



COMMISSION ON HIGHER EDUCATION

REGIONAL OFFICE IX



CERTIFICATION

This is to certify that **Western Mindanao State University** located at Normal Road, Baliwasan, Zamboanga City, Zamboanga del Sur has completely undergone evaluation and validation of its Land Use Development and Infrastructure Plan (LUDIP) with the CHED Technical Working Group (TWG) dated April 26, 2023.

This certification is issued as reference for the approval of the Board of Regents/Trustees of the Land Use Development and Infrastructure Plan (LUDIP) of the SUCs, pending submission of the documents with minor revisions.

Furthermore, the revised LUDIP shall be forwarded immediately upon submission of the required documents.

Issued this 5th of May 2023, Zamboanga del Sur, Philippines.



Garcia Rody
Pangilinan
2023.05.05
09:45:36 +08:00
RODY P. GARCIA, MDM, Ed.D., JD
OIC, Office of the Director IV



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EXCERPTS FROM THE MINUTES OF THE 69th SPECIAL BOARD MEETING (2nd SPECIAL BOARD MEETING, C.Y. 2023) OF THE WESTERN MINDANAO STATE UNIVERSITY BOARD OF REGENTS HELD AT THE COLLEGE OF HOME ECONOMICS FUNCTION ROOM, WESTERN MINDANAO STATE UNIVERSITY, NORMAL ROAD, BALIWASAN, ZAMBOANGA CITY ON APRIL 28, 2023, AT 8:00 AM.

RESOLUTION NO. 60
Series of 2023

**A RESOLUTION APPROVING THE LAND USE DEVELOPMENT AND
INFRASTRUCTURE PLAN (LUDIP) OF THE WESTERN MINDANAO STATE
UNIVERSITY (WMSU)**

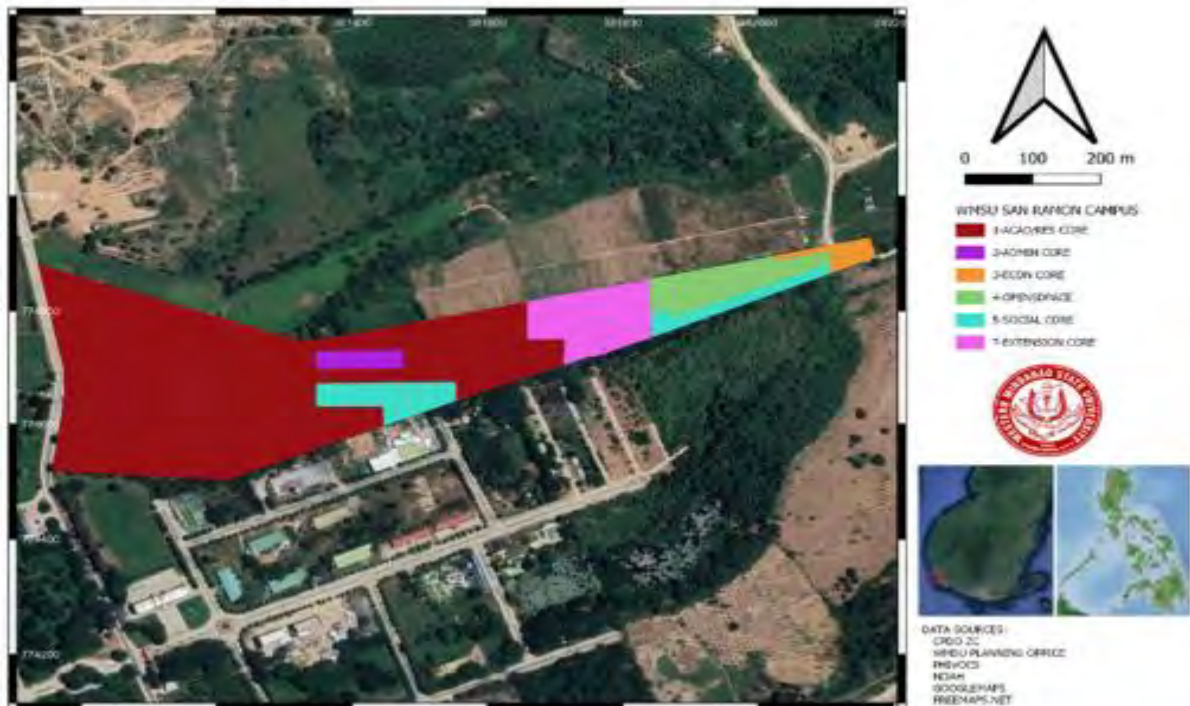
WHEREAS, Dr. Joselito D. Madroñal, Vice-President for Administration and Finance and designated Chairman of LUDIP Committee of the University, presented to the Board of Regents the Land Use Development and Infrastructure Plan (LUDIP) of the University, with the following land use plan for the three (3) campuses:

LAND USE PLAN MAIN CAMPUS



Resolution No. 60, s. 2023
2nd Special Board Meeting
April 28, 2023

LAND USE PLAN SAN RAMON CAMPUS



LAND USE PLAN PAGADIAN CAMPUS



WHEREAS, the LUDIP of the University was evaluated and endorsed by the Technical Working Group (TWG) of the Commission on Higher Education (CHED) Regional Office IX headed by Dr. Rody P. Garcia;

WHEREAS, the Board of Regents deliberated and discussed the Land Use Development and Infrastructure Plan (LUDIP) of the University as attached in “Other Matters” of the Agenda Folder as part and parcel of this resolution;

NOW THEREFORE, upon motion of Regent Martin A. Wee and duly seconded by Regent Adrian P. Semorlan, **BE IT RESOLVED AS IT IS HEREBY RESOLVED**, that the Board of Regents hereby **APPROVES THE LAND USE DEVELOPMENT AND INFRASTRUCTURE PLAN (LUDIP) OF THE WESTERN MINDANAO STATE UNIVERSITY (WMSU)**.

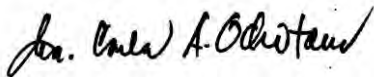
DONE this 28th day of April 2023 in Zamboanga City, Philippines.

I hereby certify the veracity and authenticity of the foregoing.



ASSO. PROF. AL-GHANI D. MOHAMMAD
University and Board Secretary

Attested:



MA. CARLA A. OCHOTORENA, RN, Ph.D.
University President



Republic of the Philippines
WESTERN MINDANAO STATE UNIVERSITY
Office of the University and Board Secretary
Normal Road, Baliwasan, Zamboanga City 7000
Tel. No. (062) 993-5857 Fax No. (062) 955-3065

SECRETARY'S CERTIFICATE

I, **AL-GHANI D. MOHAMMAD**, of legal age, Filipino, with office address at Normal Road, Baliwasan, Zamboanga City, after having been duly sworn to in accordance with law, hereby depose that:

1. I am the duly designated University and Board Secretary of Western Mindanao State University, a state university duly organized and existing under the laws of the Philippines with the principal office address at Normal Road, Baliwasan, Zamboanga City.
2. During the 69th Regular Board Meeting (2nd Special Board Meeting for C.Y. 2023) of the WMSU Board of Regents held on April 28, 2023, at which meeting a quorum was existing and present throughout, the Board of Regents unanimously approved and passed the following resolution:

RESOLUTION NO. 60 **Series of 2023**

RESOLVED, AS IT IS HEREBY RESOLVED, that the Board of Regents APPROVES the Land Use Development and Infrastructure Plan (LUDIP) of the Western Mindanao State University (WMSU).

IN WITNESS WHEREOF, I hereby sign this document this 28th day of April 2023 at Zamboanga City, Philippines.

ASSO. PROF. AL-GHANI D. MOHAMMAD
University and Board Secretary



Western Mindanao State University
LANDUSE DEVELOPMENT & INFRASTRUCTURE PLAN

MESSAGE

Land is a finite resource. Hence land policy, land information, and land administration – the three main components of land management that put land use for efficient and effective results are vital. The presence of these three components ascertains that land management meets its goals and objectives. Under Republic Act No.11396, the Western Mindanao State University aims to optimize its spatial assets through the mentioned clause.

The Land Use Development and Infrastructure Plan, or LUDIP, serves as the physical development framework attuned to the University's aspirations and dreams. With mission-critical goals to become a prominent and modern academic institution, the LUDIP outlines the core areas for development and defines the suited strategies for planning and implementation of identified Programs and Projects. In addition to aesthetics and structural design, these strategies integrate the resilience, adaptation, and mitigation facets for hazards and risks reduction, to sustain the growth of the University both physically and academically.

The initial conversion of an External Studies Unit to a Campus – the Pagadian Campus addresses the need for expansion to cater to the students and clients in the communities and municipalities of Pagadian City and Zamboanga del Sur. Further, the LUDIP puts a premium on student as well as employee welfare as it prioritizes the establishment of social development projects thru the provision of dormitories, living quarters, and housing. Moreover, the development plan for the Main and the San Ramon Campus suggests the transfiguration of the mundane institution to a contemporary setting akin to world-renowned universities and colleges as WMSU guns for international recognition among academic institutions worldwide.

The LUDIP is the blueprint of the future; it is a project document to ensure the effective, equitable, and engaging use of the available resources that the University has. Albeit its implementation to achieve the intended outcome and impact is a foreseen challenge in terms of economic resources, having a plan is already an accomplishment in itself.

Thank you and God Bless.


MA. CARLA A. OCHOTORENA, RN, Ph.D.
President

FOREWORD

From its humble beginnings as a secondary school with only 26 students in 1904 to its eventual transformation into a State University on June 10, 1978, through Presidential Decree 1427, the Western Mindanao State University (WMSU) has naturally undergone extreme changes and improvements in its 119 years of existence. For over a century, WMSU has remained committed to its mandate of serving as a flagship educational institution and increasing access to quality education for a wider number of people. This is why the University has always served as an instrument for the promotion of socio-economic advancement of the various cultural communities in the Zamboanga Peninsula.

In the past few years, a common realization has become prominent to all, that has demanded our time and attention; and that is that land resources, regardless of their use and purpose, are finite and very limited. The same is true for the land resources being utilized by State Universities and Colleges (SUCs) in the Philippines, which greatly impacts its ability to fulfill its main mission of providing for the needs and ensuring the safety and wellbeing of its stakeholders; the students. This, along with the significant changes in climate and the ongoing presence of old and new threats to both people and resources, presents a dire need for SUCs to revisit and improve their approach to ensure proper and more sustainable use of their available land resources.

Herein lies the importance of having and/or developing a highly detailed and customized land use plan, to better match available land types and land uses in the most rational way possible, whilst also ensuring the strict conservation of the natural environment and other fragile ecosystems. WMSU, as it always has, remains steadfast in its commitment to continually engage in and contribute to consistent growth and development, and is therefore ready to face this new challenge. Thus, the creation of this document; a comprehensive Land Use Development and Infrastructure Plan (LUDIP) for the Western Mindanao State University.

Land Use Planning means the systematic assessment of physical, social, and economic factors in such a way as to assist and encourage land users to select land-use options that increase their productivity, are sustainable, and meet the needs of their stakeholders. This is why the principles and methods outlined in WMSU's LUDIP provide a framework for the development of detailed procedures that deal directly with the specific problems and opportunities of land use within the university's purview. This document discusses an extremely complex subject, combining the physical, social, and economic aspects of land use, with an assessment of potential future needs.

WMSU's Land Use Development and Infrastructure Plan was developed with careful attention to detail and through the establishment of strong partnerships with key agencies, offices, and individuals, to acquire valuable information and data, such as maps, weather patterns, topography, area vulnerabilities, and demographic profiles, among many others. Knowing these details allowed for a better understanding of the condition and characteristics of existing land resources, particularly the best uses for them, as well as their vulnerabilities. The creation of the LUDIP also presented the opportunity to look into WMSU's existing infrastructure and conduct a review as to whether or not they were being utilized properly, or if improvements need to be made to ensure they were.

In its creation, the WMSU LUDIP Technical Working Group focused not only on how to improve and maximize the use of both existing and future land and infrastructure resources but also on how to incorporate two major factors in the process of doing so: Climate Change and Disaster & Risk Reduction Management (DRRM). At present, these two factors are ever present and increasingly becoming highly impactful matters that need to be considered when optimizing the use of resources. For example, weather patterns are becoming more volatile and unpredictable due to climate change. In addition, several major threats are ever present, both man-made and natural disasters, such as floods and terrorism, among many others. Therefore, the existence of an effective plan for disaster and risk reduction management, along with sustainable and resilient infrastructure is imperative, as well as those that could help contribute to addressing these issues directly. This need has been considered and integrated into WMSU's LUDIP.

To ensure the effective implementation of the WMSU LUDIP, this document also includes a plan on how to efficiently monitor, review, and evaluate its outcome. This will allow for the swift identification of prevailing issues, gaps, and concerns on the existing LUDIP, which will consequently lead to revisions and updates of this plan, as WMSU is always committed to continuous learning, growth, and development.

Through teamwork, strong collaboration, and the invaluable help of several experts and consultants, the WMSU Land Use Development and Infrastructure Plan was created. The main goal is to forge a new and resilient infrastructure and land use plan, as well as enhance existing structures, processes, and policies. This helps ensure that WMSU continues to be highly effective and efficient in achieving its vision, mission, goals, and objectives of delivering high-quality education.

ACKNOWLEDGEMENT

The Western Mindanao State University would like to express its sincere thanks and profound gratitude to the following persons, offices, and agencies, whose immeasurable contributions, guidance, and support have made the completion of the WMSU Land Use Development and Infrastructure Plan (LUDIP) possible:

The Commission on Higher Education (CHED), led by Chairman Prospero E. De Vera III, for inspiring all State Universities and Colleges (SUCs) like the Western Mindanao State University (WMSU) to push the boundaries of academic excellence through the development and implementation of sustainable and equitable use of land and infrastructure resources, as is the main goal of the LUDIP;

To the CHED Region IX Office, under the leadership of its highly dedicated Regional Director, Dr. Rody P. Garcia, for his commitment to ensuring a high-quality LUDIP is crafted, through his willingness to extend his assistance and lend his expertise to WMSU;

To the Zamboanga State College of Marine Sciences and Technology (ZSCMST), for sharing their knowledge and contributing significantly to the completion of the WMSU LUDIP;

To the UP Resilience Institute (UPRI) and the UP Nationwide Operational Assessment of Hazards (UP-NOAH) for the map resources and geographical data provided;

To the Regional Geographic Information Network Region IX (RGIN-IX) and its members for the training on Geographical Information Systems (GIS) and map resources that were used in the generation of maps in this document;

To the WMSU Board of Regents, who proactively offered their wisdom and provided invaluable feedback and insights towards ensuring a high-standard LUDIP output is realized;

To the hardworking men and women comprising the WMSU LUDIP Technical Working Group (TWG), Chairman Dr. Joselito D. Madroñal, LUDIP Focal Person Dr. Oscar S. Sicat, UDRRM Director Prof. Al-Rashid T. Jama, and other members of the TWG, namely Dr. Almudi G. Lukman, Dr. Byron B. Go Silk, Mr. John Paul S. Alvarez, Arch. Joseph Andrew L. Sahial, Engr. Edgar E. Demayo, Arch. Manolo L. Tatel, and Engr. Marlon C. Grande, and the Planning Staff, Ms. Iris Faye V. Lopez and Ms. Bernadette Maceda;

And lastly, to our very hardworking, dynamic, and supportive University President, Dr. Ma. Carla A. Ochotorena, for her persistent efforts in ensuring that the WMSU LUDIP TWG is given the proper resources and support they need, and for her unfailing faith in WMSU and its people;

Above all, to THE ALMIGHTY FATHER who has always blessed WMSU, and without whom this document would not have been possible.

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DEFINITION OF TERMS

Annual Crop	-	Land cultivated with short-term crops that have to be replanted annually after each harvest
Brush/Shrub	-	An area with a plant community <i>characterized by</i> vegetation and dominated by shrubs, including grasses, herbs, and geophytes
Build-up Area	-	An area Composed of areas of intensive use with much of the land covered by structures
Cadastral	-	extensive areas covering an entire municipality or city consisting of several or many parcels of land undertaken for title clearance and land registration and classification
Closed Forest	-	An area where trees in various storeys and the undergrowth cover a high proportion of the ground and do have a continuous dense grass layer
Core	-	A designated area, zone, or space for specific academic and non-academic functions
Flood	-	an overflowing of a large amount of water beyond its normal confines, especially over what is normally dry land
Geographic Location	-	A location on Earth with reference to a standard positioning system
Geophysical	-	Earth science dealing with the physical processes and phenomena occurring especially in the earth and in its vicinity
Grassland	-	An area in which the vegetation is dominated by a nearly continuous cover of grasses
Green Infrastructure	-	A strategically planned network of natural and semi-natural areas with other environmental features, designed and managed to deliver a wide range of ecosystem services, while enhancing biodiversity

Green University	-	A functional institutional system that incorporates environment, low carbon-climate resilience development strategies, and sustainability aspects in their education, training, campus operations, and student engagement
Green Zones	-	place-based strategies and community-led solutions to transform areas overburdened by pollution into healthy and thriving neighborhoods
Hazard	-	Any source of potential damage, harm, or adverse effects on lives and property
Infrastructure	-	The basic physical and organizational structures and facilities
Inundation	-	An occurrence where an area becomes submerged because of a large amount of water
Land Cover	-	The surface components of land that are physically present and visible
<i>Landslide</i>	-	A geological occurrence characterized by a failure of material at depth and then moved by sliding along a rupture or slip surface
Land Use	-	Areas used for residential, industrial, commercial, agricultural, forestry, recreational, or conservation purposes
Perennial Crop	-	Land cultivated with long-term crops that do not have to be replanted for several years after each harvest
Storm Surge	-	A rising of the sea as a result of atmospheric pressure changes and wind associated with a storm
Topography	-	A description or representation on a map of the natural and artificial features of an area
Tsunami	-	A series of large waves of extremely long wavelength and period usually generated by a violent, impulsive undersea disturbance or activity near the coast or in the ocean, when a sudden displacement of a large volume of water occurs

CAAP	-	Civil Aviation Authority of the Philippines; the government agency responsible for safety regulation of all aspects of civil aviation, including the licensing of personnel and the certification of aircraft, airlines, airports and air traffic control.
CHED	-	Commission on Higher Education; the government agency charged with promoting relevant and quality higher education
CLUP	-	Comprehensive Land Use Plan; The Comprehensive Land Use Plan is a document that encompasses the whole territory of the local government unit with the use of geospatial data display related to land use planning of the LGU
COPC	-	Certificate of Program Compliance; a document that certifies that an academic program meets the requirements of a prescribed standard
DOLE	-	Department of Labor and Employment; the government agency charged to promote gainful employment opportunities, develop human resources, protect workers and promote their welfare, and maintain industrial peace
DPWH	-	Department of Public Works and Highways; the government agency responsible for the planning, design, construction and maintenance of infrastructure, especially the national highways, flood control and water resources development system, and other public works in accordance with national development objectives
DOST	-	Department of Science and Technology; the government agency charged with pursuing the state policy of supporting local efforts in science, technology, and research and development
DTI	-	Department of Trade and Industry; a government entity that oversees the effective implementation and enforcement of trade regulation and fair trade laws
EFA	-	Experimental Forest Area; a forest preservation and protected area intended solely for academic research
ESU	-	External Studies Unit; a higher learning institution that is jointly administered and managed by the Main SUC and the LGU

LGU	-	Local Government Unit; the administrative body of a political jurisdiction defined by spatial boundaries
SUC	-	State College and University; a state-run institution of higher learning providing facilities for teaching and research and authorized to grant academic degrees
TESDA	-	Technical Education and Skills Development Authority; provides direction, policies, programs, and standards towards quality technical education and skills development
WMSU	-	Western Mindanao State University; a public higher learning institution established in 1904 in Zamboanga City
ZAMBOECOZONE	-	A government entity that manages areas designated by the government for development into balanced agricultural, industrial, commercial, and tourist/recreational regions

Part I. HISTORY AND PROFILE ZAMBOANGA CITY

A. Brief History

With the cessation of hostilities between Spain and the United States, On March 07, 1902, the United States Philippine Commission enacted the No. 372 Act entitled "A general Act for the organization of provincial governments in the Philippine Islands," to "prepare plans and specifications for the construction and repair of buildings for secondary schools to be undertaken by the provinces with the provincial supervisor consulting with the Insular Architect and with the superintendent of the school division in which the province is located, and such plans and specifications shall be subject to the approval of the latter, or of the General Superintendent of Public Instruction, following the provisions of Act Numbered Seventy-four, before the work may be undertaken."

