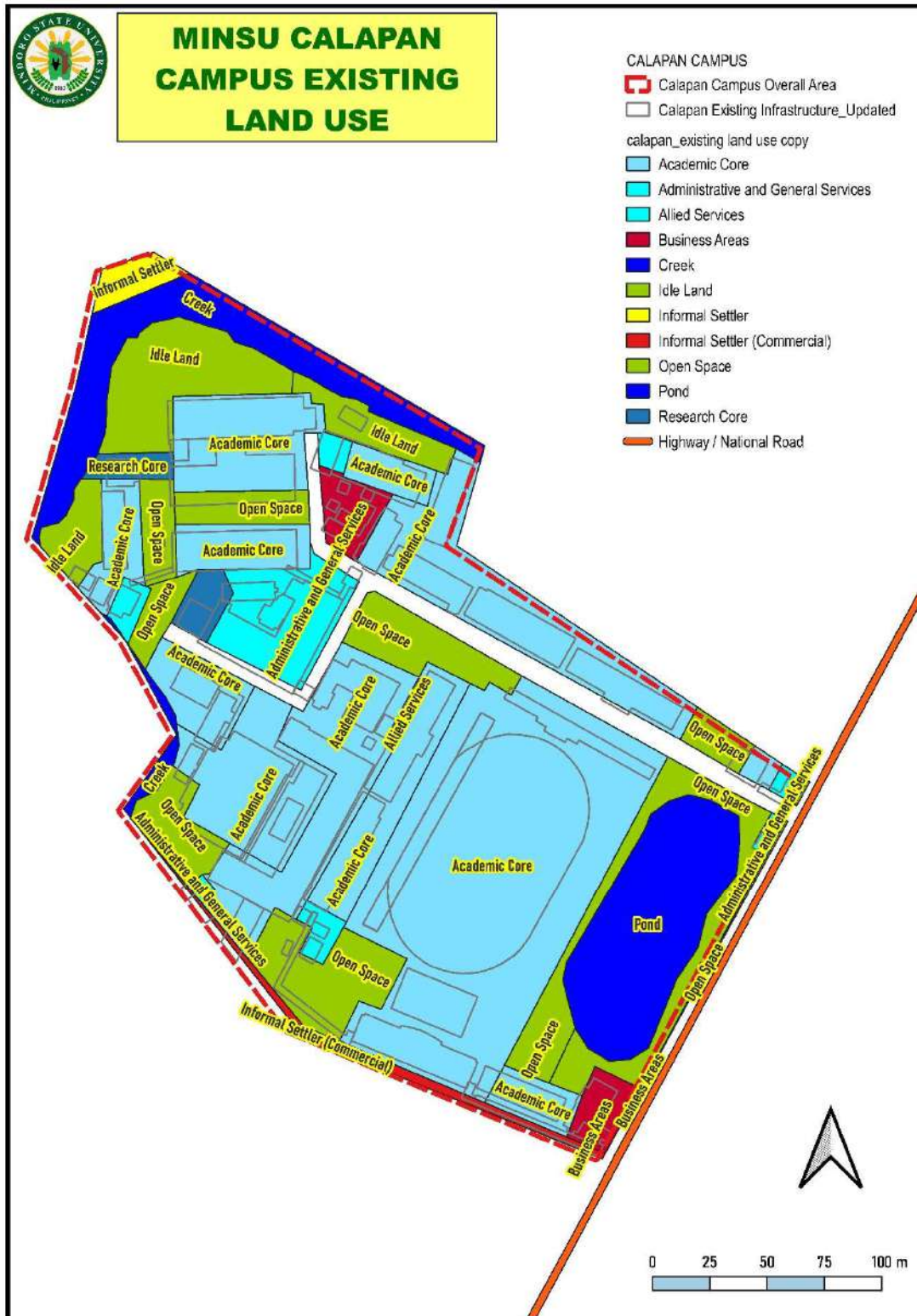


Figure 56 MinSu Calapan Existing Land Use

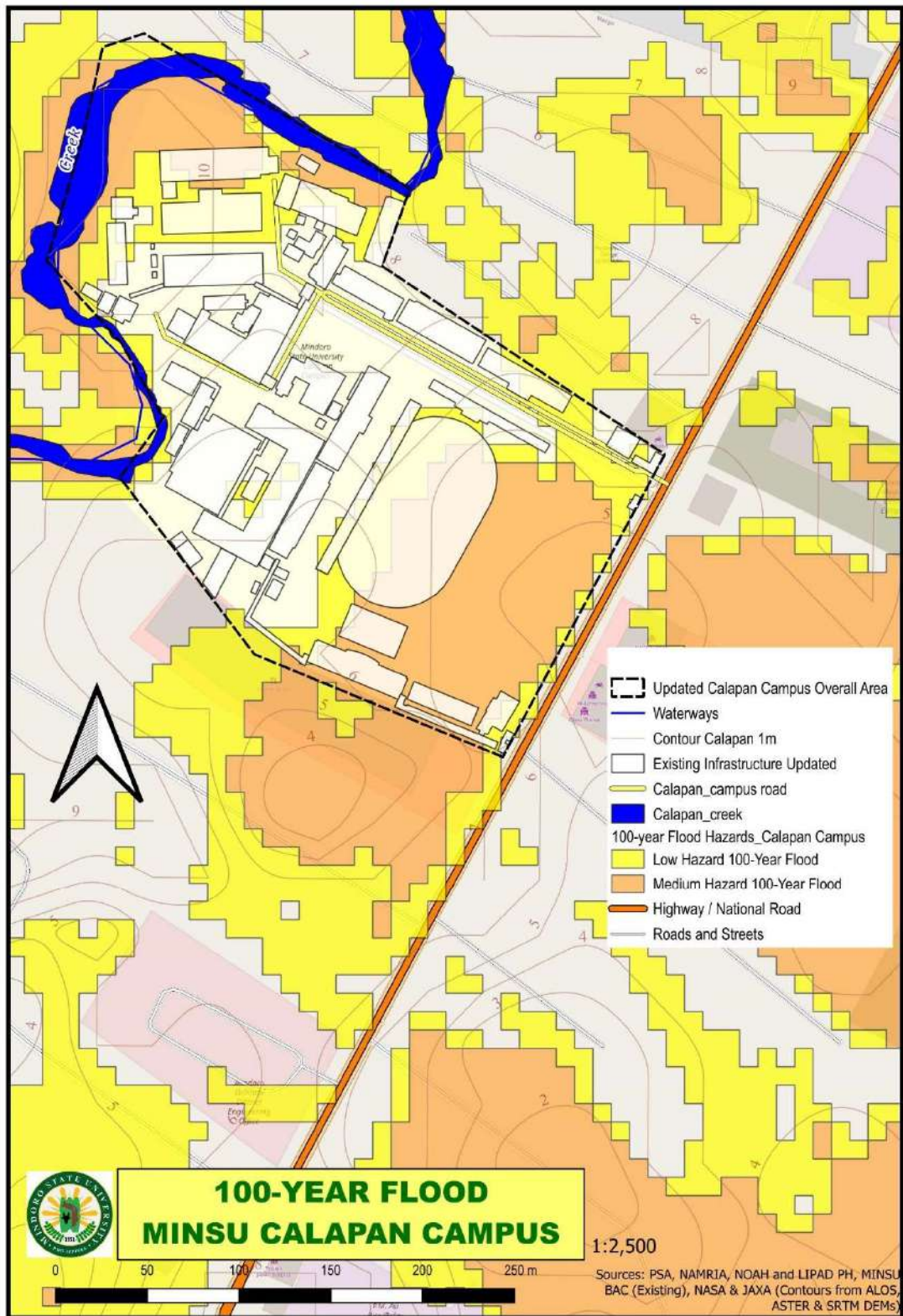


Figure 57 MinSu Calapan Campus 100-Year Flood Map

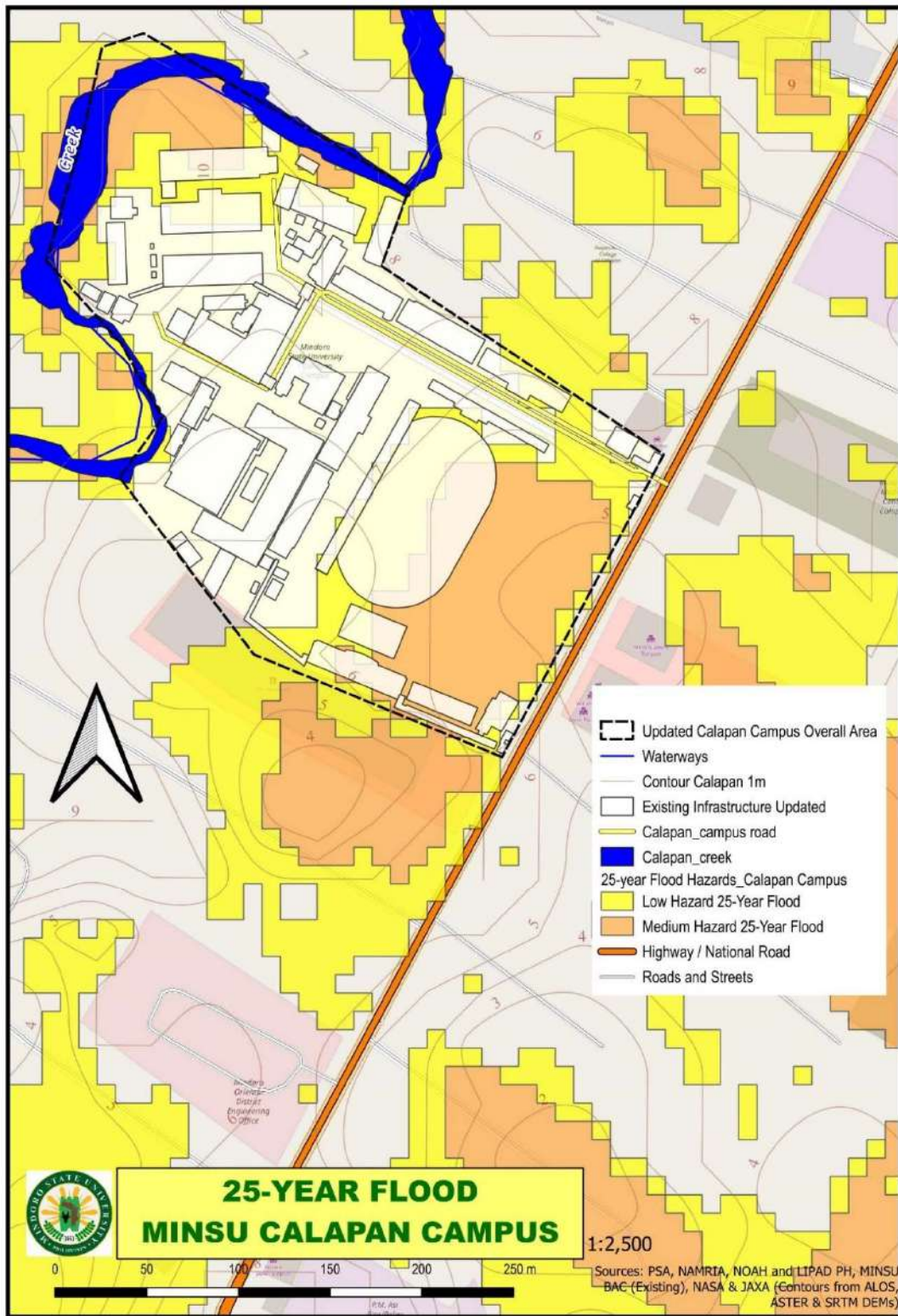


Figure 58 MinSu Calapan Campus 25-Year Flood Map

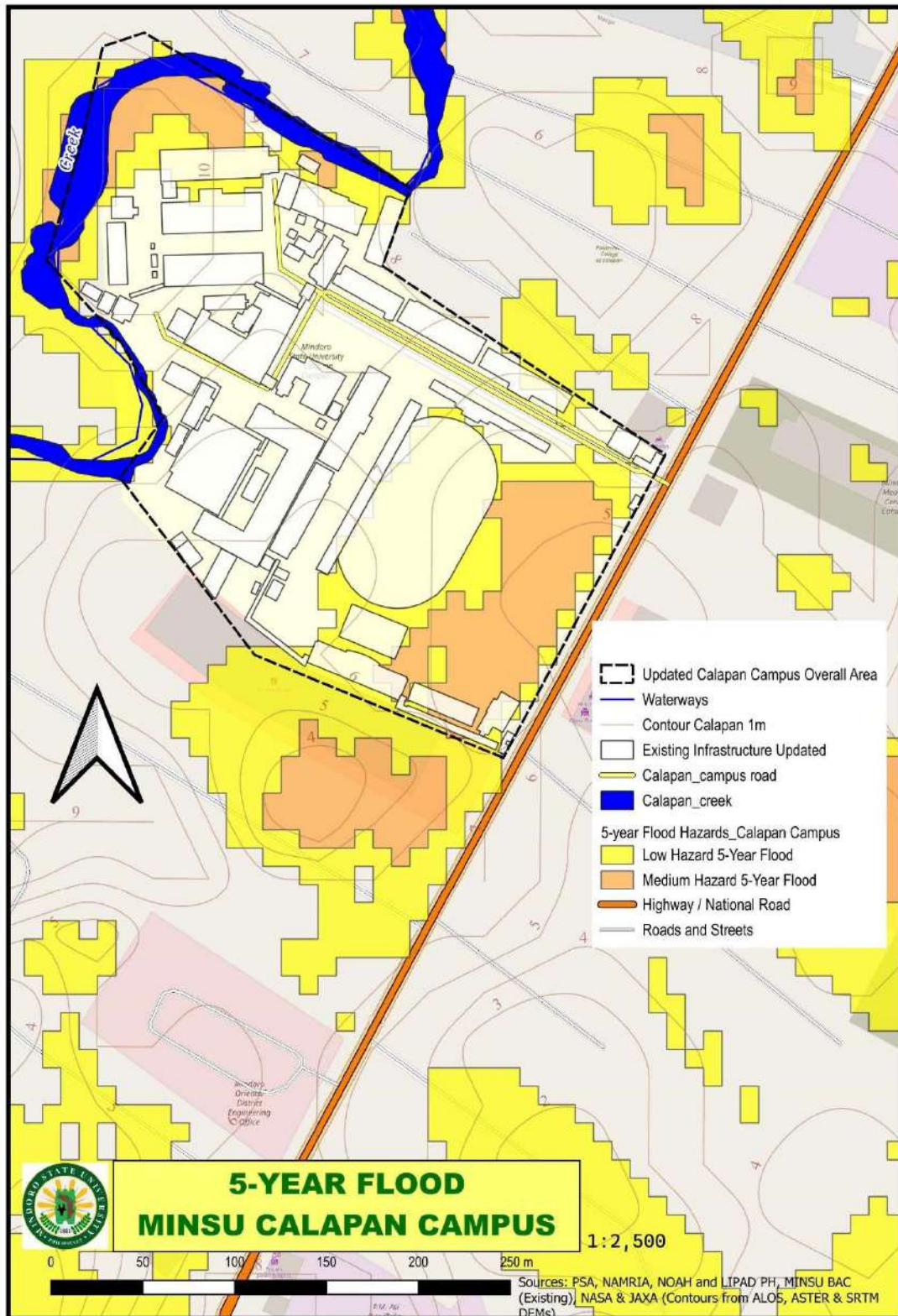


Figure 59 MinSu Calapan Campus 5-Year Flood Map

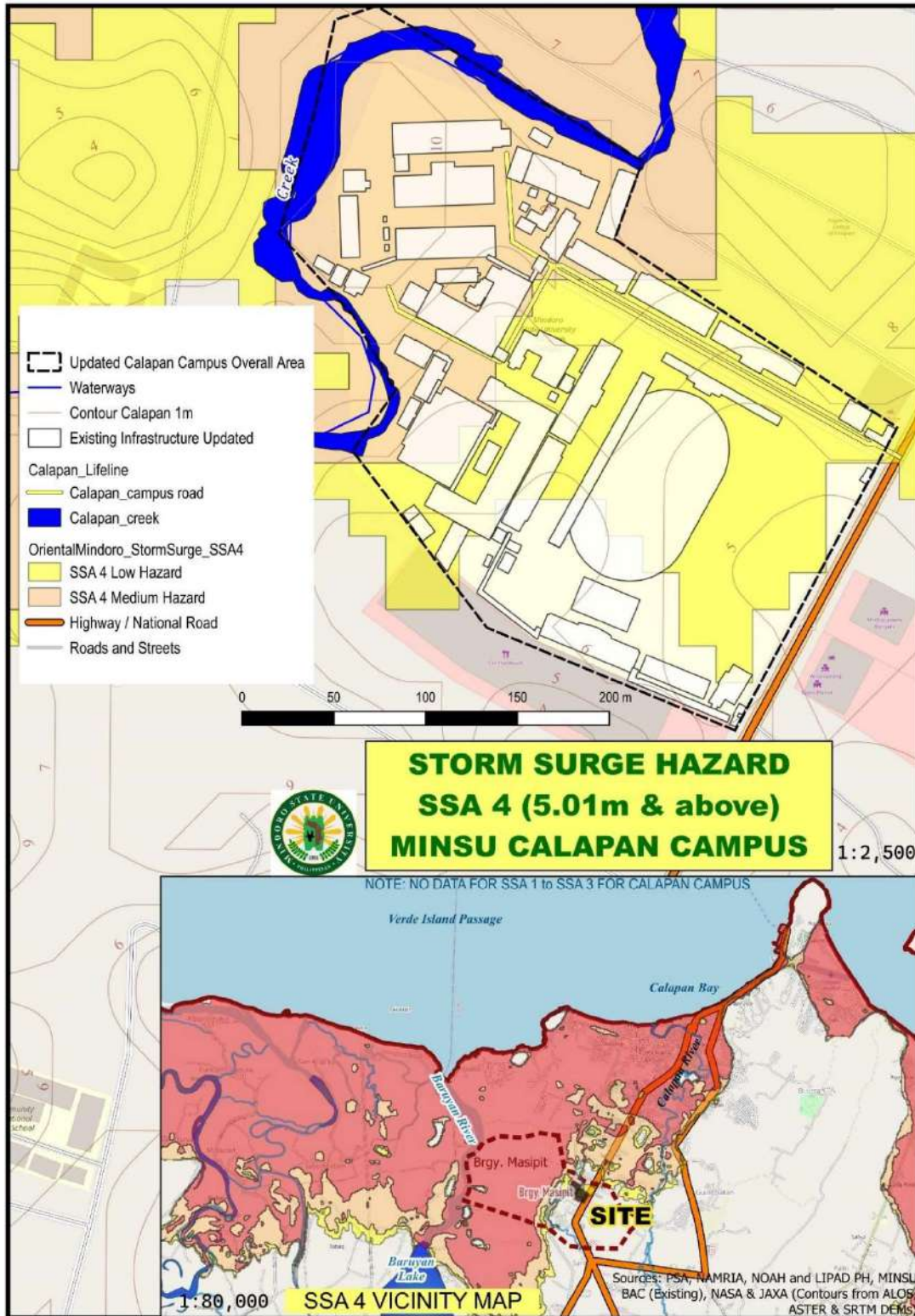


Figure 60 MinSu Calapan Campus Storm Surge Hazard Map

3.2.2 Observations on Site Conditions

Initial General Site Observations

- This campus is its own isolated enclave, amongst its urbanized neighbors.
- The campus does not integrate itself with the rest of the community.
- The campus looks expansive from the main road, because of the setback of the development area from the road. Towards the back of the campus, all the buildings are agglomerated in a disorganized and tight manner.
- The road network is disjointed and impermeable, which lends itself to exacerbation of traffic and disaster safety issues.
- Some of the buildings are abandoned, both mid-construction and postconstruction due to various reasons.
- There is no designated parking area, and designated transit stop.
- The frontage of the campus to the main road lacks personality.
- The campus lacks identity because the buildings do not relate to one another in terms of planning and aesthetics.
- Public open spaces are not well articulated and used.
- The architecture does not follow the standards of access, safety, correct material specifications, and maintenance.



- There is a stagnant pond in front of the highway.
- Oval is undeveloped.
- There is a 3-story building at the back of the oval that is not being used due to structural issues.

	• Main road does not have streetscape. • Canals are uncovered which pose as a safety hazard. • The main road does not terminate in any significant area.
	• The library looks new. • Though the building is aesthetically pleasing, it does not relate to the buildings around it in terms of architecture.
	• The administration building is a one-story structure across the library. • It doesn't impose itself as an important building on the site. It lacks legibility to people entering the campus.



3.2.3 Development Scenario

According to the draft LUDIP report, the MinSU Calapan Campus is set to host over 9,500 students if growth is maintained at 10%. This means an additional 344 faculties and 688 staff are needed to be hired to be compliant to respective standards. Number of classrooms, laboratory rooms, and other facility needs are also expected to increase and are presented below.

Table 8 Summary of Student and Faculty Projections, and Facility Support for Minsu Calapan Campus

p. Projected No. of Students in 2032	9,521
q. Needed No. of Lecture Rooms	32
r. Needed No. of Laboratory Rooms	6
s. Needed Number of GE Lecture Rooms	41
t. Needed No. of GE Laboratory Rooms	4
u. Needed No. of Computer Laboratory Rooms	13
v. Sports Facilities	Swimming Pool, Firing Range, Martial Arts Room
w. Projected Area for Parks	6550.54
x. Projected No. of Faculty	344
y. Needed No. of Faculty Rooms	44
z. Projected Library Capacity (52% of overall on-site user population)	528
aa. Projected No. of Staff and Employees	688
bb. Projected Canteen Capacity (25% of overall population)	2638
cc. Faculty/ Employee Housing Total Area Needed	5397.10 sqm
dd. Student Dorm Total Living Area Needed	8854.66

Source: Draft MinSu LUDIP Report

3.2.4 SWOT Analysis and Recommendations

Observations	S	W	O	T
Land area	Area is enough to accommodate high rise buildings.	Area cannot be expanded due to the existing establishments beside it.	Urbanization	Local ordinance of FAR
Natural features	There is a flood plain in front and a river at the back.	They are not given due recognition	City drainage	Flood
Existing features	The site has a wide frontage.	The site and buildings lack commanding presence. The site has only one public road access in front and none at the sides or back.	Development of adjacent areas	Accessibility
Community features	The campus is situated along the National Road in an urban setting.	The campus has no relationship to the existing establishments beside it.	Income generating facilities	Air pollution
Mode of transportation	Most of the community walk or ride motorcycles.	All modes of transportation share the same road.	Pedestrianization Parking business	Traffic

RECOMMENDATIONS:

Physical Plan	O	T
S	Add high rise facilities for expansion of existing programs, potential new programs, and rental space. Create a nature water park in front, and a production river at the back. Create an iconic feature in the frontage of the site and renovate the facades of existing buildings that are visible from the National Road. Create a loop road that will cater to vehicles as well as define a walkable academic core.	Create tall buildings that fall within the recommended FAR of the LGU. Add other types of flood mitigation structures. Retain and beautify buildings on site depending on the findings of an in-depth structural assessment of buildings.

	Add income-generating facilities within the campus. Create more pedestrianized routes, free parking and pay parking facilities.	Create a green barrier along the National Road and plant more trees within the campus. Create a hierarchy of roads inside the campus.
W	Rent buildings and properties adjacent to the campus that are potential sites of university spaces. Landscape the areas surrounding the flood plain and the river to serve as tourist, recreational, and production zones. Locate iconic buildings and renovate facades of existing buildings. Create a business alliance with the commercial and residential establishments adjacent to the campus and share the benefits. Widen pedestrianized routes and limit the space and availability of vehicular routes.	Preserve natural features, create more green spaces and plant trees to prevent floods. Demolish buildings on site depending on the findings of an in-depth structural assessment of buildings. Create an urban park that will benefit both the campus atmosphere and the community atmosphere. Free parking will be limited to the periphery of the site while pay parking shall be provided at the basement or lower floors of the high rise developments.

3.2.5 Long Term Master Development Plan

The smallest footprint paradigm is proposed for the MinSu Calapan campus plan. It refers to a design approach that optimizes the use of available space to maximize functionality while minimizing the physical footprint on the ground. This means buildings are more densely packed, and are developed vertically rather than horizontally, with more mixed-use development rather than separated functions.

a. Land Use

Figure 59 shows the proposed land use plan for the MinSu Calapan Campus. Open spaces (including water bodies) constitute about 50 percent. For the proposed built-up area, the bulk is for academic use at 32.55 percent, followed by academic support units (8.23 percent), resource generation zone (4.31 percent), residential/ mixed use (3.42 percent) and community services (1.52 percent).

The resource generation zone can be leased by the University for other uses complementary to the university; these leasable spaces may be one building or just the ground floor along these corridors.



Figure 61 MinSu Calapan Proposed Land Use Plan

b. Block Plan

The block plan shows the ideal long-term development of the campus, with each parcel maximized for the use of the various colleges.

The building footprints indicated in the plan are meant to suggest the optimum building shape or envelope to maximize the use of the parcels. One block may be developed with one or multiple buildings over time. Older buildings may be demolished or integrated with new buildings depending on structural assessments. Vertical expansion is recommended to accommodate expansion of existing programs and potential new programs. For Calapan campus, areas such as the Main Library, Student Center, and Activity Center are proposed to be integrated within the academic buildings.

The thick black lines indicate the preferred line which buildings should be designed to follow to create a strong view corridor and create a continuous arcaded pedestrian walkway.

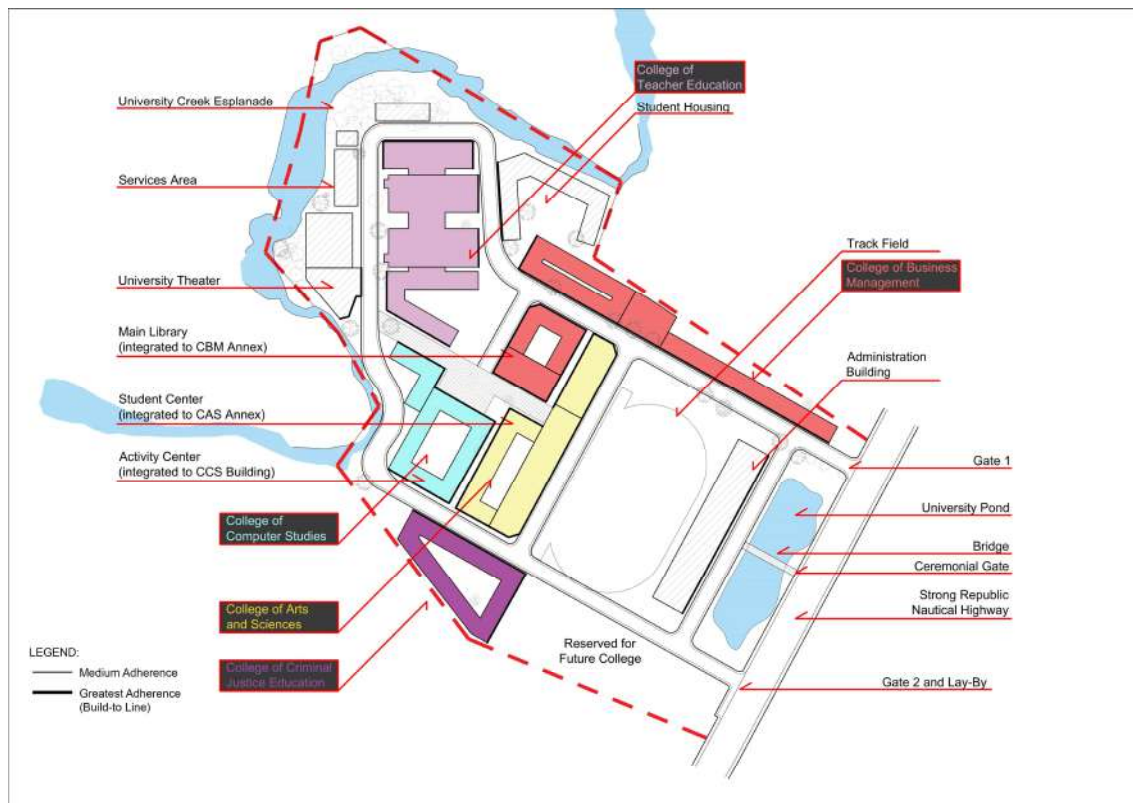


Figure 62 MinSu Calapan Proposed Block Plan

c. Building Heights

A building height envelope is recommended to control and regulate the maximum allowable height of buildings, preserving campus character, aesthetics, and public spaces while managing density, population, and infrastructure impacts.

For the academic buildings in the Calapan campus, building heights can be increased where allowable from 6 to 11 storeys (see Figure 61). The highest number of storeys are recommended for the College of Teacher

Education and College of Computer Studies (up to 11 storeys). The building heights can then transition down to 6-7 storeys for the buildings surrounding the major open spaces and main loop. Non-academic buildings can range from 1 to 5 storeys.

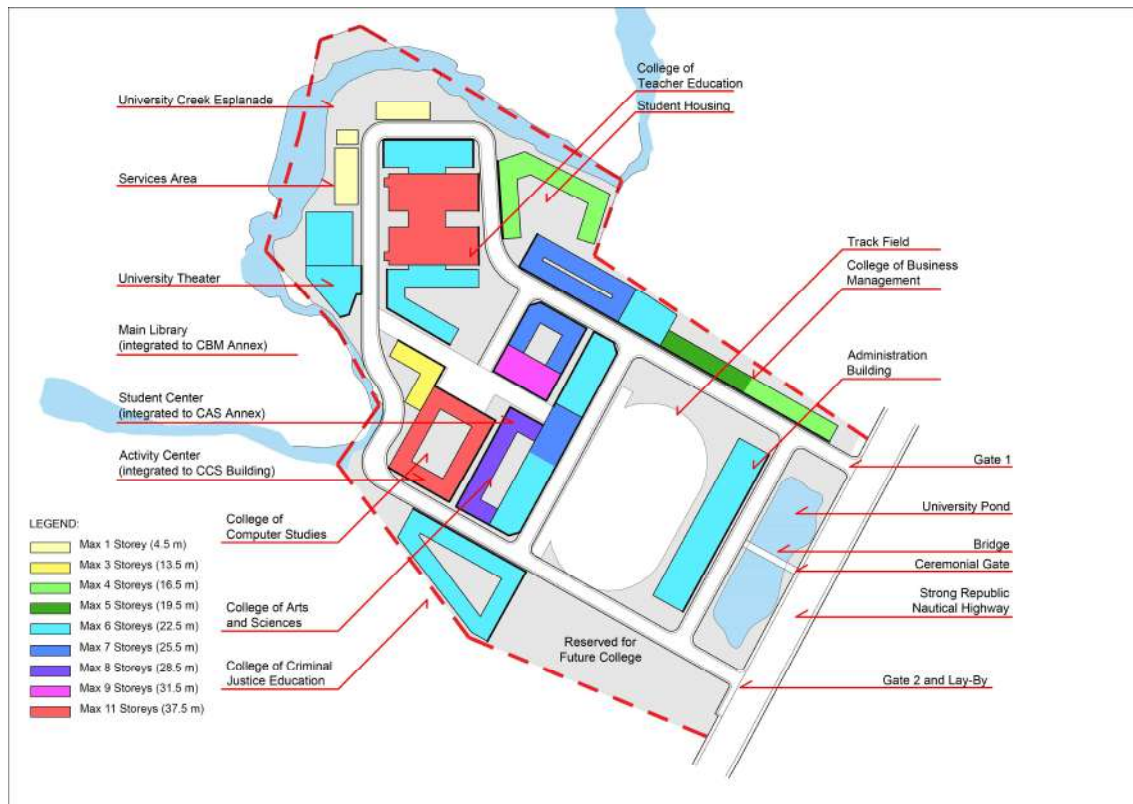


Figure 63 Proposed MinSu Calapan Building Heights

d. Street Hierarchy

The street hierarchy map (Figure 61) classifies campus streets into different categories or hierarchies, each serving a specific purpose in terms of traffic flow, accessibility, and land use compatibility.

The road network is proposed to be rationalized by closing a loop around the university. This will be done by extending the existing University Drive to connect to the southwest side. This will provide ample access to all the existing buildings and open up new areas for development, enabling MinSu Calapan to expand further in an organized manner.

Two roads perpendicular to the loop road are proposed before and after the location of the proposed football field (where the track oval currently is), to connect internally the northern and southern portions of the loop. A pedestrian mall is proposed to cut through the center and serve as a pedestrian circulation spine.



Figure 64 Street Hierarchy for Calapan Campus

e. Pedestrian Circulation

The pedestrian network map (Figure 62) is a visual representation of routes specifically designed for pedestrians to navigate within the campus.

The main loop road (the extended University Drive) and the proposed pedestrian mall will serve as high volume pedestrian corridors. Sufficient sidewalks and arcaded walkways are proposed along this loop to serve pedestrians. The proposed pedestrian mall is envisioned as an iconic central street that will serve as a spine for the campus's urban institutional core. It will run along the axis of the University Pond Bridge, leading to the Admin Building, through the Football Field into the Arts and Science Building.

The area behind the library and the road in front of the covered courts will be incorporated into this axis and converted into a pedestrian walk (Figure 63), like the one proposed in the Victoria campus. Along this pedestrian walk will be some academic departments, auditorium, library, student center, swimming pool (Academic Common). This avenue will terminate at the proposed Research Building. Secondary pedestrian paths are also proposed along the roads perpendicular to the main loop road.



Figure 65 Proposed Pedestrian Corridors



Figure 66 Proposed MinSu Calapan Academic Commons

f. Bicycle Network

The bicycle network map (Figure 64) shows the routes designed specifically for cyclists to navigate within the campus. It also shows recommended stops for bike parking.

Bicycle lanes are proposed along the main loop road. The pedestrian mall and secondary roads perpendicular to the loop can be multi-use paths which allow bicycles. Bike parking should be put up at strategic areas along the bike loop.



Figure 67 Proposed Bicycle Network

g. Transport Network

The transport network map (Figure 65) shows potential routes for public transport and transit stops. Public transport such as jeepneys are expected to ply the main highway, thus a public transport stop is proposed near the main gate. Should the university allow it, public transport (or school shuttles) can also move through the main loop, with designated transit stops.



Figure 68 Proposed Transport Network

h. Campus Open Space

The open space map (Figure 66) shows the public areas, green spaces, parks, recreational zones, natural reserves, and other expanses of land that are designated for community use and enjoyment as well as conservation and protection.

The campus open spaces are proposed to be enhanced to serve as urban parks. Natural features such as the pond and riverside can be improved with landscaping. More trees can be planted for shade and serve as natural buffers along the campus boundaries.

One of the natural features of the campus is the pond at the very front along the highway. The pond is proposed to be improved and a bridge constructed across it. This bridge will lead to the admin building which will rise high before the university pond. Like the Victoria campus, this building will have a portal at the center so that the visual axis from the bridge will be uninterrupted.

Attached to the administrative building will be the University Grandstand at the back. Because of the proposed new administrative building, the space allocated for the track oval has been reduced. So the area behind the admin building/grandstand is proposed to become a football field instead. This will also double as a marching ground and an events and staging area. Around this football field, the more specialized departments will be located.



Figure 69 Proposed MinSu Calapan Campus Open Spaces

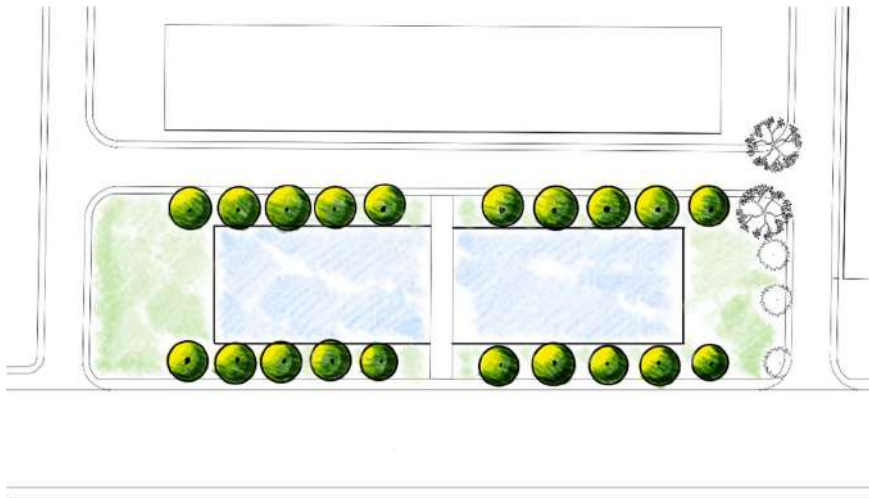


Figure 70 Proposed Landscape Development MinSu Calapan University Pond



Figure 71 Proposed Landscape Development MinSu Calapan River Esplanade



Figure 72 Proposed Landscape Development MinSu Calapan Dorms and Academic Commons

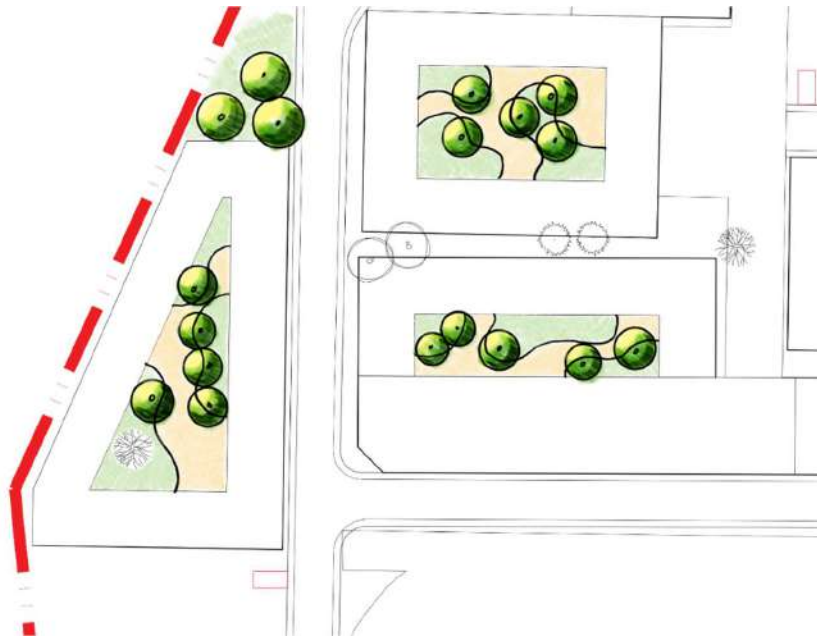


Figure 73 Proposed Landscape Development MinSu Calapan CJIE, CIJS



Figure 74 Proposed MinSu Calapan Arts and Sciences Complex

i. Parking

Figure 72 shows the proposed open as well as indoor parking areas for the campus. Two open parking areas are proposed: one on the north side beside the entrance to the proposed loop road, and another in the central area connecting to the proposed pedestrian mall. Indoor parking can be integrated into the proposed new buildings for the College of Teacher Education and College of Criminal Justice Education.



Figure 75 Proposed MinSu Calapan Parking Areas

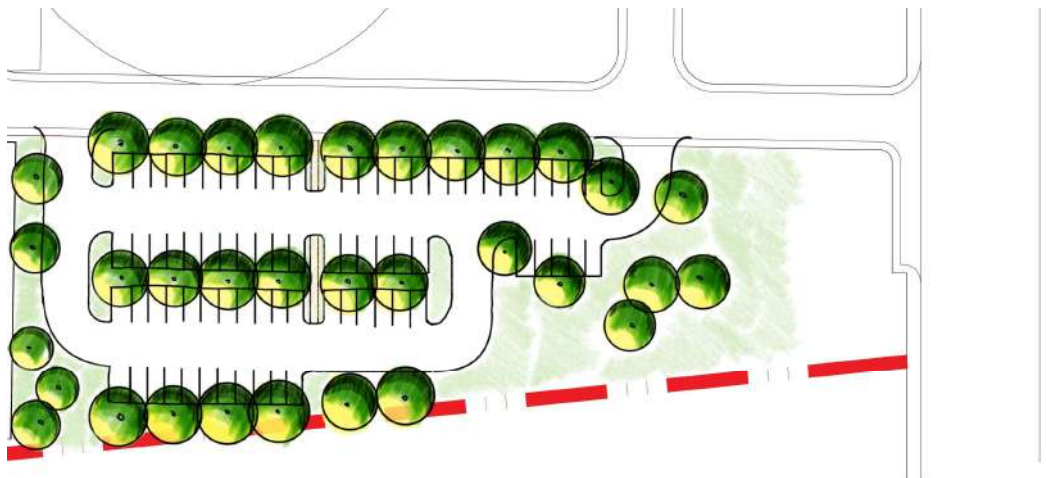


Figure 76 Proposed Landscape Development MinSu Calapan Large Parking Area

j. View Corridors and Focal Points

The view corridor and focal point map (Figure 74) is a visual representation of specific lines of sight (view corridors) and prominent points of interest (focal points) within the campus. It aids policy makers and campus planners in understanding and preserving the visual character of the campus. It helps guide decisions related to zoning, development, and preservation efforts to ensure that significant views are protected and that focal points remain visible and accessible, contributing to the overall aesthetics and identity of the environment.

The major visual axis of the site will be through the proposed pond bridge leading to the proposed Administrative Building. This building should be iconic, with a portal at the center so that the visual axis from the bridge will be uninterrupted. This visual axis should continue through the football field and proposed pedestrian mall, terminating at the proposed University Theater.

Another secondary visual axis is along the existing University Drive and the road perpendicular to it, which crosses the main visual axis of the Administration Building. The facades of existing building along this route should be renovated (or designed, if new) to strengthen the view corridor. Landscaping can also further enhance it. The terminations of the major and secondary visual axis should be renovated (if existing) or designed (if new) to serve as focal point.

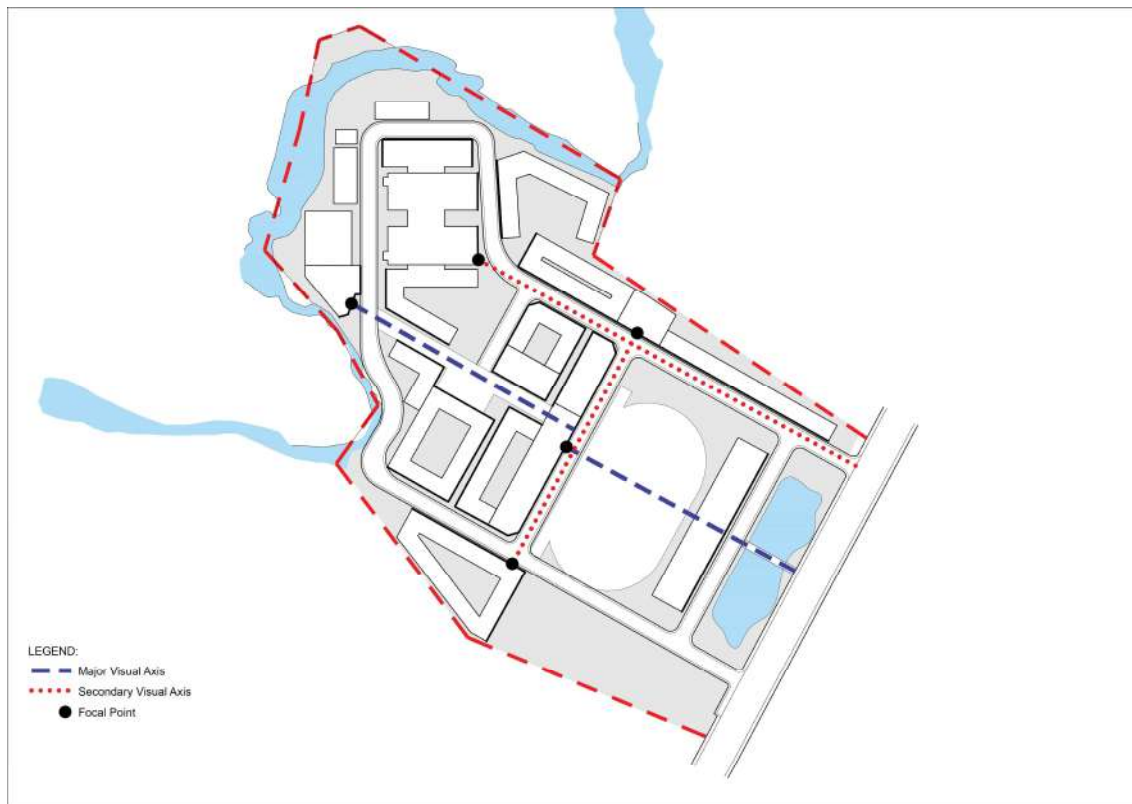


Figure 77 Proposed MinSu Calapan View Corridors and Focal Points



Figure 78 Proposed MinSu Calapan Admin Building



Figure 79 Proposed MinSu Calapan Entrance

3.2.6 Investment Program

a. Overview

This section presents the investment program for the implementation of the campus master plan. It outlines the list of projects (buildings, roads, open spaces) and the phasing of their implementation. It provides a structured approach for campus investment and may be revised or adapted based on emerging needs and available resources.

b. Proposed Building Projects

The proposed building projects for the Calapan Campus are based on the projected population increase of the campus by 2032, and a gross building area per person of 12 sqm. The size and scale of specific building projects may be further refined based on more detailed planning/ programming per college.

Table 9 Proposed MinSu Calapan Building Projects

FLOOR AREA RATIO (FAR) AND NUMBER OF STORIES PER BUILDING PER UNIT PER CAMPUS IN LAND-USE PLAN							
CALAPAN CAMPUS	(A) Total Projected Population (10%) Per Unit Per Campus 2032 (PAX)	(B) Required Gross Building Area Per Unit Per Campus -12 sqm/pax(SQM)	(C) Actual Parcel Land Area Given in Land-Use Plan (SQM)	(D) Allowable Buildable Land Area Inside Parcel (70%) 0.70 x C	(E) Area Inside Parcel Reserved for Open Space (30%) 0.30 x C	(F) Floor Area Ratio (FAR) B/C	(G) Number of Stories Per Building Per UnitB/D
1) College of Arts & Sciences (CAS)	1,863	22,356.00	2,728.93 5,687.40	1,910.25 3,981.18	818.68 1,706.22	8.19 3.93	11 to 12 5 to 6
2) College of Teacher Educ (CTE)	3,095	37,140.00	6,693.88 5,803.08	4,685.72 4,062.16	2,008.16 1,740.92	5.55 6.40	7 to 8 9 to 10
3) College of Business & Management (CBM)	2,643	31,716.00	5,954.86 3,207.69	4,168.40 2,245.38	1,786.46 962.31	5.33 9.89	7 to 8 14 to 15
4) College of Computer Studies (CCS)	1,698	20,376.00	3,801.13 915.45	2,660.79 640.82	1,140.34 274.63	5.36 22.26	7 to 8 31 to 32
5) College of Criminal Justice Education (CCJE)	1,255	15,060.00	3,425.59 3,425.49	2,397.91 2,397.84	1,027.68 1,027.65	4.39 4.40	6 to 7 6 to 7
TOTAL	10,554	126,648.00	22,244.39 19,039.11	15,823.07 13,327.38	6,421.32 5,711.73		
FAR						8 to 9	

c. Total Estimated Development Cost

This presents the total development cost for the full build-out of the plan within 20 years. It includes the building projects as well as the roads and open spaces.

Table 10 Total Estimated Development Cost for MinSu Calapan

NO	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	10,428	10,000.00	104,280,000.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	2,300	15,000.00	34,492,500.00
3	Administration Building	Sqm	10,200	35,000.00	357,000,000.00
4	Services Building	Sqm	804	35,000.00	28,140,000.00
5	Dormitory	Sqm	4,912	35,000.00	171,920,000.00
6	CJJE Building	Sqm	10,146	35,000.00	355,110,000.00
7	CTE Building	Sqm	36,469	35,000.00	1,276,415,000.00
8	CAS Building	Sqm	19,350	35,000.00	677,250,000.00
9	CBM Building	Sqm	26,988	35,000.00	944,580,000.00
10	CCS Building	Sqm	16,477	35,000.00	576,695,000.00
11	University Theater	Sqm	1,378	50,000.00	68,900,000.00
12	Frontage Landscaped Area	Sqm	4,485	5,000.00	22,425,000.00
13	General Landscape	Sqm	6,883	3,500.00	24,090,500.00
14	Track Oval	Sqm	6,578	3,500.00	23,023,000.00
	TOTAL				4,664,321,000.00

d. Plan Phasing

This presents the proposed phasing of the identified projects: short-term (3-6 years), medium-term (7-10 years), and long-term (10-20 years).

Table 11 Short-Term Development Cost for MinSu Calapan Campus

SHORT TERM DEVELOPMENT COST ESTIMATE (2024-2028)					
NO	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	10,428	10,000.00	104,280,000.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	2,300	15,000.00	34,492,500.00
3	Administration Building	Sqm	7,344	35,000.00	257,040,000.00
4	Services Building	Sqm	804	35,000.00	28,140,000.00
5	Dormitory	Sqm	2,500	35,000.00	87,500,000.00
6	CJJE Building	Sqm	6,360	35,000.00	222,600,000.00
7	CTE Building	Sqm	0	35,000.00	0.00

8	CAS Building	Sqm	0	35,000.00	0.00
9	CBM Building	Sqm	0	35,000.00	0.00
10	CCS Building	Sqm	0	35,000.00	0.00
11	University Theater	Sqm	0	50,000.00	0.00
12	Frontage Landscaped Area	Sqm	4,485	5,000.00	22,425,000.00
13	General Landscape	Sqm	0	3,500.00	0.00
14	Track Oval	Sqm	0	3,500.00	0.00
TOTAL					756,477,500.00

Table 12 Medium-Term Development Cost for MinSu Calapan Campus

MEDIUM TERM DEVELOPMENT COST ESTIMATE (2027-2031)					
NO	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	0	10,000.00	0.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	0	15,000.00	0.00
3	Administration Building	Sqm	2,856	35,000.00	99,960,000.00
4	Services Building	Sqm	0	35,000.00	0.00
5	Dormitory	Sqm	2,412	35,000.00	84,420,000.00
6	CJJE Building	Sqm	3786	35,000.00	132,510,000.00
7	CTE Building	Sqm	25399	35,000.00	888,965,000.00
8	CAS Building	Sqm	8026	35,000.00	280,910,000.00
9	CBM Building	Sqm	8178	35,000.00	286,230,000.00
10	CCS Building	Sqm	0	35,000.00	0.00
11	University Theater	Sqm	1378	50,000.00	68,900,000.00
12	Frontage Landscaped Area	Sqm	0	5,000.00	0.00
13	General Landscape	Sqm	0	3,500.00	0.00
14	Track Oval	Sqm	0	3,500.00	0.00
TOTAL					1,841,895,000.00

Table 13 Long-Term Development Cost for MinSu Calapan Campus

LONG TERM DEVELOPMENT COST ESTIMATE (2030-2034)					
NO	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	0	10,000.00	0.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	0	15,000.00	0.00
3	Administration Building	Sqm	0	35,000.00	0.00
4	Services Building	Sqm	0	35,000.00	0.00
5	Dormitory	Sqm	0	35,000.00	0.00
6	CJJE Building	Sqm	0	35,000.00	0.00
7	CTE Building	Sqm	11070	35,000.00	387,450,000.00
8	CAS Building	Sqm	11,324	35,000.00	396,340,000.00
9	CBM Building	Sqm	18,810	35,000.00	658,350,000.00
10	CCS Building	Sqm	16,477	35,000.00	576,695,000.00
11	University Theater	Sqm	0	50,000.00	0.00
12	Frontage Landscaped Area	Sqm	0	5,000.00	0.00
13	General Landscape	Sqm	6,883	3,500.00	24,090,500.00
14	Track Oval	Sqm	6,578	3,500.00	23,023,000.00
TOTAL					2,065,948,500.00

3.3 Bongabong Campus

3.3.1 Site Context

The Bongabong campus is located in the Municipality of Bongabong , a 1st class municipality in the province of Oriental Mindoro. According to the 2020 census, it has a population of 76,973 people. Bongabong is 104 kilometres (65 mi) from Calapan, the provincial capital. The MinSU Bongabong Campus is situated in the shoreline of Barangay Labasan. Residential and agricultural areas surround the campus. (Figure 77). The site is relatively flat and sloping down towards the shore (Figure 78).

According to the draft MinSu LUDIP report, the campus has a total landholding of 20-hectares but is currently reduced by coastal erosion to 17 hectares (Figure 79). Of the total area, ten (10) hectares are allotted for ponds utilized for instruction, research, and production, while the other seven (7) are development areas. Open spaces in the campus are the quadrangle and inter-building spaces (Figure 80). A small beach forest occupies the foreshore, while mangrove forest lines the developed ponds along Malitbog river. Academic areas are mainly concentrated along the main spine road (Figure 81).

According to GeoRiskPH, the MinSu Bongabong campus is about 13.5 km northeast of the Central Mindoro Fault, but is safe from ground rupture. It is however prone to ground shaking and generally susceptible to liquefaction especially areas near the river in the event of an earthquake. In the event of a Taal volcano eruption it may be affected by ash fallout depending on the scale of the eruption and prevailing wind direction at the time of the eruption.

The most concerning hazard in the area is storm surge. According to storm surge hazard maps (noah.up.edu.ph) it is at high risk to storm surge due to its coastal location (See Figures 82 – 90). According to the draft MinSu LUDIP report, the campus' proximity to the sea makes storm surge, and coastal erosion the primary threats of the campus.

Parts of the site near the river may also flood – it is indicated as highly susceptible and likely to experience flood heights of 1-2 meters and flood duration of more than 3 days (See Figures 86 – 88). It is also susceptible to severe wind during typhoons of 117-220 kph (with a 20-year return period).

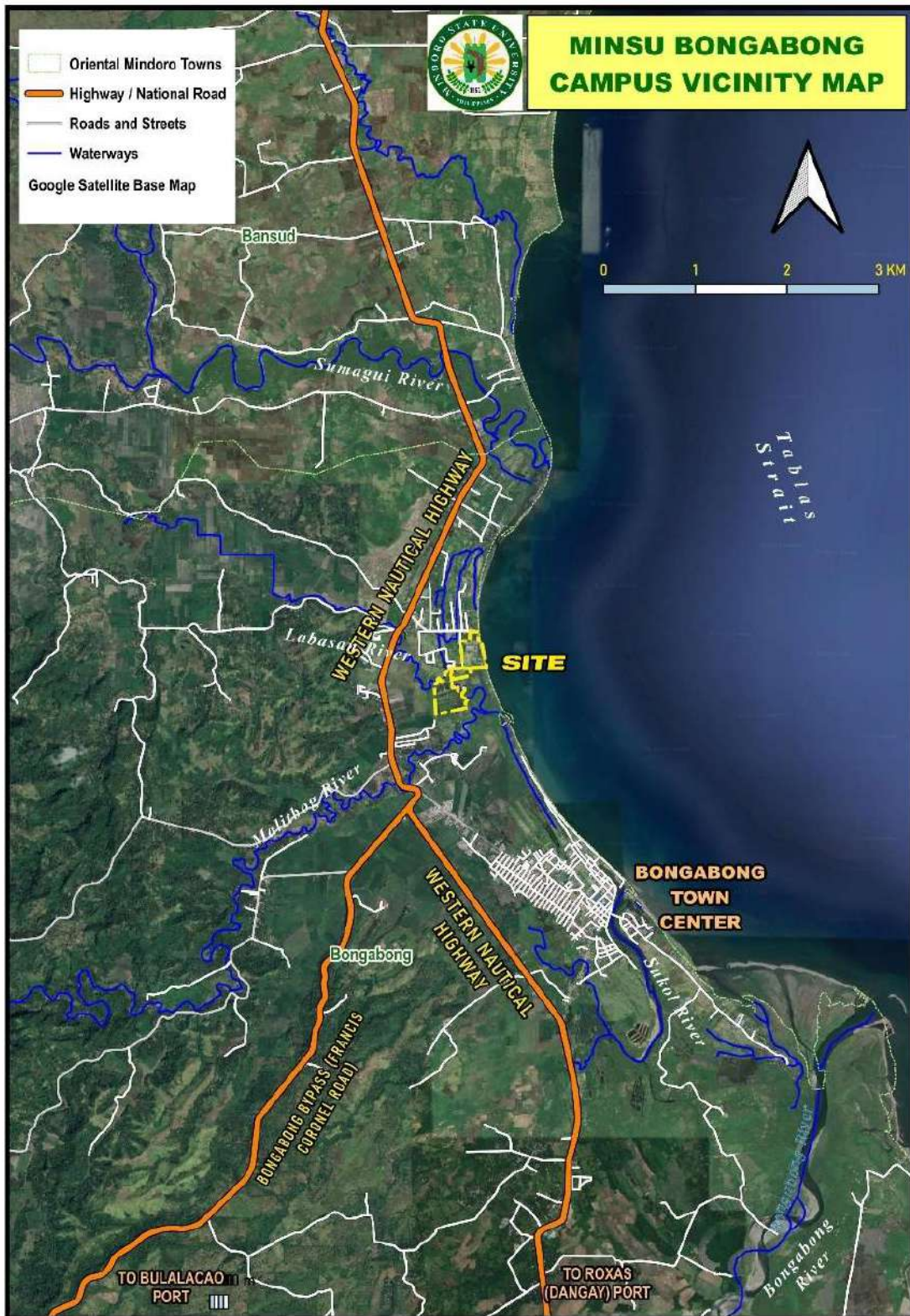


Figure 80 Minsu Bongabong Campus Vicinity Map

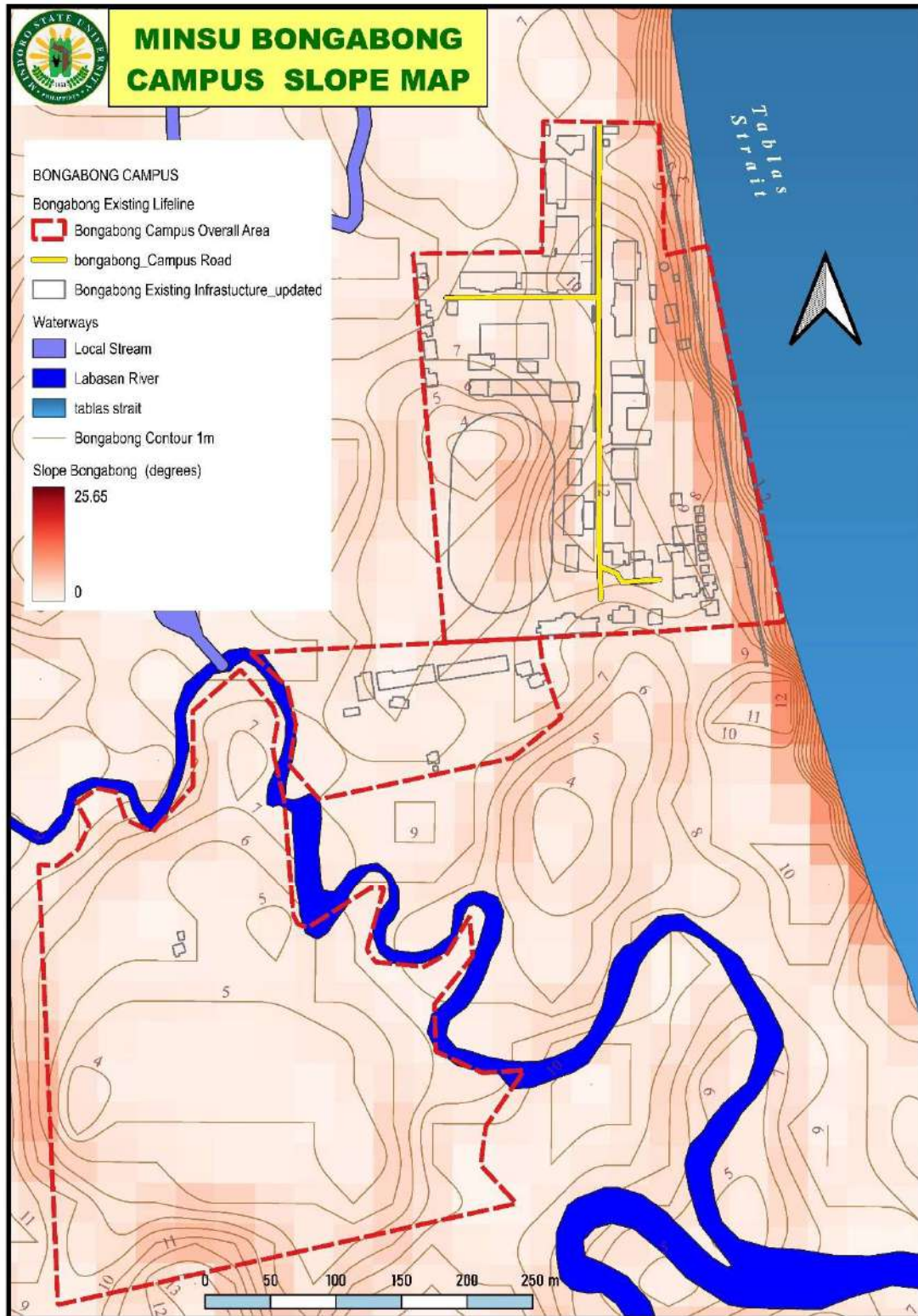


Figure 81 Minsu Bongabong Campus Slope Map

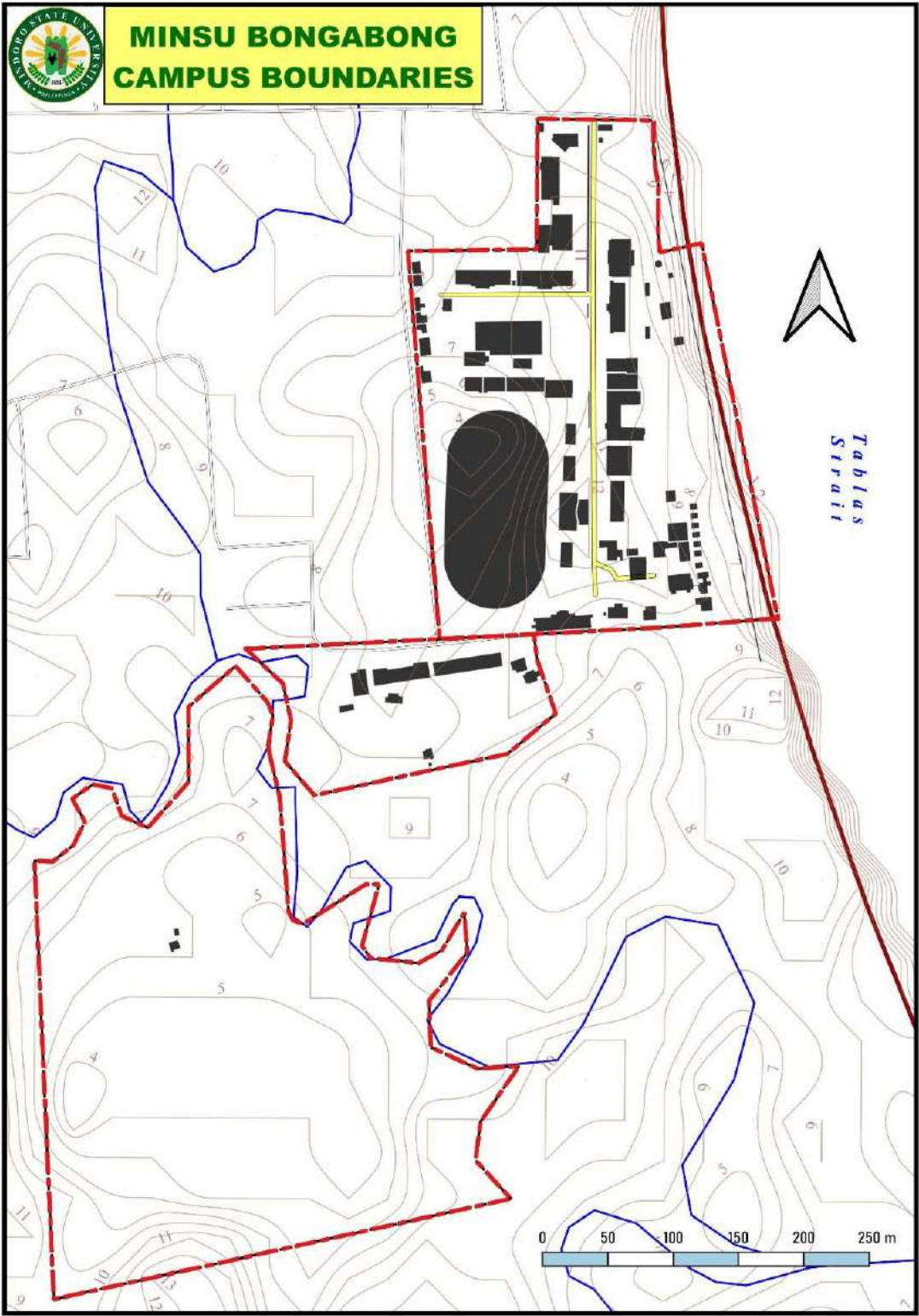


Figure 82 Minsu Bongabong Campus Boundaries

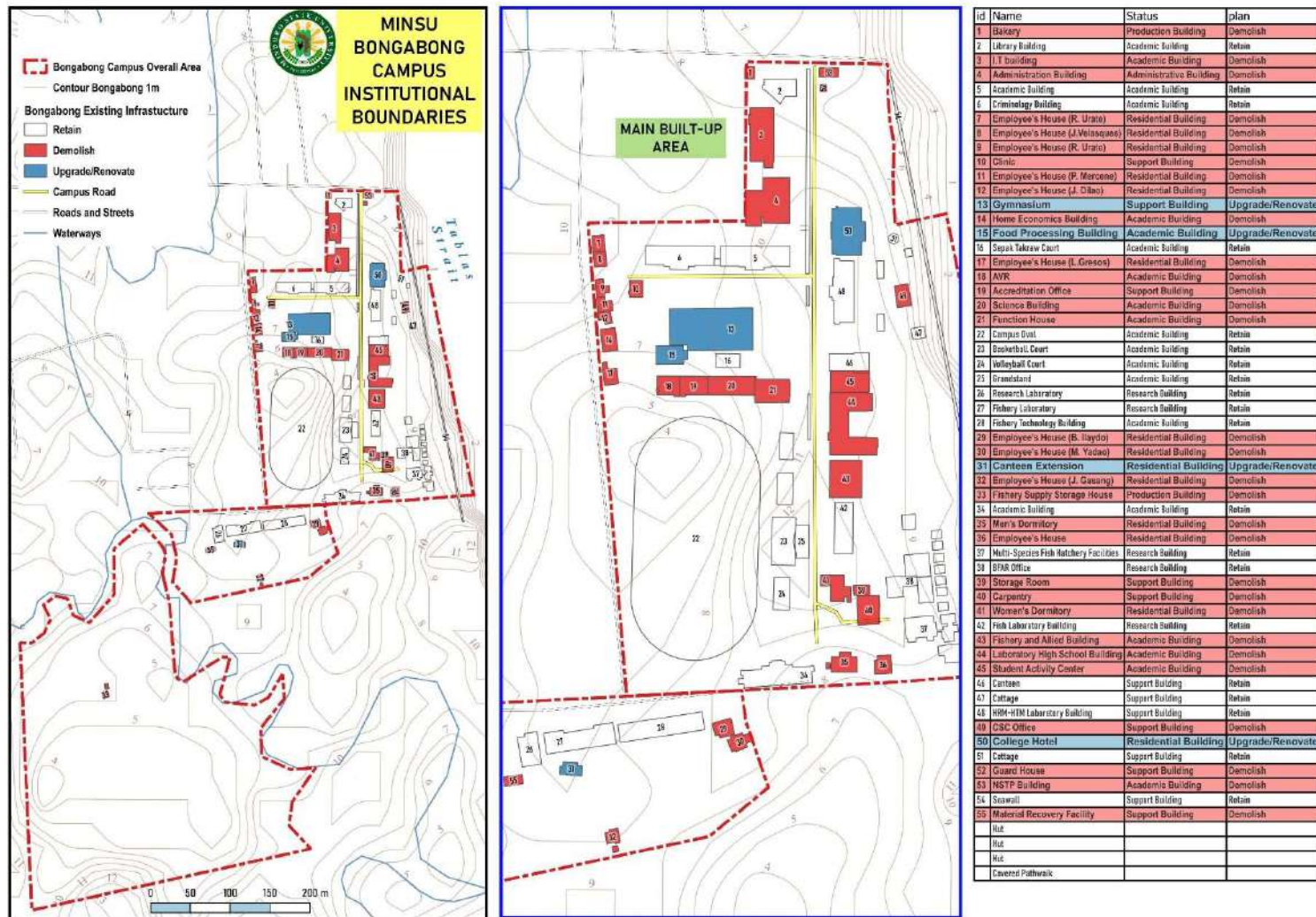


Figure 83 Minsu Bongabong Campus Institutional Area

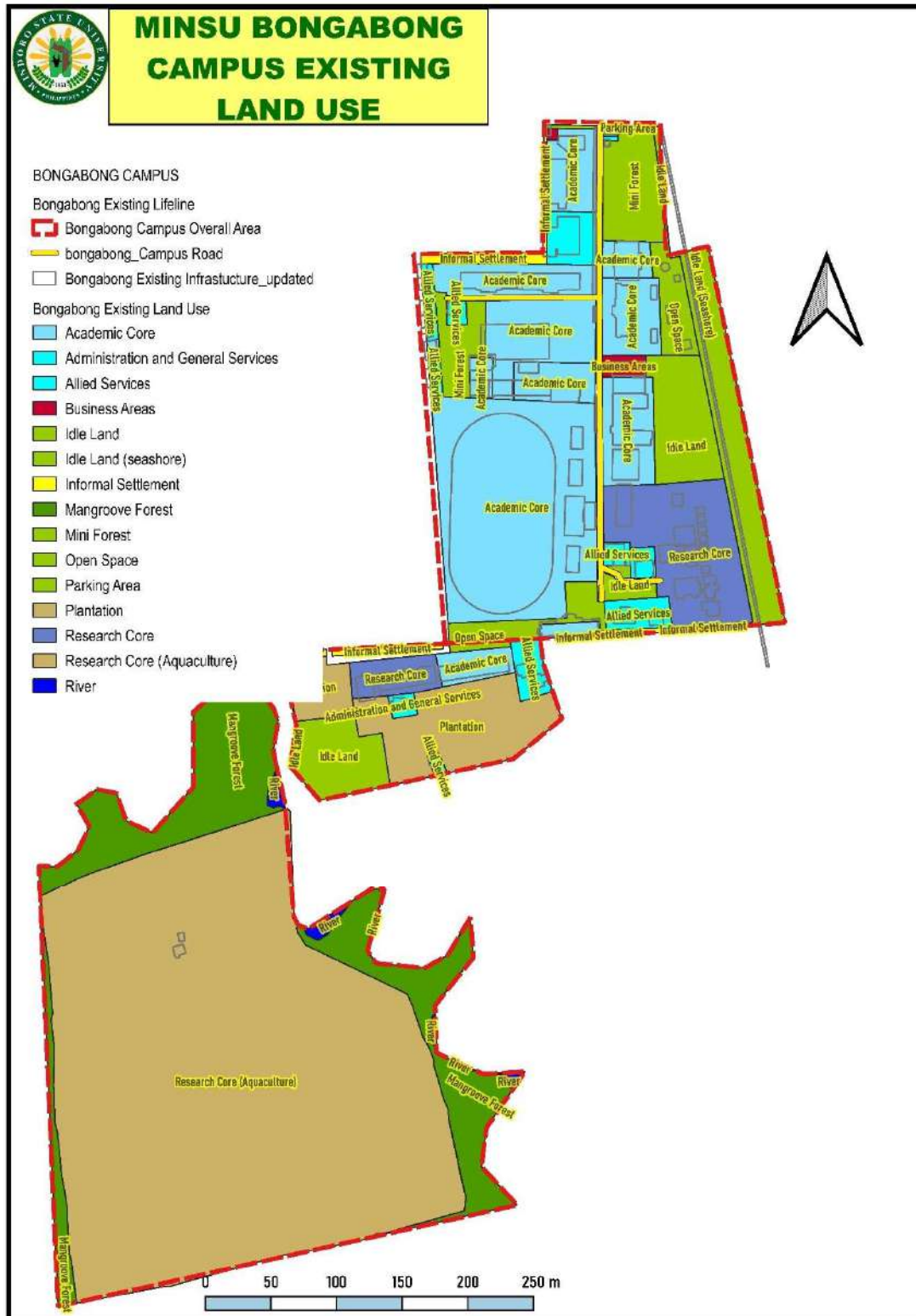


Figure 84 MinSu Bongabong Campus Existing Land Use

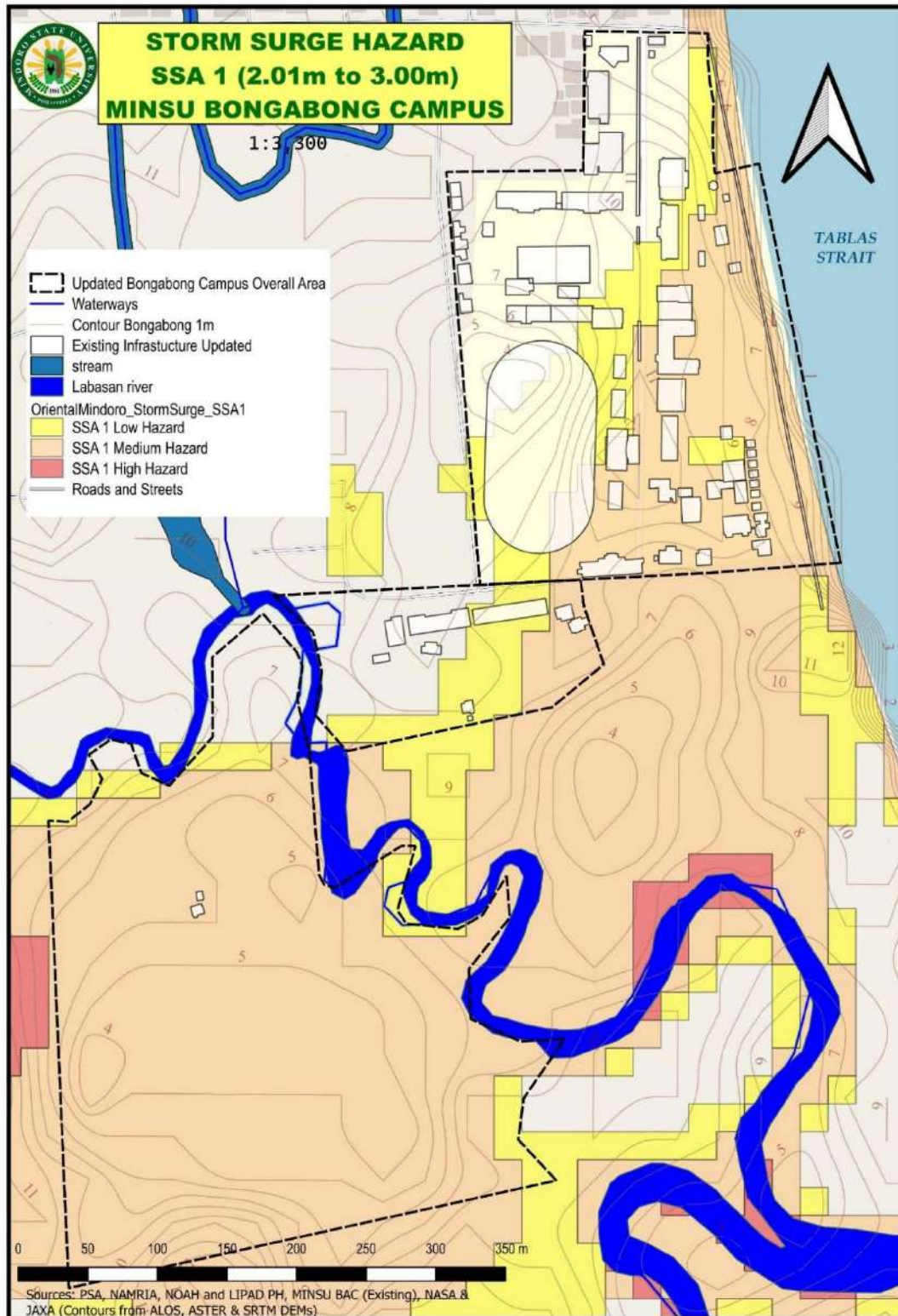


Figure 85 MinSu Bongabong Campus Storm Surge Hazard Map (SSA 1)

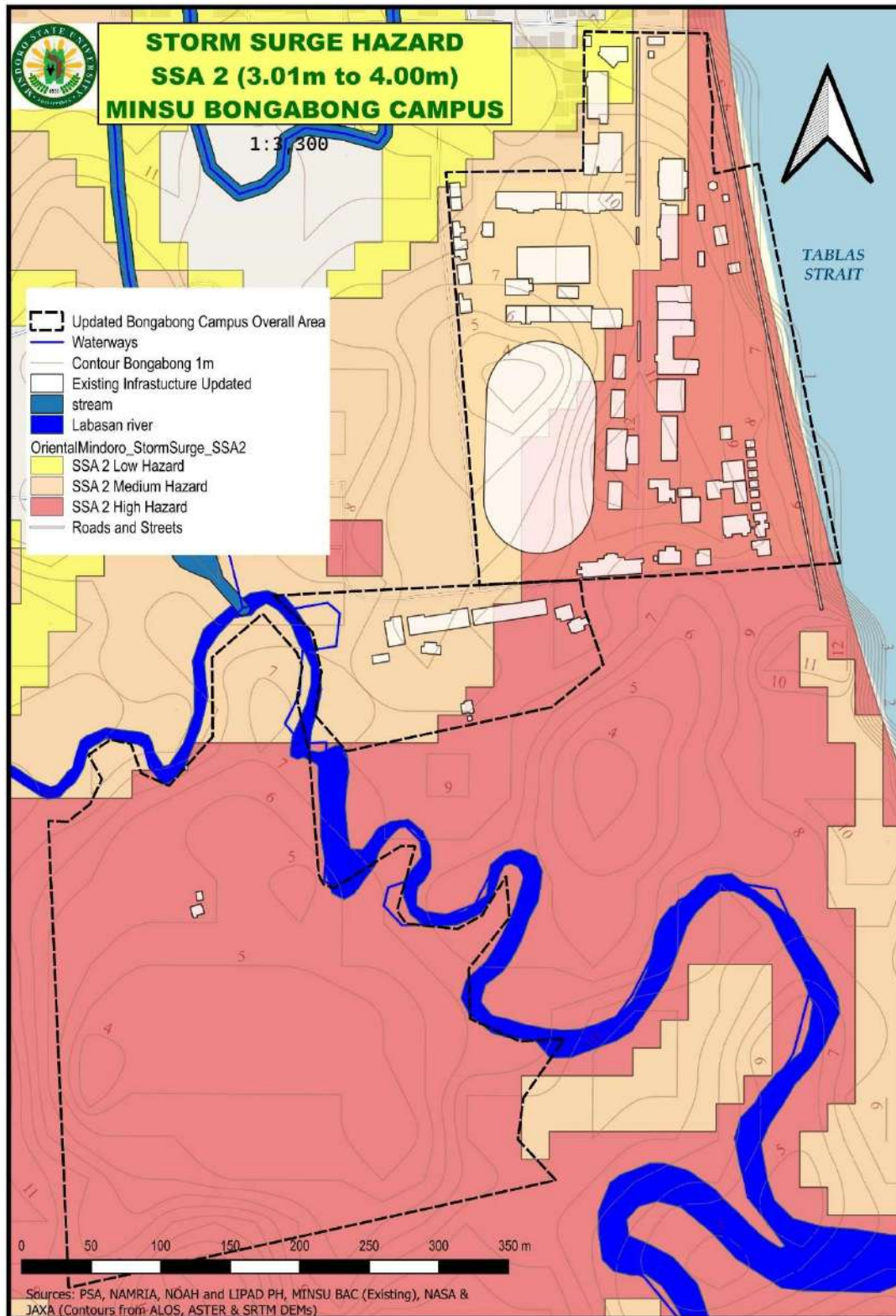


Figure 86 MinSu Bongabong Campus Storm Surge Hazard Map (SSA 2)

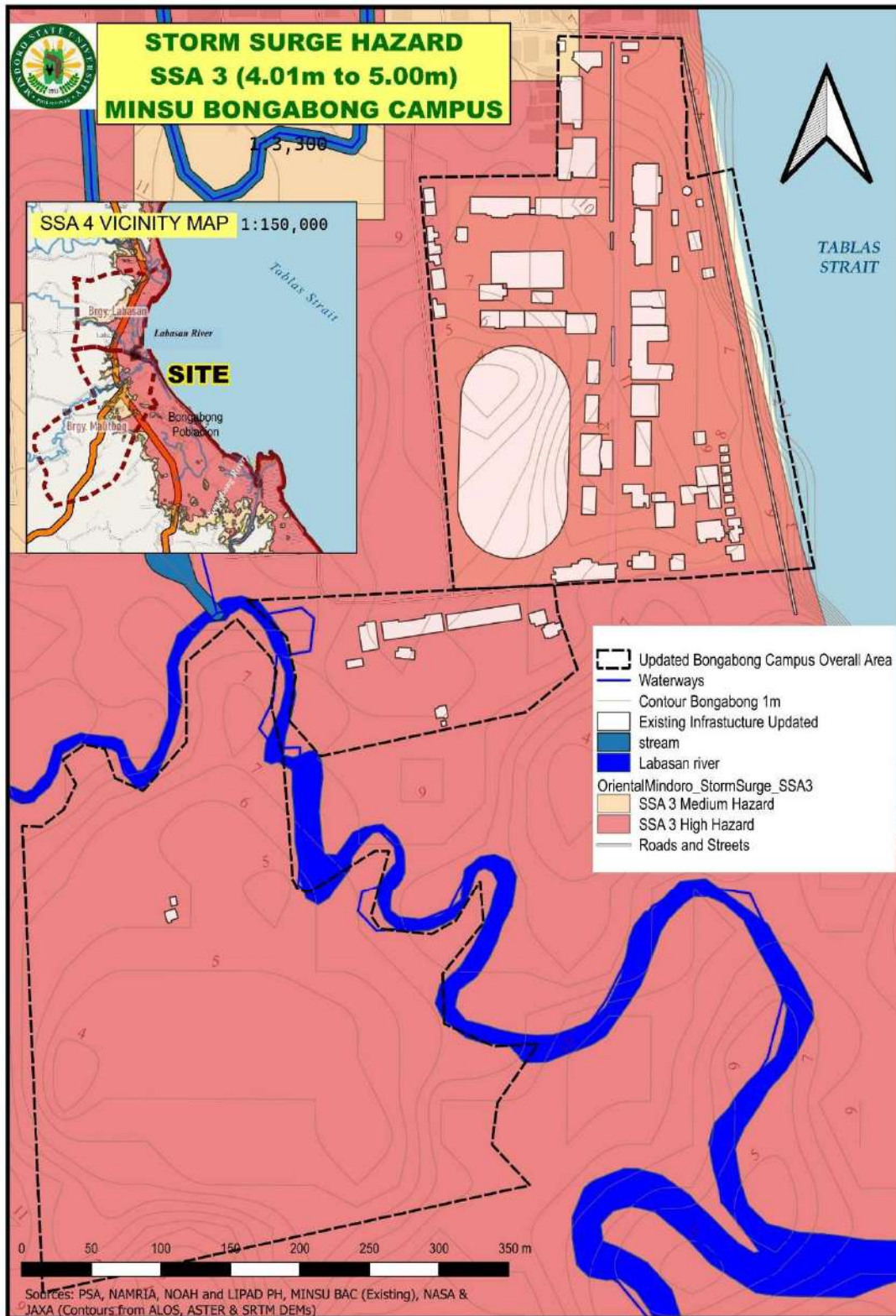


Figure 87 MinSu Bongabong Campus Storm Surge Hazard Map (SSA 3)

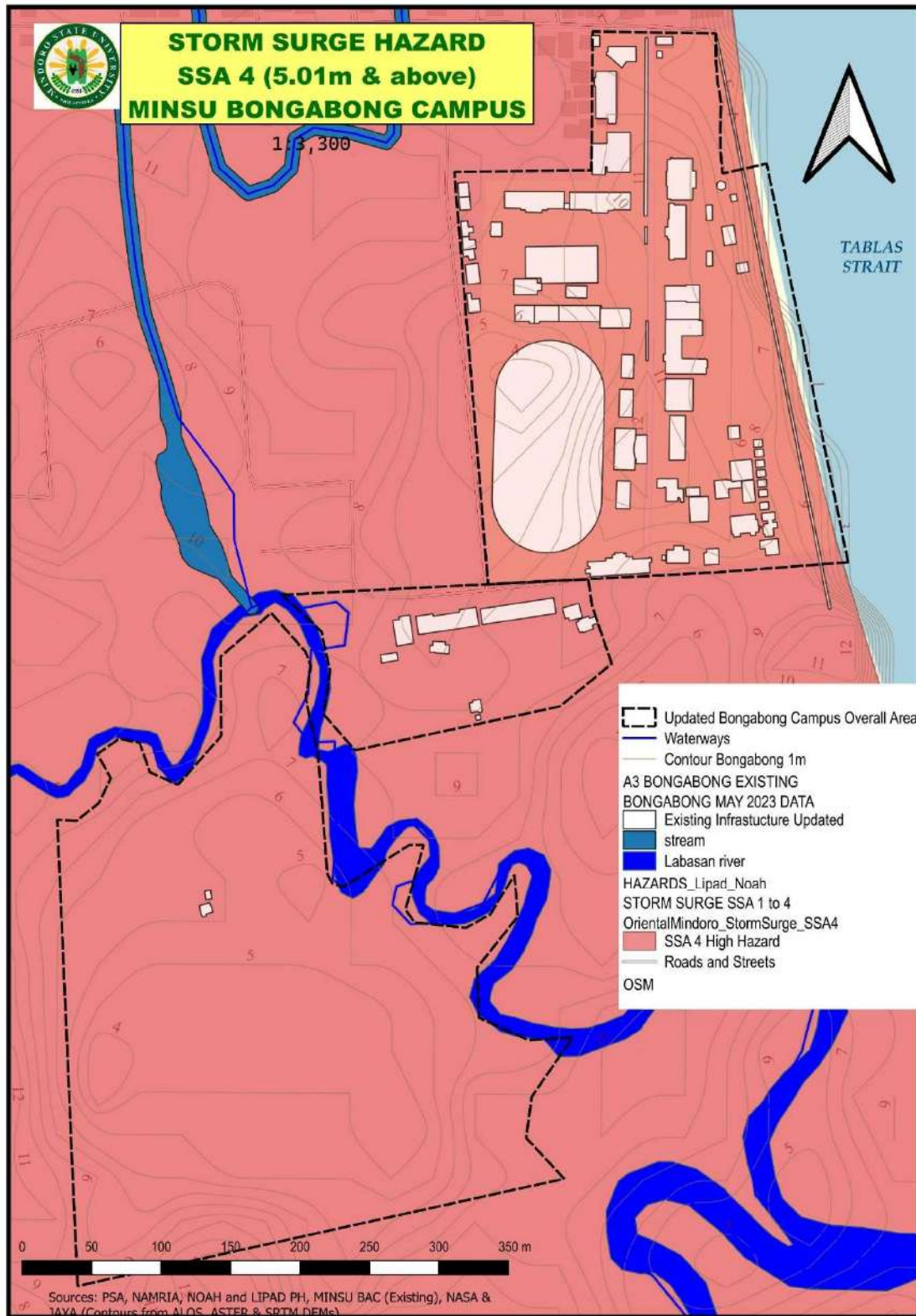


Figure 88 MinSu Bongabong Campus Storm Surge Hazard Map (SSA 4)

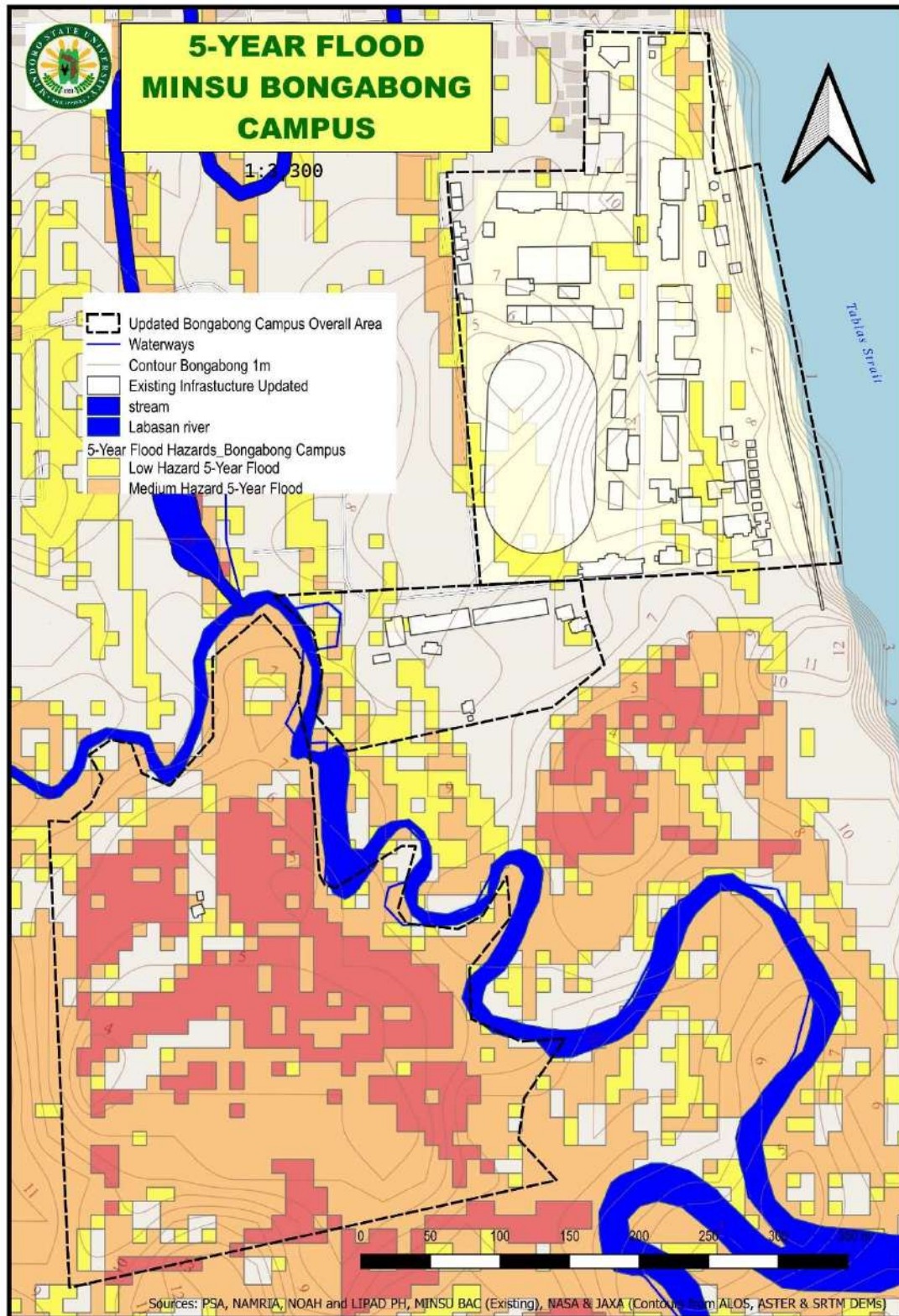


Figure 89 MinSu Bongabong Campus 5-Year Flood Hazard Map

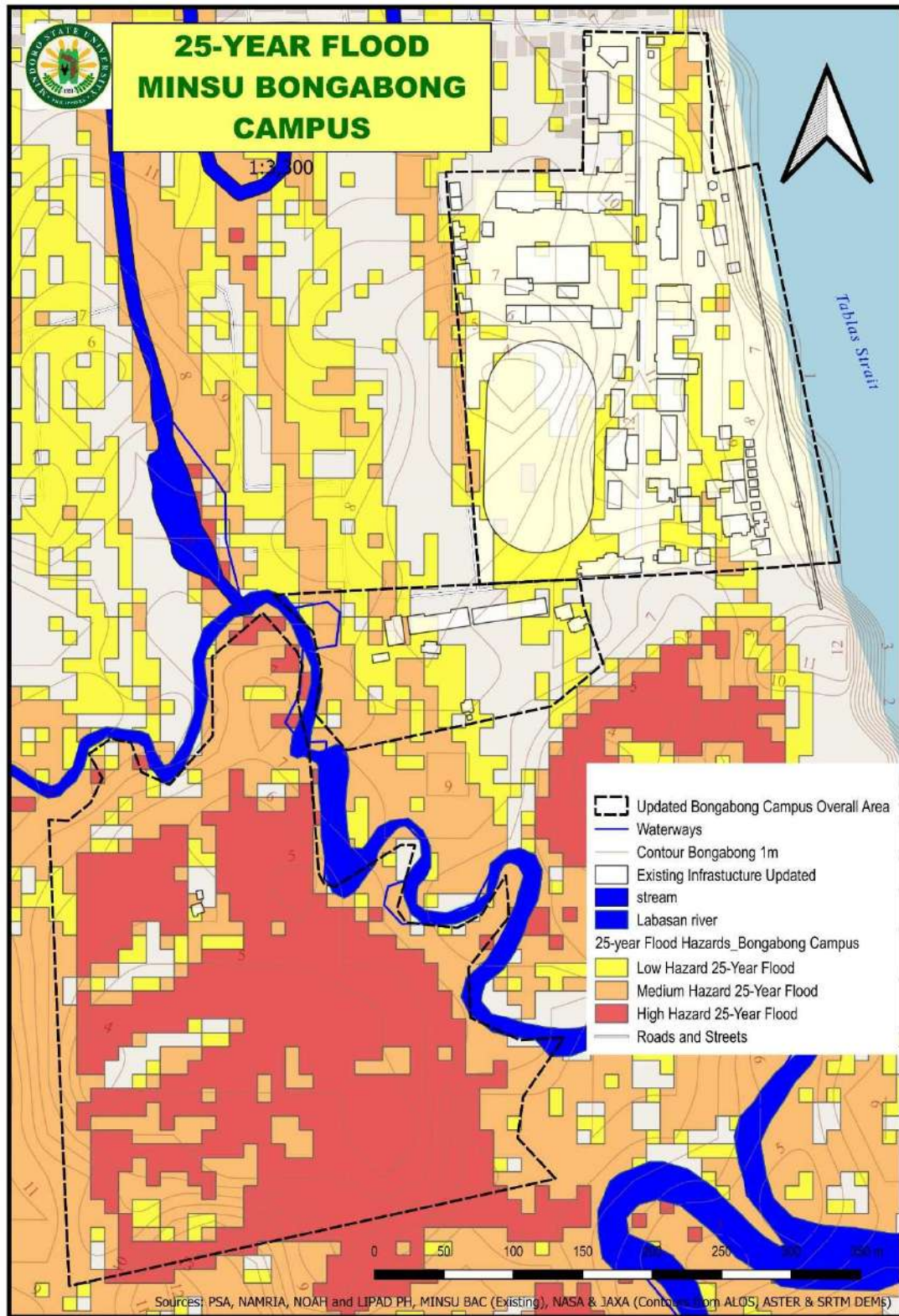


Figure 90 MinSu Bongabong Campus 25-Year Flood Hazard Map

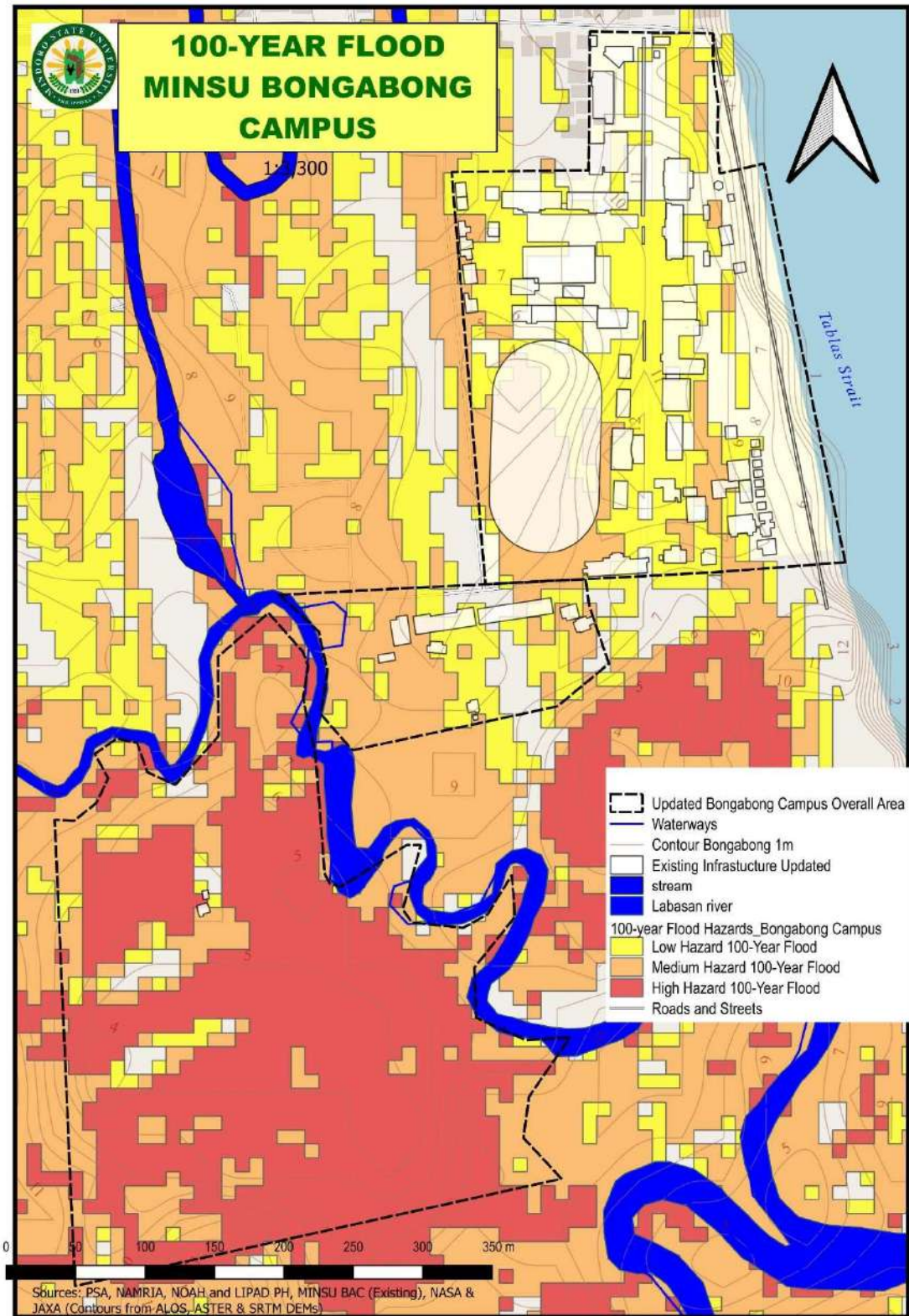


Figure 91 MinSu Bongabong 100-Year Flood Hazard Map

3.3.2 Site Observations

- The campus is located by the sea, but it does not take advantage of its location by opening itself up to the beach, unlike Siliman University's marine laboratory campus.
- The campus lacks identity because the buildings do not relate to one another in terms of planning and aesthetics.
- Public open spaces are not well articulated and used.
- The architecture does not follow the standards of access, safety, correct material specifications, and maintenance.
- Compared to the other campuses, the scale, and aesthetic of the Bongabong campus is good.
- There are multiple small buildings that pop-up around the campus with no regard to connectivity and building hierarchy.