The Western Mindanao State University started as a secondary school in 1904, with only 26 students enrolled in its first year. In its infancy, the school followed the old colonial standards of a two-year secondary education format that responded to the need for more teachers in the provinces of Mindanao and Sulu. This paved the way for the adoption of a more liberal education format, as compared to the old Spanish system of purely religious instruction, encompassing a more diverse and liberal education format that included languages, history and civilization, arts, and many others. The goal was to expand the realm of education to the provinces and cities in the entire country, including Zamboanga.

With the establishment of the American public school system, Zamboanga City became a center and by 1905, it became the Provincial Secondary School in Zamboanga. The school became such a crucial center for education that in 1914, the construction of the present-day Baliwasan campus commenced and the school became the Provincial Normal School. However, though the choice of its location was to support its mandate as an academic institution to respond to the needs of a then-growing nation with a diverse and multicultural context, there was a limited vision that the school would grow as a major education center in Mindanao. Therefore, the founders of the school chose a 5-hectare area along San Jose Road. Years later, an additional 2-hectare area was identified for its expansion across Normal Road.

In 1918, the Normal Hall – the area's largest edifice, was finished and the school was renamed the Zamboanga Normal School. On June 17, 1961, the

school was elevated from a Normal School to the Zamboanga Normal College. Eight years later, in 1969, Republic Act No. 5492 was passed, converting the then Normal College to the Zamboanga State College.

Finally, from its very humble beginnings as a secondary school more than seven decades prior, the signing of Presidential Decree 1427 by then President Ferdinand E. Marcos on June 10, 1978, converted Zamboanga State College into the Western Mindanao State University we know today. Forty-four years later, the Western Mindanao State University has become the largest University in the region, with 15 academic colleges, 19 campuses, and over 20,000 students enrolled.

B. Campuses

The Western Mindanao State University also maintains the following CAMPUSES. Of the total number of 19 campuses, 14 belong to the University's External Studies Unit (ESU).

Table 1. List of Campuses

CAMPUS	LOCATION	AREA (Has.)	CLUP CLASSIFICATION	YEAR ESTABLISHED	LEGAL MANDATE
WMSU Main Campus A	Baliwasan, Zamboanga City	5.7	Institutional	1904	PD 1427
WMSU Main Campus B	Baliwasan, Zamboanga City	2.2	Institutional	1969	PD 1427
WMSU San Ramon Campus	San Ramon, Zamboanga City	22	Institutional	1978	PD 1427, Section 3
WMSU La Paz Exp. Forest Area	La Paz, Zamboanga City	1,227	Protected Area	1975	Proc. 407, 1994
WMSU Pasobolong	Pasobolong, Zamboanga City	1	Res./Com.	-	On Process
ESU-Curuan	Zamboanga City	0.1	Res./Com.	2010	Res. No. 20, S. 2010
ESU-Pagadian	Pagadian City	1.6	Res./Com.	2001	Res. No. 45, S. 2001
ESU-Malangas	ZSP	1.1	Res./Com.	1998	Res. No. 07, S. 1998

ESU-Alicia	ZSP	1.9	Res./Com.	2003	Res. No. 43, S. 2003
ESU-Aurora	ZSP	0.50	Res./Com.	2001	Res. No. 127, S. 2000
ESU-Diplahan	ZSP	0.5	Res./Com.	2005	Res. No. 30, S. 2004
ESU-Imelda	ZSP	1.3	Res./Com.	1983	Res. No. 31, S. 1983
ESU-Ipil	ZSP	1	Res./Com.	1983	Res. No. 67, S. 1982
ESU-Mabuhay	ZSP	0.4	Res./Com.	2000	Res. No. 127, S. 2000
ESU-Molave	ZDS	0.25	Res./Com.	1982	Res. No. 67, S. 1982
ESU-Naga	ZSP	0.5	Res./Com.	1983	Res. No. 67, S. 1982
ESU-Olutanga	ZSP	0.4	Res./Com.	2001	Res. No. 16, S. 2001
ESU-Siay	ZSP	1	Res./Com.	1984	Res. No. 88, S. 1983
ESU-Tungawan	ZSP	0.04	Res./Com.	1995	Res. No. 16, S. 2001

C. Program Offerings

WMSU leads the region in teaching and training students to become competent and competitive professionals in their chosen fields, offering a dynamic set of programs that address the needs of students, the community, and the different industries:

Table 2. List of Program Offerings

COLLEGE	PROGRAM	COPC Order No.
AGRICULTURE	BS Agriculture	CHEDRO IX Order No. 31 S. 2015
	BS Food Technology	CHEDRO IX Order No. 14 S. 2014
	BS Agricultural Technology	CHEDRO IX Order No. 32 S. 2015
ASIAN AND ISLAMIC STUDIES	BA Asian Studies	CHEDRO IX Order No. 16 S. 2014
	BA in Islamic Studies	CHEDRO IX Order No. 15 S. 2014

	BS Computer Science	CHEDRO IX Order No. 01 S. 2014
COMPUTING STUDIES	BS Information Technology	CHEDRO IX Order No. 02 S. 2017
	Master in Information Technology	CHEDRO IX Order No. 17, S. 2019
CRIMINAL JUSTICE EDUCATION	BS Criminology	CHEDRO IX Order No. 43, S. 2022
ENGINEERING	BS Civil Engineering	CHEDRO IX Order No. 30 S. 2014
	BS Industrial Engineering	CHEDRO IX Order No. 37 S. 2014
	BS Electronics Engineering	CHEDRO IX Order No. 35 S. 2014
	BS Geodetic Engineering	CHEDRO IX Order No. 32 S. 2014
	BS Mechanical Engineering	CHEDRO IX Order No. 31 S. 2014
	BS Environmental Engineering	CHEDRO IX Order No. 38 S. 2014
	BS Sanitary Engineering	CHEDRO IX Order No. 36 S. 2014
	BS Computer Engineering	CHEDRO IX Order No. 34 S. 2014
	BS Electrical Engineering	CHEDRO IX Order No. 33 S. 2014
FORESTRY AND ENVIRONMENTAL STUDIES	BS Forestry	CHEDRO IX Order No. 33 S. 2015
	BS Environmental Science	CHEDRO IX Order No. 03 S. 2015
	BS Agroforestry	CHEDRO IX Order No. 34 S. 2015
HOME ECONOMICS	BS Nutrition and Dietetics	CHEDRO IX Order No. 24 S. 2014
	BS Hospitality Management	CHEDRO IX Order No. 34 S. 2021
LIBERAL ARTS	BA Psychology	CHEDRO IX Order No. 27 S. 2015
	BA Economics	CHEDRO IX Order No. 26 S. 2015
	BS Accountancy	CHEDRO IX Order No. 41 S. 2015

	BA Political Science	CHEDRO IX Order No. 25 S. 2015
	BA Broadcasting	CHEDRO IX Order No. 22 S. 2015
	BA Journalism	CHEDRO IX Order No. 23 S. 2015
	BA History	CHEDRO IX Order No. 24 S. 2015
	BA English Language Studies	CHEDRO IX Order No. 48 S. 2021
	Batsilyer ng Sining sa Filipino	CHEDRO IX Order No. 47 S. 2021
NURSING	BS Nursing	COPC No. 18 S. 2018
SCIENCE AND MATHEMATICS	BS Biology	Certificate of Compliance 2014
	BS Chemistry	CHEDRO IX Order No. 34 S. 2022
	BS Physics	Certificate of Compliance 2014
	BS Mathematics	CHEDRO IX Order No. 32 S. 2022
	BS Statistics	CHEDRO IX Order No. 33 S. 2022
SOCIAL WORK AND COMMUNITY DEVELOPMENT	BS Social Work	CHEDRO IX Order No. 51 S. 2015
	BS Community Development	CHEDRO IX Order No. 52 S. 2015
SPORTS SCIENCE AND PHYSICAL EDUCATION	Bachelor Physical Education	CHEDRO IX Order No. 01 S. 2015
	BS in Exercise and Sports Science	CHEDRO IX Order No. 06, S. 2019
TEACHER EDUCATION	Bachelor of Elementary Education	CHEDRO IX Order No. 25 S. 2014
	Bachelor of Secondary Education	CHEDRO IX Order No. 26 S. 2014
	Bachelor of Culture and Arts Education	CHEDRO IX Order No. 24 S. 2021
	Bachelor of Early Childhood Education	CHEDRO IX Order No. 25 S. 2021
	Bachelor of Special Needs Education	CHEDRO IX Order No. 23 S. 2021
EXTERNAL STUDIES UNITS		

ALICIA	Bachelor of Elementary Education	CHEDRO IX Order No. 11 S. 2022
AURORA	Bachelor of Elementary Education	CHEDRO IX Order No. 12 S. 2022
CURUAN	Bachelor of Elementary Education	CHEDRO IX Order No. 13 S. 2022
DIPLAHAN	Bachelor of Elementary Education	CHEDRO IX Order No. 14 S. 2022
IMELDA	Bachelor of Elementary Education	CHEDRO IX Order No. 29 S. 2022
IPIL	Bachelor of Elementary Education	CHEDRO IX Order No. 15 S. 2022
	Bachelor of Elementary Education	CHEDRO IX Order No. 16 S. 2022
MABUHAY	Bachelor of Elementary Education	CHEDRO IX Order No. 17 S. 2022
	Bachelor of Elementary Education	CHEDRO IX Order No. 18 S. 2022
MALANGAS	Bachelor of Elementary Education	CHEDRO IX Order No. 19 S. 2022
MOLAVE	Bachelor of Elementary Education	CHEDRO IX Order No. 20 S. 2022
	Bachelor of Elementary Education	CHEDRO IX Order No. 21 S. 2022
NAGA	Bachelor of Elementary Education	CHEDRO IX Order No. 22 S. 2022
	Bachelor of Elementary Education	CHEDRO IX Order No. 23 S. 2022
OLUTANGA	Bachelor of Elementary Education	CHEDRO IX Order No. 24 S. 2022
PAGADIAN	Bachelor of Elementary Education	CHEDRO IX Order No. 25 S. 2022
	Bachelor of Elementary Education	CHEDRO IX Order No. 26 S. 2022
SIAY	Bachelor of Elementary Education	CHEDRO IX Order No. 27 S. 2022
TUNGAWAN	Bachelor of Elementary Education	CHEDRO IX Order No. 28 S. 2022

a. Recognition and Awards

Education is a commodity that essentially seeks a market. Both private HEIs and SUCs compete for market shares and niches in

terms of the quality deliverables that they have to offer. The setting of standards is akin to the “branding” of a product to indicate superiority and quality to attract patrons and clients. Institutional recognition in terms of certifications and accreditations is the kind that SUCs and PHEIs are most sought after.

Table 3. Recognition and Awards

Awards And Recognition	Date/Year	Award-giving body
Outstanding support in the implementation of the project, Smarter Philippines through Data Analytics, Research and Development, and Training and Adoption (SPARTA)	November 12, 2021	Development Academy of the Philippines
ISO 9001:2015 For the scope of activities: Provision and Development of Tertiary and Advance Higher Education Services, Research and Extension Services, and Support Services of 16 Colleges.	November, 2021	Certification International Philippines, Inc.
Institutional Member of Association of Filipino Teachers in Eastern America Incorporated (AFTEA, Inc.)	April 23, 2019	Association of Filipino Teachers in Eastern America Incorporated (AFTEA, Inc.)
QMS Certified ISO 9001-2015	October 25, 2018	Government Quality Management Committee
SUC Level III	June 22, 2018	CHED
USAID Water Security for Resilient Economic Growth and Stability (Be Secure) Project	March 6, 2017	USAID
Quality Service Award Top Ranking SUCs (Rank 4)	February 2017	AACCUP

College of Agriculture selected as one of the National Universities and Colleges of Agriculture and Fisheries (NUCAF)	2016	CHED and NAFEs
Center of Development for College of Teacher Education	2016	CHED, CMO. 17 S. 2016
Center of Development for College of Forestry	2015	CHED, CMO. 38 S. 2015
Implementing Partner for iSchools Project in public high schools	December 10, 2015	DOST-ICT OFFICE
Rank 1 on the Top 11 Ranking SUCs With the Most Number of Programs Awarded Candidate Status	February 18, 2015	AACCUP
Outstanding Contributions to the Promotion of Rainfed Agriculture in the Philippines	Dec 15, 2014	ICRISAT, India
Royal University	July 20, 2005	Sultan Muazzam of the Sultanate of Sulu and North Borneo

D. WMSU's New Vision & Mission

a. University Vision

In a tactical move by the University, WMSU started the year 2022 with the Planning and Execution Continuum of the WMSU Strategic Plan. The goal was to revisit, evaluate and recalibrate the existing WMSU Strategic Plan (2016-2025) vis-à-vis its institutional performance and priorities, to determine the changes and/or improvements that needed to be done going forward. After a year of planning and strategizing, new goals and strategies that are responsive to the university leadership agenda and development were infused; this included the creation of the University's new Vision and Mission.

“By 2040, WMSU is a SMART Research University generating competent professionals and global citizens engendered by knowledge from the sciences and liberal education, empowering communities, promoting peace, harmony, and cultural diversity.”

b. University Mission

WMSU commits to create a vibrant atmosphere of learning where science, technology, innovation, research, the arts and humanities, and community engagement flourish, and produce world-class professionals committed to sustainable development and peace.

E. Role of WMSU In Local & Regional Development

WMSU has become the major provider of human capital for the various industries in and out of Zamboanga City, particularly in the areas of Education and Engineering. Through WMSU's commitment to quality education, the university has been extensively contributing to the Social Development Growth (SDG) of the region.

Moreover, the university's social and educational roles are both timeless and enduring: to maintain its position as a change leader, to evolve that change with the transitions that society undergoes, and to mold individuals for future societal leadership. The reality of social diversity that the university itself must reflect on and respond to is continuously translated into the quality of its graduates. The brand of the university includes the delivery of a distinctive education; sustained teacher and student scholarship; and, community engagement and commitment – characteristics of an academic center that responds to the needs of the times.

Embracing social reality in the character of the university fortifies education and instruction at WMSU. Excellence is translated from the practical perspective of instruction as a change agent as explicitly stated in the university's mission. The strategic planning process seeks the connectivity among the students' choice of the university; their eventual societal participation; and, the ultimate change they would make in society.

F. The Board Of Regents

The governing board is the highest policy and decision-making body of the University. Thru RA 8292 or the Higher Education Modernization Act, the Board of Regents has the specific powers and duties in addition to its general powers of administration and the exercise of all the powers granted to the

board of directors of a corporation under Section 36 of Batas Pambansa Blg. 68 otherwise known as the Corporation Code of the Philippines. In brief, the BOR is the corporate management of an educational enterprise.

Table 4. The Board of Regents

Hon. Aldrin A. Darilag	Chair Designate
Hon. Ma. Carla A. Ochotorena	Vice Chairperson
Hon. Francis Joseph G. Escudero Represented by: Hon. Celso L. Lobregat	Chairman, Committee on Higher, Technical & Vocational Education
Hon. Mark O. Go Represented by: Hon. Emmylou B. Yanga	Chairperson, House Committee on Higher and Technical Education
Hon. Martin A. Wee	Member (Regional Director, DOST IX)
Hon. Phlorita A. Ridao	Member (Regional Director, NEDA IX)
Hon. Jose L. Lobregat	Member (Private Sector Representative)
Hon. Ronald F. Aba-a	Member (President, WMSU United General Alumni Association, Inc.)
Hon. Adrian P. Semorlan	Member (President, Faculty Union Association, Inc.)
Hon. Jerome Dominic G. Rabara	Member (President, University Student Council)

G. List Of Campuses And Corresponding Address And Geographic Locations

Table 5. List of Campuses and Geographical Locations

CAMPUS	LOCATION	AREA (Has.)	CLUP CLASSIFICATION	YEAR EST.	LAT	LON
WMSU Main Campus A	Baliwasan, Zamboanga City	5.7	Institutional	1904	6.91337218	122.06133079
WMSU Main Campus B	Baliwasan, Zamboanga City	2.2	Institutional	1969	6.91305499	122.06305577

WMSU San Ramon Campus	San Ramon, Zamboanga City	22	Institutional	1978	7.00708781	121.92646651
WMSU La Paz Exp. Forest Area	La Paz, Zamboanga City	1,227	Protected Area	1975	7.06134351	122.01794830
WMSU Pasobolong	Pasobolong, Zamboanga City	1.0	Res./Com.	-	6.96587083	122.13032229
ESU-Curuan	Zamboanga City	0.1	Res./Com.	2010	7.20998044	122.23134342
ESU-Pagadian	Pagadian City	1.6	Res./Com.	2001	7.84684836	123.44567566
ESU-Malangas	ZSP	1.1	Res./Com.	1998	7.63120403,	123.03488192
ESU-Alicia	ZSP	1.9	Res./Com.	2003	7.50548676,	122.94706123
ESU-Aurora	ZSP	0.50	Res./Com.	2001	7.50548676,	122.94706123
ESU-Diplahan	ZSP	0.5	Res./Com.	2005	7.68364500,	122.98689463
ESU-Imelda	ZSP	1.3	Res./Com.	1983	7.64999094	122.94658657
ESU-Ipil	ZSP	1	Res./Com.	1983	7.78755418	122.57854385
ESU-Mabuhay	ZSP	0.4	Res./Com.	2000	7.41133549	122.83791172
ESU-Molave	ZDS	0.25	Res./Com.	1982	8.09642841	123.49099715
ESU-Naga	ZSP	0.5	Res./Com.	1983	7.83882375	122.71876559
ESU-Olutanga	ZSP	0.4	Res./Com.	2001	7.30984226	122.84522913
ESU-Siay	ZSP	1	Res./Com.	1984	7.71162347	122.86575835
ESU-Tungawan	ZSP	0.04	Res./Com.	1995	7.60113687	122.42492745

H. Mandates

The Western Mindanao State University stands with the mandate of serving as a flagship educational institution and increasing access to quality education to a wider number of people in a more pluralistic social, economic, and cultural setting. It further advances the philosophy that education remains to be the most potent tool for change in the process of

socioeconomic development and shall serve as a leading institution in the promotion of the same.

I. Alignment with LGU Vision

The University accedes to the Region's cohesive and encompassing vision of becoming "The Center of Sustainable Agri-Fishery Industries of the Philippines" through its four core areas in academics, research, community engagement, and its operational support, specifically the San Ramon Campus where the College of Agriculture and College of Forestry is established. While focusing on sustainable agriculture, food security, and climate and environment protection, the university, likewise retains its role as a social institution that promotes human development through improved education and lifelong learning by providing quality and free tertiary education as well as generating technologies that improve the standard of life through research and social enterprise. These roles are crucial to the realization of the *Ambisyon Natin 2040* of the National Government.

J. Demographic Profile

The Western Mindanao State University prides itself on the quality of education being provided to its students, which is, in no small part, due to the talents and expertise of its teachers. As of 2022, WMSU employs 605 of these outstanding educators, assigned to the different campuses and external studies units; all of whom are highly committed to the provision of the highest standards of education. Of the 605 teachers, 114 have completed their Doctorate degrees, and 385 have acquired their Master's degrees. The remaining 106 have naturally finished their college education and are mostly in the process of undertaking their post-graduate education.

Table 6.Faculty Profile (As of December 2022)

CAMPUS	TOTAL POPULATION		
	Male	Female	Sub-Total
WMSU Main Campus A & B	234	298	532
WMSU College of Agriculture	7	12	19
WMSU College of Forestry & Env. Studies	6	7	13
Alicia	-	-	-
Aurora	2	0	2
Curuan	2	3	5
Diplahan	2	4	6
Imelda	1	1	2

Ipil	0	3	3
Mabuhay	0	1	1
Malangas	1	5	6
Molave	2	0	2
Naga	1	0	1
Olutanga	1	1	2
Pagadian	1	5	6
Pasobolong	-	-	-
Siay	3	0	3
Tungawan	0	2	2
Grand Total:			605

Equally important to the day-to-day operations of the University are the administrative personnel, who are distributed to the various Campuses, Colleges, Offices, Departments, Divisions, and Units of the University. The administration department is composed of 147 regular staff members, each one with their own specializations, training, and educational background. Out of the 147 administrative staff, 16 are elementary graduates, 22 are high school graduates, 2 completed a vocational course, 8 finished two-year courses, 73 possess Bachelor's degrees, 20 with Master's degrees, and 6 with Doctorate degrees.

Table 7. Administrative Profile (As of December 2022)

CAMPUS	TOTAL POPULATION	
	Male	Female
WMSU Main Campus A & B	68	66
WMSU College of Agriculture	11	1
WMSU College of Forestry & Env. Studies	-	-
Alicia	-	-
Aurora	-	-
Curuan	1	
Diplahan	-	-
Imelda	-	-
Ipil	-	-
Mabuhay	-	-
Malangas	-	-
Molave	-	-
Naga	-	-
Olutanga	-	-
Pagadian	-	-

Pasobolong	-	-
Siay	-	-
Tungawan	-	-
SUB-TOTAL:	80	67
TOTAL:	147	

The 2022 Student Population finds WMSU catering to a total of 18,553 Students enrolled in the different colleges and campuses of the university, with the largest population belonging to the Main Campuses.

Table 8. Student Profile

CAMPUS	TOTAL POPULATION	
	Male	Female
WMSU Main Campus A & B	9,222	5,339
WMSU College of Agriculture	221	101
WMSU College of Forestry & Env. Studies	165	65
Alicia	111	57
Aurora	14	43
Curuan	78	73
Diplahan	147	67
Imelda	101	144
Ipil	532	280
Mabuhay	125	63
Malangas	100	58
Molave	77	60
Naga	34	33
Olutanga	91	78
Pagadian	353	209
Pasobolong	-	-
Siay	161	197
Tungawan	91	63
SUB-TOTAL:	11,623	6,930
TOTAL:	18,553	

As per the data shown above, WMSU's total student population as of 2022 is 18,553. This number has been consistently ranging between the 18,000-21,000 marks since 2013; remaining strong even through the COVID-19 crisis in 2020. At present, the university is bouncing back from the challenges of the pandemic and has only strengthened its commitment to providing high-quality education and finding ways to adapt and grow even through the

challenges it encounters. Because of this, the student population is projected to only increase further in the next ten years.

a. 1st Semester Enrolment for SY2018-2019-SY2020-2021 by Gender & Program

The Western Mindanao State University is composed of 16 Colleges, as of SY 2021. Each college offers several programs, both Undergraduate and Graduate courses, based on their specialties.

The different colleges include the College of Agriculture, College of Architecture, College of Asian and Islamic Studies, College of Criminal Justice Education, College of Engineering, College of Forestry and Environmental Studies, College of Home Economics, College of Law, College of Liberal Arts, College of Nursing, College of Public Administration and Development Studies, College of Science and Mathematics, College of Social Work and Community Development, College of Sports Science and Physical Education, College of Teacher Education, and College of Computing Studies.

The following data shows the total number of enrolments for each program, per college, within three years, with distinctions made as to the gender of the enrolled students.

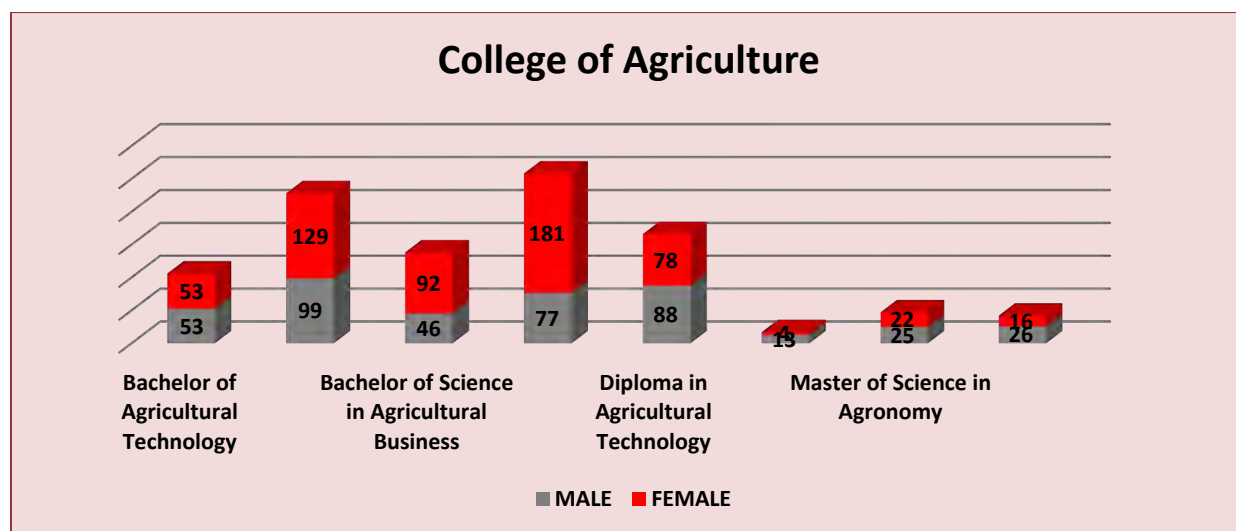
➤ COLLEGE OF AGRICULTURE

The College of Agriculture offers eight programs in total; four of which are undergraduate courses, three graduate courses, and one diploma course. Out of the eight courses, the largest number of enrollees is in the Bachelor of Science in Food Technology program with 258 students. It also has the highest female enrollees among all courses, with 181 students. The Diploma in Agricultural Technology course has the largest male enrollees, however, with 88 students.

Table 9. College of Agriculture 3-Yr Enrolment

College of Agriculture	MALE	FEMALE	TOTAL
Bachelor of Agricultural Technology	53	53	106
Bachelor of Science in Agriculture	99	129	228
Bachelor of Science in Agricultural Business	46	92	138
Bachelor of Science in Food Technology	77	181	258
Diploma in Agricultural Technology	88	78	166
Master in Agriculture	13	4	17
Master of Science in Agronomy	25	22	47
PSM	26	16	42
TOTAL	427	575	1,002

Figure 1. College of Agriculture 3-Yr Enrolment



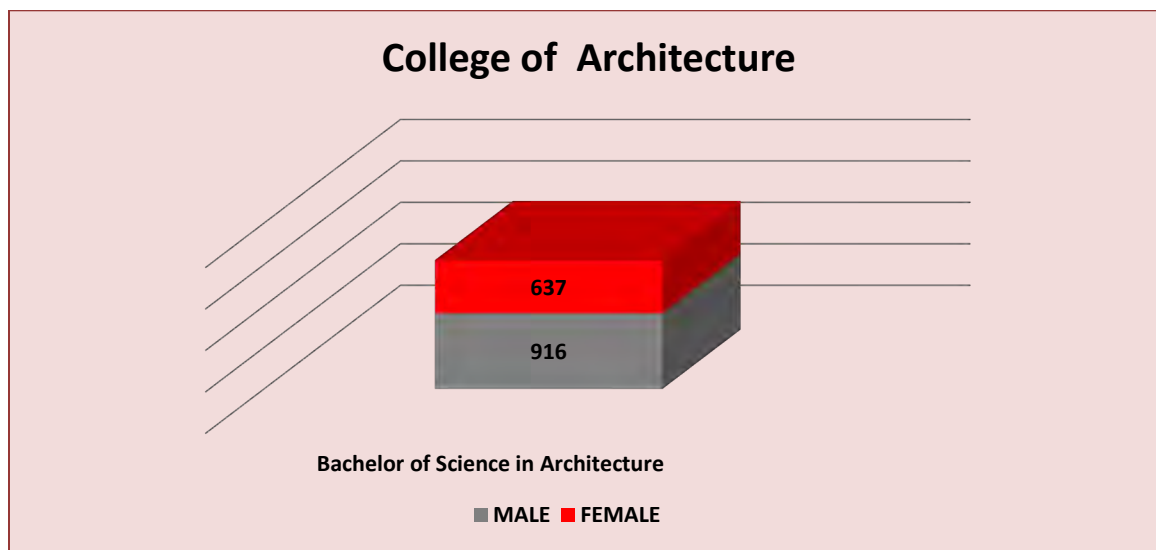
➤ COLLEGE OF ARCHITECTURE

The College of Architecture only offers one program; Bachelor of Science in Architecture. In the 3-Yr enrolment data shown below, it is evident that the college has a larger male student population, with 916 students, as opposed to 637 female students.

Table 10. College of Architecture 3-Yr Enrolment

College of Architecture	MALE	FEMALE	TOTAL
Bachelor of Science in Architecture	916	637	1,553
TOTAL	916	637	1,553

Figure 2. College of Architecture 3-Yr Enrolment



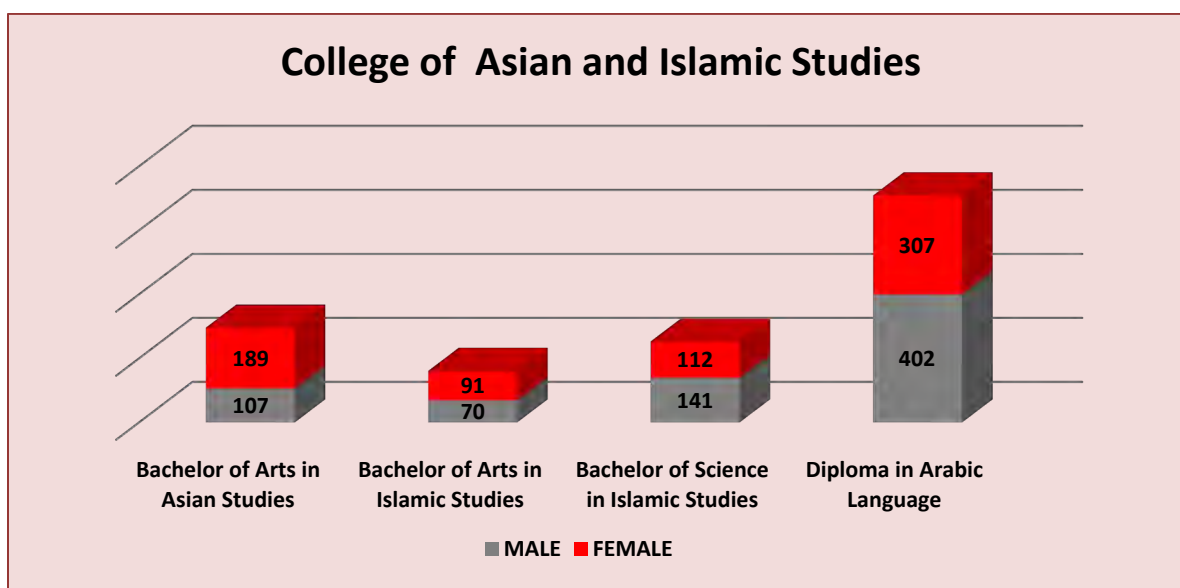
➤ COLLEGE OF ASIAN AND ISLAMIC STUDIES

The College of Asian and Islamic Studies offers four programs: one Diploma course and three undergraduate courses. The program with the highest population is the Diploma in Arabic Language course, which also has the highest male and female population among all programs. In total, there are more male students (720) than female (699) ones.

Table 11. College of Asian and Islamic Studies 3-Yr Enrolment

College of Asian and Islamic Studies	MALE	FEMALE	TOTAL
Bachelor of Arts in Asian Studies	107	189	296
Bachelor of Arts in Islamic Studies	70	91	161
Bachelor of Science in Islamic Studies	141	112	253
Diploma in Arabic Language	402	307	709
TOTAL	720	699	1,419

Figure 3. College of Asian and Islamic Studies 3-Yr Enrolment



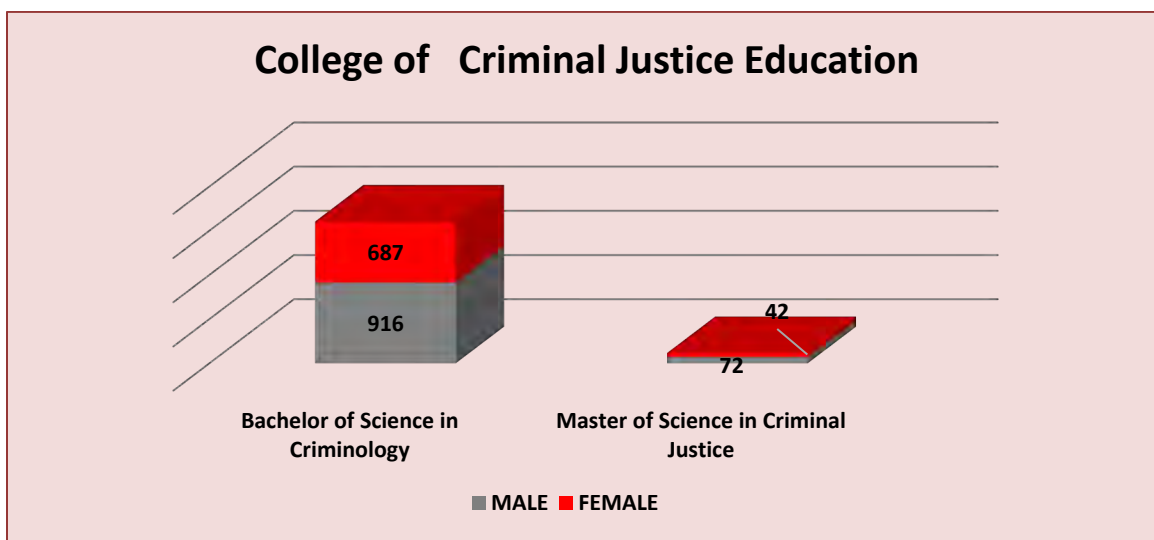
➤ COLLEGE OF CRIMINAL JUSTICE EDUCATION

The College of Criminal Justice Education offers two programs: one graduate and one undergraduate course. The undergraduate program of Bachelor of Science in Criminology has a higher student population than the Master of Science in Criminal Justice course. Overall, there are more male students (988) than female students (729) enrolled in the college.

Table 12. College of Criminal Justice Education 3-Yr Enrolment

College of Criminal Justice Education	MALE	FEMALE	TOTAL
Bachelor of Science in Criminology	916	687	1,603
Master of Science in Criminal Justice	72	42	114
TOTAL	988	729	1,717

Figure 4. College of Criminal Justice Education 3-Yr Enrolment



➤ COLLEGE OF ENGINEERING

The College of Engineering offers ten undergraduate and three graduate programs. The undergraduate program of Bachelor of Science in Civil Engineering has the highest student population in terms of numbers, with 1,383 students. In terms of gender, the Bachelor of Science in Mechanical Engineering has the highest male student population, while the Bachelor of Science in Civil Engineering has the highest female student population. Overall, the male students dominate in numbers with a total of 4,184 students, as compared to the number of female students, which is only 1,856.