		• The main entrance to the campus has a solid fence. • The entrance to the campus is not well-articulated
		• Along the coastline perimeter are the two-story hostel and HRM-HTM Laboratory building. Their upper floors have the best views to the Tablas Strait. • The hostel location relative to the road is good because it is nearer thus improving the human scale of the street.
		• The library building is beside the main entrance gate. • The pedestrians have a sidewalk along the main road. • The building is aesthetically pleasing, but it does not relate to the rest of the campus.

	
 	• The park beside the hostel is pleasant and has seating areas. But its view to the Tablas Strait is blocked by the perimeter fence • This area could be a point of interest for the campus
	• The administration building is a one-story structure along the main road. • The administration building does not impose itself as an important building on campus.
	• Gymnasium uses outdoor space for spillover of student assembly. • The gymnasium façade could be improved.

	• Beside the gymnasium is a food processing building which was donated by Korean volunteers.
 	• The oval has a north-south orientation. There are 4 lanes. • The grandstand is facing the west side.
	• There is an academic building that is unfinished because it is under phased construction.

	• There are many small insignificant buildings that dot the campus site such as this women's dormitory.
	• This is part of the BFAR facilities along the coastline perimeter where students of the College of Fisheries do their internship. The upper deck has a great view of the Tabas Strait. • They have their own pedestrian gate towards the rough road along the coast.
	• This is the College of Fisheries which is across gate 2, with its main building entrance not related to the gate's entrance.

3.3.3 Development Scenario

According to the draft LUDIP report, the MinSU Bongabong Campus, assuming student population growth at 10% per annum will have 5,560 students by 2023. This should be supported by 195 more faculties, and 390 more staff.

3.3.4 SWOT Analysis and Recommendations

Observations	S	W	O	T
Land area	Area is big enough	A significant portion at the back is not integrated with the main area	Adjacent lands are agricultural.	Barangay claim of peripheral road
Natural features	The site has a perimeter that faces the sea.	It is not given due recognition	Tourism, recreation	Storm surge
Existing features	The site has a main avenue that connects to most of the buildings.	The site and buildings lack commanding presence.	Development of adjacent areas	Accessibility
Community features	The campus is bounded by three secondary roads	The campus has no relationship to the existing establishments beside it.	Income generating facilities	Garbage
Mode of transportation	Most of the community walk or ride motorcycles.	All modes of transportation share the same road.	Pedestrianization Parking and transportation business	Traffic

RECOMMENDATIONS:

Physical Plan	O	T
S	Acquire adjacent lands that are agricultural to be used for future expansion. Create a nature park fronting the sea and add high-rise facilities that will accommodate tourists along the seaside perimeter. Create a grand entrance portal. Create a loop road that will cater to vehicles as well as define a walkable academic core.	Build facilities along the Barangay Road. Add types of storm surge mitigation structures and plant trees along the seaside perimeter.

	Add income-generating facilities within the campus. Create more pedestrianized and bicycle routes, free parking and pay parking facilities, and facility for university transportation terminal, loading, and unloading.	Create a hierarchy of roads inside the campus.
W	Develop the access route going to the patch of land at the back. Landscape the areas surrounding the flood plain and the river to serve as tourist, recreational, and production zones. Locate iconic buildings and renovate facades of existing buildings. Create a business alliance with the commercial and residential establishments adjacent to the campus and share the benefits. Widen pedestrianized routes and limit the space and availability of vehicular routes.	Preserve natural features, create more green spaces and plant trees to prevent floods. Create an urban park that will benefit both the campus atmosphere and the community atmosphere. Free parking will be limited to the periphery of the site while pay parking shall be provided at the basement or lower floors of the high-rise developments.

3.3.5 Long Term Master Development Plan

The future development of MinSu Bongabong campus is proposed to be organized along the central street that will be improved to serve as a spine and iconic avenue for the campus' institutional core. The academic uses (the Academic Commons) will be clustered along the University Avenue.

a. Land Use

In the proposed land use plan (Figure 89), agricultural use (allotted for fisheries in the southwestern part of the site) makes up the largest portion at about 45 percent (8.7 hectares). Parks and open spaces make up around 23 percent (4.4 hectares). Academic and academic support areas make up 14 and 10 percent (totaling almost 5 hectares). Residential/ mixed uses (located at the southern side) make up 3 percent (0.6 hectares). About 0.35 hectares is allotted for resource generation (leasable areas) at the entrance to the campus.

b. Block Plan

The block plan (Figure 90) shows the proposed building footprints possible within the proposed land use plan and development areas. Older buildings may be demolished or integrated with new buildings, depending on structural assessments.

New buildings are proposed to follow the build-to-line, which is recommended to be put in place to enhance the visual corridors. The term "build-to-line" in urban design refers to the prescribed or desired location of the front façade or building face of a structure in relation to the street or public right-of-way. It is a guideline or regulation that defines where a building should be situated on a lot or parcel of land.

The build-to-line should be strictly followed along the University Avenue, the pedestrian mall in the Academic Commons, and parallel secondary streets. By aligning buildings along a consistent line, a continuous frontage is created, which enhances the character and sense of enclosure of the street. It contributes to a more walkable and visually appealing environment. It also ensures continuity of arcaded pedestrian walkways.

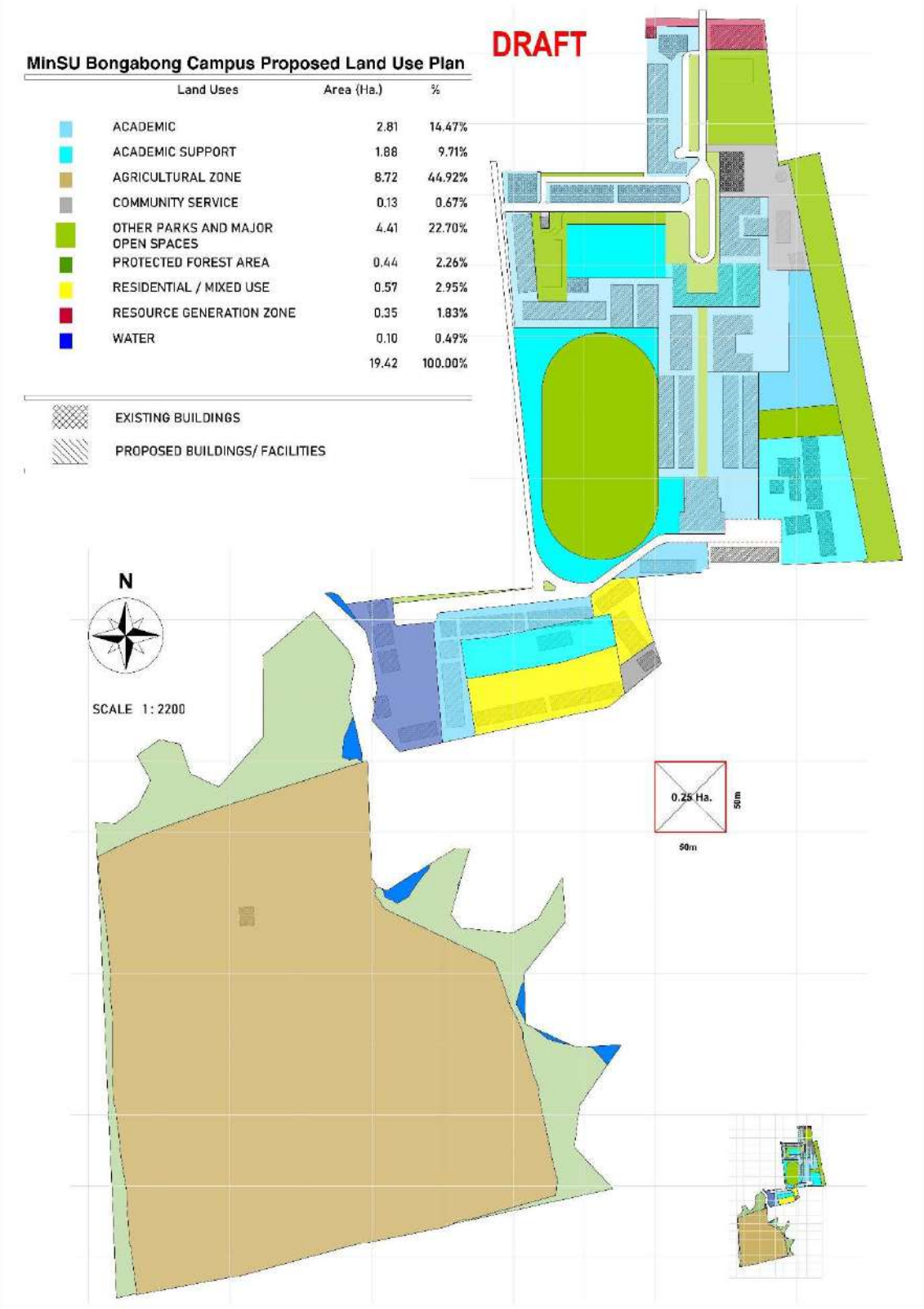


Figure 92 MinSu Bongabong Proposed Land Use

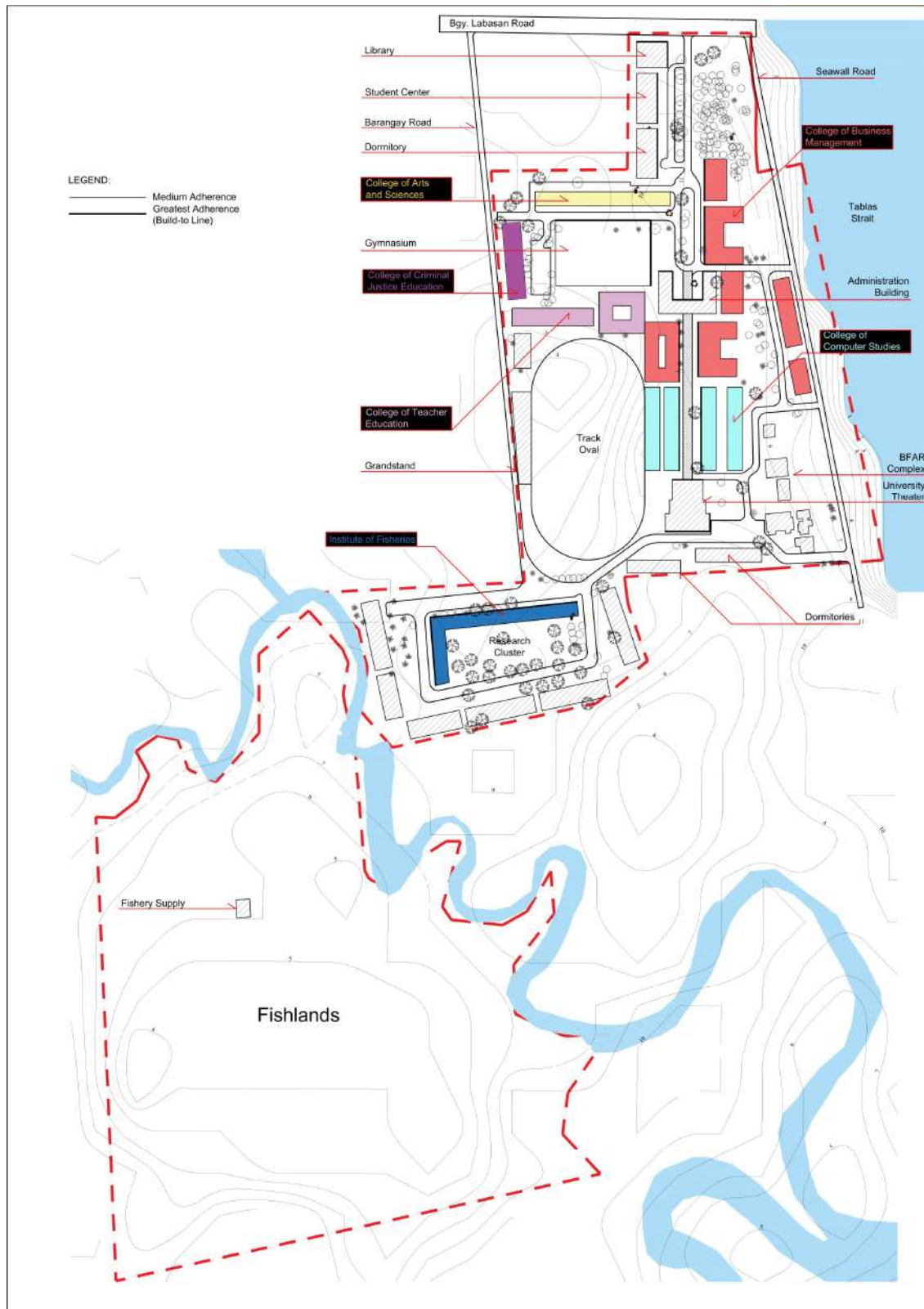


Figure 93 Proposed MinSu Bongabong Block Plan

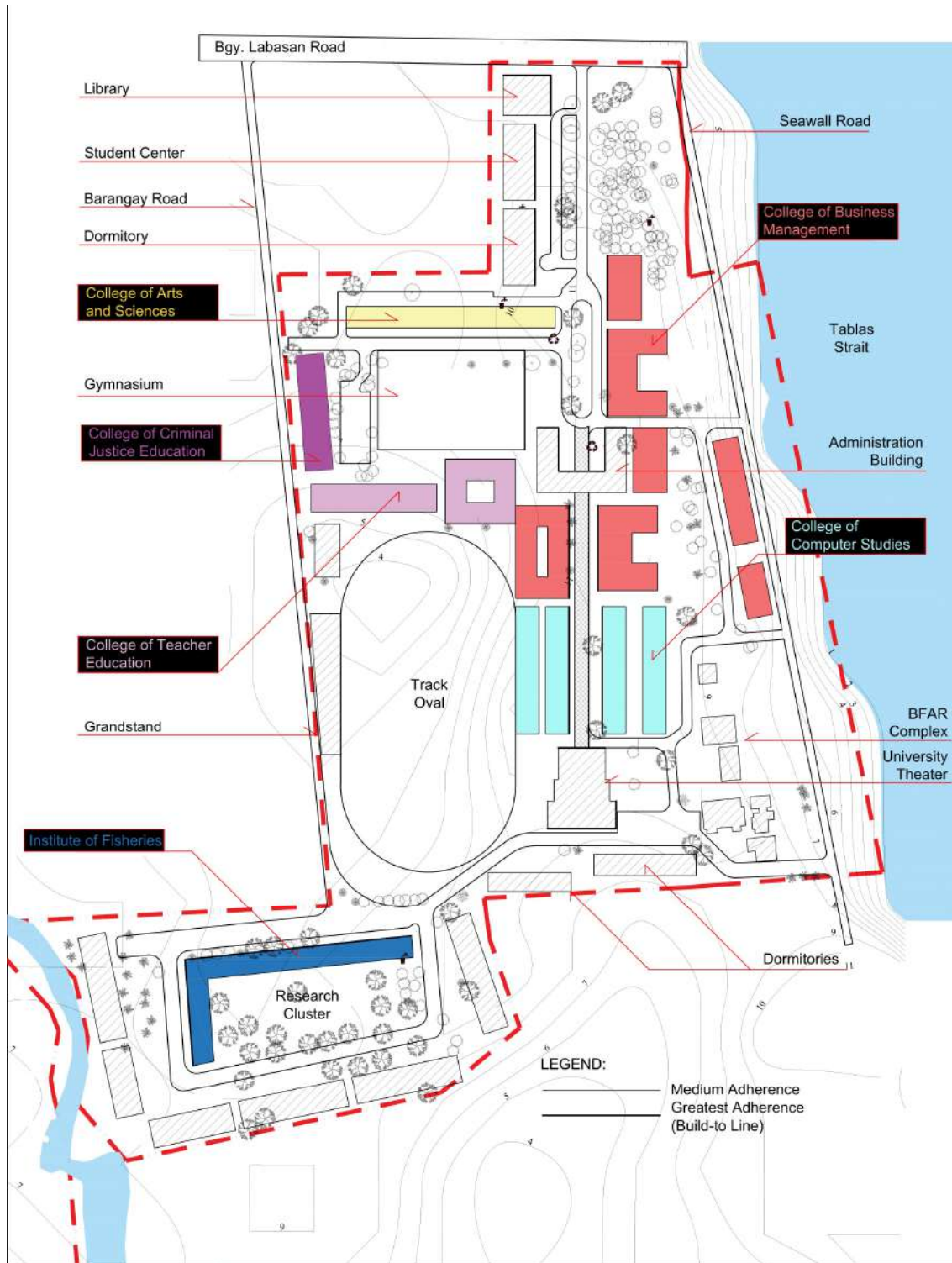


Figure 94 Proposed MinSu Bongabong Block Plan - Institutional Area

c. Building Heights

A building height envelope is recommended to control and regulate the maximum allowable height of buildings, preserving campus character, aesthetics, and public spaces while managing density, population, and infrastructure impacts.

For the Bongabong campus, if allowed by local zoning, heights of 4-8 storeys are recommended for the buildings along the Academic Commons, with consideration for coastal views (buildings facing the coast can be lower in height). Buildings in other areas can range from 1 to 3 storeys (Figure 92).

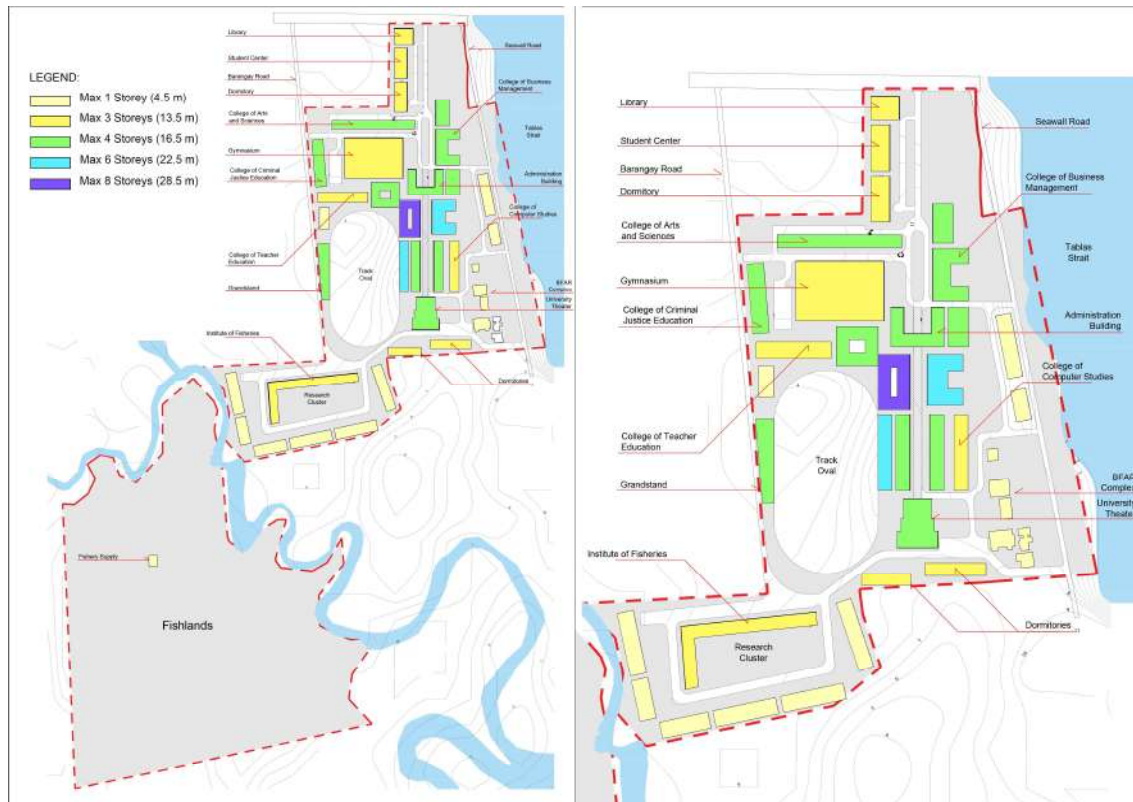


Figure 95 Proposed MinSu Bongabong Building Heights

d. Street Hierarchy

The street hierarchy map classifies campus streets into different categories or hierarchies, each serving a specific purpose in terms of traffic flow, accessibility, and land use compatibility.

Ample access should be provided to all the existing buildings and to open new areas for development to allow MinSU to expand in an organized manner. The proposed road development (Figure 93) includes the following:

- Enhancing the central street to become a University Avenue through creation of a rotunda which also creates a setting for the proposed administration building. Behind the administration building the visual axis of the University Avenue will be continued as a pedestrian mall for the Academic commons.
- Continuing the University Avenue/ University Drive to turn to the east side, providing access to the coastal area and looping back to the proposed pedestrian mall.
- Developing the barangay road on the western side of the campus, and expanding the perpendicular road on the western side to create a second gate for the campus
- Creating another west-east perpendicular road from the Research Cluster (southern side) to the BFAR Office (southeastern side)



Figure 96 Proposed MinSu Bongabong Street Hierarchy

e. Transport Network

The transport network map (Figure 94) shows potential routes for public transport and transit stops. Campus shuttles can run along the north-south barangay road, enter the campus through the Research Commons, loop to the east side and exit through University Avenue/ University Drive. Barangay jeepneys and other PUVs could run in the opposite direction, entering the University Avenue/ University Drive, turning east and running along the seawall road, then turning west to exist through the barangay road on the western side.



Figure 97 Proposed MinSu Bongabong Public Transport Network

f. Pedestrian Network

The pedestrian network map is a visual representation of routes specifically designed for pedestrians to navigate within the campus (Figure 95). The University Avenue and the proposed pedestrian mall in the Academic Commons are proposed to be the major pedestrian corridors. Roads perpendicular to this can be secondary pedestrian corridors providing access to other areas outside the Academic Commons.



Figure 98 Proposed MinSu Bongabong Pedestrian Network



Figure 99 Proposed MinSu Bongabong Academic Commons

g. Bicycle Network

The bicycle network map (Figure 97) shows the routes designed specifically for cyclists to navigate within the campus. It also shows recommended stops for bike parking.

All roads in the campus could be accessible to bicycles. Bike lanes area proposed for the University Avenue/ University Drive as well as the perimeter road looping around the site. The pedestrian common and other secondary roads are proposed to be multi-use paths accessible to bicycles aside from pedestrians.



Figure 100 Proposed MinSu Bongabong Bicycle Network

h. Campus Open Space

The open space map (Figure 98) shows the public areas, green spaces, parks, recreational zones, natural reserves, and other expanses of land that are designated for community use and enjoyment as well as conservation and protection.

The existing track oval, Mahogany Forest, Hospitality Complex and the Beach Park along the coast make up a large part of the open space. These areas are proposed to be conserved and landscaped. Trees should be ideally be planted along the seaside perimeter to mitigate storm surges.



Figure 101 Proposed MinSu Bongabong Campus Open Space

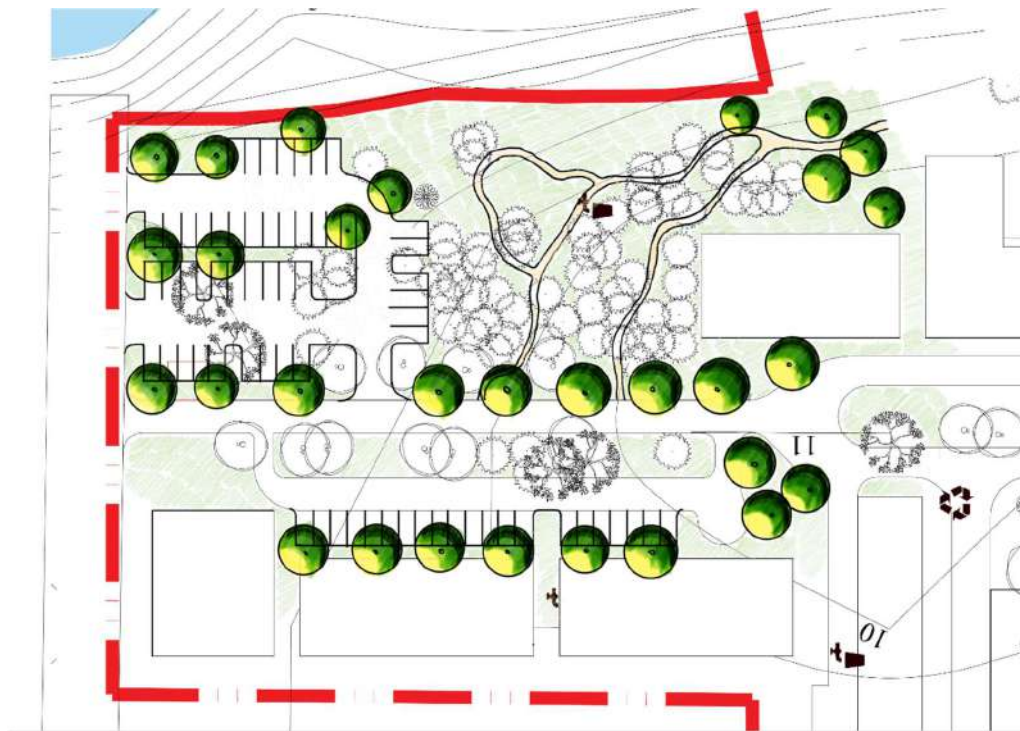


Figure 102 Proposed Landscape Development for MinSu Bongabong Parking and Mahogany Forest Park



Figure 103 Proposed Landscape Development, MinSu Bongabong Academic Commons

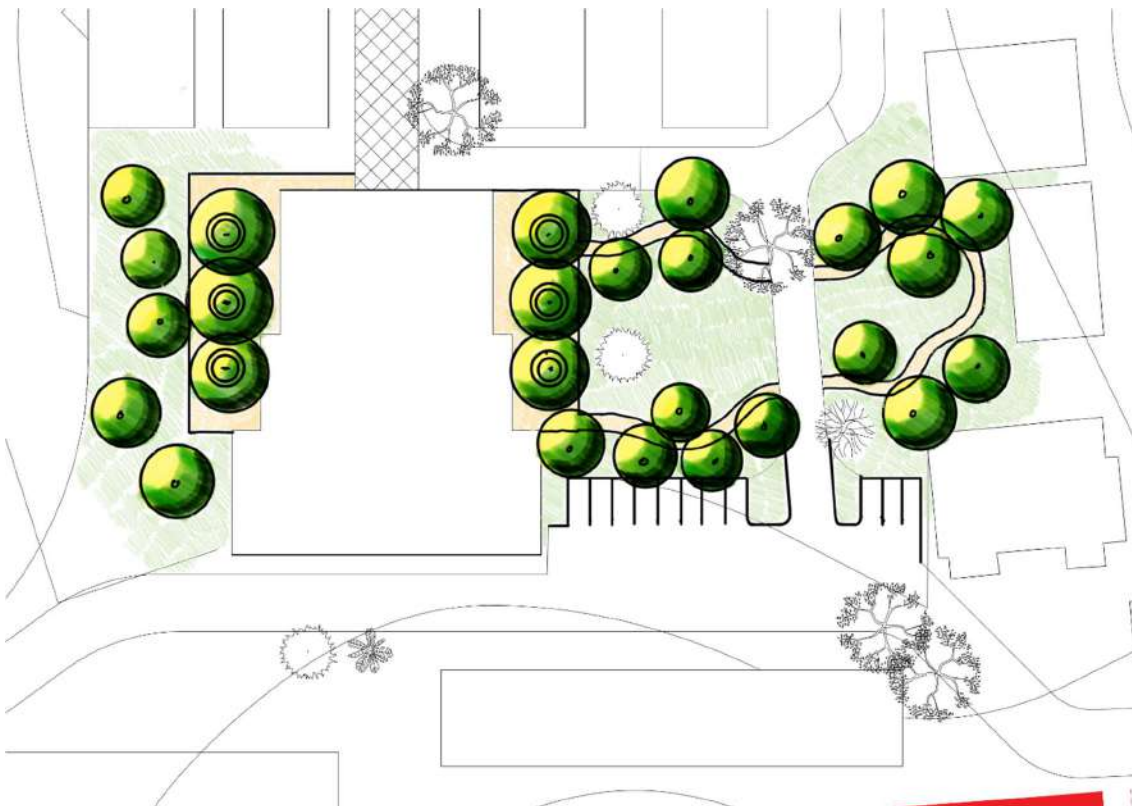


Figure 104 Proposed Landscape Development MinSu Bongabong University Theater



Figure 105 Minsu Bongabong Track Oval



Figure 106 Proposed MinSu Bongabong Waterfront

i. Parking

Figure 104 shows the proposed open as well as indoor parking areas for the campus. The northeastern portion of the university entrance is the largest area allotted for open parking. Other open areas are distributed throughout the campus. Indoor parking can be incorporated into the proposed Activity Center within the College of Criminal Justice Education Building and the proposed College of Business Management Building on the eastern side.



Figure 107 Proposed MinSu Bongabong Parking Space



Figure 108 Proposed Landscape Development for MinSu Bongabong Auditorium Parking

j. View Corridors and Focal Points

The view corridor and focal point map (Figure 106) is a visual representation of specific lines of sight (view corridors) and prominent points of interest (focal points) within the campus. It aids policy makers and campus planners in understanding and preserving the visual character of the campus. It helps guide decisions related to zoning, development, and preservation efforts to ensure that significant views are protected and that focal points remain visible and accessible, contributing to the overall aesthetics and identity of the environment.

A grand entrance portal is recommended at the entrance to the campus. This entrance portal will lead to the University Avenue, which will be the major visual axis. Anchor buildings such as the Administration Building and University Theater are proposed at key points along the University Avenue to serve as landmarks. Roads perpendicular to the University Avenue serve as secondary visual axes, with focal points located at their ends. The barangay road is also another potential major visual axis, terminating at the proposed Research Commons.



Figure 109 Proposed MinSu Bongabong View Corridors and Focal Points



Figure 110 MinSu Bongabong View of Admin Building from Academic Commons

3.3.6 Investment Program

a. Overview

This section presents the investment program for the implementation of the campus master plan. It outlines the list of projects (buildings, roads, open spaces) and the phasing of their implementation. It provides a structured approach for campus investment and may be revised or adapted based on emerging needs and available resources.

b. Proposed Building Projects

The proposed building projects for the Bongabong Campus are based on the projected population increase of the campus by 2032, and a gross building area per person of 12 sqm. The size and scale of specific building projects may be further refined based on more detailed planning/ programming per college.

Table 14 Proposed MinSu Bongabong Building Projects

FLOOR AREA RATIO (FAR) AND NUMBER OF STORIES PER BUILDING PER UNIT PER CAMPUS IN LAND-USE PLAN							
BONGABONG CAMPUS	(A) Total Projected Population (10%) Per Unit Per Campus 2032 (PAX)	(B) Required Gross Building Area Per Unit Per Campus -12 sqm/pax (SQM)	(C) Actual Parcel Land Area Given in Land-Use Plan (SQM)	(D) Allowable Buildable Land Area Inside Parcel (70%) 0.70 x C	(E) Area Inside Parcel Reserved for Open Space (30%) 0.30 x C	(F) Floor Area Ratio (FAR) B/C	(G) Number of Stories Per Building Per Unit B/D
1) College of Arts & Sciences (CAS)	354	4,248.00	2,920.07	2,044.05	876.02	1.45	2 to 3
2) College of Teacher Educ (CTE)	475	5,700.00	3,981.92	2,787.34	1,194.58	1.43	2 to 3
3) College of Business & Management (CBM)	2,167	26,004.00	4,627.04	3,238.93	1,388.11	5.62	7 to 8
4) College of Computer Studies (CCS)	1,670	20,040.00	9,113.12	6,379.18	2,733.94	2.20	3 to 4
5) College of Criminal Justice Education (CCJE)	722	8,664.00	3,839.68	2,687.78	1,151.90	2.26	3 to 4
6) Institute of Fisheries (IF)	458	5,496.00	5,979.17	4,185.42	1,793.75	0.92	1 to 2
TOTAL	5,846	70,152.00	30,461.00	21,322.70	9,138.30	3 to 6	
FAR						2 to 4	

c. Total Estimated Development Cost

This presents the total development cost for the full build-out of the plan within 20 years. It includes the building projects as well as the roads and open spaces.

Table 15 Total Estimated Development Cost for MinSu Bongabong

No.	Item	Unit	Area	Unit Cost	Total
1	Road	Sqm	13,472	10,000.00	134,720,000.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	1,917	15,000.00	28,761,450.00
3	Administration Building	Sqm	2,484	35,000.00	86,940,000.00
4	Services Building	Sqm	650	35,000.00	22,750,000.00
5	Dormitory - 1	Sqm	1,620	35,000.00	56,700,000.00
6	Dormitory - 2	Sqm	1,440	35,000.00	50,400,000.00
7	Dormitory - 3	Sqm	1,053	35,000.00	36,855,000.00
8	CJJE Building	Sqm	2,860	35,000.00	100,100,000.00
9	CTE Building	Sqm	5,761	35,000.00	201,635,000.00
10	CAS Building	Sqm	3,920	35,000.00	137,200,000.00
11	CBM Building	Sqm	21,960	35,000.00	768,600,000.00
12	CCS Building	Sqm	10,560	35,000.00	369,600,000.00
13	Institute of Fisheries	Sqm	5,848	35,000.00	204,680,000.00
14	University Theater	Sqm	1,010	50,000.00	50,500,000.00
15	Grandstand	Sqm	779	35,000.00	27,265,000.00
16	Gymnasium	Sqm	3,240	35,000.00	113,400,000.00
17	Student Center	Sqm	1,620	35,000.00	56,700,000.00
18	Library	Sqm	1,260	35,000.00	44,100,000.00
19	General Landscape	Sqm	10,000	3,500.00	35,000,000.00
20	Track Oval	Sqm	11,685	3,500.00	40,897,500.00
	TOTAL				2,566,803,950.00

d. Plan Phasing

This presents the proposed phasing of the identified projects: short-term (3-6 years), medium-term (7-10 years), and long-term (10-20 years).

Table 16 Short-Term Development Cost for MinSu Bongabong Campus

SHORT TERM DEVELOPMENT COST ESTIMATE (2024-2028)					
NO	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	13,472	10,000.00	134,720,000.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	1,917	15,000.00	28,761,450.00
3	Administration Building	Sqm	2,484	35,000.00	86,940,000.00
4	Services Building	Sqm	650	35,000.00	22,750,000.00
5	Dormitory - 1	Sqm	1,620	35,000.00	56,700,000.00
6	Dormitory - 2	Sqm	0	35,000.00	0.00
7	Dormitory - 3	Sqm	0	35,000.00	0.00
8	CJJE Building	Sqm	0	35,000.00	0.00
9	CTE Building	Sqm	2,301	35,000.00	80,535,000.00
10	CAS Building	Sqm	0	35,000.00	0.00
11	CBM Building	Sqm	0	35,000.00	0.00
12	CCS Building	Sqm	0	35,000.00	0.00
13	Institute of Fisheries	Sqm	3,908	35,000.00	136,780,000.00
14	University Theater	Sqm	0	50,000.00	0.00
15	Grandstand	Sqm	0	35,000.00	0.00
16	Gymnasium	Sqm	0	35,000.00	0.00
17	Student Center	Sqm	1,620	35,000.00	56,700,000.00
18	Library	Sqm	0	35,000.00	0.00
19	General Landscape	Sqm	0	3,500.00	0.00
20	Track Oval	Sqm	0	3,500.00	0.00
	TOTAL				603,886,450.00

Table 17 Midterm Development Cost for MinSu Bongabong Campus

MEDIUM TERM DEVELOPMENT COST ESTIMATE (2027-2031)					
NO	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	0	10,000.00	0.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	0	15,000.00	0.00
3	Administration Building	Sqm	0	35,000.00	0.00
4	Services Building	Sqm	0	35,000.00	0.00
5	Dormitory - 1	Sqm	0	35,000.00	0.00
6	Dormitory - 2	Sqm	1,440	35,000.00	50,400,000.00
7	Dormitory - 3	Sqm	1,053	35,000.00	36,855,000.00
8	CJJE Building	Sqm	2,860	35,000.00	100,100,000.00
9	CTE Building	Sqm	3460	35,000.00	121,100,000.00
10	CAS Building	Sqm	1960	35,000.00	68,600,000.00
11	CBM Building	Sqm	7,776	35,000.00	272,160,000.00
12	CCS Building	Sqm	2640	35,000.00	92,400,000.00
13	Institute of Fisheries	Sqm	0	35,000.00	0.00
14	University Theater	Sqm	1010	50,000.00	50,500,000.00
15	Grandstand	Sqm	779	35,000.00	27,265,000.00
16	Gymnasium	Sqm	3,240	35,000.00	113,400,000.00
17	Student Center	Sqm	0	35,000.00	0.00
18	Library	Sqm	0	35,000.00	0.00
19	General Landscape	Sqm	0	3,500.00	0.00
20	Track Oval	Sqm	0	3,500.00	0.00
	TOTAL				932,780,000.00

Table 18 Long-Term Development Cost for MinSu Bongabong Campus

LONG-TERM DEVELOPMENT COST ESTIMATE (2030-2034)					
NO	PROJECT	UNIT	QUANTITY	COST/UNIT (PhP)	TOTAL COST (PhP)
1	Road	Sqm	0	10,000.00	0.00
2	Plazas/Pedestrian Streets/Walkways	Sqm	0	15,000.00	0.00
3	Administration Building	Sqm	0	35,000.00	0.00
4	Services Building	Sqm	0	35,000.00	0.00
5	Dormitory - 1	Sqm	0	35,000.00	0.00
6	Dormitory - 2	Sqm	0	35,000.00	0.00
7	Dormitory - 3	Sqm	0	35,000.00	0.00
8	CJJE Building	Sqm	0	35,000.00	0.00
9	CTE Building	Sqm	0	35,000.00	0.00
10	CAS Building	Sqm	1,960	35,000.00	68,600,000.00
11	CBM Building	Sqm	14,184	35,000.00	496,440,000.00
12	CCS Building	Sqm	7,920	35,000.00	277,200,000.00
13	Institute of Fisheries	Sqm	1,940	35,000.00	67,900,000.00
14	University Theater	Sqm	0	50,000.00	0.00
15	Grandstand	Sqm	0	35,000.00	0.00
16	Gymnasium	Sqm	0	35,000.00	0.00
17	Student Center	Sqm	0	35,000.00	0.00
18	Library	Sqm	1,260	35,000.00	44,100,000.00
19	General Landscape	Sqm	10,000	3,500.00	35,000,000.00
20	Track Oval	Sqm	11,685	3,500.00	40,897,500.00
	TOTAL				1,030,137,500.00



May 14, 2024

DR. JIMMY G. CATANES, CESE

Director IV

Commission on Higher Education

Regional Office IV-B (MIMAROPA)

2F HEDC Building, C.P. Gracia Avenue,

UP Diliman, Quezon City

Dear Director Catanes:

Warm greetings!

Kindly submitting you a copy of our university's Final Draft of Land Use Development and Infrastructure Plan (LUDIP) F.Y 2022-2032 for your reference and evaluation.

Also attached is the compliance matrix for your reference.

Thank you & God Bless!

Very truly yours,

CHRISTIAN ANTHONY C. AGUTAYA, Ph.D.

OIC – Office of the University President



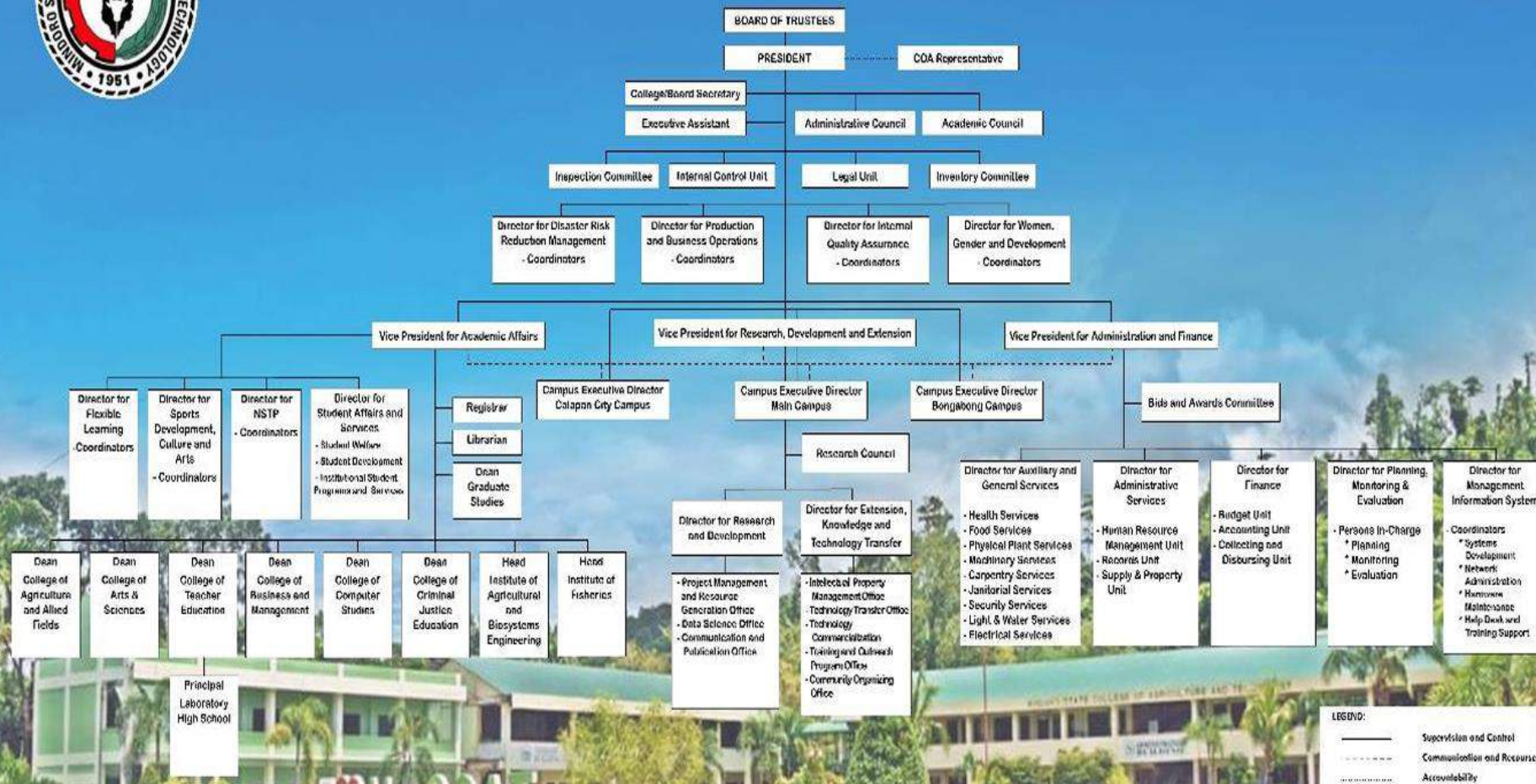
MAY 16 2024

By: Jayson Time: 3:16pm



MINDORO STATE COLLEGE OF AGRICULTURE AND TECHNOLOGY

ORGANIZATIONAL STRUCTURE



Approved as per BOT Resolution No. 55 S. 2020

Figure 1. Mindoro State University Organizational Structure

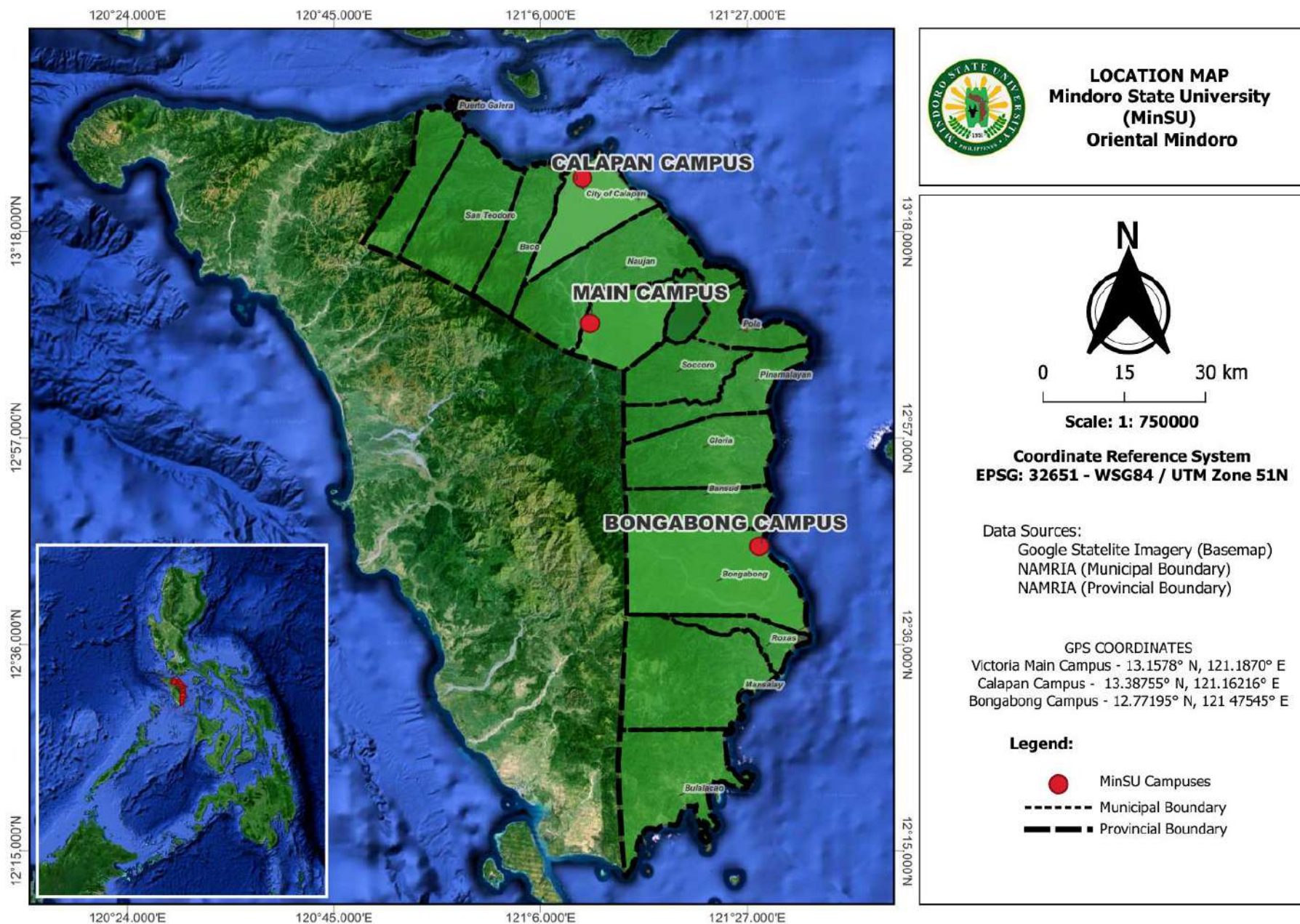


Figure 2. Mindoro State University Campus Location Map

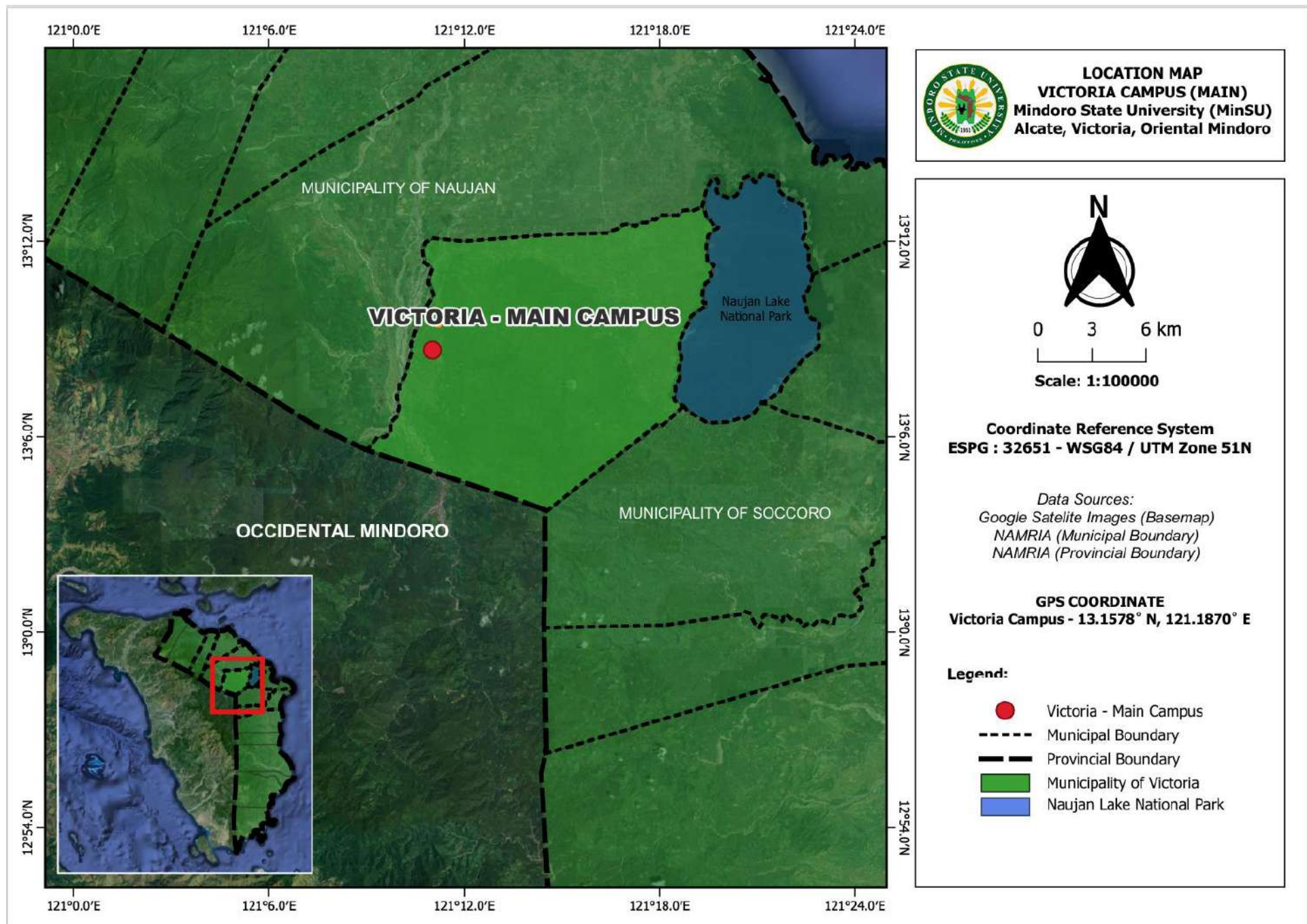


Figure 3. Mindoro State University – Victoria Campus Location Map

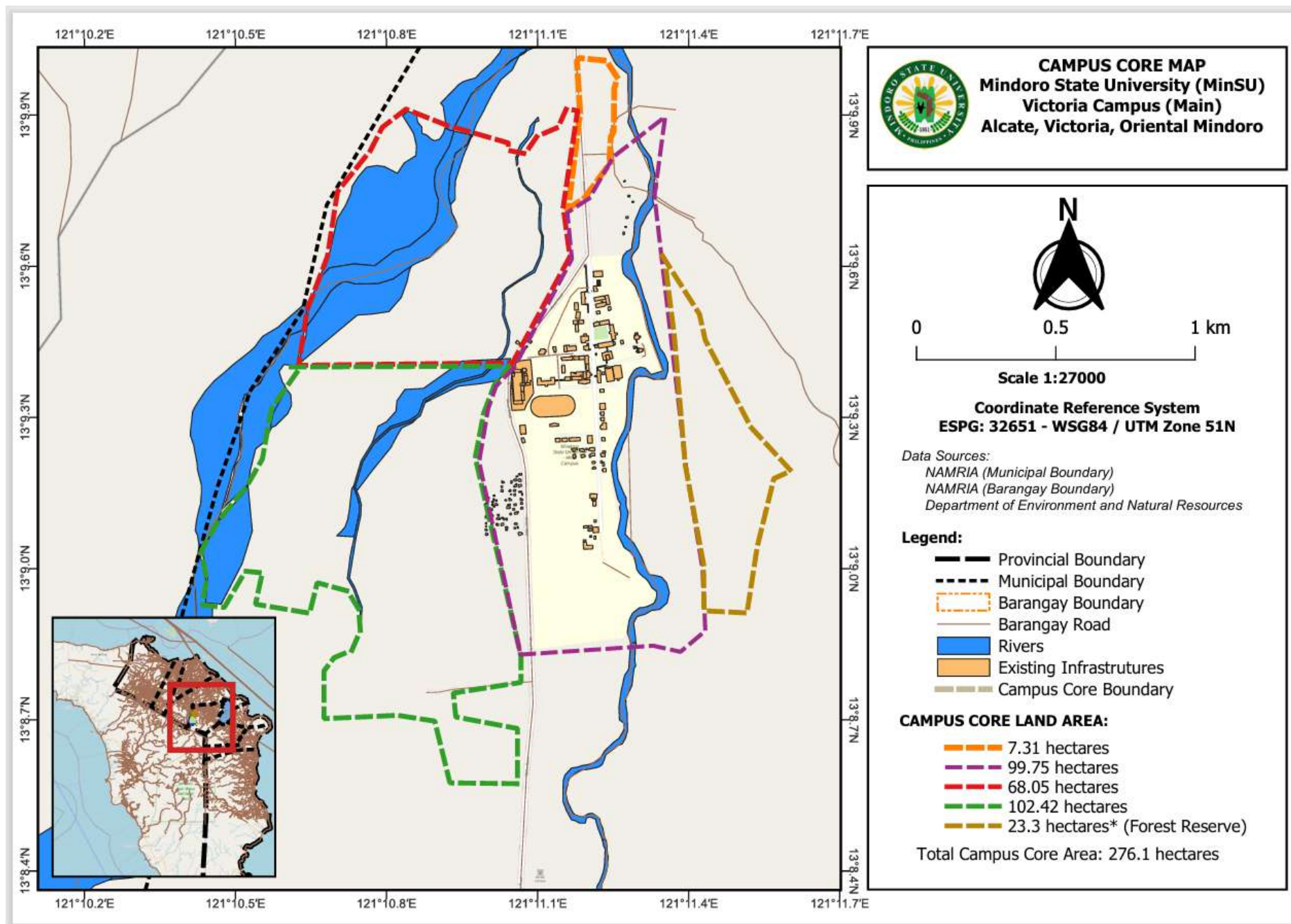


Figure 4. Mindoro State University – Victoria Campus Core Map

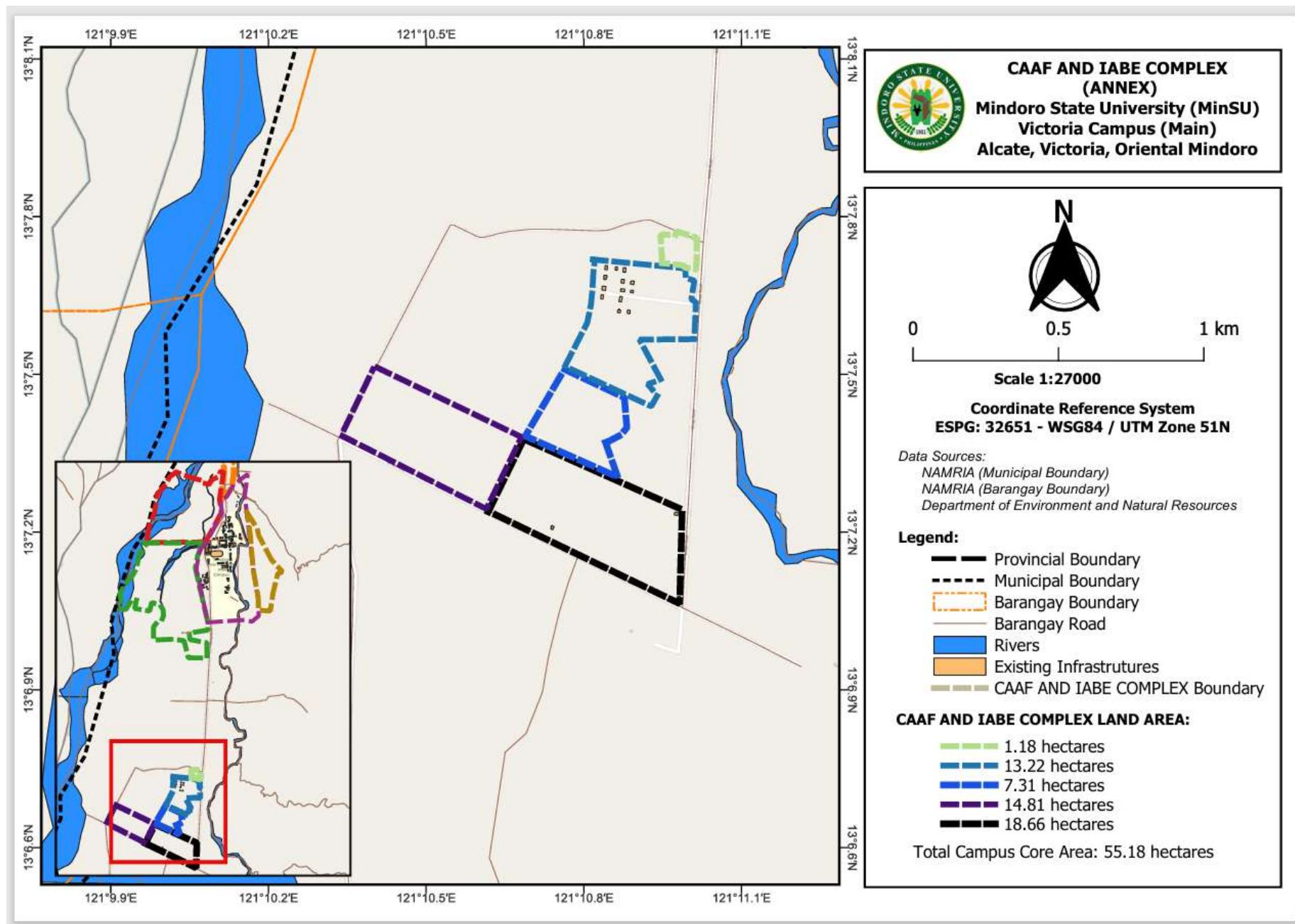


Figure 5. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Map

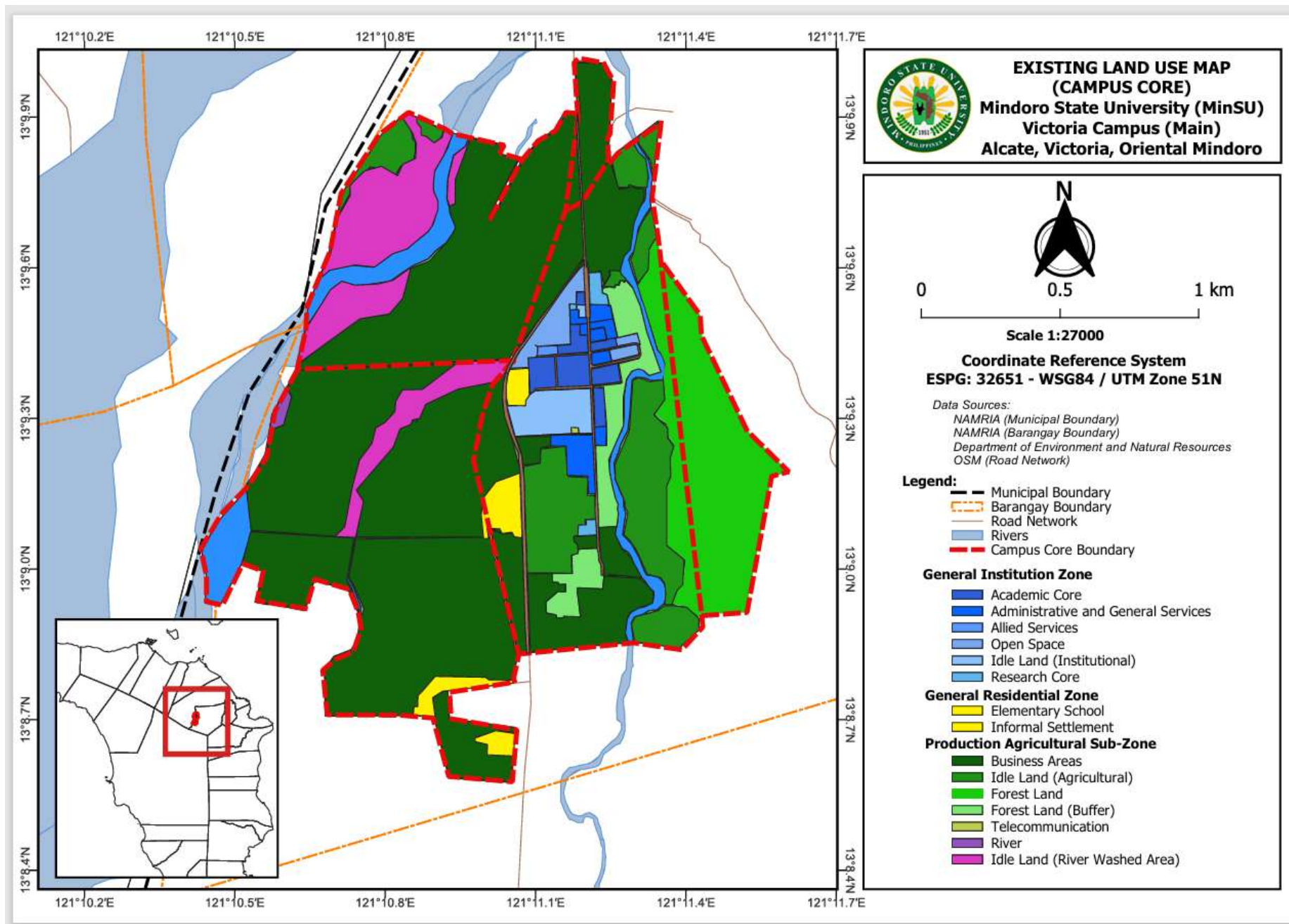


Figure 6. Mindoro State University – Victoria Campus Core Existing Land Use Map

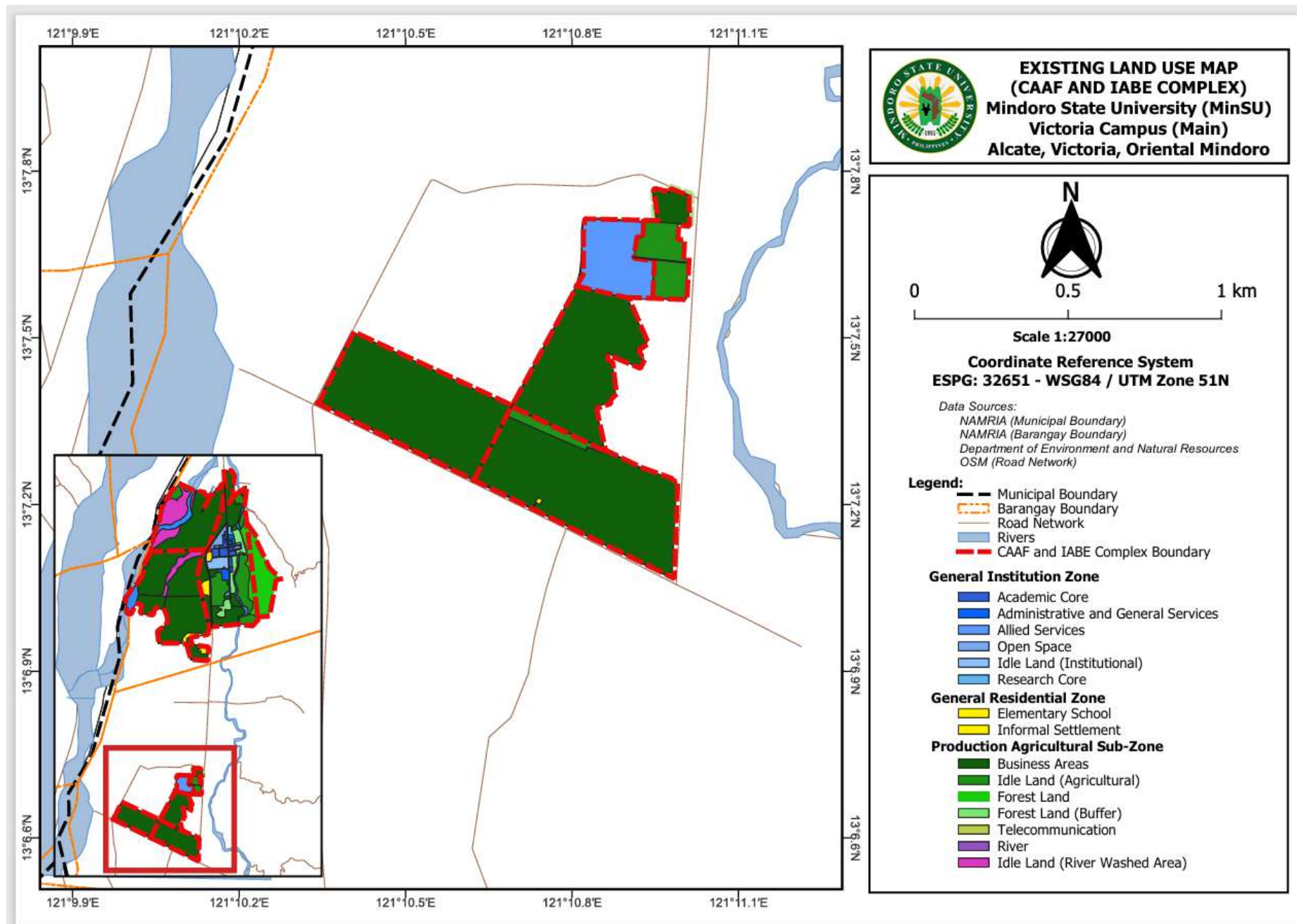


Figure 7. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Existing Land Use Map

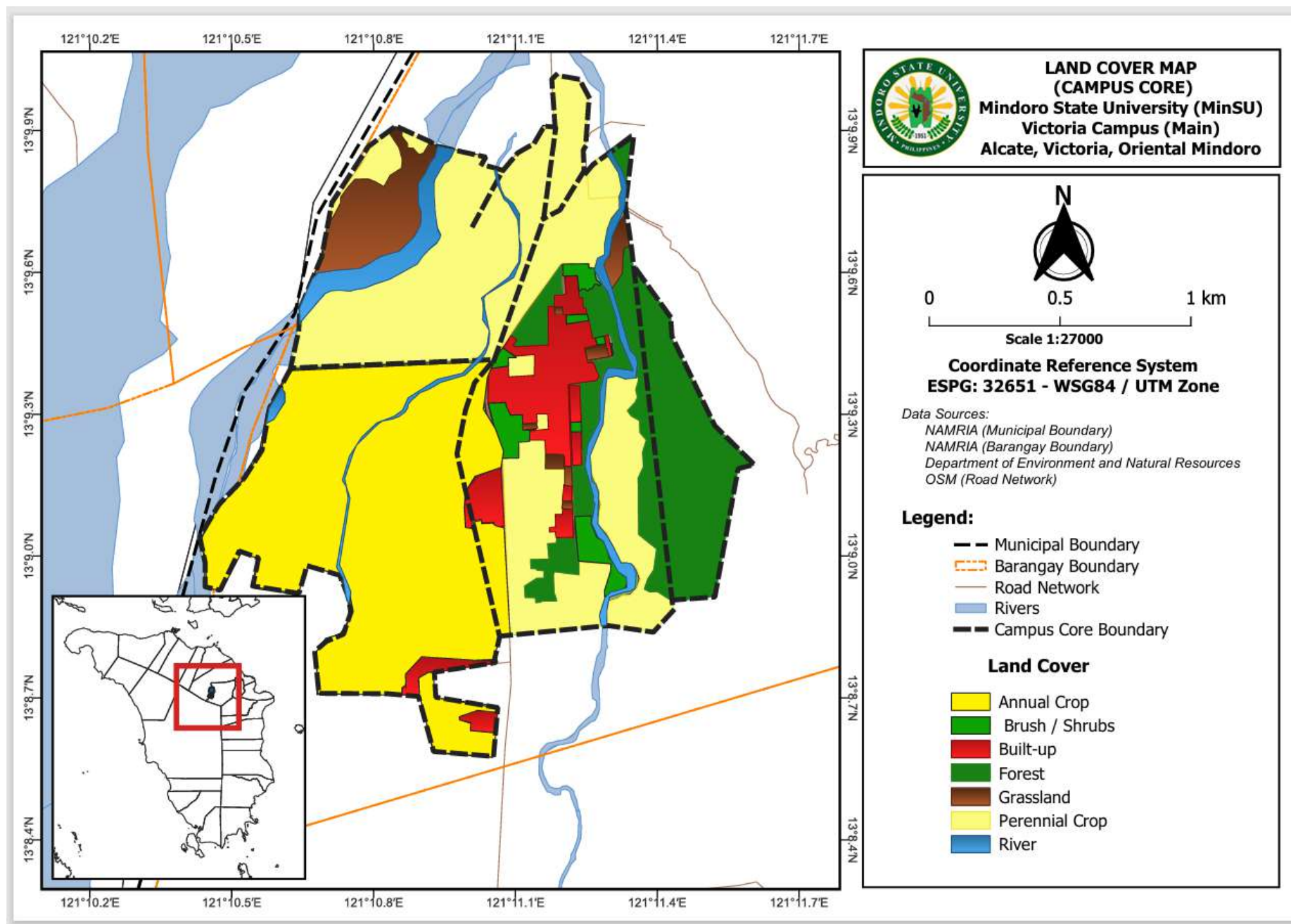


Figure 8. Mindoro State University – Victoria Campus Core Land Cover Map

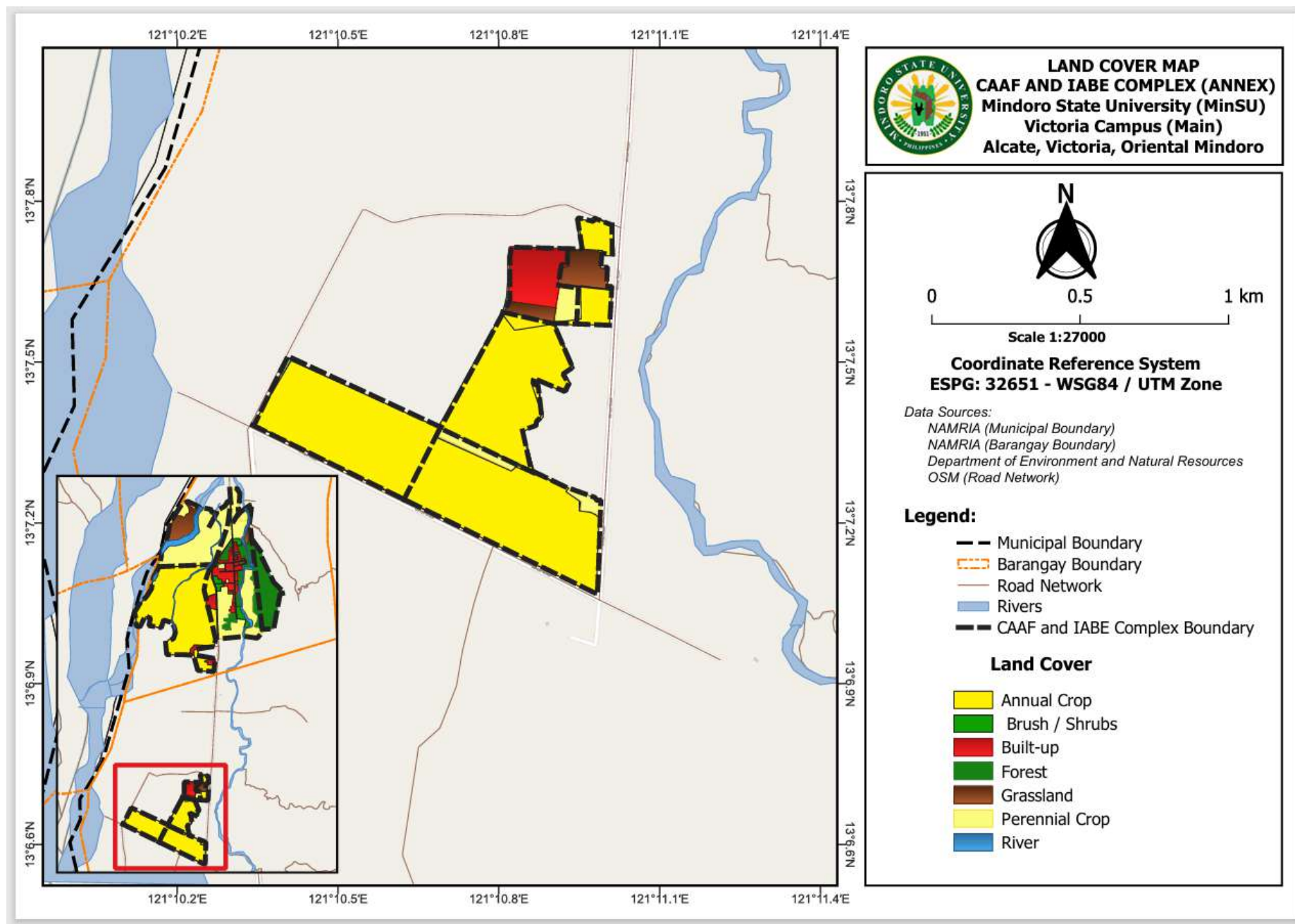


Figure 9. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Land Cover Map

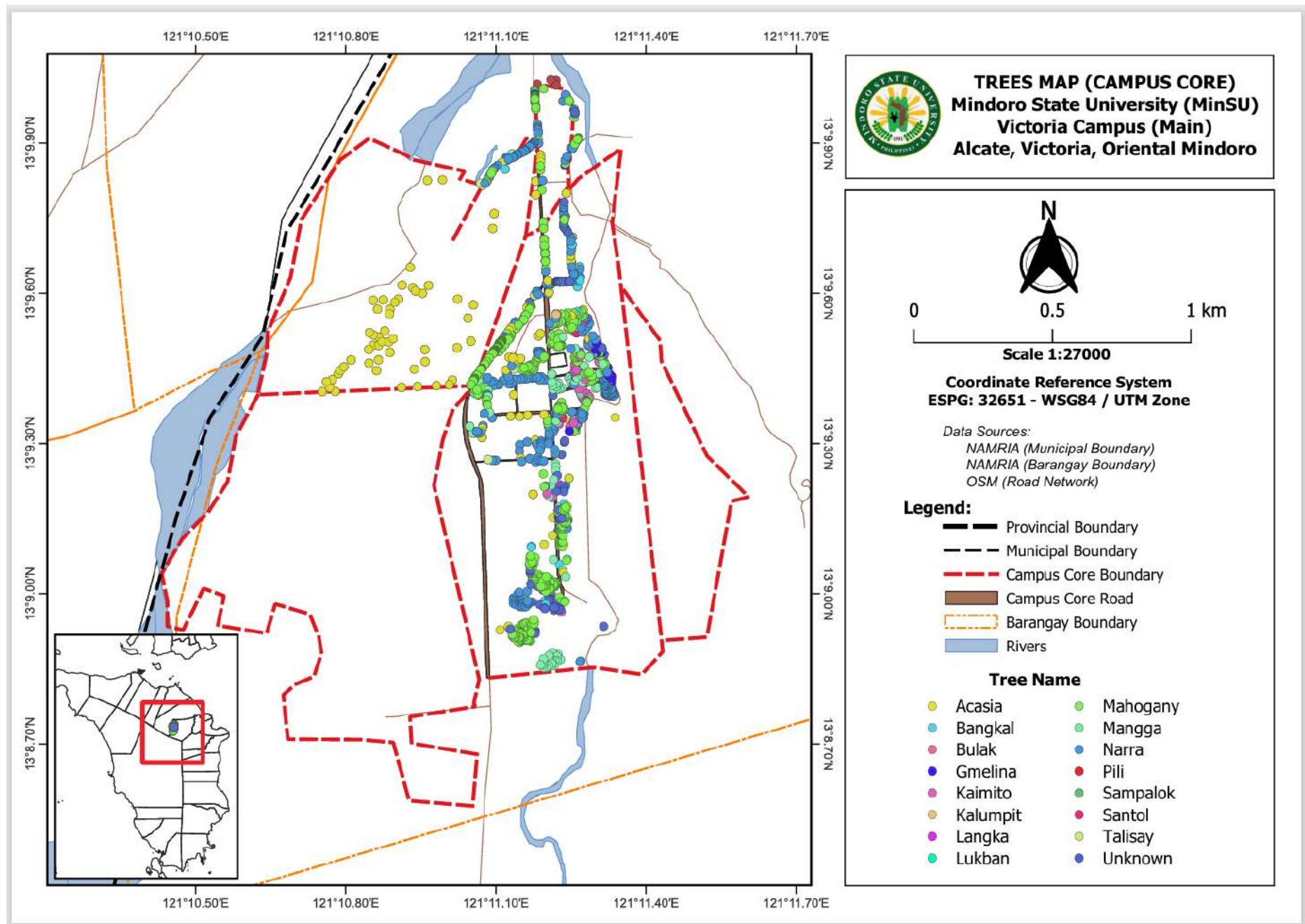


Figure 10. Mindoro State University – Victoria Campus Core Trees Map

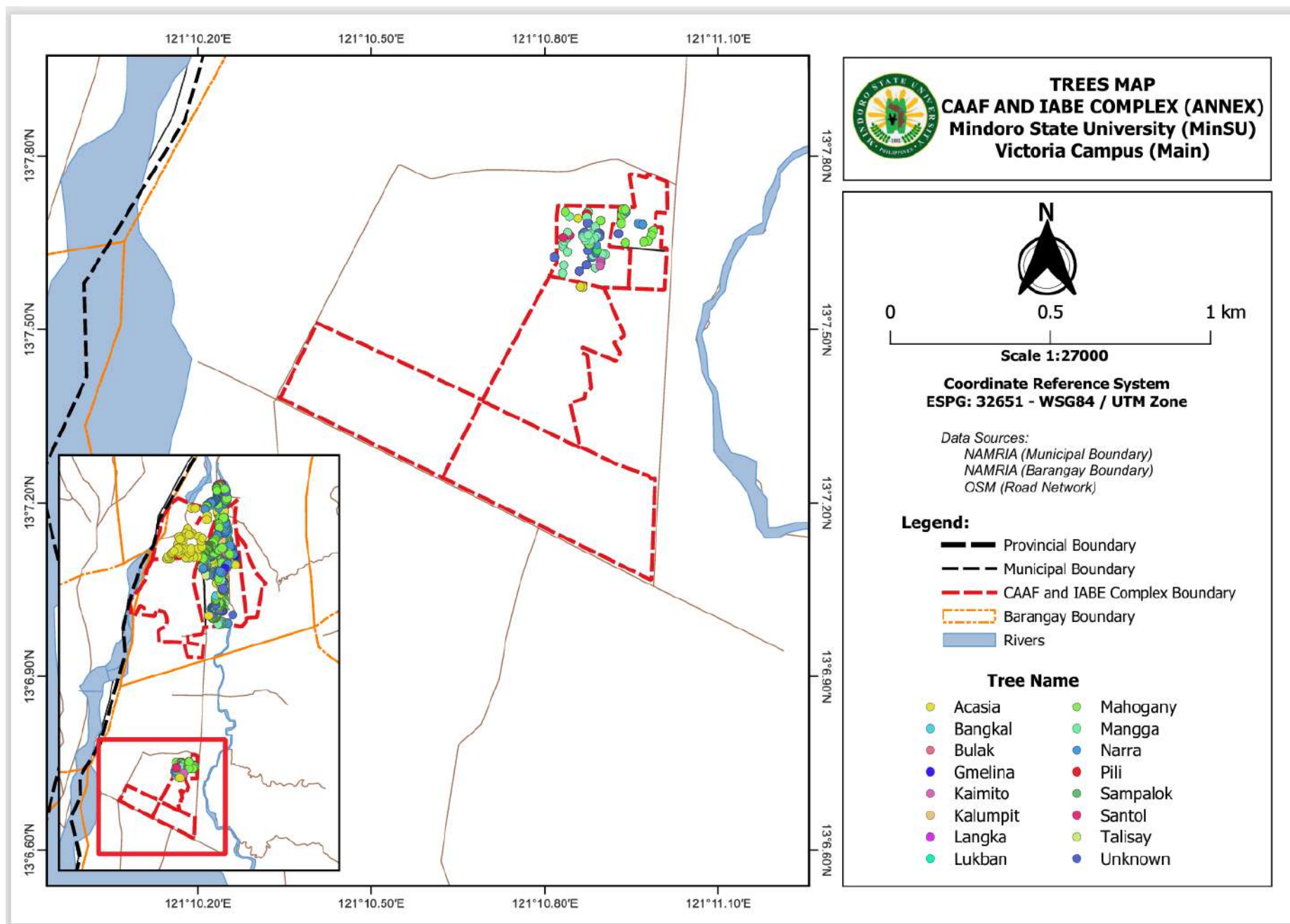


Figure 11. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Trees Map

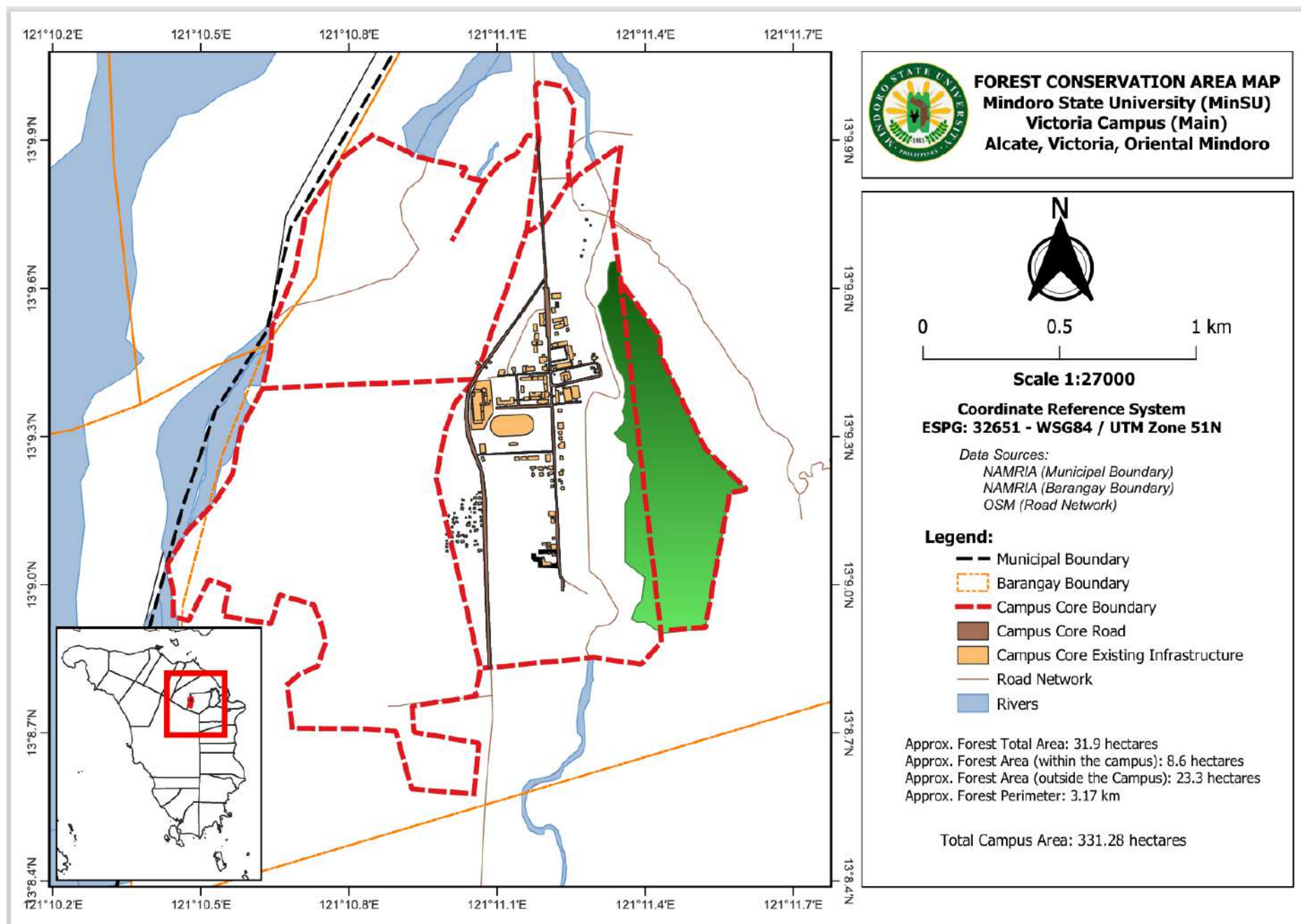


Figure 12. Mindoro State University – Victoria Campus Forest Conservation Area Map

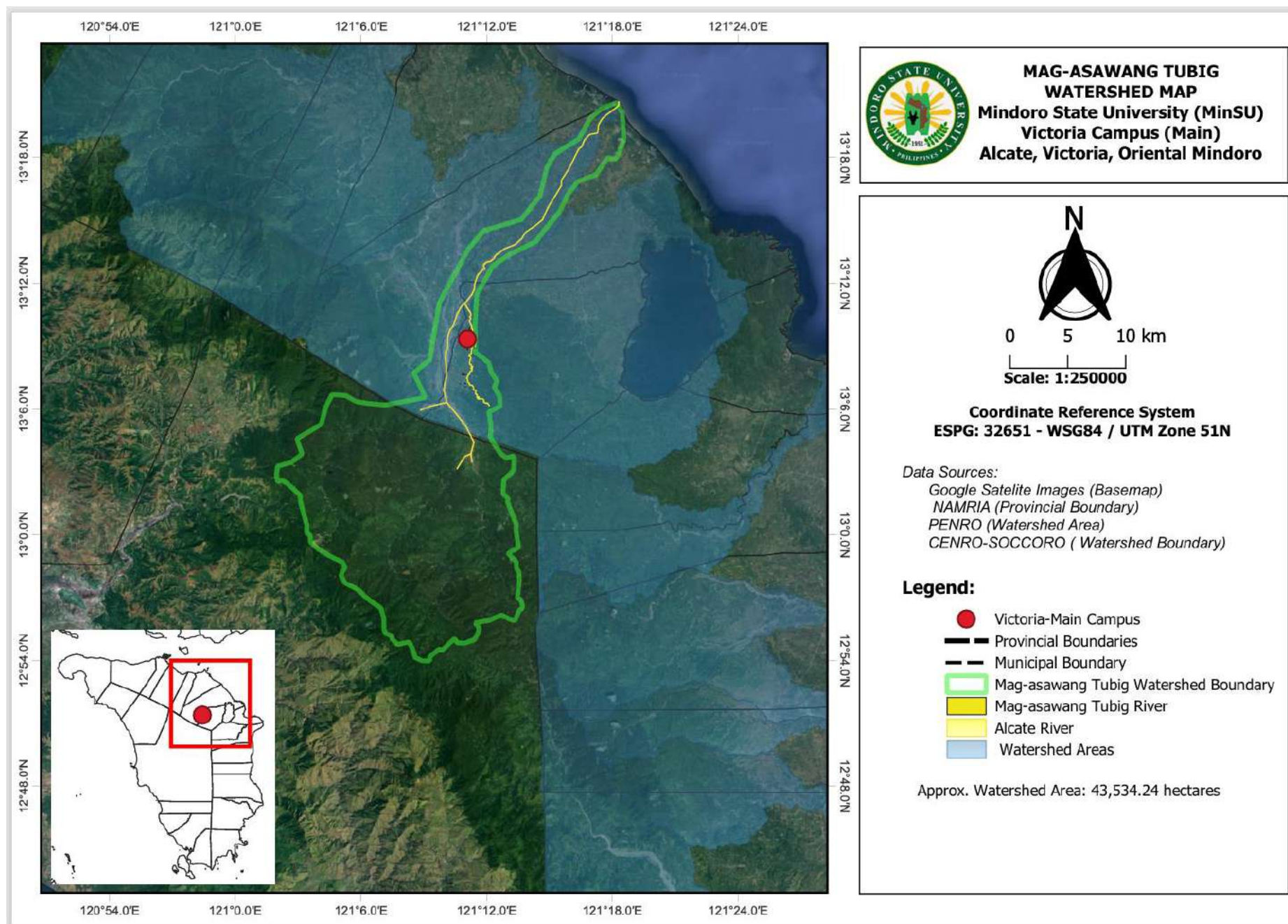


Figure 13. Mag-Asawang Tubig Watershed Map

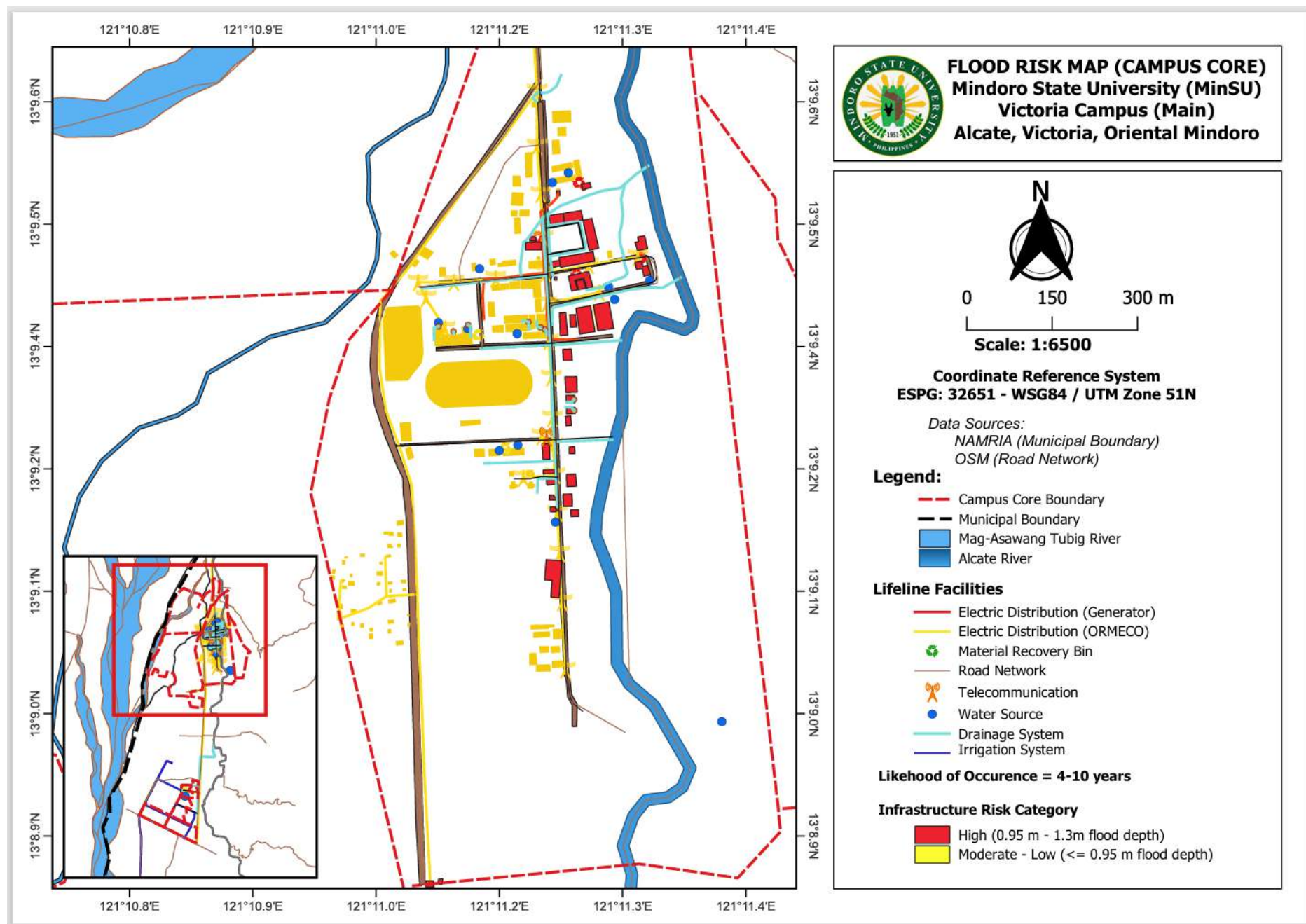


Figure 14. Mindoro State University – Victoria Campus Core Flood Risk Map

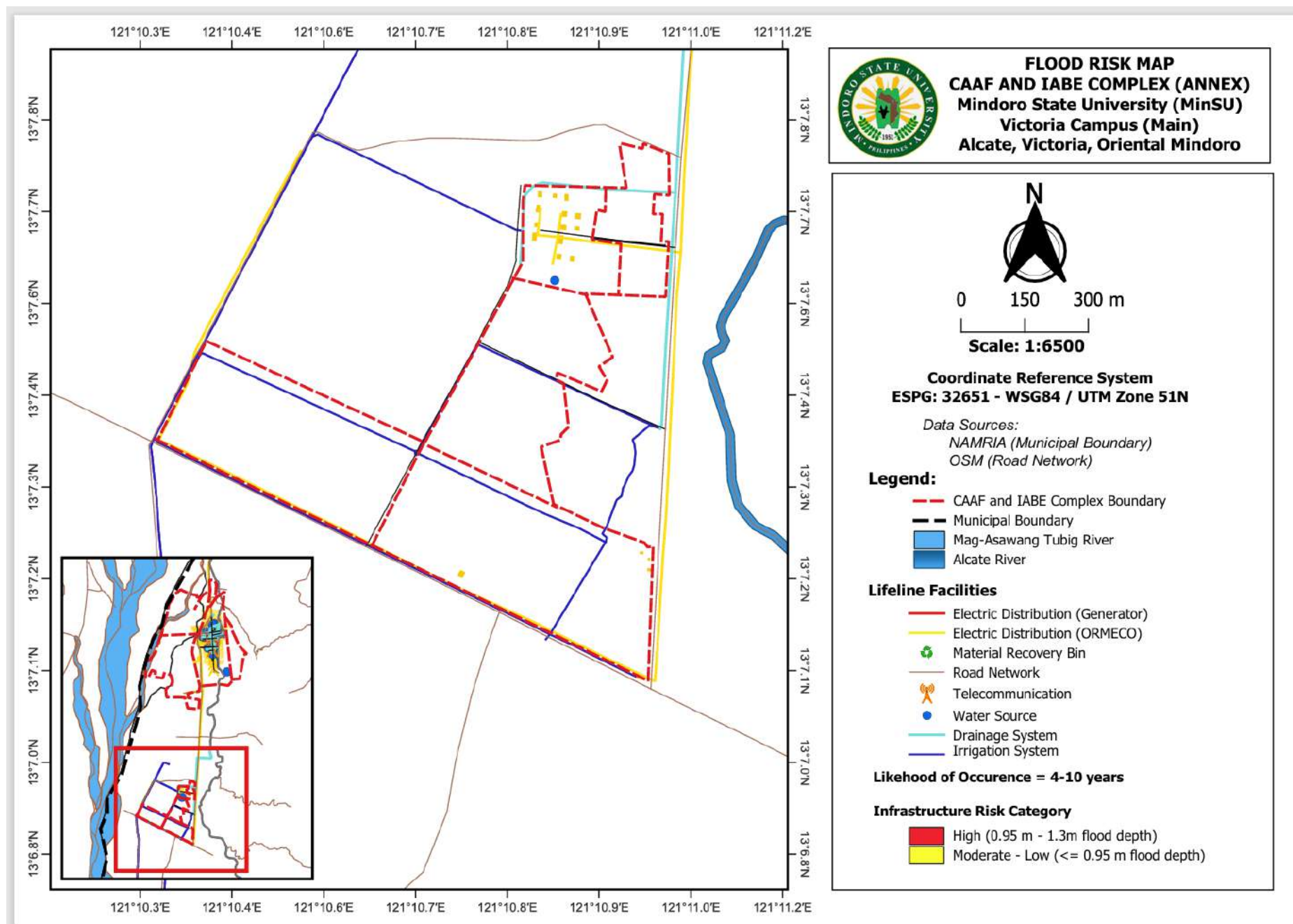


Figure 15. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Flood Risk Map

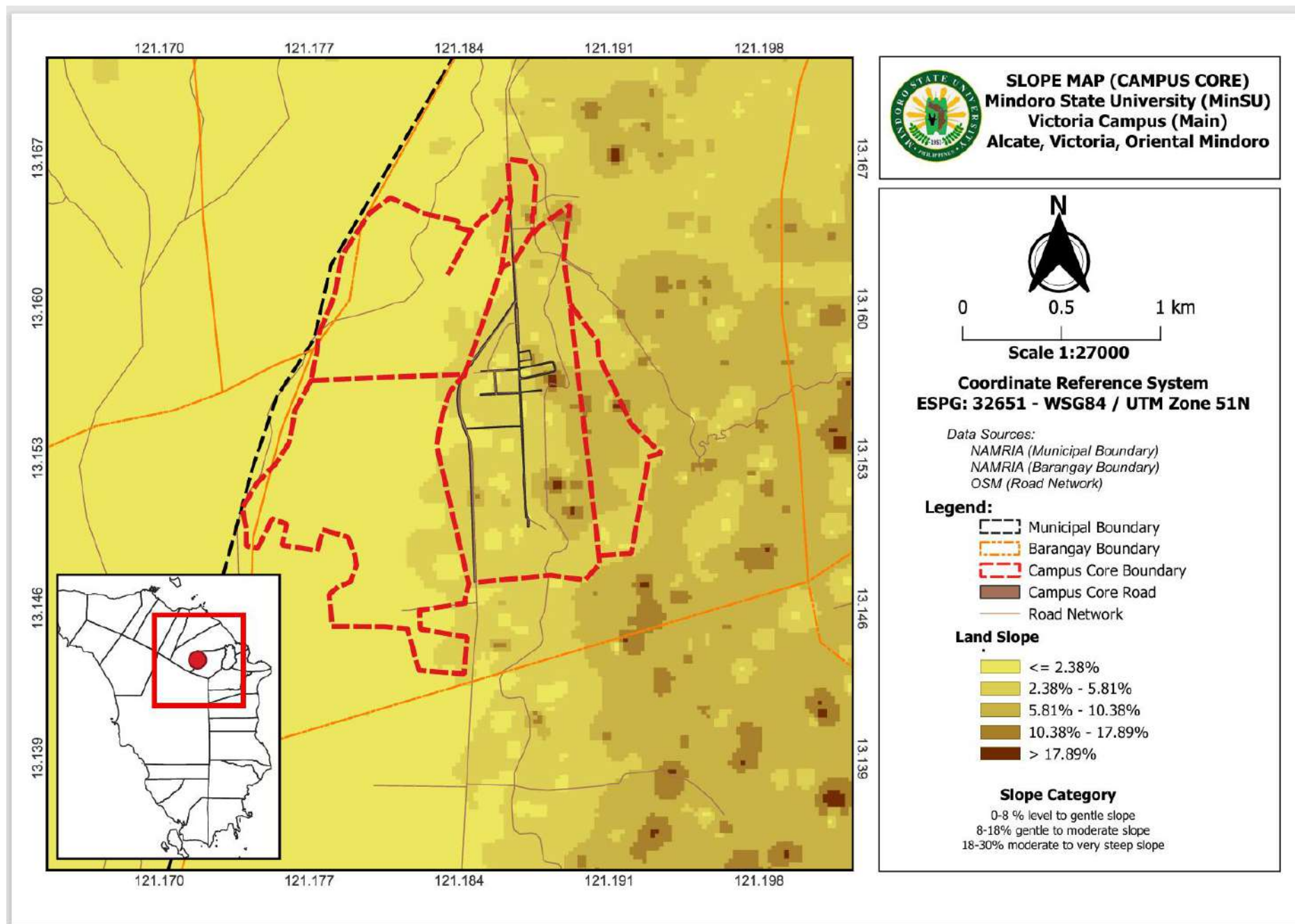


Figure 16. Mindoro State University – Victoria Campus Core Slope Map

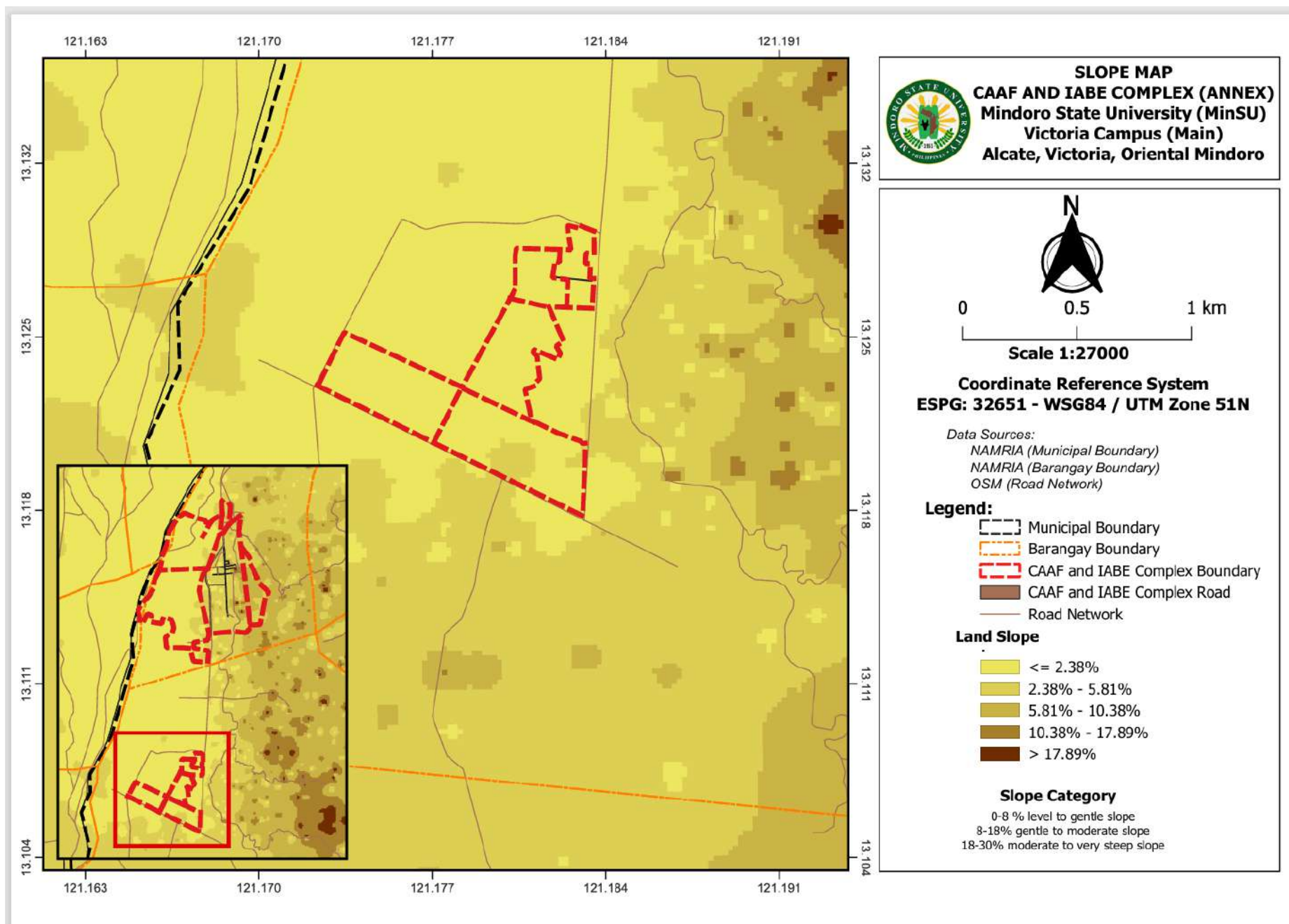


Figure 17. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Slope Map

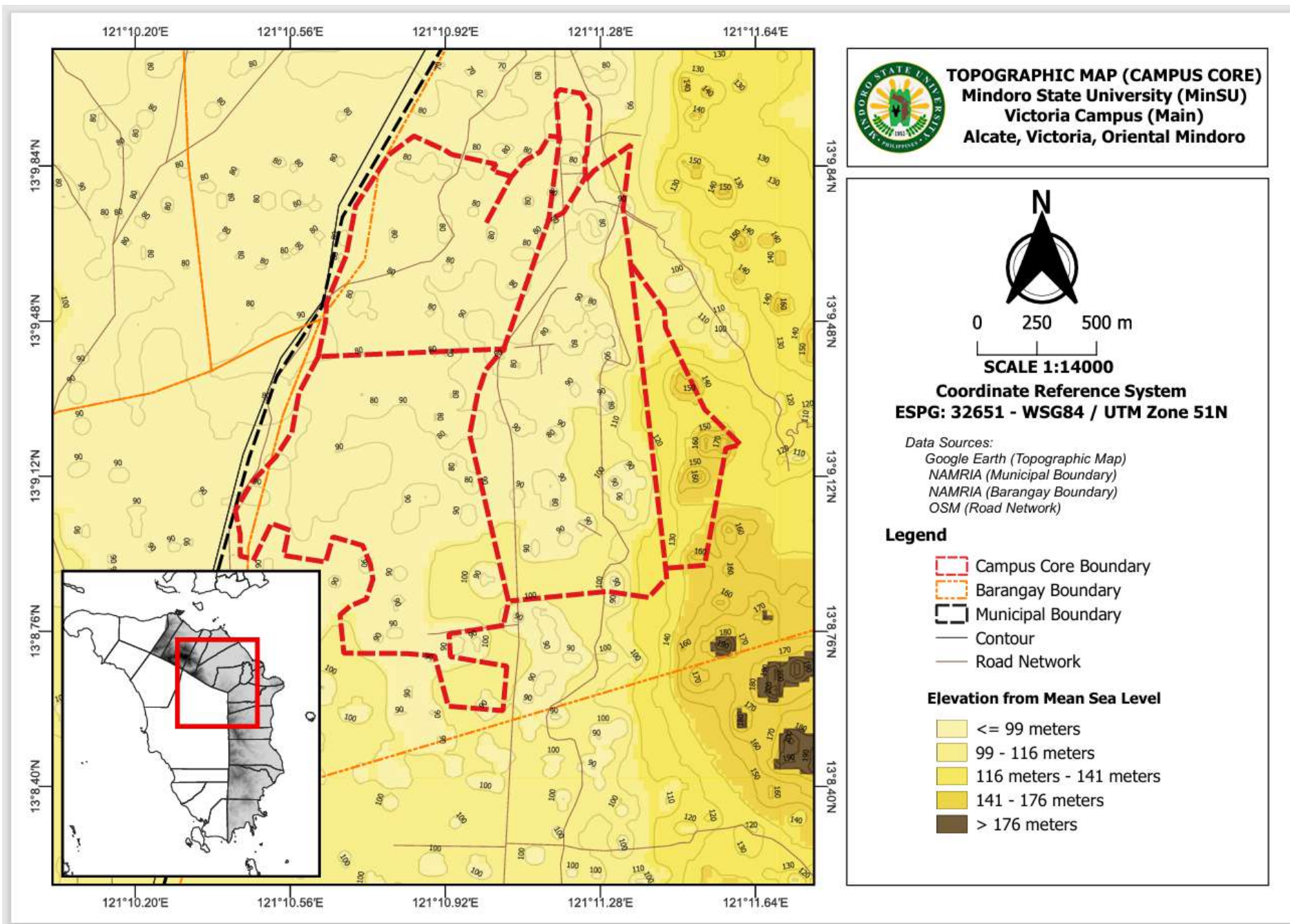


Figure 18. Mindoro State University – Victoria Campus Core Topographic Map

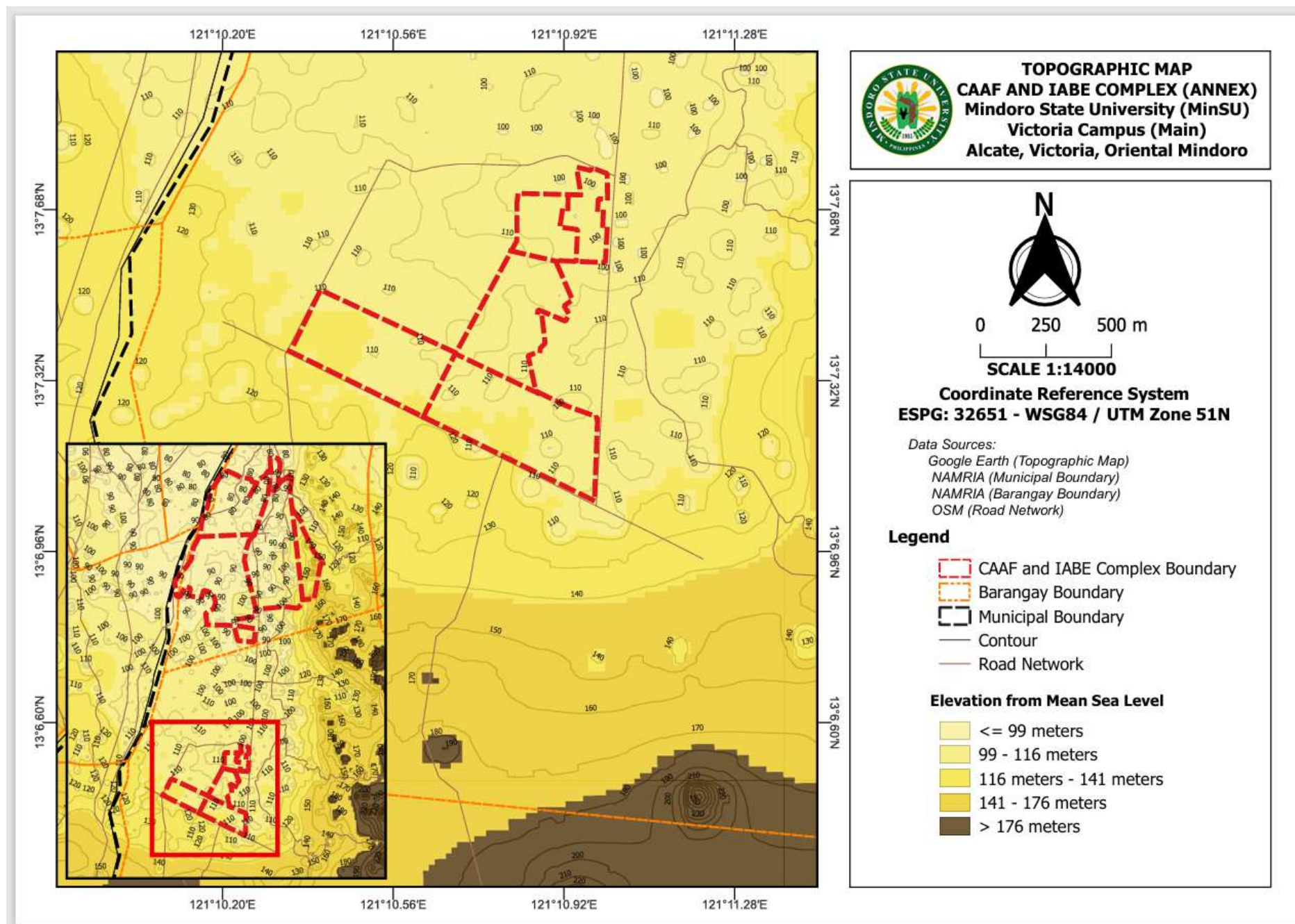


Figure 19. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Topographic Map

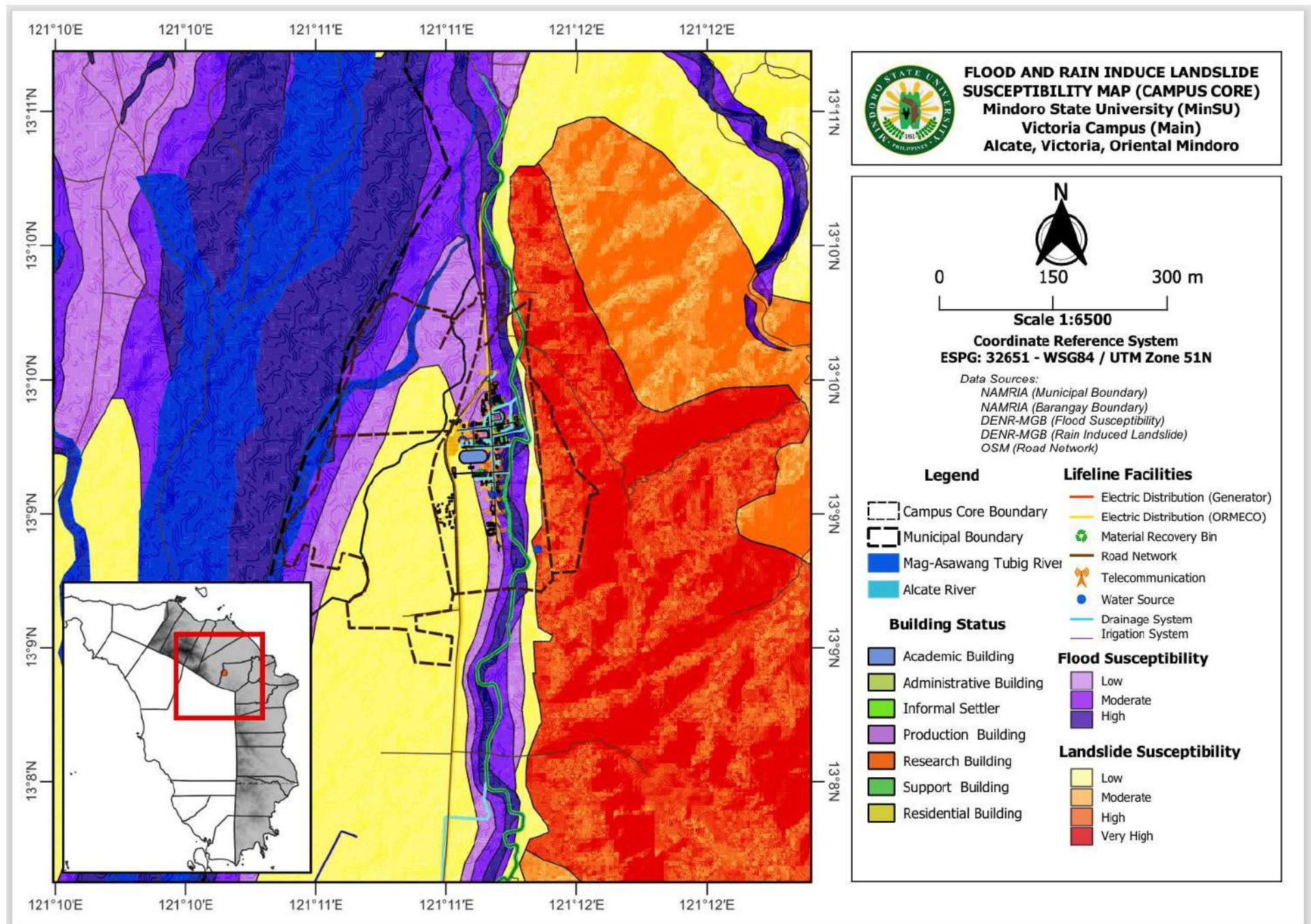


Figure 20. Mindoro State University – Victoria Campus Core Flood and Rain Induced Landslide Susceptibility Map

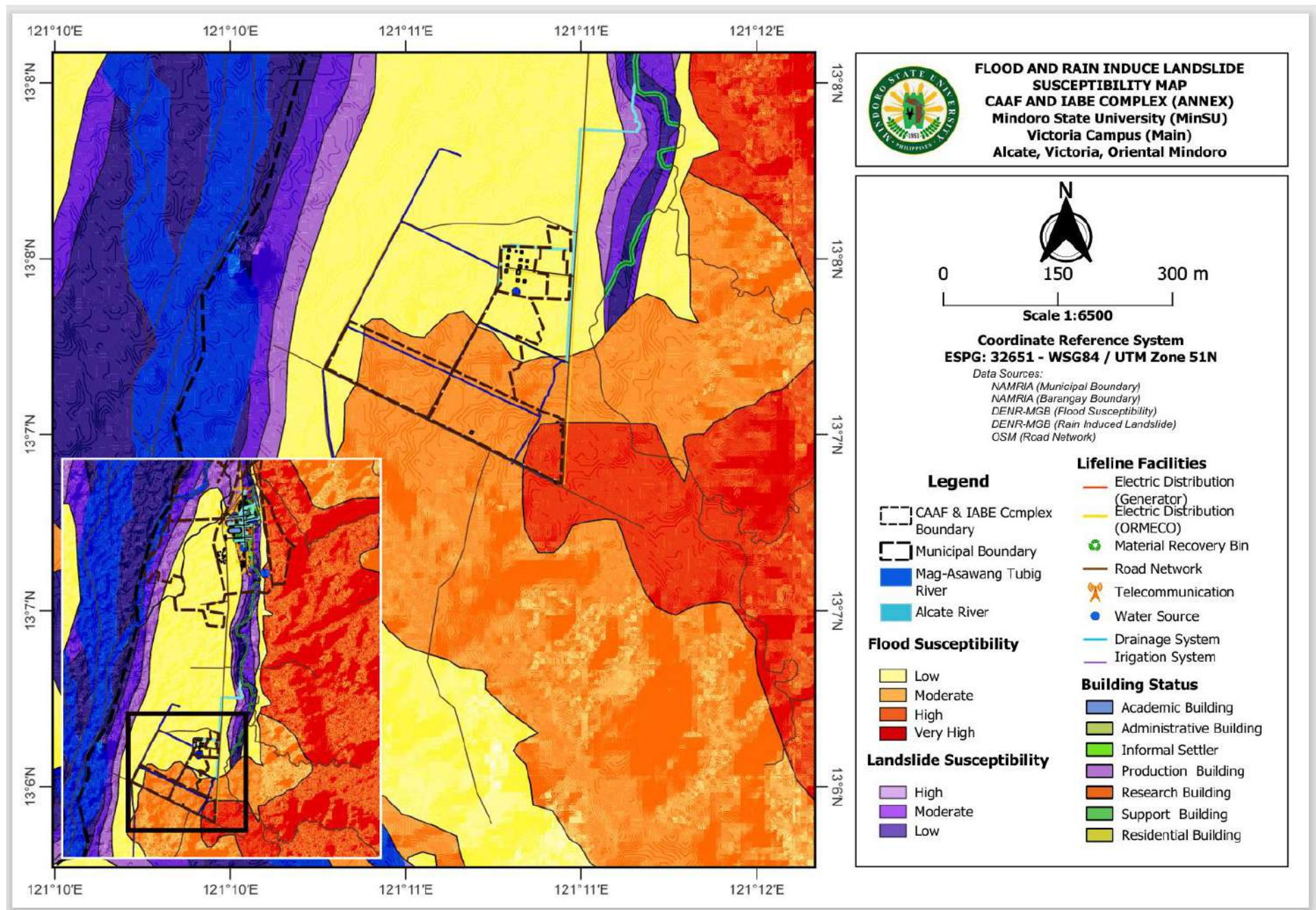


Figure 21. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Flood and Rain Induced Landslide Susceptibility Map

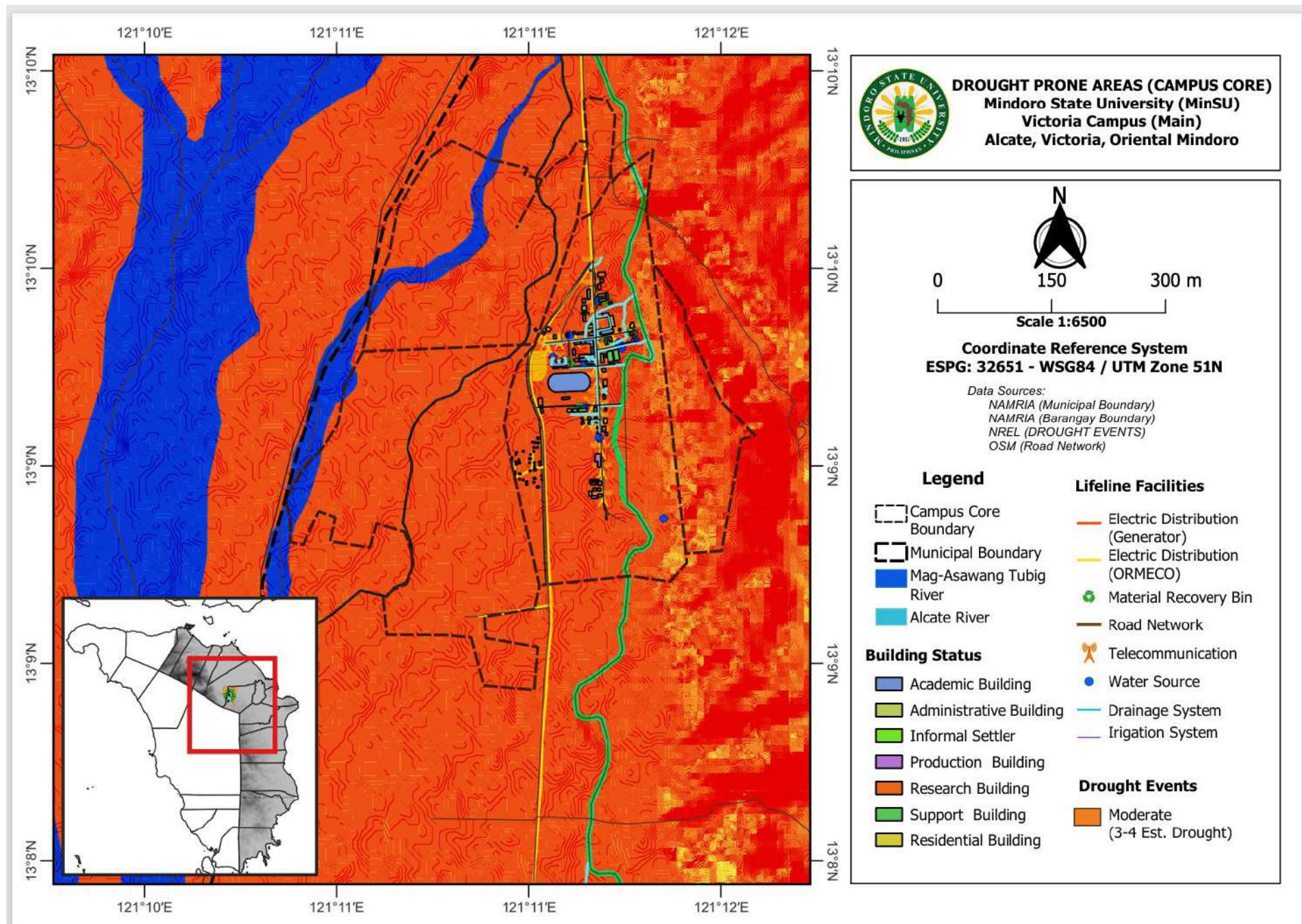


Figure 22. Mindoro State University – Victoria Campus Core Drought Prone Areas Map

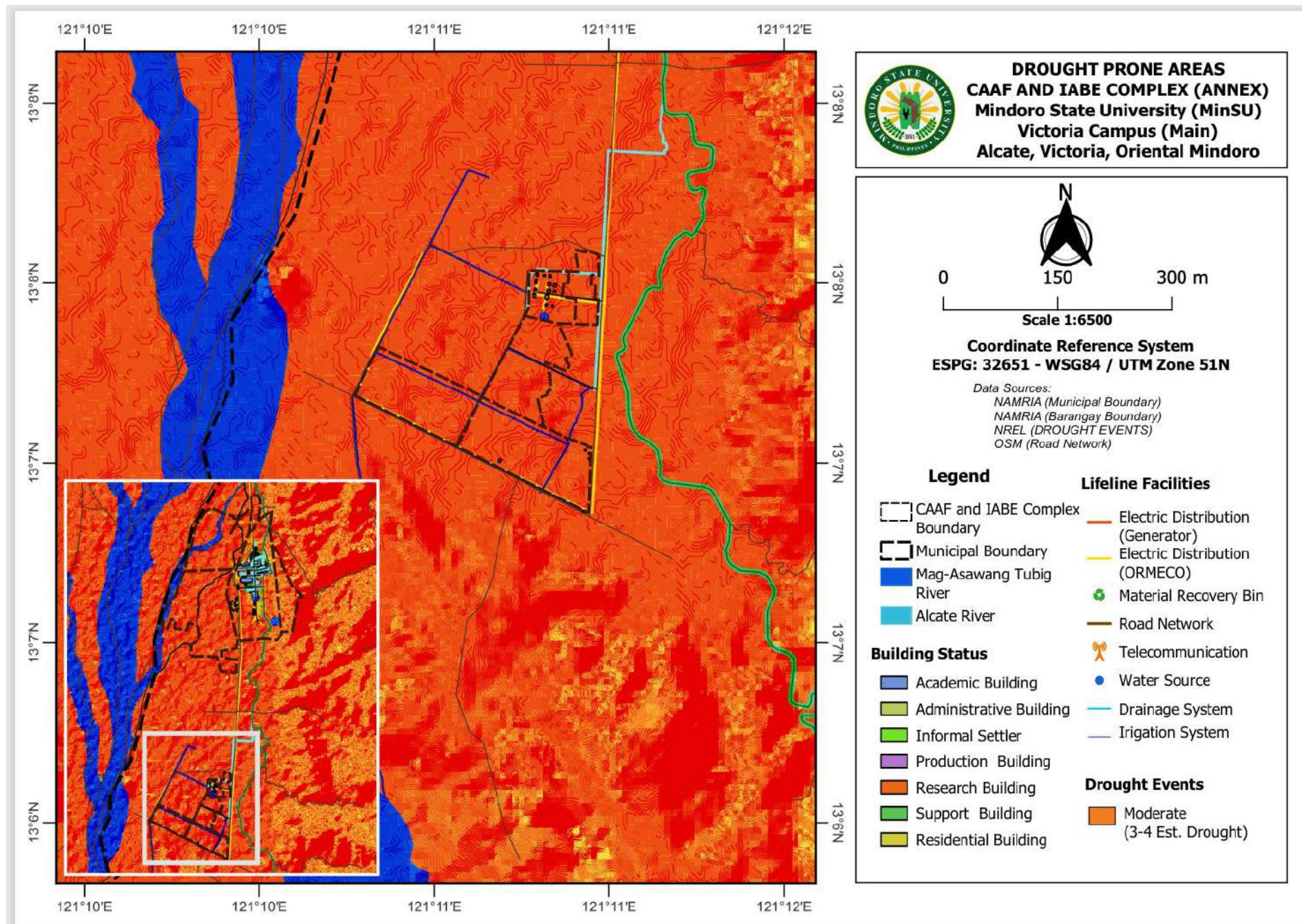


Figure 23. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Drought Prone Areas Map

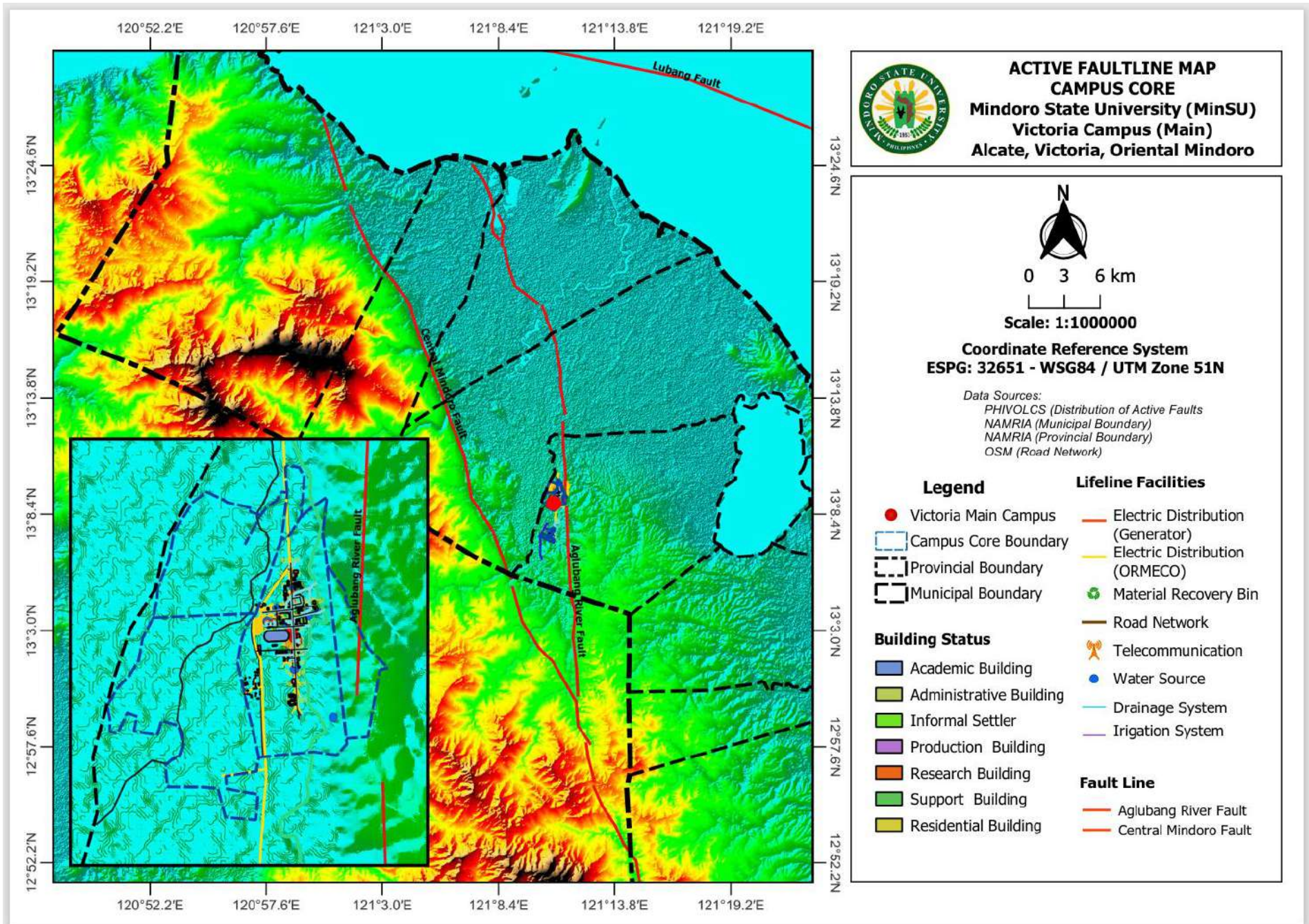


Figure 24. Mindoro State University – Victoria Campus Core Active Faultline Map

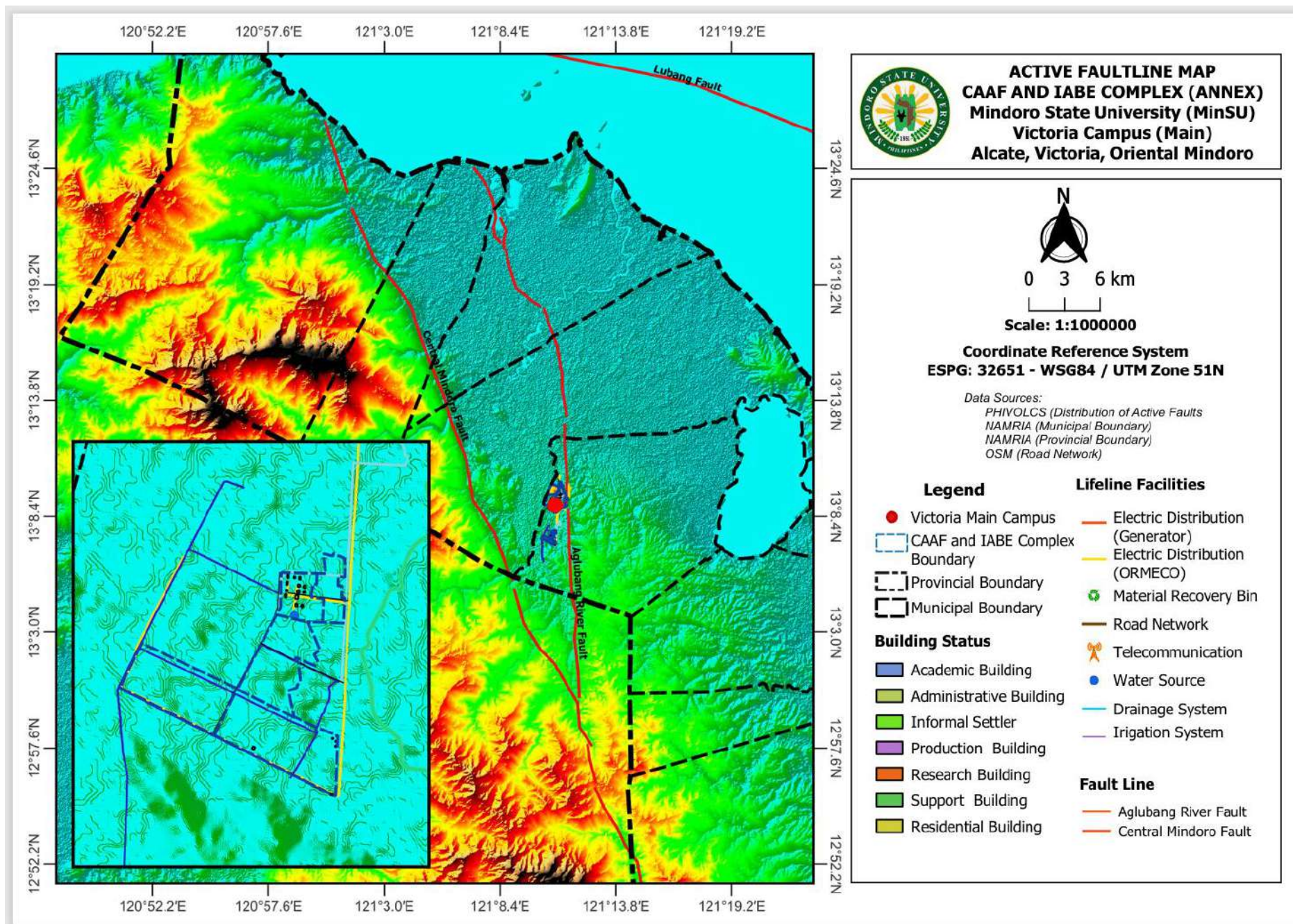


Figure 25. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Active Faultline Map

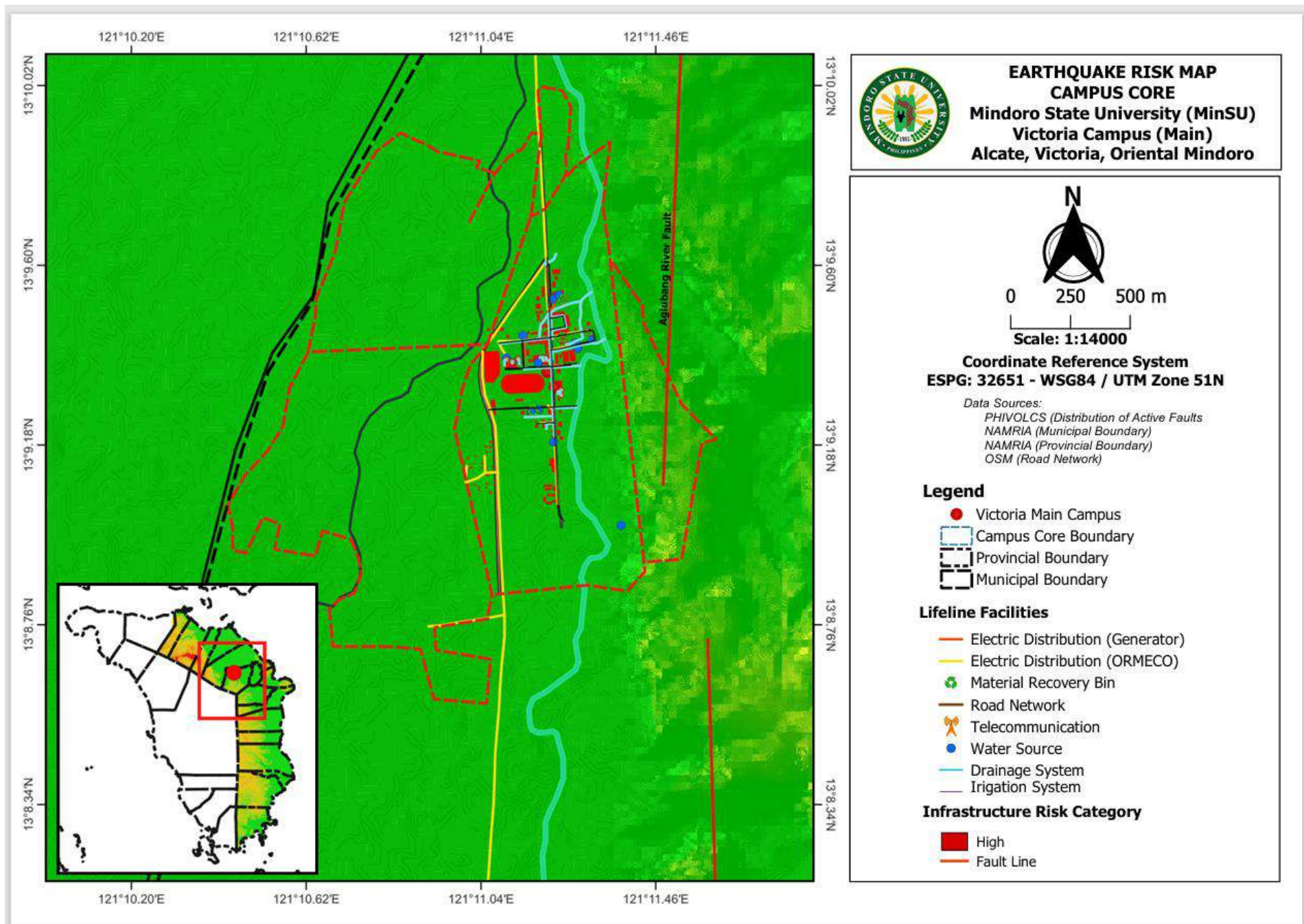


Figure 26. Mindoro State University – Victoria Campus Core Earthquake Risk Map

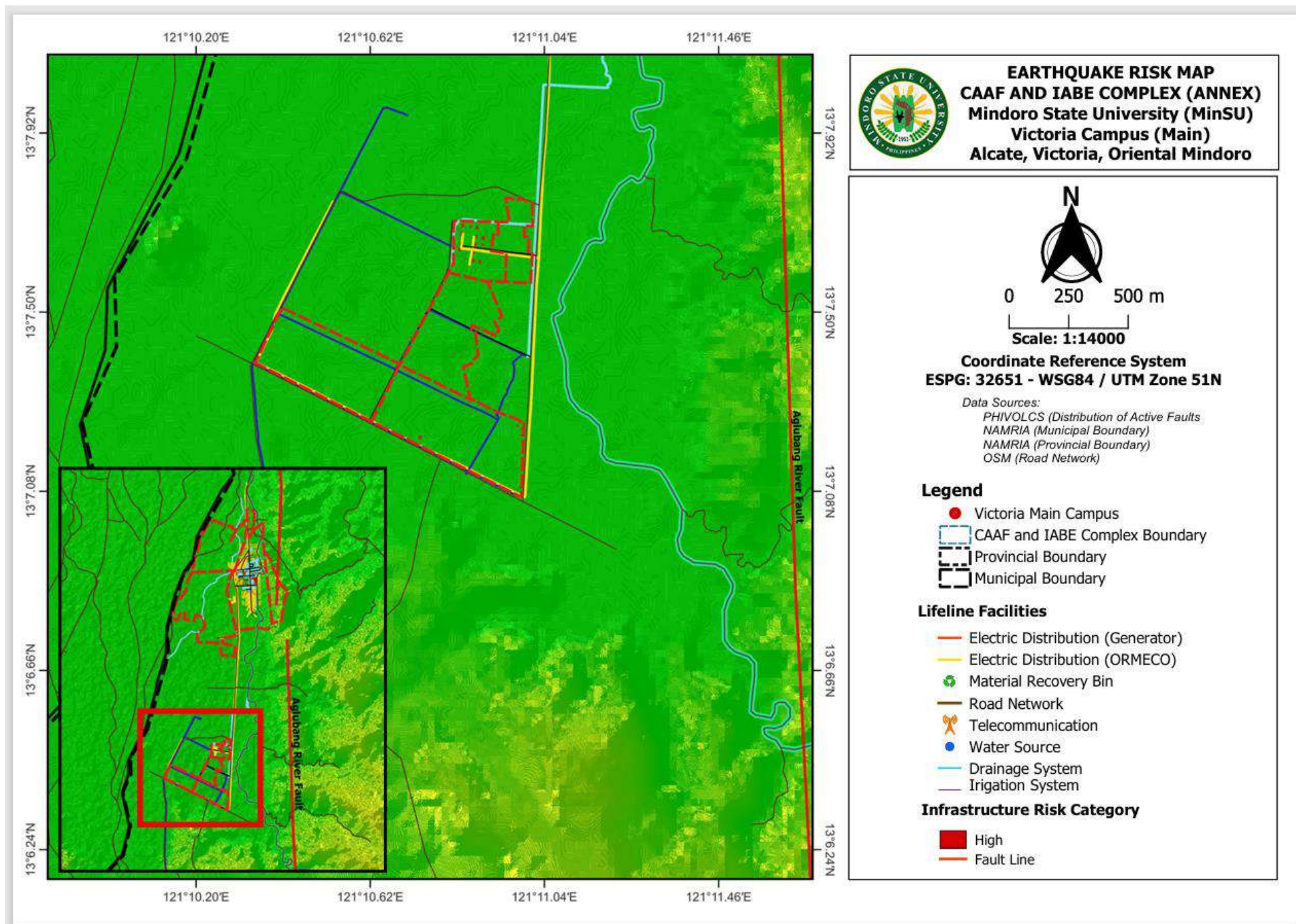


Figure 27. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Earthquake Risk Map

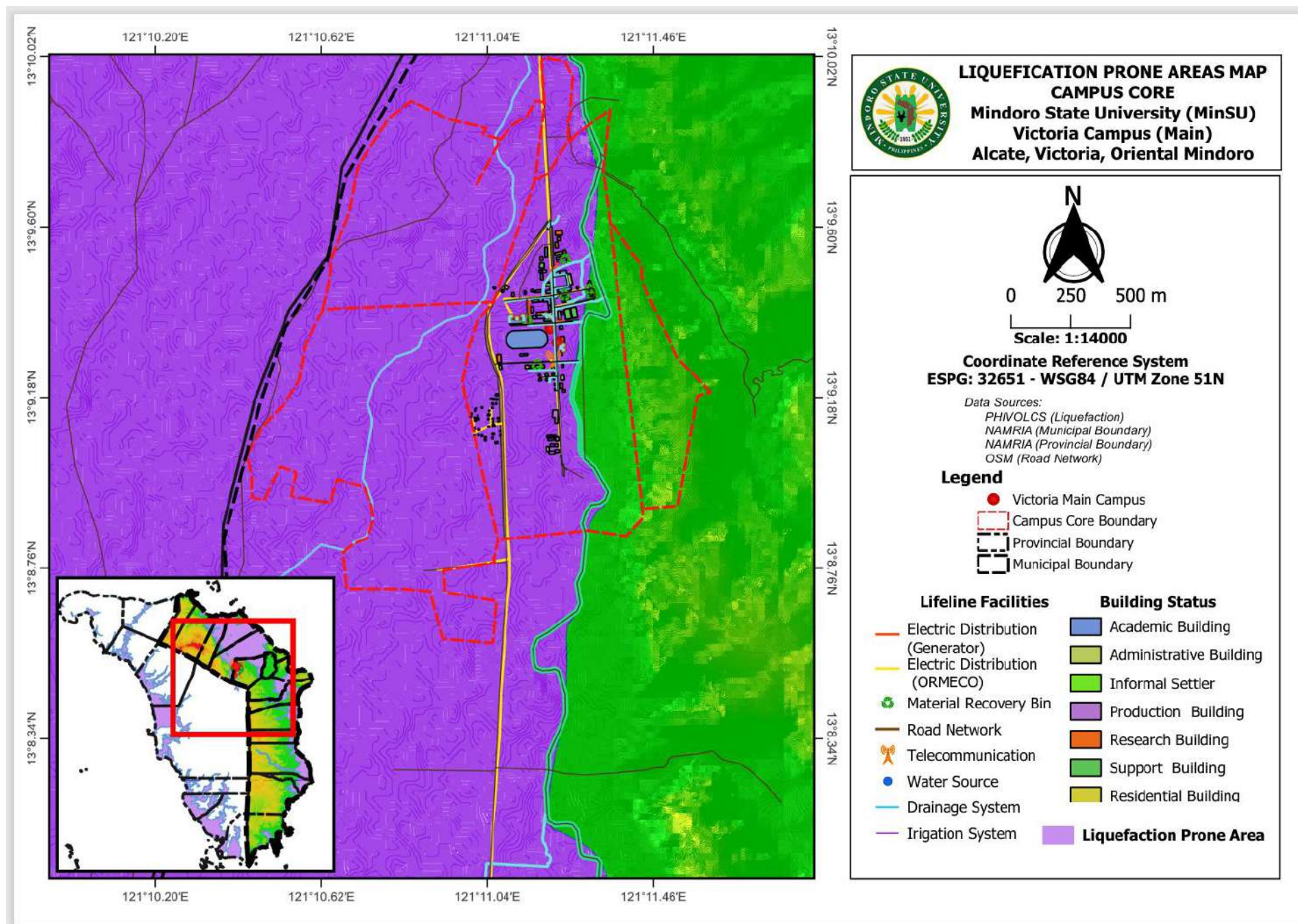


Figure 28. Mindoro State University – Victoria Campus Core Liquefaction Prone Areas Map

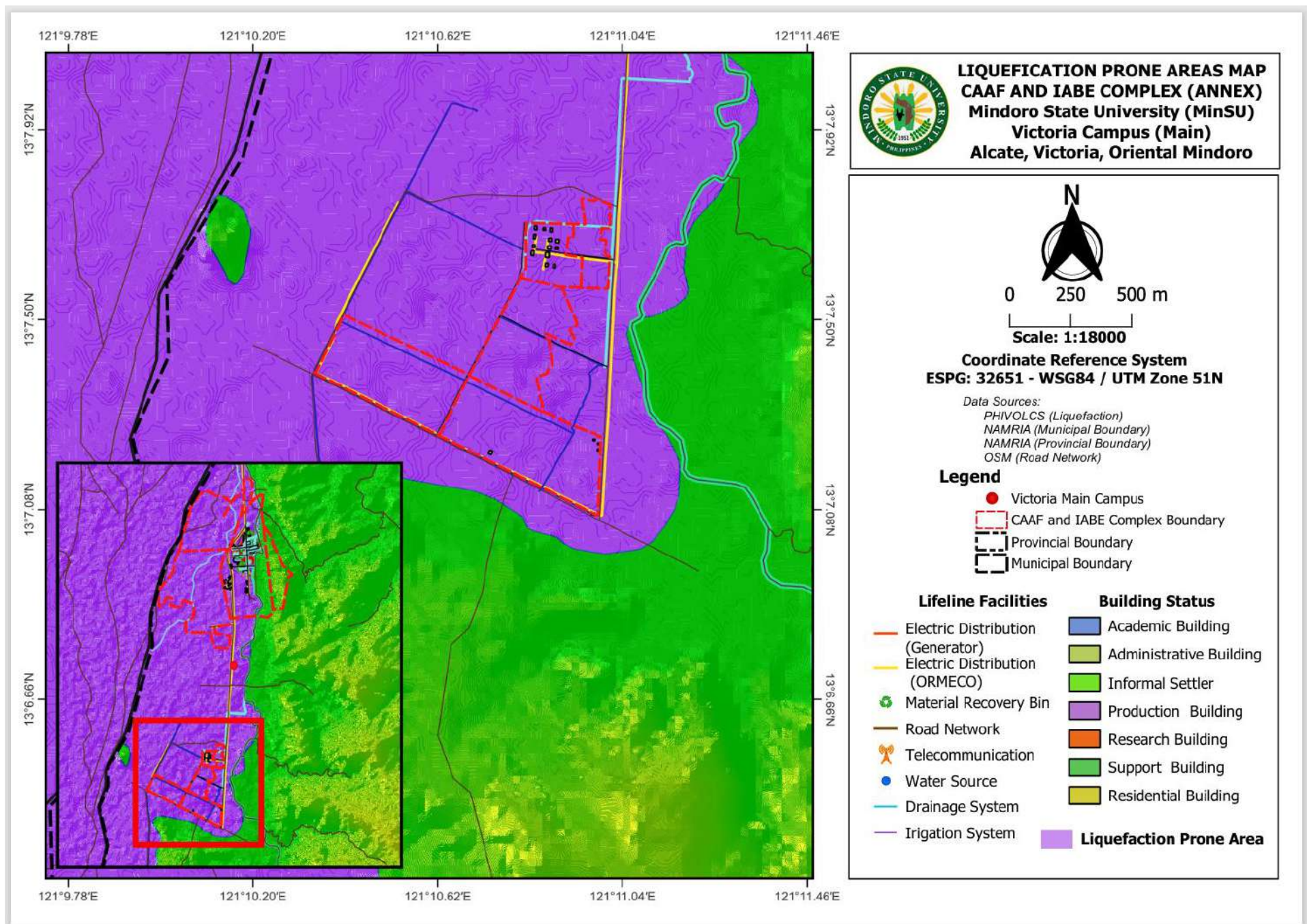


Figure 29. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Liquefaction Prone Areas Map

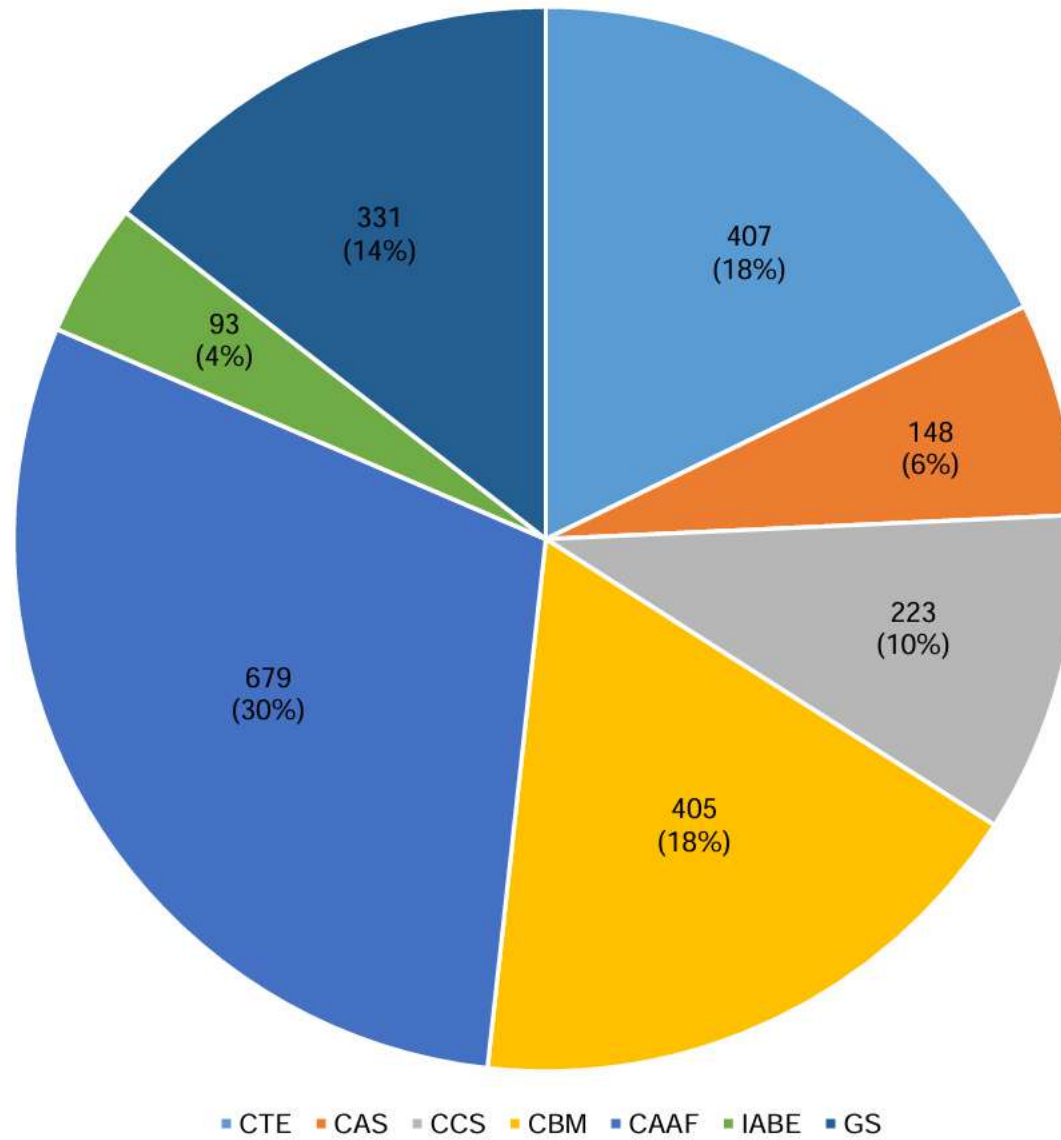


Figure 30. Mindoro State University – Victoria Campus Enrolled Student Demographics

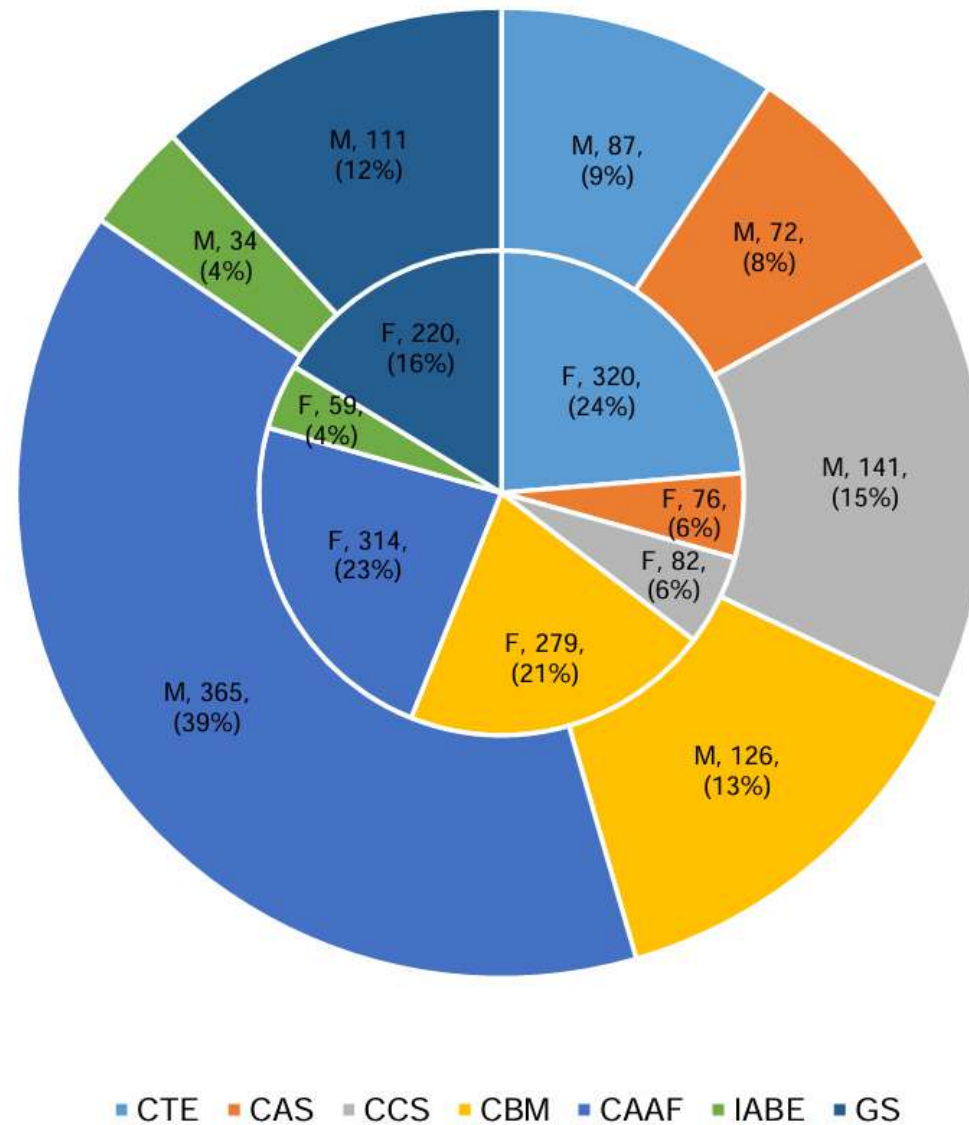


Figure 31. Mindoro State University – Victoria Campus Enrolled Student Demographics based on Sex

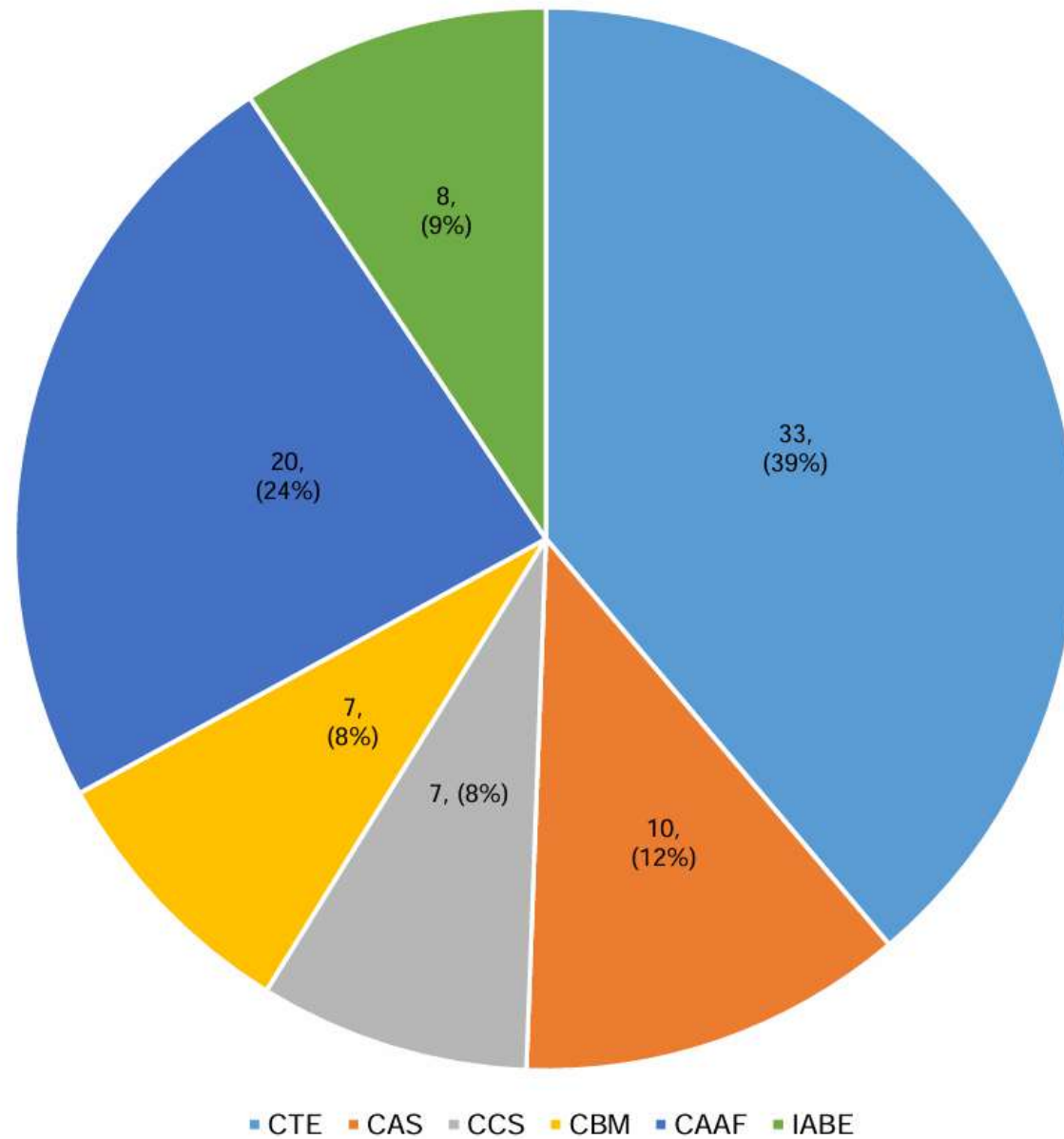


Figure 32. Mindoro State University – Victoria Campus Faculty Demographics

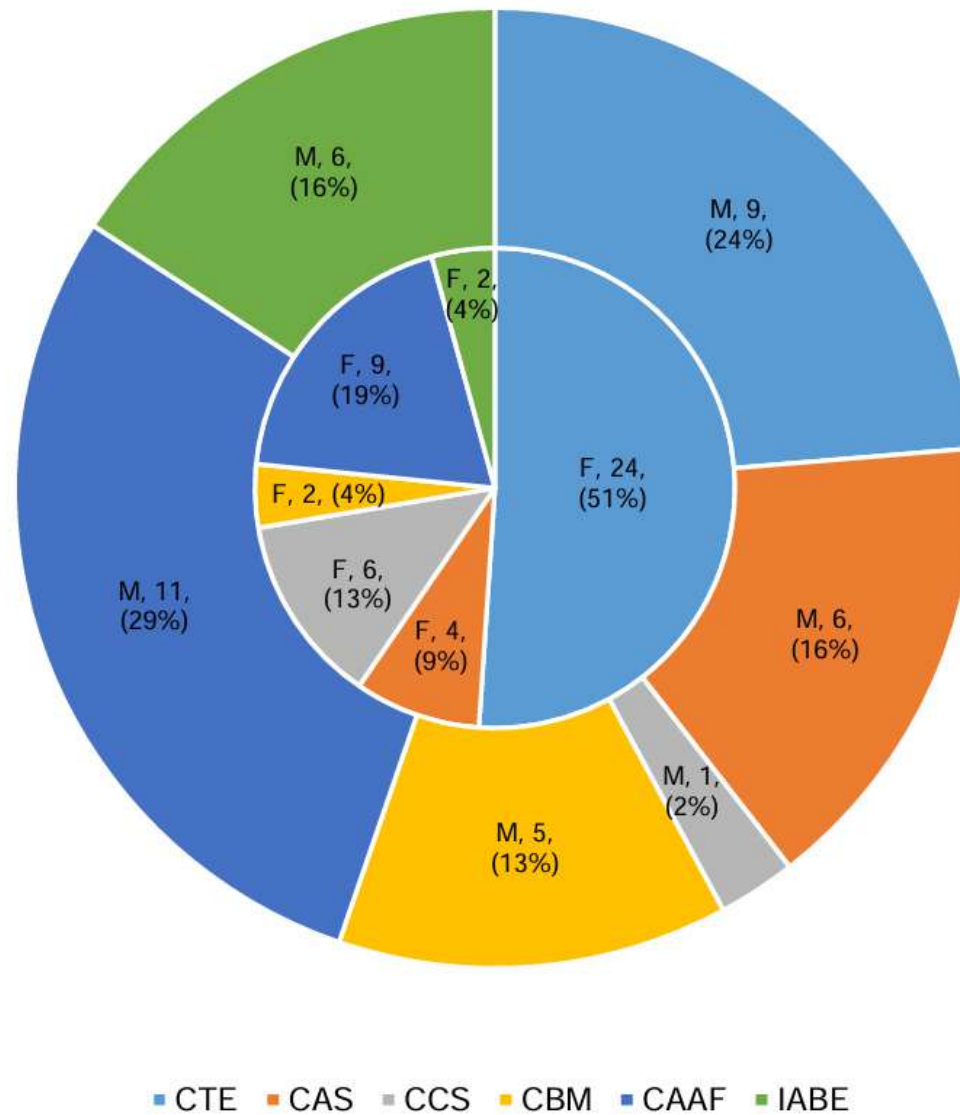


Figure 33. Mindoro State University – Victoria Campus Faculty Demographics based on Sex

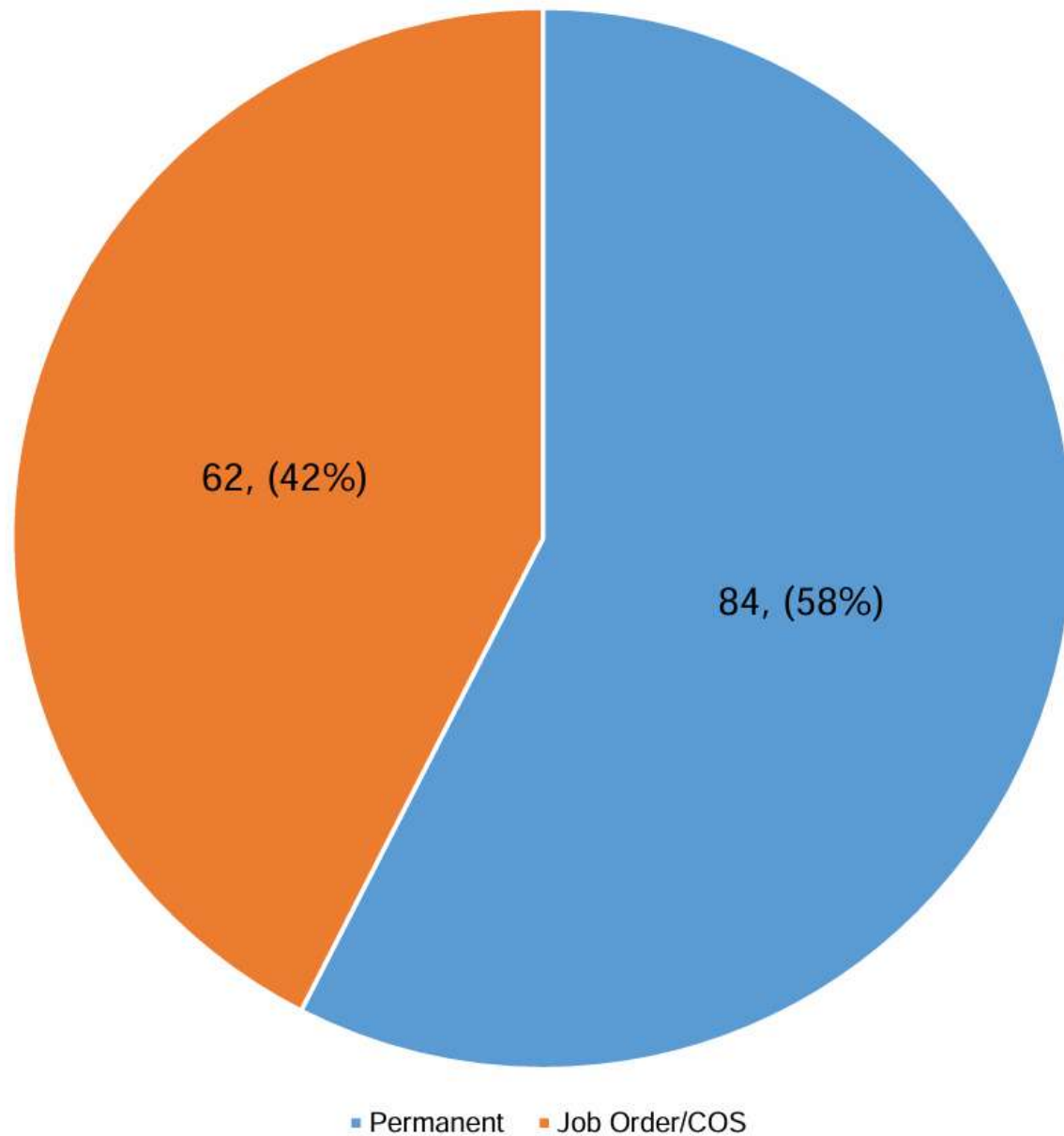


Figure 34. Mindoro State University – Victoria Campus Employee Demographics

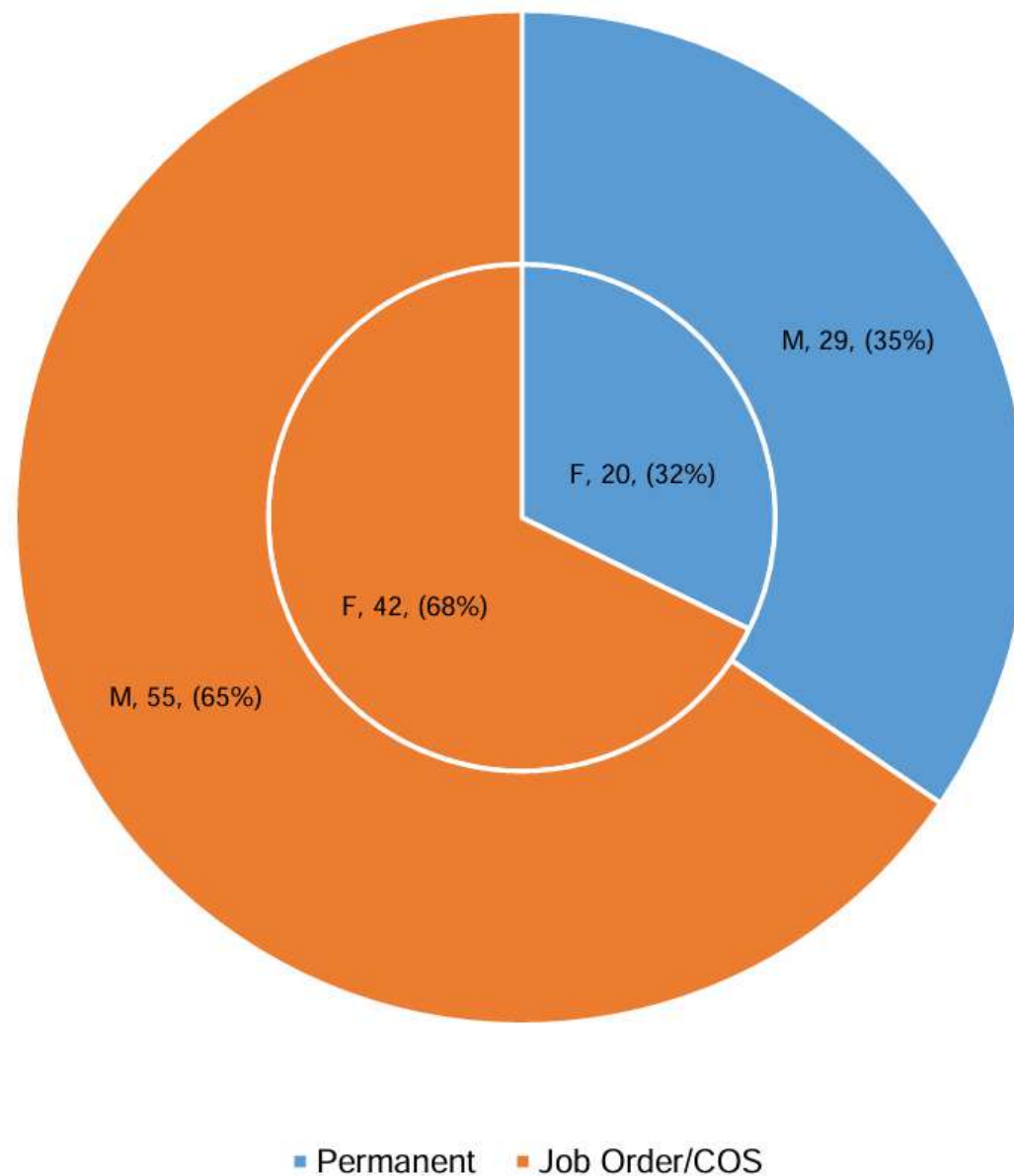


Figure 35. Mindoro State University – Victoria Campus Employee Demographics based on Sex

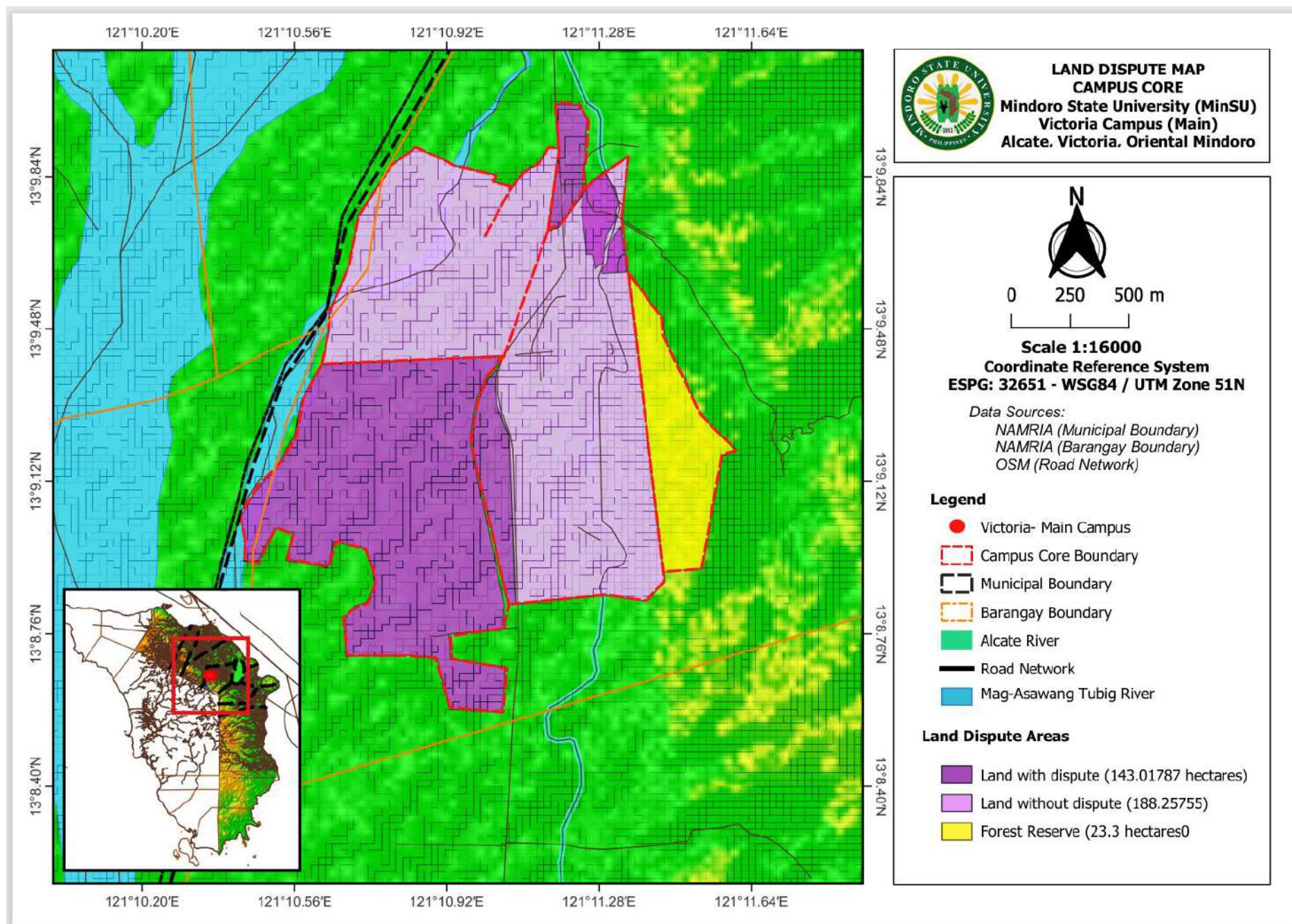


Figure 36. Mindoro State University – Victoria Campus Core Land Dispute Map

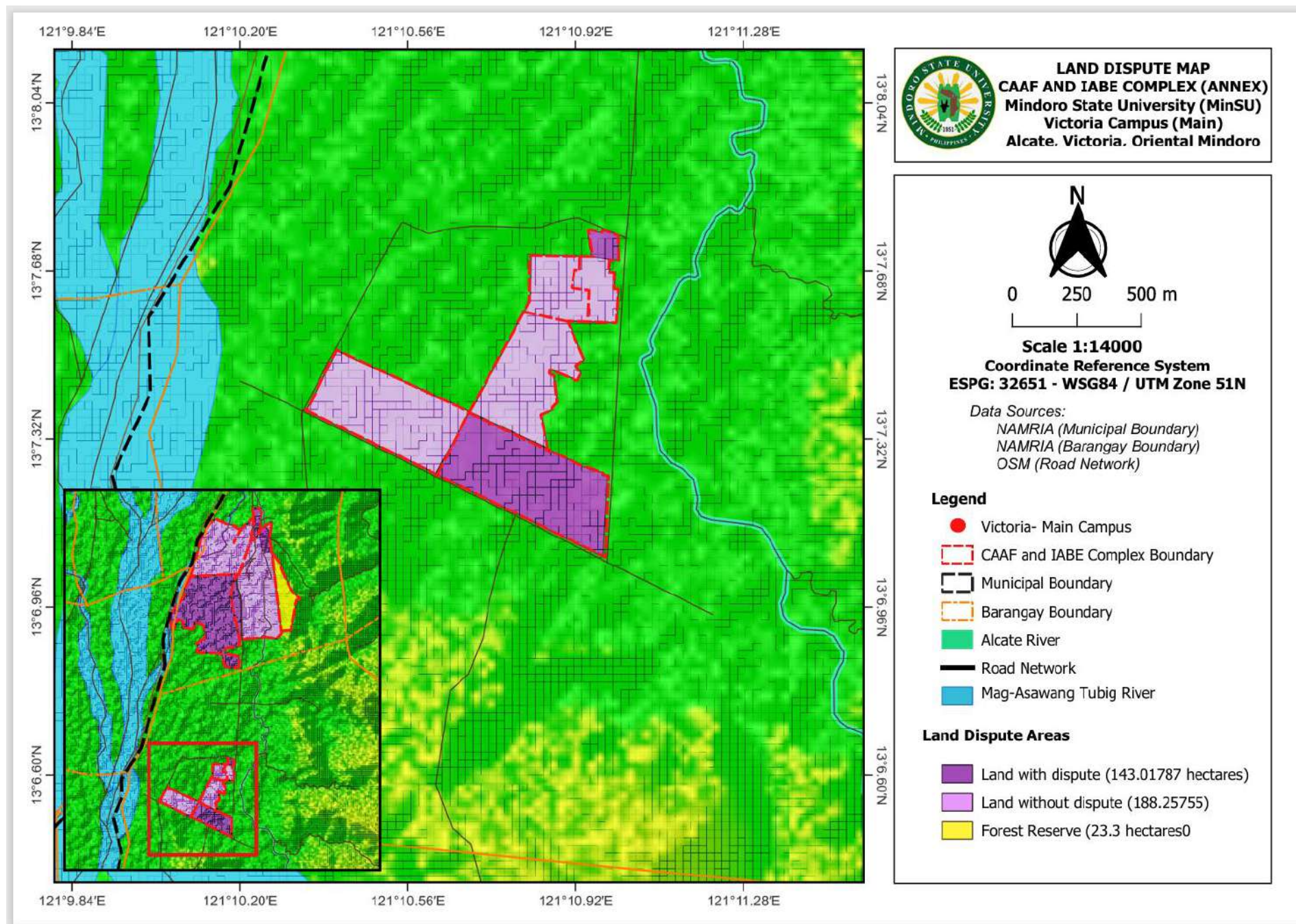


Figure 37. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Land Dispute Map

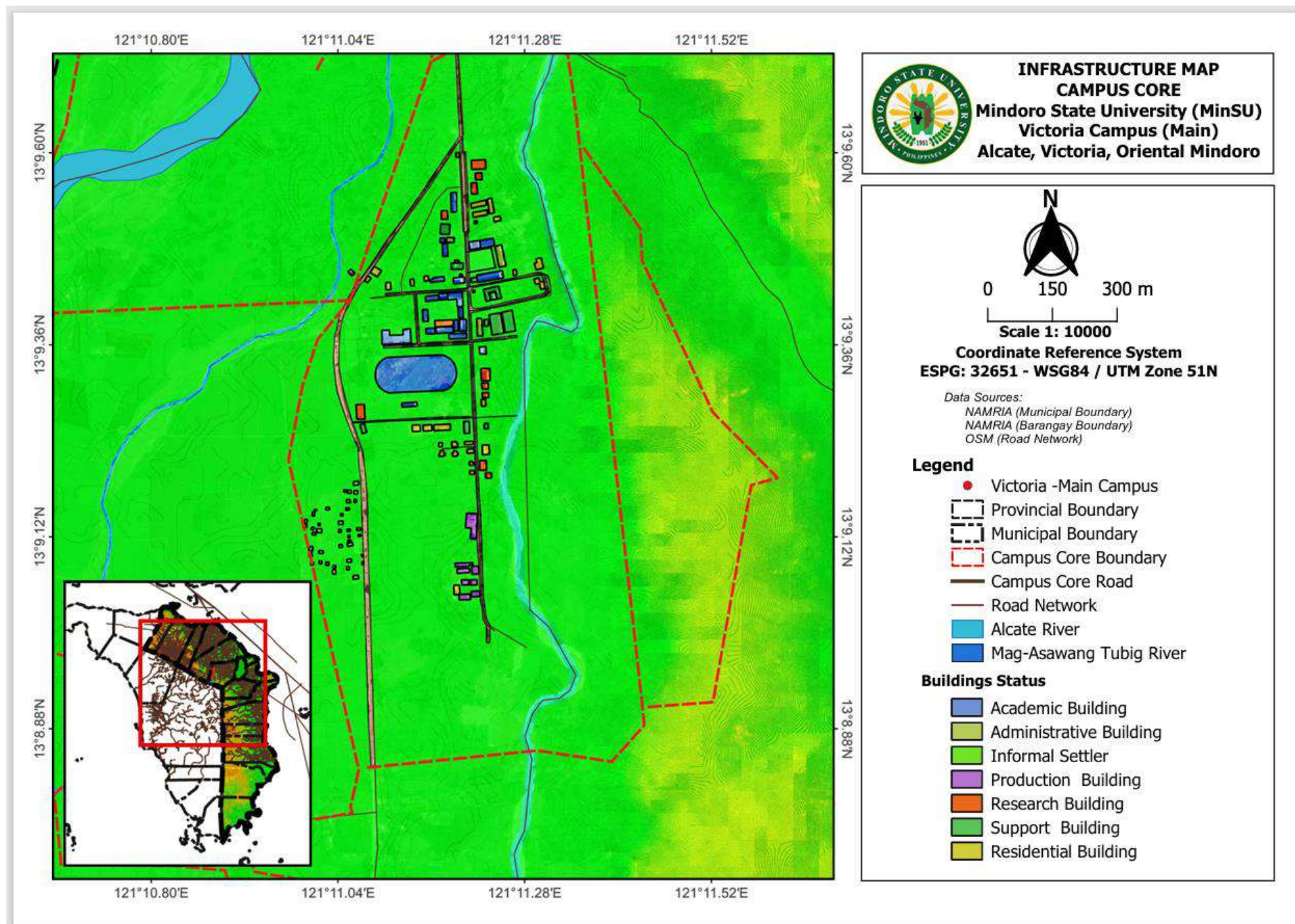


Figure 38. Mindoro State University – Victoria Campus Core Infrastructure Map

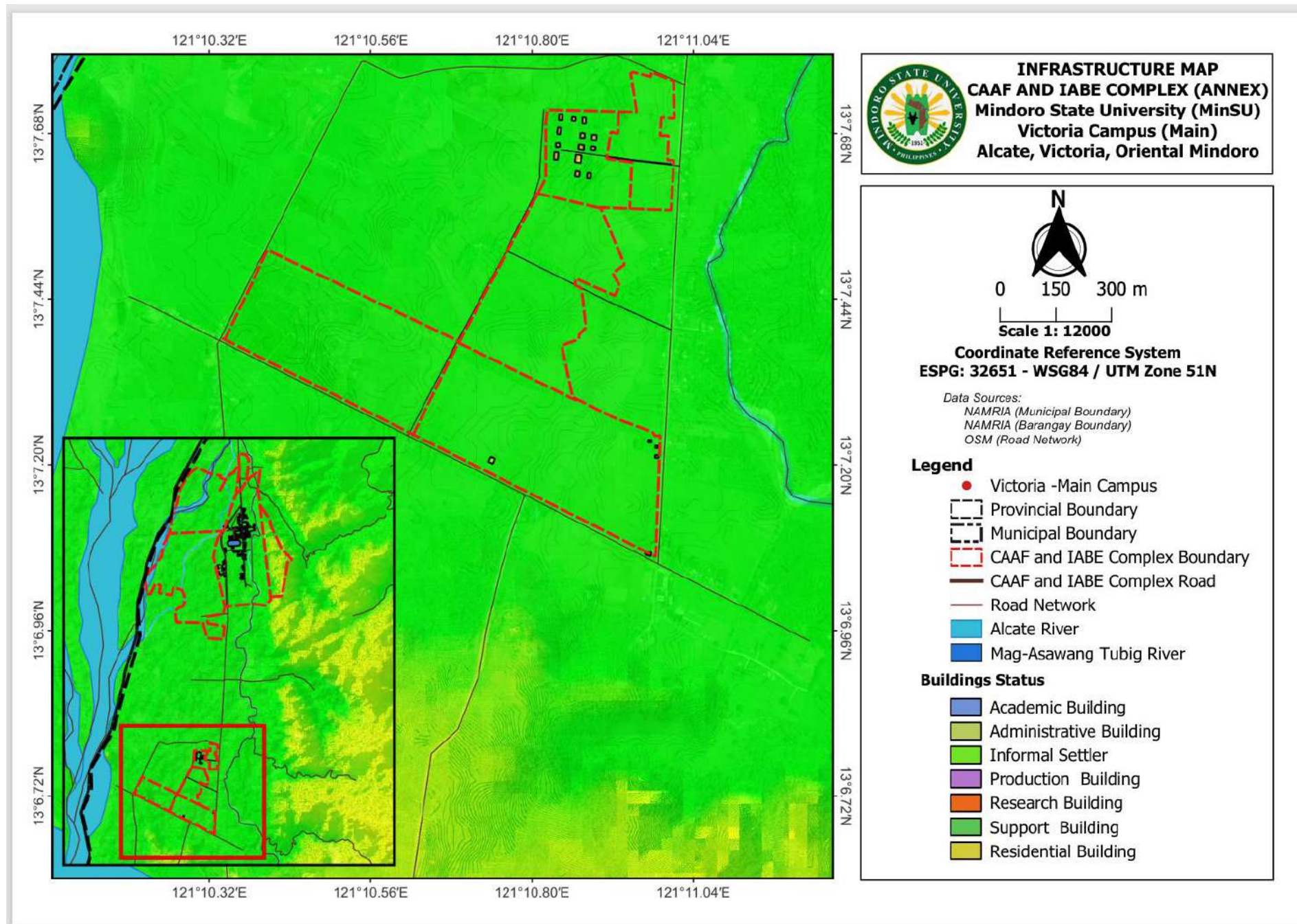
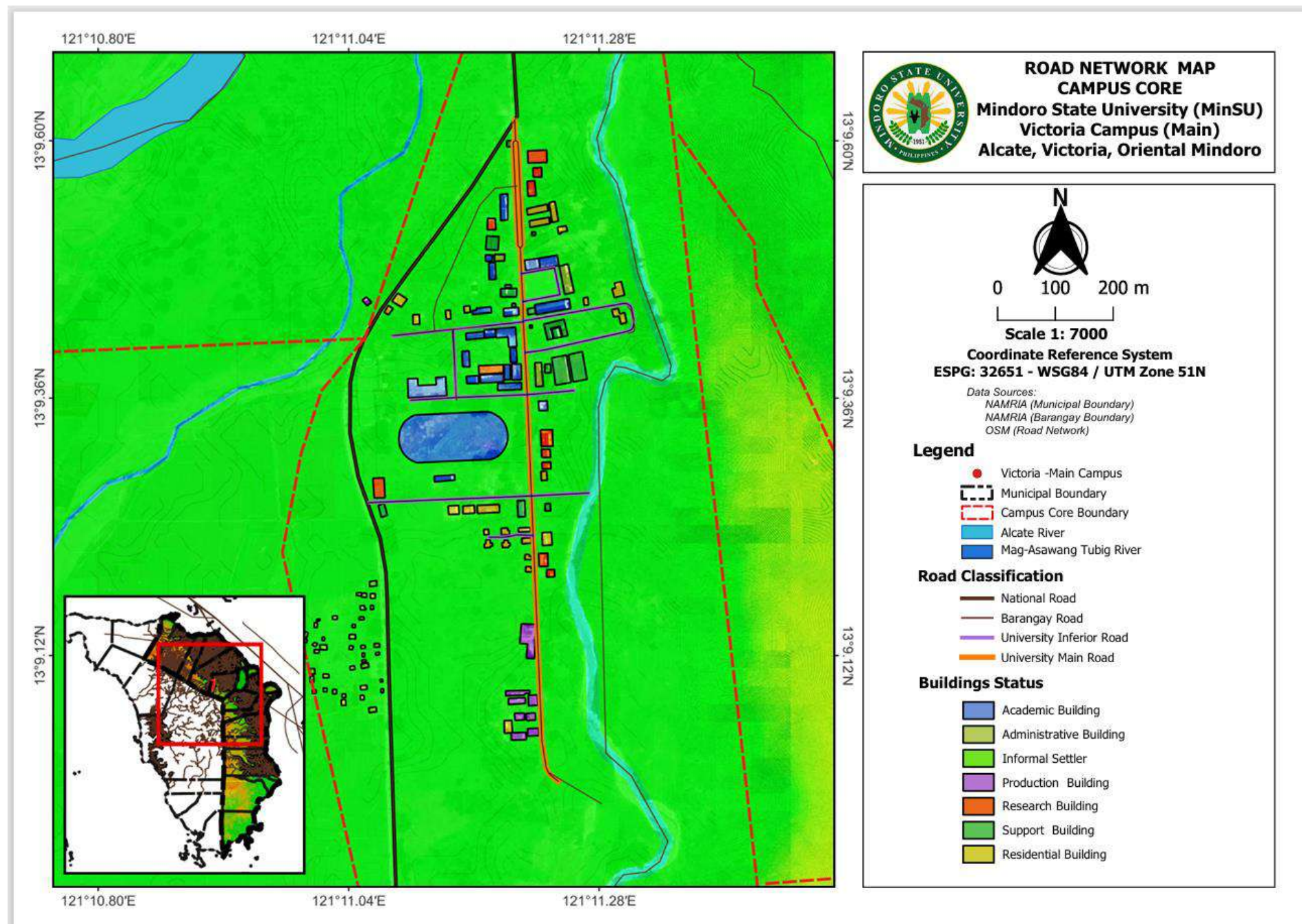