Table 13. College of Engineering 3-Yr Enrolment

College of Engineering	MALE	FEMALE	TOTAL
Bachelor of Science in Agricultural & Biosystems Engineering	121	199	320
Bachelor of Science in Civil Engineering	952	431	1,383
Bachelor of Science in Computer Engineering	206	59	265
Bachelor of Science in Electronics Engineering	281	87	368
Bachelor of Science in Electrical Engineering	688	136	824
Bachelor of Science in Environmental Engineering	118	138	256

Bachelor of Science in Geodetic Engineering	259	140	399
Bachelor of Science in Industrial Engineering	197	247	444
Bachelor of Science in Mechanical Engineering	1,051	140	1,191
Bachelor of Science in Sanitary Engineering	183	199	382
Master of Engineering Education	14	7	21
Master of Science in Environmental Engineering	26	39	65
Master of Science in Structural Engineering	88	34	122
TOTAL	4,184	1,856	6,040

Figure 5. College of Engineering 3-Yr Enrolment

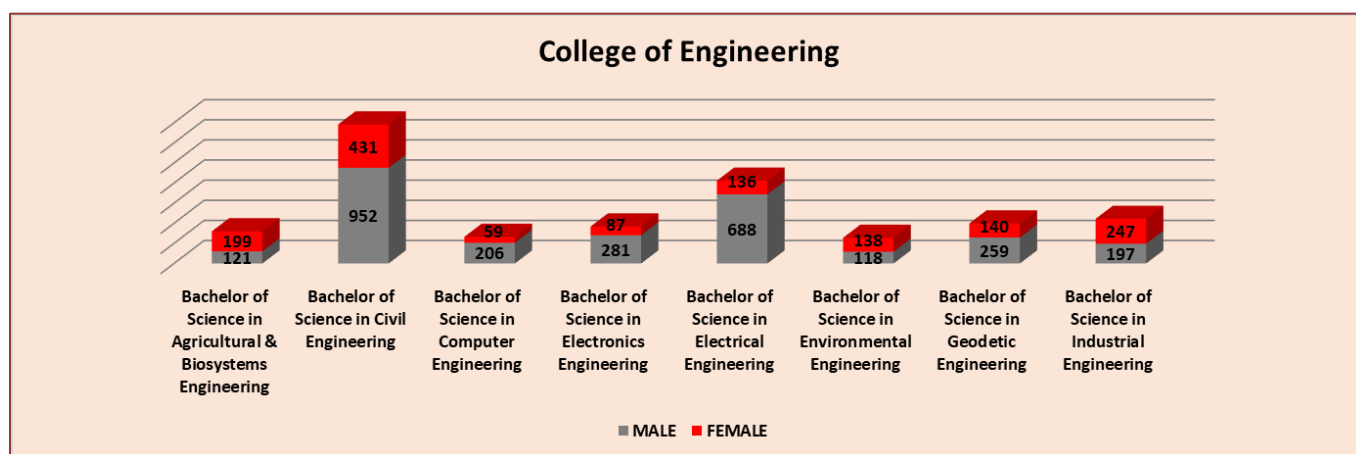
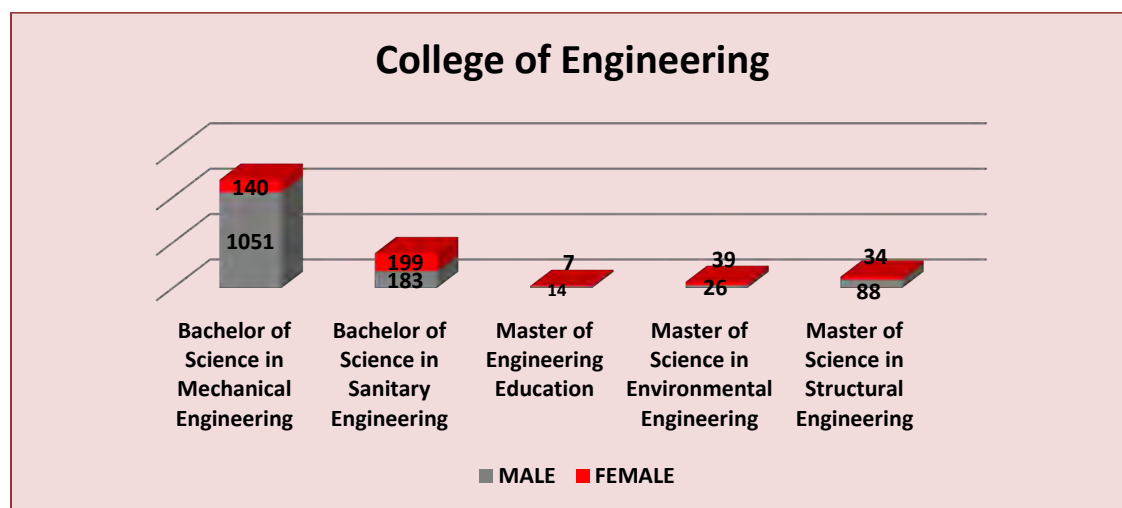


Figure 6. College of Engineering 3-Yr Enrolment



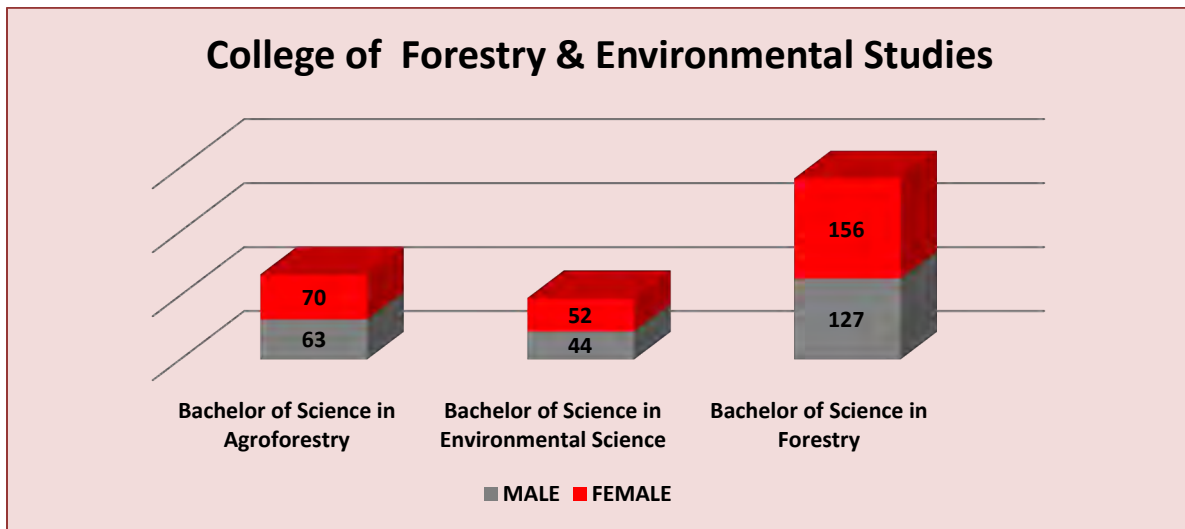
➤ COLLEGE OF FORESTRY & ENVIRONMENTAL STUDIES

The College of Forestry & Environmental Studies has a 3-Yr total student population of 512, with three undergraduate programs being offered. From this, 234 students are male and 278 are female. The Bachelor of Science in Forestry program boasts the highest student population, both gender-wise and overall.

Table 14. College of Forestry & Environmental Studies 3-Yr Enrolment

College of Forestry & Environmental Studies	MALE	FEMALE	TOTAL
Bachelor of Science in Agroforestry	63	70	133
Bachelor of Science in Environmental Science	44	52	96
Bachelor of Science in Forestry	127	156	283
TOTAL	234	278	512

Figure 7. College of Forestry & Environmental Studies 3-Yr Enrolment



➤ COLLEGE OF HOME ECONOMICS

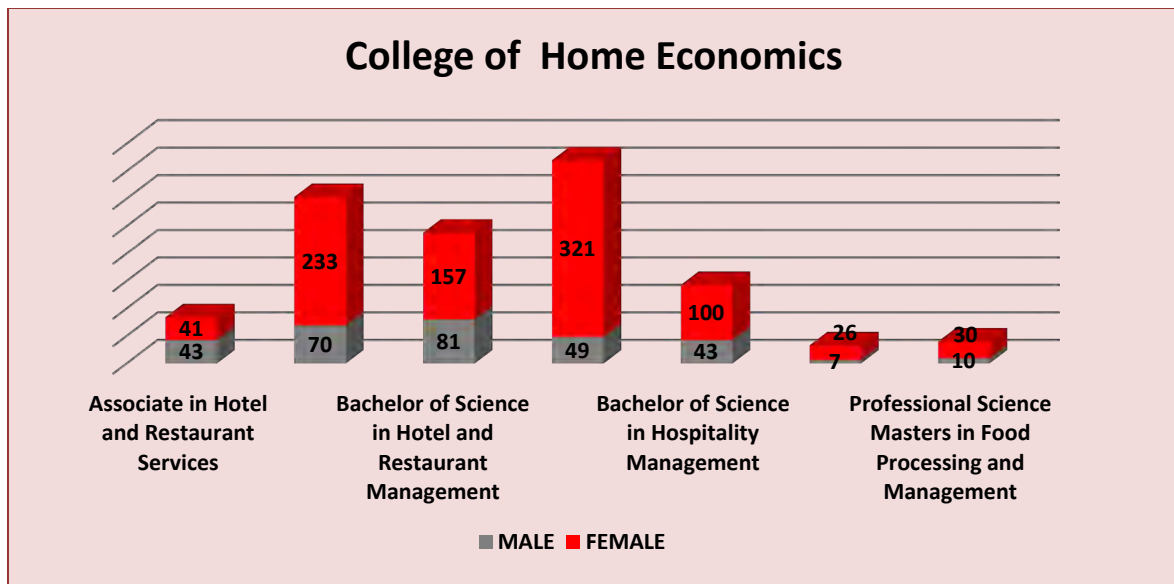
The College of Home Economics offers one associate course, four undergraduate courses, and two graduate programs. Among them, the Bachelor of Science in Nutrition and Dietetics program has the highest student population, along with the highest number of female

enrollees. The Bachelor of Science in Hotel and Restaurant Management, however, has the highest enrollees for male students.

Table 15. College of Home Economics 3-Yr Enrolment

College of Home Economics	MALE	FEMALE	TOTAL
Associate in Hotel and Restaurant Services	43	41	84
Bachelor of Science in Home Economics Education	70	233	303
Bachelor of Science in Hotel and Restaurant Management	81	157	238
Bachelor of Science in Nutrition and Dietetics	49	321	370
Bachelor of Science in Hospitality Management	43	100	143
Master of Arts in Education - HE	7	26	33
Professional Science Masters in Food Processing and Management	10	30	40
TOTAL	303	908	1,211

Figure 8. College of Home Economics 3-Yr Enrolment



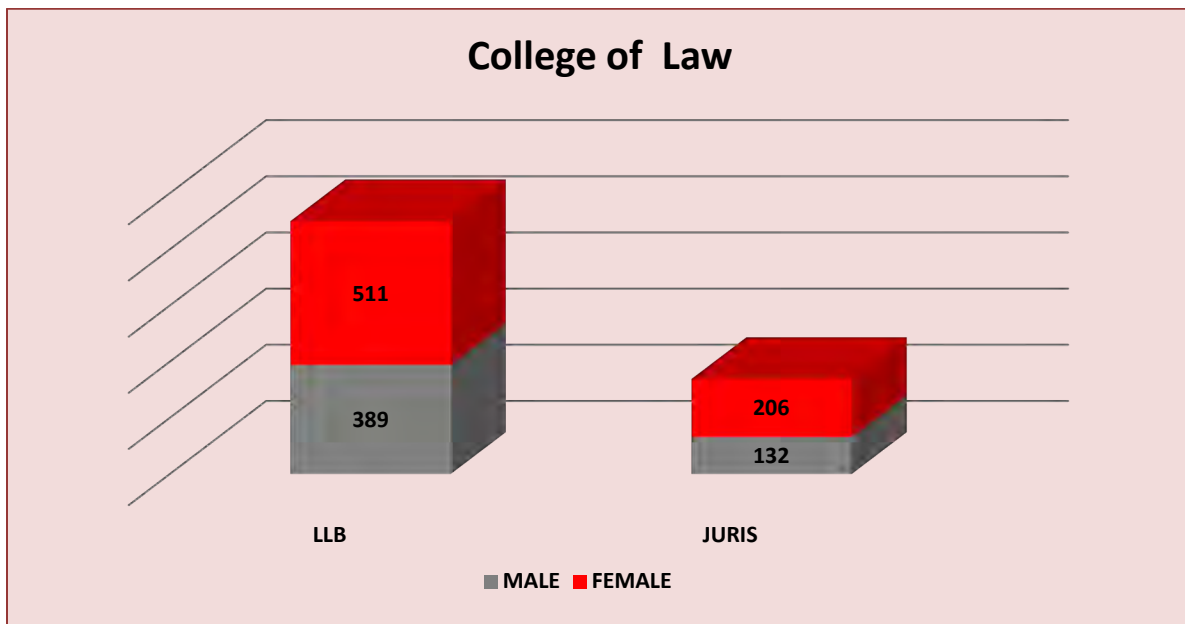
➤ COLLEGE OF LAW

The WMSU College of Law offers LLB and JURIS programs. The LLB program has a higher number of student enrollees, both overall and gender-wise. There are more female (717) Law students than males (521).

Table 16. College of Law 3-Yr Enrolment

College of Law	MALE	FEMALE	TOTAL
LLB	389	511	900
JURIS	132	206	338
TOTAL	521	717	1,238

Figure 9. College of Law 3-Yr Enrolment



➤ COLLEGE OF LIBERAL ARTS

The WMSU College of Liberal Arts offers 15 undergraduate programs and 4 graduate programs, for a total of 19 programs. Among the 19 programs, the Bachelor of Arts in Political Science program has the highest number of student enrollees, with 1,308 students, while also having the largest number of male and female students. Overall, the college is composed of more female (4,800) than male students (2,301).

Table 17. College of Liberal Arts 3-Yr Enrolment

College of Liberal Arts	MALE	FEMALE	TOTAL
Bachelor of Arts - Economics	28	40	68
Bachelor of Arts - English	204	449	653
Batsilyer ng Sining sa Filipino	66	215	281
Bachelor of Arts - Journalism	120	326	446
Bachelor of Arts - MassComm	56	86	142
Bachelor of Arts - Pol Sci	619	689	1,308
Bachelor of Arts - SS	2	2	4
Bachelor of Arts - Broadcasting	142	214	356
Bachelor of Arts - History	181	444	625
Bachelor of Arts in English Language Studies	63	158	221
Bachelor of Science in Accountancy	242	655	897
Bachelor of Science in Economics	148	510	658
Bachelor of Science in Filipino	3	4	7
Bachelor of Science in Psychology	324	704	1,028
Bachelor of Science in Broadcasting	4	13	17
Master of Arts in English Language Studies (MAELS)	43	122	165
Master of Arts in Education	10	72	82
Master of Arts in Educational Guidance	34	83	117
Doctor of Philosophy in Education	12	14	26
TOTAL	2,301	4,800	7,101

Figure 10. College of Liberal Arts 3-Yr Enrolment

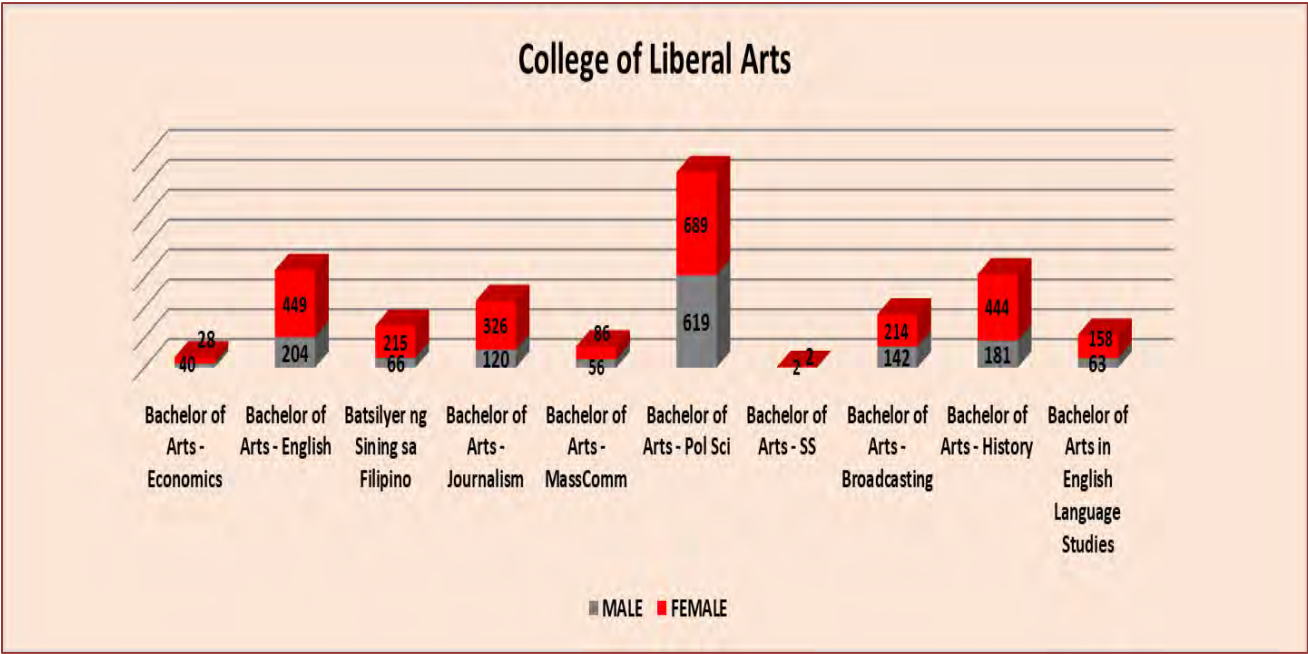
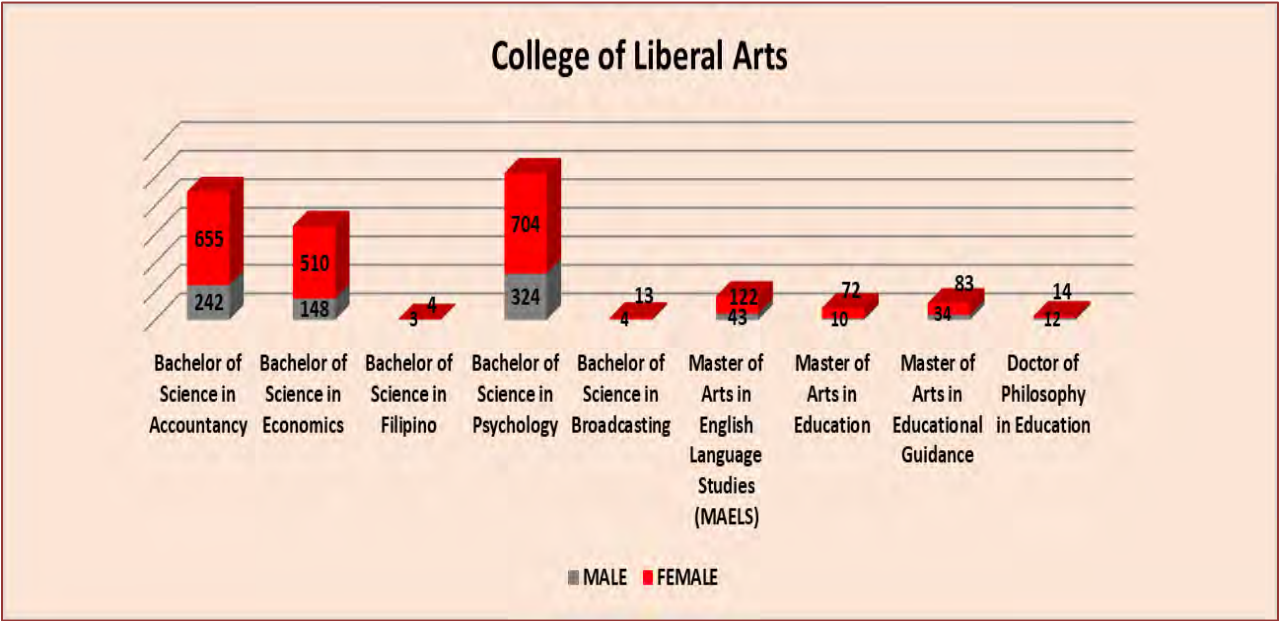


Figure 11. College of Liberal Arts 3-Yr Enrolment



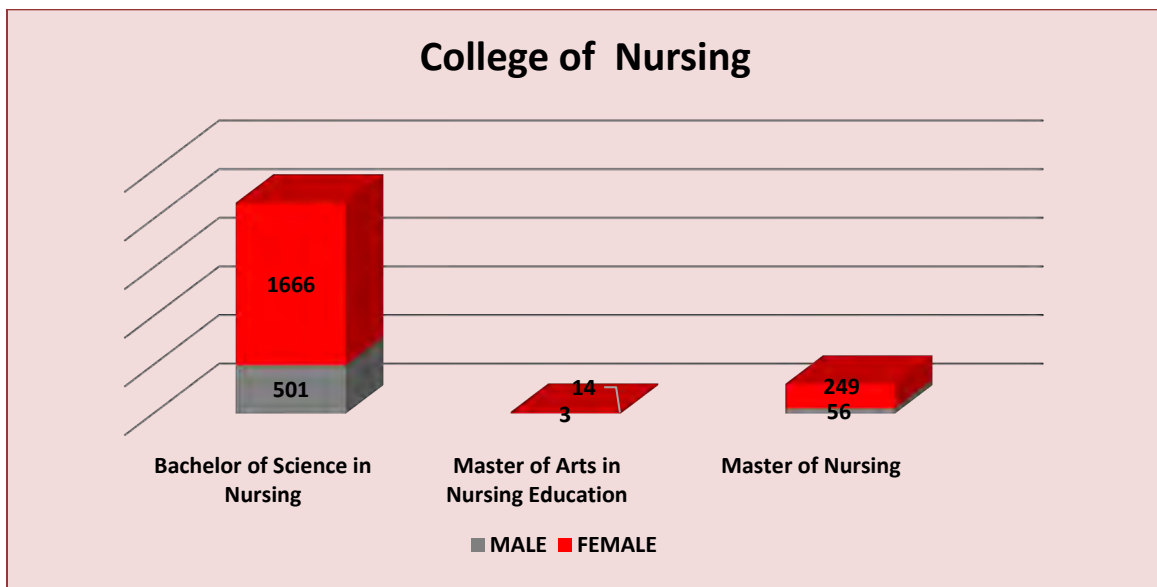
➤ COLLEGE OF NURSING

The WMSU College of Nursing offers 1 undergraduate program and 2 graduate programs. Among them, the Bachelor of Science in Nursing program has the highest number of student enrollees, with 2,167 students, while also having the largest number of male and female students. Overall, the College of Nursing is composed of more female (1,929) than male students (560).

Table 18. College of Nursing 3-Yr Enrolment

College of Nursing	MALE	FEMALE	TOTAL
Bachelor of Science in Nursing	501	1,666	2,167
Master of Arts in Nursing Education	3	14	17
Master of Nursing	56	249	305
TOTAL	560	1,929	2,489

Figure 12. College of Nursing 3-Yr Enrolment



➤ COLLEGE OF PUBLIC ADMINISTRATION AND DEVELOPMENT STUDIES

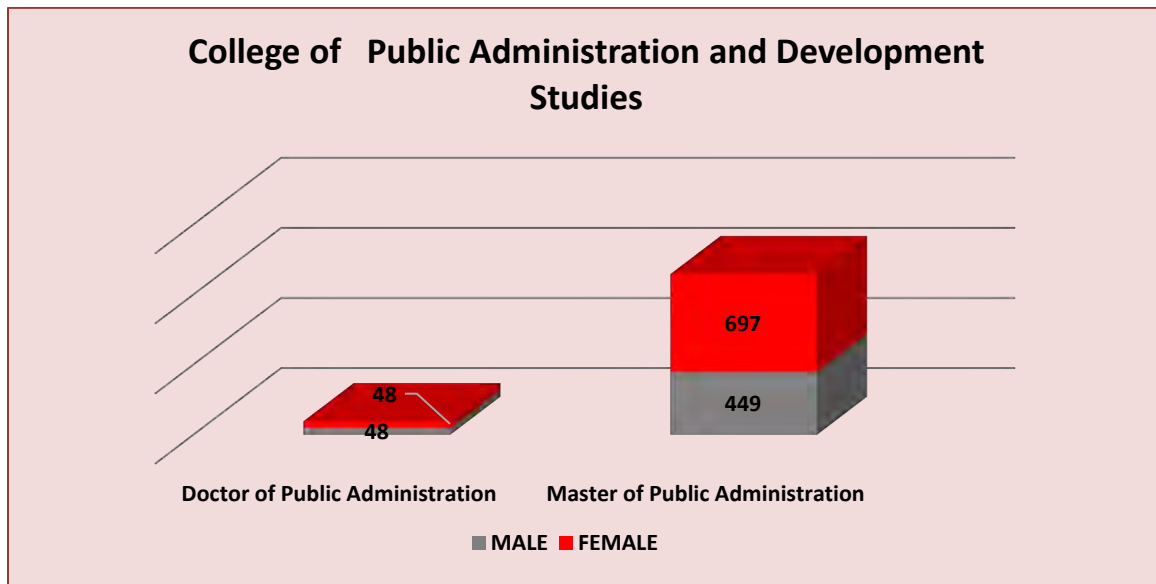
The College of Public Administration and Development Studies offers only 2 graduate programs: Doctor of Public Administration and Master of Public Administration. Among them, the Master's program has more

enrollees, with 1,146 students. The same program also composes the majority of both male and female students. Overall, there are more female (745) than male students (497) in the college.

Table 19. College of Public Administration and Devt Studies 3-Yr Enrolment

College of Public Administration and Development Studies	MALE	FEMALE	TOTAL
Doctor of Public Administration	48	48	96
Master of Public Administration	449	697	1,146
TOTAL	497	745	1,242

Figure 13. College of Public Administration and Development Studies 3-Yr Enrolment



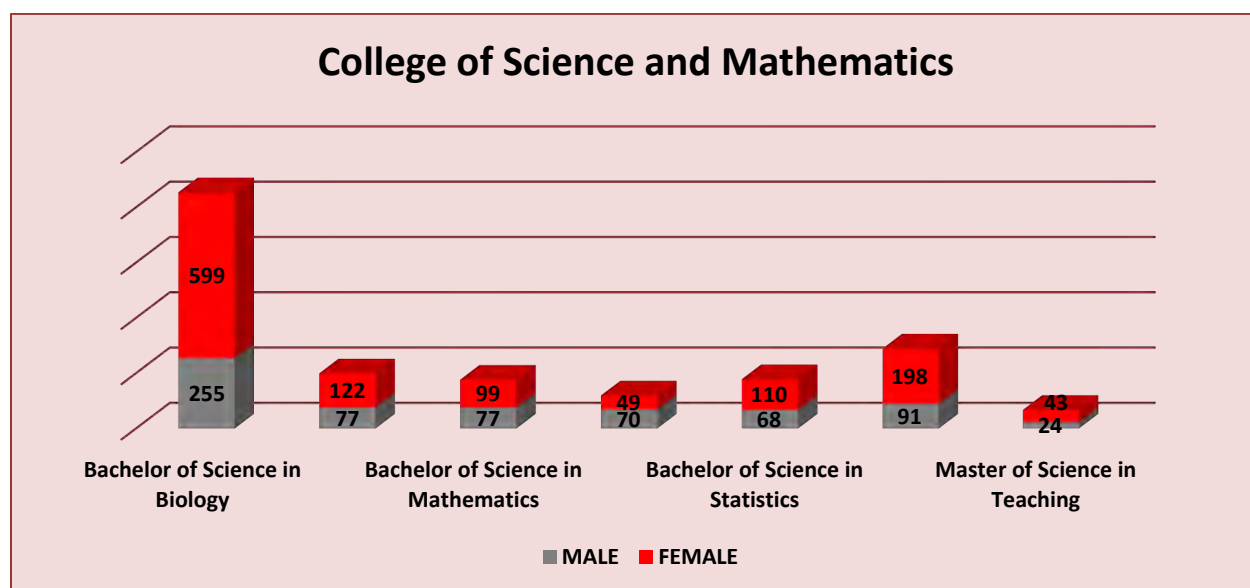
➤ COLLEGE OF SCIENCE AND MATHEMATICS

The College of Science and Mathematics offers 5 undergraduate and 2 graduate programs, with a total of 1,882 students enrolled in three years. Among them, the Bachelor of Science in Biology program has the most enrollees, with 854 students. The same program also composes the majority of both male and female students. Overall, there are more female (1,220) than male students (662) in the college.

Table 20. College of Science and Mathematics 3-Yr Enrolment

College of Science and Mathematics	MALE	FEMALE	TOTAL
Bachelor of Science in Biology	255	599	854
Bachelor of Science in Chemistry	77	122	199
Bachelor of Science in Mathematics	77	99	176
Bachelor of Science in Physics	70	49	119
Bachelor of Science in Statistics	68	110	178
Master of Arts in Science Education	91	198	289
Master of Science in Teaching	24	43	67
TOTAL	662	1,220	1,882

Figure 14.College of Science and Mathematics 3-Yr Enrolment



➤ COLLEGE OF SOCIAL WORK AND COMMUNITY DEVELOPMENT

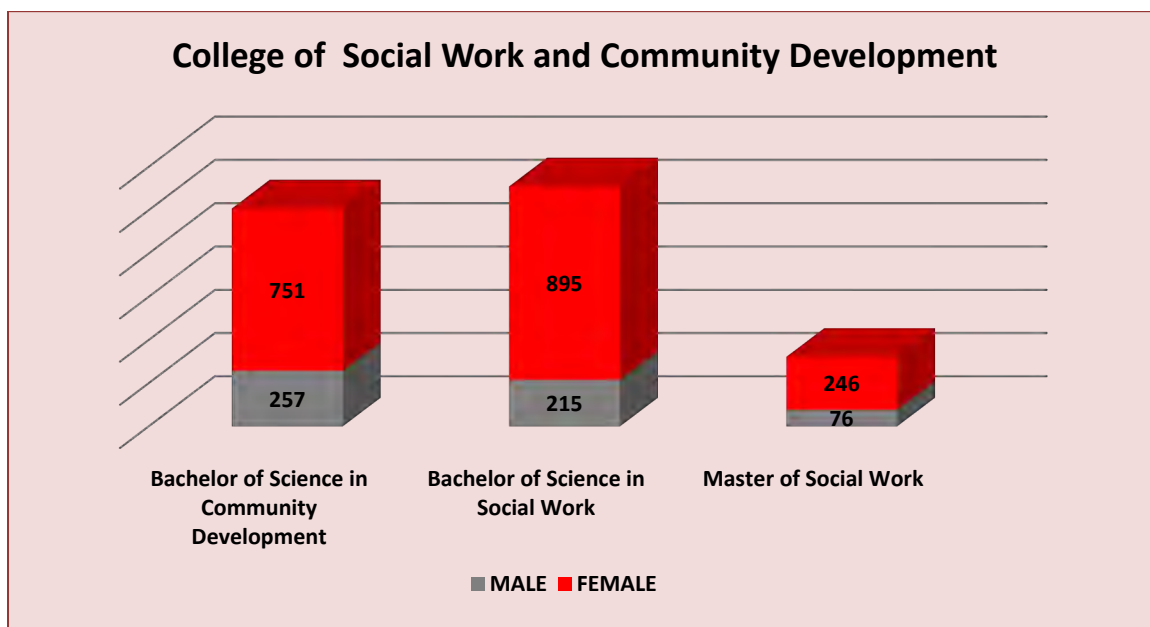
The College of Social Work and Community Development offers 3 programs: 2 undergraduate and 1 graduate program, with a total of 2,440 students enrolled in three years. Among them, the Bachelor of Science in Social Work program has the most enrollees, with 1,110 students. The same program also composes the majority of both male

and female students. Overall, there are more female (1,892) than male students (548) in the college.

Table 21. College of Social Work and Community Development 3-Yr Enrolment

College of Social Work and Community Development	MALE	FEMALE	TOTAL
Bachelor of Science in Community Development	257	751	1,008
Bachelor of Science in Social Work	215	895	1,110
Master of Social Work	76	246	322
TOTAL	548	1,892	2,440

Figure 15. College of Social Work and Community Development 3-Yr Enrolment



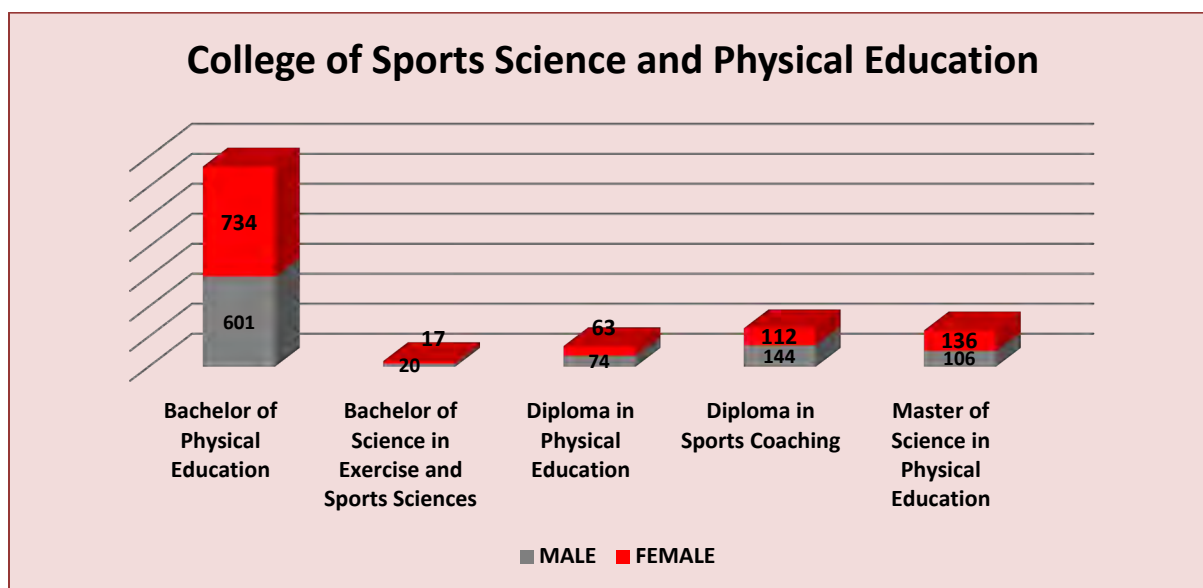
➤ COLLEGE OF SPORTS SCIENCE AND PHYSICAL EDUCATION

The College of Sports Science and Physical Education offers 5 programs in all: 2 undergraduate courses, 2 Diploma courses, and 1 Graduate program, with a total of 2,007 students enrolled in three years. Among them, the Bachelor of Physical Education program has the most enrollees, with 1,335 students. The same program also composes the majority of both male and female students. Overall, there are more female (1,062) than male students (945) in the college.

Table 22. College of Sports Science and Physical Education 3-Yr Enrolment

College of Sports Science and Physical Education	MALE	FEMALE	TOTAL
Bachelor of Physical Education	601	734	1,335
Bachelor of Science in Exercise and Sports Sciences	20	17	37
Diploma in Physical Education	74	63	137
Diploma in Sports Coaching	144	112	256
Master of Science in Physical Education	106	136	242
TOTAL	945	1,062	2,007

Figure 16. College of Sports Science and Physical Education 3-Yr Enrolment



➤ COLLEGE OF TEACHER EDUCATION

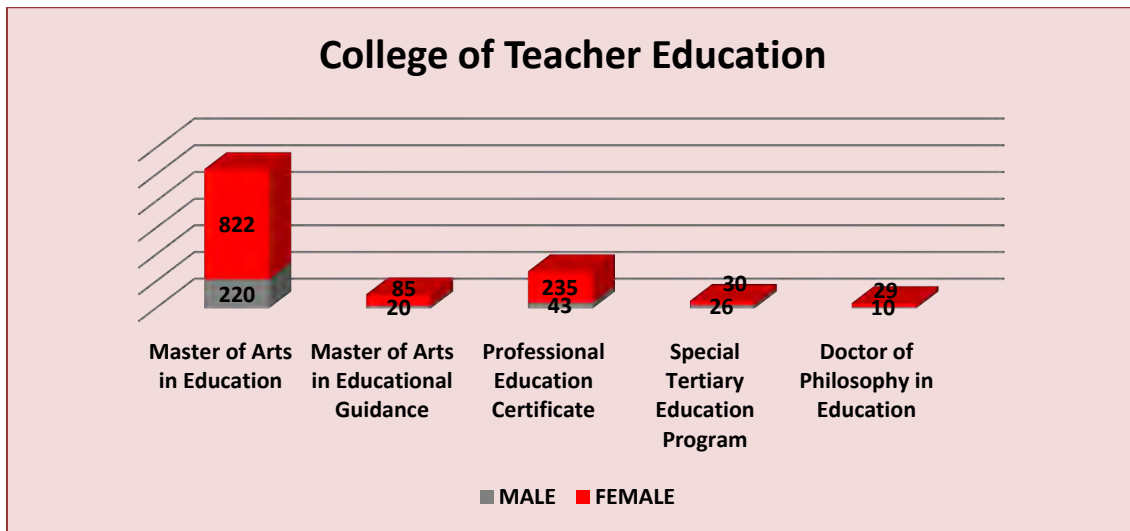
The College of Teacher Education offers 5 undergraduate programs, 4 graduate programs, and 2 special programs, for a total of 11 programs offered. In three years, the total enrolment for the college was 3,882. From these, the majority of the students, specifically 1,042 of them enrolled in the Master of Arts in Education program. The highest number of female enrollees were with the Bachelor of Elementary Education program, and for males, it was with the Bachelor of Secondary Education program. All in all, there are more female

students (2,989) than male (893) students enrolled in the College of Teacher Education.