Figure 39. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Infrastructure Map



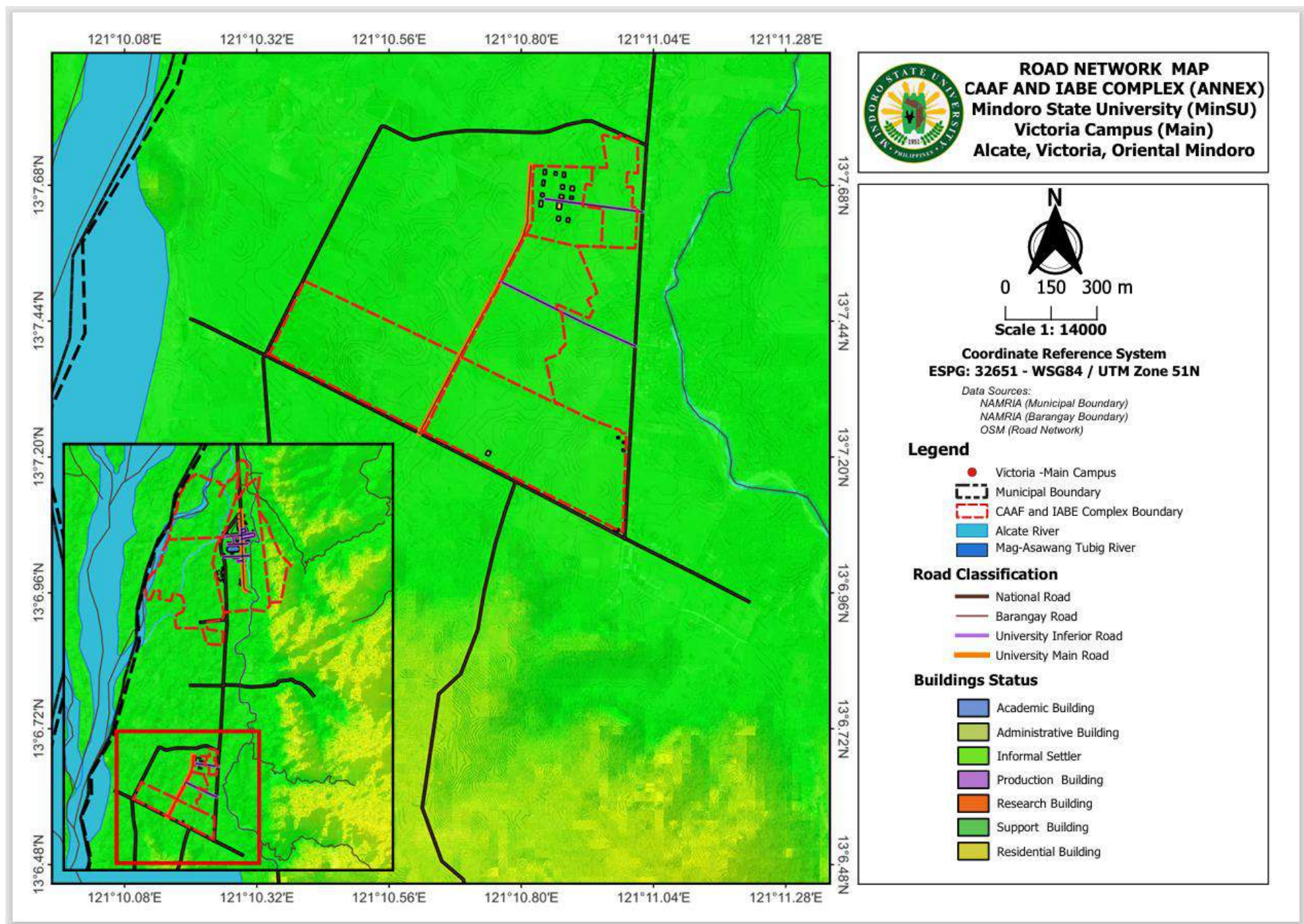


Figure 41. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Road Network Map

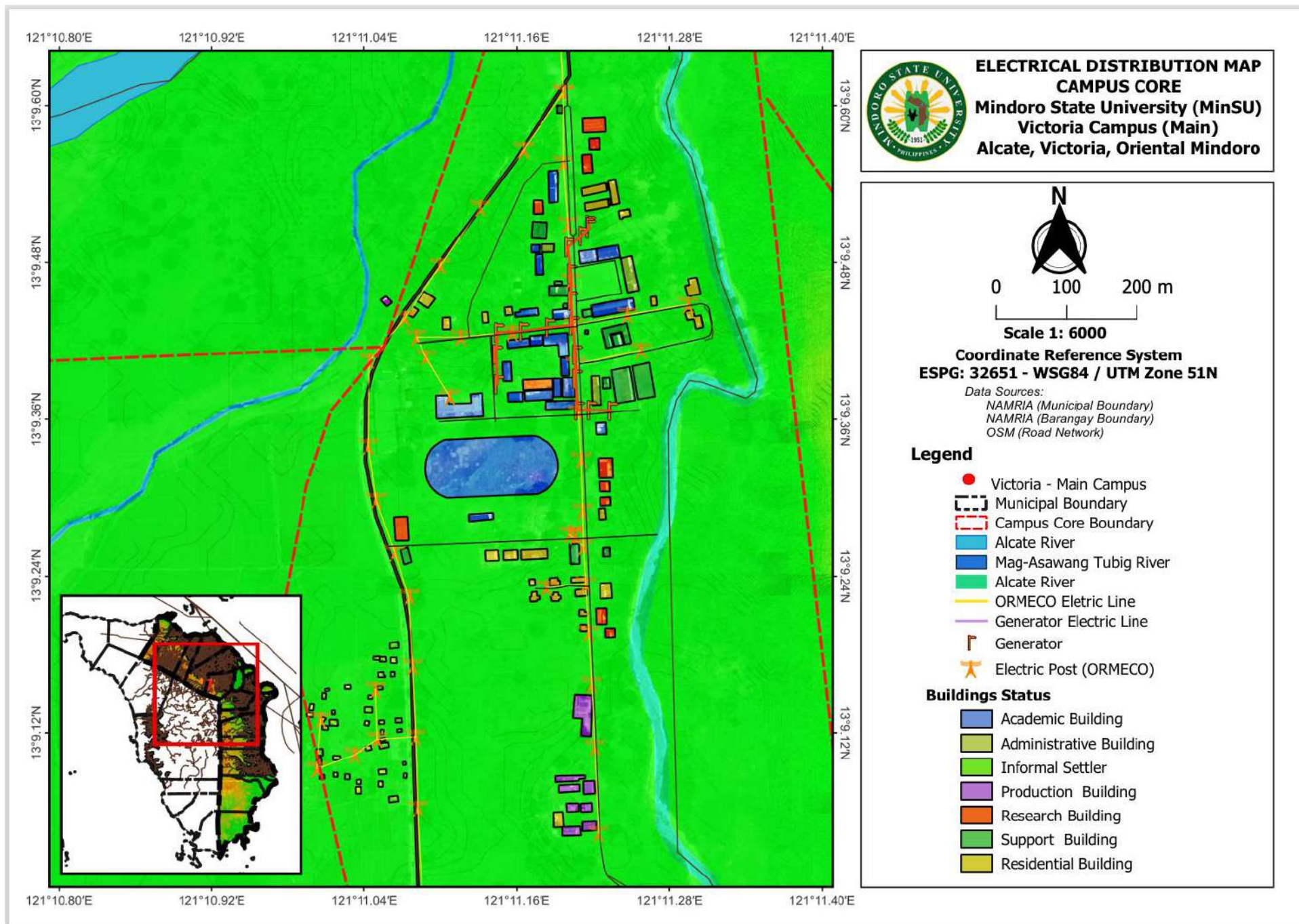


Figure 42. Mindoro State University – Victoria Campus Core Electrical Distribution Map

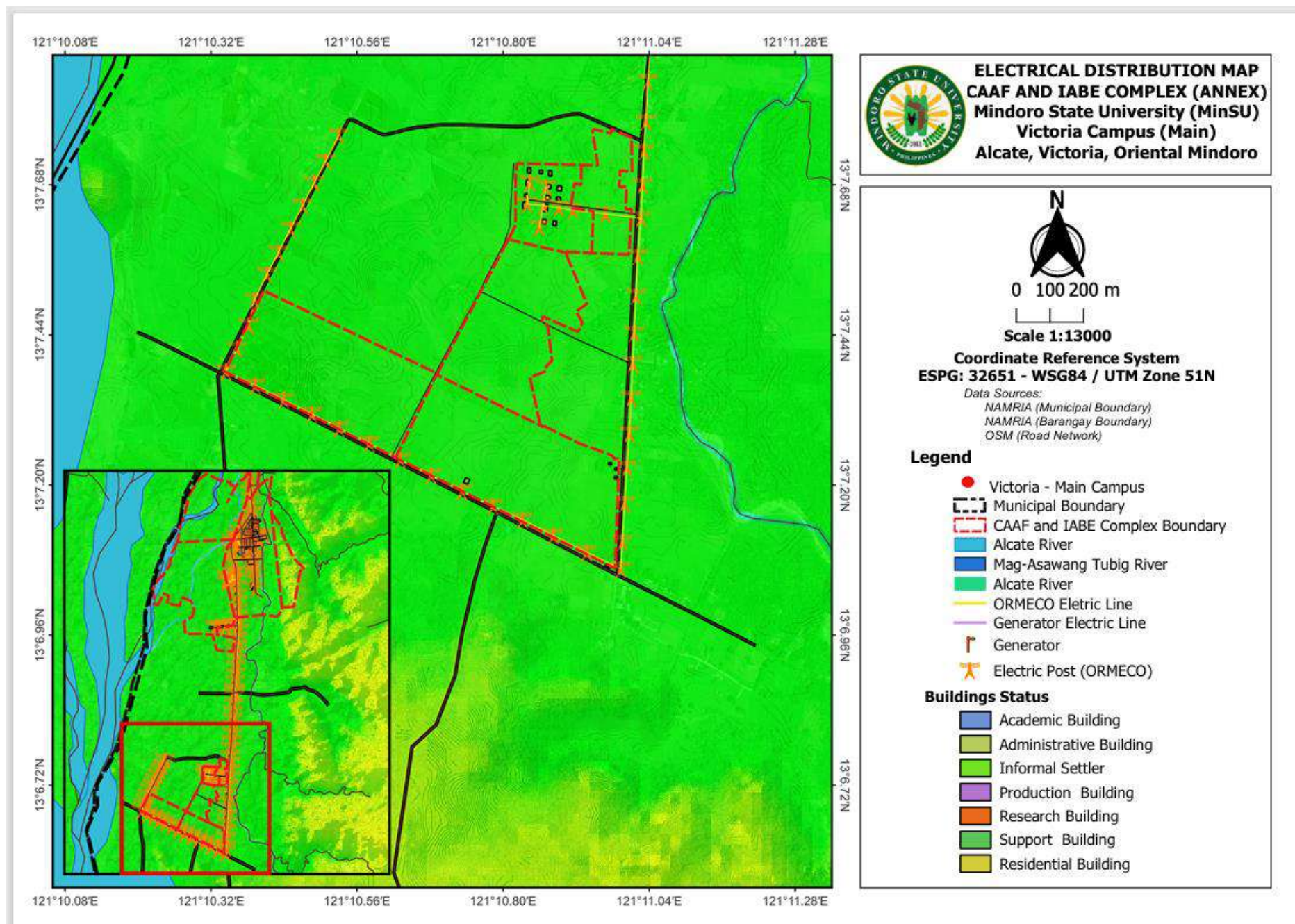


Figure 43. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Electrical Distribution Map

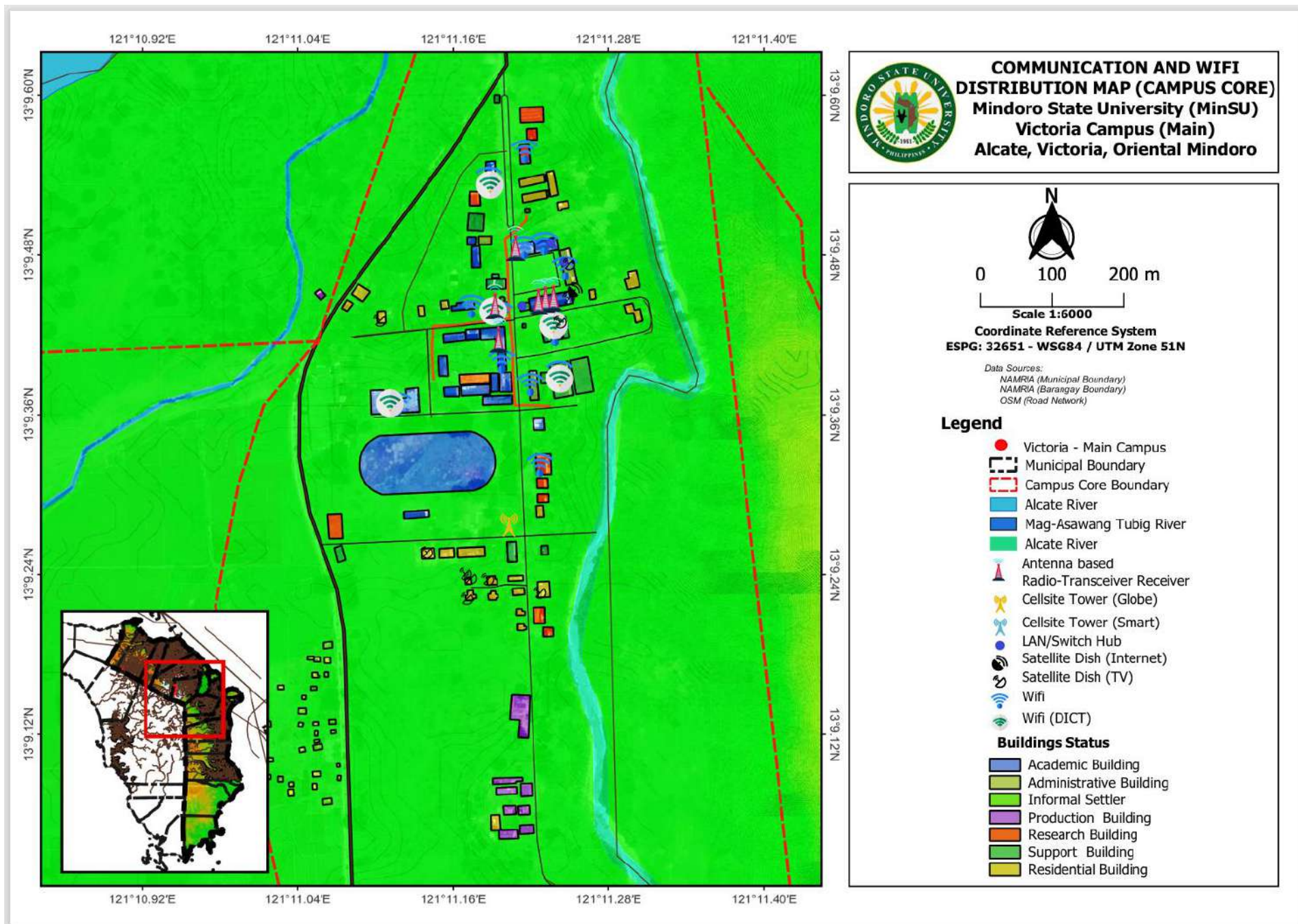


Figure 44. Mindoro State University – Victoria Campus Communication & Wi-Fi Distribution Map

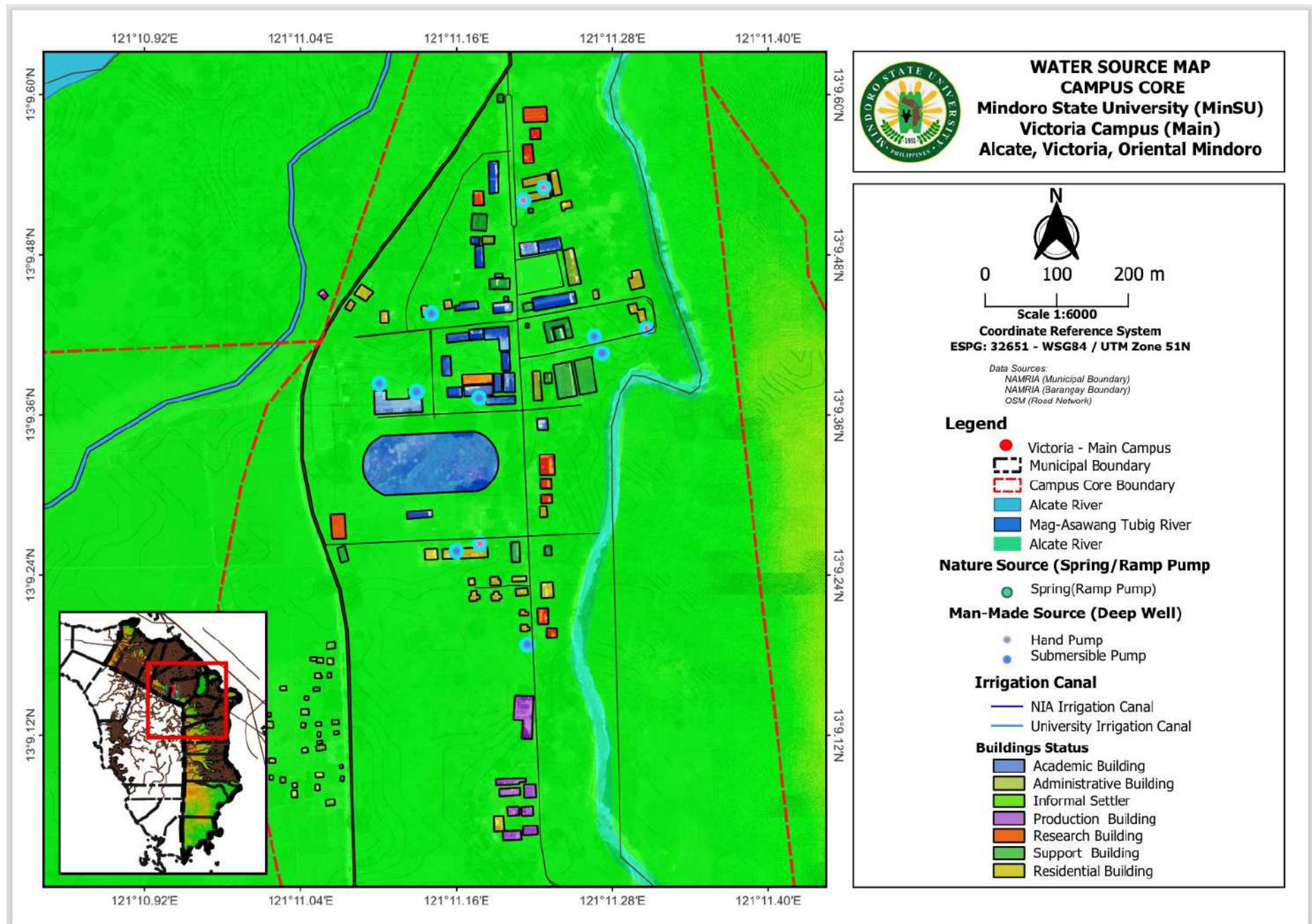


Figure 45. Mindoro State University – Victoria Campus Core Water Source Map

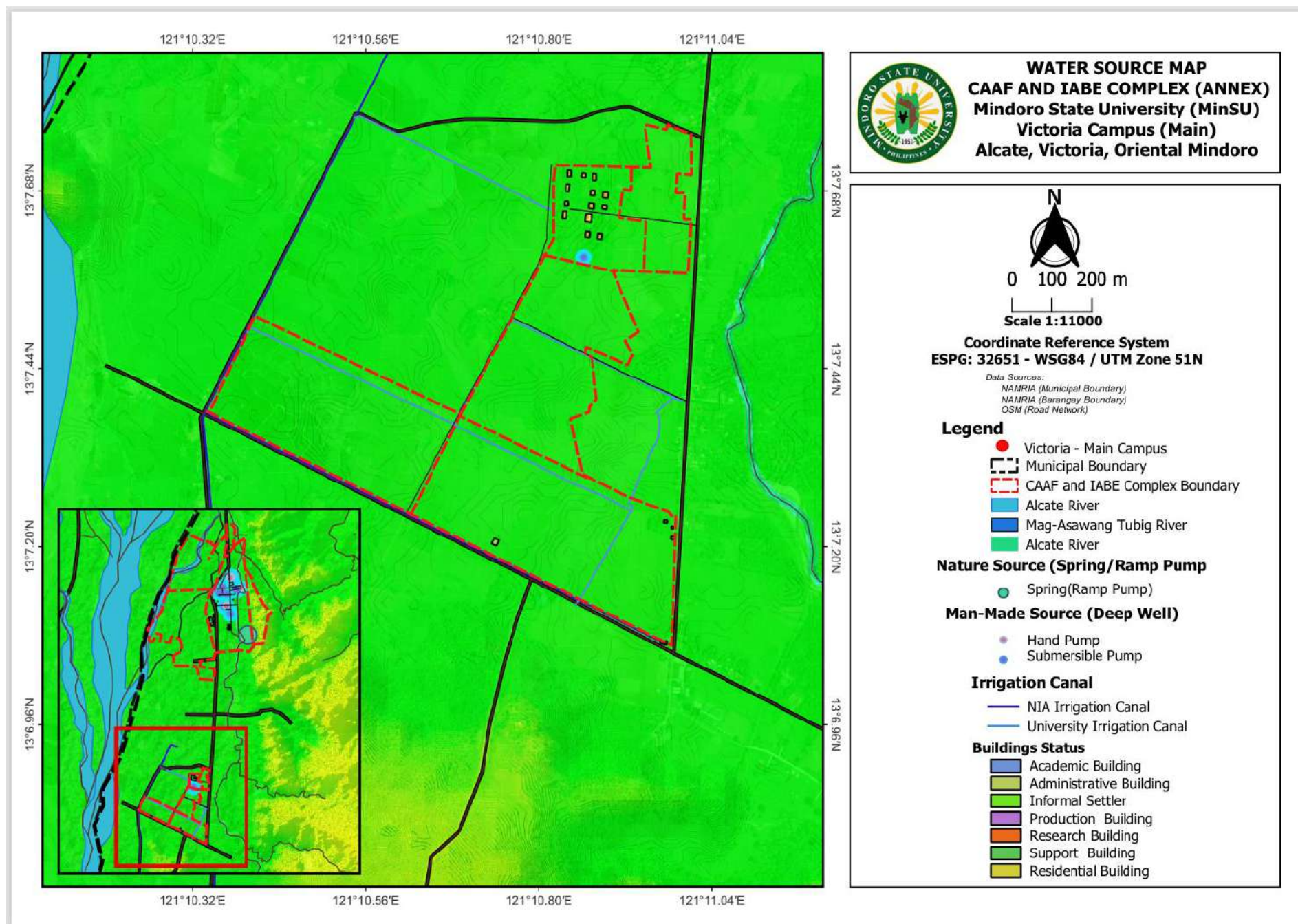


Figure 46. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex) Water Source Map

MinSCAT IT INFRASTRUCTURE TOPOLOGY

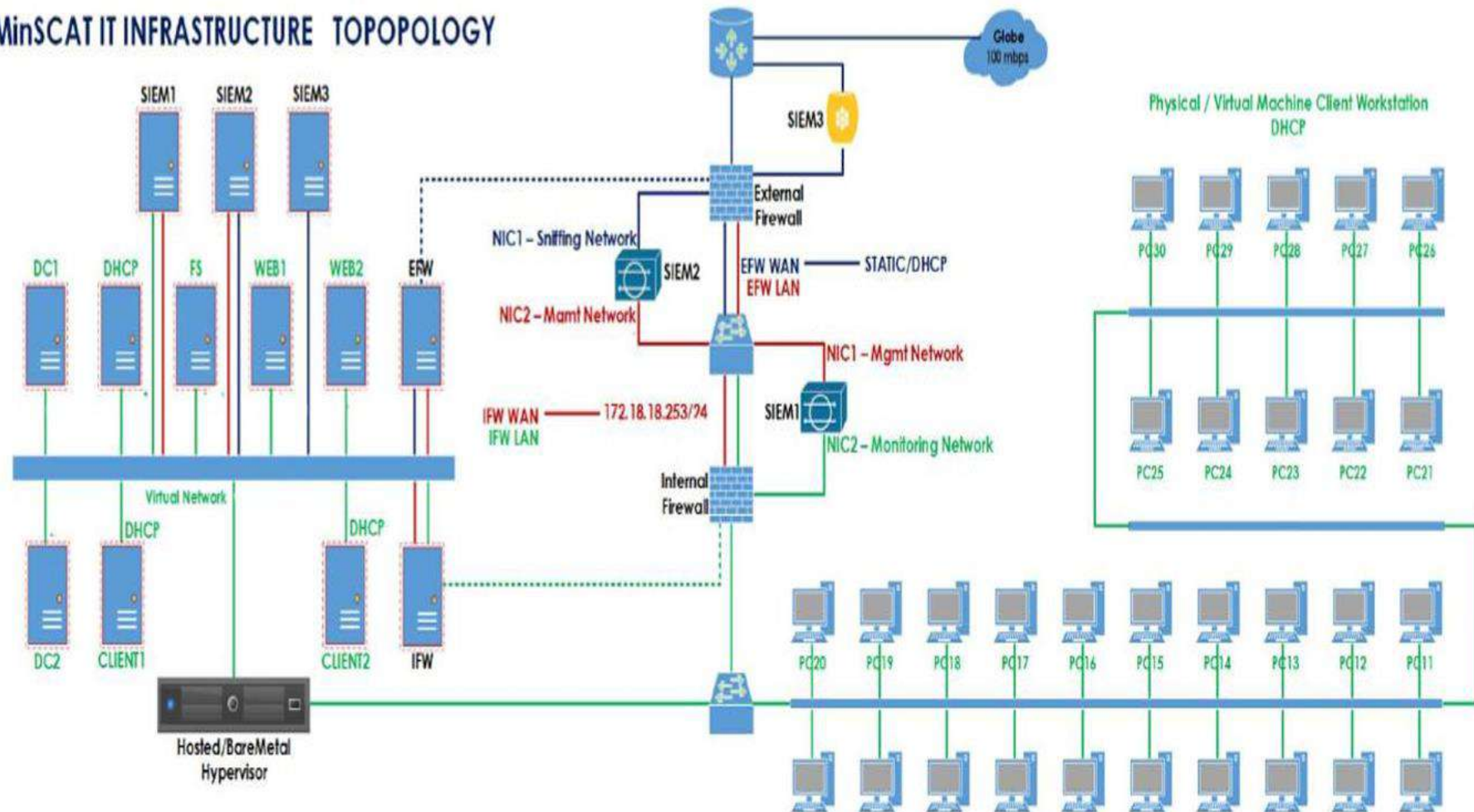
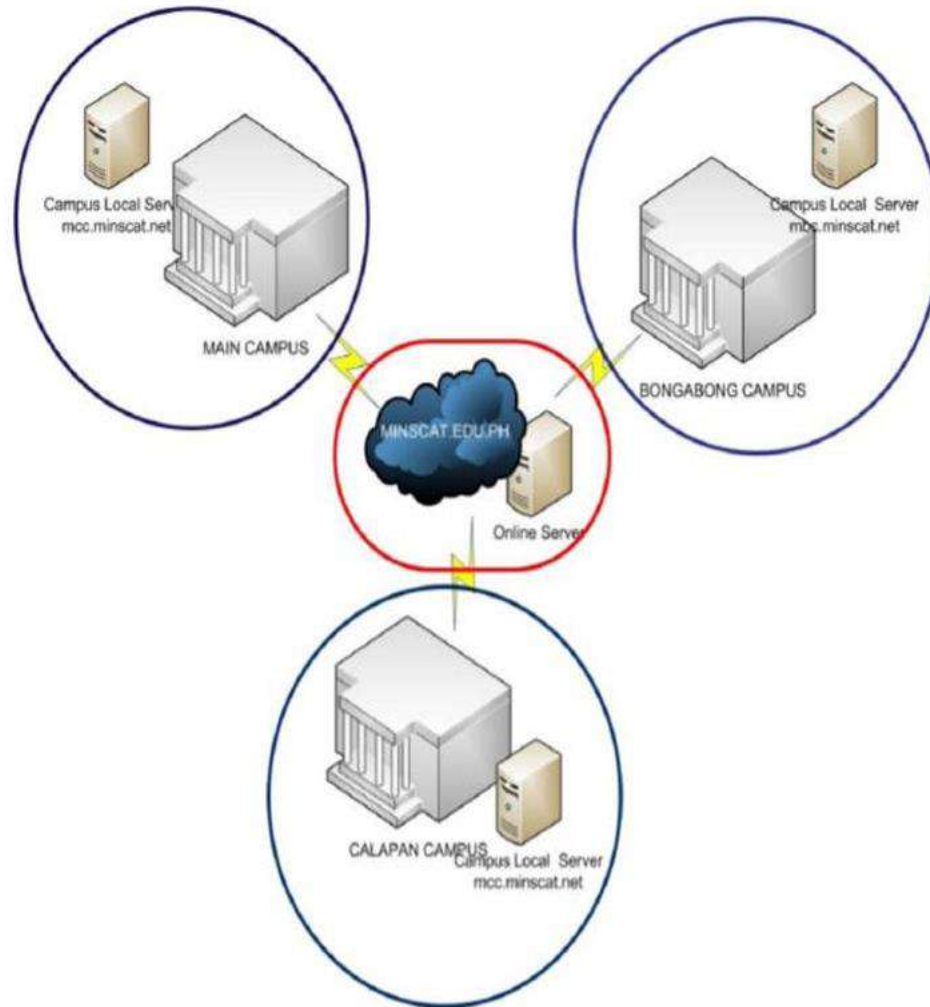


Figure 47. Mindoro State University – Victoria Campus Infrastructure Topology

Integrated Network Plan

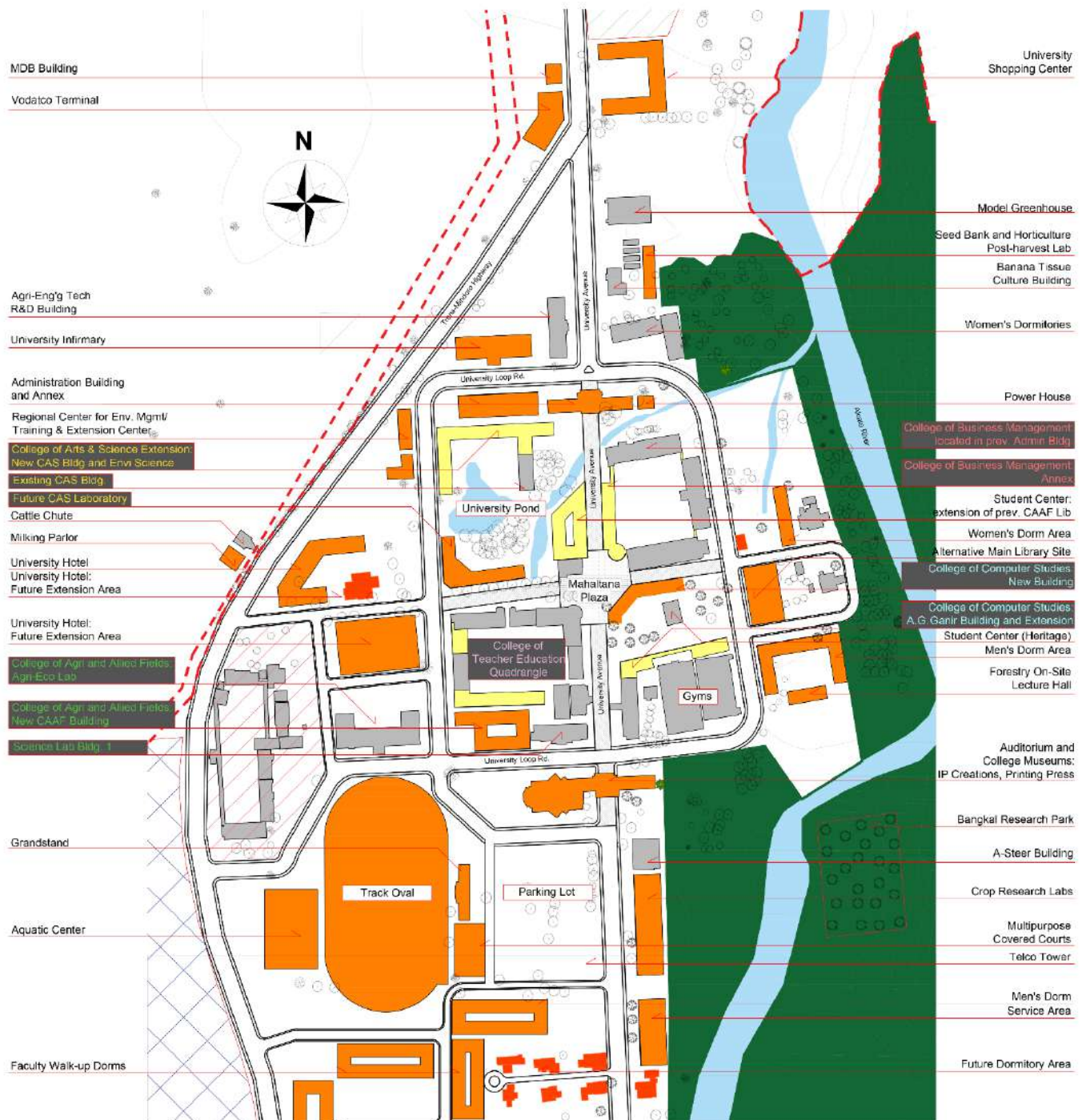


BLUE – Not Existing

RED - Existing

Figure 48. Mindoro State University – Victoria Campus Integrated Network Plan

Figure 49. Mindoro State University – Victoria Campus Core Master Development Plan



LEGEND:

STRUCTURES:

- Existing Buildings
- New Buildings (Extensions of Existing)
- New Buildings (Stand-alone)
- Small Structures that may be removed in future

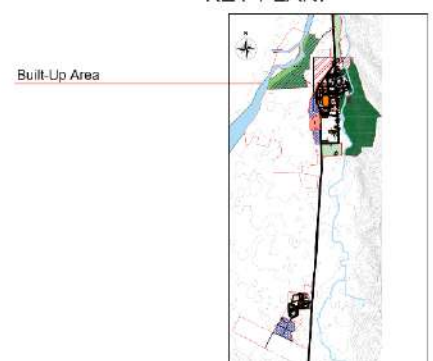
BOUNDARIES:

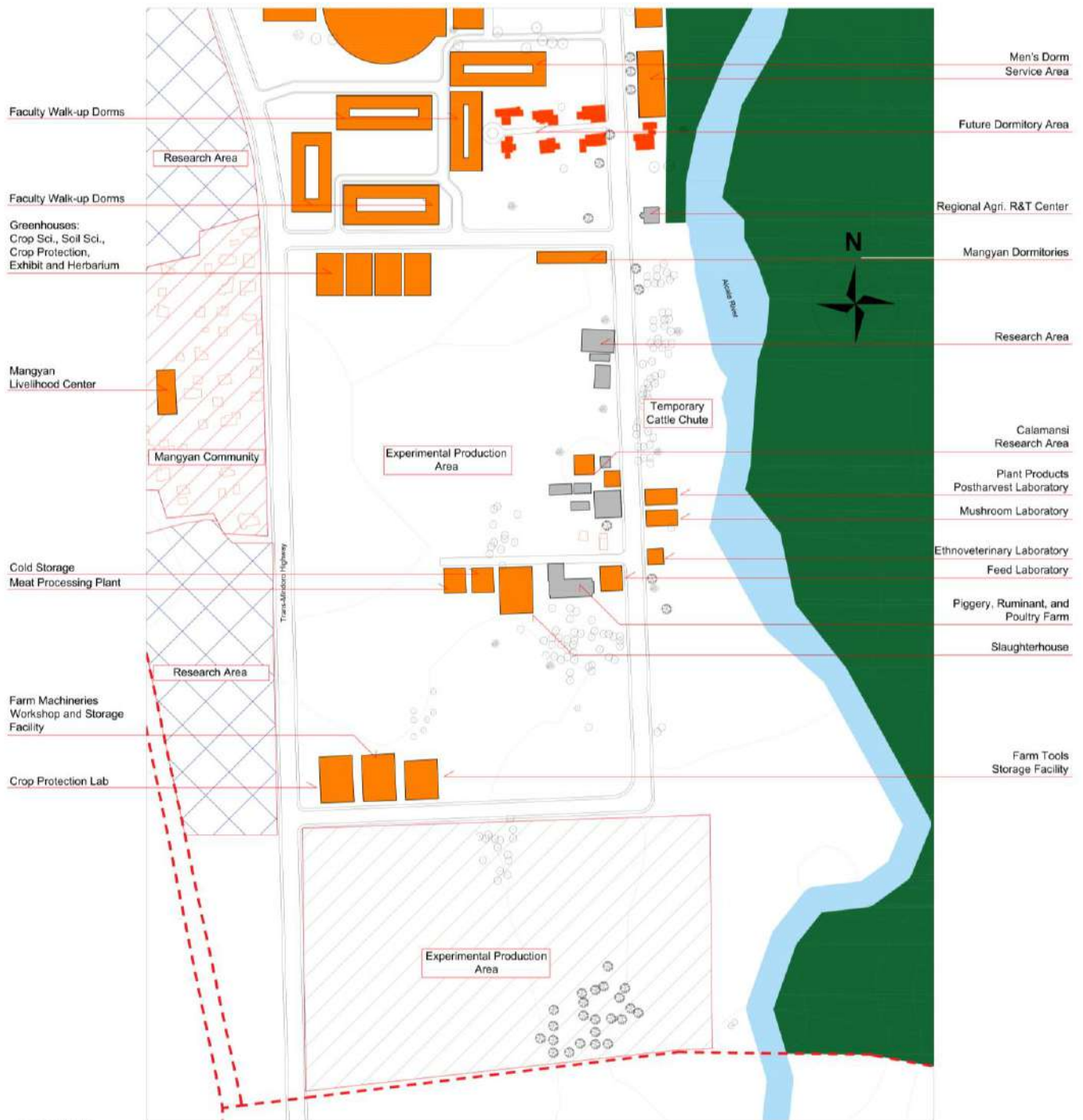
- Victoria Campus Boundary
- District Boundaries
- Medium Adherence (Structure)
- Greatest Adherence (Build-to Line)

DISTRICTS:

- Plantations/Foraging Area
- Research Zones
- Forest Zone
- Misc. Zones

KEY PLAN:





LEGEND:

STRUCTURES:

- Existing Buildings
- New Buildings (Extensions of Existing)
- New Buildings (Stand-alone)
- Small Structures that may be removed in future

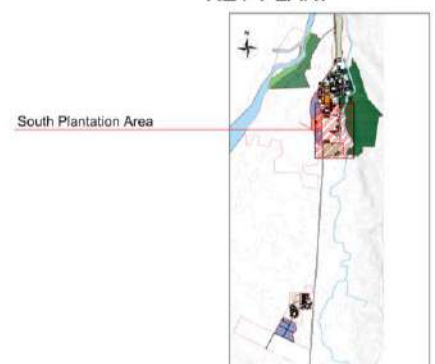
BOUNDARIES:

- Victoria Campus Boundary
- District Boundaries
- Medium Adherence (Structure)
- Greatest Adherence (Build-to Line)

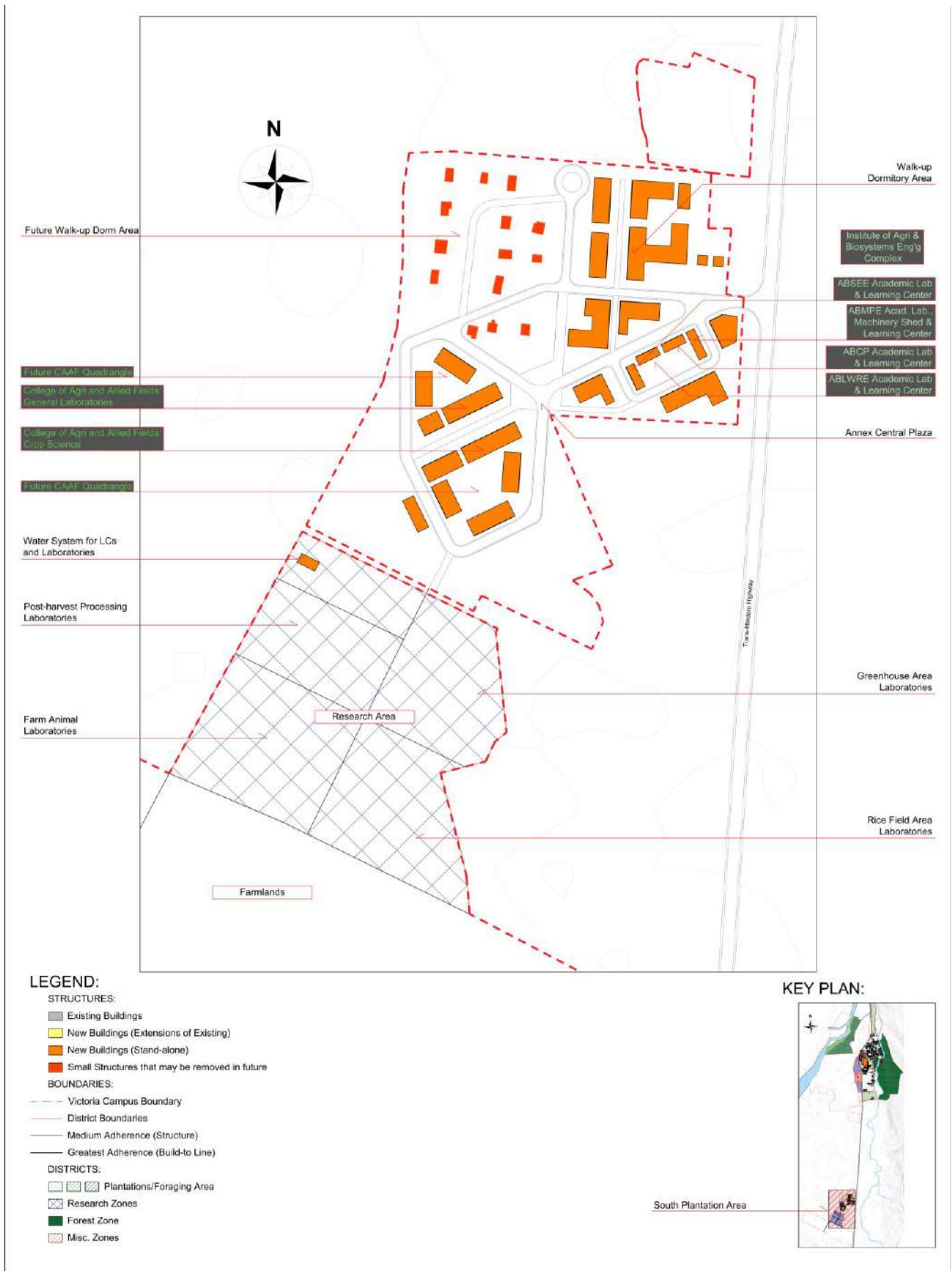
DISTRICTS:

- Plantations/Foraging Area
- Research Zones
- Forest Zone
- Misc. Zones

KEY PLAN:



**Figure 50. Mindoro State University – Victoria Campus CAAF & IABE Complex (Annex)
Master Development Plan**



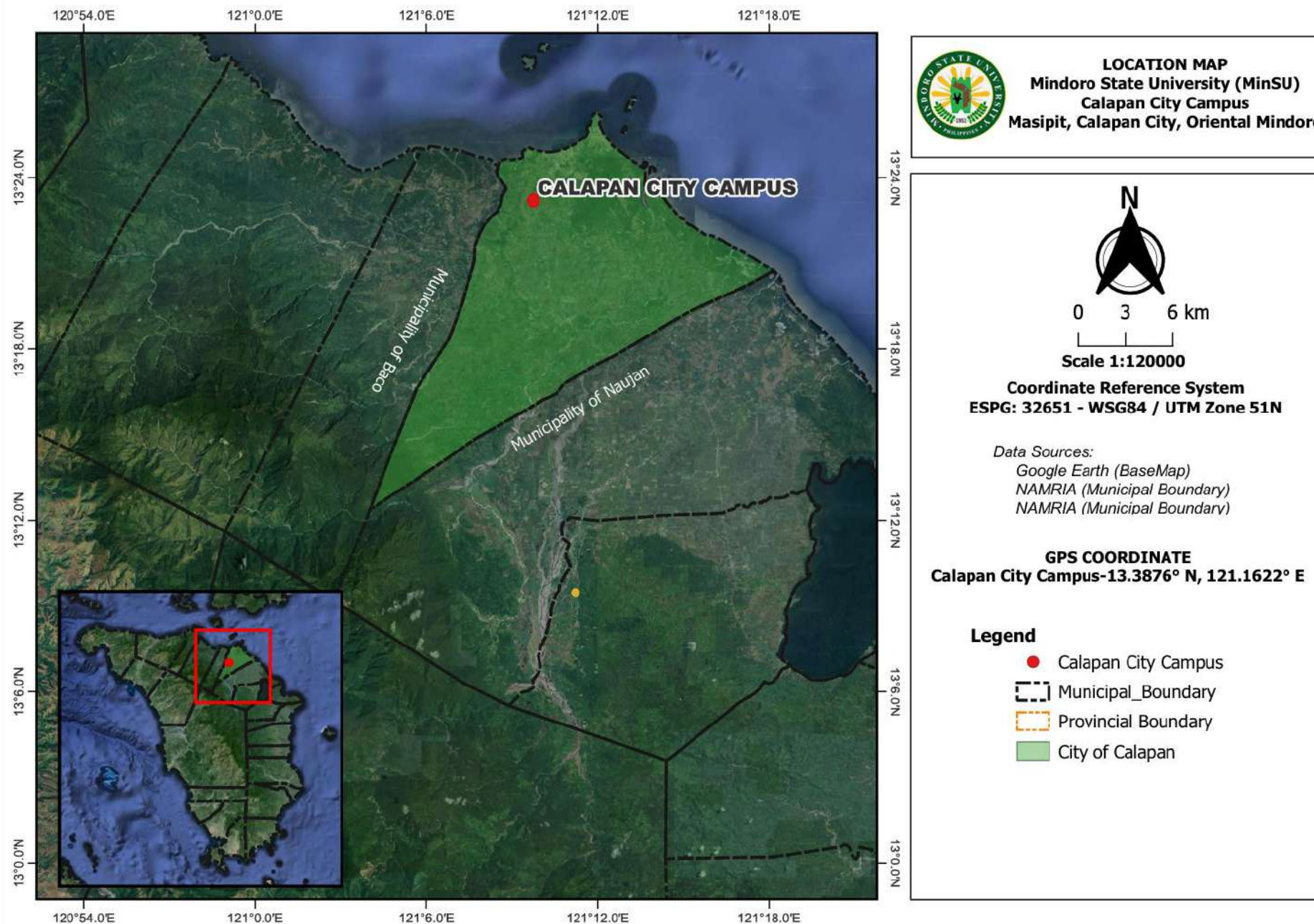


Figure 51. Mindoro State University – Calapan Campus Location Map

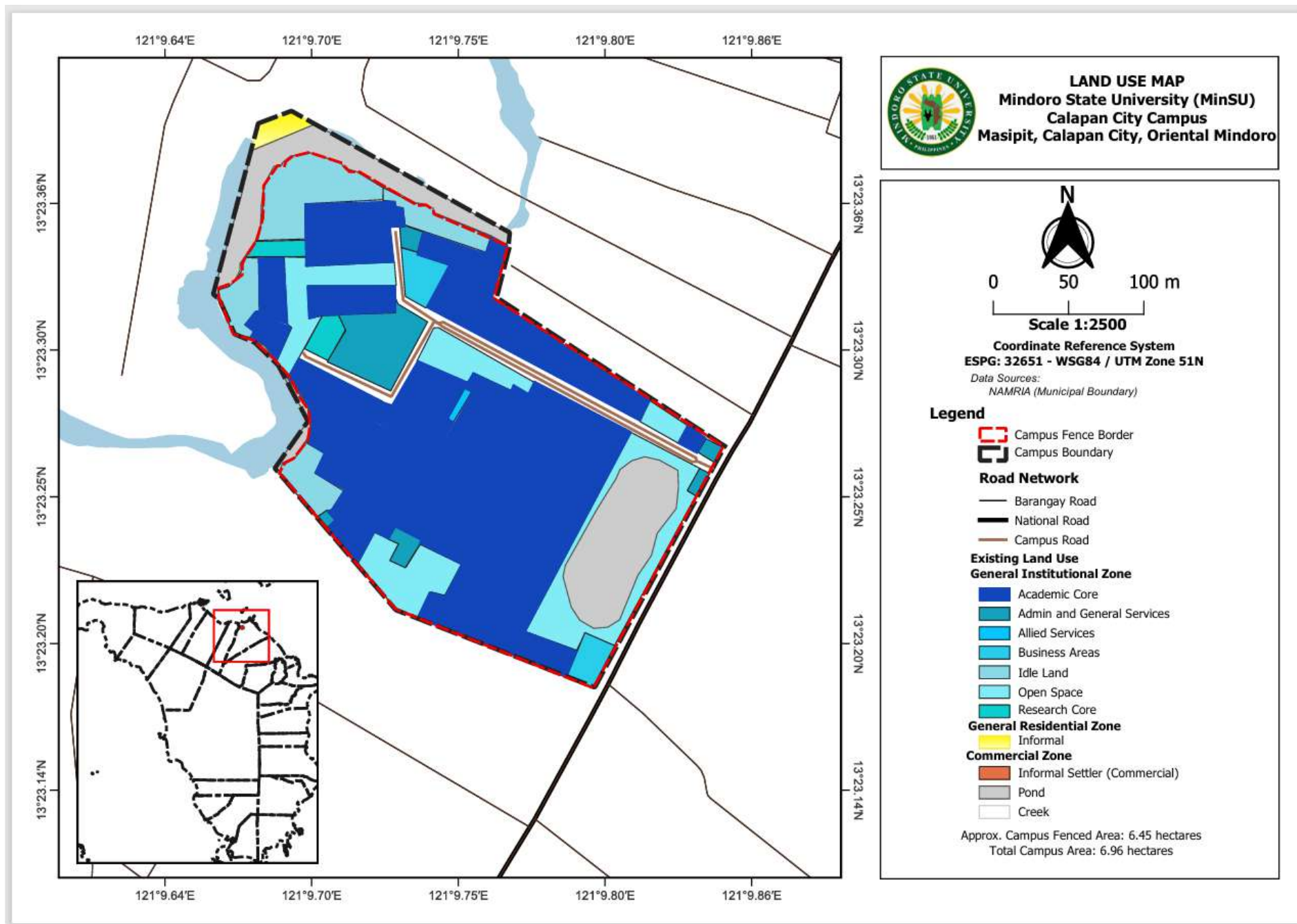


Figure 52. Mindoro State University – Calapan Campus Existing Land Use Map

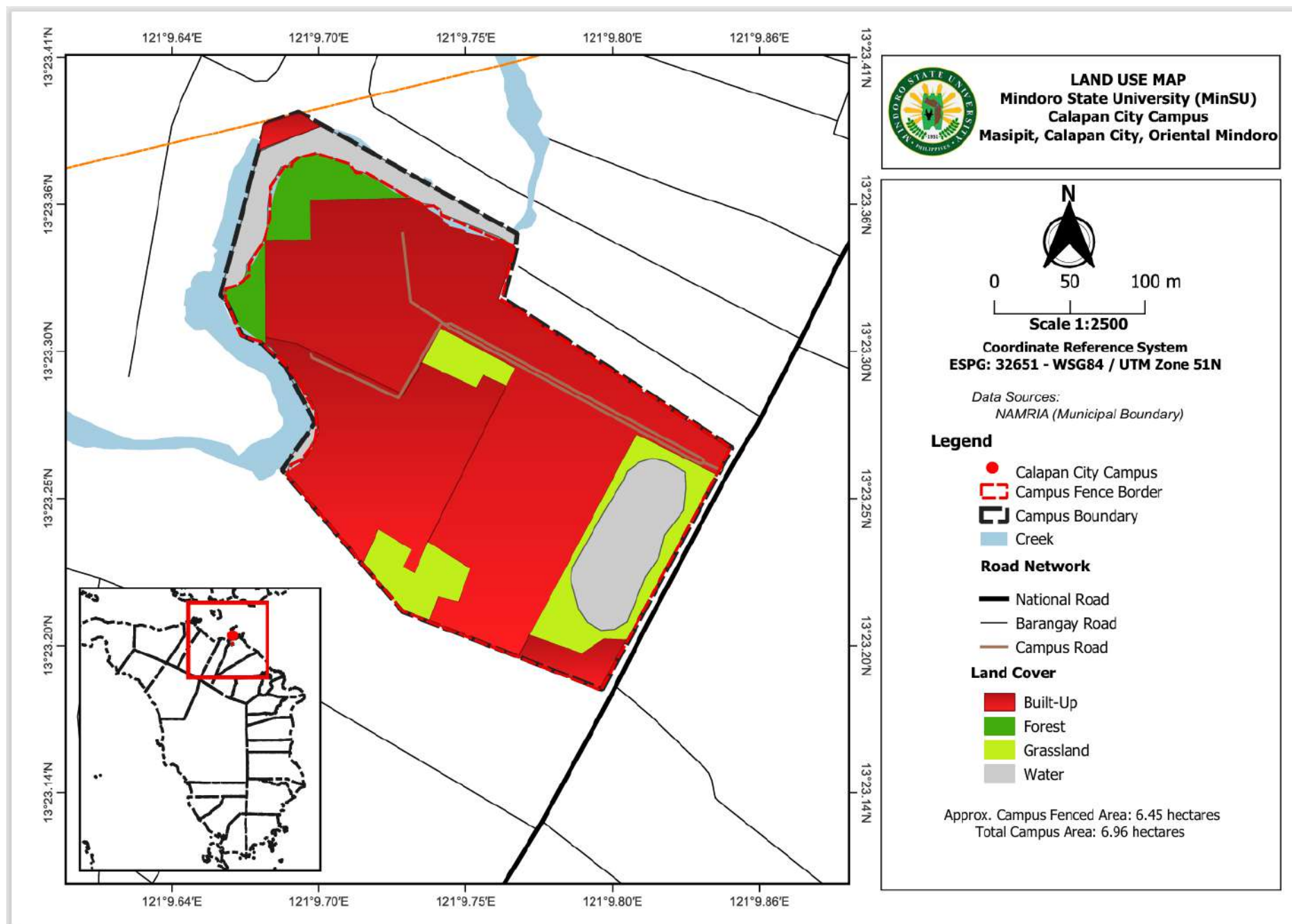


Figure 53. Mindoro State University – Calapan Campus Land Cover Map

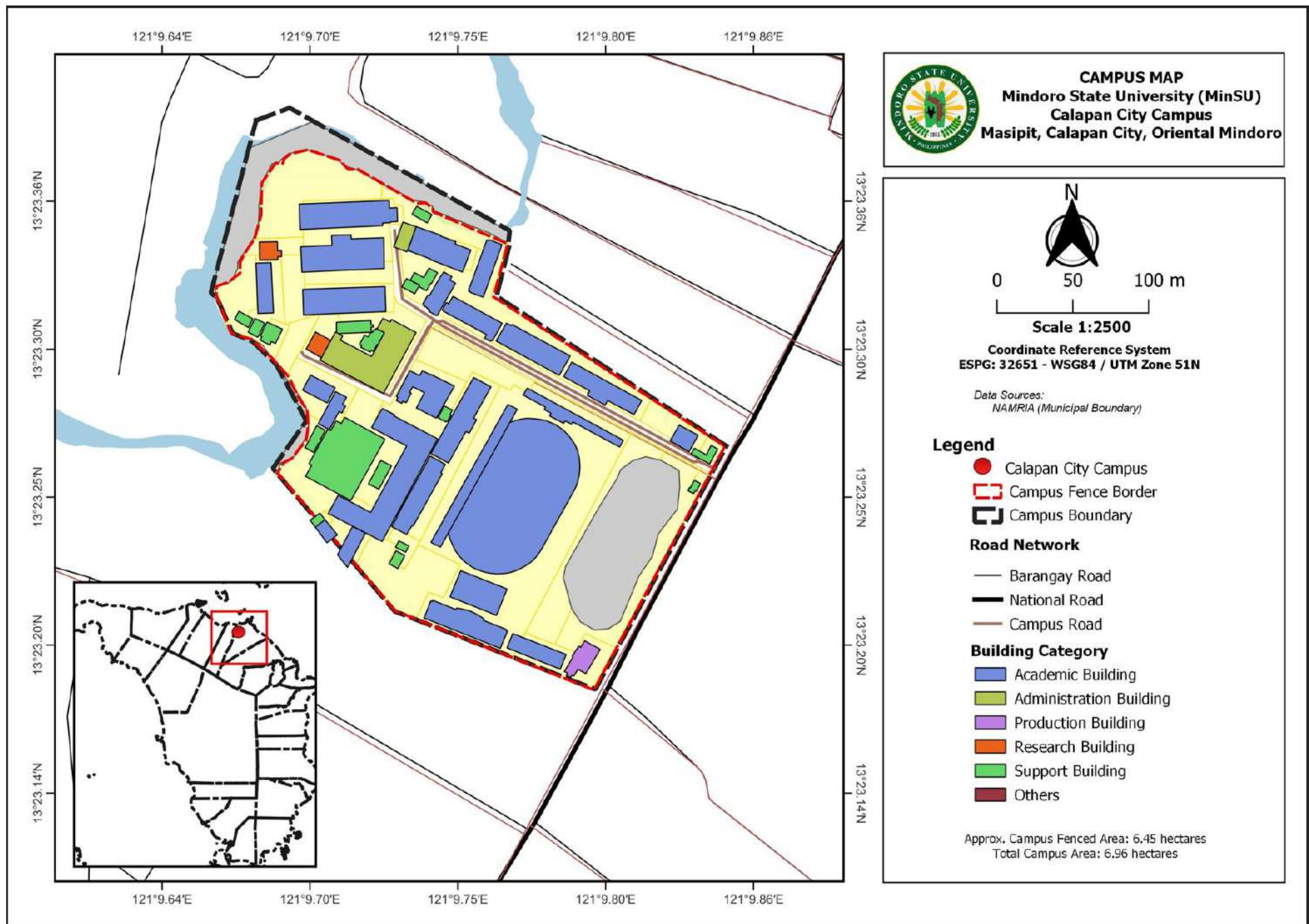


Figure 54. Mindoro State University – Calapan Campus Map

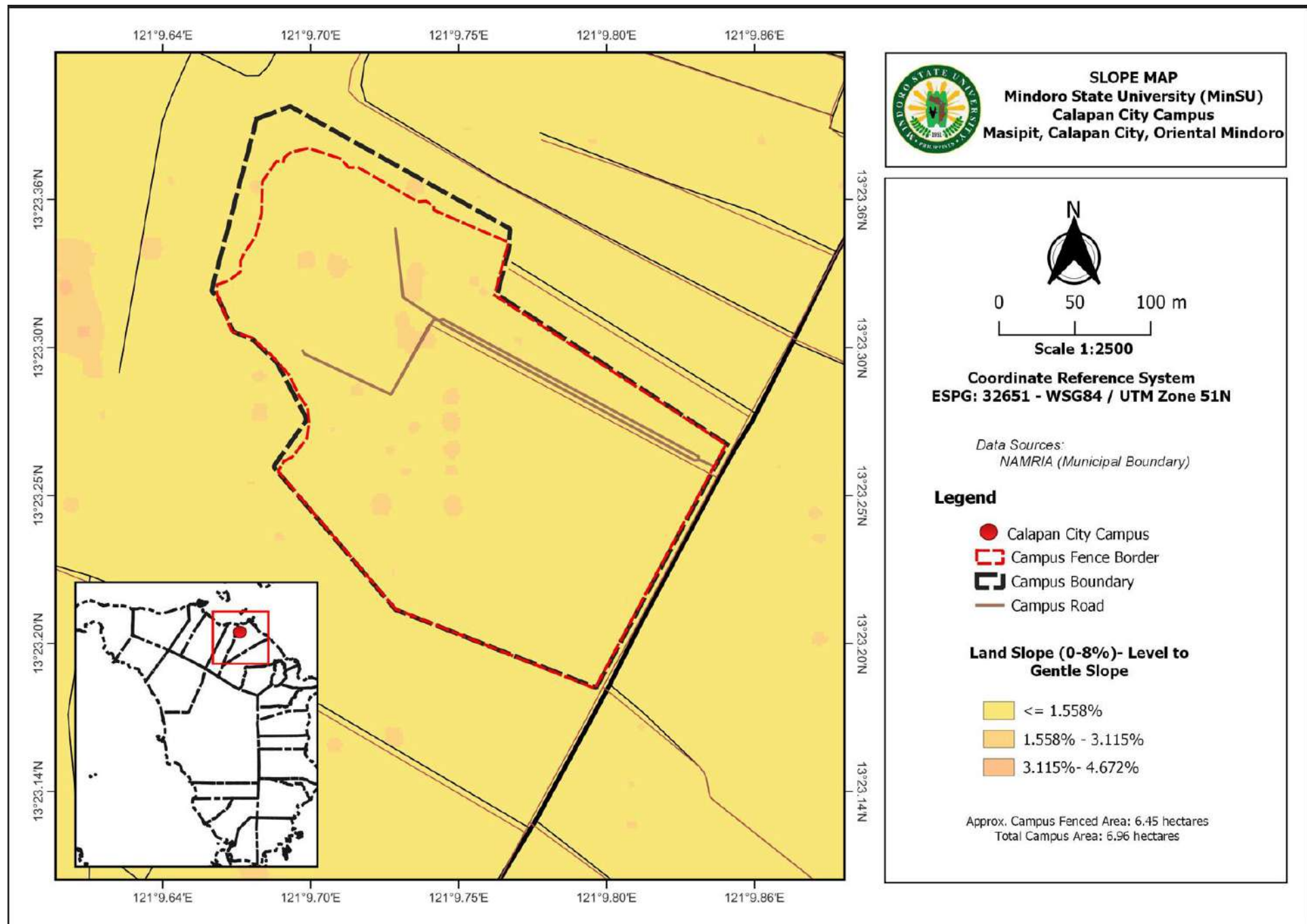


Figure 55. Mindoro State University – Calapan Campus Slope Map

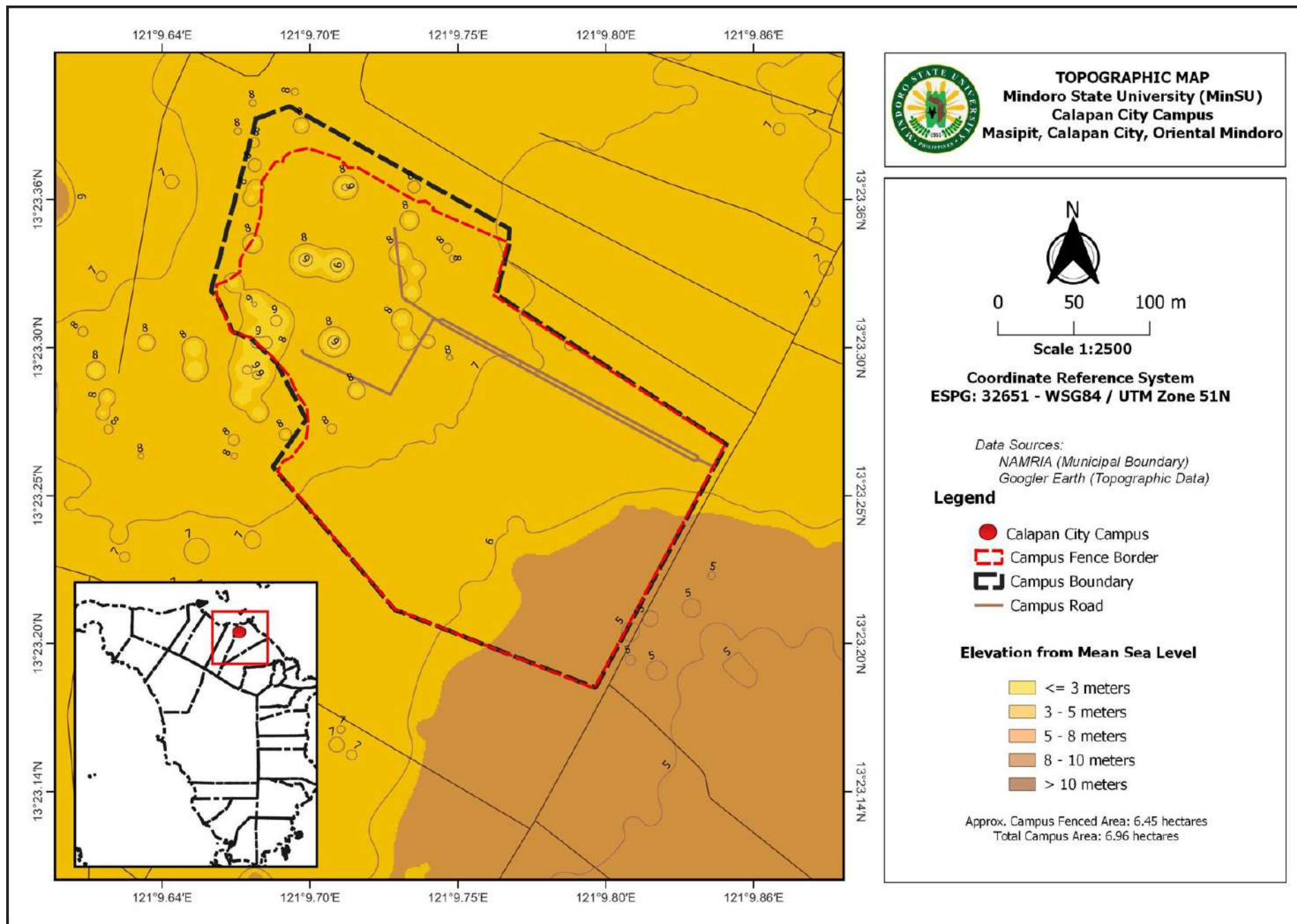


Figure 56. Mindoro State University – Calapan Campus Topographic Map

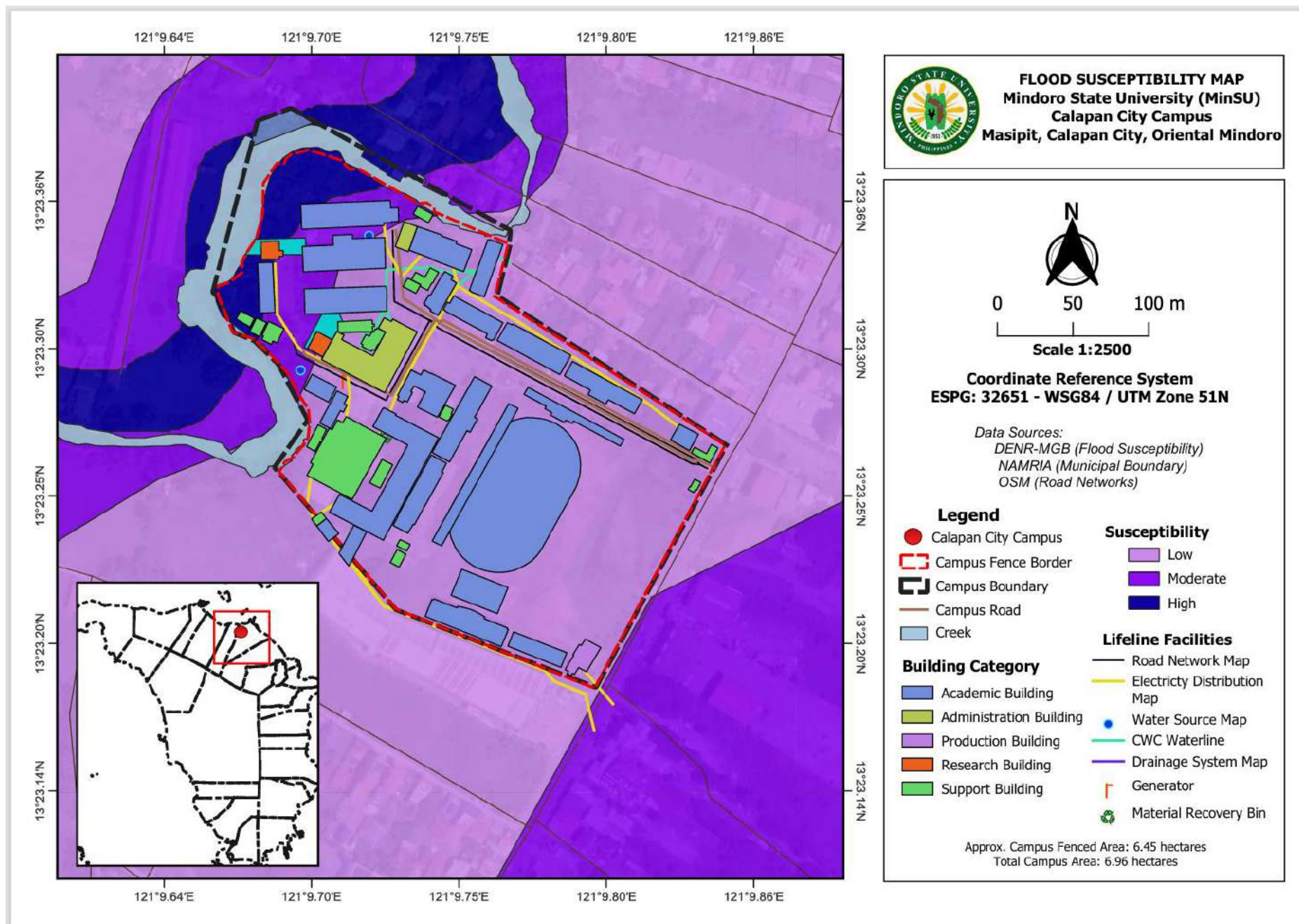


Figure 57. Mindoro State University – Calapan Campus Flood Susceptibility Map

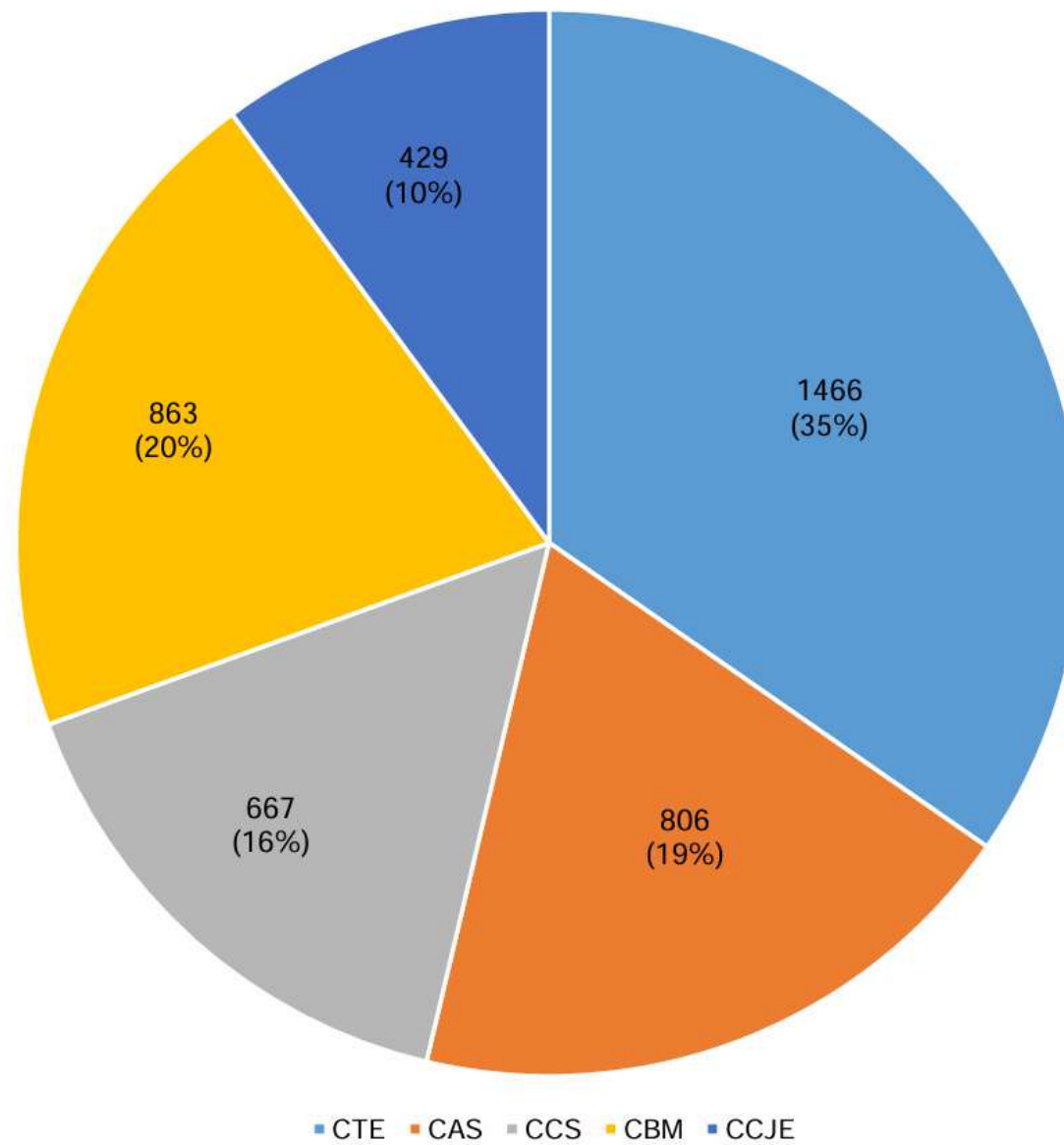


Figure 58. Mindoro State University – Calapan Campus Enrolled Student Demographics

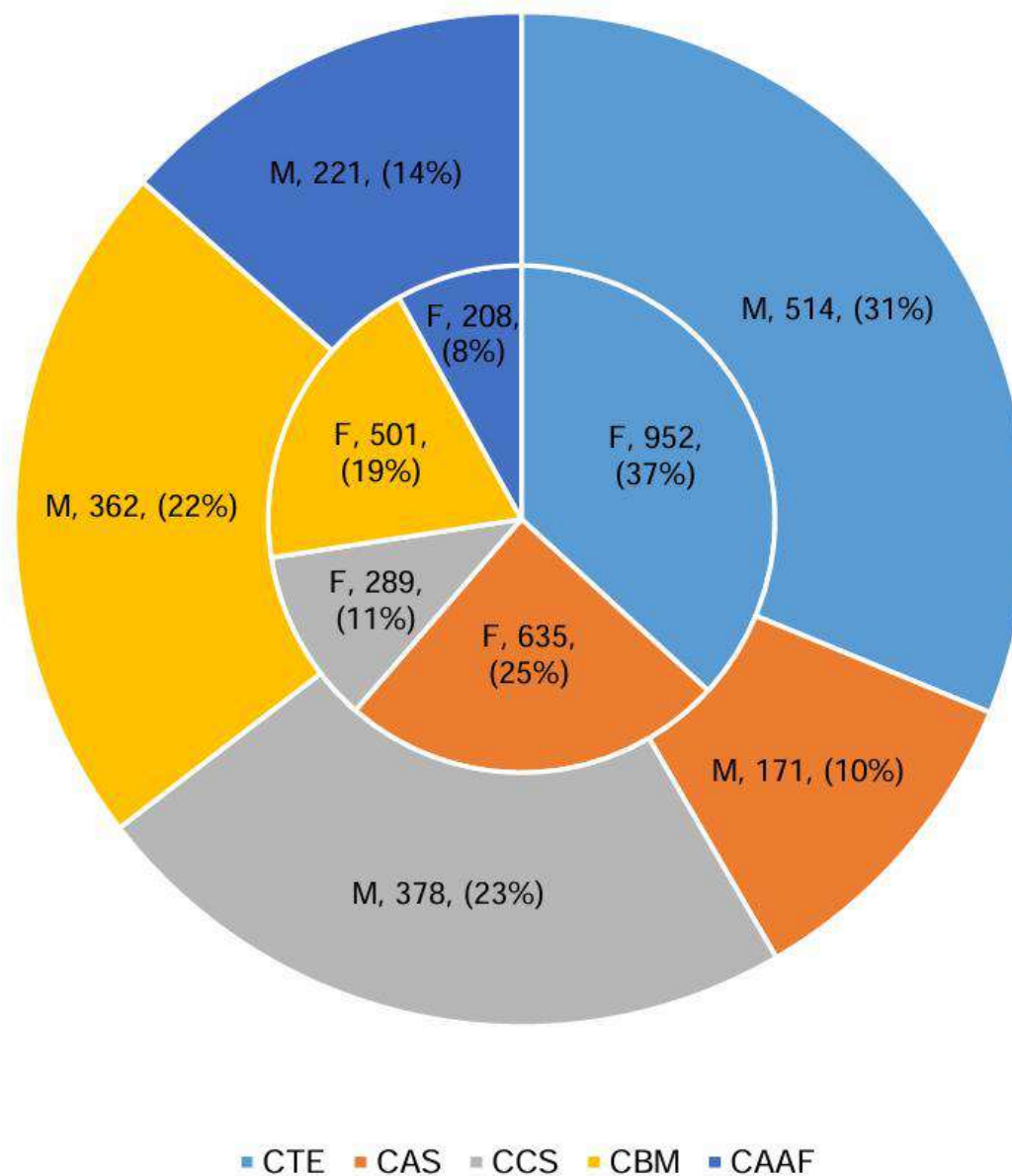


Figure 59. Mindoro State University – Calapan Campus Enrolled Student Demographics based on Sex

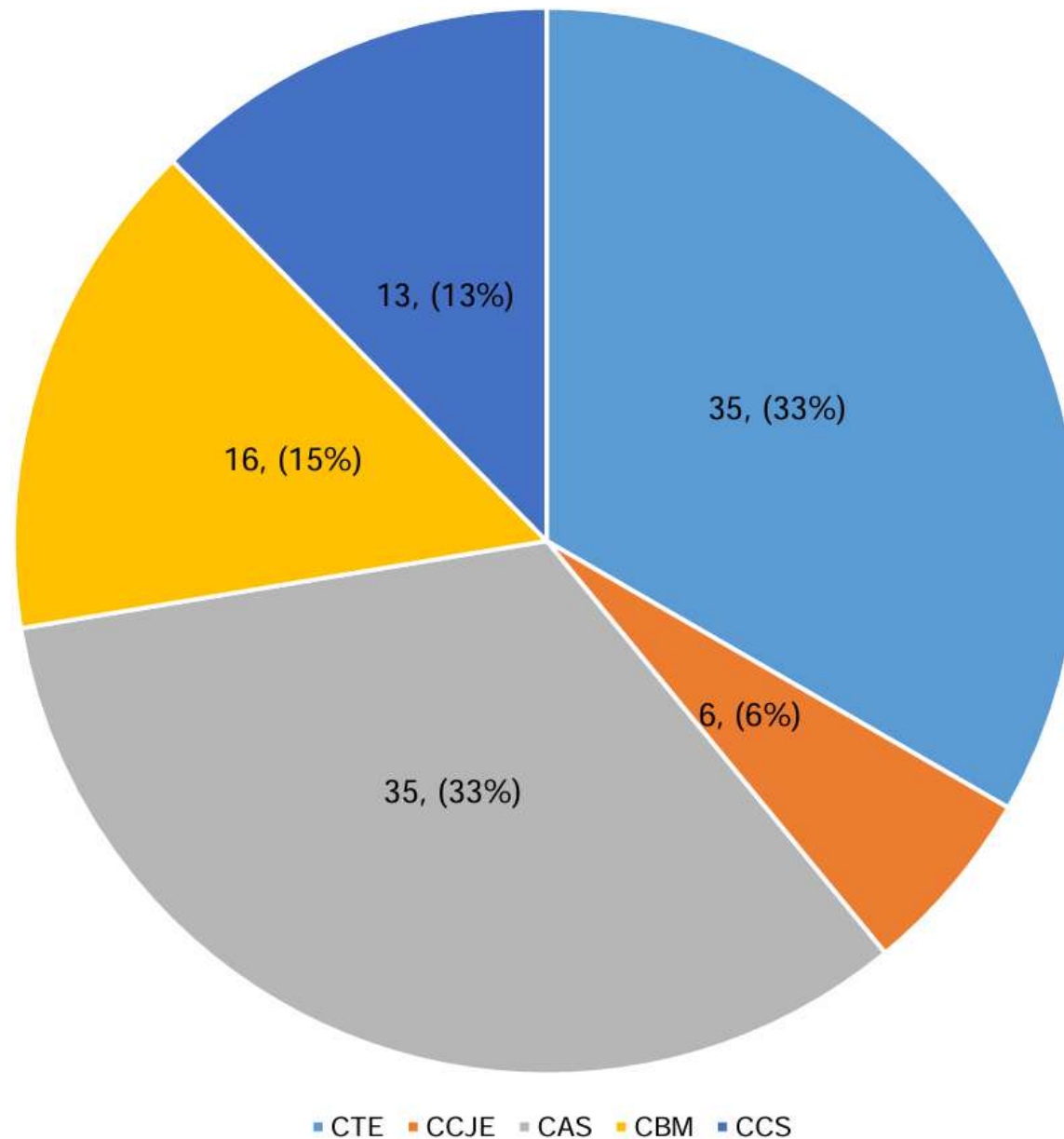


Figure 60. Mindoro State University – Calapan Campus Faculty Demographics

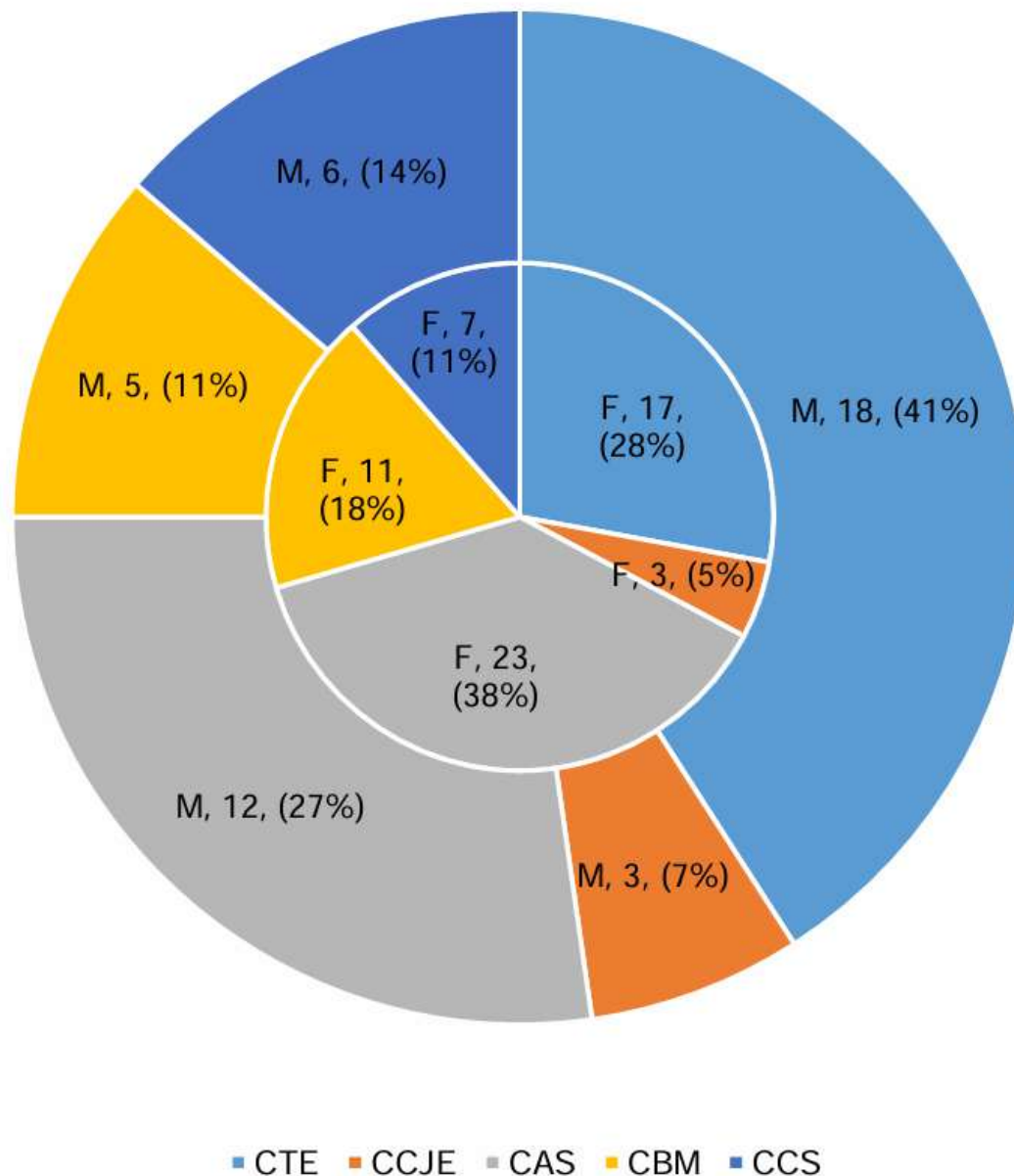


Figure 61. Mindoro State University – Calapan Campus Faculty Demographics based on Sex

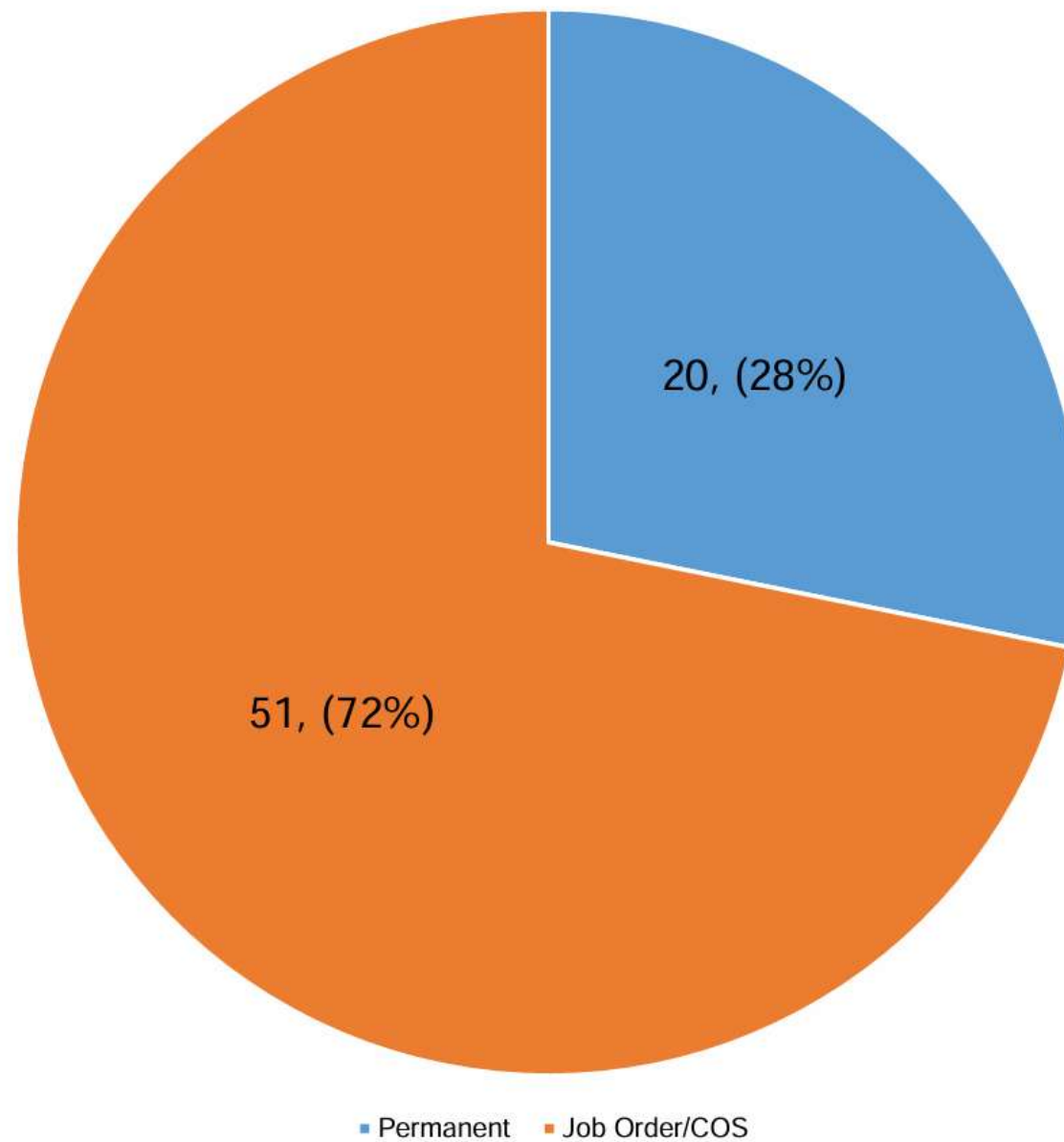


Figure 62. Mindoro State University – Calapan Campus Employee Demographics

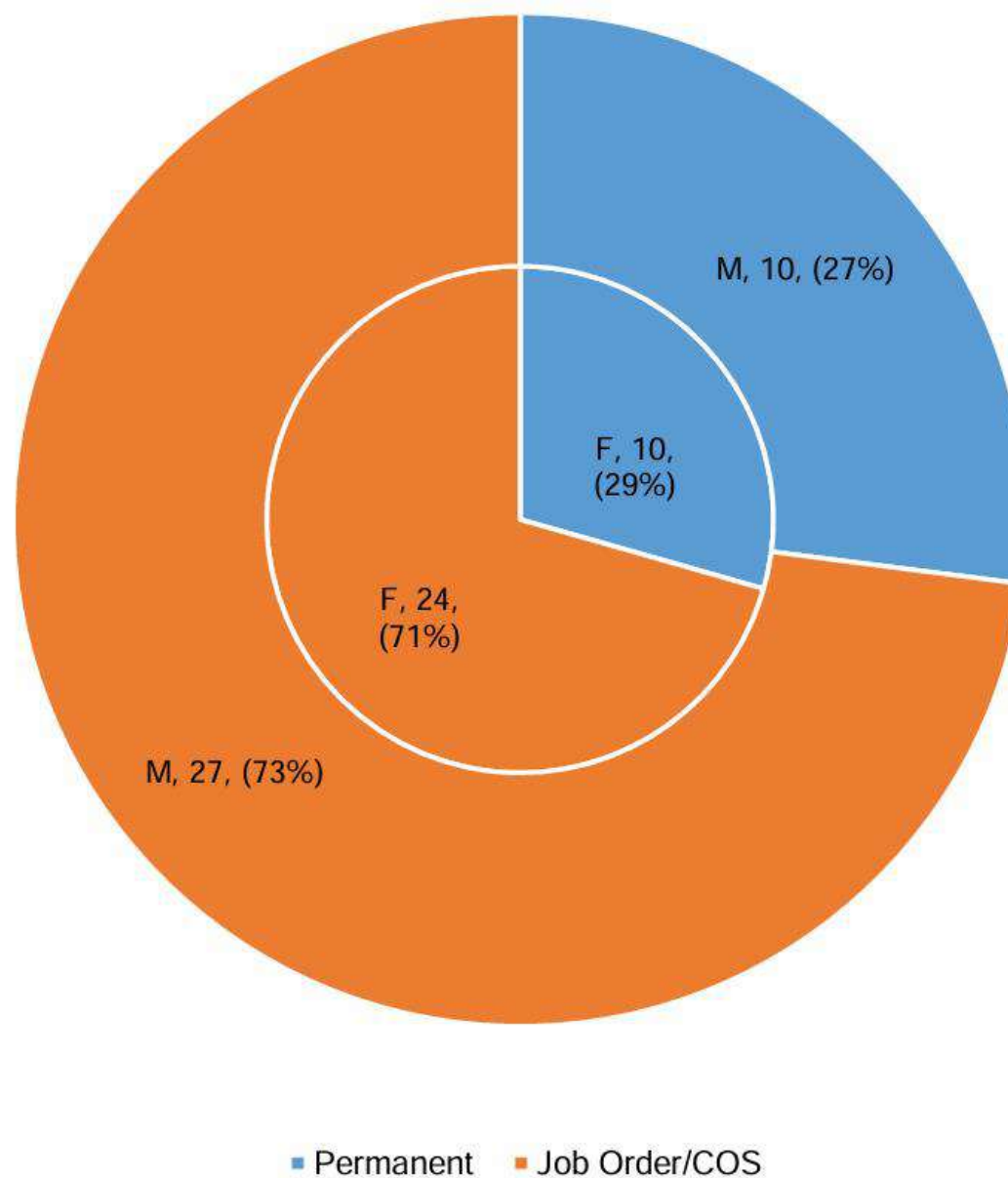


Figure 63. Mindoro State University – Calapan Campus Employee Demographics based on Sex

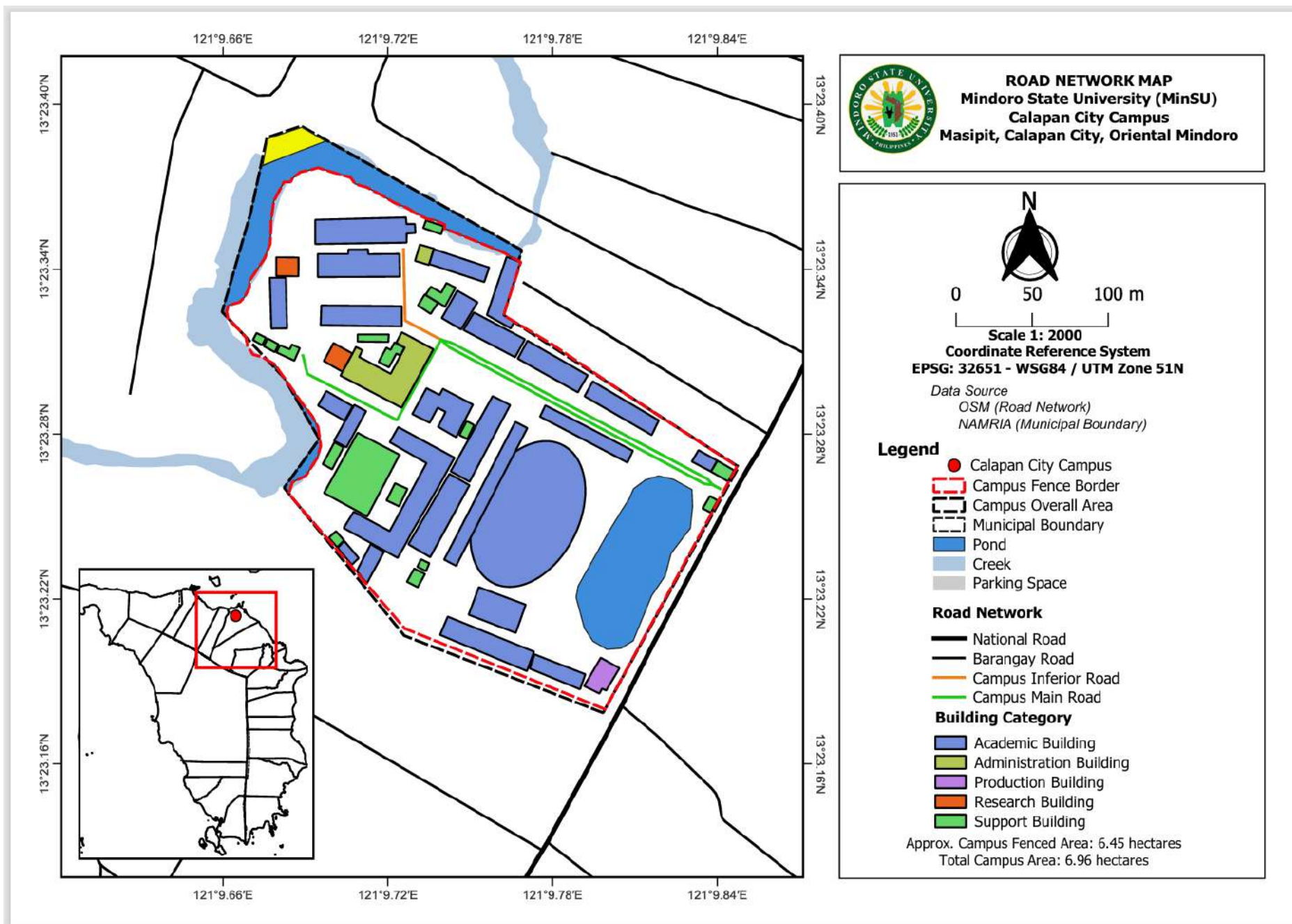


Figure 64. Mindoro State University – Calapan Campus Road Network Map

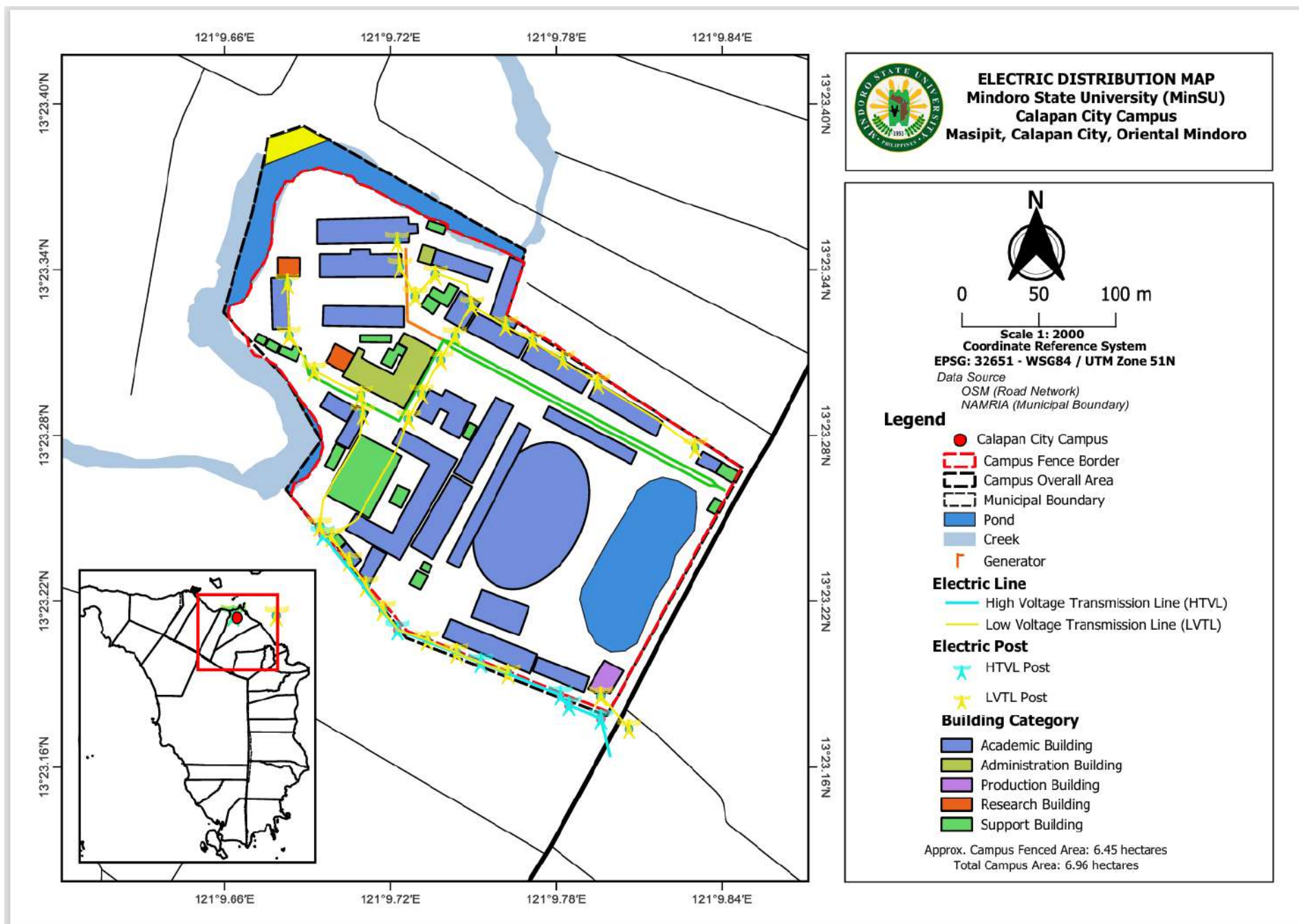


Figure 65. Mindoro State University – Calapan Campus Electric Distribution Map

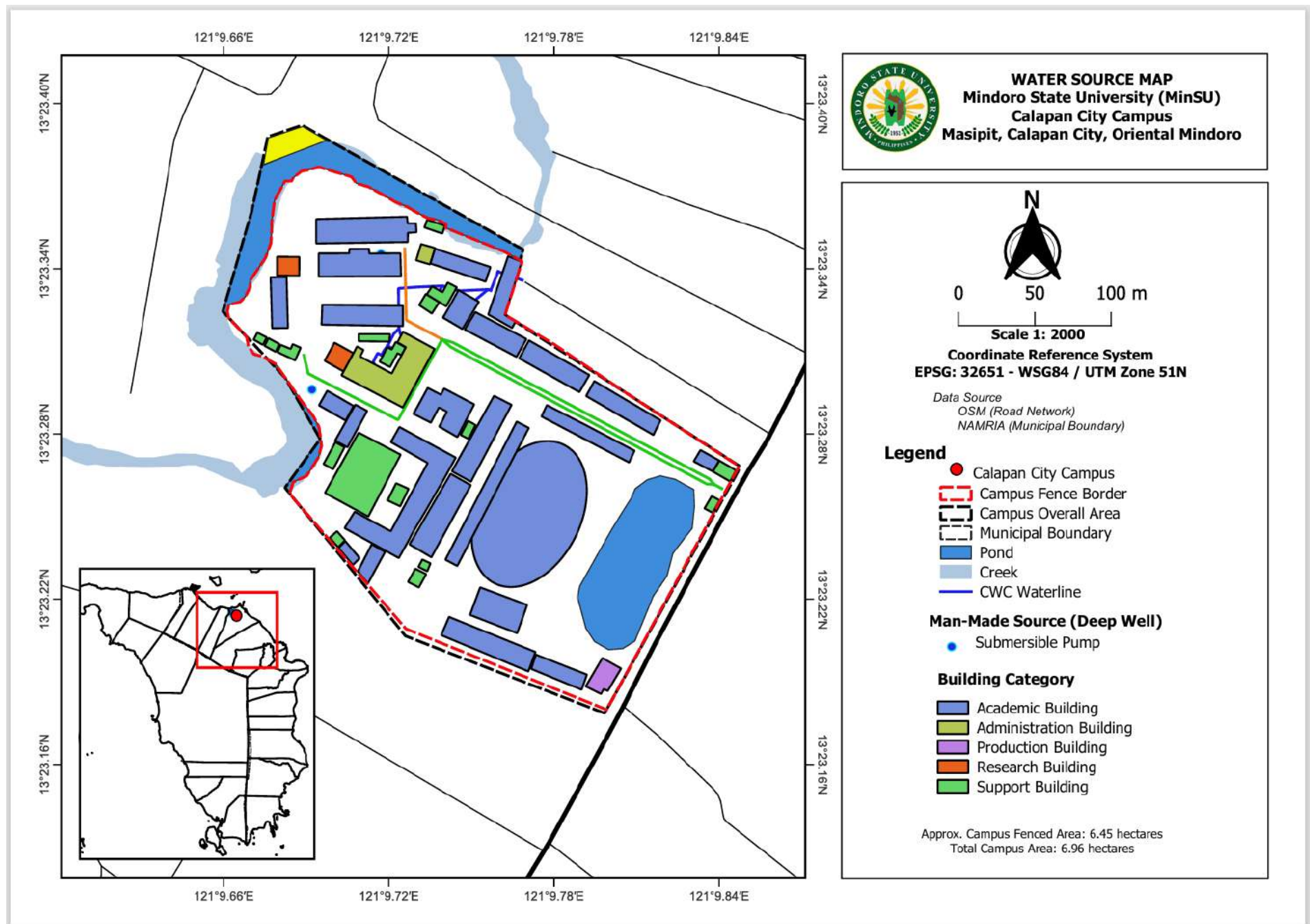


Figure 66. Mindoro State University – Calapan Campus Water Source Map

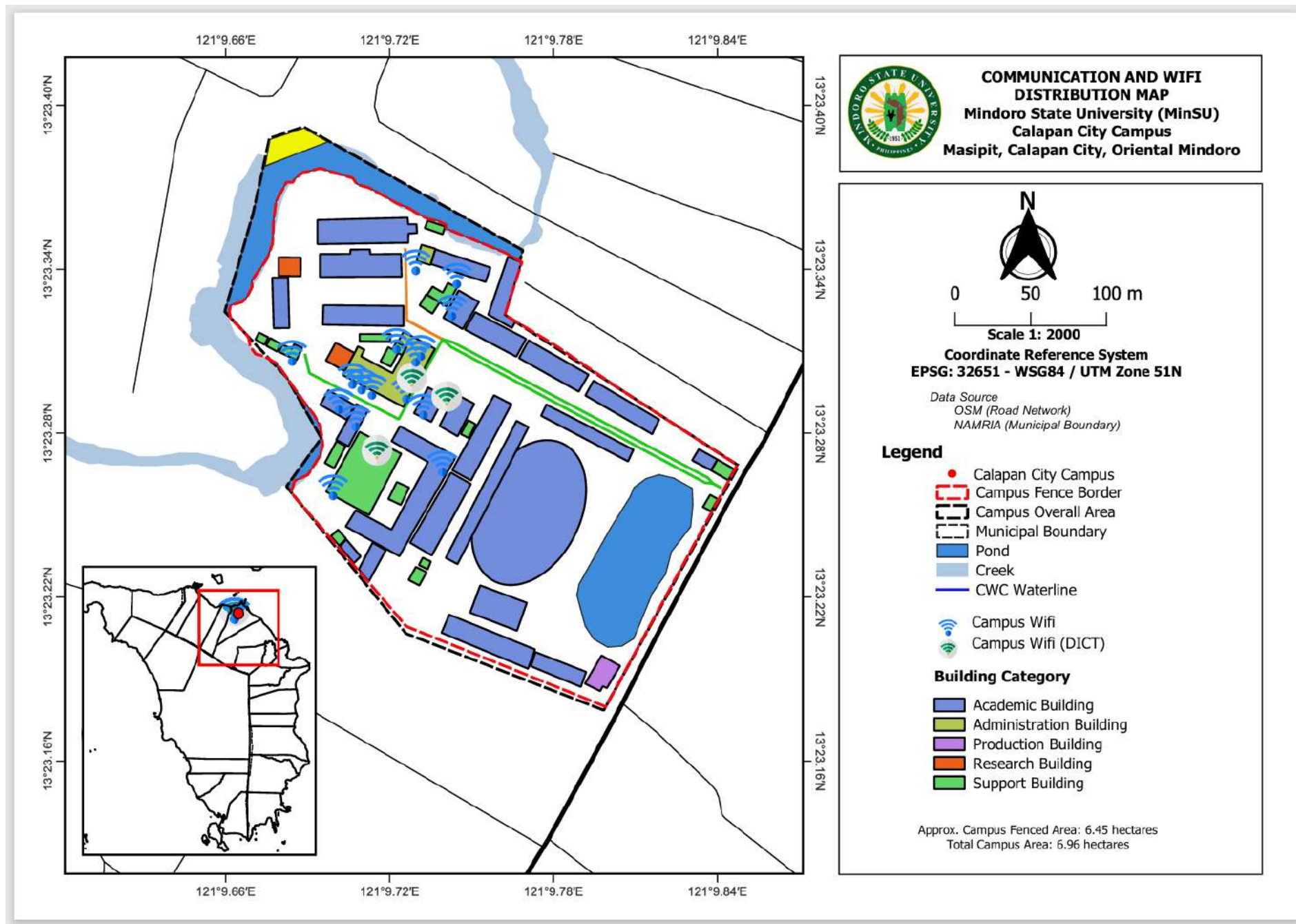


Figure 67. Mindoro State University – Calapan Campus Communication & Wi-Fi Distribution Map

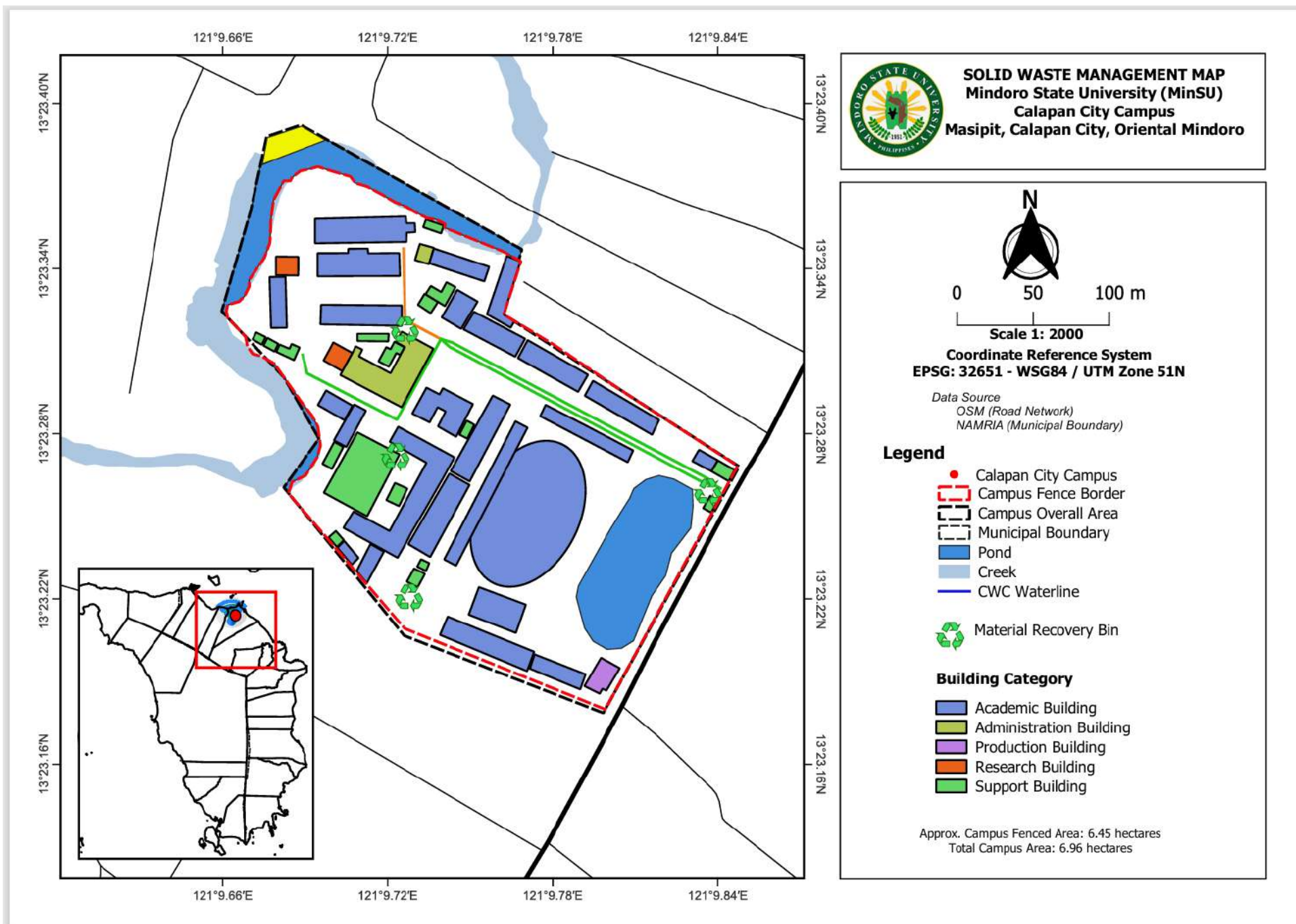


Figure 68. Mindoro State University – Calapan Campus Solid Waste Management Map

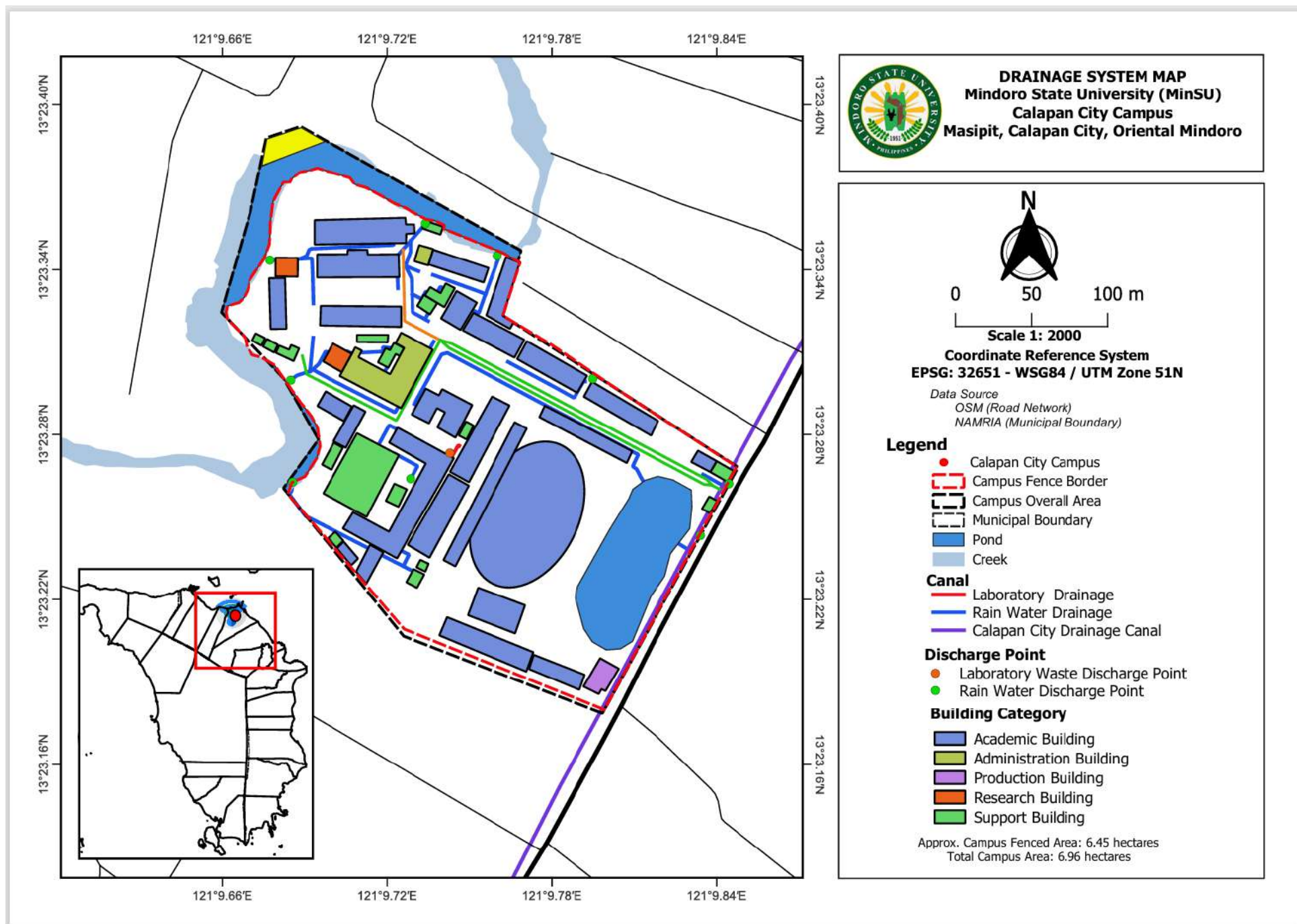


Figure 69. Mindoro State University – Calapan Campus Drainage System Map

MINSU Calapan Campus Block Plan

LEGEND:

- Medium Adherence
- Greatest Adherence (Build-to Line)
- College of Business Administration
- College of Computer Studies
- College of Arts and Sciences
- College of Criminal Justice Education
- College of Teacher Education
- Institute of Fisheries

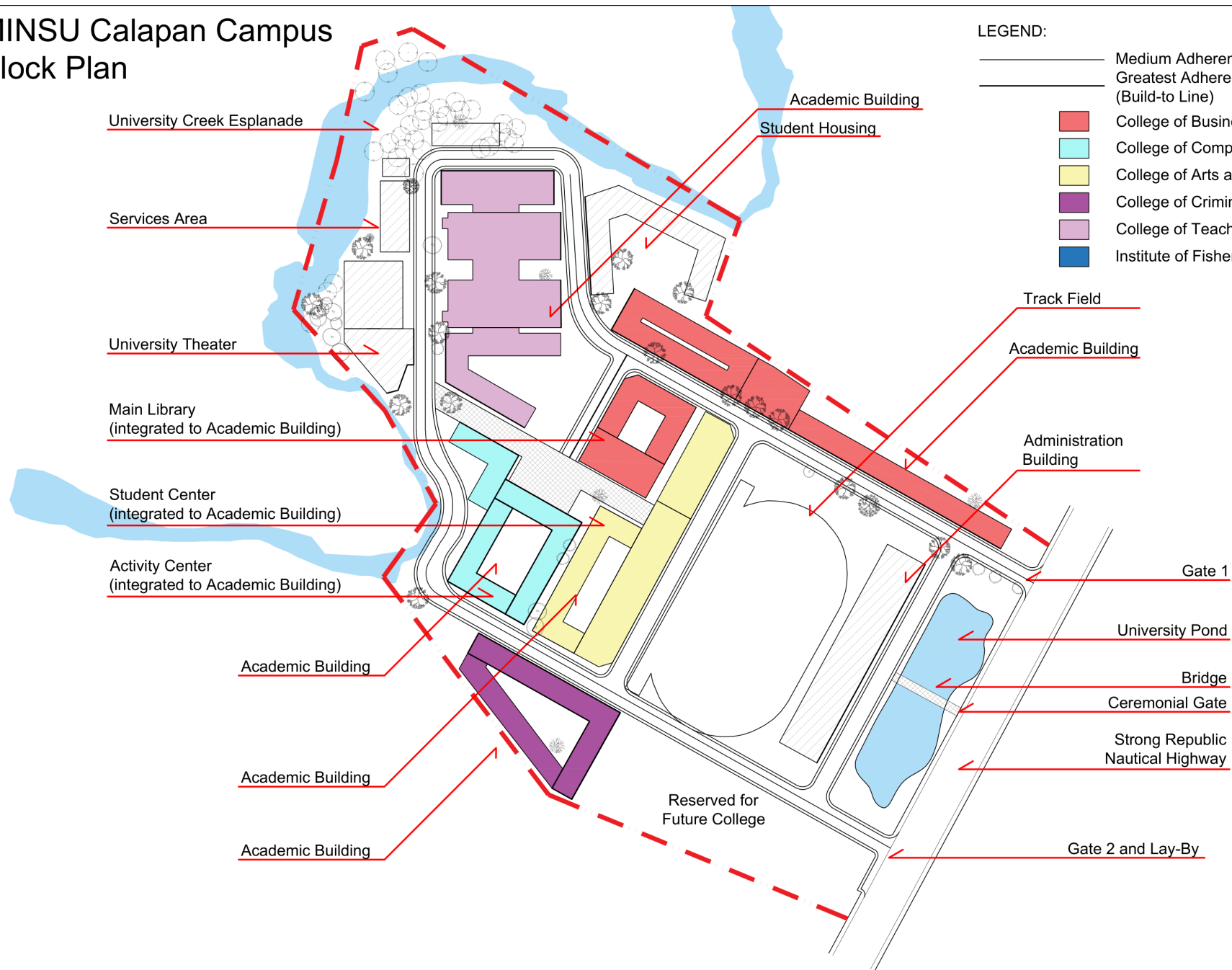


Figure 70. Mindoro State University – Calapan Campus Master Development Plan

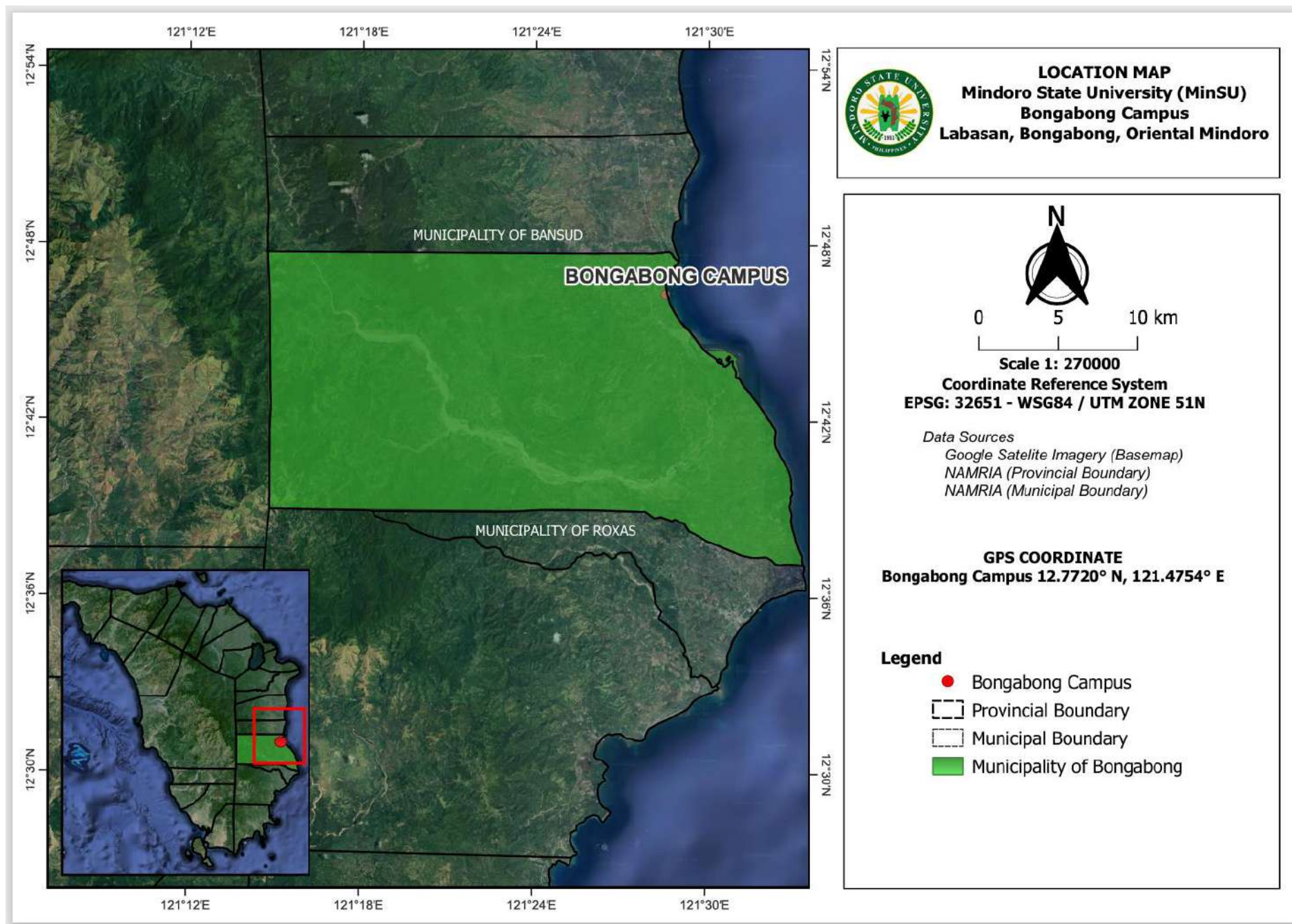


Figure 71. Mindoro State University – Bongabong Campus Location Map

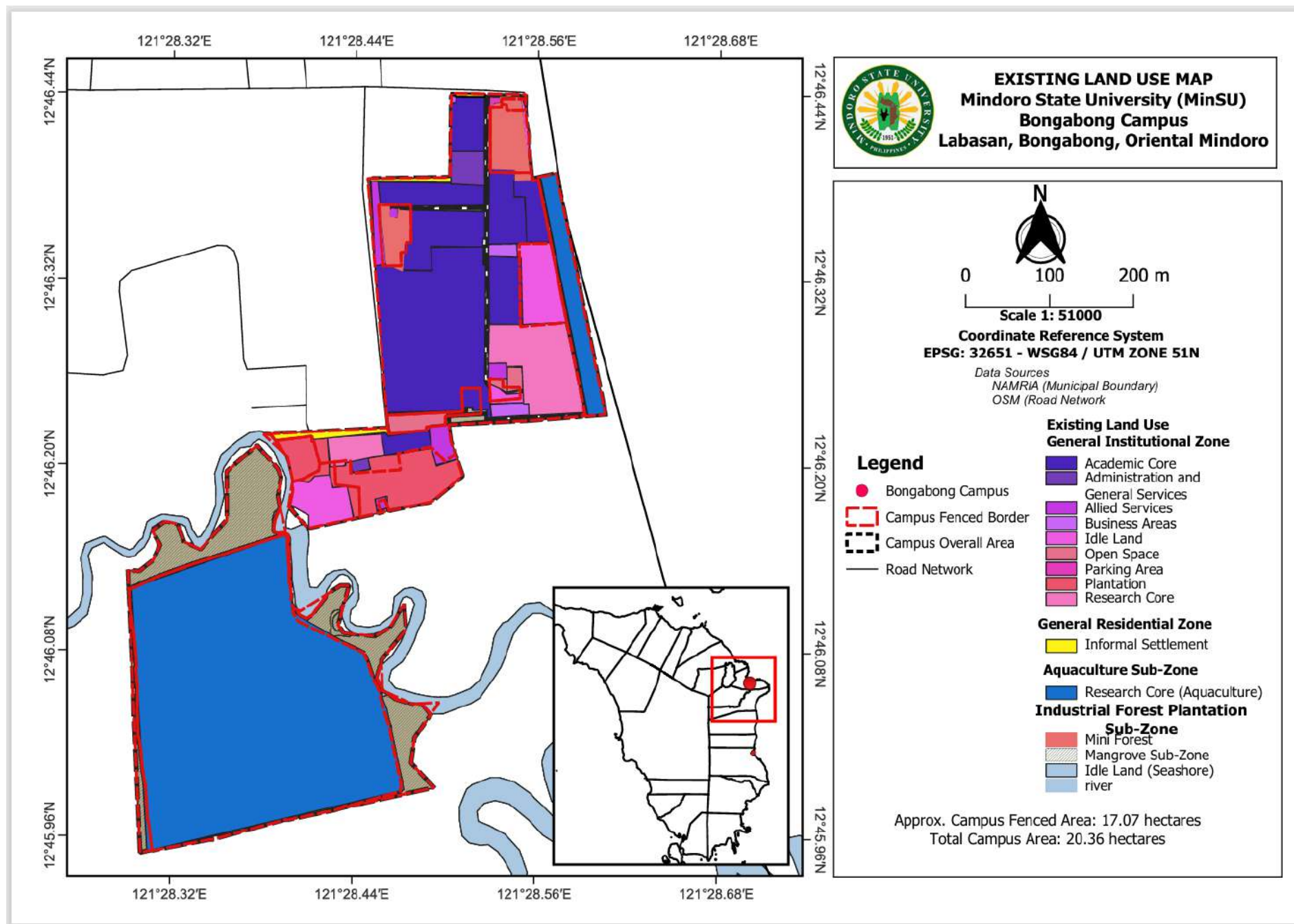


Figure 72. Mindoro State University – Bongabong Campus Existing Land Use Map

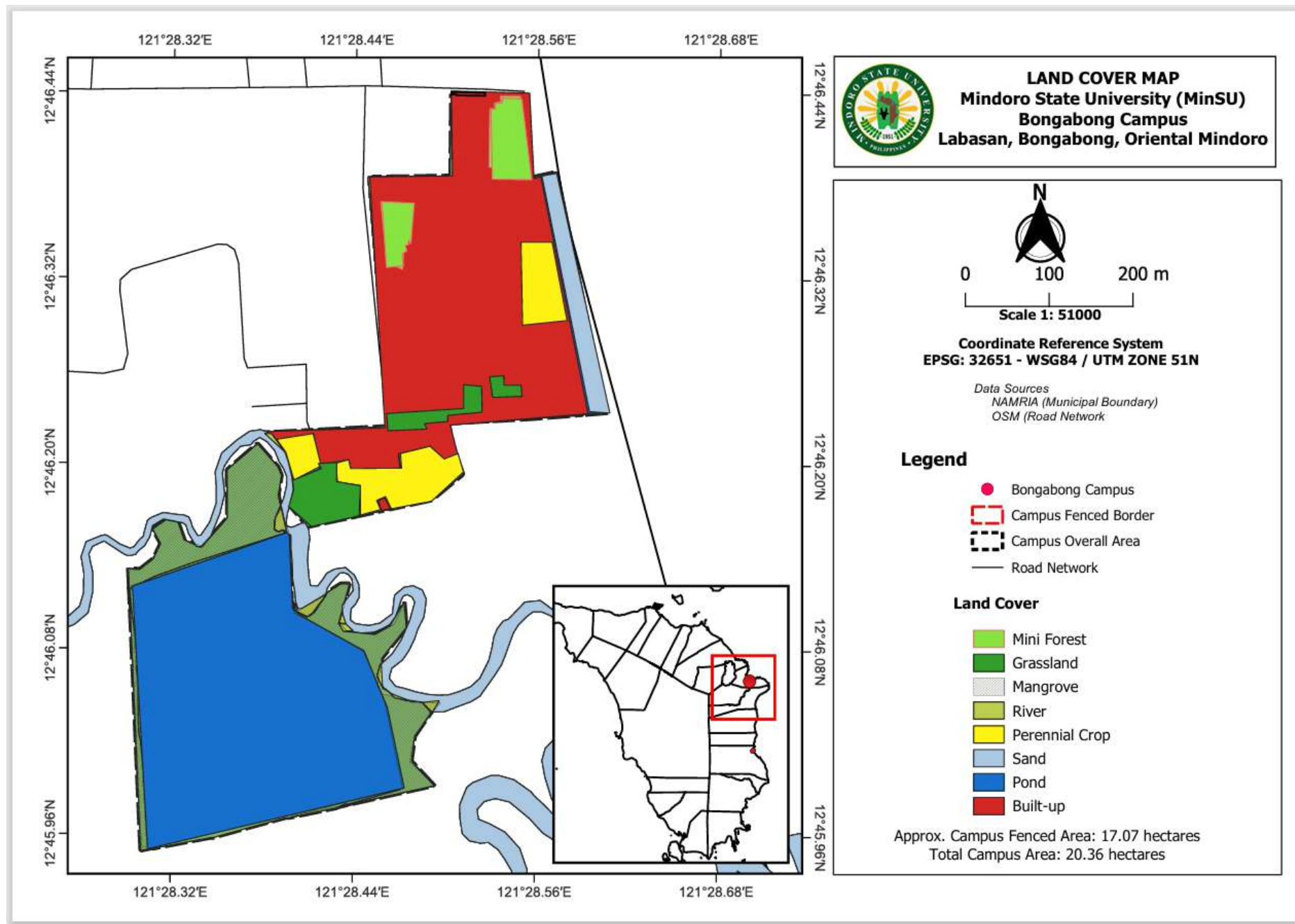


Figure 73. Mindoro State University – Bongabong Campus Existing Land Cover Map

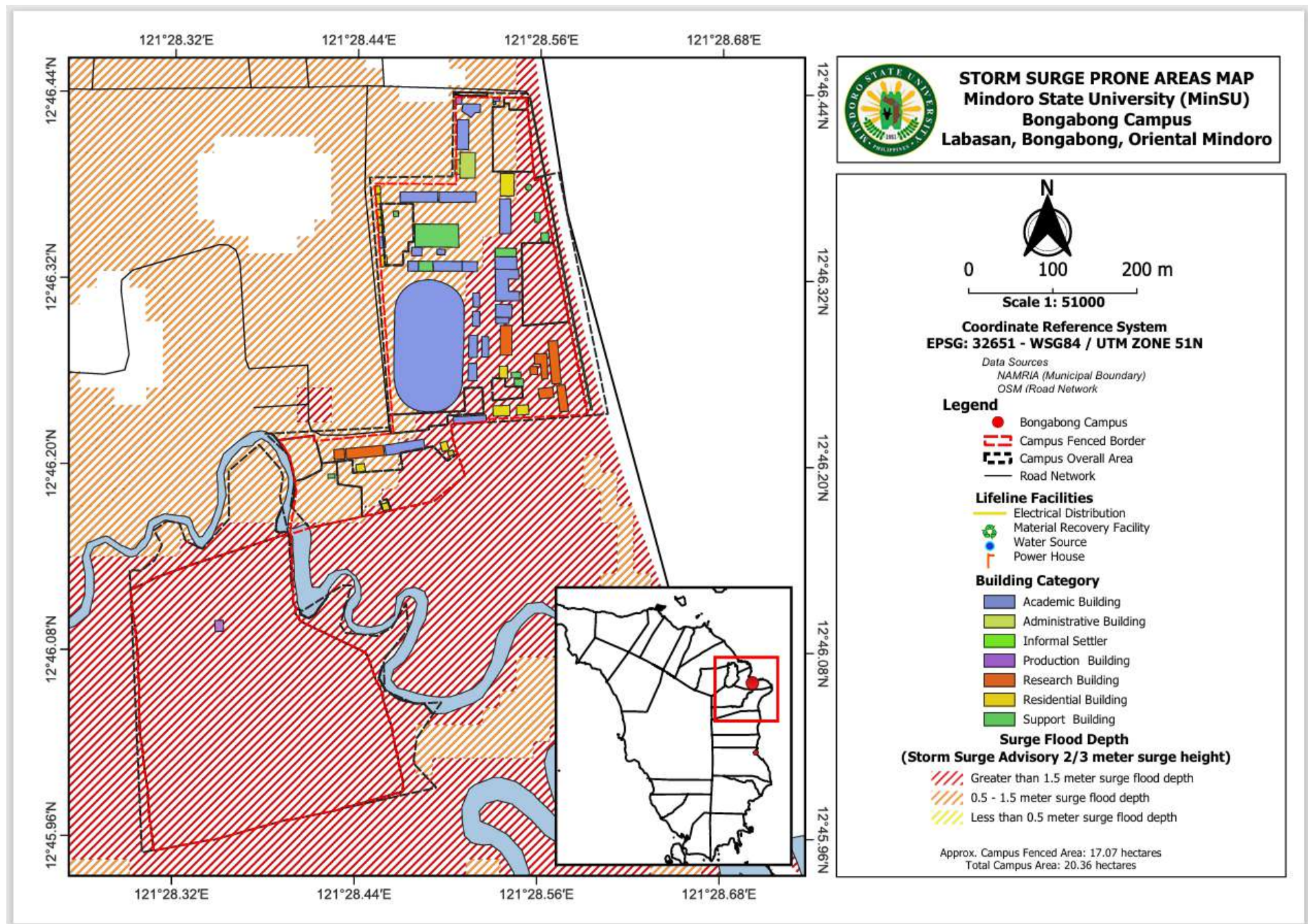


Figure 74. Mindoro State University – Bongabong Campus Storm Surge Prone Areas Map

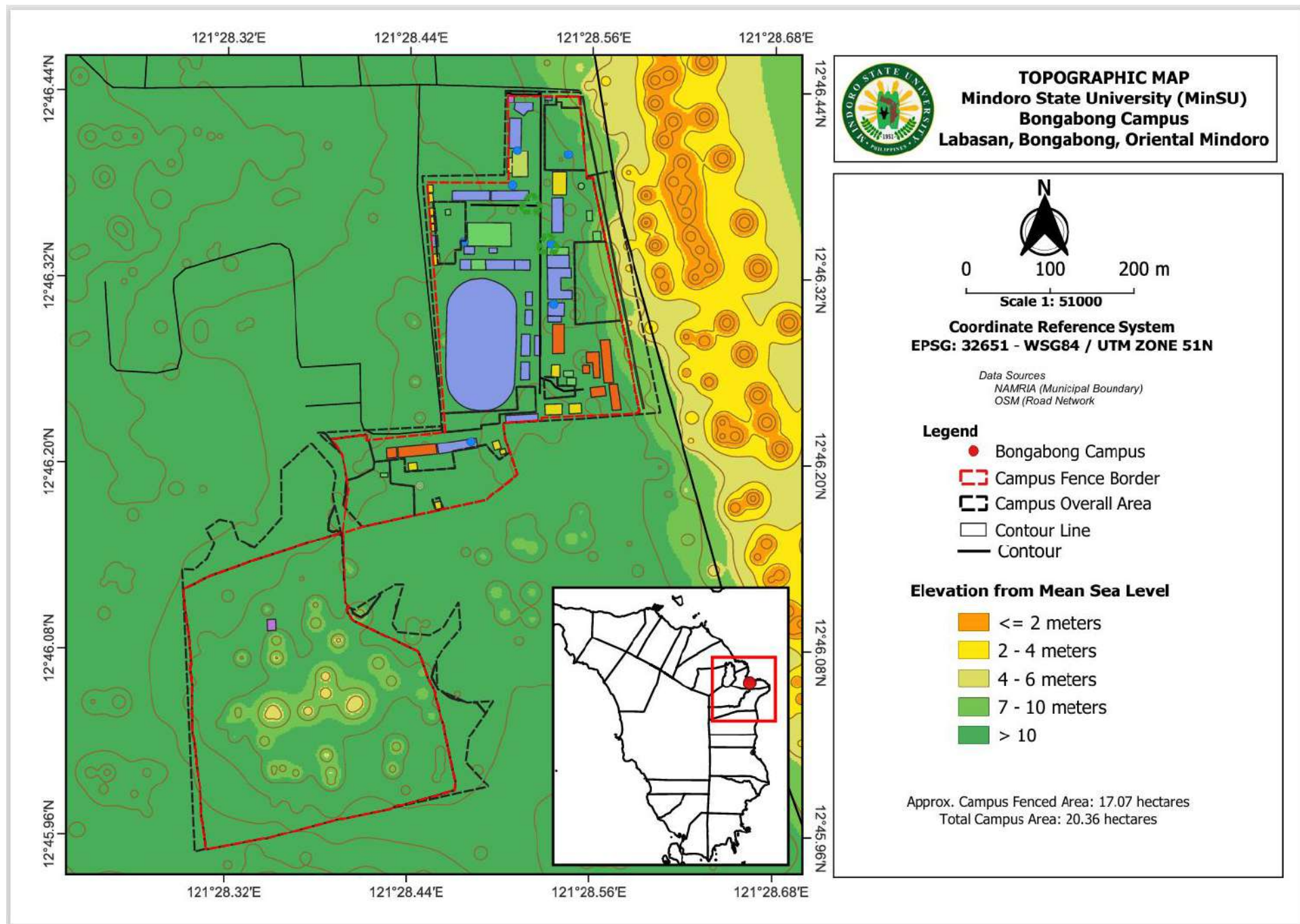


Figure 75. Mindoro State University – Bongabong Campus Topographic Map

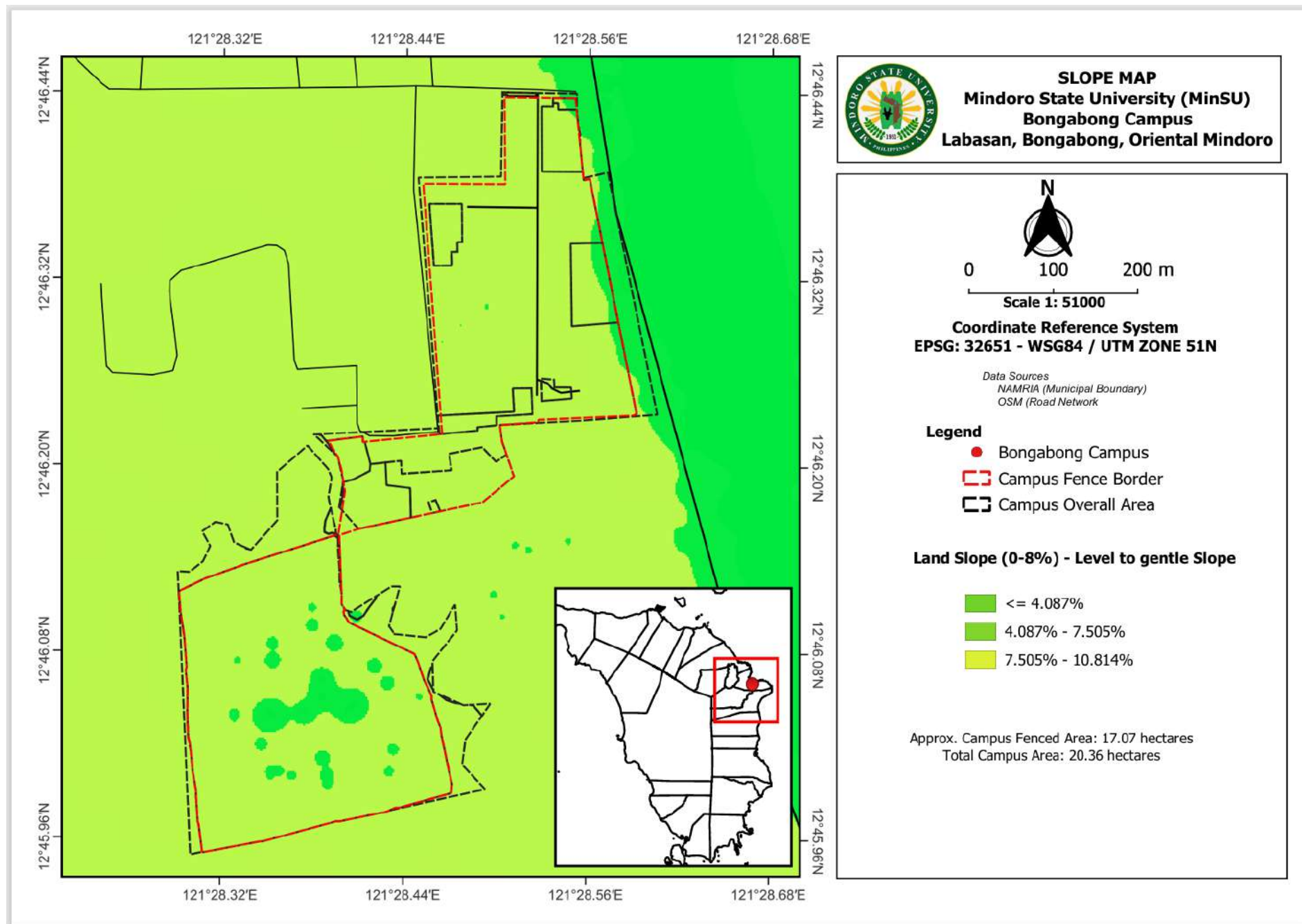


Figure 76. Mindoro State University – Bongabong Campus Slope Map

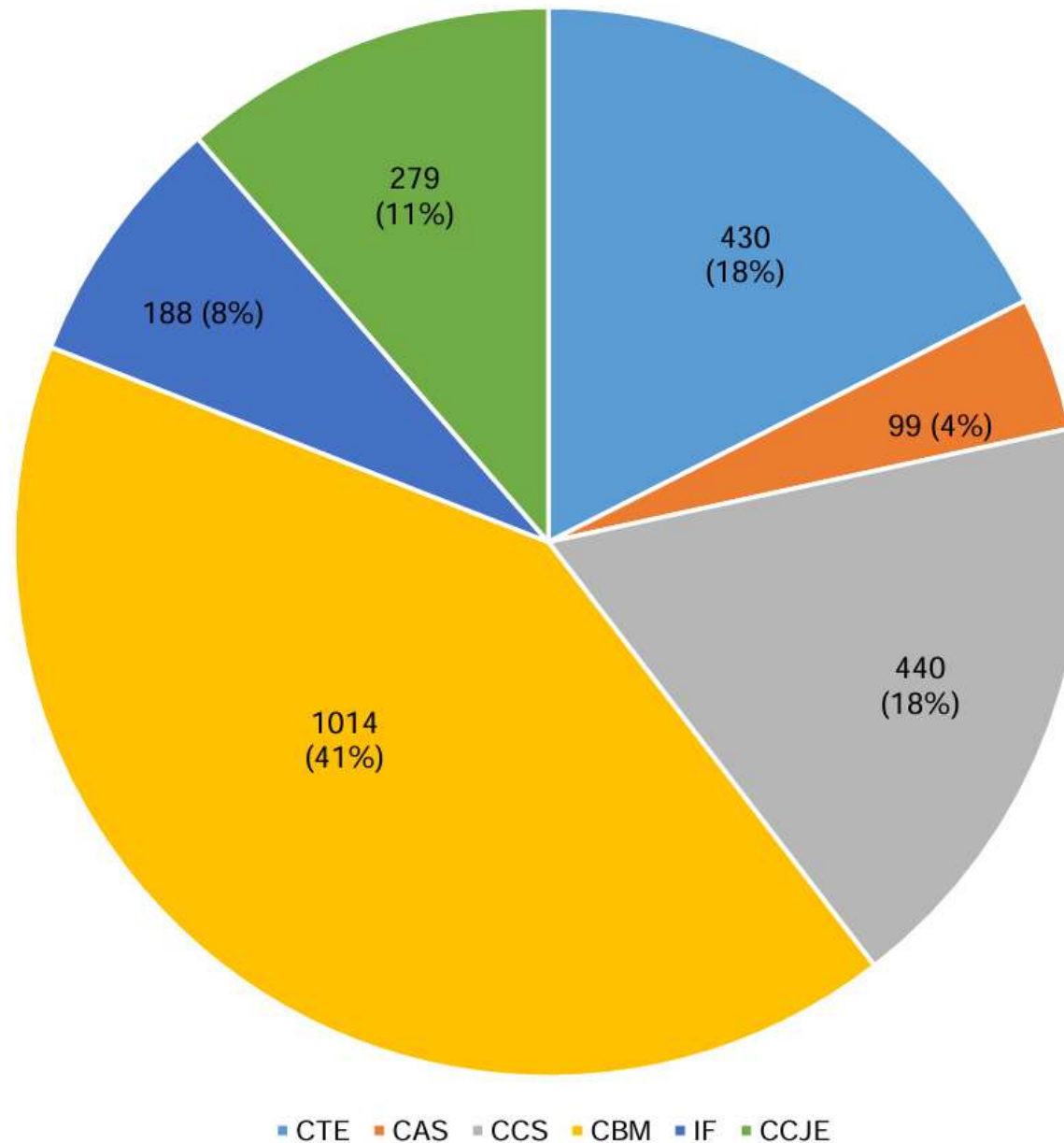


Figure 77. Mindoro State University – Bongabong Campus Enrolled Student Demographics

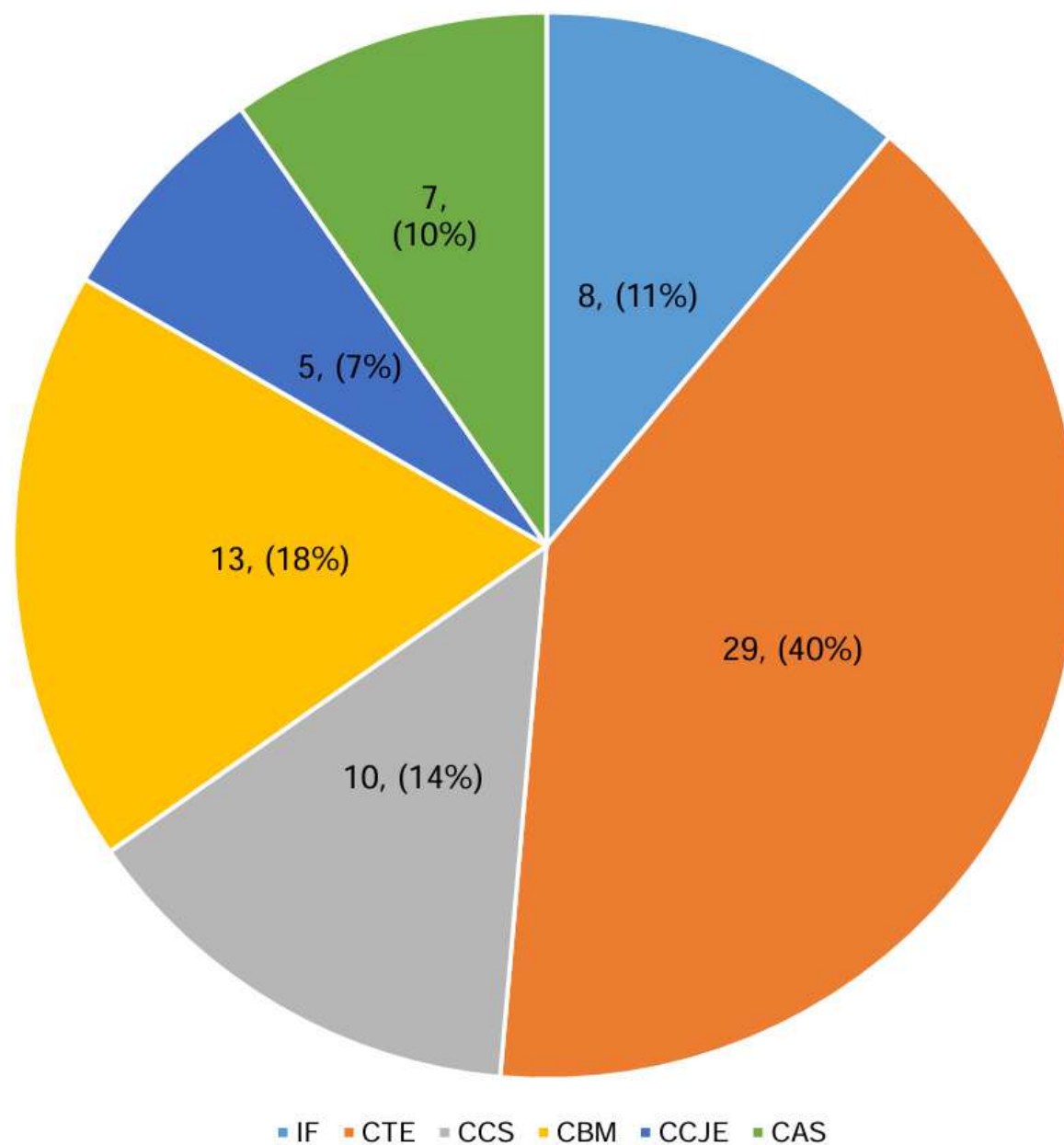


Figure 78. Mindoro State University – Bongabong Campus Faculty Demographics

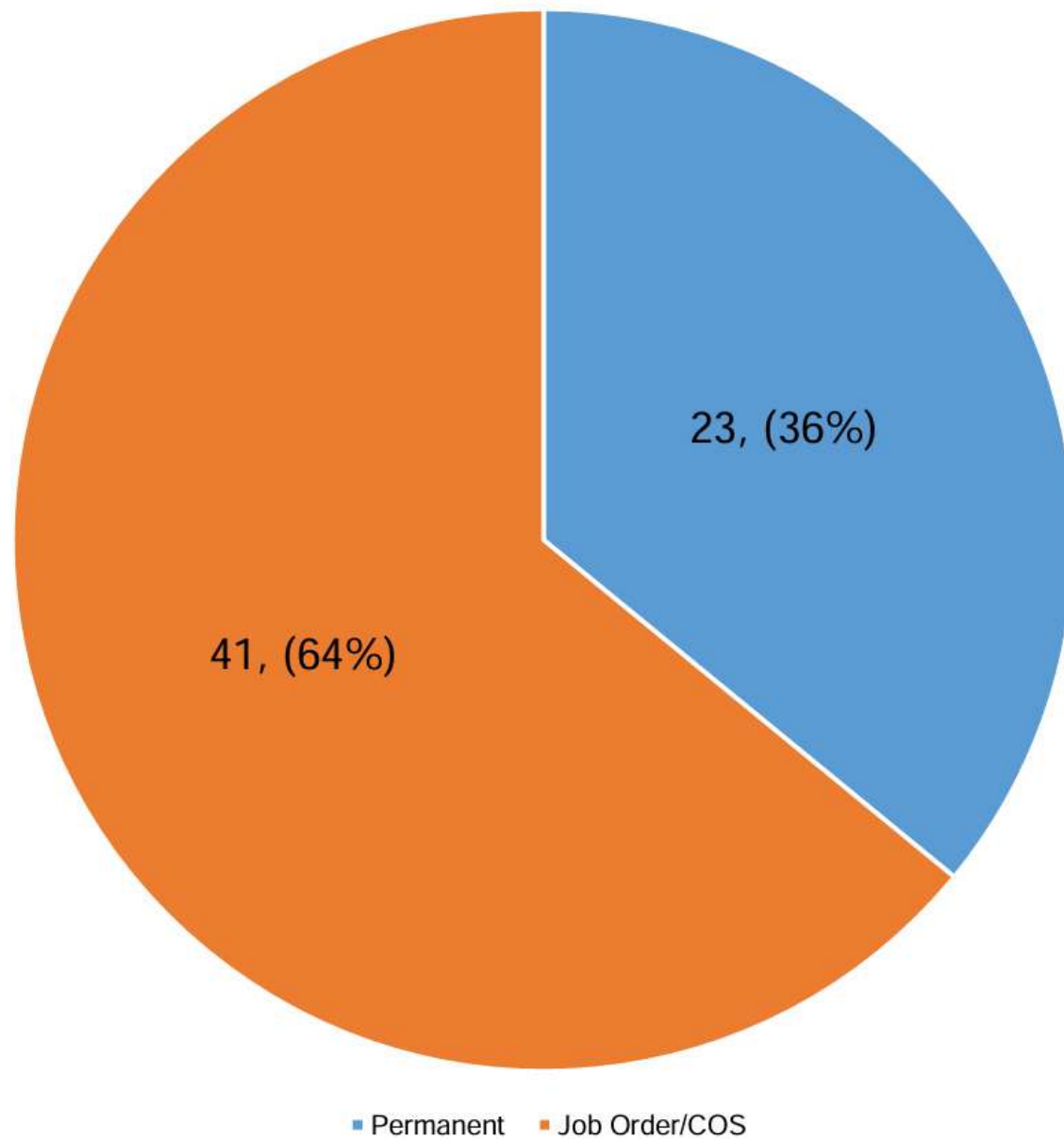


Figure 79. Mindoro State University – Bongabong Campus Employee Demographics

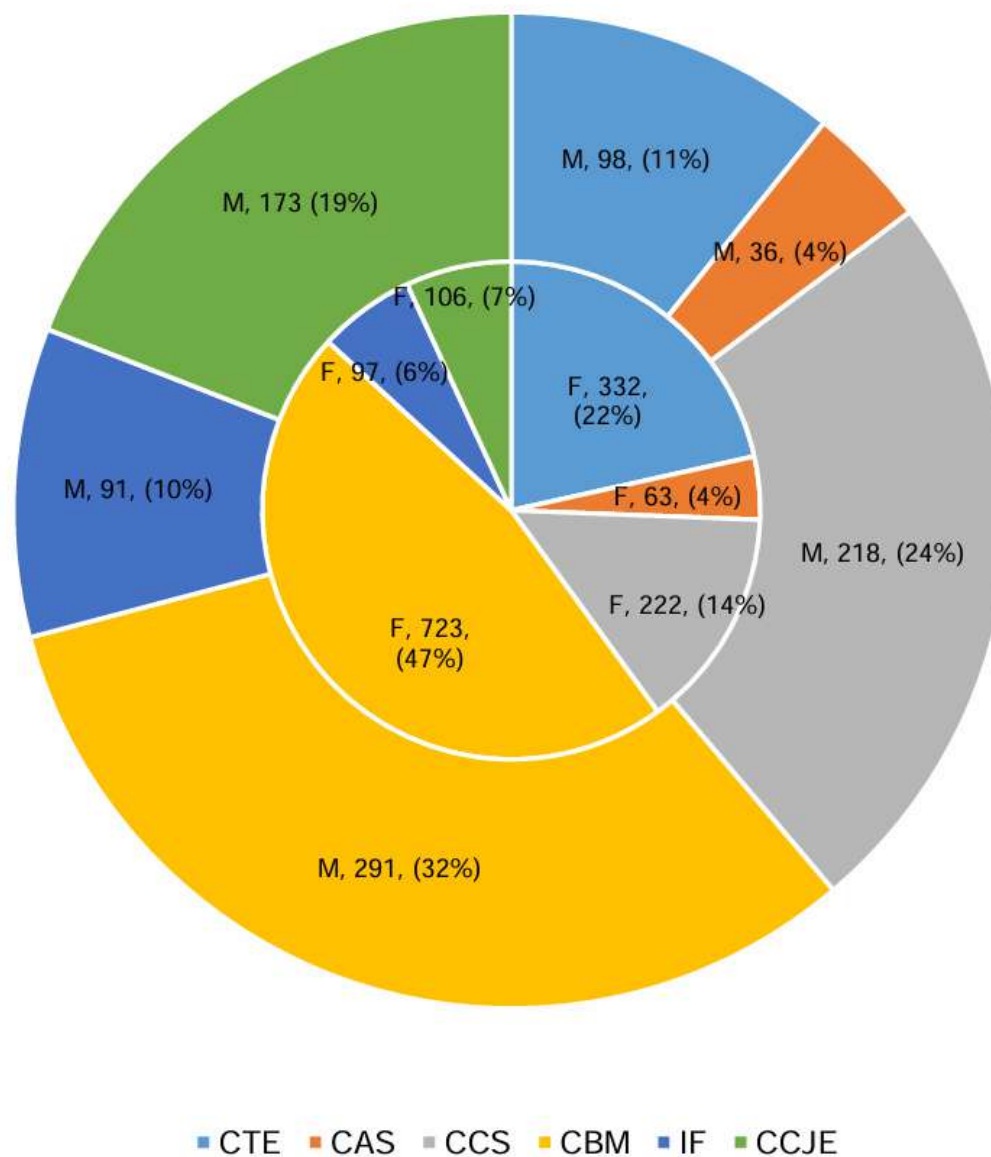


Figure 80. Mindoro State University – Bongabong Campus Enrolled Student Demographics based on Sex

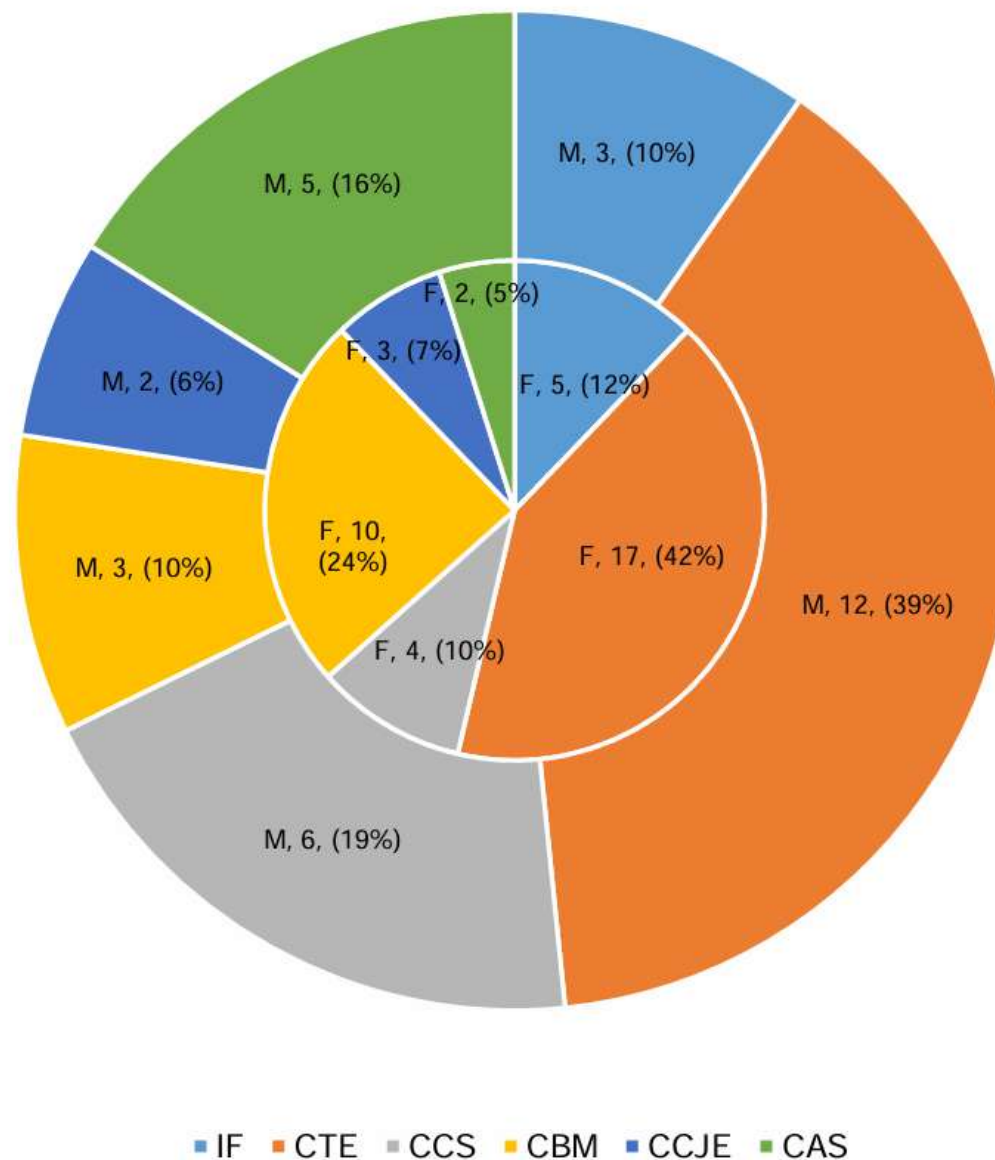


Figure 81. Mindoro State University – Bongabong Campus Faculty Demographics based on Sex

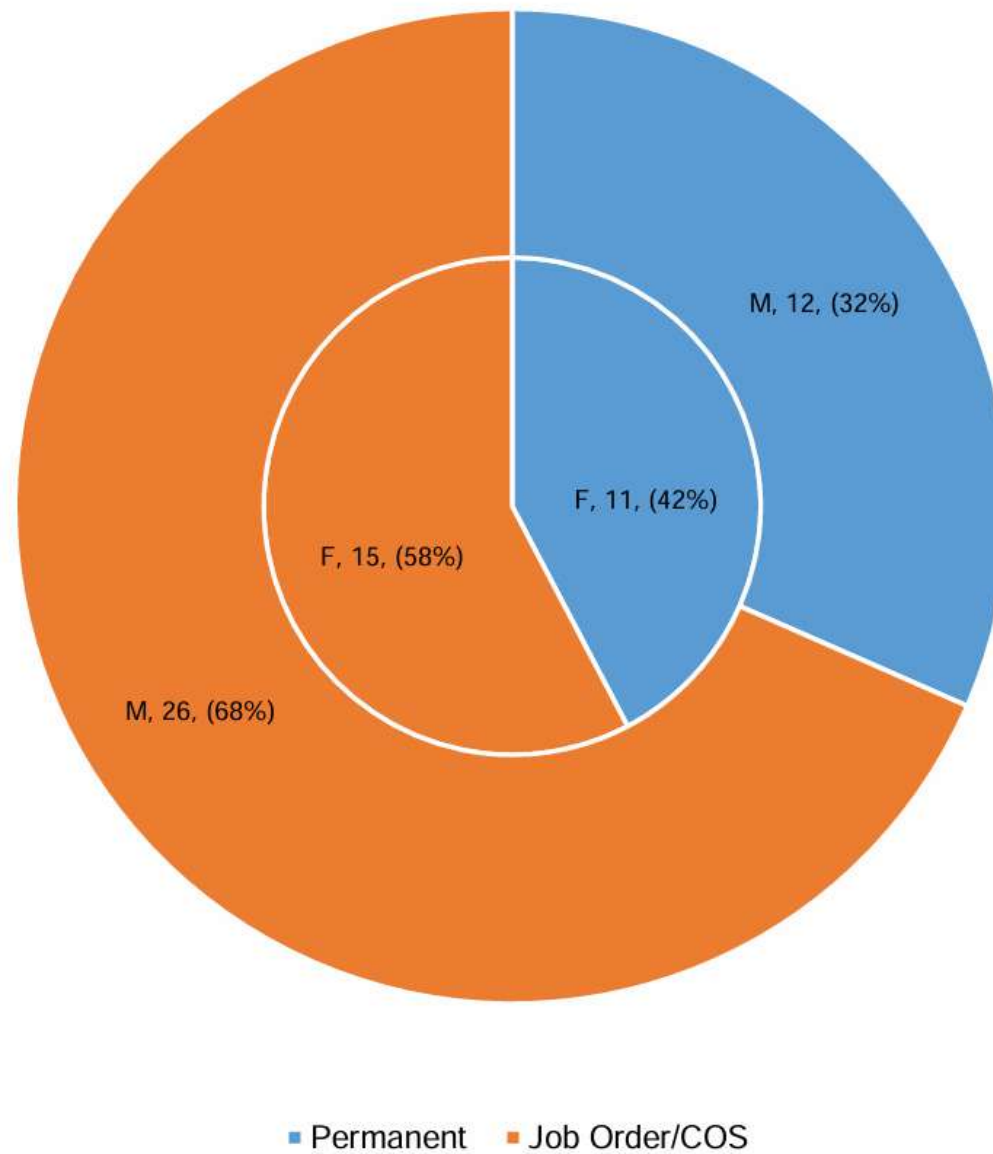


Figure 82. Mindoro State University – Bongabong Campus Employee Demographics based on Sex

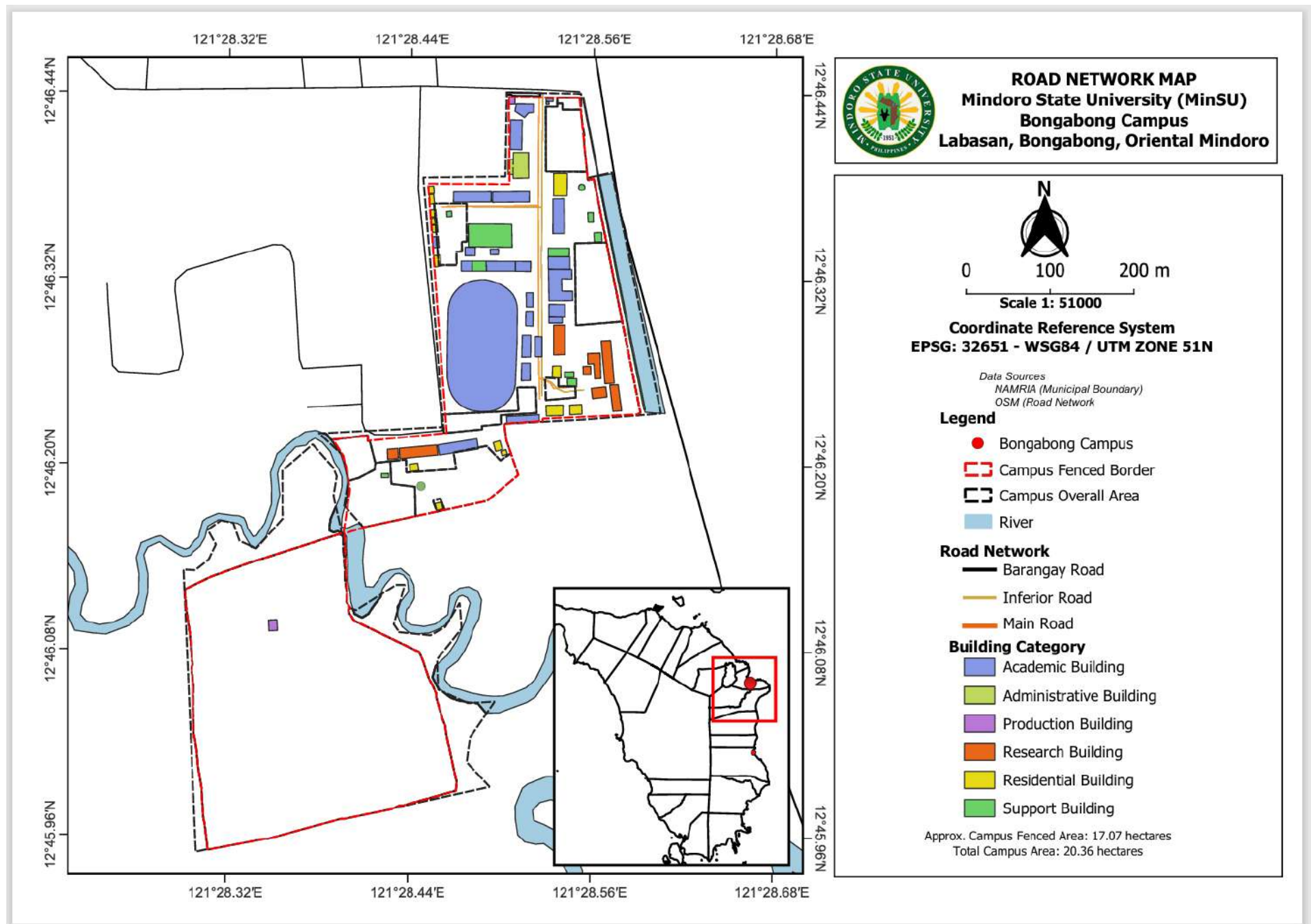


Figure 83. Mindoro State University – Bongabong Campus Road Network Map

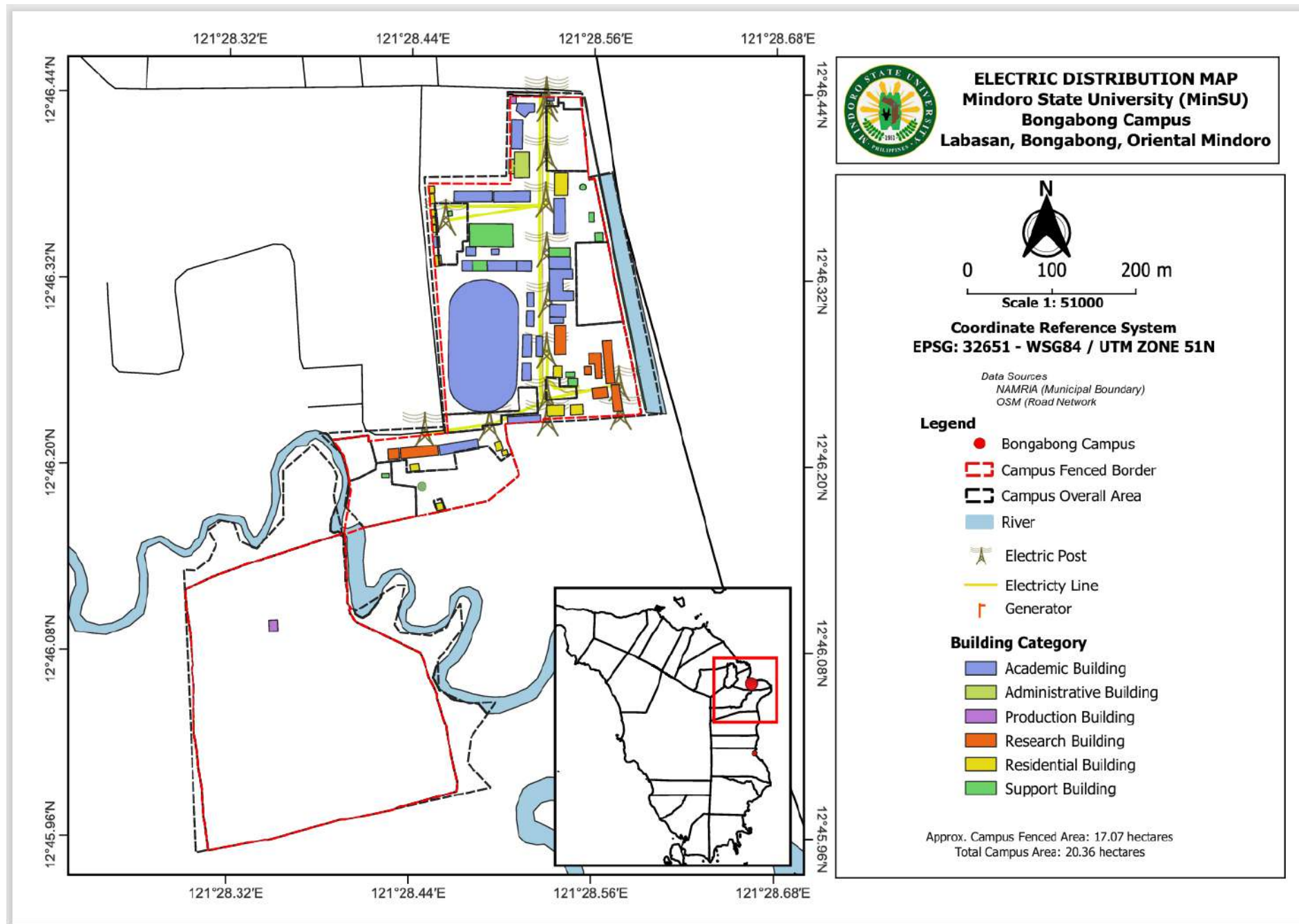


Figure 84. Mindoro State University – Bongabong Campus Electric Distribution Map

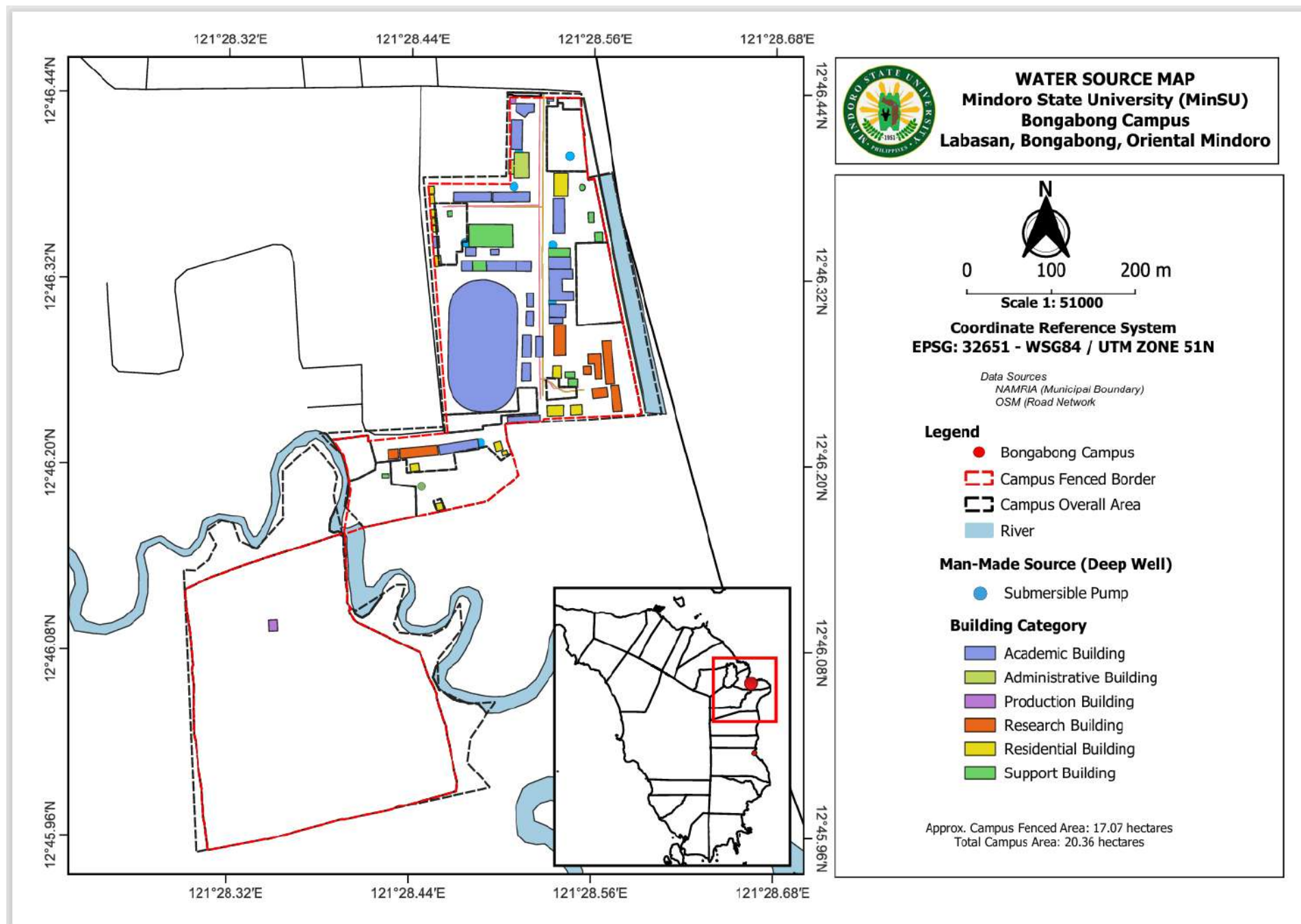


Figure 85. Mindoro State University – Bongabong Campus Water Source Map

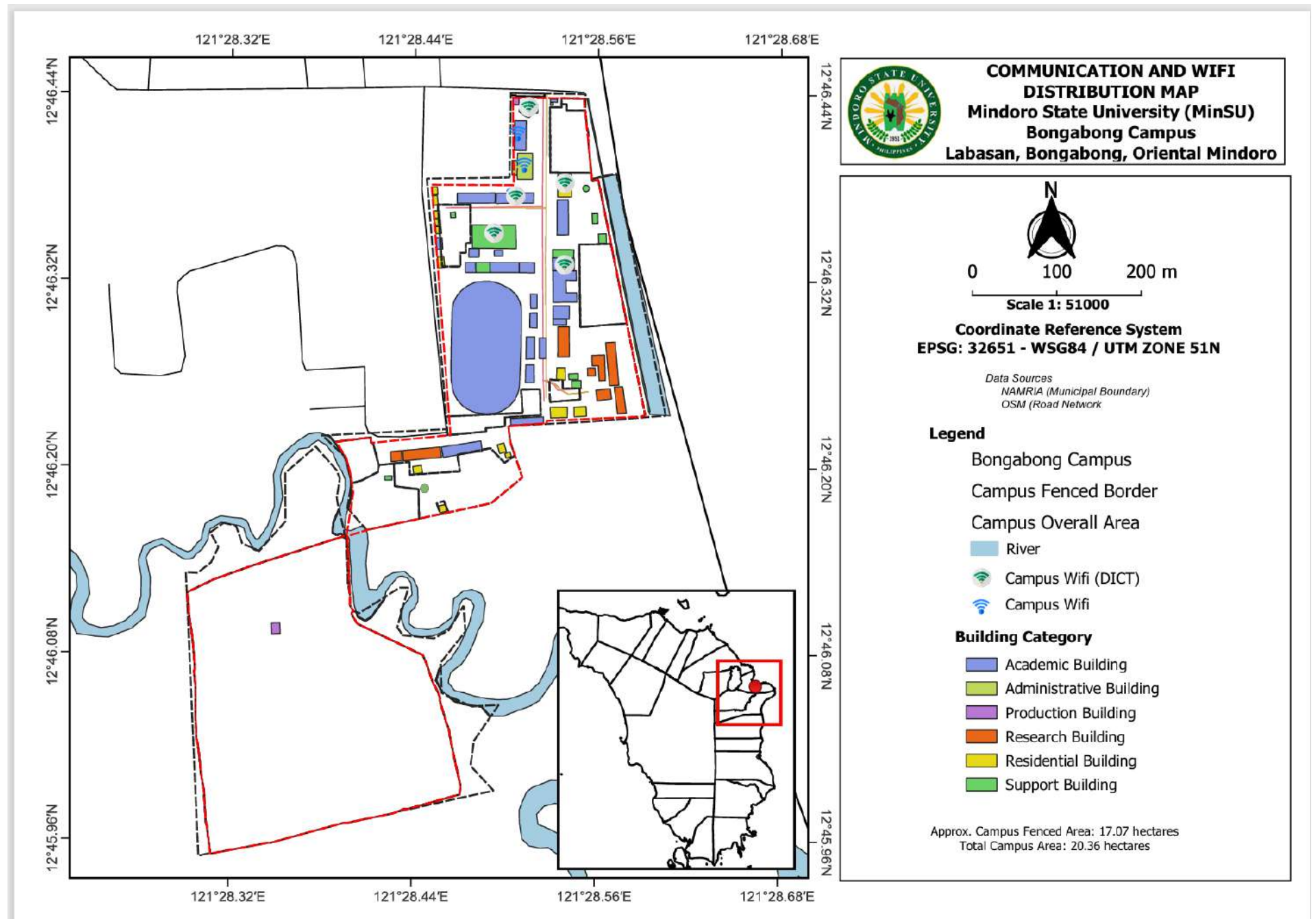


Figure 86. Mindoro State University – Bongabong Campus Communication & Wi-Fi Distribution Map