Table 23. College of Teacher Education 3-Yr Enrolment

College of Teacher Education	MALE	FEMALE	TOTAL
Bachelor of Culture and Arts Education	103	105	208
Bachelor of Early Childhood Education	3	55	58
Bachelor of Elementary Education	164	842	1,006
Bachelor of Secondary Education	240	526	766
Bachelor of Special Needs Education	28	180	208
Master of Arts in Education	220	822	1,042
Master of Arts in Educational Guidance	20	85	105
Professional Education Certificate	43	235	278
Special Tertiary Education Program	26	30	56
Doctor of Education	36	80	116
Doctor of Philosophy in Education	10	29	39
TOTAL	893	2,989	3,882

Figure 17. College of Teacher Education 3-Yr Enrolment



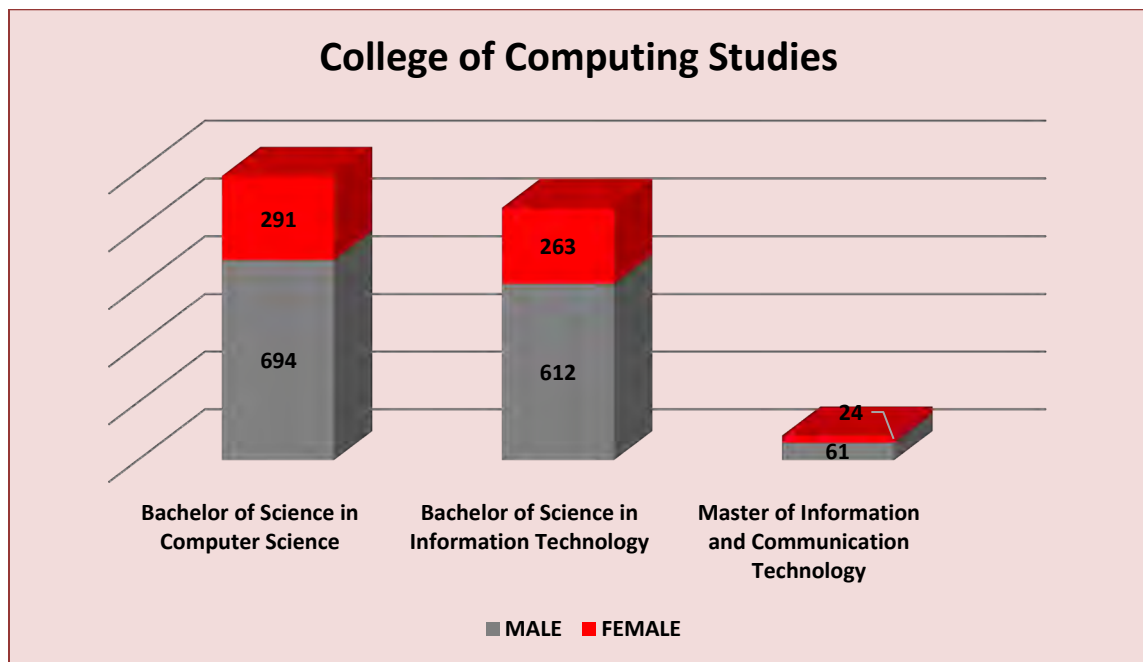
➤ COLLEGE OF COMPUTING STUDIES

The College of Computing Studies offers 2 undergraduate programs, and 1 graduate program. In three years, the total enrolment for the college was 1,945. From these, the majority of the students, specifically 985 of them enrolled in the Bachelor of Science in Computer Science program, which also has the highest number of both male and female enrollees. All in all, there are more male students (1,367) than female (578) students enrolled in the College of Computing Studies.

Table 24. College of Computing Studies 3-Yr Enrolment

College of Computing Studies	MALE	FEMALE	TOTAL
Bachelor of Science in Computer Science	694	291	985
Bachelor of Science in Information Technology	612	263	875
Master of Information and Communication Technology	61	24	85
TOTAL	1,367	578	1,945

Figure 18. College of Computing Studies 3-Yr Enrolment



b. Suc Population Projection (For The Next Ten Years)

Table 25. 10-Year SUC Population Projection

COLLEGE											
Unit	BASELINE	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Cagri	360	393	409	425	441	458	474	490	507	523	539
Carch	541	569	582	596	610	624	638	652	665	679	693
CAIS	641	681	701	721	741	761	781	801	821	842	862
CCJE	814	853	872	891	911	930	949	968	988	1,007	1,026
CoE	2389	2,516	2,579	2,642	2,706	2,769	2,832	2,895	2,959	3,022	3,085
CFES	249	261	267	274	280	286	292	298	304	311	317
CHE	624	701	740	778	817	856	894	933	971	1,010	1,048
CLaw	321	343	354	366	377	388	399	410	421	432	443
CLA	3334	3,518	3,610	3,702	3,795	3,887	3,979	4,071	4,163	4,255	4,347
CoMed	86	120	137	154	171	188	205	222	239	256	273
CN	1125	1,207	1,249	1,290	1,331	1,372	1,413	1,454	1,496	1,537	1,578
CPADS	515	546	562	578	594	609	625	641	656	672	688
CSM	947	1,015	1,048	1,082	1,116	1,150	1,183	1,217	1,251	1,285	1,318
CSWCD	950	1,002	1,028	1,054	1,080	1,106	1,132	1,158	1,184	1,210	1,236
CSSPE	583	606	618	629	641	652	664	675	687	699	710
CTE	1808	1,884	1,922	1,961	1,999	2,037	2,075	2,113	2,151	2,190	2,228
ICS	977	1,145	1,229	1,313	1,398	1,482	1,566	1,650	1,734	1,818	1,902
G 1-6	743	500	500	500	500	500	500	500	500	500	500
G 7-10	800	500	500	500	500	500	500	500	500	500	500
G 11-12	364	500	500	500	500	500	500	500	500	500	500
TOTAL	18,171	18,861	19,409	19,957	20,506	21,054	21,602	22,150	22,699	23,247	23,795
ESU											
Unit	BASELINE	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ALICIA	181	207	219	232	245	258	271	284	296	309	322
AURORA	67	77	82	87	92	97	102	107	112	117	122
CURUAN	156	169	176	183	190	196	203	210	217	223	230
DIPLAHAN	240	271	286	301	317	332	347	363	378	393	408
IMELDA	249	278	292	307	321	336	350	365	379	393	408
IPIL	883	979	1,027	1,075	1,123	1,170	1,218	1,266	1,314	1,362	1,410
MABUHAY	203	238	256	273	291	309	326	344	361	379	397
MALANGAS	206	229	241	253	264	276	287	299	311	322	334
MOLAVE	142	184	205	226	247	268	289	310	331	352	373
NAGA	70	78	82	86	90	94	98	102	106	110	114
OLUTANGA	167	184	193	202	210	219	228	236	245	254	262
PAGADIAN	628	754	816	879	942	1,005	1,068	1,130	1,193	1,256	1,319
SIAY	373	421	445	469	493	517	541	565	589	613	637
TUNGAWAN	168	202	220	237	254	271	288	305	323	340	357
TOTAL	3,733	4,271	4,540	4,809	5,078	5,347	5,616	5,885	6,154	6,423	6,692

Using a linear progression, the University will have a total population of 21,054 for the Main Campus and 5,347 for the External Studies Units by 2028. By 2033, the total population is estimated to be 23,795 and 6,691 for the Main Campus and External Studies Units, respectively.

Table 26. Proposed Academic Programs

College	Curricular Programs
College of Agriculture	Bachelor of Arts/Science major in Horticulture
	MS Food Processing and Management
	Master of Science in Animal Science
	Doctor in Veterinary Medicine - Target 2028-2029
College of Architecture	Bachelor of Science in Environmental Planning and Management
College of Computing Studies	ACT (Associate in Computer Technology) - ladderized program leading to BS Computer Science and BS Information Technology - Target: 2023-2024
	Bachelor of Science in Information Systems - Target: 2026-2027
College of Criminal Justice Education	Bachelor of Science in Security Management/ Administration
College of Education	Bachelor in Library and Information Science
College of Liberal Arts	Bachelor of Science in Human Services
College of Public Administration and Development Studies	Bachelor of Arts/Science in Custom Administration
	Bachelor of Science in Public Administration
	Master of Local Government Administration
	Doctor in Philosophy in Public Administration and Governance
College of Science and Mathematics	Master of Science in Biology
	Master of Science in Mathematics
College of Social Work and Community Development	Diploma in Community Development
	Diploma in Social Work
	Master of Science in Community Development
College of Sports Science and Physical Education	Master of Science in Exercise and Sports Science
	Doctor in Physical Education

The University proposes 21 new programs to address the human capital deficiencies in the locale and in the Region while attuning its academic and

research endeavors with Regional and National human resource development frameworks.

J. Geographic Location and Profile of Zamboanga City*

a. Physical Profile

The Zamboanga Peninsula Region lies at the Southernmost portion of the Philippine archipelago. Located at the western tip of the island of Mindanao, the Zamboanga Peninsula is strategically situated close to Sabah, Malaysia, Brunei Darussalam, and Indonesia. Thus, its appellation is the Philippines' gateway to the Brunei-Indonesia-Malaysia-Philippines East ASEAN Growth Area or BIMP-EAGA.

The region occupies a land area of 17,046.64 sq. km and is composed of three provinces - Zamboanga del Norte, Zamboanga Sibugay, and Zamboanga del Sur; and five cities - Dapitan, Dipolog, Pagadian, Zamboanga, and Isabela. It also has 8 congressional districts and 67 municipalities.

Zamboanga City is located at the southernmost tip of the Zamboanga Peninsula at approximately 505 nautical miles south of the capital Metro Manila, 270 nautical miles from Metro Cebu City, and 320 nautical miles from Metro Davao City. Bounded on the north is Zamboanga del Norte and Zamboanga del Sur; the Sulu Sea by the west; the Moro Gulf by the east; and the Basilan Strait and the Celebes Sea by the south. Territorial islands include the Great and Little Sta. Cruz Islands, Tictabon, Sacol, Manalipa, and the Seven and the Eleven Islands. It is the third largest city in the country with a total land area of 1,483.3849 square kilometers.

b. Background

During the era before the Spaniards found their way into the Philippines, Zamboanga City was a nameless vast track of land full of vegetation. The evolution of its name, 'Zamboanga' provides interesting insight into its rich and colorful historical background, which dates back to as early as the 12th and 13th centuries. During those times, the city was the trading post among the Chinese-Malays and local natives Tausugs, Subanons, Samals, and Badjaos. There were archeological findings of pottery that proved Chinese presence in the region. The Subanons lived along the river banks in the hinterlands while the Samals and Badjaos thrived in the coastal areas. Sometime in the 15th century, Muslim settlers and missionaries arrived in Zamboanga. The origin of the name 'Zamboanga' came from

the early Malay settlers who called the area “Jambangan”, meaning “land or pot of flowers” after discovering the area profusely blooming with flowers such as bougainvillea, orchids, and other tropical plants that lined its curbs. These Malays who built their settlements by the river are the Subanons, or so-called the “people of the river”. It was said that their chief, Sarangan, lived with his family on top of the legendary Mount Pulumbato – a stone monolith located northwest of the city. Another possible source of the name ‘Zamboanga’ emanates from two popular Sama legends where one relates to the bamboo pole and the other to a flower garden. It cannot be distinguished which of the two names appeared first except that the name “Samboangan” was used in the early sketch map of Fr. Murillo Velarde in 1734.

c. Demographic Profile

In the 2015 census of population of the Philippine Statistics Authority (PSA), Zamboanga City had a total population of 861,799 and ranked as the sixth largest city in the Philippines in terms of population. Its population density when forest lands are excluded is 14 persons per hectare. The City’s relatively modest density indicates that there is much space for development and expansion in the city. Per PSA classification, the level of urbanization or the percentage of population residing in urban areas in the city was recorded at 89.8% in 2015, which is slightly higher compared with 87.6% in 2010 and dramatically higher compared with 55.7% in 2000. As with the population distribution, Talon-talon located in an urban area is the most populated barangay with 34,916 residents. Meanwhile, Pangapuyan a small island barangay is the least populated with only 590 residents.

PSA declared that as of 2015, the age groups with the highest population were those under five years old for males and 15 to 19 years old for females with a percentage of the total population of 5.70 and 5.55, respectively. The city's total dependency ratio is quite high at 57.05 percent. This means that for every 100 persons in the working age group, they have to support about 57 (51 young and 6 old) dependents. There was no significant difference in the percentage distribution between males and females at 50.21 and 49.79, correspondingly. These figures resulted in a sex ratio of 100 males for every 100 females.

d. Geographic Location

The city has one (1) proclaimed watershed and six (6) identified watershed forest reserves and recommended for proclamation per Sangguniang Panlungsod (SP) Resolution No. 566 dated June 5, 2002, of which the two (2) identified watersheds, namely: Ayala and Manicahan

watersheds are under a co-management agreement between the City Government of Zamboanga and Department of Environment and Natural Resources, Region IX (MOA signed dated November 23, 2006). Table I-1.03 shows the areas of the proclaimed watershed (17,414 ha.) and identified watershed forest reserves (38,680 ha.).

Table 27. Protected Areas of Zamboanga City

WATERSHED	AREA (Has.)	%	STATUS
1. Pasonanca Natural Park			
Strict protection zone (watershed)	12,107	22%	NIPAS Proclamation No. 132
Buffer zones (multiple use zone)	5,307	9%	NIPAS Proclamation No. 132
2. Ayala Watershed Forest Reserve	1,469	3%	Identified with Co-Management
3. Culianan Watershed Forest Reserve	3,395	6%	Identified
4. Manicahan Watershed Forest Reserve	4,035	7%	Identified with Co-Management
5. Bolong Watershed Forest Reserve	3,280	6%	Identified
6. Curuan Watershed Forest Reserve	5,499	10%	Identified
7. Vitali Watershed Forest Reserve	21,002	37%	Identified
TOTAL	56,094	100%	

The Western Mindanao State University (WMSU) Experimental Forest Area (WMSU-EFA) and the community within the Buffer Zone parcel 1 and its watershed forest reserve is a component area of the Natural Park, which is the only remaining close canopy forest in the city which is the source of surface water for the local population for domestic use, aquaculture, and irrigation along the stretch of Tumaga River and its tributaries encompassing several barangays.

The present land use status is composed of the watershed area as a strict protection core zone and the multiple-use zones. The watershed area comprises 90% primary and secondary growth dipterocarp forest while the multiple-use zone comprises patches of secondary old-growth dipterocarp forest, open and cultivated lands, man-made plantations,

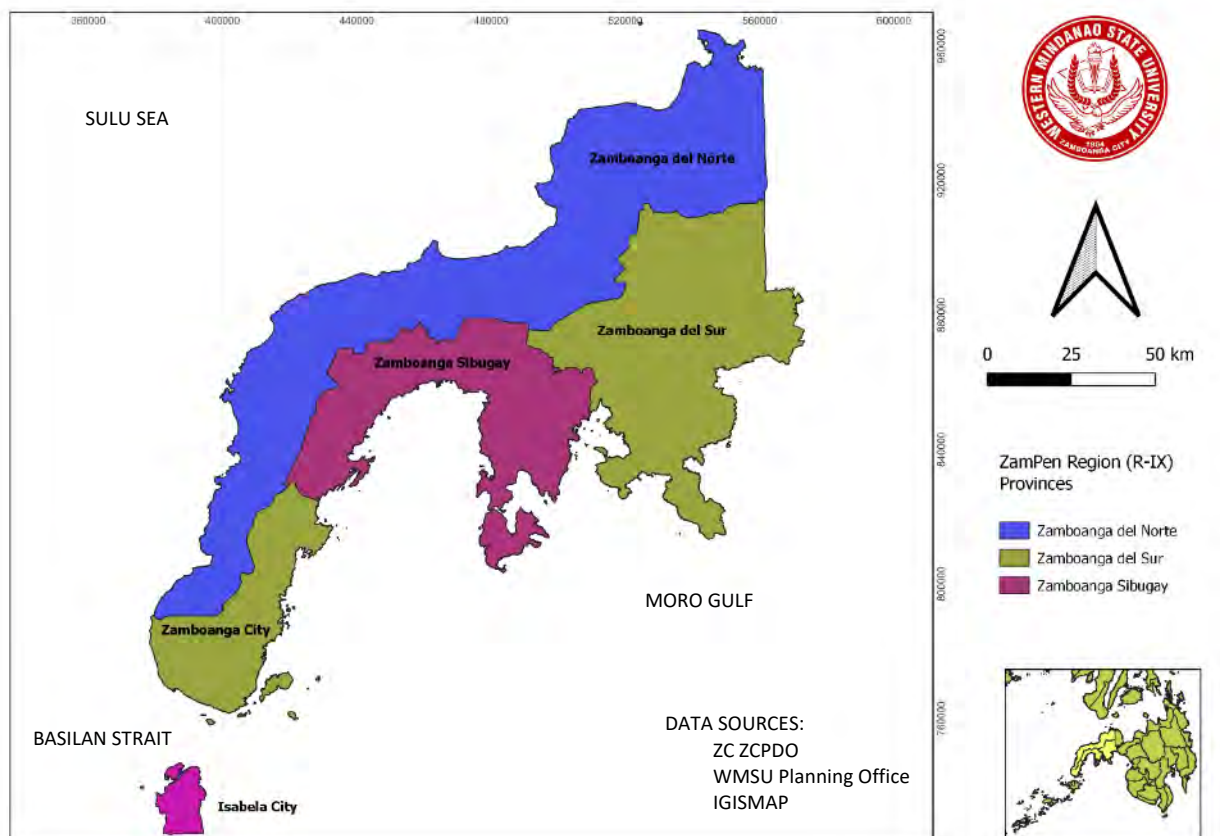
grasslands, and built-up areas. The watershed area has more or less twenty (20) perennial springs and streams/creeks draining toward Tumaga River. Based on previous soil analysis, the soil strata are composed of clay, clay loam, loam, and sand.