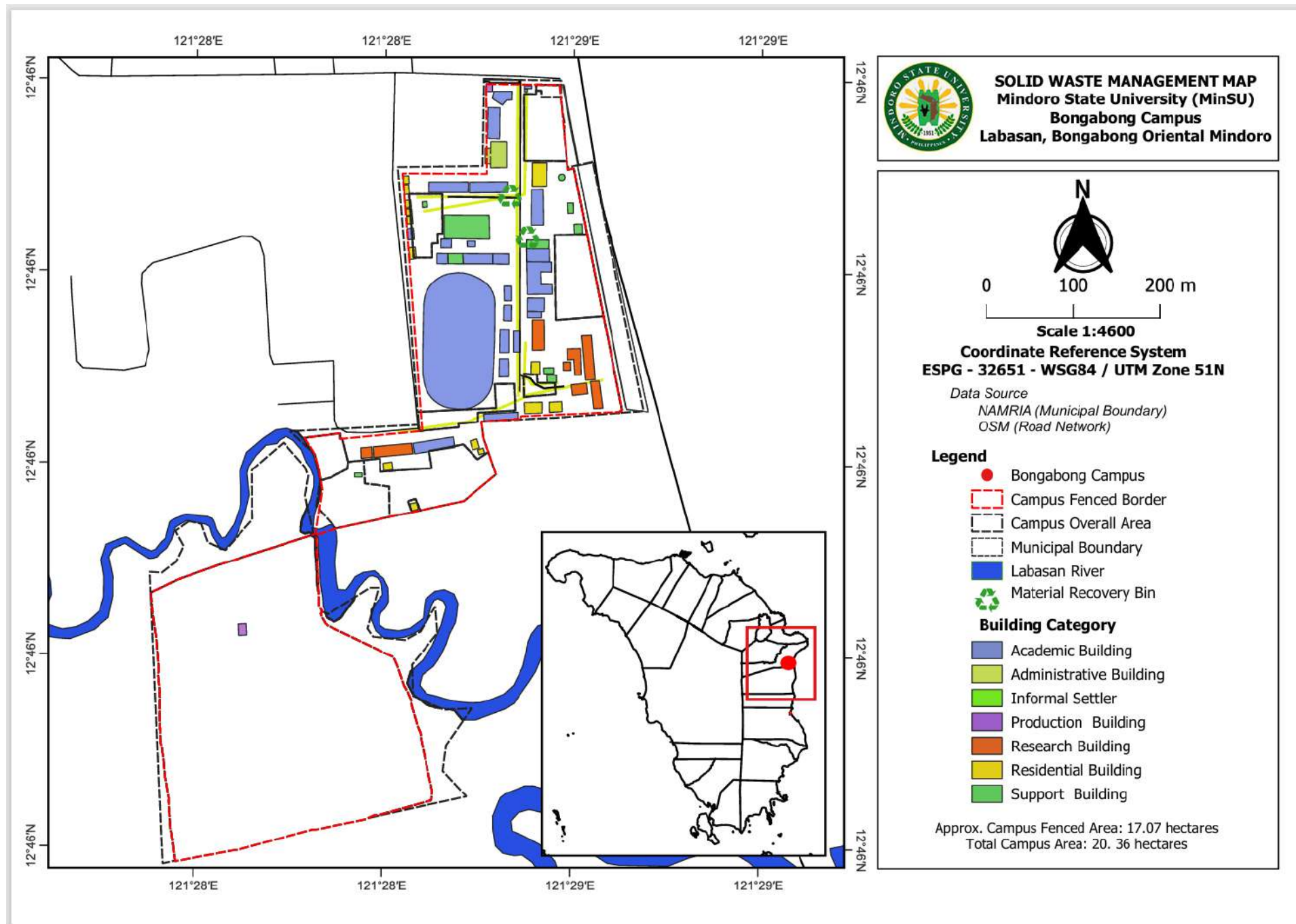


Figure 87. Mindoro State University – Bongabong Campus Solid Waste Management Map

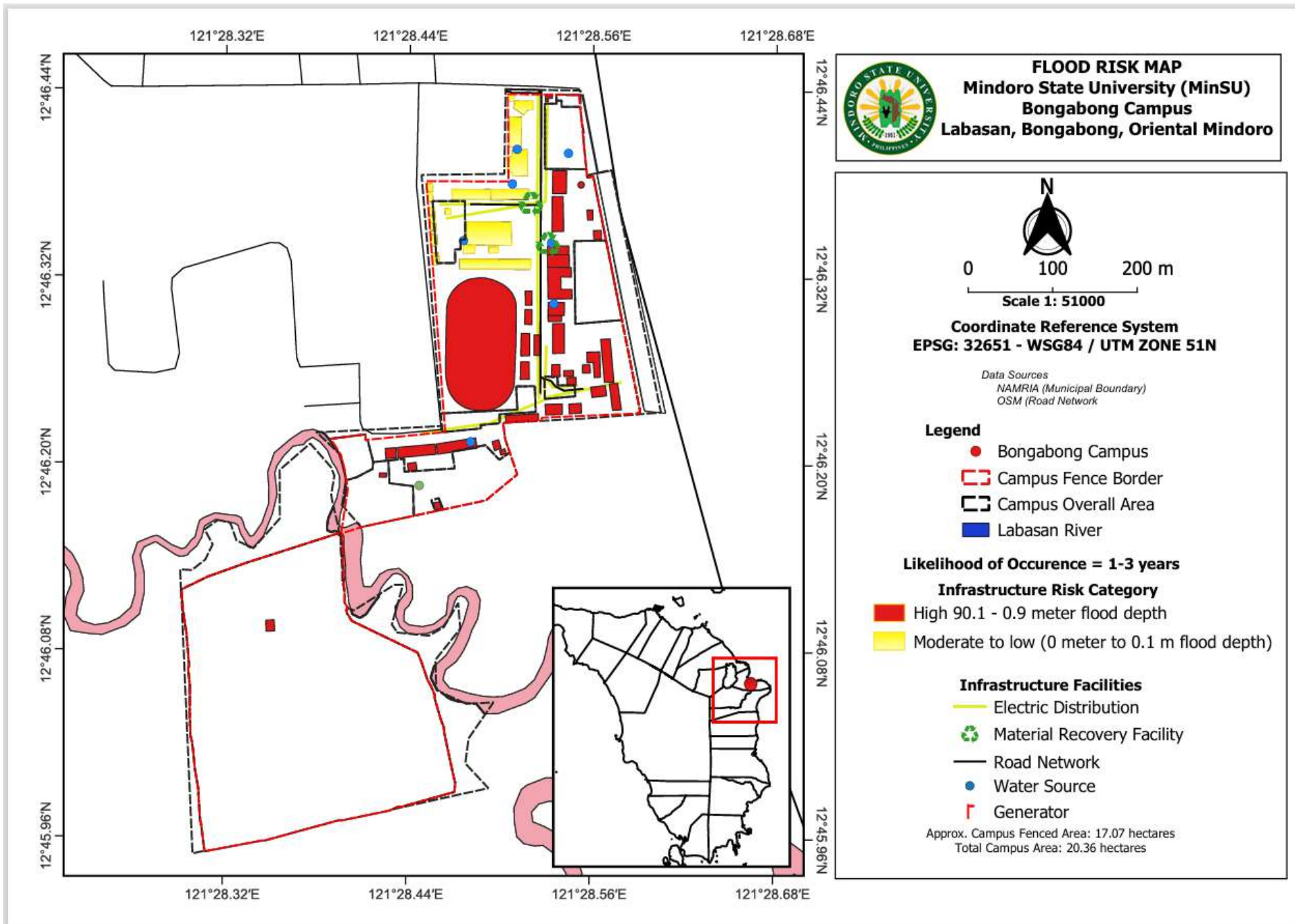


Figure 88. Mindoro State University – Bongabong Campus Flood Risk Map

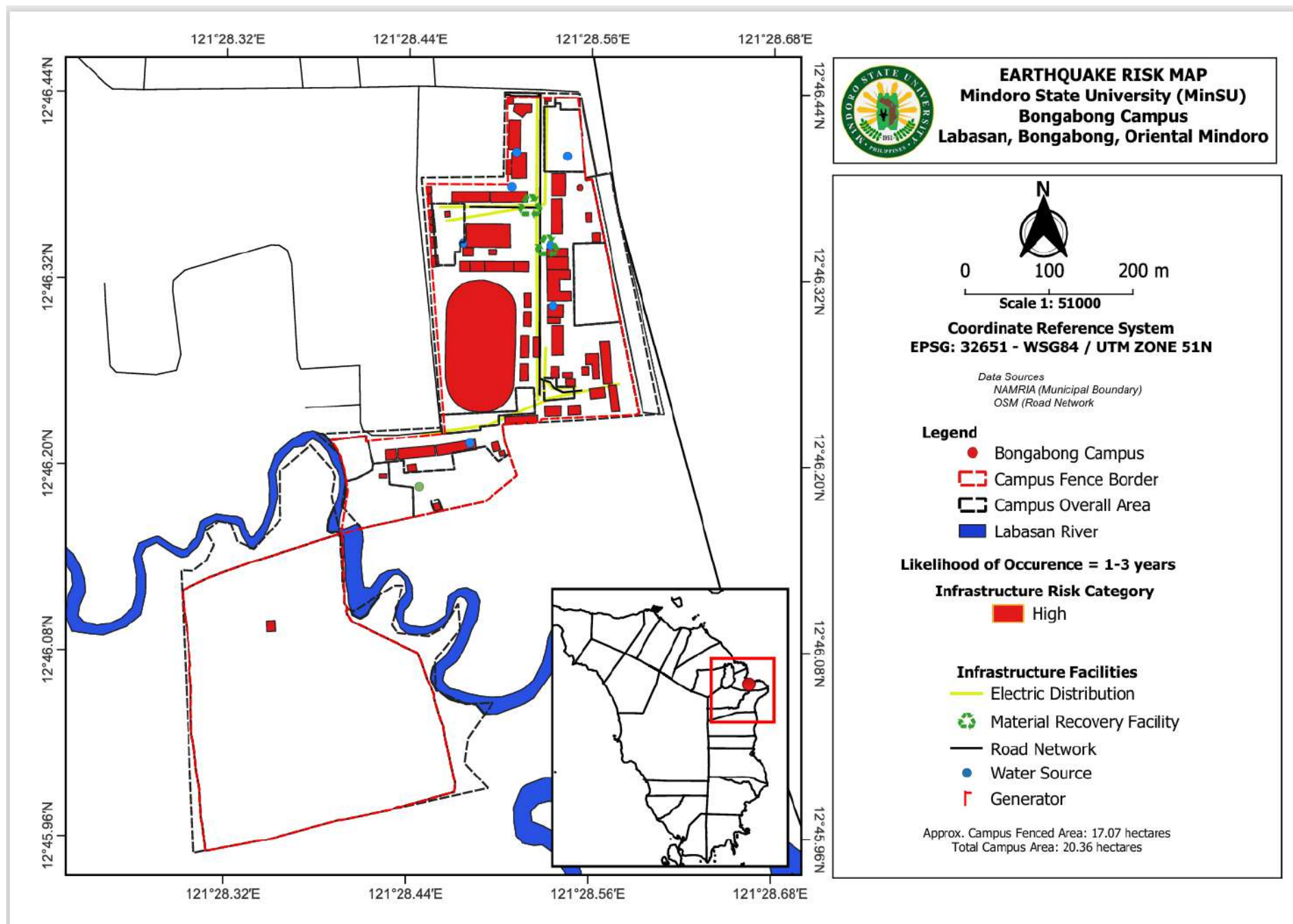


Figure 89. Mindoro State University – Bongabong Campus Earthquake Risk Map

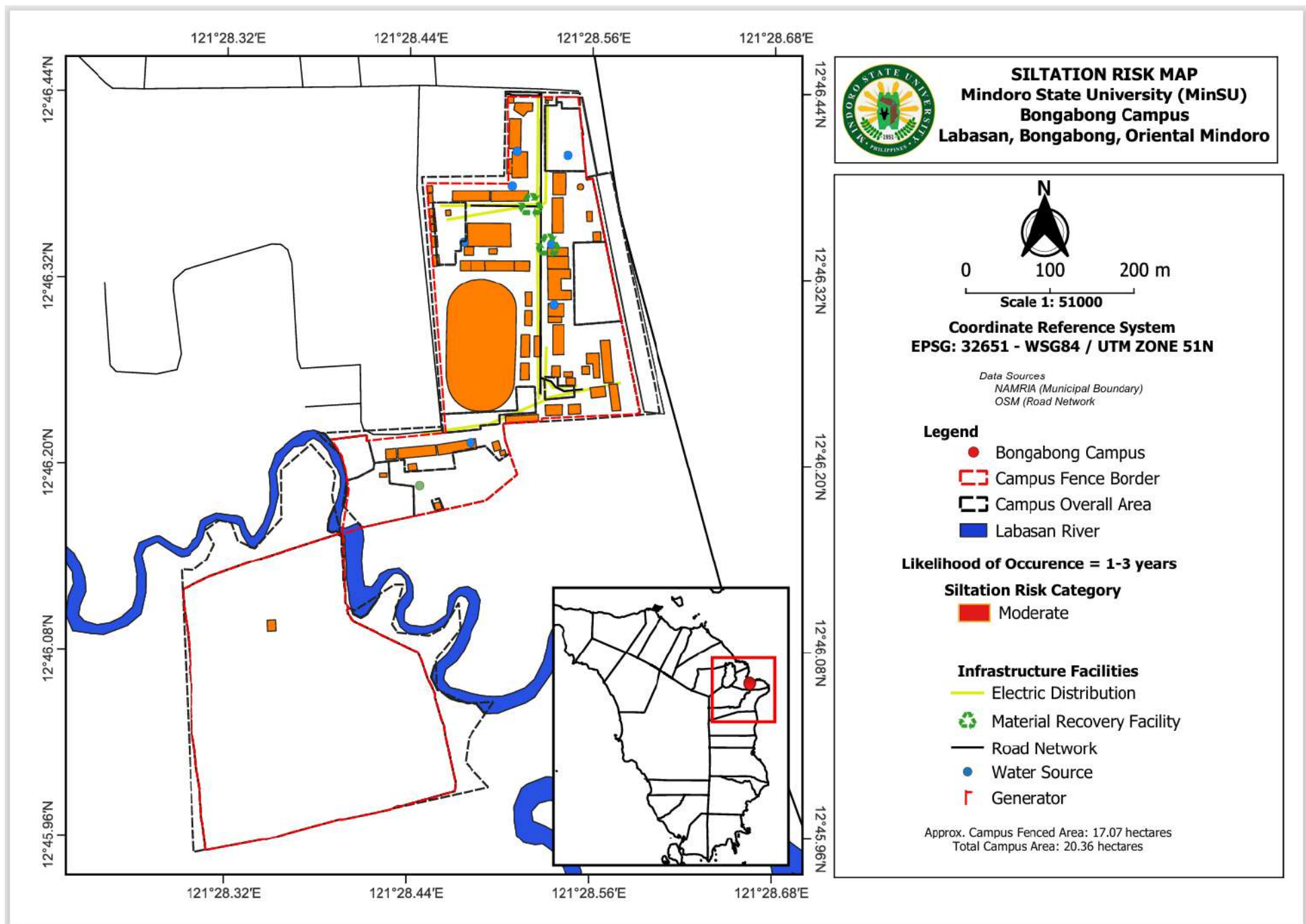


Figure 90. Mindoro State University – Bongabong Campus Siltation Risk Map

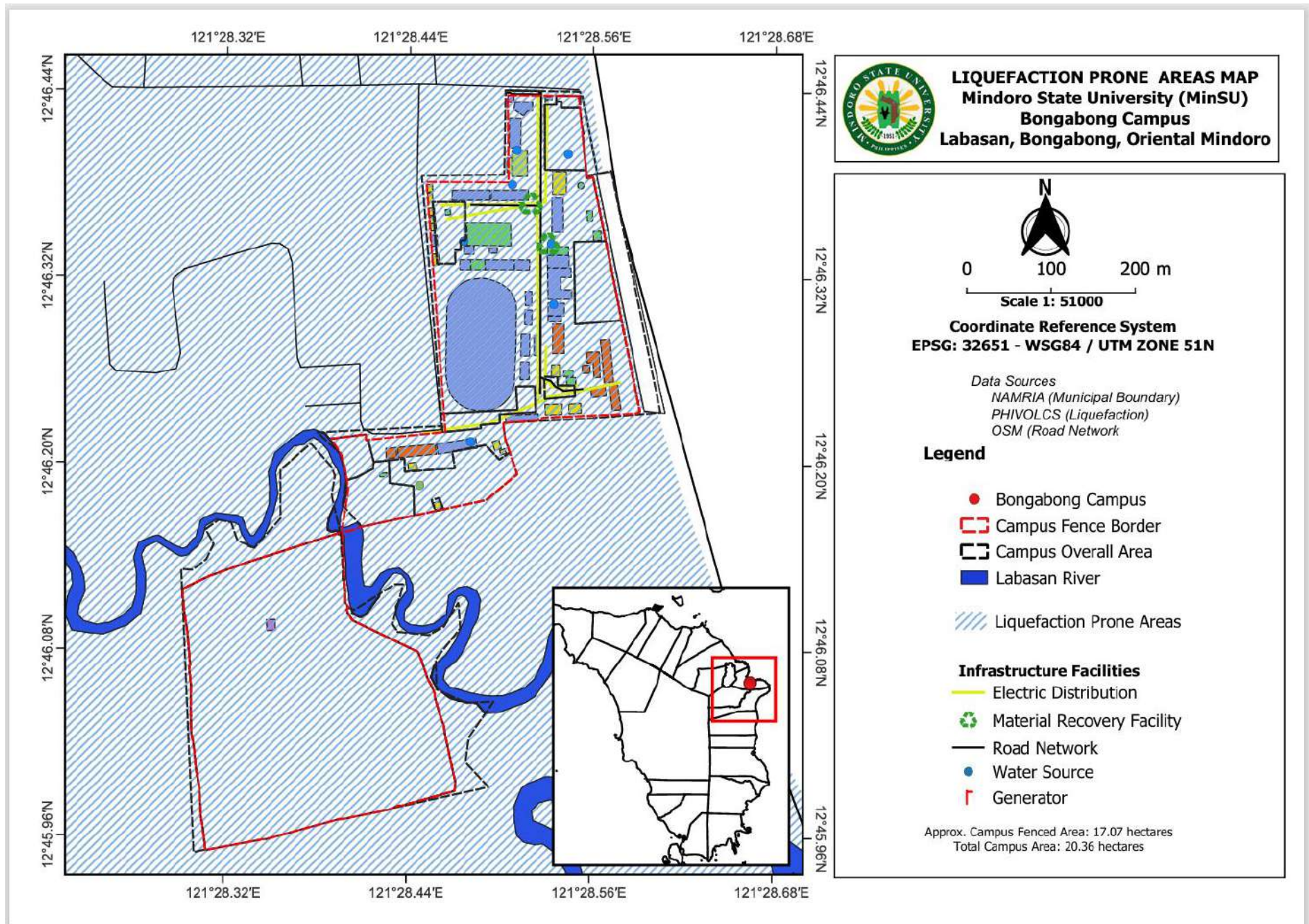


Figure 91. Mindoro State University – Bongabong Campus Liquefaction Prone Areas Map

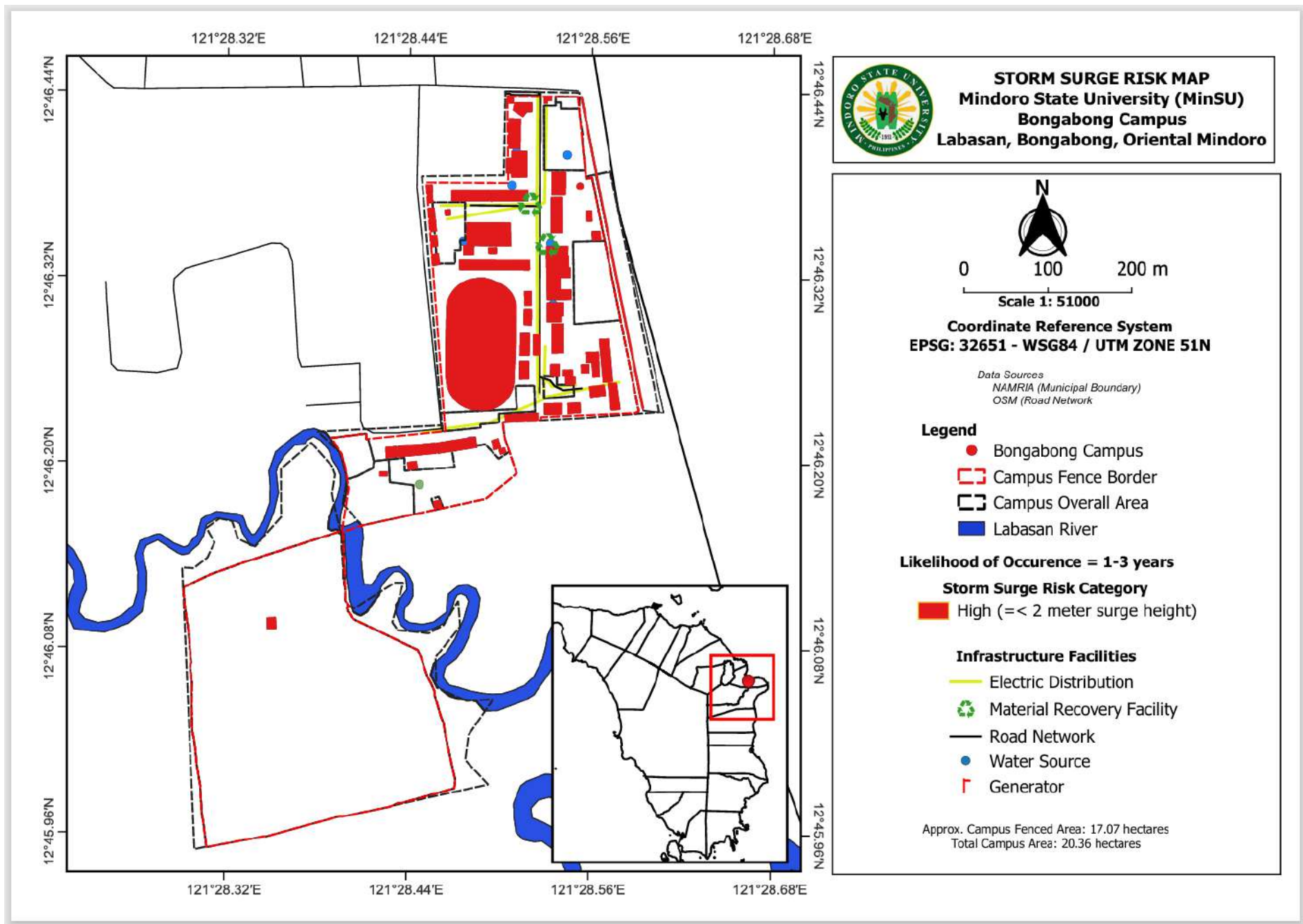


Figure 92. Mindoro State University – Bongabong Campus Storm Surge Risk Map

ANNEX A. UNDERGRADUATE AND GRADUATE PROGRAMS

COLLEGE/INSTITUTE	PROGRAMS	CAMPUS		
		Victoria (Main)	Calapan	Bongabong
College of Arts and Science (CAS)	Bachelor of Science in Environmental Science	✓		
	Bachelor of Arts in English Language	✓	✓	
	Bachelor of Arts in Psychology		✓	
	Bachelor of Arts in Political Science			✓
College of Teacher Education (CTE)	Bachelor in Elementary Education	✓		✓
	Bachelor in Technical-Vocational Teacher Education		✓	
	Bachelor in Secondary Education major in Biological Sciences, English, Filipino and Mathematics	✓	✓	✓
	Master of Arts in Education major in Biological Sciences, English, Filipino and Mathematics	✓		
	Doctor of Education major in Biological Sciences, English, Filipino and Mathematics	✓		
College of Agriculture and Allied Fields (CAAF)	Bachelor of Science in Horticulture	✓		
	Bachelor of Science in Agroforestry	✓		
	Bachelor of Science in Agriculture major in Animal Science and Crop Science	✓		
	Master in Agriculture major in Animal Science and Crop Science	✓		
	Doctor of Philosophy in Crop Science	✓		
College of Business and Management (CBM)	Bachelor of Science in Tourism Management	✓	✓	✓
	Bachelor of Science in Hospitality Management		✓	✓
	Bachelor of Science in Entrepreneurship	✓		✓
	Master in Public Administration	✓		
	Master in Business Administration	✓		
College of Computer Studies (CCS)	Bachelor of Science in Information Technology	✓	✓	✓
	Bachelor of Science in Computer Engineering			✓
College of Criminal Justice Education (CCJE)	Bachelor of Science in Criminology		✓	✓
Institute of Agricultural and Biosystems Engineering (IABE)	Bachelor of Science in Agricultural and Biosystems Engineering	✓		
Institute of Fisheries (IF)	Bachelor Science in Fisheries			✓

ANNEX B. INSTITUTIONAL CERTIFICATE OF PROGRAM COMPLIANCE

VICTORIA (MAIN) CAMPUS

PROGRAM	COPC NO.	DATE ISSUED	EFFECTIVITY
Graduate Studies			
Doctor of Education	COPC No. 008, s.2018	May 29, 2018	AY 2017-2018
Doctor of Philosophy in Crop Science	COPC No. 007, s.2018	May 29, 2018	AY 2017-2018
Master of Arts in Education	COPC No. 006, s.2018	May 29, 2018	AY 2017-2018
Master of Science in Agriculture	COPC No. 005, s.2018	May 29, 2018	AY 2017-2018
Master in Business Administration	COPC No. 009, s.2018	May 29, 2018	AY 2017-2018
Master in Public Administration			
Undergraduate Programs			
Bachelor of Science in Environmental Science	COPC/GR No. 007, s 2018	April 19, 2018	AY 2017-2018
Bachelor of Arts in English Language	COPC/GR No. 013, s 2019	June 21, 2019	AY 2019-2020
Bachelor of Secondary Education	COPC/GR No. 011, s 2019	June 17, 2019	AY 2019-2020
Bachelor of Elementary Education	COPC/GR No. 00087, s 2015	July 6, 2015	AY 2015-2016
Bachelor of Science in Agriculture	COPC/GR No. 015, s 2019	June 21, 2019	AY 2019-2020
Bachelor of Science in Horticulture	COPC/GR No. 004, s 2018	May 29, 2018	AY 2017-2018
Bachelor of Science in Agroforestry	COPC/GR No. 0007, s 2015	July 6, 2015	AY 2015-2016
Bachelor of Science in Tourism Management (former BS Eco-Tourism Management)	COPC/GR No. 014, s 2019	June 21, 2019	AY 2019-2020
Bachelor of Science in Entrepreneurship	COPC/GR No. 001, s 2014	January 9, 2014	AY 2013-2014
Bachelor of Science in Information Technology	COPC/GR No. 019, s 2020	October 14, 2020	AY 2020-2021
Bachelor of Science in Agricultural and Biosystems Engineering	COPC/GR No. 020, s 2020	October 14, 2020	AY 2020-2021

CALAPAN CAMPUS

PROGRAM	COPC NO.	DATE ISSUED	EFFECTIVITY
Bachelor of Arts in English Language	COPC/GR No. 0009, s 2015	July 6, 2015	AY 2015-2016
Bachelor of Arts in Psychology	COPC/GR No. 011, s 2018	May 25, 2018	AY 2018-2019
Bachelor of Secondary Education	COPC/GR No. 010, s 2019	June 21, 2019	AY 2019-2020
Bachelor of Technical-Vocational Teacher Education (<i>former Bachelor of Technical Teacher Education</i>)	COPC/GR No. 001, s 2021	January 25, 2021	AY 2018-2019
Bachelor of Science in Tourism Management (<i>former BS Hotel and Tourism Management</i>)	COPC/GR No. 013, s 2015	July 6, 2015	AY 2015-2016
Bachelor of Science in Hospitality Management (<i>former BS Hotel and Restaurant Management</i>)	COPC/GR No. 0012, s 2015	July 6, 2015	AY 2015-2016
Bachelor of Science in Information Technology	COPC/GR No. 006, s 2018	February 2, 2018	AY 2017-2018
Bachelor of Science in Criminology	COPC/GR No. 017, s 2020	October 2020	AY 2020-2021

BONGABONG CAMPUS

PROGRAM	COPC NO.	DATE ISSUED	EFFECTIVITY
Bachelor of Arts in Political Science	COPC/GR No. 012, s 2018	May 28, 2018	AY 2017-2018
Bachelor of Secondary Education	COPC/GR No. 0016, s 2015	July 13, 2015	AY 2015-2016
Bachelor of Elementary Education	COPC/GR No. 0015, s 2014	July 13, 2016	AY 2015-2016
Bachelor of Science in Tourism Management (<i>former BS Hotel and Tourism Management</i>)	COPC/GR No. 0011, s 2014	July 6, 2015	AY 2015-2016
Bachelor of Science in Hospitality Management (<i>former BS Hotel and Restaurant Management</i>)	COPC/GR No. 0010, s 2014	July 6, 2015	AY 2015-2016
Bachelor of Science in Information Technology	COPC/GR No. 0026, s 2014	September 28, 2015	AY 2015-2016
Bachelor of Science in Computer Engineering	COPC/GR No. 0014, s 2015	July 13, 2015	AY 2015-2016
Bachelor of Science in Criminology	COPC/GR No. 018, s 2020	October 2020	AY 2020-2021
Bachelor of Science in Fisheries	COPC/GR No. 005, s 2017	February 21, 2017	AY 2016-2017

ANNEX C. UNDERGRADUATE AND GRADUATE PROGRAM ACCREDITATION LEVEL

No	DEGREE PROGRAM	COMPONENT/ MAJOR	LEVEL/ STATUS OF ACCREDITATI ON	DATE OF LAST SURVEY	VALIDITY PERIOD	RATING OBTAINED	REMARKS
	MAIN CAMPUS						
	Graduate Studies						
1	Master of Science in Agriculture		Level III Re- accredited	May 17-19, 2021	Jun. 2021-May 31, 2025	4.00	To apply for Level IV Phase 1 Survey Visit
2	Master of Arts in Education	• Mathematics • Educational Mgt • Bio Science • Pagtuturo ng Wika • English Language • Guidance Counselling	Level III Re- accredited	May 17-19, 2021	Jun. 2021-May 31, 2025	4.00	To apply for Level IV Phase 1 Survey Visit
3	Doctor of Philosophy in Crop Science		Level I Accredited	Feb. 22-26, 2021	Mar. 01, 2021- Feb. 24, 2024	3.52	To apply for Level II Survey Visit
4	Master in Public Administration		Level I Accredited ¹	Nov. 14-18, 2022	Dec. 01, 2022 – Nov. 30, 2023		Revisit Area V and VI this 2023
5	Master in Business Administration		Level I Accredited ¹	Nov. 14-18, 2022	Dec. 01, 2022 – Nov. 30, 2023		Revisit Area VI this 2023
6	Doctor of Education in Educational Management		Level II Re- accredited ^V	Sept. 12-14, 2022			Must comply with mandatory requirements
	Undergraduate						
1	Bachelor of Science in Information Technology		Level III Re-accredited	May 17-19, 2021	Jun 01, 2021-May 31, 2025	4.00	To apply for Level IV Ph 2 Survey Visit <i>*Enhancement may be complied with after award of Level III</i>
2	Bachelor of Science in Entrepreneurship		Level III Re-accredited	May 17-19, 2021	Jun 01, 2021-May 31, 2025	4.125	To apply for Level IV Ph 2 Survey Visit <i>*Enhancement may be complied with after award of Level III</i>
3	Bachelor of Secondary Education	• Science • Mathematics • English • Filipino	Level III Re-accredited ^V	Sept. 12-14, 2022			Must Comply with Mandatory Requirements Waiting for TRBA and SFR from AACCUP

4	Bachelor of Science in Agriculture	• Animal Science • Crop Science	Level III Re-accredited ^V	Sept 12-14, 2022			Must Comply with Mandatory Requirements Waiting for TRBA and SFR from AACCUP
5	Bachelor of Science in Agricultural and Biosystems Engineering		Level II Re-accredited	Sept. 05-07, 2018	Oct. 2018-Sept. 2021	3.84	To apply for 3 rd Survey Visit Ph 1
6	Bachelor of Elementary Education		Level II Re-accredited	Nov. 14-18, 2022	Dec. 01, 2022 – Nov. 30, 2026		Waiting for TRBA and SFR from AACCUP
7	Bachelor of Science in Tourism Management	• Eco – Tourism Management	Level I Accredited	Feb. 22-26, 2021	Mar 01, 2021 – Feb. 28, 2024	3.20	To apply for 2 nd Survey Visit
8	Bachelor of Science in Agroforestry		Level I Accredited	Nov.8-12, 2021	Nov. 16, 2021 - Nov. 15, 2024	3.28	To apply for 2 nd Survey Visit
9	Bachelor of Science in Horticulture		Level I Accredited	Nov.8-12, 2021	Nov. 16, 2021 - Nov. 15, 2024	3.14	To apply for 2 nd Survey Visit
10	Bachelor of Science in Environmental Science		Level I Accredited	Nov.8-12, 2021	Nov. 16, 2021 - Nov. 15, 2024	3.10	To apply for 2 nd Survey Visit
11	Bachelor of Arts in English Language		Candidate	Feb. 22-26, 2021	Mar. 01, 2021 – Feb. 28, 2023	4.02	To apply for 1 st Survey Visit
CALAPAN CITY CAMPUS							
1	Bachelor of Secondary Education	• Science • Mathematics • English	Level IV Re-accredited	Sept. 12-14, 2022	Sept. 16, 2022 – Sept. 15, 2027		To apply for Level IV 2 nd Cycle Waiting for TRBA and SFR from AACCUP
2	Bachelor of Science in Criminology		Level III Re-accredited ^a	Nov. 14-18, 2022	Dec. 01, 2022- Nov. 30, 2023	4.52	To apply for Level IV Ph 2 this 2023 Waiting for TRBA and SFR from AACCUP
3	Bachelor of Science in Tourism Management		Level III Re-accredited	Nov. 25, 2016	Dec. 01, 2016 – Nov. 30, 2020		To apply for Level IV Ph 1 Survey Visit *Waiting for approval of Change of Nomenclature
4	Bachelor of Science in Hospitality Management		Level III Re-accredited	Sept. 12-14, 2022	Sept. 16, 2022 – Sept. 15, 2026		To apply for 4 th Survey Visit Ph 2 Waiting for TRBA and SFR from AACCUP
5	Bachelor of Science in Information Technology		Level II Re-accredited	Feb. 22-26, 2021	Mar. 2021-Feb. 2025	3.57	To apply for 3rd Survey Phase 1

6	Bachelor of Technical-Vocational Teacher Education	• Automotive Technology • Electronics Technology • Drafting Technology • Electrical Technology • Garments, Fashion and Design Technology • Food Service Technology	Level II Re-accredited ^y	May 17-19, 2021 *Assessed on July 29, 2022	August 2022 – July 2023	3.75	Must comply with mandatory recommendations
7	Bachelor of Arts in Psychology		Level II Re-accredited	Nov. 14-18, 2022	Dec. 01, 2022 – Nov. 30, 2026		Waiting for TRBA and SFR from AACCUP
8	Bachelor of Arts in English Language		Level II Re-accredited	Nov. 14-18, 2022	Dec. 01, 2022 – Nov. 30, 2026		Waiting for TRBA and SFR from AACCUP
BONGABONG CAMPUS							
1	Bachelor of Science in Tourism Management		Level III Re-accredited	Nov. 25, 2016	Dec. 01, 2016 – Nov. 30, 2020		To apply for Level IV Ph 1 Survey Visit *Waiting for approval of Change of Nomenclature
2	Bachelor of Science in Hospitality Management		Level III Re-accredited	Nov. 25, 2016	Dec. 01, 2016 – Nov. 30, 2020		To apply for Level IV Ph 1 Survey Visit *Waiting for approval of Change of Nomenclature
3	Bachelor of Secondary Education	• Gen. Science • Mathematics • English Language Teaching	Level III Re-accredited ^b	May 17-19, 2021	July 2022- June 2023	not indicated	Must comply with mandatory requirements
4	Bachelor of Science in Information Technology		Level III Re-accredited ^b	May 17-19, 2021	June 2021 – May 2022	4.2	Program level is III. Assessment ongoing in Phase 2 evaluation in the 4th survey visit. Must comply with mandatory recommendations
5	Bachelor of Arts in Political Science		Level II Re-accredited	Nov. 14-18, 2022	Dec. 01, 2022 – Nov. 30, 2026		Waiting for TRBA and SFR from AACCUP
6	Bachelor of Science in Criminology		Level II Re-accredited ^y	Nov. 25, 2016	Dec. 01, 2016 – Nov. 30, 2017	Not indicated	To apply for Level III Ph 1 this 2023
7	Bachelor of Elementary Education		Level II Re-accredited ^y	Nov. 25, 2016	Dec.01, 2016 – Nov. 2017	Not indicated	To apply for Level III Ph 1 this 2023
8	Bachelor of Science in Fisheries		Level II Re-accredited ^y	Nov. 25, 2016	Dec.01, 2016 – Nov. 2017	4.0	To apply for Level III Ph 1 this 2023

9	Bachelor of Science in Computer Engineering		Level I Accredited ¹	Feb. 22-26, 2021	Mar. 2021 – Feb. 2025	3.3	Revisit all Areas
10	Bachelor of Science in Entrepreneurship with Specialization in Farm Business		Accreditable				To apply for Pre-Survey Visit this 2023

Legend: **Level III Re-accredited^a** means The program level is III. Passed the Phase 1 of two (2) phases of evaluation in the 4th Survey Visit. Has to undergo Phase 2.

Legend: **Level III Re-accredited^c** means The program level is III. Assessment ongoing in Phase 1 of the 4th Survey Visit. Revisit Areas.

Legend: **Level III Re-accredited^x** means The program level is III. Assessment ongoing in Phase 2 of the 4th Survey Visit. Revisit Areas.

Legend: **Level II Re-accredited^y** means The program level is II. Assessment ongoing in Phase 2 evaluation in the 3rd Survey Visit. Must comply with “mandatory” recommendations (For Level 3, board exam results are required.)



MINDORO STATE UNIVERSITY
VICTORIA (MAIN) CAMPUS
 Alcate, Victoria, Oriental Mindoro

Annex D. Building Inventory - Victoria (Main) Campus

Bldg No.	Name of Infrastructure	Photo of the Infrastructure	Building Size (sgm)	Year Constructed	Construction Type (materials used)	Construction Cost	Building Condition	Remarks
1	Guard House		30	2022	Concrete	386,844.00	Functional/Serviceable	
2	Agri Eng'g Tech R&D Center Building		2-storey	2017	Concrete	9,955,380.00	Functional/Serviceable	
3	R.E.D Building 1 (ITSO)		200	1958	Concrete	184,709.37	Functional/Serviceable	
4	Shop Building/Carpentry Building		200	1958	Concrete, Wood	184,709.37	Functional/Serviceable	
5	Supply Office Building		240		Concrete		Functional/Serviceable	
6	Engineering Building 1		150	1954 / 2011	Concrete, Wood, Metal	9,618.76 / 184,709.37	Functional/Serviceable	
7	Education Building		3-storey	2019	Reinforce, Concrete	21,815,295.00	Functional/Serviceable	
8	Canteen Extension (Water Extension)				Concrete		Functional/Serviceable	
9	Collge Canteen and Cafeteria		308	2005	Concrete, Wood	81,095	Functional/Serviceable	

10	Employee's House (MB Fontanoza)		1-storey		Concrete, Wood		Non-serviceable	For condemnation
11	Cattle Chute		90	1966	Concrete, Wood, Metal	13,388.15	Functional/Serviceable	
12	Employee's House (M. Marquez)		1-storey		Concrete, Wood		Non-serviceable	For condemnation
13	Employee's House (J. Zamora)		170.8		Concrete, Wood		Functional/Serviceable	
14	Employee's House (Auditor's Cottage)		204.8		Concrete		Functional/Serviceable	
15	ETM Hostel (Guest House)		208		Concrete	415,047.04	Functional/Serviceable	
16	ETM Lab Building (Home Making)		208	1954	Concrete, Wood	722,404.15	Functional/Serviceable	
17	Kiosk		1-storey		Concrete		Functional/Serviceable	
18	Library Building (New)		3-storey	2018	Reinforce, Concrete	10,000,000.00	Functional/Serviceable	
19	Education Building (3 storey)		3-storey	2020	Reinforce, Concrete	21,815,295.00	Functional/Serviceable	
20	Academic Building (LHS)		2-storey	2017	Reinforce, Concrete	5,795,514.00	Functional/Serviceable	

21	Horti-RED Building		2-storey	2016	Reinforce, Concrete	3,499,720.00	Functional/Serviceable	
22	Envi Science Building		1-storey		Reinforce, Concrete	1,000,000.00	Functional/Serviceable	
23	Graduate School Building		594	1984 / 2010	Concrete, Wood	147,255.17	Functional/Serviceable	
24	Mushroom Laboratory		176	2016	Reinforce, Concrete	3,300,000.00	Functional/Serviceable	
25	LR Building		192		Concrete		Functional/Serviceable	
26	Science Laboratory Building 2				Concrete		Functional/Serviceable	
27	Agri-Eco Lab Building		1,100	2015	Reinforce, Concrete	40,000,000.00	Functional/Serviceable	
28	Agriculture Building 2		230		Concrete	1,000,000.00	Functional/Serviceable	
29	Agri Building (Old Library Building)		384		Reinforce, Concrete		Functional/Serviceable	
30	Science Laboratory Building 1				Concrete		Functional/Serviceable	
31	Oval		9,846	2020	Sand	2,195,548.00	Functional/Serviceable	

32	Grandstand		375	2018	Reinforce, Concrete	7,999,988.94	Functional/Serviceable	
33	Men's Dormitory Building 3		1-storey	2017	Concrete, Wood		Functional/Serviceable	
34	Men's Dormitory Building 2		420	1986	Concrete, Wood	430,133.90	Functional/Serviceable	
35	Men's Dormitory Building 1		292	1984	Concrete, Wood	591,693.98	Functional/Serviceable	
36	Machinery Building		192		Concrete, Wood, Metal		Functional/Serviceable	
37	Employee's House (J. Ulep and N. Icalla)		111.4		Concrete		Functional/Serviceable	
38	Employee's House (A. Hernandez)		117.1		Concrete, Wood		Functional/Serviceable	
39	Employee's House (Bacudo Cottage)		178.1		Concrete		Functional/Serviceable	
40	Employee's House (V. Castillo)		94.1		Concrete, Wood		Functional/Serviceable	
41	Employee's House (A. Faeldan)		113.9		Concrete, Wood		Functional/Serviceable	Unoccupied
42	Employee's House (J. Belen)		100.6		Concrete, Wood		Functional/Serviceable	

43	Employee's House (M. Icalla)		52.8		Wood		Non-serviceable	Demolished
44	Employee's House (D. Fabella)		55.9		Concrete, Wood		Non-serviceable	Demolished
45	Vermiculture Building and Nursery		160 / 150	1980 / 2014	Concrete, Wood, Metal	89,317 /	Functional/Serviceable	
46	Piggery, Ruminant and Poultry Farm		360 / 80 / 192	1956 / 2011 / 1982	Concrete, Wood, Metal	278,387.66 / 78,784.42 / 69,871	Functional/Serviceable	
47	Employee's House (I. Bagon)		1-storey		Concrete		Functional/Serviceable	
48	Flat Bed Drier		2 units	2023	Concrete, Metal	998,941.98	Functional/Serviceable	
49	Regional Apiculture Research and Training Center		110.4	2016	Concrete	1,945,065.00	Functional/Serviceable	
50	Apiculture Shed/Farm				Concrete, Wood		Functional/Serviceable	
51	Employee's House (N. Roxas and ZF Sigue)		121.5	2016	Concrete		Functional/Serviceable	
52	Carpentry Building-Extension (Storage Facility)		240		Concrete, Metal		Functional/Serviceable	
53	Dormitory Building 5		375	2021	Concrete	9,875,423.00	Functional/Serviceable	

54	Banana Research Center		1-storey	2018	Concrete	1,488,979.38	Functional/Serviceable	
55	Calamansi Research and Development Center		1-storey	2017	Concrete	1,493,632.00	Functional/Serviceable	
56	A-STEER Building		2-storey	2017	Concrete	13,945,300.00	Functional/Serviceable	
57	College Museum		1-storey	2017	Concrete		Non-serviceable	Unfinished Construction
58	Antonio U Ganir Building		990		Concrete, Wood	1,467,855.17	Functional/Serviceable	
59	Utility Room		63	2021	Concrete		Functional/Serviceable	
60	C.E Cabanilla Hall (Gym)		1,344		Concrete	1,659,582.57	Functional/Serviceable	
61	C.E Cabanilla Hall(Amphitheatre)		1-storey	2020	Concrete	29,628,988.00	Functional/Serviceable	
62	Eligio C. Ureta Sr. Building		320		Concrete, Wood, Metal	825,308.36	Functional/Serviceable	
63	Student Academic Building		2-storey	2019	Concrete	4,980,061.69	Functional/Serviceable	
64	Women's Dormitory 4 (H. Bumohya)		864	1958 / 2010	Concrete, Wood		Functional/Serviceable	

65	Old Guard House		1-storey		Concrete		Functional/Serviceable	
66	College Clinic		60	2002	Concrete, Wood	248,550	Functional/Serviceable	
67	Physical Science Building		1,188	2002	Concrete, Wood	7,815,823.99	Functional/Serviceable	
68	Women's Dormitory 3 (C. Luzon)		200	1958/2011	Concrete, Wood	918,775.81	Functional/Serviceable	
69	Administration Building		1,188	2002	Concrete, Wood	6,571,104.69	Functional/Serviceable	
70	Centralied Science Laboratory Building				Concrete		Functional/Serviceable	
71	Library Building		660	2002	Concrete, Wood	988,244.70	Functional/Serviceable	
72	Power House		1-storey	2021	Concrete, Metal	103,650.00	Functional/Serviceable	
73	Employee's House (M. Cantos)		63.9		Concrete, Wood		Functional/Serviceable	
74	Women's Dormitory Buildings 1&2		200 / 200	1954	Concrete, Wood	989,400 / 1,128,010.76	Functional/Serviceable	
75	Mini Library with Women's Dormitory		2-storey	2017	Concrete	5,000,000.00	Functional/Serviceable	

76	Banana Tissue Culture Building		64	2005 / 2018	Concrete		Functional/Serviceable	
77	Net House				Metal, Net		Functional/Serviceable	
78	Model Green House				Metal, Net		Functional/Serviceable	
79	New Green House			2022	Metal, Net	498,717.38	Functional/Serviceable	
80	Material Recovery Facility		132	2021	Concrete	2,000,000.00	Functional/Serviceable	
81	President's Cottage		108	2022	Concrete	1,695,950.00	Functional/Serviceable	
82	Employee's House (J. Batoy)		1-storey		Concrete, Wood		Functional/Serviceable	
83	Employee's House (J. Evora)		1-storey		Concrete, Wood		Functional/Serviceable	
84	Employee's House (V. Evora)		1-storey		Concrete		Functional/Serviceable	
85	Employee's House (R. Blanza)		1-storey		Concrete, Wood		Functional/Serviceable	
86	Employee's House (J. Duran)		1-storey		Concrete		Functional/Serviceable	

87	Employee's House (R. Duran)		1-storey		Concrete		Functional/Serviceable	
88	Employee's House (E.Etang and Mr.Macailao)		1-storey		Concrete		Functional/Serviceable	
89	Employee's House (C. Duran)		1-storey		Concrete		Functional/Serviceable	
90	Employee's House (Unoccupied)		1-storey		Concrete		Functional/Serviceable	
91	Employee's House (R. Duran)		1-storey		Concrete		Functional/Serviceable	
92	Employee's House (E. Viernes)		1-storey		Concrete		Functional/Serviceable	
93	Employee's House (M. Punzalan)		1-storey		Concrete		Functional/Serviceable	Unoccupied
94	Employee's House		1-storey		Concrete		Functional/Serviceable	

ANNEX E. WASTE GENERATED PER CAMPUS

CAMPUS		BIODEGRADABLES		RECYCLABLES					RESIDUALS	SPECIAL WASTES		Daily Average
		Kitchen waste/food waste	Yard/garden waste	Paper and cardboards	Plastics	Glass (bottles)	Plastic bottles	Cans	Residuals	Special Wastes	Total	
MCC	Day 1	22	13.5	2.5	8	0	5.5	0	201.5	3	256	241.233
	Day 2	20.3	8	2.7	5	0	5	0	230.4	4	275.4	
	Day 3	23.4	3.8	3	9	0	4.8	0	146.3	2	192.3	
		65.7	25.3	8.2	22	0	15.3	0	578.2	9	723.7	
		91		45.5					578.2	9		
MBC	Day 1	7.7	5	0.5	3.6	0	1.3	0	21.6	0.9	40.6	31.2333
	Day 2	2	2.6	0.5	2.2	0	1.3	0	18.4	0.5	27.5	
	Day 3	2	2.6	0.2	2.4	0	1.1	0	16.8	0.5	25.6	
		11.7	10.2	1.2	8.2	0	3.7	0	56.8	1.9	93.7	
		21.9		13.1					56.8	1.9		
MMC	Day 1	14.8	15.5	2.2	3.5	13.1	6.2	1.5	116.3	2	175.1	114.533
	Day 2	15	10.3	1.1	2.5	2	5.3	0.5	48.5	2.4	87.6	
	Day 3	12	8.5	2	5.4	2	5.9	0.5	44.3	0.3	80.9	
		41.8	34.3	5.3	11.4	17.1	17.4	2.5	209.1	4.7	343.6	
		76.1		53.7					209.1	4.7		

ANNEX F. POPULATION AND FACILITY PROJECTION

Campus	College / Institute	Program	Projecte d Number of Student in 2032	Needed Number of Lecture room	Needed Number of Laborator y room	Needed Number of GE Lecture room	Needed Number of GE Laborator y room	Needed Number of Computer Laborator y room	PE Facilities			Projected Area for Parks/koisk (Square meter)	Projected Number of Faculty	Needed Number of Faculty room	Projected Library Capacity (5% of overall on- site user population)	Projected Number of Staff and Employee s	Projected Canteen Capacity (25% of overall population)	Projected Plumbing Facilities (pcs)				Projected Water Demand (L/day)	Projected Daily Waste Generate d (Kg/day)	Faculty/ Employee Housing Total Living Area Needed	Student Dorm Total Living Area Needed				
									Gymnasium Needed	Basketball/ Volleyball Court Needed	Other Facilities Needed							Water closet (Male)	Water closet (Female)	Urinals	Lavatories								
VICTORIA	CTE		411	0	0	5	0	1	0	0	Swimming pool	1430.85	10	0	116	154	578	23	39	12	58	56041.41	145.59	1208.89	1934.15				
		BSED(M)	344.3																										
		BEED(M)	66.7																										
	CBM		516	0	0																					13	0		
		BSTM(M)	203.8																										
		BS Entrep(M)	312.7																										
	CCS	BSIT(M)	288.1	0	0																					7	0		
	CAS		155	0	0																					29	3		
		AB ENGLISH(M)	70.3																										
		BS Envi.	84.3																										
	CAAF		629	0	0																					16	2		
		BS HORTI.	182.7																										
		BS AGRI.	319.7																										
		BS AGRO.	126.5																										
	IABE	BS ABE	81	0	0																					2	0		
		SUB-TOTAL	2079.7	0	0								5	0												1	0	0	

Summary of Projection (2% Enrolment Increase)
Victoria Campus

Campus	College/Institute	Program	Projected Number of Student in 2032	Needed Number of Lectern room	Needed Number of Laboratory room	Needed Number of GE Lectern room	Needed Number of GE Laboratory room	Needed Number of Computer Laboratory room	PE Facilities			Projected Area for Parks/roads (Square meter)	Projected Number of Faculty	Needed Number of Faculty room	Projected Library Capacity (5% of overall on-site user population)	Projected Number of Staff and Employees	Projected Canteen Capacity (25% of overall population)	Projected Plumbing Facilities (pcs)				Projected Water Demand (L/day)	Projected Daily Waste Generated (Kg/day)	Faculty/Employee Housing Total Living Area Needed	Student Dorm Total Living Area Needed					
									Gymnasium Needed	Basketball/Volleyball Court Needed	Other Facilities Needed							Water closet (Male)	Water closet (Female)	Urinals	Lavatories									
VICTORIA	CTE		531	0	0	8	0	3	0	0	Swimming pool	1847.48	0	149	139	746	30	50	15	75	72353.14	187.98	1560.89	2497.32						
		BSED(M)	444.5																											
		BSED(M)	86.2																											
		CBM	667	0	0																									
		BSTM(M)	263.1																											
		BS Envrp(M)	403.7																											
	CCS	BST(M)	371.9	0	0																						9	1		
	CAS		200	0	0																									
		AB ENGLISH(M)	90.7																											
		BS Envr	109.9																											
	CAAF		812	0	1																									
		BS HORTL	235.9																											
		BS AGRI	412.6																											
		BS AGRO	163.3																											
	IABE	BS ABE	104	0	0																									
	SUB-TOTAL	2485.3	0	1	8	0	3	0	0		1847.48	100	9	149	139	746	30	50	15	75	72353	188	1560.89	2497.32						

Summary of Projection (5% Enrolment Increase)
Victoria Campus

Campus	College/Institute	Program	Projected Number of Student in 2032	Needed Number of Lecture room	Needed Number of Laboratory room	Needed Number of GE Lecture room	Needed Number of GE Laboratory room	Needed Number of Computer Laboratory room	PE Facilities			Projected Area for Parks/kiosks (Square meter)	Projected Number of Faculty	Needed Number of Faculty room	Projected Library Capacity (5% of overall on-site user population)	Projected Number of Staff and Employees	Projected Canteen Capacity (25% of overall population)	Projected Plumbing Facilities (pcs)				Projected Water Demand (L/day)	Projected Daily Waste Generated (Kg/day)	Faculty/Employee Housing Total Living Area Needed	Student Dorm Total Living Area Needed																	
									Gymnasium Needed	Basketball / Volleyball Court Needed	Other Facilities Needed							Water closet (Male)	Water closet (Female)	Urinals	Lavatories																					
VICTORIA	CTE		801	0	0	17	1	6	0	0	Swimming pool	2789.87	20	1	225	301	1126	45	75	23	113	109269.23	283.87	2357.09	3771.19																	
		BS&ED(M)	671.3																																							
		BEED(M)	130.1																																							
	CBM		1007	3	0																																					
		BSTM(M)	397.3																																							
		BS Entrep(M)	609.6																																							
	CCS	BSIT(M)	561.7	0	0																																					
	CAS		301	0	0																																					
		AB ENGLISH(I	137.0																																							
		BS Envi.	164.4																																							
	CAAF		1226	4	6																																					
		BS HORTI.	356.2																																							
		BS AGRI.	623.3																																							
		BS AGRO.	246.6																																							
	IABE	BS ABE	158	0	0																																					
	SUB-TOTAL	4055.0	7	6	17	1	6	0	0		2789.87	150	15	225	301	1126	45	75	23	113	109269	284	2357.09	3771.19																		

Summary of Projection (10% Enrolment Increase)
Victoria Campus

ANNEX G. REGIONAL DEVELOPMENT INVESTMENT PROGRAM

	PROGRAMS AND PROJECTS	SHORT DESCRIPTION	LOCATION	FUND SOURCE	Implementation Period and Cost										TOTAL
					2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
CAAF	Establishment of IABE and CAAF Complex II	The Project aims to relocate the existing Agricultural and Biosystems Engineering	Oriental Mindoro	GAA				30,000,000.00							30,000,000.00
	Establishment of IABE and CAAF Complex III	The project aims to comply to the CHED Memorandum Order (CMO) of the	Oriental Mindoro	GAA					65,000,000.00						65,000,000.00
	Establishment and construction of slaughter house and meat processing Laboratory	The laboratory will be used for Slaughtering of swine, ruminants and chicken. Will also served as venue for meat processing and Packing activities.	Oriental Mindoro	GAA		5,000,000.00									5,000,000.00
	Establishment of Feed Laboratory	Feed laboratory will be used for the analysis of feed nutrient content of feed stuff.	Oriental Mindoro	GAA		25,000,000.00									25,000,000.00
	Establishment of Poultry, Swine and Ruminant Projects	Poultry, swine and Ruminant projects will be use as laboratory for the management and production of livestock.	Oriental Mindoro	GAA		20,000,000.00									20,000,000.00
	Establishment of Seed bank and Post harvest laboratory	Seed bank will be used for short and long term storage of local seeds and preserve their genetic and species diversity	Oriental Mindoro	GAA						7,000,000.00					7,000,000.00
	Construction of Student Center for College of Agriculture students	Center will be used for students organization offices and meetings	Oriental Mindoro	GAA		10,000,000.00									10,000,000.00
IABE	Establishment of Agriculture and Allied Fields Complex		Oriental Mindoro	GAA		30,000,000.00	30,000,000.00	30,000,000.00	30,000,000.00	30,000,000.00					150,000,000.00
	Establishment of Agricultural and Biosystems Machinery and Power Engineering Academic Laboratory, Machinery Shed and Learning Center at MinSU Main Campus Annex	The project aims to comply to the CHED Memorandum Order (CMO) of the Agricultural & Biosystems Engineering particularly of the Laboratory requirements of the program such as the mandate on the provision of Machinery and Power Laboratory, provision of Machinery Shed, and Provision of Computer Laboratory. It also aims to comply with the requirement of University Accreditations Accrediting Agency for Chartered Colleges and Universities (AACUP), CHED and etc.	Oriental Mindoro	GAA		50,000,000.00									50,000,000.00
	Establishment of student center at MinSU Main Campus Annex	The Project aims to comply to the requirement of University Accreditation like	Oriental Mindoro	GAA							25,000,000.00				25,000,000.00
	Establishment of Agricultural and Biosystems Engineering Building at MinSU Main Campus Annex	The Project aims to relocate the existing Agricultural and Biosystems Engineering from Main Campus to Main Campus Annex while complying to the CMO standard of	Oriental Mindoro	GAA				25,000,000.00							25,000,000.00
	Provision of Water and Irrigation System for Agricultural & Biosystems Academic Laboratory Area	The Project aims to improve the water system of the MinSU Main Campus Annex, and provide an Irrigation system to the Farm laboratory Areas to efficiently develop	Oriental Mindoro	GAA			30,000,000.00								30,000,000.00
	Establishment of Farm Tools Storage Facility	Room will be used for storage and keeping of farm tools and equipment	Oriental Mindoro	GAA		2,000,000.00									2,000,000.00
	Construction of CBM Building II	The construction of this facility is intended to accommodate the number of enrollees for college of Business and Management. This is a 5-storey building with 20 classrooms.	Oriental Mindoro	GAA		25,000,000.00	25,000,000.00	20,000,000.00							70,000,000.00
CBM	Upgrading of Tourism and Hospitality Laboratory and Equipment for Mock Hostel/Restaurant	The improvement of facilities and amenities will be done in compliance to the minimum standard for the curriculum of Tourism and Hospitality.	Oriental Mindoro	GAA		9,000,000.00									9,000,000.00
	Upgrading of Business Incubation Laboratories of Facilities for CBM - IGP	To comply with the minimum standard for the curriculum of BS Entrepreneurship for	Oriental Mindoro	GAA		5,000,000.00									5,000,000.00
	Acquisition of Lot 3-4 ha for (Calapan Campus)	This project is to cater increasing the number of students in consideration with the new curricular offerings.	Oriental Mindoro	GAA				500,000,000.00							500,000,000.00
	Renovation, Upgrading and Repair of Home-Making Building - Victoria		Oriental Mindoro	GAA		10,000,000.00									10,000,000.00
	Renovation, Upgrading and Repair of HMD (Pre-Fab) Building - Calapan		Oriental Mindoro	GAA		30,000,000.00									30,000,000.00
	Establishment of CAS Building		Oriental Mindoro	GAA			60,000,000.00	75,000,000.00	45,000,000.00						180,000,000.00
	Establishment of BSES Park (Open Space)	The establishment of the facility will cater students during their breaktime. The design of the facility will look like a forest or small nature park.	Oriental Mindoro	GAA				3,000,000.00							3,000,000.00
CAS	Establishment of Biological Exhibit Facility with Herbarium	The establishment will cater biological samples useful for biodiversity and ecological	Oriental Mindoro	GAA								20,000,000.00	15,000,000.00	15,000,000.00	50,000,000.00
	Establishment of the Arts and Sciences Building at MinSU-Calapan City Campus	This will provide lecture room, conference room, classroom and laboratory for the students including equipment, faculty lounge/room for faculty and activity center.	Oriental Mindoro	GAA				30,000,000.00	30,000,000.00						60,000,000.00
	Establishment of College of Arts and Sciences Building for GE Courses	Establishment of College of Arts and Sciences Building with Lecture Rooms for GE Courses with overhead projectors, widescreen, soundsystem, airconditioners, and electric fans at MinSU-Main Campus. This facility will cater large classes for General Education courses like Social Science, Humanities, English and Mathematics subjects.	Oriental Mindoro	GAA				35,000,000.00							35,000,000.00
	Establishment of Speech Laboratory and Broadcasting Center at MinSU-Main Campus	The establishment of this facility will aid the studentsin CAS in honing and enhancing their speaking skills and other relevant skills.	Oriental Mindoro	GAA					30,000,000.00	30,000,000.00					60,000,000.00
	Construction of College of Teacher Education and Laboratory School Building	The College of Teacher Education and Laboratory School Building deals with developing and producing quality pre-service teachers within the province. With this, the project will provide classrooms, conference room, educational technology laboratory, science laboratories and the laboratory school (elementary and high school) to help the college in training the students to their master their majors and achieving respective program outcomes.	Oriental Mindoro	GAA					27,000,000.00						27,000,000.00
	Establishment of CTE Academic and Laboratory Building at MinSU Victoria-Main Campus	Provision of building and needed equipment in the implementation of the university's mandate to provide quality instruction to the Pre- Service teachers. The laboratory will cater the laboratory subjects of BSED Science major while the computer laboratory will equip the Pre- service teachers with needed computer skills and for creating technology- based projects.	Oriental Mindoro	GAA		15,000,000.00	20,000,000.00	20,000,000.00							55,000,000.00
	Establishment of BEEd Building in MinSU Calapan Campus	Provision of four-storey academic building with 20 classrooms for faculty and students under BEEd program.	Oriental Mindoro	GAA						25,000,000.00	25,000,000.00				50,000,000.00
CTE	Establishment of the Industrial Technology Education Laboratory Building (I.T.E.L.B)	This proposed project is entitled "Establishment of Industrial Technology Education Laboratory Building (I.T.E.L.B.) at Mindoro State University- Calapan City Campus" is a three- story building with 30 classrooms which is divided into lecture area and laboratory. This building can accommodate all the six (6) major courses under the BTVTed Program and will be having 5 classrooms in each major course. The total area to be occupied by the project is 50m by 55m. Each classroom has an area of 9m by 13m which students can be able to perform the lecture and discussion, and practical shop work. The dimension of the building is complied with the training facilities standards in the Training Regulation of the Technical Education and Skills Development Authority (TESDA). In this kind of facility, it is ensured that the students can gain or acquire competencies which are anchored on the Philippine TVET Trainers-Assessors Qualification Framework (PTTQF) which is highly emphasized in the CMO. No.79. s. 2017 for the BTVTed.	Oriental Mindoro	GAA		50,000,000.00	50,000,000.00	50,000,000.00							150,000,000.00
CCJE	Construction of Criminology Firing Range and Martial Arts Hall	Criminology students are the next law enforces and protectors of future	Oriental Mindoro	GAA			5,000,000.00								5,000,000.00
	Establishment of Criminal Justice Education Building	This building is intended for the College of Criminal Justice Education Building39m	Oriental Mindoro	GAA							35,000,000.00				35,000,000.00

CCS	Establishment of ICT Building - MinSU Calapan Campus	This project is a 3-storey building composed of lecture rooms, laboratory rooms, a mini-library, an Amphitheater, audio-visual rooms, faculty room.	Oriental Mindoro	GAA			30,000,000.00	30,000,000.00	50,000,000.00						110,000,000.00
	Establishment of CCS Hub- MinSU Calapan Campus	This project is a 3-storey building composed of project rooms, computer laboratory rooms, a mini-library, conference rooms, audio-visual rooms, and an exhibit room activities of the College of Computer Studies	Oriental Mindoro	GAA			30,000,000.00	30,000,000.00	60,000,000.00						120,000,000.00
	Establishment of the College of Computer Studies Activity Center - MinSU Calapan Campus	For Bongabong Campus, this facility's establishment will cater to students during their break time and conduct extracurricular activities, as well as the CCS Organization office room.	Oriental Mindoro	GAA					30,000,000.00						30,000,000.00
	Establishment of ICT Park at MinSU-Calapan Campus	The facility's establishment will cater students during their breaktime and conduct activities related to their courses.	Oriental Mindoro	GAA					13,000,000.00						13,000,000.00
	Establishment of Computer Engineering Building - MinSU Calapan Campus	mini-library, an Amphitheater, audio-visual rooms, faculty room.	Oriental Mindoro	GAA			30,000,000.00	30,000,000.00	60,000,000.00						120,000,000.00
	Acquisition of Library Resources	journals, e) CD/DVDs, f) Updated Maps of different places	Oriental Mindoro	GAA		30,000,000.00	35,000,000.00	40,000,000.00	45,000,000.00	50,000,000.00					200,000,000.00
ACADEMIC	Digitization of print materials for remote access of students and faculty	Digitization refers to creating a digital representation of physical objects or	Oriental Mindoro	GAA		450,000.00	450,000.00	450,000.00	450,000.00	450,000.00					2,250,000.00
	Expansion of Library Building (Calapan Campus)		Oriental Mindoro	GAA				67,000,000.00	40,000,000.00	40,000,000.00					147,000,000.00
	Purchase of RFID Door Detector	RFID Door Detector	Oriental Mindoro	GAA							10,500,000.00				10,500,000.00
	Establishment of Sports Complex	Bongabong Campus produces the most number of student athletes representing the	Oriental Mindoro	GAA				15,000,000.00							15,000,000.00
	Construction of Student Affairs and Services Center	Student Services Center serves as the center for student's services in the University and the whole province. Different students' conferences, meetings, recreational activities, student cooperative shall be held and efficient delivery of different services such as Scholarship and Financial Assistance, Sports, Socio-Cultural, Discipline, Job Placement, Housing, and Publication can be implemented.	Oriental Mindoro	GAA			10,000,000.00								10,000,000.00
	Establishment of Various Sports Facilities at MinSU-Calapan Campus	This project includes the completion of the track oval, establishment of basketball,	Oriental Mindoro	GAA							10,000,000.00				10,000,000.00
	Construction of RDE Exhibit and Storage Facility	output	Oriental Mindoro	GAA		5,000,000.00									5,000,000.00
	Establishment of Audio-Visual and Presentation Room in A-STEER Building	The establishment of Audio Visual and Presentation Room (AVPR) in Agriculture,	Oriental Mindoro	GAA		3,000,000.00									3,000,000.00
	Establishment of MDB (Molecular Laboratory, Data Analytics, Business Incubator) Building	The construction of MDB Building generally aim to provide the necessary infrastructure for research and development activities, business incubation, and data processing crucial to the university's functions as an academic and research and development institutions.	Oriental Mindoro	GAA						20,500,000.00					20,500,000.00
	Provision of Back-Up Electrical System (Power Generator)	Stable electricity supply is one of the big factors affecting services of an agency or office. Power interruptions do not only affect the service lifespan of electrical appliances and equipment but also the services of the affected offices as all of the university offices rely on electricity. A standby power generator is a backup power solution that provides power to a business or office operations or facilities in the even of power interruptions.	Oriental Mindoro	GAA		1,500,000.00									1,500,000.00
RDE	Provision of Research Services	The Mindoro State University (MinSU) is one of the state institutions of higher learning that is mandated to provide higher vocational, professional and technical instruction and training in agricultural and industrial fields with special emphasis given to agricultural industry. It also promotes research, advanced studies and progressive leadership in the fields of agriculture including agricultural education and home technology, with special emphasis given to agricultural industry, fishery, forestry, and industrial education. In order to produce quality and impactful researches, competent researchers are needed. Researchers who are experts or specialists in various fields particularly in agriculture, fisheries, and technology. Currently, MinSU lacks the necessary personnel which can be considered as specialists or experts in the fields which are under the research agenda of the university and in the national level (HNRDA), through hiring the required personnel, quality researches which are responsive to the needs of the farmers, MSMEs, and other stakeholders will be ensured.	Oriental Mindoro	GAA		6,000,000.00									6,000,000.00
	Establishment of Training and Extension Center	The Extension program is one of the integral components of the Mindoro State University, which is committed in extending services, particularly to rural folks by helping them improve their quality of life. It encompasses people empowerment and human resource development geared towards human capital enhancement, technology dissemination among communities. In so doing, different programs of the University are responsive in addressing the needs of their communities that could be manifested by: sustainable development; productive communities; and self-reliant clientele. Furthermore, thematic areas for extension services are well planned and being promoted to have a substantive content of extension programs and projects that are deemed relevant and useful to various partners and adopted communities of the University.	Oriental Mindoro	GAA		30,000,000.00	35,000,000.00	35,000,000.00							100,000,000.00
	Agro-Industrial and Fisheries Processing Centers	Agro-Industrial and Fishery Processing Center (AFP Center) is proposed to support the government drives in supporting the agriculture and fishery sectors in the province. AFP Center can be used to accelerate economic development in the localities and municipalities in Oriental Mindoro and the regions. It is a useful facility for attracting investment (local, national, and foreign), fostering technological learning and innovation, and for creating jobs. With the potential to generate comparative and competitive advantages, Agro-Industrial and Fishery Processing Centers can attract food processors, innovative businesses, leading to both more jobs and a larger income and tax bases. AFP Center promotes the development of agriculture, fisheries, and its related industries. It creates central centers that support agricultural and fishery improvement and value-adding, and improve practices (harvest and post-harvest).	Oriental Mindoro	GAA			30,000,000.00								30,000,000.00
	Provision of Extension Services	This refers to implementation of research-based extension activities of the University. It will also serve to coordinate, monitor, and evaluate the extension services rendered by the various institutes/programs in the partner communities of the University.	Oriental Mindoro	GAA		5,000,000.00									5,000,000.00
	Establishment of Research Building at MinSU-Calapan Campus	This is a four-storey, 200 sq.m. 4-Storey Research Building that can be used in the	Oriental Mindoro	GAA				50,000,000.00							50,000,000.00
	Establishment of Calamansi Tissue Laboratory	Calamansi Tissue Laboratory is a facility primarily intended for research and development activities on calamansi tissue. It is a facility where biological research in which fragments of tissue from plants particularly calamansi are transferred to an artificial environment to determine, identify, and/or improve the subjects. The facility also aims study the calamansi, its structures, and general makeup to further improve its quality which in turn can help assist calamansi farmers and calamansi industry and support the government mission and objectives on food sustainability.	Oriental Mindoro	GAA			12,000,000.00			12,000,000.00					24,000,000.00

Provision of Equipment for Soil Science Research Laboratory	The Soil Science Research Laboratory aims to develop and extend best management practices for maximizing agricultural productivity while minimizing adverse environmental impacts through scientific research and training endeavors.	Oriental Mindoro	GAA					15,000,000.00			15,000,000.00				30,000,000.00
Museum for IP Creations	To preserve the culture and their creative arts as well as the historical background of Indigenous People in the Province for the purpose of education and appreciating their cultural importance in the society.	Oriental Mindoro	GAA		50,000,000.00						50,000,000.00				100,000,000.00
Extension of Seawall and Construction of Gabion- MinSU Bongabong Campus	This project will provide protection from the bodies of water surrounding the campus. The extension of Seawall will slowdown and limit the raising of sea level	Oriental Mindoro	GAA						4,000,000.00						4,000,000.00
Fencing and Establishment of Gate	The project will provide security to the University from illegal settlers, trespassers and the like. It will also legitimize the specific jurisdiction of the campus according to the specification provided in the landholdings.	Oriental Mindoro	GAA		10,000,000.00										10,000,000.00
Establishment of Solid Waste Management System	This project deals with the development and implementation of a Campus-Based Sustainable Solid Waste Management Program that is responsive to Education, Livelihood and Environmental Protection and initiate various practicable and sustainable solid waste management programs within the Campus.	Oriental Mindoro	GAA					5,000,000.00							5,000,000.00
Rehabilitation of Power house and electrical facilities	This project deals with the improvement of the power house which monitors and	Oriental Mindoro	GAA		5,000,000.00										5,000,000.00
Rehabilitation of Drainage and Water System	The proposed project involves the removal and replacement of the old water pipeline with the new water pipes, procurement and installation of chlorination apparatus/system in the existing (4) water tanks, and supply and delivery of its materials; general rehabilitation of the old water tank system in MinSCAT Reserve and hiring of additional personnel for the maintenance and operation of the water system.	Oriental Mindoro	GAA			7,000,000.00									7,000,000.00
Construction of 150 Linear Meter Covered Pathway in Student (Men's Dorm) Dormitory	The project involves construction of pathways as a requirement by AACCCUP for road network inside the Campus.	Oriental Mindoro	GAA					1,500,000.00							1,500,000.00
Establishment of Auxiliary & General Services Facility and Storage Rooms at MinSU Main Campus	This building has an approximately 1080 sq.m with 2-storey structure. Its dimension is 12m by 45m.	Oriental Mindoro	GAA			25,000,000.00									25,000,000.00
Upgrading of Electrical System at MinSU Calapan Campus	Due to the growing demand of the electricity in the MinSU-Calapan Campus, the transformer must be needed to upgrade into higher specifications as well as its electrical lines.	Oriental Mindoro	GAA		10,000,000.00										10,000,000.00
Establishment of University 3-Storey Infirmary Building at MinSU Calapan Campus	A three (3) storey clinic in MinSU-Calapan Campus is highly needed to provide a well and sound medical aid in the faculty, students, & employees. This will be constructed beside the library building of the MCC.	Oriental Mindoro	GAA			10,000,000.00									10,000,000.00
Establishment of Waste Material Recovery Facility at MinSU Main Campus ANNEX	A 10m by 10m waste material recovery facility is needed to be constructed on the Annex of MMC.	Oriental Mindoro	GAA					10,000,000.00							10,000,000.00
Provision of Fence for MinSU Main Campus Annex	To ensure security in the MMC, fence must be constructed.	Oriental Mindoro	GAA		25,000,000.00										25,000,000.00
Provision/Upgrading of Water System at MinSU Calapan Campus	Upgrading of potable water system in MCC is highly needed because the campus is on its way towards progress.	Oriental Mindoro	GAA			25,000,000.00									25,000,000.00
Establishment of University Infirmary Building at MinSU Main Campus	A three (3) storey clinic in MinSU-Main Campus is highly needed to provide a well and sound medical aid in the faculty, students, & employees.	Oriental Mindoro	GAA							10,000,000.00					10,000,000.00
Upgrading of Water System at MinSU Bongabong Campus	Upgrading of potable water system in MBC is highly needed because the campus is on its way towards progress.	Oriental Mindoro	GAA					25,000,000.00							25,000,000.00
Upgrading of Fence for MinSU Calapan Campus	The front fence of the MCC along the national road will be upgraded.	Oriental Mindoro	GAA			5,000,000.00									5,000,000.00
Upgrading of Electrical System & Provision of three phase power supply at MinSU Main Campus	Due to the growing demand of the electricity in the MinSU-Main Campus, the transformer must be needed to upgrade into higher specifications as well as its electrical lines.	Oriental Mindoro	GAA						25,000,000.00						25,000,000.00
Provision of Flood Control Barriers (Gabion and Riprap) and Provision for Portable Flood Barriers	The project involves the construction of drainage system to protect the dormitory occupants and facilities.	Oriental Mindoro	GAA			17,000,000.00									17,000,000.00
Upgrading of Administration Building	The Administrative building comprises and provides the services in overseeing the	Oriental Mindoro	GAA						45,000,000.00						45,000,000.00
Expansion of MBC Land Area	The campus currently holds 8hectares which 1hec is for the instruction, research and extension; and the 7 is for production (fishpond). An additional hectare will be beneficial to the University to add more facilities for more students, stakeholders and clientele in doing its mandated functions.	Oriental Mindoro	GAA					50,000,000.00							50,000,000.00
Acquisition of additional land area for the expansion of MinSU-Calapan City Campus	There is a need for the MinSU-Calapan City Campus to expand their land area in order to cater the increasing demand of the university since they are located in the	Oriental Mindoro	GAA								180,000,000.00				180,000,000.00
Establishment of Administration Building In MinSU Victoria Campus	Provision of additional facility that will be used in catering student and administrative	Oriental Mindoro	GAA		60,000,000.00										60,000,000.00
Establishment of Dormitories - MinSU Bongabong Campus	will serve as an Income Generating Project of the University.	Oriental Mindoro	GAA			25,000,000.00									25,000,000.00
Construction of Dormitory Building for Indigenous People (MinSU - Victoria Main Campus)	This will serve as housing facility inside the Campus for IP students coming from far flung areas.	Oriental Mindoro	GAA		25,000,000.00										25,000,000.00
Construction of Post - Harvest Building and Cold Storage Facilities	The project involves construction of warehouse and cold storage facilities for crops	Oriental Mindoro	GAA							5,000,000.00					5,000,000.00
Construction of Facility for Farm Machineries, Workshop and Storage	The project involves construction and furnishing of a garage building for farm	Oriental Mindoro	GAA			7,000,000.00									7,000,000.00
Renovation/Improvement/Upgrading of Student Dormitory (Men's Dormitory) Building including Landscaping)	The project aims to improve and rehabilitate damaged components and structures of dormitories including employee's quarters.	Oriental Mindoro	GAA			8,000,000.00									8,000,000.00
Establishment of University Printing Press (Calapan Campus)	The project involves construction and establishment of printing press in the university. Purchase of equipment and materials for printing, book binding will also be considered for the manuscript of the graduating students and other printed materials for use of the university.	Oriental Mindoro	GAA			2,000,000.00									2,000,000.00
Establishment of Bamboo Plantation	The project aims to provide natural barrier	Oriental Mindoro	GAA			10,000,000.00									10,000,000.00
Establishment of Faculty and Staff Housing in MinSU Victoria Campus	The project aims to provide additional housing buildings for the needy and qualified	Oriental Mindoro	GAA			60,000,000.00									60,000,000.00
Improvement of the Coconut Plantation Area		Oriental Mindoro	GAA			30,000,000.00									30,000,000.00
Establishment of Forage Production Area and Large Ruminant Stock Development Area		Oriental Mindoro	GAA			25,000,000.00									25,000,000.00
Renovation and upgrading of University Canteen including installation of Food Courts		Oriental Mindoro	GAA					15,000,000.00			15,000,000.00				30,000,000.00
Procurement of Furniture's, Fixtures and Common Appliances for Student Dormitory	The project aims to install furniture and fixtures and purchase common appliances for existing student dormitories.	Oriental Mindoro	GAA			5,000,000.00					5,000,000.00				10,000,000.00
Enhancement and Management of the MinSU Forest Reservation	This will aid in the management and conservation of the forest reservation. The construction of small trails will be for educational, research and recreational purposes.	Oriental Mindoro	GAA			10,000,000.00									10,000,000.00
Purchase of ICT Equipment and License Software (For Offices)	For office productivity.The demand of upgrading the different hardware and	Oriental Mindoro	GAA					30,000,000.00							30,000,000.00
Installation and Rehabilitation of Network Infrastructure and Upgrading of Internet Subscription of MinSU	As being one of the universities offering an IT courses that are responding to the needs of the fast-changing world, a complete source and improvement of IT	Oriental Mindoro	GAA					31,050,000.00							31,050,000.00
ICT Equipment and Software for ICT Laboratory		Oriental Mindoro	GAA					22,000,000.00	25,000,000.00						47,000,000.00
Enrollment System (ES) (Student Portal, Sectioning and Grading System, Faculty Evaluation and cashiering management)	Upgraded ICT equipment and facilities will extend educational opportunities	Oriental Mindoro	GAA						1,000,000.00						1,000,000.00
	Enrolment system combines all activities involved in the entire enrolment process and incorporates them into a framework. This system is composed of the following module: curriculum information system, student registration, enrolment of student	Oriental Mindoro	GAA												

MIS	Upgrading and Maintenance of MinSU Portal	MinSCAT website (https://www.minsu.edu.ph) serves as the frontline application of	Oriental Mindoro	GAA					1,000,000.00						1,000,000.00
	Subscriptions to Turn It In, Starbooks and IEEE Explore Digital Library	STARBOOKS - is a stand-alone information source designed to reach those with	Oriental Mindoro	GAA					3,000,000.00						3,000,000.00
	Hybrid Solar Power System for Data Center and Computer Laboratories	A hybrid solar power system, with the aid of storage batteries that are connected to the inverter, provides an uninterrupted power supply. In case of an electricity outage, the batteries function as an inverter and provide backup. This will sustain the electricity in the data center.	Oriental Mindoro	GAA					1,000,000.00						1,000,000.00
	Network Servers with Firewall and network security	Network servers are dedicated computers connected to a network that run software intended to process client requests and provide appropriate responses. A Firewall is a network security device that monitors and filters incoming and outgoing network traffic based on an organization's previously established security policies.	Oriental Mindoro	GAA				3,500,000.00							3,500,000.00
	Air conditioning System for Data Center and Computer Laboratories	A device that monitors and maintains the temperature, air distribution and humidity in a data center, network or server room/ computer lab. This is essential to keep the ICT equipments more efficient and prolong the services of the devices	Oriental Mindoro	GAA				6,000,000.00							6,000,000.00
	Computer Laboratory and Data Center Building	Three-storey building, 3 Software Laboratory, 1 Multimedia Laboratory, 1 Networking Laboratory, 1 Computer System Servicing Lab, 1 Data/Server Room, 1 MIS Office and 1 Stock Room)	Oriental Mindoro	GAA				30,000,000.00	30,000,000.00	30,000,000.00					90,000,000.00
	Installation and Rehabilitation of Network Infrastructure-Main Campus		Oriental Mindoro	GAA			10,000,000.00								10,000,000.00
	Installation and Rehabilitation of Network Infrastructure-Calapan Campus		Oriental Mindoro	GAA			10,000,000.00								10,000,000.00
	Installation and Rehabilitation of Network Infrastructure-Bongabong Campus		Oriental Mindoro	GAA			10,000,000.00								10,000,000.00
					-	481,950,000.00	803,450,000.00	1,279,500,000.00	666,450,000.00	279,450,000.00	425,000,000.00	20,000,000.00	15,000,000.00	15,000,000.00	3,985,800,000.00

ANNEX H. PROPOSED ECONOMIC DEVELOPMENT PLAN

VISION DESCRIPTOR	GOAL	OBJECTIVE	STRATEGY	SOLUTIONS/INTERVENTIONS	
				TYPE: TITLE	COST
Financial Sustainability	Increase revenue	Increase revenue generated by rice production to 20% based from 2022 level			
		Increase revenue generated by fishpond 20% based from 2022 level			
		Increase revenue generated by printing business to 20% based from 2022 level	Establish the University Printing Press	Project: Establishment of University Printing Press (AIP #60)	2,000,000
		Increase revenue from sales and space rentals	Repair the canteens to allow accommodation of different merchandice	Project: Renovation and upgrading of University Canteen including installation of Food Courts (AIP # 47)	15,000,000
			Commercial spaces (dry goods store, grocery stores, laundry shops, computer shops, copying center, schools supplies, food stalls, <i>talipapa</i>) should be rented out in multiple use areas (dorms, student centers, learning hubs, housing projects)	Policy: All multi-use zones should have a commercial space	
		Increase revenue from dorm rentals	Retrofit dorms to contain amenities	Project: Renovation/Improvement/Upgrading of Student Dormitory (Men's Dormitory) Building including Landscaping) (AIP #52)	3,000,000
			Build dorms that has amenities comparable to or better than commercial dorms	Establishment of Dormitories - MinSU Bongabong Campus (AIP #31)	25,000,000
		develop opportunity for revenue on services	laboratories should offer commercial services	Policy: Each laboratory/research center should come up with a schedule of payment for their serices	
				Policy: Internally-funded technicians should be hired	
	Ensure financial sustainability of existing projects	income generating project should be focused on generating income	identify projects that are not viable based on ROI and/or income statement	Policy: assess all existing projects and compute for their ROI	
				Policy: transfer management of program related projects but are non-performing financially to Instruction	
		Assure timely investment for 2 croppings of rice every year	allow cash advance; utilization of the project's income to sustain itself	Policy: Allow cash advance of 600,000 per cropping to the project manager	none
		Assure timely investment on one cropping of shirmp every year	allow cash advance; utilization of the project's income to sustain itself	Policy: allow cash advance of 600,000 per cropping to the project manager	

		Assure timely investment on fruit trees	allow cash advance; utilization of the project's income to sustain itself	Policy: Allow cash advance for fertilizer application	
		Allow utilization of project's income to sustain itself	proper bookkeeping	Policy: Provide transparent and separate accounts for each IGP	
		Ensure that projects are well managed	provision of staff	Policy: Provide project in-charge (faculty) per project with staff. Staff should be paid on "commercial" rate and not be considered JO but would share project benefits	
		Colleges should develop their own production projects	Investment of the 10% production fund from income to the College's own IGP	CTE	
				CAS	
				CBM	
				CAAF	
				IABE	
				IF	
				CCJ	
				CCS	
	develop mechanism to allow efficient utilization of resources	Increase efficiency of resource utilization by 100%	know the rate of utilization of resources	Project: metering of all utilities each building/college	
			bill of each building on water and electricity use	Policy: Develop guidelines on how Colleges can share on payment of utilities	
	enhance sustainability of projects	projects should be operating sustainably and sustains increase in profits	use the economy of scale	Policy: Each campus to focus on specific IGP ; submit logo for trademark; Each campus to establish a University Store for dry goods and to display merchandize	
				Calapan: printing (ID, shirts, binding, etc)	
				Victoria: food production (rice, cattle, goat)	
				Bongabong: food production (shrimp;	
	increase security of campuses	increase campus safety to 100%	use of RFID in accessing gates, libraries, and other secure areas	Policy: IDs with security fetatures	

ANNEX I. Annual Investment Plan

BP FORM C

**SUMMARY OF RDC INPUTS AND RECOMMENDATIONS ON AGENCY NEW AND EXPANDED PROGRAMS AND PROJECTS
FY 2024 BUDGET
(In Thousand Pesos)**

Agency: **Mindoro State University (MinSU)**

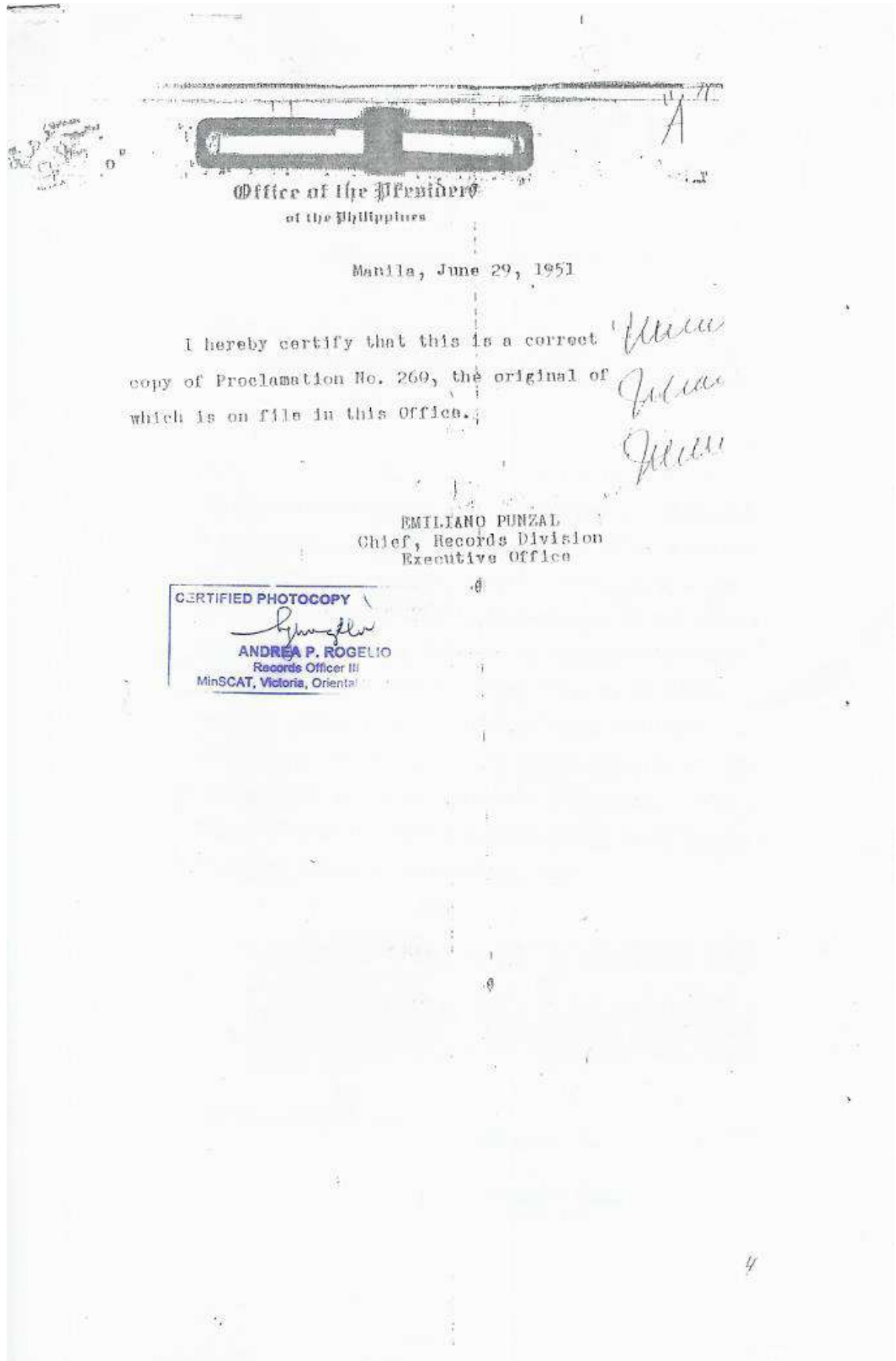
PROGRAMS/ACTIVITIES/PROJECTS	BUDGET ALLOCATION					RDC INPUT/RECOMMENDATION	ARO FEEDBACK/ACTIONS TAKEN
	TIER 1 ('000)	TIER 2 ('000)	Included in the Budget Proposal	Not Included in the Budget Proposal	Total ('000)		
TIER 1							
Higher Education Services	278,226		278,226		278,226	No comments/inputs/ recommendations for specific PAPs	No feedback/actions taken
Research Services	12,063		12,063		12,063		
Technical Advisory Extension Services	980		980		980		
General Administration and Support Services	81,326		81,326		81,326		
Total for TIER 1					372,595		
TIER 2							
Higher Education Program							FINAL RANKING
1. Establishment of Agricultural and Biosystems Machinery and Power Engineering Academic Laboratory, Machinery Shed and Learning Center at MinSU Main Campus Annex		25,000	25,000		25,000		
2. Purchase of ICT Equipment and License Software		55,000	55,000		55,000		
3. Acquisition of Library Resources		30,000	30,000		30,000		
4. Digitization of Print Materials for Remote Access of Students and Faculty		450	450		450		
5. Subscription of Internet Connection for Library		900	900		900		
6. Purchase of Books/Reference Materials for Laboratory High School Library		20,000	20,000		20,000		
7. Establishment of IP Dormitory		25,000	25,000		25,000		
8. Establishment of Slaughter House and Meat Processing Plant		5,000	5,000		5,000		
9. Establishment of Feed Laboratory		20,000	20,000		20,000		
10. Establishment of Crop Protection Laboratory		10,000	10,000		10,000		
11. Establishment of Plant Products Processing and Post Harvest Laboratory		5,000	5,000		5,000		
12. Establishment of Green House Facilities for Crop Science, Soil Science and Crop Protection		15,000	15,000		15,000		
13. Establishment of Seed Bank		2,000	2,000		2,000		
14. Establishment of Horticulture Post Harvest Laboratory		5,000	5,000		5,000		
15. Construction of Student Center for College of Agriculture		10,000	10,000		10,000		
16. Establishment of Farm Tools Storage Facility		2,000	2,000		2,000		
17. Construction of CBM Building II for College of Business Management		25,000	25,000		25,000		

ARO FEEDBACK/ACTIONS TAKEN: NONE

**** ACO/FEEDBACK: NONE**

Annex J. Proof of Acquisition or Ownership

VICTORIA (MAIN) CAMPUS



ANNEX " A "

MALACANAN PALACE
MANILA

BY THE PRESIDENT OF THE PHILIPPINES

PROCLAMATION NO. 260

RESERVING FOR AGRICULTURAL SCHOOL SITE PURPOSES TO BE KNOWN AS THE MINDORO AGRICULTURAL SCHOOL CERTAIN PARCELS OF THE PUBLIC DOMAIN SITUATED IN THE MUNICIPALITY OF NAUJAN PROVINCE OF ORIENTAL MINDORO, ISLAND OF MINDORO.

Upon the recommendation of the Secretary of Agriculture and Natural Resources and the Director of Public Schools and pursuant to the provisions of Section 2 of Republic Act No. 506 and Section 35 of Commonwealth Act No. 141, as amended, I hereby withdraw from sale or settlement and reserve for Agricultural School Site purposes, to be known as the Mindoro Agricultural School, under the administration of the Director of Public Schools, subject to private rights, if any there be, certain parcels of the public domain situated in the municipality of Naujan, Province of Oriental Mindoro, Island of Mindoro and more particularly described in Bureau of Forestry plan C.R. 22, to wit:

BLOCK I

1. A PARCEL OF LAND (Block I of Mindoro Agricultural School Reservation), situated in the Municipality of Magawayang Tubig, Municipality of Naujan, Province of Oriental Mindoro, Island of Mindoro. Bounded on the N. and E. by Public Land, on the S. by Public Land, and on the W. by Magawayang Tubig River. Beginning at a point marked A.

PROCLAMATION NO. 260

PAG

CERTIFIED PHOTOCOPY

ANDREA P. ROGELIO

Records Officer III

MinSCAT, Victoria, Oriental Mindoro

thence S. 86 deg. E., 2240.00 m. to point "2";
thence S. 55 deg. E., 1440.00 m. to point "3";
thence S. 51 deg. W., 3000.00 m. to point "4";
thence S. 6 deg. E., 5720.00 m. to point "5";
thence S. 12 deg. W., 2700.00 m. to point "6";
thence N. 63 deg. W., 200.00 m. to point "7";
thence following Aglubang and Magasawang-Tubig
Rivers downstream in a northwesterly and
northeasterly direction about 13,740 m.,
to the point of beginning;

containing an approximate area of TWO THOUSAND TWO
HUNDRED AND EIGHT (2,208) hectares. All points re-
ferred to are indicated and are marked on the ground
as follows; point 4 by Old Corner; and the rest, by
Trees."

BLOCK II

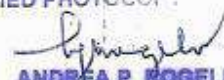
"A PARCEL OF LAND (Block II of Mindoro Agri-
cultural School Reservation), situated in the Bar-
rio of Magasawang-Tubig, Municipality of Naujan,
Province of Oriental Mindoro, Island of Mindoro.
Bounded on the N., by Public Land; on the E., by
Magasawang-Tubig River; on the S., by Ibolo River;
and on the W., by Public Land and Bocayao-Grande
River. Beginning at a point marked "1",

thence S. 86 deg. E., 1540.00 m. to point "2";
thence following Magasawang-Tubig and Ibolo
River upstream in a southwesterly direc-
tion about 9640.00 m. to point "3";
thence N. 7 deg. W., 4660.00 m. to point "4";
thence following Bocayao-Grande River down-
stream in a northeasterly direction
about 2700.00 m. to the point of begin-
ing;

containing an approximate area of ONE THOUSAND ONE
HUNDRED TWENTY (1,120) hectares. All points re-
ferred to are indicated and are marked on the
ground as follows; point 3, by Old Corner; and the
rest, by Trees."

PROCLAMATION NO. 880

PAGE 2

CERTIFIED PHOTOGRAPH

ANDREA P. ROGELIO
Records Officer III
MinSCAT, Victoria

BLOCK III

"A PARCEL OF LAND (Block III of Mindoro Agricultural School Reservation), situated in the Barrio of Magasawang-Tubig, Municipality of Naujan, Province of Oriental Mindoro, Island of Mindoro. Bounded on the NE., by Aglubang River; on the S. and W., by Public land; and on the NW., by Iboho River. Beginning at a point marked "1",

thence following Aglubang River upstream in a general southeasterly direction about 2,640 m. to point "2";

thence S. 85 deg. W., 1420.00 m. to point "3";

thence due West 1130.00 m. to point "4";

thence N. 71 deg. W., 710.00 m. to point "5";

thence N. 26 deg. W., 320.00 m. to point "6";

thence N. 9 deg. W., 140.00 m. to point "7";

thence N. 20 deg. E., 140.00 m. to point "8";

thence N. 20 deg. E., 350.00 m. to point "9";

thence following Iboho River downstream in a general northeasterly direction about 2,460.00 m. to the point of beginning;

containing an approximate area of THREE HUNDRED FIFTY TWO (352) hectares. All points referred to are indicated and are marked on the ground as follows: point 2, by Old Corner; and the rest, by Trees."

The reservation established herein is also subject to the condition that the timber and other forest products found therein shall be placed under the administration and control of the Bureau of Forestry in accordance with the Forest Law and Regulations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Republic of the Philippines to be affixed.

Done in the City of Manila, this 22nd day of June, in the year of Our Lord, nineteen hundred and fifty-one, and of the Independence of the Philippines, the fifth.

(SGD.) FELPIDIO QUIRINO
President of the Philippines

By the President:

(SGD.) MARCIANO ROQUE
Acting Assistant Executive
Secretary

PROCLAMATION No. 260

PAGE 3



Official Form No. 45-A
LRA Form No. A
(Revised July 1989)

Book 2-3
Page 17

SN No. 00012854

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF ORIENTAL MINDORO

Original Certificate of Title
No. P-277

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

**"REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
CERTIFICATE OF LAND OWNERSHIP AWARD NO. 00012854"**

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto IGNACIO Y. DELA TORRE, REMEDIOS N. GABUYOT, LORETO T. AMPARO, et. al., a parcel of agricultural land situated in Barangay Alcote, Municipality of Victoria, Province of Oriental Mindoro, Island of Mindoro, Philippines, containing an area of THREE THOUSAND NINE HUNDRED NINETY ONE THOUSAND TWO 3,991,239 square meters, more or less, which is now more particularly bounded and described at the back hereof.

WHEREAS, it has been established that the herein awardee has fully complied with the requirements for the grant of title under Republic Act No. 6657.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act No. 6657, there is hereby awarded unto the said IGNACIO DELA TORRE, Filipino, of legal age, married to Remedios Gabuyot, a resident of Morangon, Alcote, Victoria, Or. this Certificate of Land Ownership Award covering the parcel of agricultural land herein described.

TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be sold, transferred or conveyed except through hereditary succession, or to the Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for a period of ten (10) years, Provided, however, that the children or the spouse of the transferor shall have a right to repurchase the land from the Government or the Land Bank of the Philippines within a period of two (2) years from the date of transfer.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FIDEL V. RAMOS, President of the Philippines, hereby cause these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

Given at Quezon City, Philippines, on this _____ day of _____, in the year of Our Lord nineteen hundred and _____.

* See Annotation

** See page 2 for Co-owner's name

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:

Manaul
SECRETARY OF AGRARIAN REFORM

Secretary of Agrarian Reform

Entered in the Registry of Deeds of Calapan, Or. Mindoro, pursuant to Section 24 of Republic Act No. 6657 on this 10th day of August, nineteen hundred and eighty-three at 3:01 a. m.

Morangon, Alcote, Victoria, Or. Mindoro
(Owner's postal address)

RICARDO S. LOGAN, JR.
Register of Deeds

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the awardee

C-5-9-2K

It is hereby certified that this is a true electronic copy of OCT P-277 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 15 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: MANIAUL, KEVIN CARLO MARASIGAN

Ref. No. : 2019066203 OR No. : 1019489615
Date : 08/13/2019 OR Date : Aug 9 2019
Time : 08:51:37 AM Amt. : 693.44

LRA 2007-0309-29

P2 P-277

DESCRIPTION OF THE LAND

Lot 4
NR-113-D
IGNACIO DELA TORRE, et.al.

A PARCEL OF LAND (Lot 4 of the subdivision plan, (National Reservation) NR-113-D, situated in the Barrio of Alcate, Municipality of Victoria, Province of Oriental Mindoro, Island of Mindoro. Bounded on the NW., along lines 1-2-3 by Lot 17 of the subdivision plan, (National Reservation) SE., and NE., along lines 3-4-5-6-7-8-9-10-11-12-13-14 by Lot 6124 (Portion) Naujan Cadastre & Public Land; on the SW., along lines 14-15-16-17-18-19-20-21-22-23 by Lot 1 ^{Mindoro} National Agricultural School; on the NW., and SW., along lines 23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43 by Mag-asuang Tubig River; on the NE., and NW., along lines 43-44-45-1 by lot 29 of the subdivision plan (National Reservation). Beginning at a point marked "1" on plan being S. 02 deg. 58'W., from 356.08 m. from BLN 213, Naujan-Cadastre.

thence N. 34 deg. 54'E., 247.58 m. to point 2;
thence N. 52 deg. 05'E., 184.08 m. to point 3;
thence S. 05 deg. 48'W., 291.52 m. to point 4;
thence S. 08 deg. 21'E., 188.90 m. to point 5;
thence S. 06 deg. 46'E., 357.75 m. to point 6;
thence S. 06 deg. 46'E., 122.91 m. to point 7;
thence S. 05 deg. 22'E., 220.89 m. to point 8;
thence S. 04 deg. 25'E., 101.16 m. to point 9;
thence S. 07 deg. 34'E., 392.48 m. to point 10;
thence S. 02 deg. 32'E., 207.12 m. to point 11;
thence S. 07 deg. 28'E., 351.75 m. to point 12;
thence S. 06 deg. 49'E., 389.41 m. to point 13;
thence S. 06 deg. 14'E., 440.59 m. to point 14;
thence N. 77 deg. 50'W., 139.65 m. to point 15;
thence N. 52 deg. 08'W., 104.35 m. to point 16;
thence N. 71 deg. 00'W., 219.99 m. to point 17;
thence N. 77 deg. 26'W., 207.26 m. to point 18;
thence N. 77 deg. 24'W., 280.43 m. to point 19;
thence N. 77 deg. 38'W., 280.15 m. to point 20;
thence N. 79 deg. 11'W., 253.88 m. to point 21;

(Continued on Page B, _____)
Register of Deeds



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Ref. No. 2019006303 OR No. 1019489615
Date 08/13/2019 OR Date Aug 9 2019
Time 08:51:57 AM Amt. 693.44

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MEMORANDUM OF ENCUMBRANCES

Entry No. _____

thence N. 69 deg. 12'W., 348.79 m. to point 22;
thence E. 80 deg. 00'W., 426.50 m. to point 23;
thence N. 55 deg. 13'E., 145.45 m. to point 24;
thence N. 45 deg. 17'E., 120.32 m. to point 25;
thence N. 20 deg. 00'W., 56.69 m. to point 26;
thence N. 31 deg. 20'E., 80.48 m. to point 27;
thence N. 14 deg. 45'W., 57.64 m. to point 28;
thence N. 05 deg. 45'W., 124.70 m. to point 29;
thence N. 25 deg. 25'W., 101.53 m. to point 30;
thence N. 34 deg. 09'E., 69.70 m. to point 31;
thence N. 52 deg. 28'E., 60.43 m. to point 32;
thence N. 04 deg. 18'E., 106.23 m. to point 33;
thence N. 10 deg. 45'W., 102.64 m. to point 34;
thence N. 27 deg. 50'E., 120.29 m. to point 35;
thence N. 41 deg. 44'E., 133.23 m. to point 36;
thence N. 29 deg. 07'E., 172.25 m. to point 37;
thence N. 10 deg. 06'E., 147.92 m. to point 38;
thence N. 27 deg. 32'E., 183.04 m. to point 39;
thence N. 15 deg. 11'E., 127.95 m. to point 40;
thence N. 05 deg. 30'E., 113.05 m. to point 41;
thence N. 21 deg. 10'E., 211.29 m. to point 42;
thence N. 12 deg. 12'E., 213.98 m. to point 43;
thence S. 79 deg. 57'E., 240.80 m. to point 44;
thence S. 81 deg. 24'E., 466.32 m. to point 45;
thence N. 65 deg. 55'E., 170.94 m. to the point of

beginning; containing an area of THREE MILLION NINE HUNDRED NINETY ONE THOUSAND TWO HUNDRED THIRTY NINE (3,991,239) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground as follows: corner 3 by Old Tree; corner 11 by x on Dao Tree 40 cm. dia.; corner 12 by x on Lacuan tree, 60 cm. dia., corner 13 by x on tree; 60 cm. dia., corners 4,5,6,7,8,9,10 by PS cyl. conc. mons. 15 x 60 cm. and the rest are old points, bearings

(Memorandum of Encumbrances continued on Page _____)

Register of Deeds



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Ref No. : 201906303 OR No. : 1019489615
Date : 08/13/2019 OR Date : Aug 9 2019
Time : 08:51:57 AM Amt : 693.44

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true; date of original subdivision survey on May 21-July 25, 1956
executed by Deputy Public Land Surveyor Pedro S. Ilae and was
approved on April 10, 1957.

CERTIFIED CORRECT:

George D. Guillermo
GEORGE D. GUILLERMO
Geodetic Engineer

*Annotation :

The northern portion covering a total area of THREE MILLION
TWO HUNDRED FIFTY THOUSAND FIVE HUNDRED FOUR (3,250,504) SQUARE
METERS is the retention area of ECAT, Victoria, Oriental Mindoro.

/s/

Entry No. 715, Dec. No. 715.-SUBDIVISION PLAN.-SHO-045215-00323
(AR), affecting OCT No. P-277 of Lot No. 4, NE-113-D, for Lot 1 to 27,
duly approved by the Bureau of Lands, Manila. TCT No. 1
T-10369 is issued to CECILIA MAILA, married to Rafael Madia, with respect
to Lot 9, containing an area of 7,872 sq. m.;
T-10370 is issued to REMEDIOS GABUYO, married to Romeo Gabuyo, with res-
pect to Lot 11, containing an area of 9,668 sq. m.;
T-10371 is issued to SPIFACIO SANCHEZ, married to LIGAYA GEMILLO, with
respect to Lot 15, containing an area of 1,132 sq. m.;
T-10372 is issued to EDWIN MAUR, married to Mercedes Hiran, with respect
to Lot 18, containing an area of 5,071 sq. m.;
T-10373 is issued to GONDOONA MAUR, widow, with respect to Lot 20, contain-
ing an area of 5,073 sq. m.;
T-10374 is issued to CECILIA MAILA, married to Rafael Madia, with respect
to Lot 22, containing an area of 5,071 sq. m.;
T-10375 is issued to ROMEO MAUR, single, with respect to Lot 24, containing
an area of 11,028 sq. m.;
T-10376 is issued to NANCIELITA MAUR, single, with respect to Lot 25, con-
taining an area of 11,028 sq. m.;
T-10377 is issued to JOSEFINO MAUR, married to Grace Gabutero, with res-
pect to Lot 26, containing an area of 11,028 sq. m.;
T-10378 is issued to NORBERTO MAUR, married to Virginia Cabanayan, with
respect to Lot 27, containing an area of 11,029 sq. m.;

(CONTINUATION ON THE NEXT PAGE)



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Ref. No. 2019006203 OR No. 1019489615
Date 08/13/2019 OR Date Aug 9 2019
Time 08:51:57 AM Amt. 693.44

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MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the
technical description)

Name of Co-Owners

1. REMEDIOS M. GABUO - of legal age, married to Renee Gabuyo and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
2. LORETO T. AMPARO - of legal age, Filipino, married to Petronila Tebaron, and a resident of Marangon, Alcate, Victoria, Oriental Mindoro
3. CECILIA M. MAILA - of legal age, Filipino married to Rafael Maila and a resident of Marangon, Alcate, Victoria, Oriental Mindoro.
4. HENRY B. MAUR - of legal age, Filipino, married to Virginia Loylay, and a resident of Marangon, Alcate, Victoria, Oriental Mindoro.
5. EDUARDO D. MAUR - of legal age Filipino, single and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
6. EMAN C. MAUR - of legal age, Filipino, married to Menchi Miran, and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
7. ANISA E. MAUR - of legal age, Filipino, single and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
8. ERNESTO B. MAUR - of legal age, Filipino, married to Marilyn Reldon, and a resident of Marangon, Alcate, Victoria, Oriental Mindoro.
9. GEMOGONA B. MAUR - of legal age, Filipino, married to Perfecta Maur and a resident of Marangon, Alcate, Victoria, Oriental Mindoro.
10. RITLER B. MAUR - of legal age, Filipino, single and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
11. ISIDORO P. MAUR - of legal age, Filipino, married to Crispina Gabuhul and a resident of Marangon, Alcate, Victoria Oriental Mindoro
12. JOSE LITO C. MAUR - of legal age, Filipino, single and a resident of Marangon, Alcate, Victoria, Oriental Mindoro.

(Memorandum of Encumbrances continued on Page _____)

(Technical Description continued on Page _____)

Register of Deeds



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Ref No: 2019006303 OR No: 1019489615
 Date: 08/13/2019 OR Date: Aug 9 2019
 Time: 08:51:57 AM Amt: 693.44

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(Continuation of the Memorandum of Encumbrances from Page _____)
(Continuation of the Technical Description from Page _____)

(Continued on Page _____)

Register of Deeds



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Ref. No. : 2019005303 OR No. : 1019489515
Date : 08/13/2019 OR Date : Aug 9 2019
Time : 08:51:57 AM Amt. : 693.44

P-277

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Name of Co-Owners

13. NACTAN B. MAUR - of legal age, Filipino married to Luz Tabangay and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
14. MAURICIO B. MAUR - of legal age, Filipino, single, and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
15. NANCILITA C. MAUR - of legal age, Filipino, single and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
16. ROBERTO C. MAUR - of legal age, Filipino, married to Virginia Catangayan, and a resident of Marangan, Alcate, Victoria, Oriental Mindoro.
17. PERFECTO MAUR - of legal age, Filipino married to Genegena Bancefra and a resident of Maranga, Alcate, Victoria, Oriental Mindoro.
18. REYNALDO C. MAUR - of legal age, Filipino, single and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
19. ROMEO C. MAUR - of legal age, Filipino, single and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
20. LUISA P. MONTEREY - of legal age, Filipino, widower and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
21. FELIMON C. MERI - of legal age, Filipino, married to Merlita Maur and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
22. MERLITA M. MERI - of legal age, Filipino, married to Felimon Meri and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
23. EFIPACIO J. SANCHEZ - of legal age, Filipino, married to Ligaya Gereles and a resident of Marangan, Alcate, Victoria, Oriental Mindoro.
24. LOLITA B. MAUR - of legal age, Filipino, widower and a resident of Marangan, Alcate, Victoria, Or. Mindoro.

(Memorandum of Encumbrances continued on Page _____)
(Technical Description continued on Page _____)

Register of Deeds

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Ref. No. 2019006303 OR No. 1019489615
Date: 08/13/2019 OR Date: Aug 9 2019
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(Continuation of the Memorandum of Encumbrances from Page _____)
(Continuation of the Technical Description from Page _____)

(Continued on Page _____)

Register of Deeds



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Ref. No. : 2019006303 OR No. : 1019489615
Date : 08/13/2019 OR Date : Aug. 9 2019
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(Continued on Page -)

LOT NO.	AREA
Lot No. 45	23,643 sq.m.
" 46	21,244 sq.m. (For Allocation)
" 47	13,331 sq.m.
" 49	13,332 sq.m.
" 52	13,333 sq.m.
" 53	7,004 sq.m.
" 54	7,004 sq.m.
" 55	7,003 sq.m.
" 56	7,004 sq.m.
" 57	7,004 sq.m.
" 58	6,207 sq.m.
" 59	800 sq.m.
" 60	38,390 sq.m. (Alcate River)
" 61	26,015 sq.m. (For Allocation)
" 62	1,467 sq.m.
" 63	227 sq.m. (Alcate River)
" 64	30,503 sq.m. (Provincial Road)
" 65	997,382 sq.m. (Remaining Portion) (MCAT)
" 66	2,253,122 sq.m. (Remaining Portion) (MCAT)
" 67	14,276 sq.m. (Alcate River)

on file in this Registry.

Date of Instrument - - - - - October 30, 1992

Date of Inscription - - - - - Feb. 22, 1999 at 8:45 a.m.

RICARDO S. IRIASPI, JR.
Register of Deeds

SEE: Entry No. 715, Dec. No. 715. SUBDIVISION PLAN.- SWC-045215-003213 (AR), for Lots 5, 6, 7, 8, 10, 13, 30, 38, 40, 45, 52, 56, 57, 59, and 61, duly approved by the Bureau of Lands, Manila. TOE Nos.:
T-11048 is issued to BENEDICTO B. MAUR, married to Virginia Laylay, with respect to Lot 5, containing an area of 6,274 sq.m.;
T-11049 is issued to BENEDICTO B. MAUR, married to Virginia Laylay, with respect to Lot 6, containing an area of 8,538 sq.m.;
T-11050 is issued to NACIAN B. MAUR, married to Luz Tabangay, with respect to Lot 7, containing an area of 10,095 sq.m.;
T-11051 is issued to IGMEIDIO DELA TORRE, married to Remedios Ubado, with respect to Lot 8, containing an area of 9,560 sq.m.;
T-11052 is issued to GOMOGONA B. MAUR, married to Perfecto Maur, with respect to Lot 10, containing an area of 9,403 sq.m.;
T-11053 is issued to HITLER B. MAUR, widower, with respect to Lot 13, containing an area of 30,001 sq.m.;
T-11054 is issued to ISIDRO P. MAUR, married to Crispina Cabral, with respect to Lot 30, containing an area of 30,013 sq.m.;
T-11055 is issued to PERFECTO P. MAUR, married to Gomogona Sancefra, with respect to Lot 38, containing an area of 1,142 sq.m.;
T-11056 is issued to LORENZO AMPARO, married to Petronila Tiburan, with respect to Lot 40, containing an area of 28,660 sq.m.

(Continuation of the Memorandum of Understanding from the
(CONTINUATION ON THE NEXT PAGE)

Page -11-



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Ref. No. : 201906303 OR No. : 1019489615
Date : 08/12/2019 OR Date : Aug 9 2019
Time : 08:51:57 AM Amt : 693.44

JUDICIAL FORM NO. 150
(Revised January 1987)

Page -A

PV P-277

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

T-11967 is issued to PEDRO C. CUSI, married to Carmelita Luci, with respect to Lot 45, containing an area of 23,643 sq.m.;
T-11968 is issued to LUISA P. MONTENET, widow, with respect to Lot 52, containing an area of 13,333 sq.m.;
T-11959 is issued to IBENIO L. CUSI, married to Hilagros Tagasa, with respect to Lot 56, containing an area of 7,004 sq.m.;
T-11960 is issued to ARSENIA C. MACARAIG, married to Leovino Macaraig, with respect to Lot 57, containing an area of 7,004 sq.m.; and
T-11961 is issued to GREGORIA C. CUSI, widow, with respect to Lot 59, containing an area of 800 sq.m.; and
T-11962 is issued to NICOLAS CABUHAL, married to Marlene Nanzano; MARCELO D. CABUHAL, married to Flordeelda Ramirez; VICTOR D. CABUHAL, married to Gloria Candaba; CIPRIANO D. CABUHAL, married to Librada Otag; GELACIO D. CABUHAL, married to Arceli Batizidad; CRISTINA C. MAUR, married to Isidro C. Maur; ANALITA C. TOLENTINO, married to Eduardo Tolentino; BENEDICTO M. MEDINA, married to Nenita Oadi; LILIBATA C. ANAYAHAN, married to Maximiano Anayahan; VICTOR A. ORACION, married to Adelina Cabuhal, and JUSINDA D. CABUHAL, single, with respect to Lot 61, containing an area of 76,015 sq.m.

This title is still existing with respect to the remaining lots, on file in this Registry.

Date of Instrument - - - Oct. 30, 1999

Date of Inscription - - - Dec. 29, 1999 at 9:00 a.m.

ATTY. ROBERT W. GUILLEMO
Acting Register of Deeds

Entry No. 1443, Doc. No. 1443.- LETTER REQUEST.- A Letter request from PARDAS CAROLINA LB. PASA, for the issuance of CLON's in the name of the following Farmer-Beneficiaries namely:
MAURICIO B. MAUR, married to Lorraine Javier, a portion of 7,043 sq.m., known as Lot 56;
ELISA B. MAUR, married to Rene Vergara's portion of 6,456 sq.m., known as Lot 55;

Date of Instrument - - - November 13, 2009

Date of Inscription - - - November 25, 2009 at 9:00

FIORDELIZA F. VILLAO
OIC-Dep. Register of Deeds

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds

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Ref. No. 2019006303 OR No. 1019489615
Date 08/13/2019 OR Date Aug 9 2019
Time 08:51:57 AM Amt. : 693.44

Page 1 of 15
(Continued on Page 1)

SEE Entry No. 715, Doc. No. 715.- SUBDIVISION PLAN.- DEC-04-5215-003233 (1)
affecting OCT No. P-277; P-72; of Lots 36 and 35; duly approved by the
Supers ofondo, Manila, TCT No. 1
T-27/55 is issued to MAURICIO B. MAUR, mrd. to Lorraine Javier with
respect to Lot 36, containing an area of 7,413 sq.m.;
T-27/57 is issued to ELISA E. MAUR, mrd. to Rene Vergara, with respect
to Lot 35, containing an area of 6,136 sq.m.;
This Title is still existing with respect to the remaining Lots, on file
in this Registry.

Date of Instrument - - - November 13, 2009
Date of Inscription - - - November 28, 2009 at 9:04 am

FLORENCE P. VILLAO
OIC-Dep. Registrar of Deeds

Entry No. 706, Doc. No. 706.- DECISION.- By virtue of the Decision of
the Department of Agrarian Reform Adjudication Board Region IV DARAB
CASE NO. DEN-IV-084-0031-99, for the cancellation of the name of Guillermo
Pisero in Lot 48 and Lot 51 and Lieu thereof be assigned to Rosales Cusi
and Maricito Pisero and their names be included in CLCA Nos. 0001254 and
0003662, respectively; for the inclusion of the Petitioners, executed by
TEDORO A. CIDRO, Presiding Adjudicator, on file in this Registry.

Date of Instrument - - - April 23, 1999
Date of Inscription - - - August 5, 2011 at 9:45 am

EVILDA P. PASCO
OIC-Dep. Registrar of Deeds

Entry No. 707, Doc. No. 707.- LETTER REQUEST.- A letter Request of
PARODIAN ALEXANDER L. JUANES, for the issuance of CLCA'S in the name of the
following Farmer-Beneficiaries namely:

ROSALES CUSI, mrd. to Graciano Cusi, a portion of 13,331 sq.m., known as
Lot 47;
FELIMON PISERO, mrd. to Adela de Castro, a portion of 13,332 sq.m., known
as Lot 49;

Date of Instrument - - - September 27, 2004
Date of Inscription - - - August 5, 2011 at 9:46 am

EVILDA P. PASCO
OIC-Dep. Registrar of Deeds

(Continuation of the Memorandum of Instruments from Page 1)

Page 1 of 15

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Ref. No. 2019008303 OR No. 1019489615
Date 08/13/2019 OR Date Aug 9 2019
Time 08:51:57 AM Amt. 693.44



CLOA FORM NO. 2
(Additional Sheet)

Page

PB P-277

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

SEE Entry No. 715, Doc. No. 715.- SUBDIVISION PLAN.- SWC-#5215-00233(AE)
of Lot No. 4, for Lots 47 & 49, duly approved by the Bureau of Lands,
 Manila, TCT Nos:

T-26626 is issued to ROSALES CUSI, mrd. to Graciano Cusi, with respect
to Lot 47, containing an area of 13,351 sq.m.;
T-26627 is issued to FELIXON PISANO, mrd. to Adela de Centro with respect
to Lot 49, containing an area of 13,352 sq.m.;

This Title is still existing with respect to the remaining Lots, on file in
this Registry.

Date of Instrument - - - Oct. 30, 1992

Date of Inscription - - - August 5, 2011 at 9:47 am

EMILDA S. BASCO

OIC-Dop. Register of Deeds

NOTHING FOLLOWS

XXX

All entries with annotations shall be noted in the proper form in the Philaris

Date 10/11/11

(Memorandum of Encumbrances continued on Page _____)
(Technical Description continued on Page _____)

Register of Deeds

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Ref. No. 201906303 OR No. 1019489615
Date 08/13/2012 OR Date Aug 9 2019
Time 08:51:57 AM Amt. 693.44



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P-2

(Continuation of the Memorandum of Encumbrances from Page _____)
(Continuation of the Technical Description from Page _____)

(Continued on Page _____)

Register of Deeds



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Ref. No. 2019006303 OR No. 1019489615
Date 08/13/2019 OR Date Aug 9 2019
Time 08:51:57 AM Amt. 693.44

Judicial Form No. 100

OCT No.: 064-P-277

Page No.: 15

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017000035

Date: May 02, 2017 02:12:53PM

DEED OF PARTITION OF CARP COVERED LAND SUBJECT OF COLLECTIVE CLOA ;
THE LAND COVERED BY THIS TITLE HAS BEEN SUBDIVIDED INTO FIFTY (50) LOTS
IN ACCORDANCE WITH SUBDIVISION PLAN NUMBER SWO-045215-003233 (AR) DULY
APPROVED BY DENR AND BY VIRTUE OF THE LETTER REQUEST BY DAR-PARO,
JOSELITO NATHANIEL I. DIAZ, CEE FOR THE ISSUANCE OF TITLE/CLOA IN THE
NAME OF FARMER BENEFICIARY :

GOMOGONA B. MAUR, WIDOWER, CONTAINING AN AREA OF
12,587 SQ.M, KNOWN AS LOT 34;

OF LEGAL AGE, FILIPINO, AND RESIDENT OF ALCATE, VICTORIA , ORIENTAL
MINDORO, ON FILE IN THIS REGISTRY.

DATE OF INSTRUMENT - - - JANUARY 25, 2017

THIS TITLE IS PARTIALLY CANCELLED AND ISSUING IN LIEU THEREOF TCT
NUMBER(S) 064-CARP2018000871

ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

LRA 106763873

It is hereby certified that this is a true electronic copy of OCT P-277 on file in Registry of Deeds of Calapan, Mindoro Oriental,
which consists of 15 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed
at Registry of Deeds of Calapan, Mindoro Oriental Requested By: MANIAUL, KEVIN CARLO MARASIGAN

Ref. No.: 2019006303 OR No.: 1019489615

Date: 06/13/2019 OR Date: Aug. 9 2019

Time: 08:51:52 AM Amt.: 693.44

2022038492452

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 064-2023005834

IT IS HEREBY CERTIFIED that certain land situated in MORANGAN/ALCATE, VICTORIA, ORIENTAL MINDORO, more particularly bounded and described as follows:

LOT NO: 65 (REMAINING PORTION), PLAN NO: SWO-045215-003233 (AR)

PORTION OF: LOT 4, NR-113-D

LOCATION: MORANGAN/ALCATE, VICTORIA, ORIENTAL MINDORO (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: MINDORO STATE UNIVERSITY (MINSU)

Address: ALCATE, VICTORIA, ORIENTAL MINDORO MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Certificate of Land
Ownership Award

Original RD: CALAPAN, MINDORO
ORIENTAL

Patent Date:

OCT Date: 01 18 1993

Under Act No.: 6657

OCT No.: OCT-P-277

Volume No.: P-2

Page No.: 77

Original Owner: IGMEIDIO M. DELA TORRE, REMEDIOS M. GABUYOT,
LORETO T. AMPARO, ET.AL.

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE P-277 (PARTIALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on
the 23rd day of OCTOBER 2023 at 02:36pm

ATTY. ETHEL E. REGADIO
Register of Deeds



2022038492453

TCT No.: 064-2023005834

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3	NW	LOT 17, NR-113-D
3-11	NE	PUBLIC LAND
11-15	SE	LOTS 46, 45, 60 & 47, SWO-045215-003233 (AR)
15-23	NW	ROAD,
23-1	NW	LOT 17, NR-113-D.

TIE POINT: BLIM NO. 213, CAD 200 EXT., NAUJAN CADASTRE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 02° 58' W	356.08 M.
1-2	N. 34° 54' E	247.58 M.
2-3	N. 52° 05' E	184.08 M.
3-4	S. 05° 48' W	291.52 M.
4-5	S. 08° 21' E	188.90 M.
5-6	S. 06° 46' E	357.75 M.
6-7	S. 06° 46' E	122.91 M.
7-8	S. 05° 22' E	220.89 M.
8-9	S. 04° 25' E	101.16 M.
9-10	S. 07° 34' E	392.48 M.
10-11	S. 02° 32' E	207.12 M.
11-12	S. 50° 09' W	100.63 M.
12-13	N. 80° 00' W	100.45 M.
13-14	N. 89° 37' W	144.46 M.
14-15	S. 82° 36' W	331.78 M.
15-16	N. 12° 20' W	400.00 M.
16-17	N. 12° 19' W	328.53 M.
17-18	N. 08° 16' E	163.73 M.
18-19	N. 22° 51' E	112.80 M.
19-20	N. 42° 37' E	75.07 M.
20-21	N. 29° 47' E	200.00 M.
21-22	N. 29° 48' E	272.66 M.
22-23	N. 07° 02' W	182.31 M.
23-1	N. 65° 55' E	47.95 M.

AREA: NINE HUNDRED NINETY SEVEN THOUSAND THREE HUNDRED SEVENTY ONE (997,371) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: ALL CORNERS ARE MARKED PS CYL. CONC.
MONS. 15X60 CMS. EXCEPT CORNERS 15 & 23 BY AR CYL. CONC.
MONS. 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY:

DATE OF SUBD/CONS SURVEY: MARCH 3-APRIL 27, 1992

DATE APPROVED: OCT. 30, 1992

GEODETIC ENGINEER: ESTEFANIA L. BORJA

NOTES:



Judicial Form No. 109

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

No. 064-RT2017005963 (T-20895)

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF SAN VICENTE, MUNICIPALITY OF CALAPAN, PROVINCE OF ORIENTAL MINDORO, ISLAND OF MINDORO, bounded and described as follows:

A PARCEL OF LAND (LOT 1782-B-1, OF THE SUBDIVISION PLAN (LRC) PSD-56072, BEING A PORTION OF LOT 1782-B, DESCRIBED ON PLAN PSD-35394, LRC CAD. RECORD NO. 2740), SITUATED IN THE BARRIO OF SAN VICENTE, MUNICIPALITY OF CALAPAN, PROVINCE OF ORIENTAL MINDORO, ISLAND OF MINDORO. (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

**Owner: THE REPUBLIC OF THE PHILIPPINES, REPRESENTED BY THE
DIRECTOR OF VOCATIONAL EDUCATION**

Address: MANILA, PHILIPPINES

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.: 3	Record No.: 274
Orig. Reg. Date: 11/ 17/ 1924	Decree No.: 163382
Original RD: CALAPAN, MINDORO ORIENTAL	OCT No.: OCT-1838
Volume No.: A-9	Page No.: 72
Original Owner:	

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-20881 by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on the 30th day of MAY 1966 at 08:40am.

(SGD.) REYNALDO M. MAMBIL
REGISTER OF DEEDS

Reconstituted under Republic Act. No. 26 in relation to Republic Act. No. 6732.

Attested by:

ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT RT2017005963 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: KEVIN CARLO MANIAUL



LRA 1095626987

Ref. : 2022004313 OR No. : 1026292952
Date : 05/17/2022 OR Date : May 17 2022
Time : 10:05:29 AM Amt. Paid : 470.32

Judicial Form No. 109

TCT No.: 064-RT2017005963 (T-20895)

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDED ON THE NE., POINTS 2 TO 3 BY CREEK AND BEYOND, LOT 1787, CALAPAN CADASTRE; ON THE SE., AND NE., POINTS 3 TO 5 BY LOT 1782-B-2 OF THE SUBDIVISION PLAN; ON THE SE., POINTS 5 TO 6 BY PROVINCIAL ROAD (15.00M WIDE); ON THE SW., POINTS 6 TO 8 BY LOT 1782-C, PSD-35394; AND ON THE NW., POINTS 9 TO 1 BY CREEK AND BEYOND, LOT 1783, CALAPAN CADASTRE. POINTS 1 TO 2 BY CREEK AND BEYOND, LOT 1788, CALAPAN CADASTRE. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 42 DEG. 39' W., 405.88 M. FROM BLLM NO. 8, CALAPAN CADASTRE. THENCE N. 64 DEG. 09' E., 28.95 M. TO POINT 2; THENCE S. 58 DEG. 50' E., 166.10 M. TO POINT 3; THENCE S. 19 DEG. 27' W., 45.00 M. TO POINT 4; THENCE S. 56 DEG. 43' E., 186.97 M. TO POINT 5; THENCE S. 27 DEG. 49' W., 33.99 M. TO POINT 6; THENCE N. 56 DEG. 51' W., 185.78 M. TO POINT 7; THENCE N. 56 DEG. 50' W., 154.33 M. TO POINT 8; THENCE N. 56 DEG. 50' W., 25.67 M. TO POINT 9; THENCE N. 14 DEG. 34' E., 50.00 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF TWENTY THOUSAND (20,000) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS; POINTS 4 AND 5 BY P.S. CYL. CONC. MONS. 15 X 60 CM; POINTS 6,7,8 AND 9 BY OLD P.L.S. CYL. CONC. MONS. 15 X 60 CM.; AND THE REST BY OLD POINTS; BEARINGS TRUE; DATE OF THE ORIGINAL SURVEY, MAY 1916-SEPT. 1917; AND THAT OF THE SUBDIVISION SURVEY, APRIL 11, 1966.

It is hereby certified that this is a true electronic copy of TCT RT2017005963 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: KEVIN CARLO MANIAUL

Ref. : 2022004313 OR No. : 1026292952
Date : 05/17/2022 OR Date : May 17 2022
Time : 10:05:29 AM Amt Paid : 470.32

TCT No.: 064-RT2017005963 (T-20895)

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017006821

Date: November 24, 2017 11:35:45AM

ADMINISTRATIVE RECONSTITUTION : IT IS HEREBY CERTIFIED THAT THIS CERTIFICATE OF TITLE CONSISTING OF THREE(3) PAGES, HAS ON 11-24-17 BEEN RECONSTITUTED FROM ITS OWNERS DUPLICATE, THE RECONSTITUTION HAVING BEEN EFFECTED ADMINISTRATIVELY UNDER THE PROVISION OF REPUBLIC ACT NO. 26 IN RELATION TO REPUBLIC ACT NO. 6732.

ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

Entry No.: 2017006821

Date: November 24, 2017 11:35:45AM

SECTION 7 OF R.A. 26 : PURSUANT TO SECTION 7 OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE, THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY WHOSE RIGHT OR INTEREST IN THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY AT THE TIME IT WAS LOST OR DESTROYED.

ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT RT2017005963 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: KEVIN CARLO MANIAUL

Ref. : 2022004313 OR No. : 1026292952
Date : 05/17/2022 OR Date : May 17 2022
Time : 10:05:29 AM Amt. Paid : 470.32

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for Calapan, Mindoro Oriental
Transfer Certificate of Title

No. 064-RT2018008024 (T-49583)

IT IS HEREBY CERTIFIED that certain land situated in MUNICIPALITY OF CALAPAN, PROVINCE OF OR. MINDORO, PHIL., bounded and described as follows:

A PARCEL OF LAND (LOT 2, OF THE CONSOLIDATION-SUBDIVISION PLAN, (LRC) PCS-12995, BEING A PORTION OF THE CONSOLIDATION OF LOT 1781, CALAPAN CADASTRE AND LOT 1782-C, PSD-35394, LRC CAD. RECORD NO. 274), SITUATED IN THE BARRIO OF LALUD, MUNICIPALITY OF CALAPAN, PROVINCE OF (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: THE REPUBLIC OF THE PHILIPPINES, REPRESENTED BY THE
DIRECTOR OF VOCATIONAL EDUCATION
Address: MANILA, PHILIPPINES

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.: 3	Record No.: 274
Orig. Reg. Date: 11/8/1924, 11/17/1924	Decree No.: 163381, 163382
Original RD: CALAPAN, MINDORO ORIENTAL	OCT No.: OCT-1428, 1838
Volume No.: A-9	Page No.: 6, 72

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-26207, T-20894 by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on the 27th day of DECEMBER 1971 at 08:25am.

(SGD.) EMMANUEL S. PANALIGAN/ASST.
PROVINCIAL FISCAL

(ACTG.) REGISTER OF DEEDS

Reconstituted under Republic Act, No. 26 in relation to Republic Act, No. 6732.

Attested by:

ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT RT2018008024 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: KEVIN CARLO MANIAUL

Ref. : 2022004313 OR No. : 1026292952
Date : 05/17/2022 OR Date : May 17 2022
Time : 10:04:59 AM Amt Paid : 470.32

TCT No.: 064-RT2018008024 (T-49583)

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

ORIENTAL MINDORO, ISLAND OF MINDORO, BOUNDED ON THE NE., POINTS 7 TO 10 BY LOT 1782-B, PSD-35394; ON THE SE., POINTS 10 TO 1 BY THE CALAPAN-JOLO PROVINCIAL ROAD; ON THE SW., POINTS 1 TO 2 BY LOT 1 OF THE CONSOLIDATION-SUBDIVISION PLAN; AND POINTS 2 TO 3 BY LOT 1780; AND ON THE SW AND NW., POINTS 2 TO 7 BY LOT 1783, BOTH OF CALAPAN CADASTRE. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 31 DEG. 48' W., 98.32 M. FROM B.L.L.M. 8, CALAPAN CADASTRE; THENCE N. 69 DEG. 50' W., 140.59 M. TO POINT 2; THENCE N. 38 DEG. 07' W., 127.32 M. TO POINT 3; THENCE N. 35 DEG. 31' E., 3.25 M. TO POINT 4; THENCE N. 24 DEG. 16' W., 47.60 M. TO POINT 5; THENCE N. 47 DEG. 30' W., 62.38 M. TO POINT 6; THENCE N. 14 DEG. 34' E., 69.71 M. TO POINT 7; THENCE S. 56 DEG. 50' E., 25.67 M. TO POINT 8; THENCE S. 56 DEG. 50' E., 154.33 M. TO POINT 9; THENCE S. 56 DEG. 51' E., 185.78 M. TO POINT 10; THENCE S. 27 DEG. 49' W., 151.09 M. TO POINT OF BEGINNING; CONTAINING AN AREA OF FORTY NINE THOUSAND SIX HUNDRED AND FORTY EIGHT (49,648) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: POINT 2, BY P.S. CYL. CONC. MONS. 15X60 CMS, POINT 7, BY OLD LOT; POINTS 8,9 AND 10, BY OLD P.L.S. CYL. CONC. MONS. 15X60 CMS. AND THE REST BY OLD B.L. CYL. CONC. MONS. 15X60 CMS. BEARINGS TRUE; DECLINATION 0 DEG. 46'E., DATE OF THE ORIGINAL SURVEY, MAU 1916-SEPT. 1917, AND THE CONSOLIDATION-SUBDIVISION SURVEY WAS EXECUTED BY GASPAR E. FERAREN, GEODETIC ENGINEER, ON DECEMBER 19, 1971.

It is hereby certified that this is a true electronic copy of TCT RT2018008024 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: KEVIN CARLO MANIAUL

Ref. : 2022004313 OR No. : 1026292952
 Date : 05/17/2022 OR Date : May 17 2022
 Time : 10:04:59 AM Amt Paid : 470.32

TCT No.: 064-RT2018008024 (T-49583)

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2018006617

Date: October 03, 2018 04:22:31PM

ADMINISTRATIVE RECONSTITUTION : IT IS HEREBY CERTIFIED THAT THIS CERTIFICATE OF TITLE CONSISTING OF THREE (3) PAGES, HAS ON 10/03/2018 BEEN RECONSTITUTED FROM ITS OWNERS DUPLICATE, THE RECONSTITUTION HAVING BEEN EFFECTED ADMINISTRATIVELY UNDER THE PROVISION OF REPUBLIC ACT NO. 26 IN RELATION TO REPUBLIC ACT NO. 6732.

ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

Entry No.: 2018006617

Date: October 03, 2018 04:22:31PM

SECTION 7 OF R.A. 26 : PURSUANT TO SECTION 7 OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE, THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY WHOSE RIGHT OR INTEREST IN THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY AT THE TIME IT WAS LOST OR DESTROYED.

ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT RT2018008024 on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: KEVIN CARLO MANIAUL

Ref. : 2022004313 OR No. : 1026292952
Date : 05/17/2022 OR Date : May 17 2022
Time : 10:04:59 AM Amt Paid : 470.32

SN No. 005561

REPUBLIC OF THE PHILIPPINES

MINISTRY OF JUSTICE

NATIONAL LAND TITLES AND DEEDS REGISTRATION ADMINISTRATION

(Land Registration Commission)

REGISTRY OF DEEDS FOR THE PROVINCE OF MINDORO ORIENTAL

Transfer Certificate of Title

No. RT-144(T-23949)

IT IS HEREBY CERTIFIED that certain land situated in the Province of Or. Mindoro, Philippines, more particularly bounded and described as follows:

A parcel of land (Lot 3-1 of the subdivision plan (LRC) Psl. 7900', being a portion of Lot 3, Bongabon Cadastre, LRC (CLRC) Cad. Rec. No. 566), situated in the Barrio of Labasan, Municipality of Bongabon, Province of Or. Mindoro, Island of Mindoro. Bounded on the N., points 3 to 4 by the Road; on the E., points 4 to 5 by Lot 57, points 5 to 6 by Lot 68, points 6 to 7 by Lot 67, pts. 7 to 8 by Lot 66, points 8 to 9 by Lot 65 and points 9 to 11 by Lot 64, all of Bongabon Cadastre; on the W., points 11 to 12 by the Tablas Strait; on the S., is registered in accordance with the provisions of section 193 of the Property Registration Decree in the name of

REPUBLIC OF THE PHILIPPINES, represented by ROMULO Y MENDOZA, Director of Vocational Education, of legal age, married, Filipino. x x x

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to subject to a two (2) years period pursuant to Section 4, Rule 74 of the Rules of Court. . .

IT IS FURTHER CERTIFIED that said land was originally registered on the 15th day of June, in the year nineteen hundred and twenty-five in Registration Book No. H-2, page 187, of the Office of the Register of Deeds of Or. Mindoro as Original Certificate of Title No. 11, pursuant to a Homestead patent, in the name of _____, granted by the President of the Philippines, on the 29th day of April, in the year nineteen hundred and twenty-five, under Act No. 2874.

This certificate is a transfer from _____ Certificate of Title No. T-20049, T- which is cancelled by virtue hereof in so far as the above described land is concerned.



Entered at Calapan, Or. Mindoro
Philippines, on the 25th day of April
in the year nineteen hundred and sixty-seven
at 8:45 a. m.

(JGO) MADO V. TOLENTINO
Actg. (Register of Deeds)

17 Iba St., Quezon City, Phils.

(Owner's Postal Address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

RECONSTITUTED OWNER'S DUPLICATE

SN No. 005560

REPUBLIC OF THE PHILIPPINES

MINISTRY OF JUSTICE

NATIONAL LAND TITLES AND DEEDS REGISTRATION ADMINISTRATION

(Land Registration Commission) ORIENTAL

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. RT-142(T-28815)

IT IS HEREBY CERTIFIED that certain land situated in the Province of Or. Mindoro, Philippines, more particularly bounded and described as follows:

A tract of agricultural public land situated in the Barrio of Labasan, Mp. of Bongabon, Province of Or. Mindoro, containing an area of -10- hectares, -33- ares and -63- centares, according to the official plat of the survey thereof on file in the Bureau of Lands, Manila. Beginning at a point marked "1" on plan H-158510, S. 80-04'W., 679.679.28 m. more or less from BLIM No. 3, Bongabon Cad, No. 177,

thence N. 5-19'W., 330.87 m. to point 2;
is registered in accordance with the provisions of section 105 of the Property Registration Decree in the name of

REPUBLIC OF THE PHILIPPINES, represented by ROMULO Y. MENDOZA
Director of Vocational Education, of legal age, married, Filipino. x x x x

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 28th day of December in the year nineteen hundred and thirty-nine in Registration Book No. 1-13, page 75, of the Office of the Register of Deeds of Mindoro, as Original Certificate of Title No. 374, pursuant to a Homestead patent, in the name of, granted by the President of the Philippines, on the 19th day of October in the year nineteen hundred and thirty-nine under Act No. 171

This certificate is a transfer from Transfer Certificate of Title No. T-2765 which is cancelled by virtue hereof in so far as the above described land is concerned.



Entered at Calapan, Or. Mindoro
Philippines, on the 22nd day of December
in the year nineteen hundred and sixty-seven
at 9:40 a. m.

SGD. REYNALDO M. MAMBIL
(Register of Deeds)

Quezon City, Philippines
(Owner's Postal Address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

RECONSTITUTED OWNER'S DUPLICATE

SN No. 140105

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority

QUEZON CITY
PROVINCE OF MINDORO ORIENTAL

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. RT-143(T-58737)

IT IS HEREBY CERTIFIED that certain land situated in the Province of Or. Mindoro,
Philippines,

bounded and described as follows:
A parcel of land (Lot 2-C-1 of the subdivision plan (LRC) Psi-171412, being a portion of Lot 2-C (LRC) Psi-154232, LRC Cad. Record No. 566), situated in the Barrio of Labasan, Municipality of Bongabon, Province of Or. Mindoro. Bounded on the N., points 9 to 10 by Lot 3, Bongabon Cadastre; on the NE., points 10 to 1 by Lot 2-C-2, points 1 to 2 by Lot 2-C-4, points 2 to 3 by Lot 2-C-3 of the subdivision plan; on the SE., points 3 to 4 by Lot 1, points 4 to 5 by Lot 49, Bongabon Cadastre; and on the SW., points 5 to 9 by the Labasan River. Beginning at a point marked "1" on plan, being N. 77 56' W., from BLIM 4, Bongabon Cadastre; is registered in accordance with the provisions of the Property Registration Decree in the name of

REPUBLIC OF THE PHILIPPINES, represented by ANDRES R. ASEBIN, Director of Vocational Education. x x x x x x x

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to subject to a two (2) years period pursuant to Section 4, Rule 74 of the Rules of Court. . .

IT IS FURTHER CERTIFIED that said land was originally registered on the 18th day of March, in the year nineteen hundred and twenty-eight in the Registration Book of the Office of the Register of Deeds of Or. Mindoro, Volume 4-13, page 150, as Original Certificate of Title No. 2897, pursuant to Decree No. 319040 issued in L. R. C. ad. Case No. 526, in the name of T-20050 part

This certificate is a transfer from Transfer Certificate of Title No. T-20050 part which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at Calapan, Or. Mindoro
Philippines, on the 5th day of December
in the year nineteen hundred and seventy-three
at 8:30 a. m.

ATTEST:

Bongabon, Oriental Mindoro

(Owner's postal address)

(SGD) EMMANUEL S. PANALIGAN

Actg. (Register of Deeds)

2ha

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

RECONSTITUTED OWNER'S DUPLICATE



**MINDORO STATE UNIVERSITY
CALAPAN CAMPUS**
Masipit, Calapan City, Oriental Mindoro

Annex K. Building Inventory Matrix- Calapan Campus

Bldng No.	Name of Infrastructure	Photo of the Infrastructure	Building Size (sqm)	Year Constructed	Construction Type (materials used)	Construction Cost	Building Condition	Remarks
1	Guard House		24.32	no available data	Concrete	no available data	Functional/Serviceable	
2	Basic Military Service Building (ROTC)		289	2022	Concrete	948,718.62	Functional/Serviceable	
3	Hospitality Management Building		1,628	no available data	Concrete	no available data	Functional/Serviceable	
4	Hospitality Management Department (HMD) PRE-FAB Building		1,179	1976	Concrete	521,418.07	Functional/Serviceable	
5	General Education Building		910	2019	Concrete	21,801,588.36	Functional/Serviceable	
6	Food and Service Management Building (Technology Building 4)		392	no available data	Concrete	no available data	Functional/Serviceable	

7	Academic Building		265	2018	Concrete	9,995,000.00	Functional/Serviceable	
8	Kitchen		336	no available data	Concrete	no available data	Functional/Serviceable	
9	General Merchandise and Supply Center (STORE)		54	no available data	Concrete	no available data	Functional/Serviceable	
10	HTM Mini Hotel Building		704	no available data	Concrete	no available data	Functional/Serviceable	
11	Supply Building		83.75	1974	Concrete	62,071.75	Functional/Serviceable	
12	Automotive Building (Technology Building 3)		1,265.25	no available data	Concrete, Metal	no available data	Functional/Serviceable	
13	Food Processing Technology Research and Development Center (FPTRDC) Building		277.5	2017	Concrete	1,888,656.00	Functional/Serviceable	
14	Electrical Building and FIC Building (Technology Building 2)		1,265.25	1968	Concrete, Wood	442,037.83	Functional/Serviceable	

15	Laboratory High School (LHS) Building		576.45	2006	Concrete	DONATED	Functional/Serviceable	
16	Electronics Building (Technology Building 1)		1,265.25	1967	Concrete, Wood	382,174.99	Functional/Serviceable	
17	Laboratory High School (LHS) Principals Office		no available data	no available data	Concrete	650,000.00	Functional/Serviceable	
18	L.H.S. Faculty Building		91	2022	Concrete	no available data	Functional/Serviceable	
19	Clinic and Principal's Office Building		204.6	no available data	Concrete	no available data	Functional/Serviceable	
20	ER Building		144	no available data	Concrete	no available data	Functional/Serviceable	
21	Administrative Building		2,450.50	1989	Concrete	1,442,447.86	Functional/Serviceable	
22	Guest House		323.7	2013	Concrete	544,483.85	Functional/Serviceable	

23	Research Building		246.5	no available data	Concrete	no available data	Functional/Serviceable	
24	New I.T. Building		396	2018	Concrete	6,000,000.00	Functional/Serviceable	
25	Old I.T. Building		255	2011	Concrete	950,430.52	Functional/Serviceable	
26	Activity Center		3,283	1998	Concrete	992,638.04	Functional/Serviceable	
27	Comfort Room (Activity Center)		no available data	no available data	Concrete	no available data	Functional/Serviceable	
28	Power House		32.5	no available data	Concrete	no available data	Functional/Serviceable	
29	AB English Building		440	no available data	Concrete	no available data	Functional/Serviceable	
30	AB Psychology Building		110.5	no available data	Concrete	no available data	Functional/Serviceable	

31	Criminology Building		1,953.50	no available data	Concrete	no available data	Functional/Serviceable	
32	Library Building		1,342	2018	Concrete	9,995,350.00	Functional/Serviceable	
33	Chapel		68.64	no available data	Concrete	no available data	Functional/Serviceable	
34	Education Building		1,626	2019	Concrete	4,747,835.45	Functional/Serviceable	
35	College Bleacher		no available data	2002	Concrete	DONATED	Functional/Serviceable	
36	Oval and Trach Lanes		no available data	no available data	Sand	no available data	Functional/Serviceable	
37	Technology Building		1,166.04	2016	Concrete	no available data	Non-serviceable	
38	Comfort Room (Criminology Building)		no available data	no available data	Concrete	no available data	Functional/Serviceable	

39	CSC building		168	no available data	Concrete	<i>DONATED</i>	Functional/Serviceable	
40	Basketball Court		no available data	no available data	Concrete	no available data	Functional/Serviceable	
41	Grandstand		1,480	no available data	Concrete	no available data	Functional/Serviceable	
42	Art and Science Building		200	no available data	Concrete	no available data	Non-serviceable	
43	KITAM Restaurant		315	2010	Concrete, Wood	307,094.17	Functional/Serviceable	
44	Material Recovery Facility		46.4	2021	Concrete, Metal	500,000.00	Functional/Serviceable	
45	Canteen		144	2023	Concrete	3,093,053.50	Functional/Serviceable	

Annex L. Population and Facility Projection Calapan Campus

Campus	College / Institute	Program	Projecte d Number of Student in 2032	Needed Number of Lecture room	Needed Number of Laborator y room	Needed Number of GE Lecture room	Needed Number of GE Laborator y room	Needed Number of Computer Laborator y room	PE Facilities			Projected Area for Parks/koisk (Square meter)	Projected Number of Faculty	Needed Number of Faculty room	Projected Library Capacity (5% of overall on- site user population)	Projected Number of Staff and Employee s	Projected Canteen Capacity (25% of overall population)	Projected Plumbing Facilities (pcs)				Projected Water Demand (L/day)	Projected Daily Waste Generate d (Kg/day)	Faculty/ Employee Housing Total Living Area Needed	Student Dorm Total Living Area Needed																		
									Gymnasium Needed	Basketball/ Volleyball Court Needed	Other Facilities Needed							Water closet (Male)	Water closet (Female)	Urinals	Lavatories																						
CALAPAN	CTE		1447.4	0	0	15	1	5	0	0	Swimming pool, Firing Range, Martial Arts Room	3359.61	36	4	271	353	1353	54	90	27	135	131257	351.82	2768.04	4541.33																		
		BSED(C)	681.5																																								
		BTVTEd	765.8																																								
	CBM		1236.6	5	0																																						
		BSTM(C)	523.4																																								
		BSHM(C)	713.2																																								
	CCS	BSIT(C)	794.0	3	0																																						
	CAS		818.5	0	0																																						
		AB ENGLISH(C)	249.4																																								
		AB PSYCHO.	569.1																																								
	CCJE	BS Crim.(C)	586.7	0	0																																						
		SUB-TOTAL	4883.1	8	0	15	1	5	0	0		3359.61	177	20	271	353	1353	54	90	27	135	131257	352	2768.04	4541.33																		

Summary of Projection (2% Enrolment Increase)
Calapan Campus

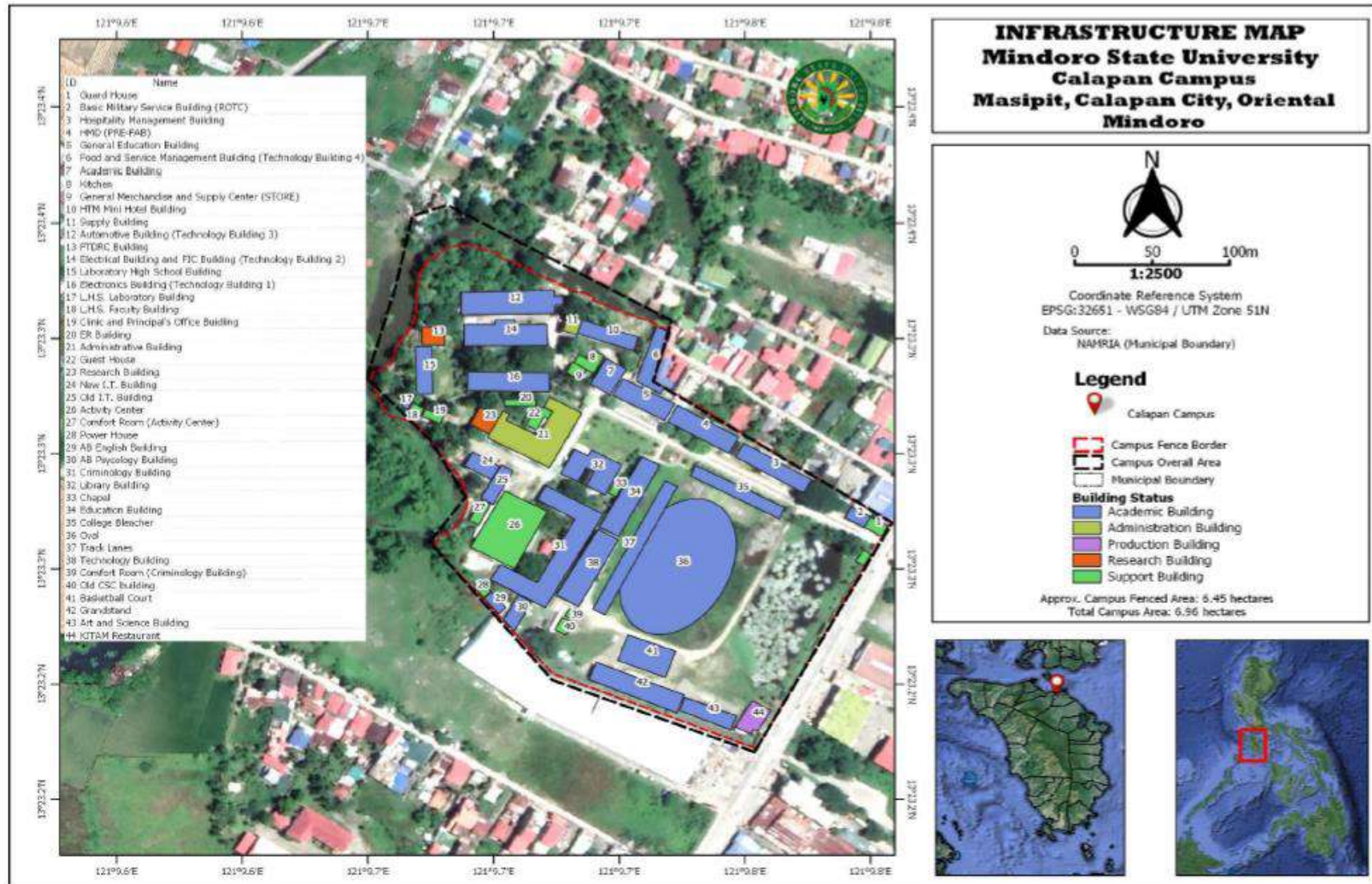
Campus	College/Institute	Program	Projecte d Number of Student in 2032	Needed Number of Lecture room	Needed Number of Laborato ry room	Needed Number of GE Lecture room	Needed Number of GE Laborato ry room	Needed Number of Computer Laborator y room	PE Facilities			Projected Area for Parks/kois k (Square meter)	Projecte d Number of Faculty	Needed Number of Faculty room	Projected Library Capacity (5% of overall on- site user population)	Projected Number of Staff and Employees	Projected Canteen Capacity (25% of overall popu lation)	Projected Plumbing Facilities (pcs)				Projected Water Demand (L/day)	Projected Daily Waste Generated (Kg/day)	Faculty/ Employee Housing Total Living Area Needed	Student Dorm Total Living Area Needed																		
									Gymnasiu m Needed	Basketba ll/ Volleybal l Court Needed	Other Facilities Needed							Water closet (Male)	Water closet (Female)	Urinals	Lavatories																						
CALAPAN	CTE		1868.8	2	0	35	2	8	0	0	Swimming pool, Firing Range, Martial Arts Room	4337.83	47	6	349	456	1747	70	116	35	175	169476	454.26	3574.01	5863.64																		
		BSED(C)	880.0																																								
		BTVTed	388.8																																								
	CBM		1596.7	7	0																																						
		BSTM(C)	675.9																																								
		BSHM(C)	320.8																																								
	CCS	BST(C)	1025.1	4	0																																						
	CAS		1056.9	0	0																																						
		AB ENGLISH(C)	322.1																																								
		AB PSYCHO.	734.8																																								
	CCJE	BS Crim.(C)	757.5	2	0																																						
		SUB-TOTAL	6305.0	15	0								35	2												8	0	0		4337.83	228	28	349	456	1747	70	116	35	175	169476	454	3574.01	5863.64

Summary of Projection (5% Enrolment Increase)
Calapan Campus

Campus	College/ Institute	Program	Projected Number of Student in 2032	Needed Number of Lecture room	Needed Number of Laboratory room	Needed Number of GE Lecture room	Needed Number of GE Laboratory room	Needed Number of Computer Laboratory room	PE Facilities			Projected Area for Parks/kiosk (Square meter)	Projected Number of Faculty	Needed Number of Faculty room	Projected Library Capacity (5% of overall on-site user population)	Projected Number of Staff and Employees	Projected Canteen Capacity (25% of overall population)	Projected Plumbing Facilities (pcs)				Projected Water Demand (L/day)	Projected Daily Waste Generated (Kg/day)	Faculty/ Employee Housing Total Living Area Needed	Student Dorm Total Living Area Needed																		
									Gymnasium Needed	Basketball / Volleyball Court Needed	Other Facilities Needed							Water closet (Male)	Water closet (Female)	Urinals	Levatories																						
CALAPAN	CTE		2822.1	7	6	41	4	13	0	0	Swimming pool, Firing Range, Martial Arts Room	6550.54	71	9	528	688	2638	106	176	53	264	255924	685.98	5397.10	8854.66																		
		BSED(C)	1328.8																																								
		BTVTEd	1493.2																																								
	CBM		2411.1	13	0																																						
		BSTM(C)	1020.6																																								
		BSHM(C)	1390.5																																								
	CCS	BSIT(C)	1548.0	7	0																																						
	CAS		1596.0	0	0																																						
		AB ENGLISH(I)	486.3																																								
		AB PSYCHO.	1109.7																																								
	CCJE	BS Crim.(C)	1143.9	5	0																																						
		SUB-TOTAL		9521.1	32	6	41	4	13	0	0		6550.54	344	44	528	688	2638	106	176	53	264	255924	686	5397.10	8854.66																	

Summary of Projection (10% Enrolment Increase)
Calapan Campus

ANNEX M. MINDORO STATE UNIVERSITY-CALAPAN CAMPUS INFRASTRUCTURE MAP



PROPOSED DEVELOPMENT SCHEME OF THE MINDORO STATE UNIVERSITY VICTORIA (MAIN) CAMPUS

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1 SITUATIONAL ANALYSIS AND PROPOSED INITIAL SCHEME FOR MINSU VICTORIA CAMPUS

1.1 Observations on Site Conditions

Table 1 Key observations on MinSU Victoria (Main) Campus

Campus	Photograph	Observation
Victoria		
		• The main road has no sidewalks. • Canals are uncovered which pose as a safety hazard.
		• The administration building is a 2-story building along the main road.
		• The cafeteria is across the administration building. • There are a few food stalls outside.

	  	• These are the 2 ladies' dormitories that are intended to be preserved due to the historical value of the wood used for their construction.
		• A-steer building is a fairly new 3 story building.

		These are the research and lab fields. Some of these lands are still problematic due to disputes with other parties.

1.2 Development Scenario

Table 2 shows the summary of student and faculty projections as well as the facilities support needed for this population. Table 2 showing a list of proposed building projects for the university.

Table 2. Summary of Student and Faculty Projections, and Facility Support for Minsu Main Campus

a. Projected No. of Students in 2032	4,055
b. Needed No. of Lecture Rooms	7
c. Needed No. of Laboratory Rooms	6
d. Needed Number of GE Lecture Rooms	17
e. Needed No. of GE Laboratory Rooms	1
f. Needed No. of Computer Laboratory Rooms	6
g. Sports Facilities	Swimming Pool
h. Projected Area for Parks	2789.87 sqm
i. Projected No. of Faculty	150
j. Needed No. of Faculty Rooms	15
k. Projected Library Capacity (52% of overall on-site user population)	225
l. Projected No. of Staff and Employees	301
m. Projected Canteen Capacity (25% of overall population)	1,126
n. Faculty/ Employee Housing Total Area Needed	2357.09 sqm

o. Student Dorm Total Living Area Needed	3771.19 sqm
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Source: Draft MinSu LUDIP Report

Table 3 List of Proposed Building Projects

List of Proposed Building Projects (location for verification)	
a.	Agricultural and Biosystems Machinery and Power Engineering Academic Laboratory, Machinery Shed and Learning Center at MinSU Main Campus Annex
b.	IP Dormitory
c.	Slaughterhouse and Meat Processing Plant
d.	Feed Laboratory
e.	Crop Protection Laboratory
f.	Plant Products Processing and Post Harvest Laboratory
g.	Green House Facilities for Crop Science, Soil Science, and Crop Protection
h.	Seed Bank
i.	Horticulture Post Harvest Laboratory
j.	Student Center for College of Agriculture
k.	Farm Tools Storage Facility
l.	CBM Building II for College of Business Management
m.	CCS Hub
n.	CTE Academic and Laboratory Building
o.	Agriculture and Allied Fields Complex
p.	BEED Building
q.	Industrial Technology Education Laboratory Building (ITELB)
r.	Ethno Veterinary Nursery
s.	Molecular Laboratory, Data Analytics, Business Incubator (MDB) Building Phase 1
t.	Regional Center on Research, Development and Extension for Agriculture, Aquatic and Natural Resources (AANRs)
u.	Establishment of Extension and Training Center
v.	Museum for IP Creations
w.	Flood Control Barriers
x.	University Mini Park
y.	Establishment of Regional Center for Environmental Management, Disaster Risk Reduction and Climate Change

Source: Draft MinSu LUDIP Report, Annual Investment Plan

1.3 SWOT Analysis and Recommendations

Table 4. SWOT table of the observed features in the Victoria Campus.

Observations	S	W	O	T
Land area	Area is vast at 300 hectares.	Land is difficult to secure.	Adjacent lands are agricultural.	Squatters

Natural features	There are rivers, hills, forests, plains and existing wildlife habitat.	They are not given due recognition	Wildlife habitat Vast plains for agriculture Major waterway	Flood
Existing features	The site has a main avenue that connects to most of the buildings.	The main avenue is a straight path with no defined turn back. The site and buildings lack commanding presence. The buildings do not follow modern architectural and engineering standards. Housing facilities are scattered.	There is a straight sight line from the National Road to the entrance gate of the campus.	National Road accessibility
Community features	The campus is traversed by the National Road.	The campus grounds are separated by a public road.	Income generating facilities along the National Road	Vehicular accidents
	The campus has a Mangyan community.	The campus has no set boundary for the community.	Promoting the culture and the creation of livelihood	Expansion beyond supposed boundary
Mode of transportation	Most of the community walk or ride motorcycles.	All modes of transportation share the same road. There are no waiting sheds for public transportation	Pedestrianization Parking and transportation business	Traffic

		along the National Road.		
--	--	--------------------------	--	--

Table 5. Development Recommendations based on spatial analysis.

Physical Plan	O	T
S	Acquire adjacent lands that are agricultural to be used for future expansion. Create a non-buildable zone for wildlife. Create a grand entrance portal. Add income-generating facilities along the National Road. Add MinSU-Mangyan integration facilities. Create more pedestrianized and bicycle routes, free parking and pay parking facilities, and facility for university transportation terminal, loading, and unloading, and waiting sheds for public transportation along the National Road.	Build security fencing, security posts or security houses on strategic spots along the perimeter of the fence, and install a CCTV system. Add other types of flood mitigation structures where necessary. Create additional entrances and exits to connect the main avenue to the National Road. Create pedestrian lanes, speed signage, and locate traffic calming implements on the National Road where necessary. Surround the Mangyan community with MinSU-Mangyan integration facilities. Create a hierarchy of roads inside the campus.
W	Create agricultural roads within the campus that will be connected to the agricultural lands outside.	Build security fencing, security posts or security houses on strategic spots along the perimeter of the fence, and install a CCTV system.

	Create an urban wildlife habitat. Create a loop road that will cater to vehicles as well as define a walkable academic core. Create a resource generation zone beside the National Road and adjacent to the campus academic core. Create buildings that follow modern architectural and engineering standards. Create residential zones according to user, such as student, staff, and faculty. Create a soft barrier surrounding the Mangyan community to delineate their occupancy while making them feel welcome. Widen pedestrianized and bicycle routes and limit the space and availability of vehicular routes.	Preserve natural features, create more green spaces and plant trees to prevent floods. Create additional entrances and exits to connect the main avenue to the National Road. Create additional entrances and exits to connect the main avenue to the National Road. None Locate faculty and staff housing zone in an area that is accessible to National Road. Develop the immediate surroundings of the Mangyan community to avert further encroachment into MinSU space. Parking shall be provided at the outskirts of the development to limit the penetration of vehicles into the pedestrianized places.
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1.4 Proposed Initial Scheme

In terms of campus planning, the current paradigm that the campus uses is that of the “student street”. Most, if not all, functions are lined on the main road, making the campus a linear city, where there is only one entrance and exit. The advantages are: it is easier to implement, makes use of existing roads, and is very legible, because everything that you need is along the main road. The disadvantages are: people need to walk longer distances to get to various points, and there is lots of traffic along main throughfare.

PROPOSED PHYSICAL PLAN

UNIVERSITY AVENUE

The first thing we want translated into the physical plan is the maintenance and improvement of the current student street. This will be the iconic central street that will crown the campus’s urban institutional core. This avenue will be a complete street, though part of the road will be pedestrian and emergency access only. All the main utility lines will pass under this road. We want the avenue to start and terminate in iconic structures. Examples include the Iconic Sather Street with Sather Gate in background, U.C. Berkeley.

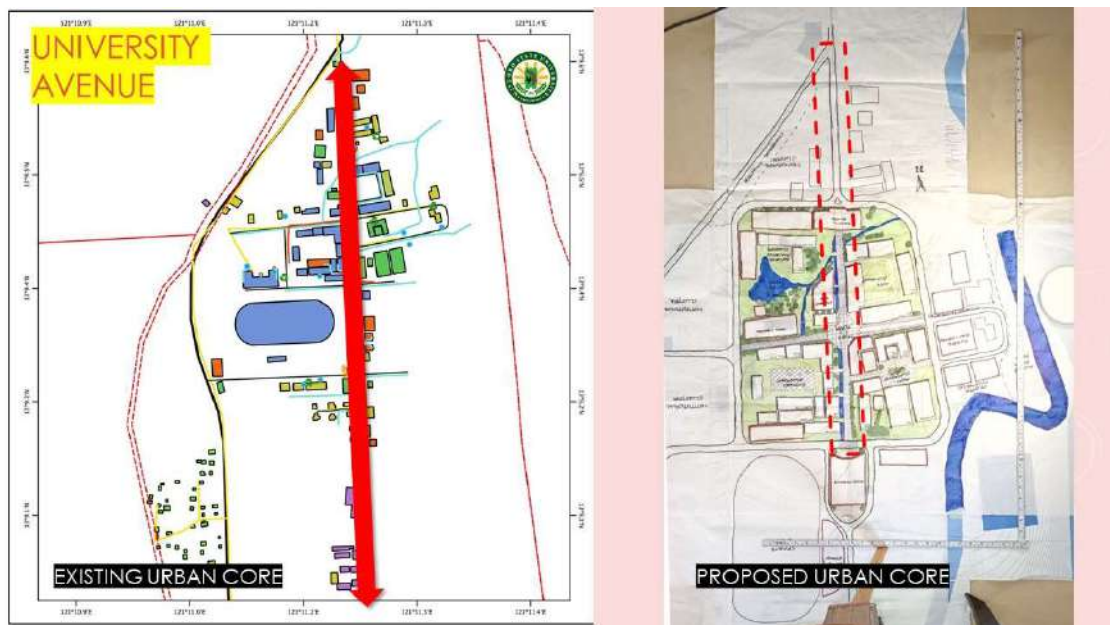


Figure 1 Minsu Main Campus Proposed University Avenue



Figure 2. Sather Street, UC Berkley

MINSU LOOP AND ACADEMIC MALL

The small perpendicular and parallel roads will be used to make a loop road. This will be the boundary of the pedestrian academic mall of the Victoria Campus. Everything inside this loop will be pedestrian only (and emergency vehicles). The academic buildings will be concentrated inside this loop, improving inter-departmental discourse. It is proposed that the jeepney that currently plies the route that services this campus will go around this loop before returning to Calapan. This will open more stops for students to alight so they're closer to their academic units. Parking will also be provided along this loop. Secondary utility lines will pass under this road. An example is the University of the Philippines Diliman Academic Oval.

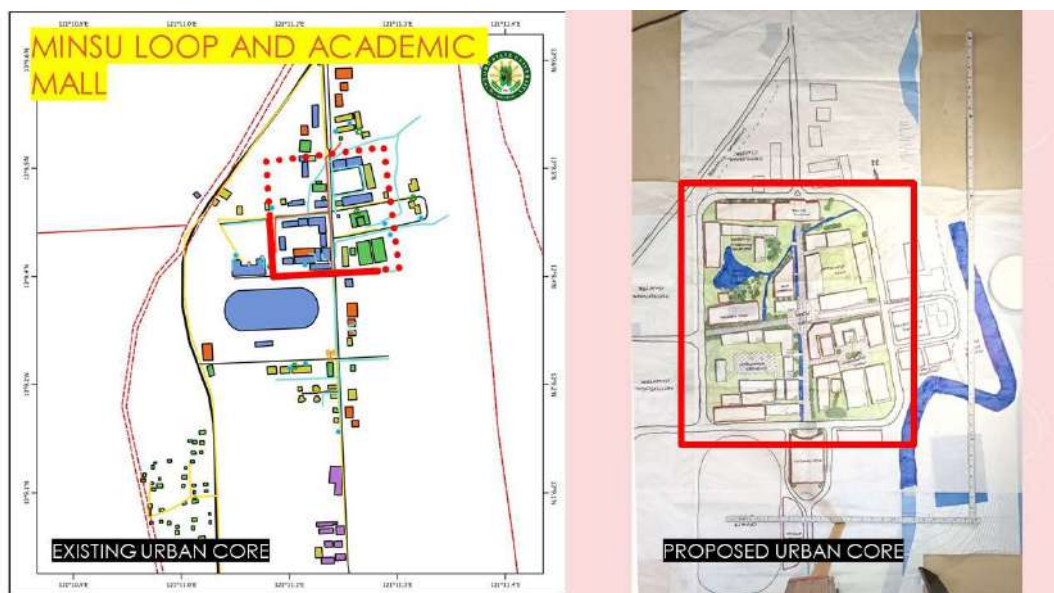


Figure 3 MinSu Main Campus Proposed Loop and Academic Mall



Figure 4 University of the Philippines Academic Oval

FARMER'S PLAZA AND PEDESTRIAN STREET

The roads inside the academic mall will be pedestrianized, specifically the two roads that bisect the academic loop. The main road and the road that leads to the women's dormitory. At the intersection of the two roads, the center of the academic mall, a plaza will be made. This will be the focal point of the whole campus. We will propose a tree-lined octagonal plaza with a statue in the middle. This statue will be an homage to the agriculture industry, given that the Victoria campus is the agricultural campus of MinSU. The pedestrian roads should still be open to emergency vehicles. An example is Plaza Mayor, the central plaza at the intersection of two major thoroughfares, in the University of Santo Tomas.

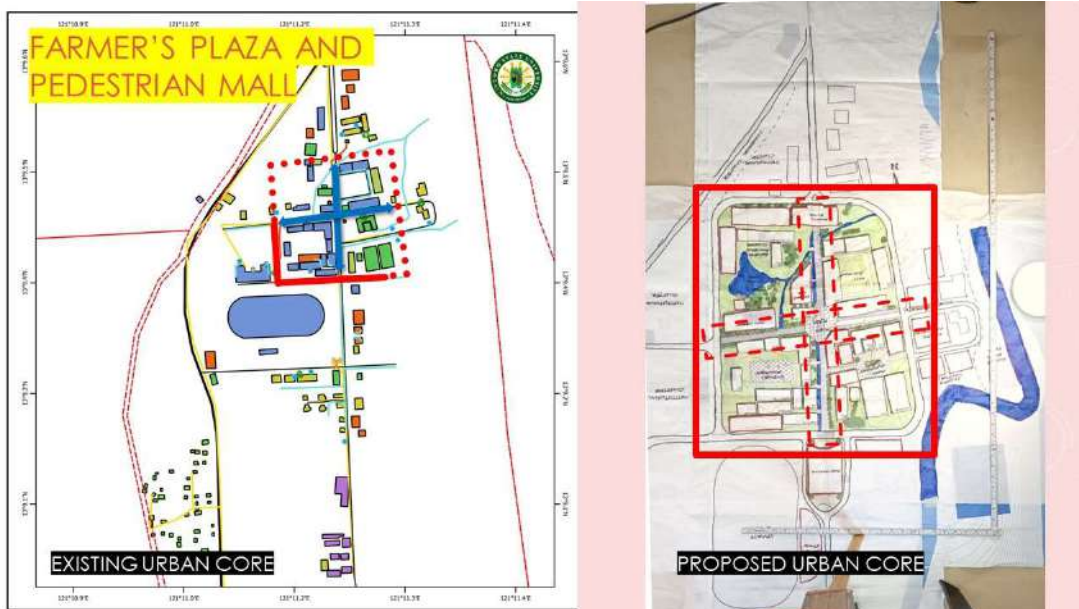


Figure 5 Proposed Farmer's Plaza and Pedestrian Mall



Figure 6 Plaza Mayor, University of Sto. Tomas

MINSU STUDENT CENTER

Ideally, most of the student support areas such as bookstores, canteen, print shop, grocery, chapel, org tambayans, etc are in one space, the student center. This should be located strategically at the central plaza for maximum accessibility. An example is the Student Center located near the Cullen Family Plaza, University of Houston.



Figure 7 Student Center, University of Houston

ANCHOR DEVELOPMENTS

Completing the academic mall concept are the anchor developments. These will be placed at the cardinal ends of the MinSU loop. This will take advantage of the sightlines and vistas of the roads that are built or too be built. This will also disperse the major activity of students around the academic mall. This will make the campus more beautiful, and give it more visual and experiential character. An example is the Hausmann and McMillan plans of Paris and Washington DC.

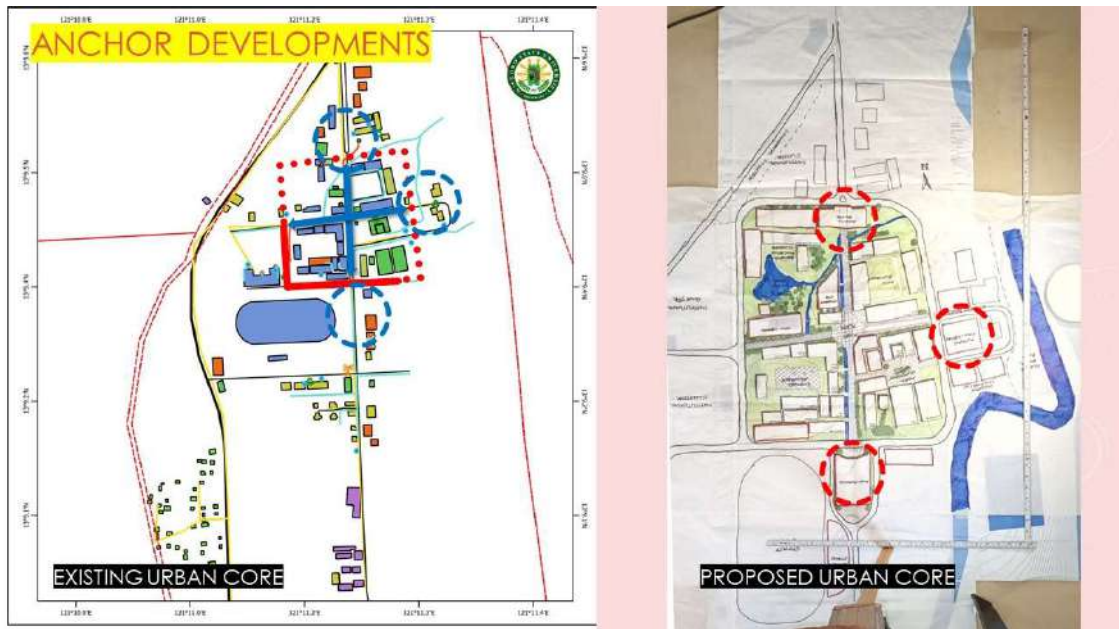


Figure 8 Proposed Anchor Developments

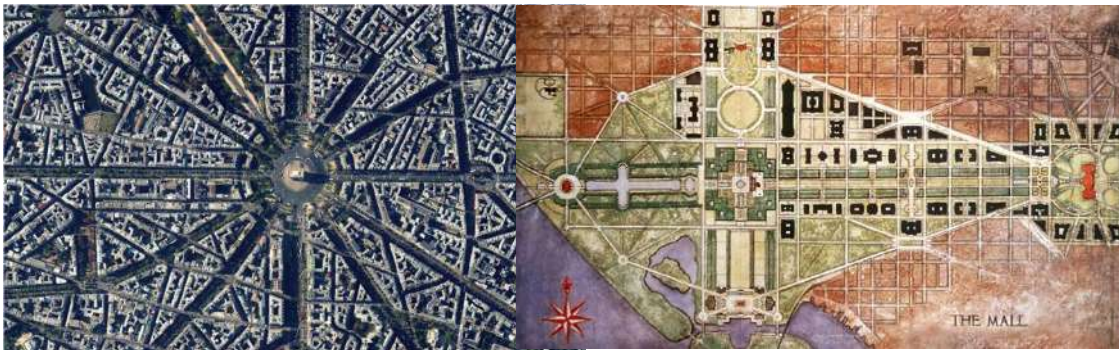


Figure 9 Hausmann and Macmillan Plans, Washington D.C.

- **ADMINISTRATION BUILDING.** The first structure that will greet you as you enter the academic mall will be the administration building which is above the main road. This is done on purpose because the building will serve as a portal to the academic mall. The center of the building will ideally be on stilts or at least see-through such that the sight line of the main road is uninterrupted. Ideally this opening will be big enough for emergency vehicles to pass by. An example is Quezon Hall, UP Diliman.



Figure 10 Quezon Hall, UP Diliman

- AUDITORIUM. The academic mall's main road will terminate at the auditorium building. If you notice, the main road will split into one way roads at the sides of the auditorium. Ideally, this will be the most massive and commanding building in the campus. The portal of the administration building symbolizes the start of a student's college journey, while the auditorium will signify its ending. This is because the commencement exercises are held here. An example is a pedestrian mall terminating at an Auditorium, University of Tokyo – Hongo Campus.



Figure 11 Auditorium, University of Tokyo - Hongo Campus

- MAIN LIBRARY. At the eastern end of the MinSU Loop will be the main library. The library is planned to be close to the Alcate River as well as the planned dormitory area because this is a relatively quieter area of the campus. There is a planning paradigm that entails revolving dormitories around a main library focal point. An example is a pedestrian mall terminating at a main library, University of Tokyo – Hongo.



Figure 12 Main Library, University of Tokyo Hongo

UNIVERSITY QUADRANGLES

The bisecting pedestrian roads split the academic mall into four quadrants. In quadrants 1 and 3, the buildings are arranged facing an interior court. This will be the development paradigm for the institutional blocks. The quadrants will be rearranged such that each has a pocket garden, so that the open space inside the academic mall is split into smaller multiple parks so that it is not too overwhelming and massive. New academic buildings will be built up to the pedestrian roads and arcaded to provide a pleasant walk for users. This will free up more open space inside the pocket garden. Each quadrangle will be dedicated to a department/similar group of departments: Arts Quadrangle, Sciences Quadrangle, Agriculture Quadrangle, General Academic Quadrangle. In these quadrangles will be urban gardens, student stalls, reading nooks, and eating areas. An example is the Ateneo De Manila High School, where pre-2017 each year level had its own quadrangle.

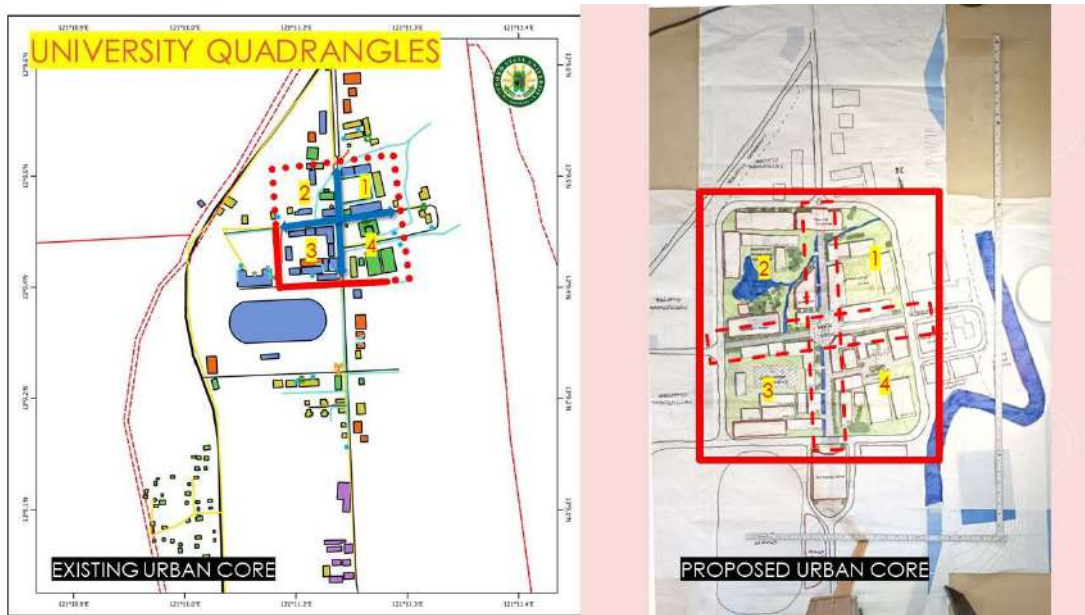


Figure 13 Proposed University Quadrangles

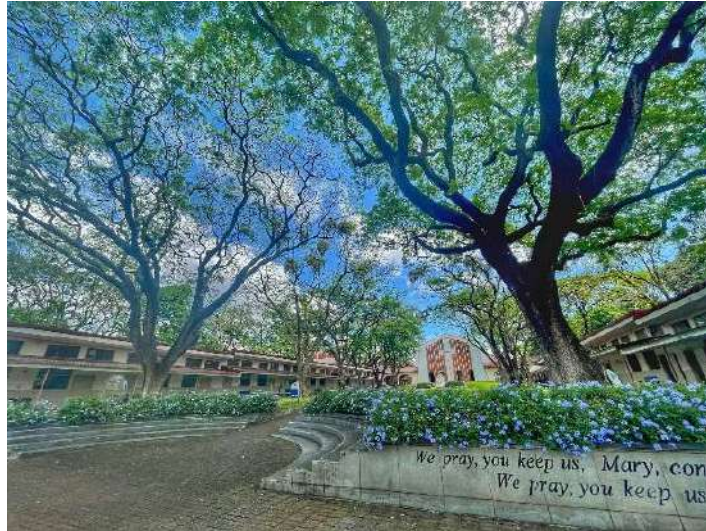


Figure 14 Ateneo de Manila High School Quadrangle

UNIVERSITY POND

An existing swale passes through Quadrant 2. A retention pond is proposed here to help mitigate the effects of flooding. Development will be sparse here as compared to the other quadrants. This area will be a point of interest in the campus, as the Student Center will have a view towards it. An example is Sanshiro Pond, University of Tokyo – Hongo.



Figure 15 Sanshiro Pond, University of Tokyo

PROPOSED LAND USE PLAN

Figure 16 shows the proposed land use plan for the MinSu Main Campus. Aside from the features previously discussed, the proposed plan also shows the area for institutional expansion (in blue, north west side of the main built up area), the proposed residential area (in yellow, northeast side), the Alcate River Park (in green, along the Alcate River), and the reoriented sports oval (southwest side). An aerial view of the proposed campus development is shown in Figure 18.

PROPOSED ARCHITECTURE

It is important that the buildings on campus are not just coordinated in terms of planning, but also aesthetics. Aesthetics positively contribute to the overall livability and health of the campus. Our idea for the type of architecture that the buildings on campus will have in the future is Soft Architecture - not really a style, but a design philosophy. The following are elements of Soft Architecture: The use of pastel colors, easy on the eyes, not bereft of ornamentation but also not over decorated; use of traditional, existing building tradition of Mindoro/Philippines; and blends with the surrounding, doesn't try to stand out so much. Perspectives of proposed buildings and landscape elements on campus are shown in Figures 19-25.