Generally, it has a 20 to 90 percent slope category. The land configuration is rough, steep to very steep. The highest elevation is in Sitio Nancy, barangay La Paz, which is 1,364 meters above sea level (masl), while the lowest elevation is in barangay Pasonanca which is around 78 masl. Mount Pulong Bato has an elevation of approximately 346 masl with a general slope ranging from 30 to 40 percent.

e. Territorial Jurisdiction and Barangay Subdivision of Zamboanga City

Zamboanga City, with coordinates of 6°54'16.433"N and 122°4'35.110"E, is located on the southwesternmost section of the Zamboanga Peninsula on the western part of Mindanao Island. The City was the governing Capital of the Moro Province, now Mindanao, under the rule of the United States before it became a chartered city in 1936. Strategically located in the Basilan Strait, Zamboanga serves as a busy international port. Its large seaport can cater to international and local inter-island shipping and ocean-going vessels and ferries. Its export products include rubber, pearls, copra, mahogany, and other fine hardwoods, fish, abaca, and fruit products while rice is still being imported. In addition, the city has an international airport that is serviced by daily flights from two major national airline companies and is strategically located in the Brunei, Indonesia, Malaysia, and Philippines East Asia Growth Area, also known as BIMP-EAGA Region increases the airport's international air traffic from the participating countries in the region.

Figure 19. The ZamPen Region Map



Geographically, the city is bounded by the provinces of Zamboanga del Norte and Zamboanga Sibugay to the north, and by the Basilan Island to the south. In terms of bodies of water, it is bounded on the west by the Sulu Sea, on the east by the Moro Gulf, and on the south by the Basilan Strait and the Celebes Sea. Zamboanga City is sheltered and shielded geographically from typhoons by the mountainous Basilan Island, Sulu Archipelago, Palawan Island, and the main island of Mindanao.

The longest longitudinal distance measured from the ends of the City of Zamboanga is 67,814.85 meters, which is measured in the northeast direction. Meanwhile, the longest lateral distance measured is 39,439.17 meters. In 1983, Zamboanga City has been declared a highly urbanized city located in the western part of Mindanao and independent from the provinces of Zamboanga del Norte, Zamboanga Sibugay, and Zamboanga del Sur. It is approximately ten (10) percent of the total land area of Zamboanga Peninsula or Region IX. It is considered the third largest city in the Philippines in terms of land area with a total of 145,327.02

hectares (Cadastral Survey Project, RLUC-IX), and the sixth largest city in the country in terms of population. The city is composed of 98 barangays divided into two (2) political districts, namely, District 1 and District 2. District 1 or the West Coast section, facing the Sulu Sea is bordered on the north by the Municipality of Sibuco, Zamboanga del Norte, and District 2, or the East Coast section which is facing Moro Gulf is bounded on the north by the Municipality of Tungawan, Zamboanga Sibugay. The two districts are comprised of 37 and 61 barangays, respectively. The city has 54 coastal barangays, including 10 island barangays, and has a total coastline length of 301 kilometers. It has more than 50 rivers and creeks and has a total waterfront length of 1,396.66 kilometers including 33 islands and islets.

Situated outside the typhoon belt and surrounded by five of the Philippines' richest fishing grounds, the region enjoys several distinct advantages:

- It is the no. 1 commercial marine fish-producing region in the country, contributing 16.48% of the national fish production and 37% of Mindanao's total production (BAS 2014 data). The whole industry employs approximately 35,000 workers, not counting those employed in allied industries such as shipping, stevedoring, cold storage, and the like. It also includes extensive areas developed as aqua farms for brackish water and freshwater fishes;
- It supplies roughly 70% of the Philippine domestic requirements for dried fish. There are, to date, a total of 104 big dried fish processors in the region;
- It supplies 85% of the country's total domestic requirements for canned sardines. Hence, its label is the Sardines Capital of the Philippines. To date, there are twelve sardine canning factories based in Zamboanga City;
- Dipolog City in Zamboanga del Norte, meanwhile, is renowned for pioneering the production of in-glass or bottled sardines in the country. With concerted support from DTI, DOST, DOLE, TESDA, and other government agencies, this budding industry has rapidly grown over the years and is now making inroads into the export market. As of the last count, there are now 34 bottled sardines processors based in the region;
- The region ranks third in terms of seaweed production, contributing roughly 12% of the total national output. It produces and exports dried seaweeds, as well as semi-refined and refined carrageenan.

Carrageenan, derived from seaweeds, is a major ingredient in the cosmetics and food processing industries;

- Coconut is one other crop that is extensively grown in the region. Coco-based products such as coco-oil, pellets, and others remain the region's biggest traditional export. It is also a major producer of VCO and edible oil for the domestic market. In 2006, 363,530 hectares of coconut farms produced 1,723,659 metric tons of harvest;
- The Peninsula is Mindanao's second-biggest producer of mango, next to Southern Mindanao. In 2006, 16,091 hectares in the region were used to plant mangoes, producing 53,932 metric tons of harvest; and,
- Its huge deposits of precious minerals include gold, silver, copper, chromite, iron, lead, manganese, coal, clay, asbestos, limestone, quartz, silica, phosphate rock, and marble.

Zamboanga City is also home to the ZAMBOECOZONE, the only economic zone and freeport in all of Visayas and Mindanao. On top of generous incentives granted to investors and locators, the ZAMBOECOZONE also guarantees free flow, entry, and movement of tax-free machinery and other goods within its jurisdiction.

The city and the urban centers of the region have state-of-the-art banking and communications facilities; modern educational and healthcare services; world-class hotel and convention centers; abundant water; and ample power supply with the construction of the San Ramon Power, Inc. (SRPI) 105MW coal-fired power plant in Talisayan by Alsons Power.

Nature also endowed the region with so many natural attractions such as white sand beaches, spectacular waterfalls, dive spots, caves for spelunking, marine sanctuaries, and awesome coral formations, among others.

Above all, much of Zamboanga Peninsula's strength lies in its people – hospitable, warm, and proud of their rich cultural heritage. Its workforce - is highly educated, skilled, and multi-lingual.

Zamboanga City is the industrial and commercial center of the region while Pagadian City is now the acknowledged regional center, following

the transfer of most government regional offices there from Zamboanga City. The region prides itself as one of the centers of trade and commerce in Mindanao.

The value of human resource development is greatly emphasized in a region that is considered one of the fastest-growing in the entire country. Its economic position is impressive in several industries, and it is for this reason that the value of education and training facilities are important.

The presence of state-run colleges and universities in the region, alongside other private higher education institutions, are the pioneers in supplying the needed professional and technical manpower that must sustain the growth of current and budding industries. The traditional role of commerce, while remaining a major industry in the region, is slowly witnessing the emerging importance of manufacturing, services, and industry.

WMSU, as an acknowledged development partner in the region, is slowly etching its mark as the lead higher education and research partner. It is a known contributor to the economic, social, and cultural progress of not only the people of Zamboanga City but the entire region as well. It is a significant economic and social development cohort in the region and Mindanao. While Zamboanga City is the largest transit destination in the region, its academic and research activities function alongside nationally acknowledged activities and academic programs.

WMSU has firmed up this Land Use Plan to guide the future use of its land resource, to support its academic mission and activities, as well as build an endowment through the development of an integrated academic community in an environmentally-sound framework, consistent with regional objectives.

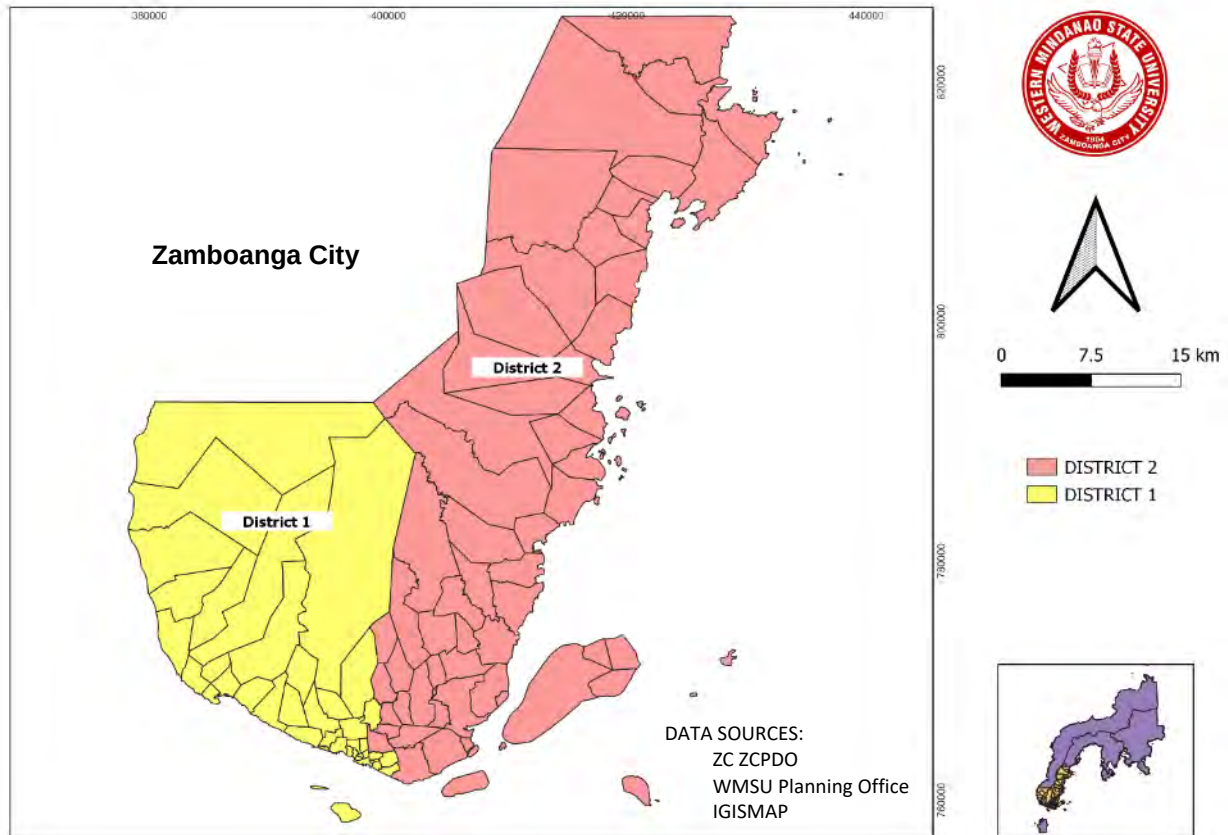
The University is supportive of and responsive to its regional context. The features of this Land Use Plan are consistent with the fundamental goals of the Regional Growth Strategy:

- Enhancing the Social Fabric (“Malasakit”)
- Inequality-Reducing Transformation (“Pagbabago”)
- Increasing Growth Potential (“Patuloy na Pag-Unlad”)

WMSU is wholly within the Regional Development Plan, whose focus is on the development of the Agro-Forestry sector. The University’s planning objectives are compatible with the total socioeconomic and political

transformation of the country. The heart of the academic community functions as a viable transit development area.

Figure 20. Districts of Zamboanga City



Zamboanga City can be accessed by plane in one and a half hours from Manila. The City is approximately 505 nautical miles south of Manila, 365 nautical miles northeast of Kota Kinabalu (Malaysia), and 345 nautical miles northeast of Manado (Indonesia). Moreover, it is about 270 nautical miles from Cebu City, and 320 nautical miles from Davao City. Being situated in the southernmost terminal of the Pan-Philippine Highway, the City has access/is accessible via land transportation to all major cities in the country. Through the Zamboanga City-Ipil-Pagadian and Zamboanga City-Ipil-Liloy-Dipolog National Roads, it is linked to the rest of the region and the whole of Mindanao.

All barangay centers of the city are accessible through partially paved and earth barangay roads. The major means of transportation is by motorized land vehicles, and pump boats going to the islands such as the Sacol Island (Busay, Pasilmanta, Landang Gua, Landang Laum), 11 Islands, Tigtabon, Pangapuyan, Manalipa, Tumulutab, Tumitus, and Limaong.

Figure 21. Barangays of District 1 Zamboanga City

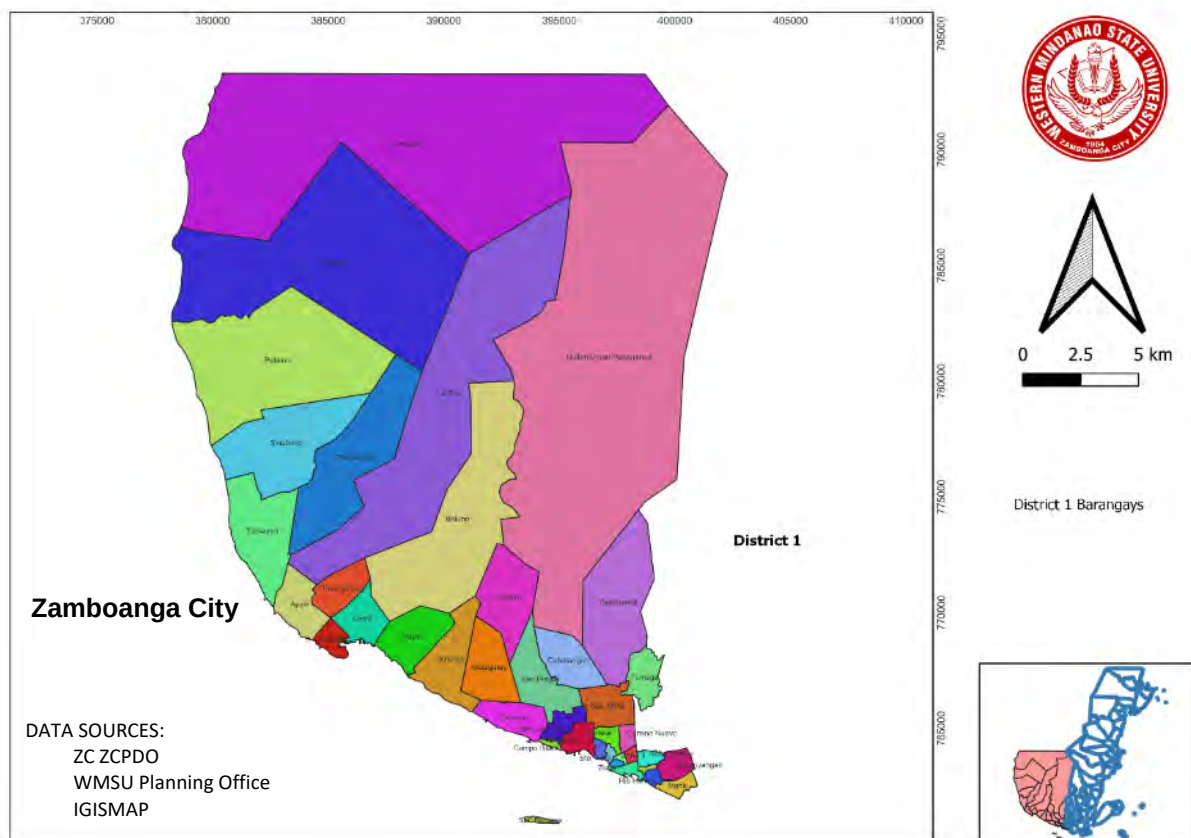


Table 28. Barangays of District 1 Zamboanga City

DISTRICT 1					
BARANGAY		(AREA Has.)	BARANGAY		(AREA Has.)
1	Ayala	427.9	21	Patalon	3520.7
2	Baliwasan	155.5	22	Recodo	151.5
3	Baluno	3051.2	23	Rio Hondo	47.8
4	Cabatangan	484.3	24	San Jose Cawa Cawa	40.7
5	Calarian	357.9	25	San Jose Gusu	161.9
6	Camino Nuevo	73.8	26	San Roque	587.4
7	Campo Islam	23.5	27	Sinubong	1565.8
8	Canelar	86.7	28	Sinunuc	675.1
9	Capisan	788.7	29	Sta. Barbara	298.7
10	Cawit	353	30	Sta. Catalina	65.5
11	Dulian Upper Pasonanca	12826.2	31	Sta. Maria	361

12	Kasanyangan	158.5	32	Sto. Niño	27.5
13	La Paz	5365.3	33	Talisayan	1053.4
14	Labuan	6103.1	34	Tulungatung	352
15	Limpapa	10621.1	35	Tumaga	299.2
16	Maasin	562.2	36	Zone I	16.5
17	Malagutay	601.2	37	Zone II	15.1
18	Mariki	102.1	38	Zone III	30.3
19	Pamucutan	1851.4	39	Zone IV	60.2
20	Pasonanca	1538.5	40		