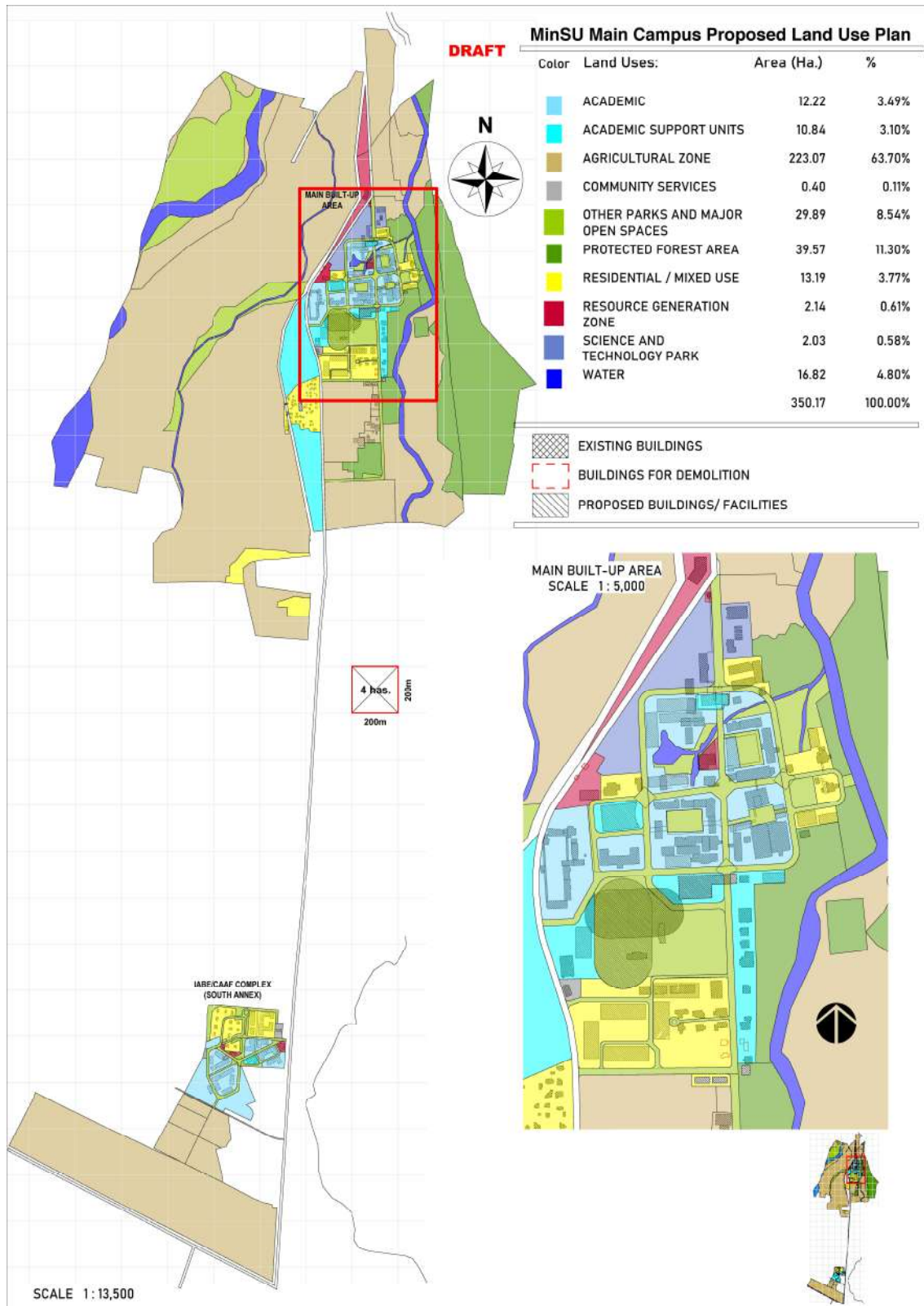


Figure 16 MinSu Main Campus Proposed Land Use Plan

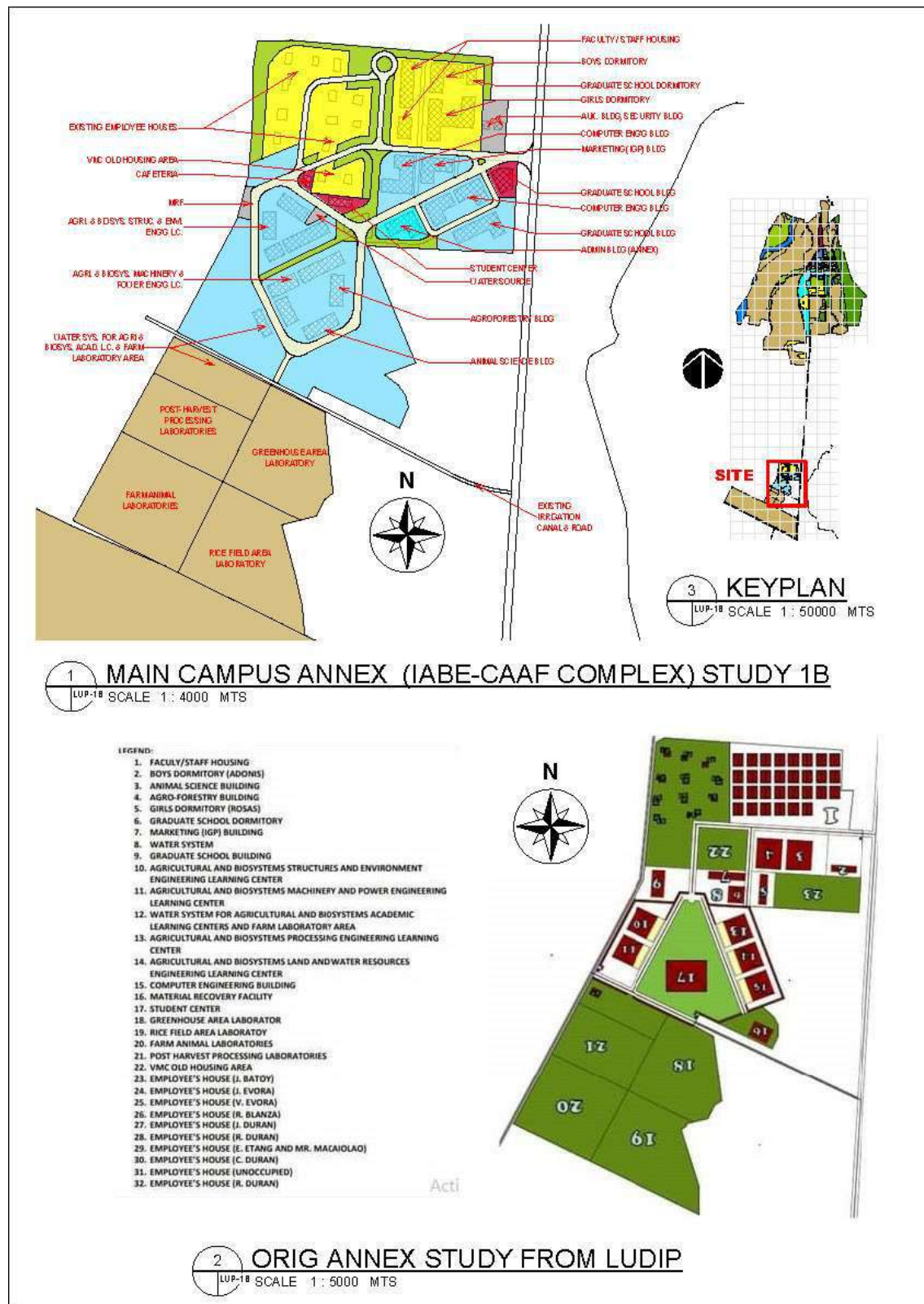


Figure 17 Minsu Main Campus Annex Proposed Land Use Plan



Figure 18 Aerial View, Proposed MinSu Main Campus Development



Figure 19 Proposed Admin Building



Figure 20 Proposed Entrance Gate



Figure 21 Proposed Farmer's Plaza



Figure 22 Proposed Arcaded Walks



Figure 23 Proposed Auditorium



Figure 24 Proposed Main Library



Figure 25 Proposed University Pond

Annex O. Development Scheme of Calapan Campus

PROPOSED DEVELOPMENT SCHEME OF THE MINDORO STATE UNIVERSITY CALAPAN CAMPUS

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1 Calapan Campus

1.1 Observations on Site Conditions

Table 1. Observations in MinSU Calapan Campus.

Initial General Site Observations • This campus is its own isolated enclave, amongst its urbanized neighbors. The campus does not integrate itself with the rest of the community. • The campus looks expansive from the main road, because of the setback of the development area from the road. Towards the back of the campus, all of the buildings are agglomerated in a disorganized and tight manner. • The road network is disjointed and impermeable, which lends itself to exacerbation of traffic and disaster safety issues. • Some of the buildings are abandoned, both mid-construction and postconstruction due to various reasons. • There is no designated parking area, and designated transit stop. • The frontage of the campus to the main road lacks personality. • The campus lacks identity because the buildings do not relate to one another in terms of planning and aesthetics. • Public open spaces are not well articulated and used. • The architecture does not follow the standards of access, safety, correct material specifications, and maintenance.		
		• There is a stagnant pond in front of the highway. • Oval is undeveloped. • There is a 3-story building at the back of the oval that is not being used due to structural issues.
		

		
		• Main road does not have streetscape. • Canals are uncovered which pose as a safety hazard. • The main road does not terminate in any significant area.
		• The library looks new. • Though the building is aesthetically pleasing, it does not relate to the buildings around it in terms of architecture.
		• The administration building is a one-story structure across the library. • It doesn't impose itself as an important building on the site. It

		lacks legibility to people entering the campus.
--	--	---

1.2 Development Scenario

The campus stands to remain as the biggest campus in terms of population (Table 2).

Table 2. Summary of Student and Faculty Projections, and Facility Support for Minsu Main Campus

a. Projected No. of Students in 2032	9,521
b. Needed No. of Lecture Rooms	32
c. Needed No. of Laboratory Rooms	6
d. Needed Number of GE Lecture Rooms	41
e. Needed No. of GE Laboratory Rooms	4
f. Needed No. of Computer Laboratory Rooms	13

g. Sports Facilities	Swimming Pool, Firing Range, Martial Arts Room
h. Projected Area for Parks	6550.54
i. Projected No. of Faculty	344
j. Needed No. of Faculty Rooms	44
k. Projected Library Capacity (52% of overall on-site user population)	528
l. Projected No. of Staff and Employees	688
m. Projected Canteen Capacity (25% of overall population)	2638
n. Faculty/ Employee Housing Total Area Needed	5397.10 sqm
o. Student Dorm Total Living Area Needed	8854.66

Source: Draft MinSu LUDIP Report

1.2.1 SWOT ANALYSIS

Table 3. SWOT analysis of MinSU Calapan features.

Observations	S	W	O	T
Land area	Area is enough to accommodate high rise buildings.	Area cannot be expanded due to the existing establishments beside it.	Urbanization	Local ordinance of FAR
Natural features	There is a flood plain in front and a river at the back.	They are not given due recognition	City drainage	Flood
Existing features	The site has a wide frontage.	The site and buildings lack commanding presence. The site has only one public road access in front and none at the sides or back.	Development of adjacent areas	Accessibility
Community features	The campus is situated along the National	The campus has no relationship to the existing	Income generating facilities	Air pollution

	Road in an urban setting.	establishments beside it.		
Mode of transportation	Most of the community walk or ride motorcycles.	All modes of transportation share the same road.	Pedestrianization Parking business	Traffic

Table 4. Recommended development schemes for MinSU Calapan Campus.

Physical Plan	O	T
S	Add high rise facilities for expansion of existing programs, potential new programs, and rental space. Create a nature water park in front, and a production river at the back. Create an iconic feature in the frontage of the site and renovate the facades of existing buildings that are visible from the National Road. Create a loop road that will cater to vehicles as well as define a walkable academic core. Add income-generating facilities within the campus. Create more pedestrianized routes, free parking and pay parking facilities.	Create tall buildings that fall within the recommended FAR of the LGU. Add other types of flood mitigation structures. Retain and beautify buildings on site depending on the findings of an in-depth structural assessment of buildings. Create a green barrier along the National Road and plant more trees within the campus. Create a hierarchy of roads inside the campus.

W	Rent buildings and properties adjacent to the campus that are potential sites of university spaces. Landscape the areas surrounding the flood plain and the river to serve as tourist, recreational, and production zones. Locate iconic buildings and renovate facades of existing buildings. Create a business alliance with the commercial and residential establishments adjacent to the campus and share the benefits. Widen pedestrianized routes and limit the space and availability of vehicular routes.	Preserve natural features, create more green spaces and plant trees to prevent floods. Demolish buildings on site depending on the findings of an in-depth structural assessment of buildings. Create an urban park that will benefit both the campus atmosphere and the community atmosphere. Free parking will be limited to the periphery of the site while pay parking shall be provided at the basement or lower floors of the high rise developments.
-----------------	--	---

1.2.2 Proposed Initial Scheme

In terms of campus planning, the paradigm that we propose for our design is the smallest footprint paradigm. Buildings are more densely packed, and are developed vertically rather than horizontally, with more mixed-use development than separated functions.

RATIONALIZING THE ROAD NETWORK

The road network is proposed to be rationalized by closing a loop around the lot (Figure 1). This will provide ample access to all the existing buildings and open up new areas for development, if MinSU wishes to expand further in an organized manner. This can be done with minimal interruption on the proposed pedestrian mall (see later section). Perpendicular roads will also be provided before and after the location of the proposed football field (where the track oval currently is). An example of this is the closed loop in University of California – Berkeley (Figure 2).

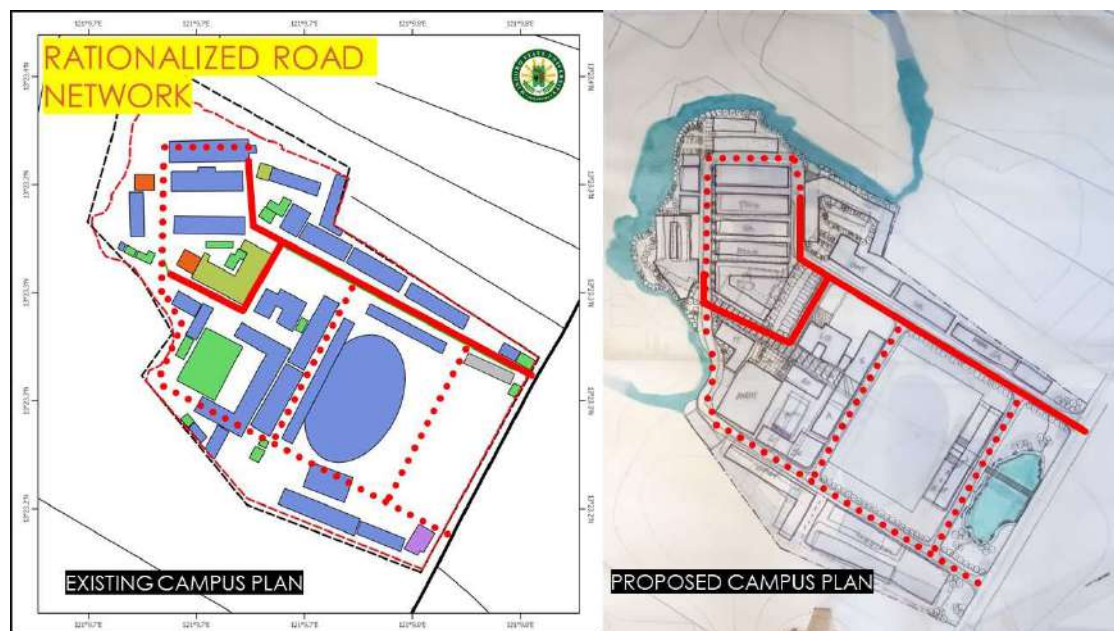


Figure 1. MinSu Calapan Campus Rationalized Road Network

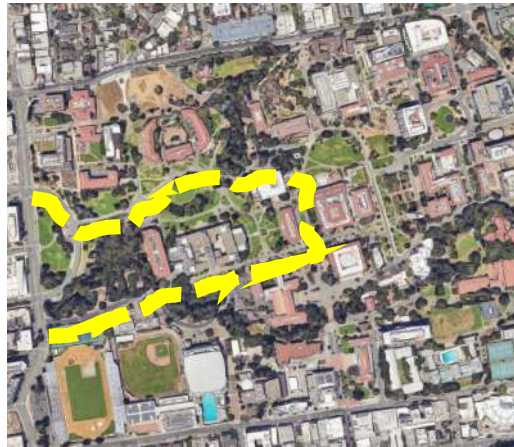


Figure 2. Closed Loop, University of California Berkeley.

UNIVERSITY POND AND ADMINISTRATIVE BUILDING

One of the natural features of the campus is the pond at the very front along the highway. Our masterplan will entail the improvement of the said pond and the construction of a bridge that crosses over it (Figure 3). This bridge will lead to the admin building which will rise high before the university pond. Like the Victoria campus, this building will have a portal at the center so that the visual axis from the bridge will be uninterrupted. Attached to the administrative building will be the University Grandstand. An example is Sanshiro Pond, University of Tokyo – Hongo (Figure 4).



Figure 3 Proposed University Pond



Figure 4 Sanshiro Pond, University of Tokyo - Hongo

FOOTBALL FIELD

Because of the proposed new administrative building, the space allocated for the track oval became smaller. The area behind the admin building/grandstand will become a football field (Figure 5). This will also double as a marching ground and an events and staging area. Around this football field, the more specialized departments will be located. Ideally, the

buildings around this field are made to be taller. An example is the NU Laguna Football Field (Figure 6).

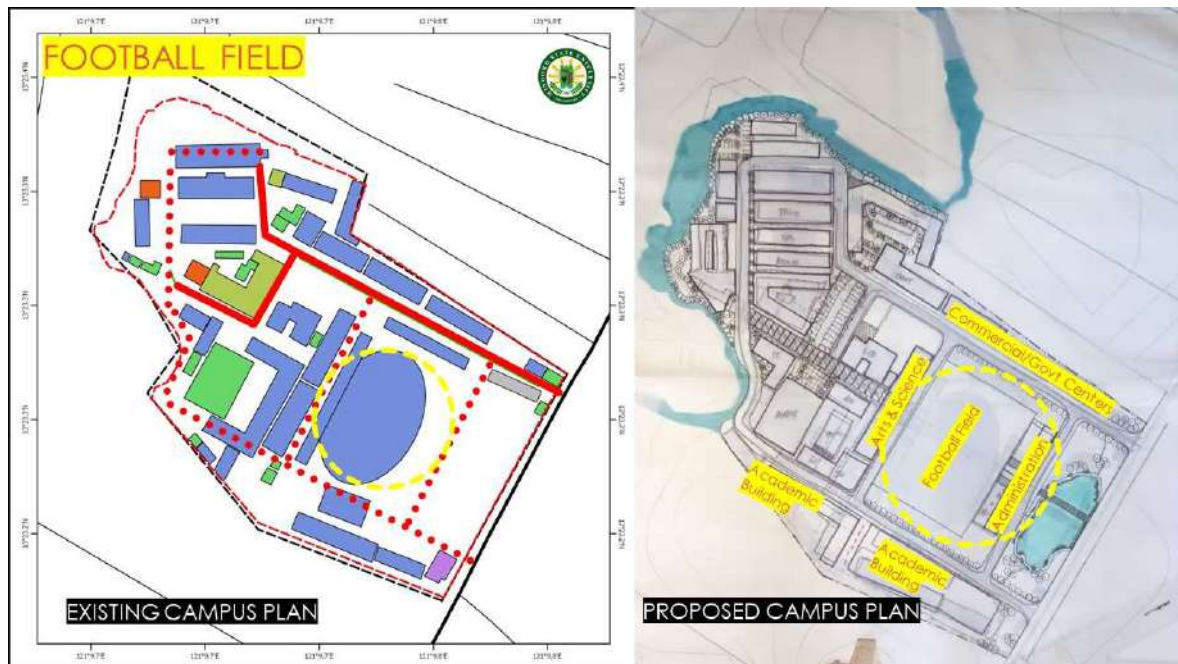


Figure 5 MinSu Calapan Campus Proposed Football Field



Figure 6 NU Laguna Football Field

PEDESTRIAN MALL AND ACADEMIC COMMONS

This will be the iconic central street that will crown the campus's urban institutional core (Figure 7). It runs along the axis of the University Pond Bridge, leading to the Admin Building, through the Football Field into the Arts and Science Building. The area behind the library and the road in front of the covered courts will be incorporated into this axis and converted into a pedestrian walk, like the proposed one in Victoria. Along this pedestrian walk will be some academic departments, auditorium, library, student center, swimming pool (Academic Common). This avenue will terminate at the proposed Research Building.

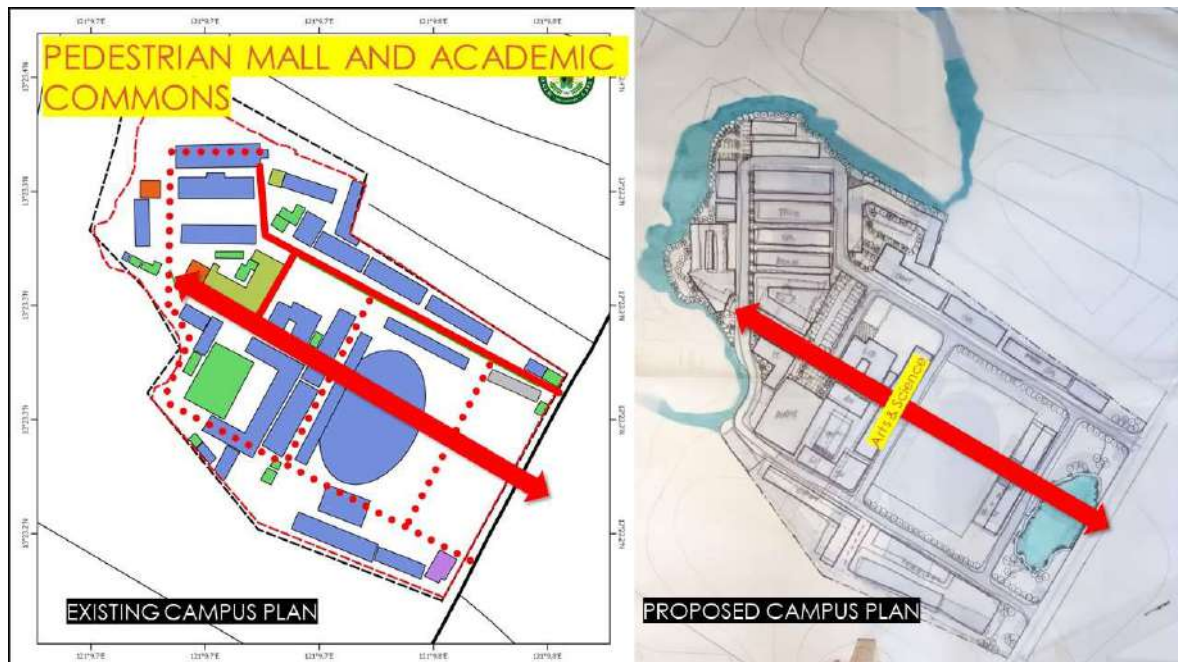


Figure 7. The pedestrian mall and the academic oval.

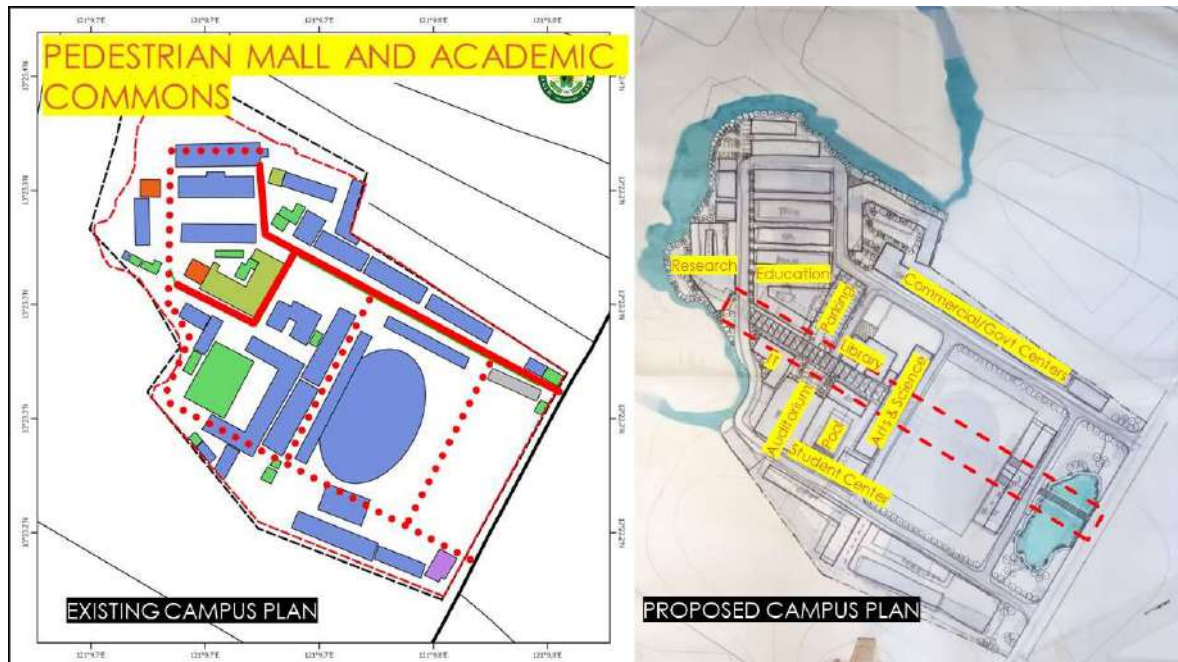


Figure 8 Minsu Calapan Campus Proposed Pedestrian Mall and Academic Commons

PROPOSED LAND USE PLAN

Figure 9 shows the proposed land use plan for the MinSu Calapan Campus. Aside from the features previously discussed, the plan also shows the area for student residences (in yellow), areas for parks and courtyards (in green), and resource generation areas (in red).

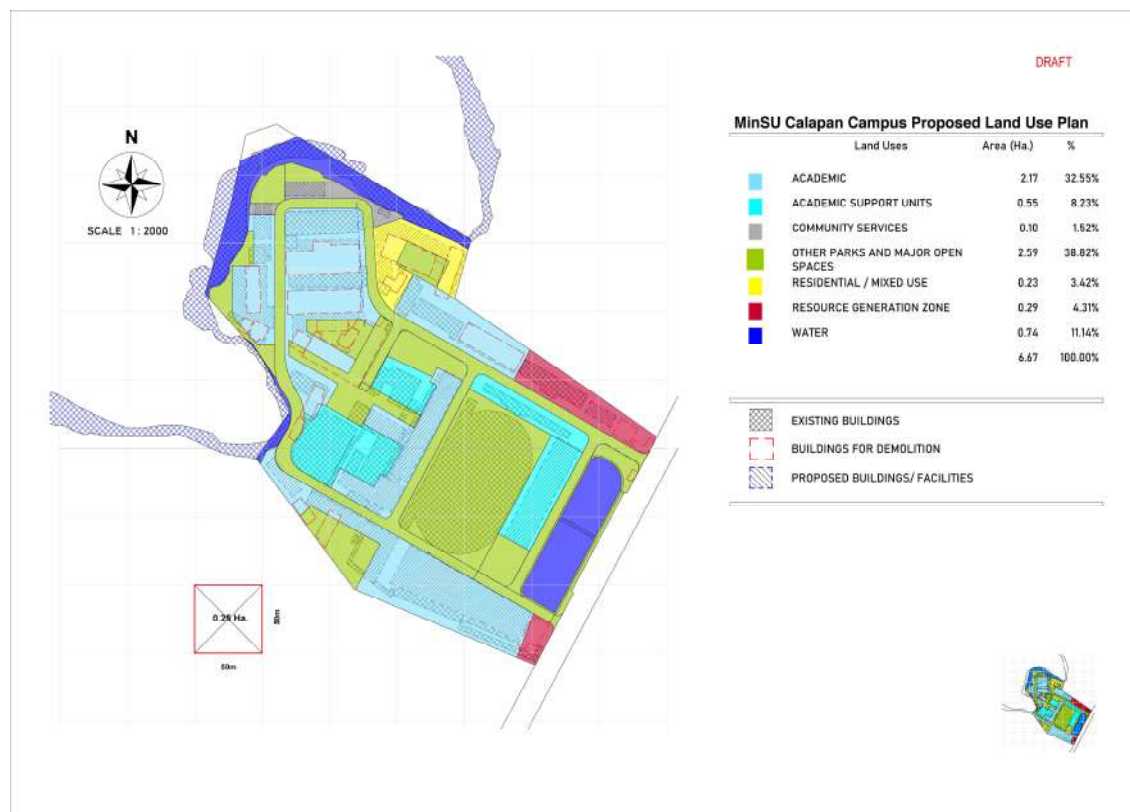


Figure 9 MinSu Calapan Proposed Land Use Plan

PROPOSED DEVELOPMENT SCHEME OF THE
MINDORO STATE UNIVERSITY
BONGABONG CAMPUS

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1 Site Observations 2

1.1.1 Development Scenario 5

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1.1.3 Proposed Initial Scheme 7

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Table 2. SWOT analysis on campus features of Bongabong. 5

Table 3. Recommendations for development for the MinSU Bongabong Campus. 6

1 Site Observations

Table 1. Observations in Bongabong Campus.

• The campus is located by the sea, but it does not take advantage of its location by opening itself up to the beach, unlike Siliman University's marine laboratory campus. • The campus lacks identity because the buildings do not relate to one another in terms of planning and aesthetics. • Public open spaces are not well articulated and used. • The architecture does not follow the standards of access, safety, correct material specifications, and maintenance. • Compared to the other campuses, the scale, and aesthetic of the Bongabong campus is good. • There are multiple small buildings that pop-up around the campus with no regard to connectivity, and building hierarchy.		
		• The main entrance to the campus has a solid fence. • The entrance to the campus is not well-articulated
		• Along the coastline perimeter are the two-story hostel and HRM-HTM Laboratory building. Their upper floors have the best views to the Tablas Strait. • The hostel location relative to the road is good because it is nearer thus improving the human scale of the street.
		• The library building is beside main entrance gate. • The pedestrians have a sidewalk along the main road. • The building is aesthetically pleasing, but it does not relate to the rest of the campus.

		
	 	• The park beside the hostel is pleasant and has seating areas. But its view to the Tabas Strait is blocked by the perimeter fence • This area could be a point of interest for the campus
		• The administration building is a one-story structure along the main road. • The administration building does not impose itself as an important building on campus.
		• Gymnasium uses outdoor space for spillover of student assembly. • The gymnasium façade could be improved.

		• Beside the gymnasium is a food processing building which was donated by Korean volunteers.
	 	• The oval has a north-south orientation. There are 4 lanes. • The grandstand is facing the west side.
		• There is an academic building that is unfinished because it is under phased construction.

		• There are many small insignificant buildings that dot the campus site such as this women's dormitory.
		• This is part of the BFAR facilities along the coastline perimeter where students of the College of Fisheries do their internship. The upper deck has a great view of the Tabas Strait. • They have their own pedestrian gate towards the rough road along the coast.
		• This is the College of Fisheries which is across gate 2, with its main building entrance not related to the gate's entrance.

1.1.1 Development Scenario

According to the draft LUDIP report, the MinSU Bongabong Campus, assuming student population growth at 10% per annum will have 5,560 students by 2023. This should be supported by 195 more faculties, and 390 more staff.

1.1.2 SWOT Analysis

Table 2. SWOT analysis on campus features of Bongabong.

Observations	S	W	O	T
Land area	Area is big enough	A significant portion at the back is not integrated with the main area	Adjacent lands are agricultural.	Barangay claim of peripheral road
Natural features	The site has a perimeter that faces the sea.	It is not given due recognition	Tourism, recreation	Storm surge
Existing features	The site has a main avenue that connects to most of the buildings.	The site and buildings lack commanding presence.	Development of adjacent areas	Accessibility
Community features	The campus is bounded by three secondary roads	The campus has no relationship to the existing establishments beside it.	Income generating facilities	Garbage
Mode of transportation	Most of the community walk or ride motorcycles.	All modes of transportation share the same road.	Pedestrianization Parking and transportation business	Traffic

Table 3. Recommendations for development for the MinSU Bongabong Campus.

Physical Plan	O	T
S	Acquire adjacent lands that are agricultural to be used for future expansion. Create a nature park fronting the sea, and add high rise facilities that will accommodate tourists along the seaside perimeter. Create a grand entrance portal. Create a loop road that will cater to vehicles as well as define a walkable academic core. Add income-generating facilities within the campus.	Build facilities along the Barangay Road. Add types of storm surge mitigation structures and plant trees along the seaside perimeter. Create a hierarchy of roads inside the campus.

	Create more pedestrianized and bicycle routes, free parking and pay parking facilities, and facility for university transportation terminal, loading, and unloading.	
W	Develop the access route going to the patch of land at the back. Landscape the areas surrounding the flood plain and the river to serve as tourist, recreational, and production zones. Locate iconic buildings and renovate facades of existing buildings. Create a business alliance with the commercial and residential establishments adjacent to the campus and share the benefits. Widen pedestrianized routes and limit the space and availability of vehicular routes.	Preserve natural features, create more green spaces and plant trees to prevent floods. Create an urban park that will benefit both the campus atmosphere and the community atmosphere. Free parking will be limited to the periphery of the site while pay parking shall be provided at the basement or lower floors of the high-rise developments.

1.1.3 Proposed Initial Scheme

UNIVERSITY AVENUE

The first thing we want translated into the physical plan is the maintenance and improvement of the current student street (Figure 1). This will be the iconic central street that will crown the campus's urban institutional core. This avenue will be a complete street, though part of the road will be pedestrian and emergency access only. All of the main utility lines will pass under this road. We want the avenue to start and terminate in iconic structures. The main academic buildings (the Academic Commons) will be clustered along the University Avenue (Figure 2). Anchor buildings such as the Administration Building and University Theater are proposed at key points along the University Avenue to serve as landmarks (Figure 3).

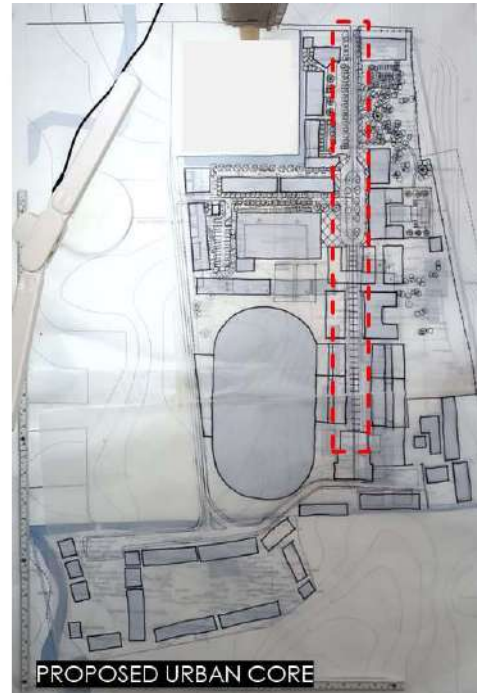


Figure 1 MinSu Bongabong Campus Proposed University Avenue

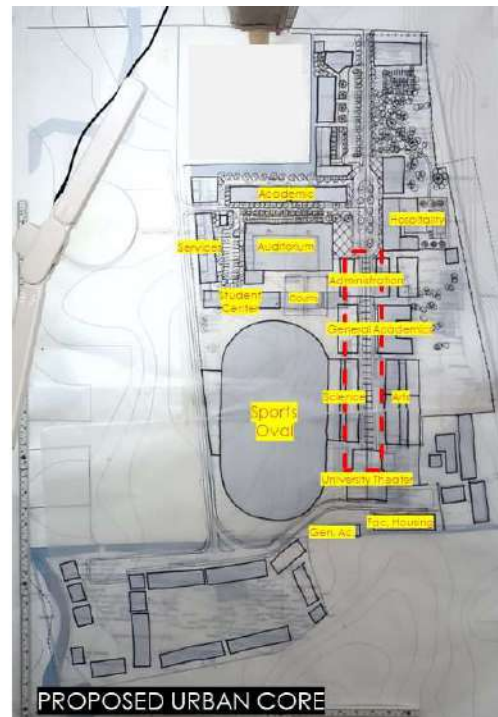


Figure 2 MinSu Bongabong Campus Proposed Academic Commons



Figure 3 MinSu Bongabong Campus Proposed Anchor Developments

ROAD RATIONALIZATION

Ample access should be provided to all the existing buildings and to open up new areas for development (Figure 4), if MinSU wishes to expand further in an organized manner. This includes the following:

- Developing the road on the eastern side of the campus to articulate to the proposed coastal road
- Creating a rotunda between the University Avenue and the perpendicular road
- Creating another perpendicular road from the Research Cluster to the BFAR Office
- The southern end of the University Avenue will be pedestrian mall of the Academic Commons

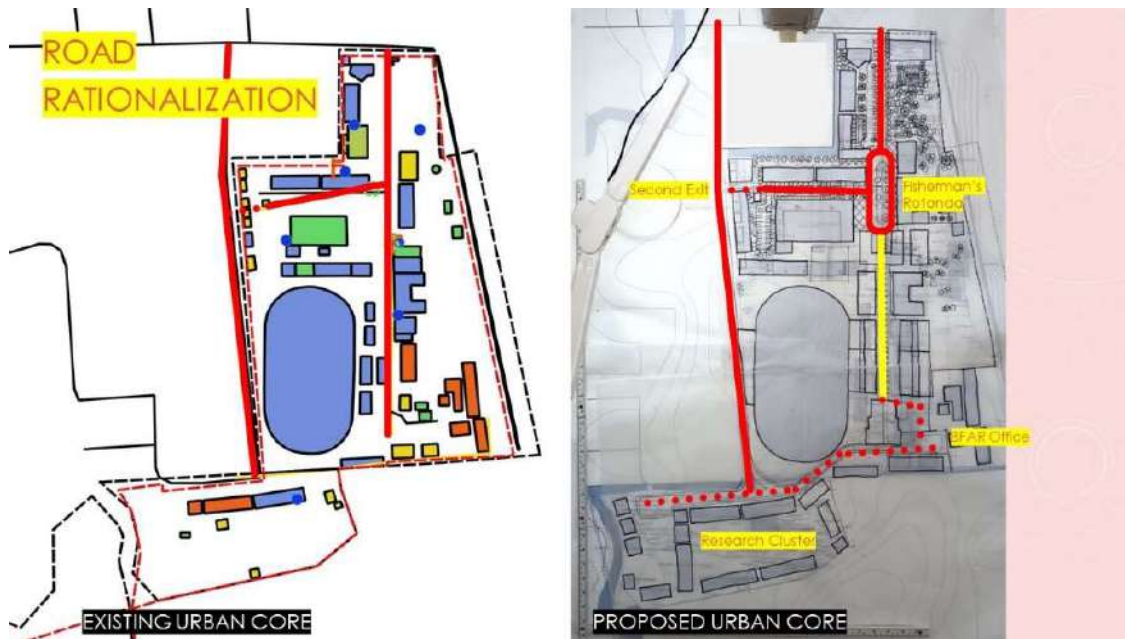


Figure 4 MinSu Bongabong Campus Proposed Road Rationalization

PROPOSED LAND USE

Figure 5 shows the proposed land use plan for MinSu Bongabong Campus. Aside from the features previously discussed, this also shows the proposed parks/tourism areas (Mahogany Forest, Hospitaly Complex, and Beach Park, in green along the eastern side); the Resource Generation area (northeast corner, in red); student and faculty residential areas (in yellow);

MinSU Bongabong Campus Proposed Land Use Plan

DRAFT

Land Uses	Area (Ha.)	%
ACADEMIC	2.81	14.47%
ACADEMIC SUPPORT	1.88	9.71%
AGRICULTURAL ZONE	8.72	44.92%
COMMUNITY SERVICE	0.13	0.67%
OTHER PARKS AND MAJOR OPEN SPACES	4.41	22.70%
PROTECTED FOREST AREA	0.44	2.26%
RESIDENTIAL / MIXED USE	0.57	2.95%
RESOURCE GENERATION ZONE	0.35	1.83%
WATER	0.10	0.49%
	19.42	100.00%

EXISTING BUILDINGS
PROPOSED BUILDINGS/ FACILITIES



SCALE 1: 2200

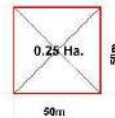


Figure 5 MinSu Bongabong Campus Proposed Land Use Plan

Annex Q. LUDIP PowerPoint Presentation



Outline of the Presentation	I. Brief Profile of the SUC	
	- Brief History - Structure - BOR	- Vision/Mission - Programs offered - General Demographics - Development constraints - Projections - Development principles
	II. Victoria Campus (Main)	
	- Brief History - Demographic profile - Thematic maps	- Development Constraints - Development Scheme
	III. Calapan Campus	
	- Brief History - Demographic profile - Thematic maps	- Development Constraints - Development Scheme
	IV. Bongabong Campus	
	- Brief History - Demographic Profile - Thematic Maps	- Development Constraints - Development Scheme

Brief History of the SUC

1951

- established Mindoro National Agricultural School (MINAS) through RA 506

1976

- MINAS became Mindoro College of Agriculture and Technology (MCAT) by DepEd Approval

1995

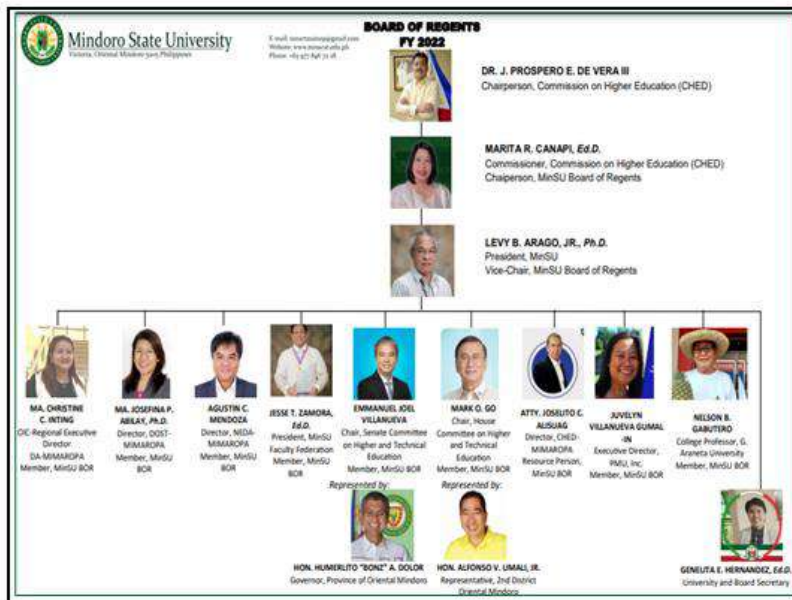
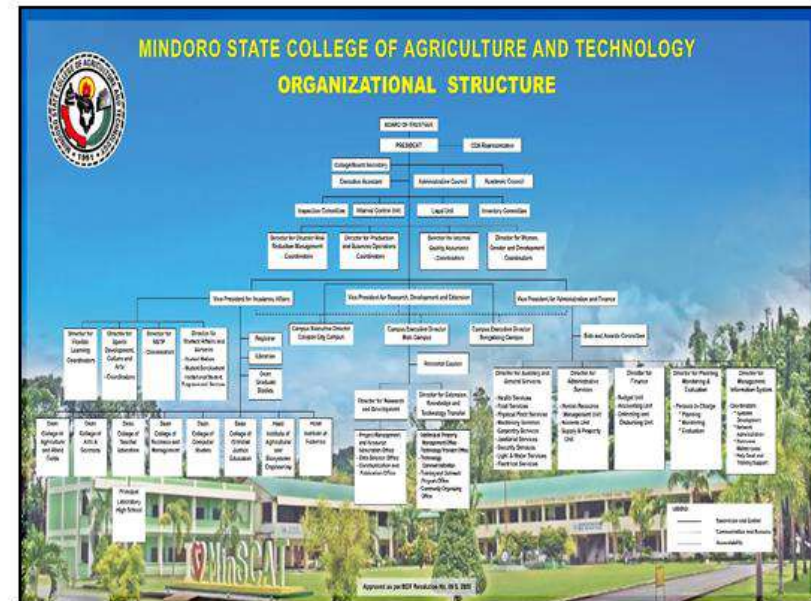
- MCAT was converted to Mindoro State College of Agriculture and Technology (MinSCAT) through RA 8007

2000

- integrated Bongabong School of Fisheries and Polytechnic College of Calapan through CMO 27

2021

- MinSCAT became the Mindoro State University (MinSU) through RA 10596/RA 11006



Vision

- By 2025, the Mindoro State University is a center of excellence in science, technology, culture, and education of globally competitive lifelong learners in a diverse yet cohesive society.

Mission

- The University commits to produce 21st-century skilled professionals and generate and commercialize innovative technologies by providing excellent and relevant services in instruction, research, extension, and production through industry-driven curricula, collaboration, internationalization, and continual organizational growth for sustainable development.

I Programs offered

- II • 18 undergraduate curricular programs (all with [COPC](#))
 - 6 Colleges
 - 2 institutes
- III • 6 graduate programs
- IV

As of 2021:



8,259 students



262 faculty (Student:
Faculty > 31.5

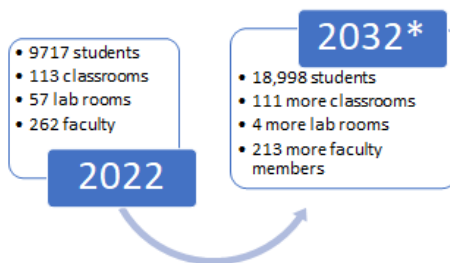
X CMO
/ Standard



573 Support Staff (Support
Staff : Faculty > 2.18

X Staffing
pattern

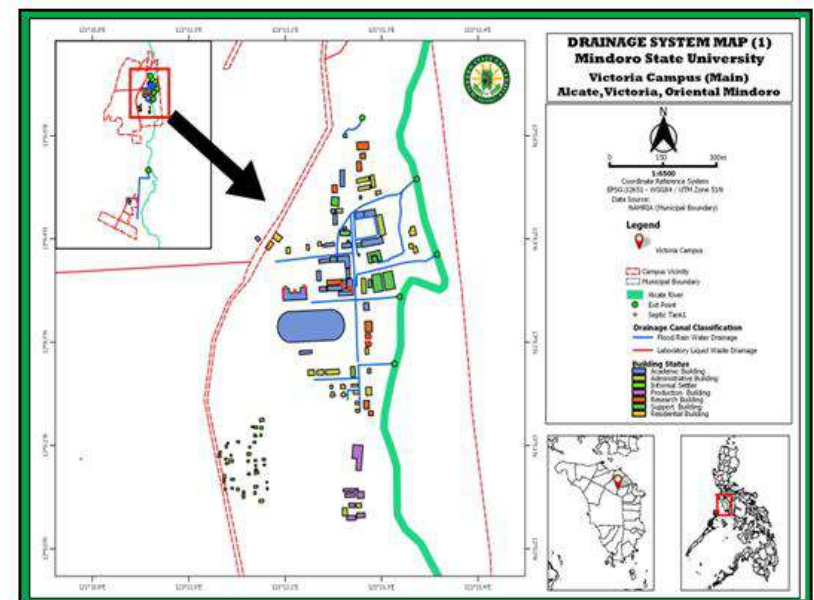
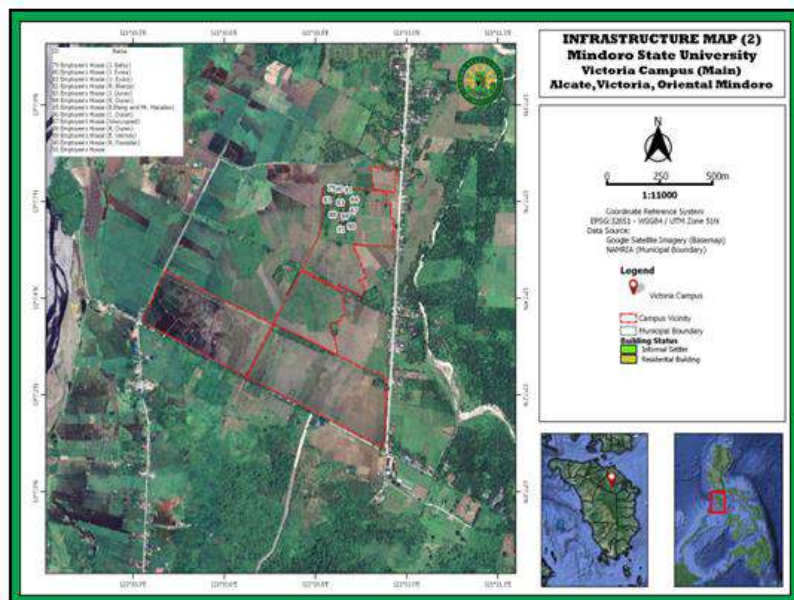
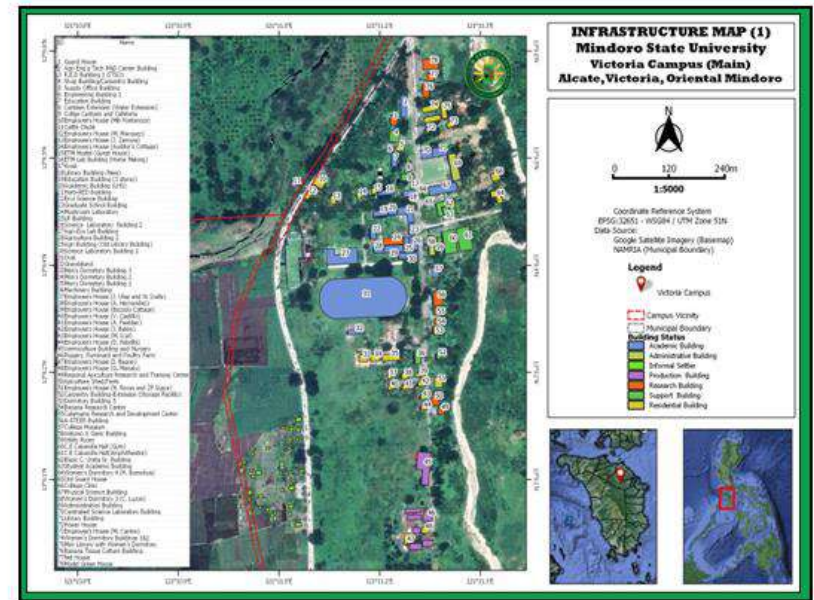
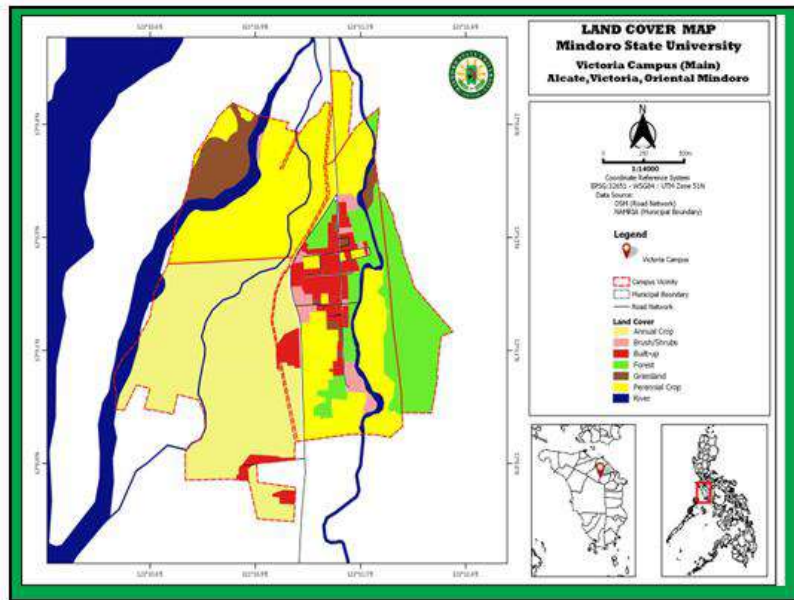
I Projections/[Infra](#)

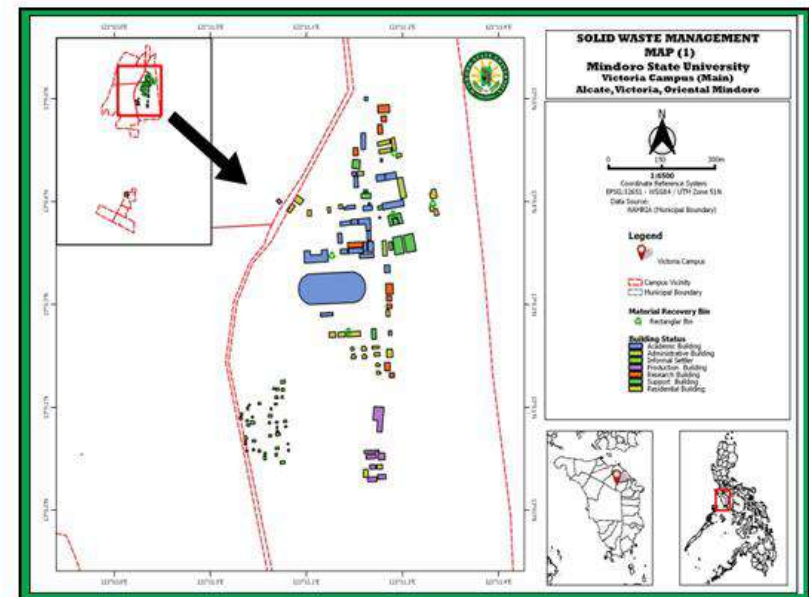
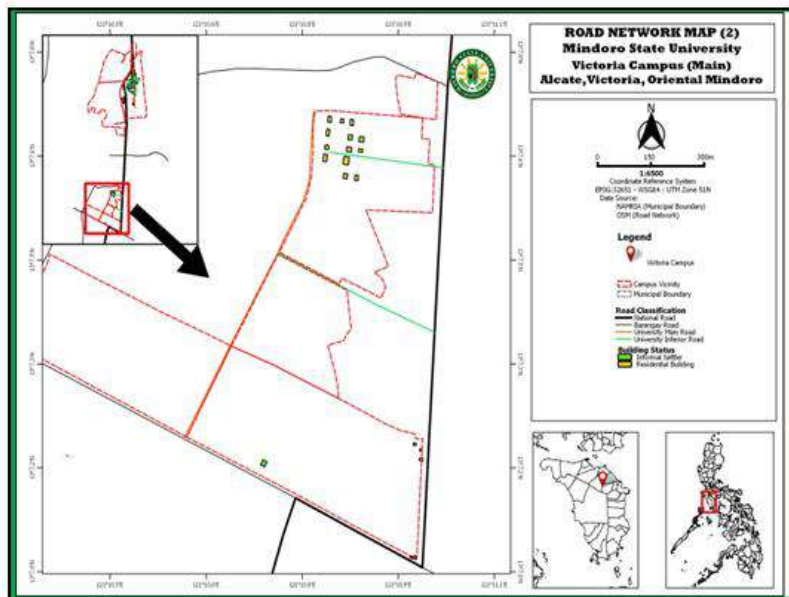
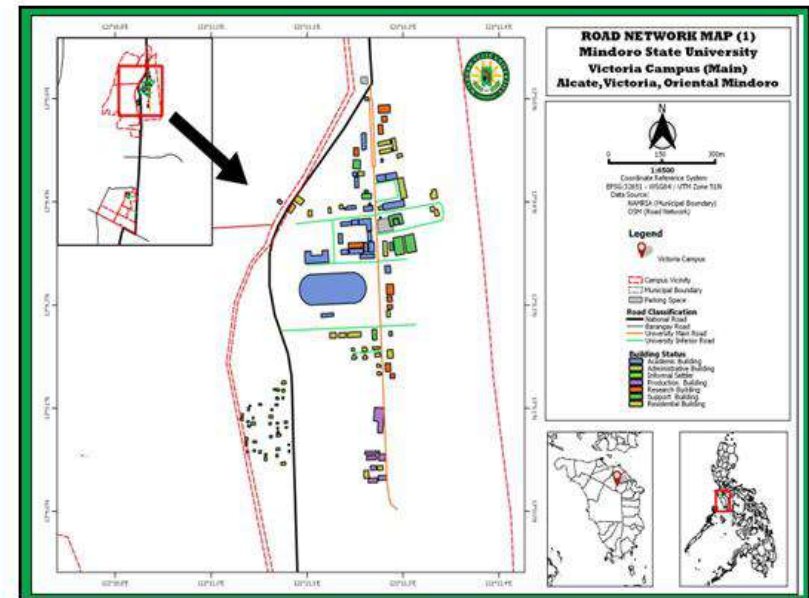
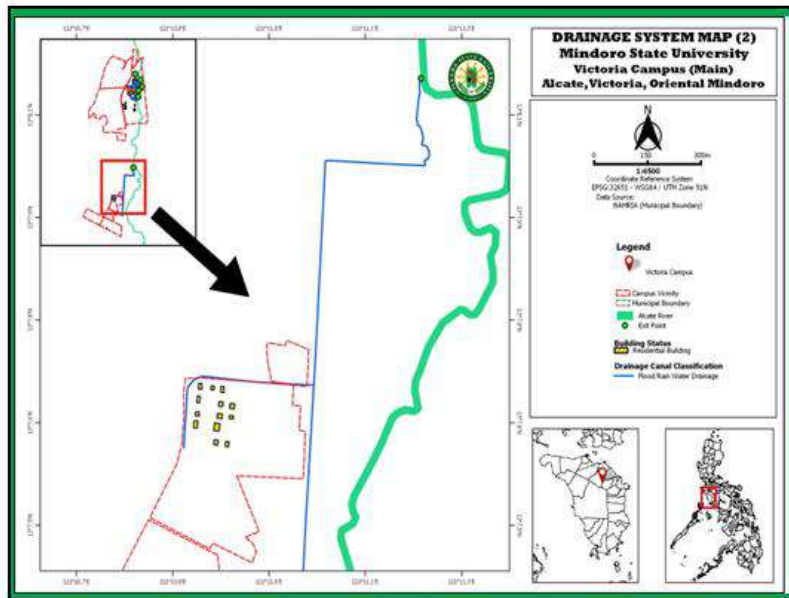


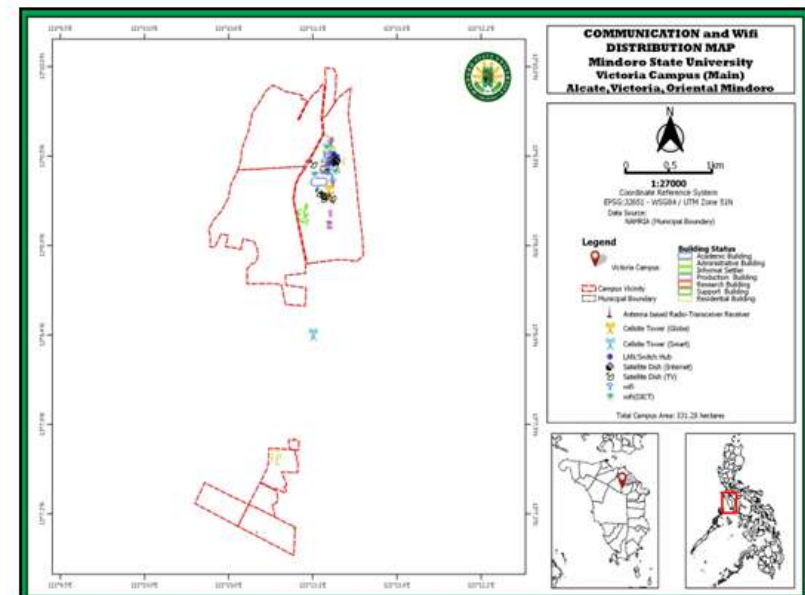
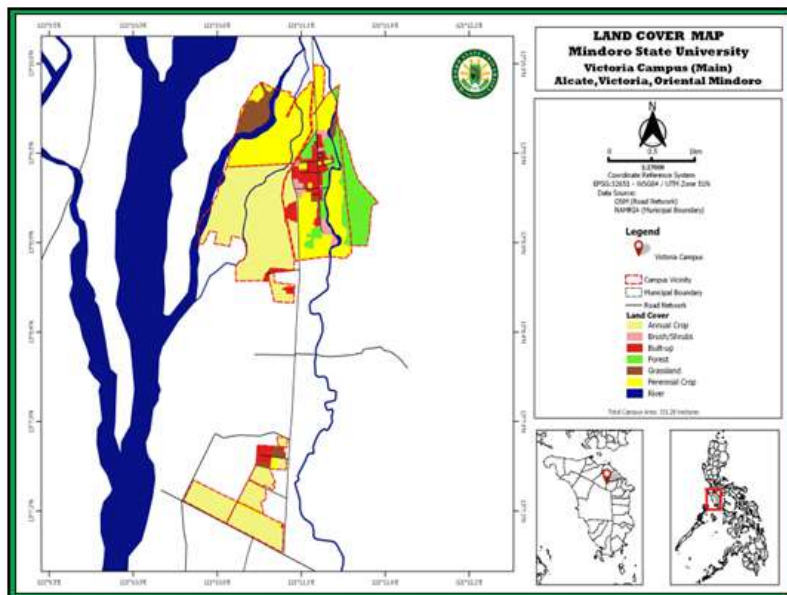
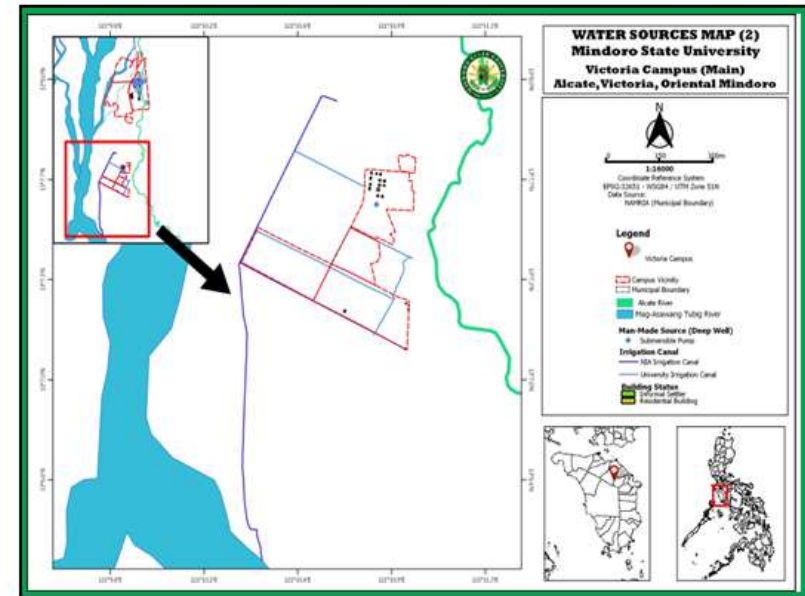
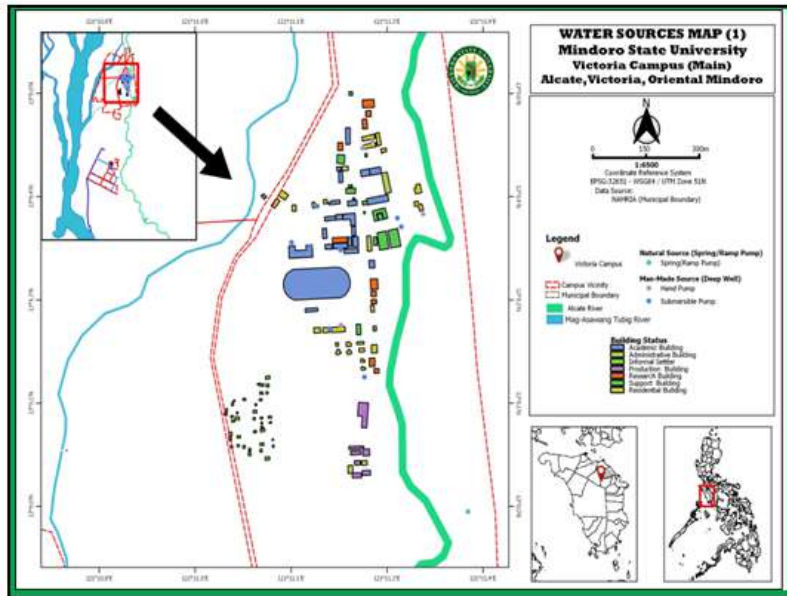
Other projections:
• [Land-use](#)
• Non-acad units

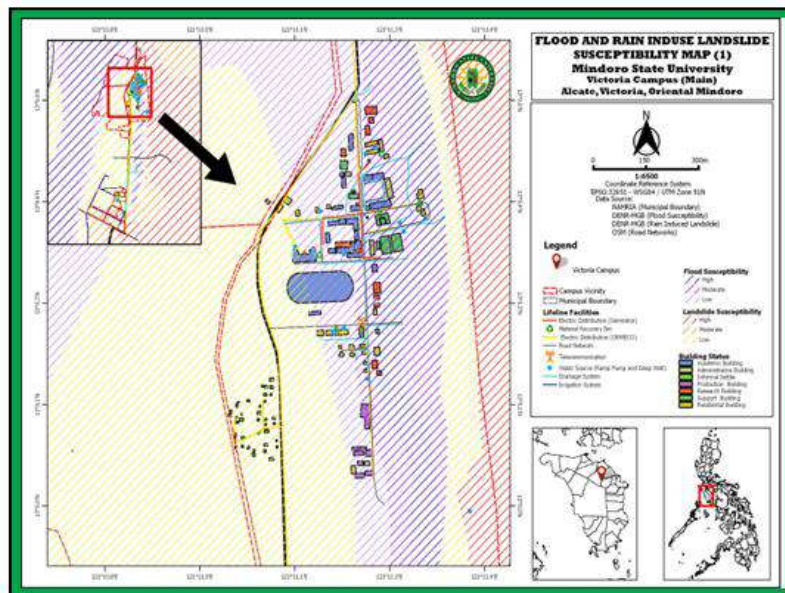
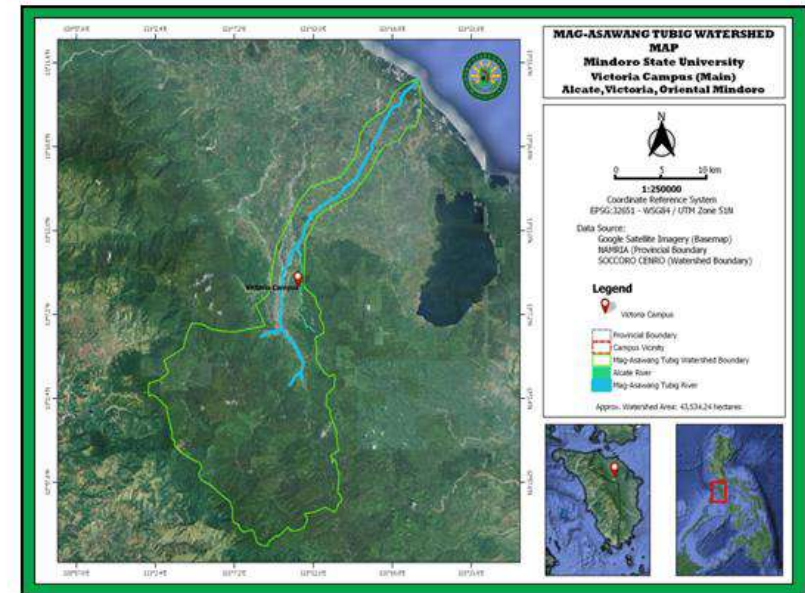
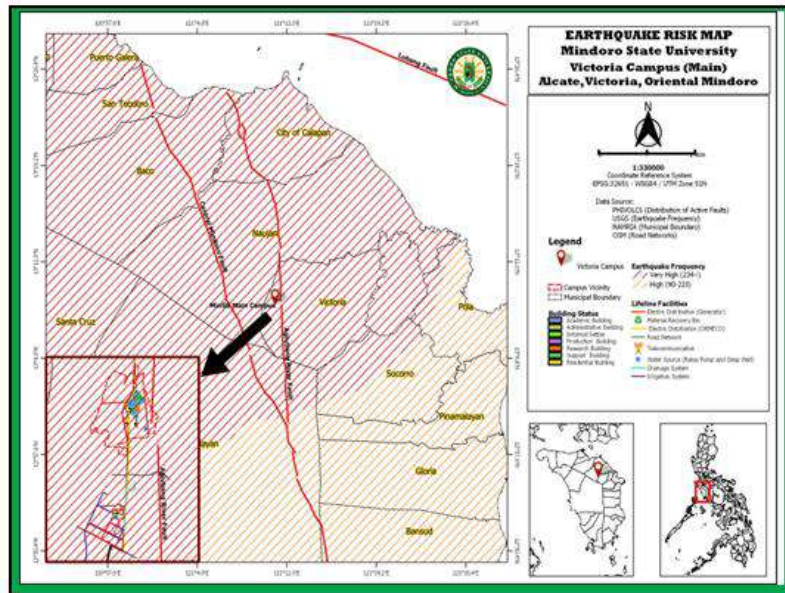
I Planning Guidelines

- II • Unified character
- Natural systems
- Social connectedness
- III • Safety
- Physical activity
- IV









Demographics

YEAR	CTE	CAS	CCS	CBM	CAAF	IABE	TOTAL
2020-2021							
MALE	87	72	141	126	365	34	1177
FEMALE	320	76	82	279	314	59	
TOTAL	407	148	223	405	679	93	

Year	MAEd/ EdD	MBA/ MPA	MSAg/ PhD Ag	TOTAL
2020-2021				
MALE	73	24	14	331
FEMALE	169	35	16	

Demographics

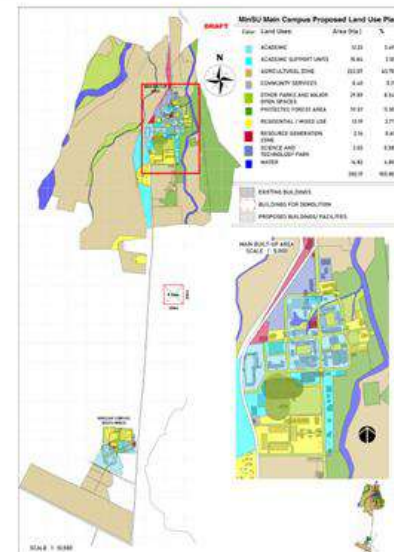


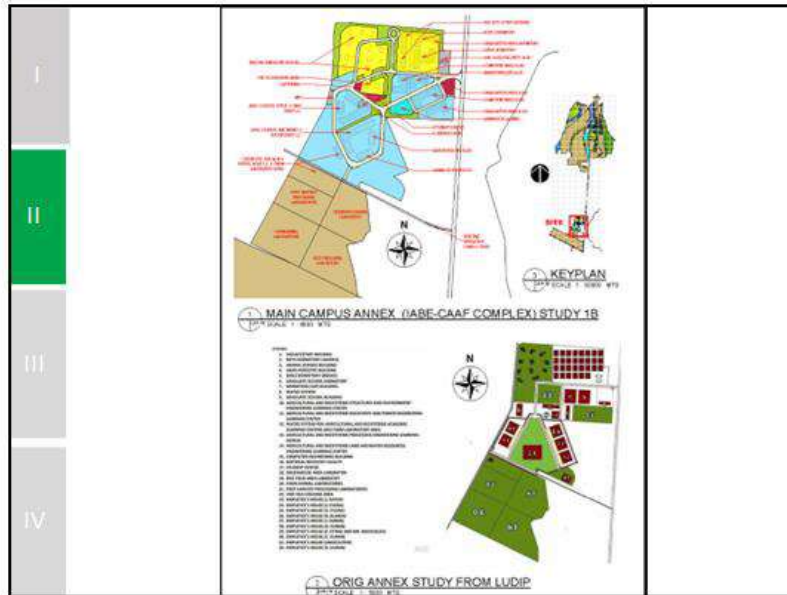
	FACULTY/ M	FACULTY/ F	NON- TEACHING		JOB ORDER	
			M	F	M	F
CTE	9	24	29	20	55	42
CAS	6	4				
CBM	5	2				
CCS	1	6				
CAAF	11	9				
IABE	6	2				
TOTAL	85		146			

Development Constraints

- Land tenure issue
- Land classification issue
- CMO vs standards
- Flooding and earthquake hazards
- Distance from the town center

Development Scheme





Brief History /Calapan Campus

1961

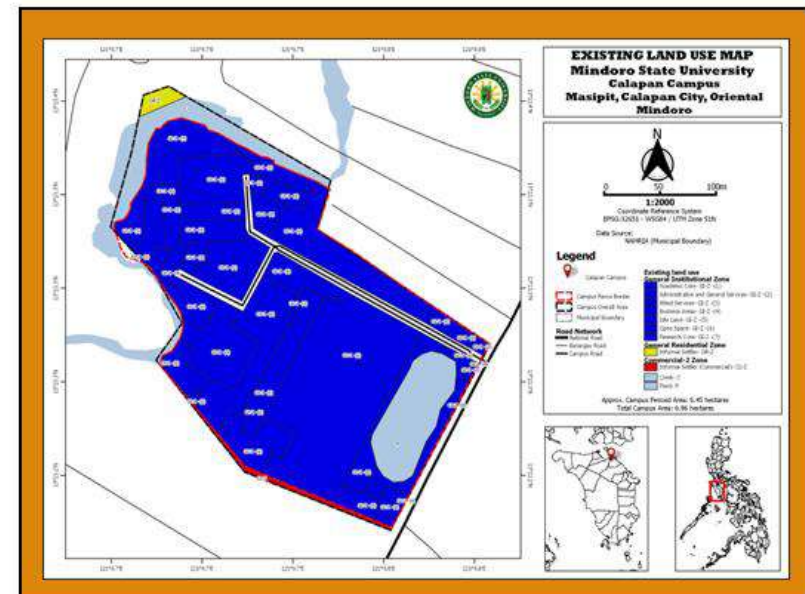
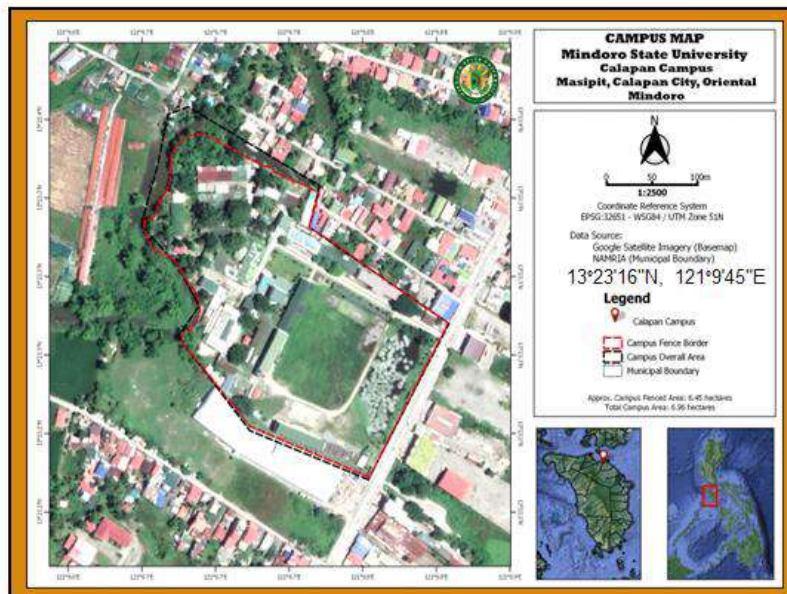
- Established as Calapan School of Arts and Trades through RA 3397

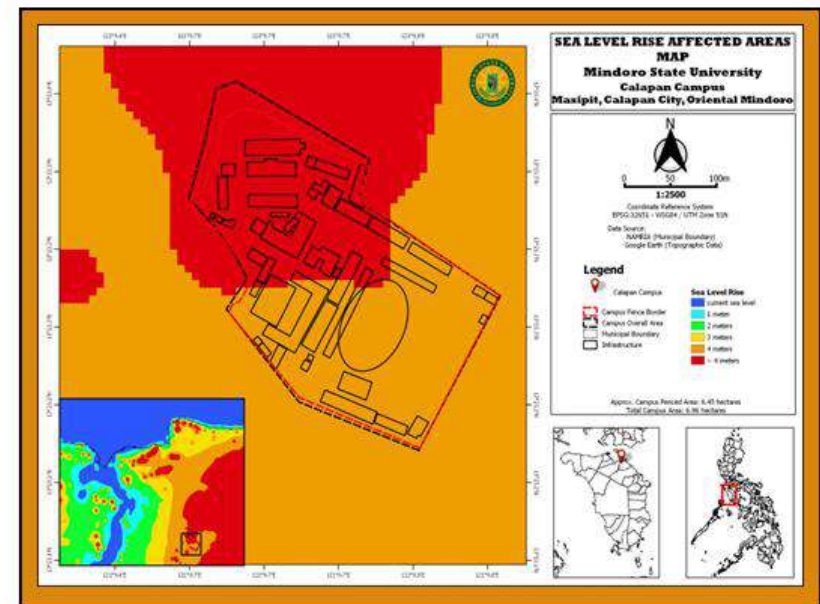
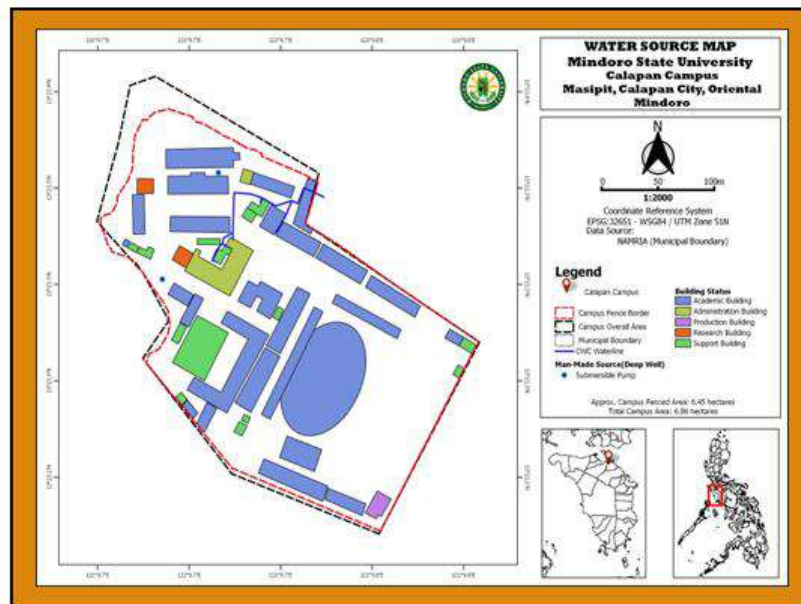
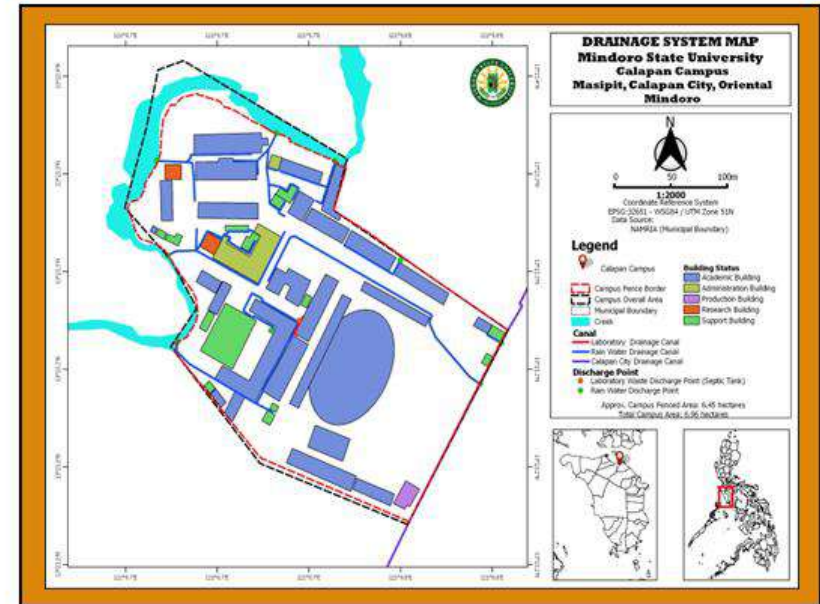
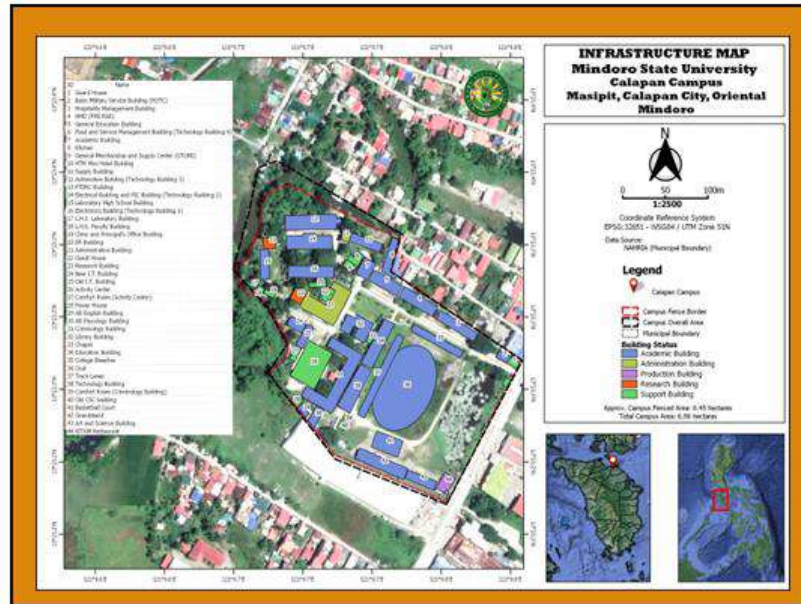
1991

- Converted into Polytechnic College of Calapan through RA 8076

2000

- Integrated into MinSCAT through CMO 27

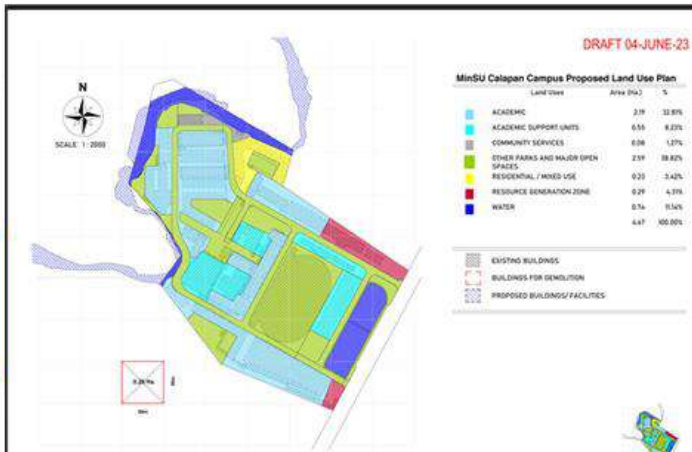




Developmental constraints

- Land area
- Natural hazard (liquefaction and flooding)
- CMO vs standard

Development Scheme



Brief History/Bongabong Campus

1964

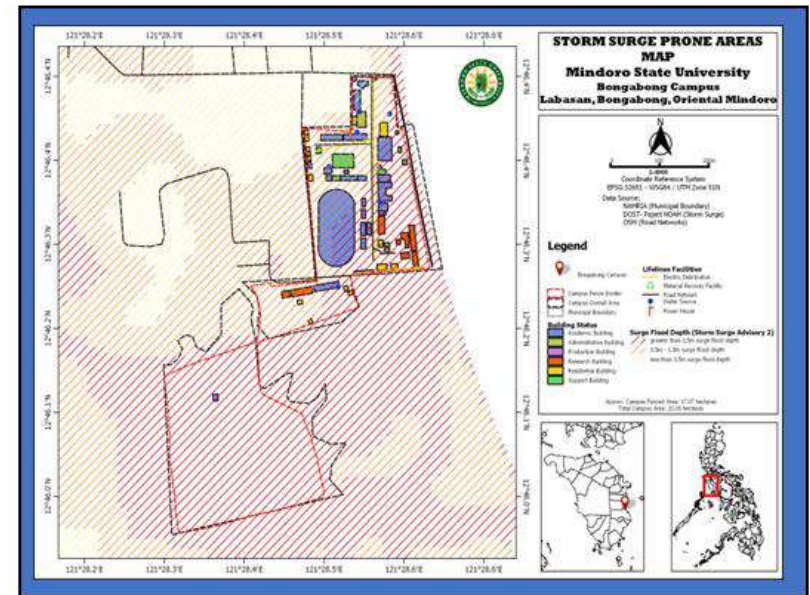
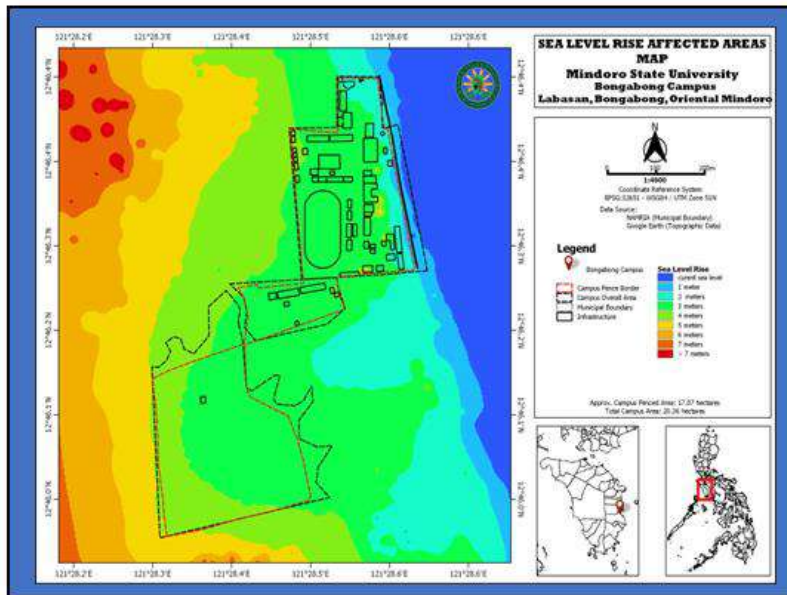
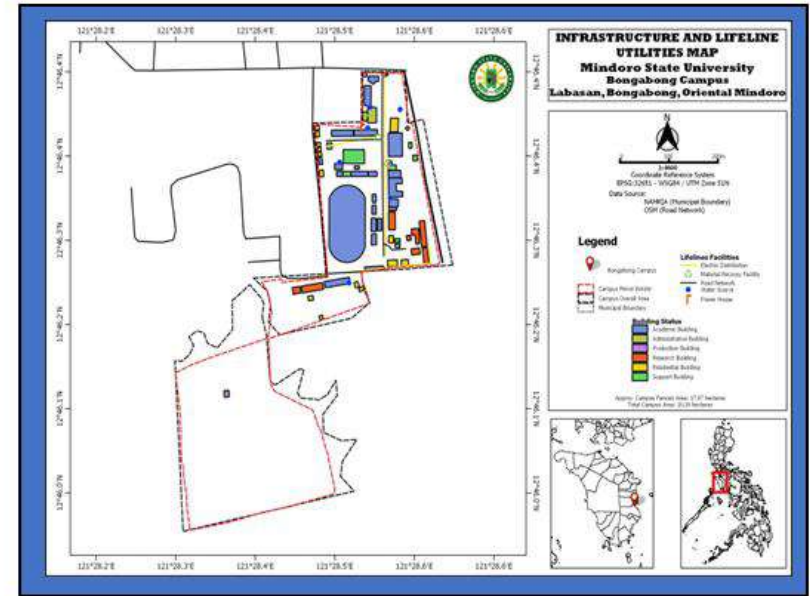
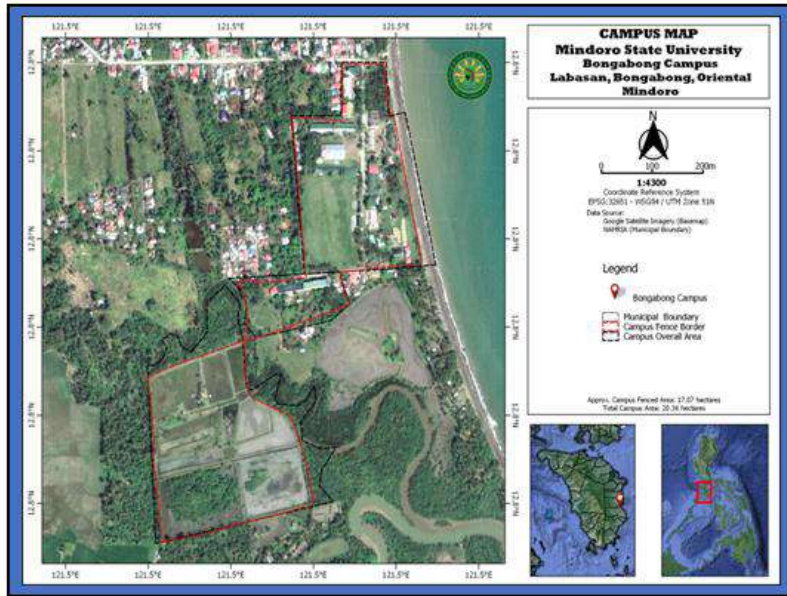
- Bongabong School of Fisheries was established through RA 3306

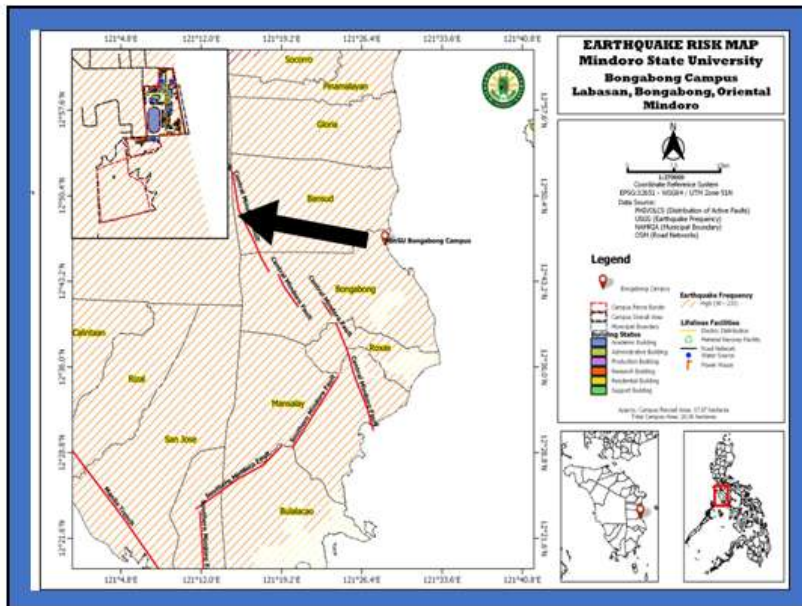
1975

- Converted into Bongabong College of Fisheries through RA 8147

2000

- Integrated into MinSCAT through CMO 27





Demographics



Year	CTE	CAS	CCS	CBM	FISHIRIES	CCJE	TOTAL
2020-2021							
MALE	100	32	207	309	82	171	901
FEMALE	341	53	148	390	82	83	1097
TOTAL	441	85	355	699	164	254	1998

Demographics



	2021					
COLLEGE	FACULTY / M	FACULTY / F	STAFF/M	STAFF/F	JOB ORDER/ M	JOB ORDER/ F
IF	3	5	12	11	26	15
CTE	12	17				
CCS	6	4				
CBM	3	10				
CCJE	2	3				
CAS	5	2				
TOTAL	72		64			

Development Constraints

- Land area
- Natural hazard (sea level rise and storm surge)
- CMO vs standard

Development Scheme

An aerial photograph of a development scheme. The central feature is a large, complex of purple buildings. To the left of this complex is a large, grey, oval-shaped area, possibly a sports field or a large parking lot. The entire development is surrounded by green spaces and roads. A blue line, likely a river or a canal, runs along the top edge of the image. The bottom of the image shows a road with several cars and a bus.



Integrity

Commitment and Excellence



MINDORO STATE UNIVERSITY
BONGABONG CAMPUS
 Labasan, Bongabong, Oriental Mindoro

Annex R. Building Inventory Matrix- Bongabong Campus

Bldg No.	Name of Infrastructure	Photo of the Infrastructure	Building Size (sqm)	Year Constructed	Construction Type (materials used)	Construction Cost	Building Condition	Remarks
1	Bakery		22.5		Concrete		Functional/Serviceable	
2	Library Building		280		Concrete		Functional/Serviceable	
3	I.T building		390	2006	Concrete	3,000,000	Functional/Serviceable	
4	Administration Building		376	1980/2011	Concrete	136,158.36/750,000	Functional/Serviceable	
5	Academic Building		451		Concrete		Functional/Serviceable	
6	Criminology Building		473		Concrete		Functional/Serviceable	
7	Employee's House (A. Ramos)		61.75		Concrete		Functional/Serviceable	

8	Employee's House (J.Velasques)		56		Concrete		Functional/Serviceable	
9	Employee's House (R. Urate)		42.75		Concrete		Functional/Serviceable	
10	Clinic		60		Concrete		Functional/Serviceable	
11	Employee's House (P. Mercene)		42.75		Concrete		Functional/Serviceable	
12	Employee's House (J. Dilao)		32.5		Concrete		Functional/Serviceable	
13	Gymnasium		1,080		Concrete		Functional/Serviceable	
14	Home Economics Building		93.75		Concrete		Functional/Serviceable	
15	Food Processing Building		144		Concrete		Functional/Serviceable	
16	Sepak Takraw Court		131.75		Sand		Functional/Serviceable	

17	Employee's House (L.Gresos)		64		Wood		Functional/Serviceable	
18	AVR		112.5	2012	Concrete	482,815	Functional/Serviceable	
19	Accreditation Office		84		Concrete		Functional/Serviceable	
20	Science Building		783	1990	Concrete	125,000	Functional/Serviceable	
21	Function House		128		Concrete		Functional/Serviceable	
22	Campus Oval		17,500		Sand		Functional/Serviceable	
23	Basketball Court		450		Concrete		Functional/Serviceable	
24	Volleyball Court		200		Concrete		Functional/Serviceable	
25	Grandstand		47.25		Concrete		Functional/Serviceable	

26	Research Laboratory		80		Concrete		Functional/Serviceable	
27	Fishery Laboratory		410		Concrete		Functional/Serviceable	
28	Fishery Technology Building		621		Concrete		Functional/Serviceable	
29	Employee's House (B. Ilaydo)		63		Concrete, Wood		Functional/Serviceable	
30	Employee's House (M. Yadao)		48		Concrete, Wood		Functional/Serviceable	
31	Canteen Extension		140		Concrete, Wood		Functional/Serviceable	
32	Employee's House (J. Gasang)		36		Concrete		Functional/Serviceable	
33	Fishery Supply Storage House		28		Concrete		Functional/Serviceable	
34	Academic Building		473		Concrete		Functional/Serviceable	

35	Men's Dormitory		91		Concrete		Functional/Serviceable	
36	Employee's House		48.75		Concrete		Functional/Serviceable	
37	Multi-Species Fish Hatchery Facilities				Concrete		Functional/Serviceable	
38	BFAR Office				Concrete		Functional/Serviceable	
39	Storage Room						Functional/Serviceable	
40	Carpentry						Functional/Serviceable	
41	Women's Dormitory		96		Concrete		Functional/Serviceable	
42	Fish Laboratory Building		42		Concrete		Functional/Serviceable	
43	Fishery and Allied Building		357		Concrete		Functional/Serviceable	

44	Laboratory High School Building		864		Concrete		Functional/Serviceable	
45	Student Activity Center		242		Concrete		Functional/Serviceable	
46	Canteen		140	1993	Concrete	150,000	Functional/Serviceable	
47	Cottage		18		Concrete		Functional/Serviceable	
48	HRM-HTM Laboratory Building		468.6		Concrete		Functional/Serviceable	
49	CSC Office		84		Concrete		Functional/Serviceable	
50	College Hotel		468	2012	Concrete	2,600,000	Functional/Serviceable	
51	Cottage		25		Concrete		Functional/Serviceable	
52	Guard House		6	1985	Concrete	25,000	Functional/Serviceable	

53	NSTP Building		18	1982	Concrete	51,250	Functional/Serviceable	
54	Seawall				Concrete		Functional/Serviceable	
55	Material Recovery Facility		40		Concrete		Functional/Serviceable	