Figure 22. Barangays of District 2 Zamboanga City

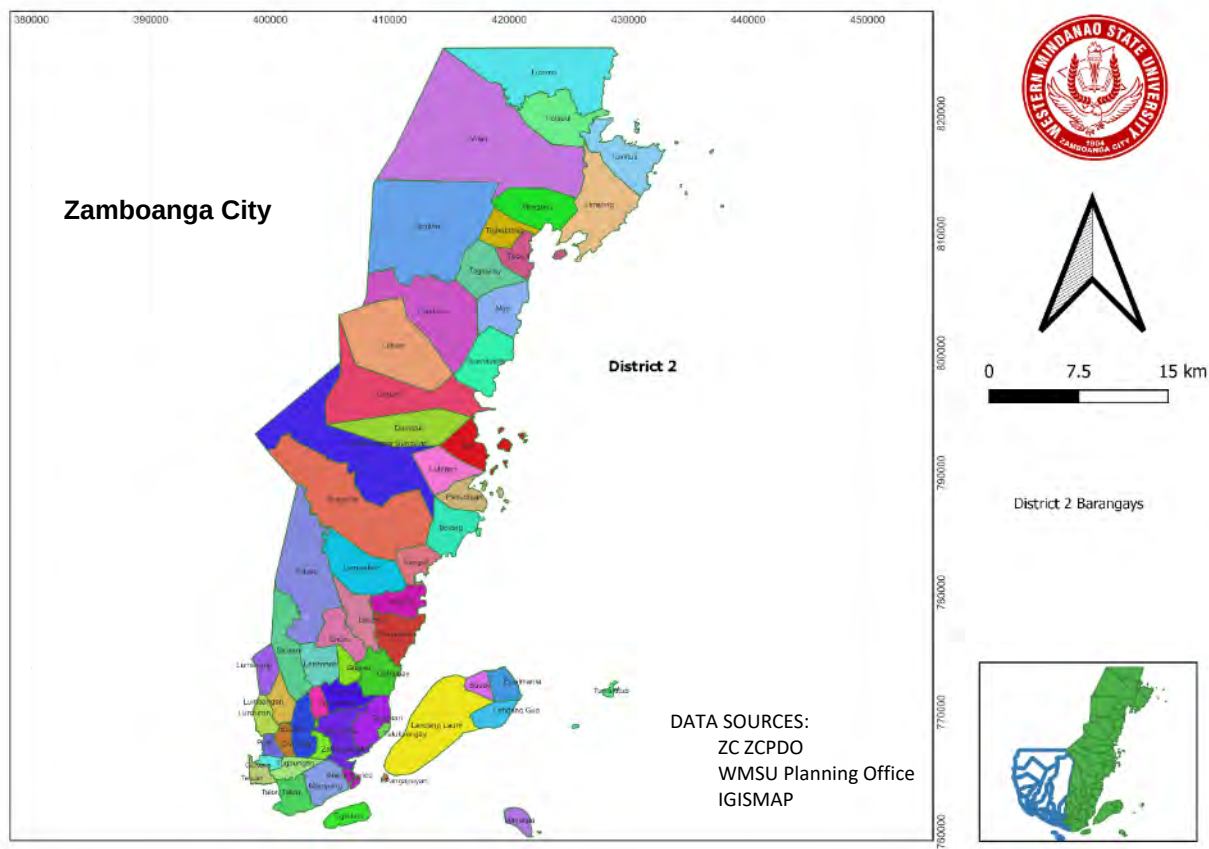


Table 29. Barangays of District 2 Zamboanga City

DISTRICT 2			
BARANGAY	(AREA Has.)	BARANGAY	(AREA Has.)
1 Arena Blanco	133.9	31 Mangusu	1767.7
2 Boalan	872.6	32 Manicahan	1150.8
3 Bolong	1325.8	33 Mercedes	1244.6
4 Buenavista	1629.6	34 Muti	1407.4
5 Bunguiao	5999.5	35 Pangapuyan	22.4
6 Busay	365.8	36 Panubigan	813
7 Cabaluay	1045.9	37 Pasilmanta	576.7
8 Cacao	987.8	38 Pasobolong	322.1
9 Calabasa	4019.8	39 Putik	246.5
10 Culianan	758.9	40 Quiniput	2297.8
11 Curuan	4112.3	41 Salaan	1637.4
12 Dita	1049.3	42 Sangali	772.5
13 Divisoria	326.3	43 Sibulao	7327.4
Dulian Upper			
14 Bunguiao	5535.3	44 Tagasilay	1525.4
15 Guisao	416.9	45 Taguiti	785.3
16 Guiwan	182.6	46 Talabaan	905.9
17 Lamisahan	2156.7	47 Talon Talon	764.8
18 Landang Gua	604	48 Taluksangay	82.6
19 Landang Laum	3555.2	49 Tetuan	313.2
20 Lanzones	955	50 Tictapul	2009.6
21 Lapakan	1076.1	51 Tigbalabag	863.9
22 Latuan	4278.5	52 Tigtabon	507.4
23 Licomo	4816	53 Tolosa	3994.8
24 Limaong	2874.3	54 Tugbungan	501.1
25 Lubigan	1242.3	55 Tumalutab	99.6
26 Lumayang	612	56 Tumitus	1889.6
27 Lumbangan	614.7	57 Victoria	912.2
28 Lunzuran	482	58 Vitali	11095.1
29 Mampang	951.4	59 Zambowood	298.6
30 Manalipa	355.6	60	

In 2015, Zamboanga City was composed of fifty-eight (58) urban and forty (40) rural barangays based on the 2010 PSA classification. This is different from the Philippine setting wherein the majority is from the rural population at 54.7%. The most populated barangays are Talon-Talon,

Tetuan, and Pasonanca, all classified as urban. While the least populated is Pangapuyan a small island barangay that is approximately 11.80 kilometers from the Zamboanga City Hall.

Table 1.21. ZC Barangay Population

Barangay	Total Population	Household Population	Number of Household	Average HH Size
Urban				
1. Arena Blanco	12,589	12,589	2,688	4.7
2. Ayala	22,547	22,320	5,390	4.1
3. Baliwasan	25,042	24,531	6,553	3.7
4. Boalan	8,696	8,696	1,892	4.6
5. Bolong	6,460	6,460	1,544	4.2
6. Buenavista	6,485	6,485	1,444	4.5
7. Bunguiao	7,287	7,277	1,810	4.0
8. Cabaluay	6,350	6,350	1,557	4.1
9. Cabatangan	13,680	13,666	3,088	4.4
10. Calarian	28,899	28,818	6,764	4.3
11. Camino Nuevo	7,739	7,637	1,736	4.4
12. Campo Islam	12,552	12,508	3,303	3.8
13. Canelar	11,100	11,078	2,380	4.7
14. Cawit	9,249	9,249	1,836	5.0
15. Culianan	8,318	8,281	1,799	4.6
16. Curuan	8,796	8,761	2,081	4.2
17. Divisoria	9,218	9,218	2,053	4.5
18. Guiwan	14,302	14,239	3,207	4.4
19. Kasanyangan	14,114	14,114	2,641	5.3
20. La Paz	7,557	7,555	1,652	4.6
21. Labuan	11,457	11,447	2,524	4.5
22. Licombo	5,317	5,290	1,177	4.5
23. Limpapa	5,782	5,782	1,264	4.6
24. Lunzuran	9,931	9,931	2,238	4.4
25. Maasin	8,958	8,958	1,995	4.5
26. Malagutay	6,657	6,657	1,598	4.2
27. Mampang	34,312	34,210	7,436	4.6
28. Manicahan	10,081	10,081	2,129	4.7
29. Mariki	1,775	1,775	258	6.9
30. Mercedes	14,721	14,697	3,211	4.6
31. Pasonanca	27,374	27,341	6,216	4.4
32. Patalon	8,128	8,121	1,791	4.5

33.Putik	19,681	19,666	4,451	4.4
34.Recodo	17,395	17,395	4,126	4.2
35.Rio Hondo	3,326	3,313	638	5.2
36.San Jose Cawa-Cawa	6,173	5,610	1,240	4.5
37.San Jose Gusu	16,723	16,658	3,984	4.2
38.San Roque	27,889	27,872	5,905	4.7
39.Sangali	20,766	20,766	4,754	4.4
40.Sinunuc	16,507	16,507	3,714	4.4
41.Sta. Barbara	4,762	4,585	794	5.8
42.Sta. Catalina	17,294	17,239	3,694	4.7
43.Sta. Maria	25,185	25,035	5,889	4.3
44.Sto. Niño	4,129	4,064	1,058	3.8
45.Talisayan	8,220	6,672	1,482	4.5
46.Talon-Talon	34,916	34,878	7,724	4.5
47.Taluksangay	10,237	10,237	1,769	5.8
48.Tetuan	29,785	29,568	7,351	4.0
49.Tigtabon	5,292	5,292	1,156	4.6
50.Tugbungan	23,837	23,837	5,589	4.3
51.Tulungatung	9,246	9,246	1,944	4.8
52.Tumaga	30,824	30,810	6,833	4.5
53.Vitali	9,406	9,406	2,237	4.2
54.Zambowood	10,166	10,166	2,431	4.2
55.Zone I	4,112	2,328	553	4.2
56.Zone II	2,143	2,023	489	4.1
57.Zone III	1,519	1,477	350	4.2
58.Zone IV	1,309	1,283	295	4.3
Sub-Total	746,315	740,055	167,705	4.4
Rural				
1. Baluno	3,155	3,155	711	4.4
2. Busay	3,359	3,359	825	4.1
3. Cacao	1,347	1,347	318	4.2
4. Calabasa	3,222	3,221	775	4.2
5. Capisan	1,408	1,408	308	4.6
6. Dita	2,085	2,085	491	4.2
7. Dulian (UB)	2,570	2,570	658	3.9
8. Dulian (UP)	1,325	1,325	309	4.3
9. Guisao	3,398	3,396	812	4.2
10.Lamisahan	2,289	2,289	581	3.9
11.Landang Gua	2,993	2,993	628	4.8
12.Landang Laum	4,768	4,768	940	5.1
13.Lanzones	3,287	3,287	848	3.9

14.Lapakan	1,378	1,378	322	4.3
15.Latuan	2,457	2,457	668	3.7
16.Limaong	4,000	4,000	892	4.5
17.Lubigan	2,945	2,945	687	4.3
18.Lumayang	1,471	1,471	320	4.6
19.Lumbangan	3,235	3,235	763	4.2
20.Manalipa	2,143	2,143	462	4.6
21.Mangusu	4,783	4,752	1,014	4.7
22.Muti	2,983	2,969	631	4.7
23.Pamucutan	4,059	4,059	941	4.3
24.Pangapuyan	590	590	133	4.4
25.Panubigan	1,610	1,610	336	4.8
26.Pasilmanta	2,122	2,122	515	4.1
27.Pasobolong	3,758	3,758	925	4.1
28.Quiniput	3,329	3,327	826	4.0
29.Salaan	4,073	4,050	913	4.4
30.Sibulao	4,244	4,244	980	4.3
31.Sinubong	4,689	4,689	745	6.3
32.Tagasilay	2,971	2,971	698	4.3
33.Taguiti	1,460	1,453	324	4.5
34.Talabaan	5,340	5,300	1,174	4.5
35.Tictapul	3,817	3,817	796	4.8
36.Tigbalabag	1,803	1,802	460	3.9
37.Tolosa	2,773	2,773	673	4.1
38.Tumalutab	2,417	2,417	548	4.4
39.Tumitus	3,026	3,026	656	4.6
40.Victoria	2,802	2,802	659	4.3
Sub-Total	115,484	115,363	26,265	4.4
Total	861,799	855,418	193,970	4.4

The total population residing in urban areas was 167,705 HHs with 746,315 individuals at an average of 4.4 HH members while 26,265 HHs were residing in rural areas with 115,484 individuals at an average of 4.4 HH members.

**Lifted from the ZC CLUP*

K. Geographic Location and Profile of Pagadian City**

a. Brief Profile

Pagadian City was converted into a chartered city by virtue of Republic Act No. 5478, otherwise known as the Charter of the City of Pagadian on June 21, 1969. It is the seat of the regional government and administrative center for Western Mindanao-Region IX as mandated in EO No.429 dated October 12, 1990. The city is geographically situated on the northeastern side of the Province of Zamboanga del Sur on the Island of Mindanao and has a total land area of 378.80 square kilometers that constitute 8.46% of the land area of the Province of Zamboanga del Sur. It has a total population of 142,585 (28,041) households, with an annual growth rate of 2.82% per annum. The city has 54 barangays--13 classified as urban and 41 classified as rural. The city had been declared the regional administrative center for Western Mindanao because of its strategic location among the cities and provinces in the region. Being the capital city, and located in the northeastern side of the province of Zamboanga is advantageous. It is the intersection or the crossroad to eight (8) cities and one (1) capital municipality.

While the city prides itself in being dubbed as the regional center of Zamboanga, it still has to develop the regional center site and it looks up to the national government to provide and allocate funds for building construction. To date, regional offices with the minimal workforce have already transferred to the city with privileges and benefits given by the City.

Pagadian City's average annual growth rate is higher than the national growth rate due mainly to the in-migration of residents from the neighboring areas. People from the rural barangays of the city have also migrated to the urban center because of better economic opportunities. 27% of the population of the city live below the poverty line ---- farmers, fishermen, informal settlers, laborers, government workers, and construction workers, among others.

Because of the influx of migrants/ settlers to the city, the total number of households (HHs) with no security of tenure grew to 52.67%. Informal settlers living along the road right-of-ways, riverbanks, and the coastline represent 9% of the total households. The city government plans to reduce the number of informal settlements along the coastal area through its partnerships with non-government organizations (NGOs). A total of 72.80% of households in the city have electric power and 93% of the barangays are energized by ZAMSURECO I through the NPC from Iligan City. 71.52%

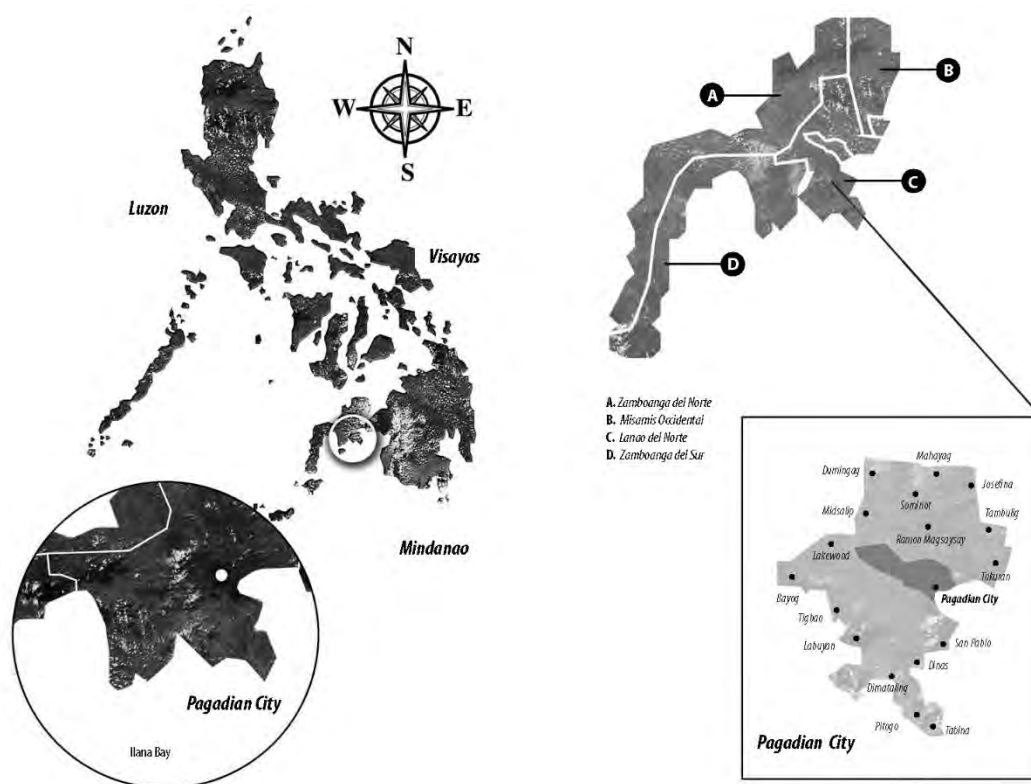
of households have level 3 water supply services. The city has abundant springs which are utilized as water sources while deep wells are developed in designated areas for additional sources of water for domestic use. In terms of environmental issues, Pagadian City's forest cover is now only 19.37% out of the 34.74% forest area vis-à-vis the fact that the city is part of a watershed area and that its remaining natural resources must be protected and conserved. In addition, the city also faces a geohazard the form of the Moro Gulf faultline which runs along the coastal area and was one of the causes of the August 1976 tsunami. The low-lying coastal areas are also prone to flash floods during heavy downpours that eventually subside when the rain stops. Informal settlements along the riverbanks, coastline/shoreline, and mangrove areas have also degraded and destroyed the urban environment, and cutting of trees */kaingin* in the rural areas has denuded the mountains and hills and caused soil erosion and flooding.

b. Background

The first settler of the city was the Subanon tribe along its riverbanks and was followed by the Muslims who settled on the coastal areas which are now the communities of Muricay, Tawagan Sur, and was named "Tolpokan" meaning a place with abundant springs.

Pagadian was first known as a Sitio of Margosatubig. In 1934, Director Teofisto Guingona Sr. was commissioned to find out the possibility of transferring the seat of governance of the Labangan municipality to another place. A conference was called together with the Datus and the proposed transfer of Labangan government to Pagadian was greatly opposed by a majority of the Christians. Later on, the designated committee led by Datu Balimbingan and with the consent of Datu Macaumbang surveyed the western part of Pagadian and found Tolpokan as the final place for the transfer of Labangan government. At the same time, Datu Macaumbang donated two hundred sixty hectares of land to Christians who were willing to transfer to Pagadian. With this recommendation on March 23, 1937, by virtue of Executive Order no. 77 of the late President Manuel L. Quezon created the Pagadian municipality.

Figure 23. The Pagadian City Map



Pagadian is politically subdivided into 54 barangays of which 19 of these are classified as urban and which 35 of these are classified as rural.

Table 30. Urban and Rural Barangays of Pagadian City

URBAN	
Balangasan (poblacion)	Napolan
Balintawak	San Francisco (poblacion)
Banale	San Jose (poblacion)
Buenavista	San Pedro (poblacion)
Dao	Santa Lucia (poblacion)
Dumagoc	Santa Maria
Gatas (poblacion)	Santiago (poblacion)
Kawit	Santo Niño (poblacion)
Lumbia	Tiguma
	Tuburan (poblacion)
RURAL	

Alegria	Lala
Baloyboan	Lapidian
Bogo	Lenienza
Bomba	Lison Valley
Bulatok	Lourdes
Bulawan	Lower Sibatang
Dampalan	Lumad
Danlunan	Macasing
Datagan	Manga
Deborok	Muricay
Ditoray	Palpalan
Gubac	Pedulonon
Gubang	Poloyagan
Kagawasan	Tawagan Sur
Kahayagan	Tulangan
Kalasan	Tulawas
La Suerte	Upper Sibatang
	White Beach

***Lifted from City Development Strategy Report for Pagadian City*

L. Barangay Profile of WMSU Campuses

The Western Mindanao State University Campuses, both existing and proposed, lie within 18 to 40 Kms. Distances from one another. These are spread across the two Districts of the City – three in District 1 and 2 in District 2.

The Western Mindanao State University has 2 existing campuses, 2 proposed, and a protected area located in Baliwasan, Talisayan-San Ramon, Pasobolong, Balintawak-Pagadian City, and La Paz-Zamboanga City, respectively.

Table 31. Barangay Profile of WMSU Campuses

BARANGAY	TOTAL POPULATION	HOUSEHOLD POPULATION	NUMBER OF HOUSEHOLD	AVERAGE HOUSEHOLD SIZE
Baliwasan	25,042	24,531	6,553	3.7
Talisayan (San Ramon)	8,220	6,672	1,482	4.5
La Paz	7,557	7,555	1,652	4.6
Pasobolong (Proposed)	3,758	3,758	925	4.1
Balintawak, Pagadian City (Proposed)				

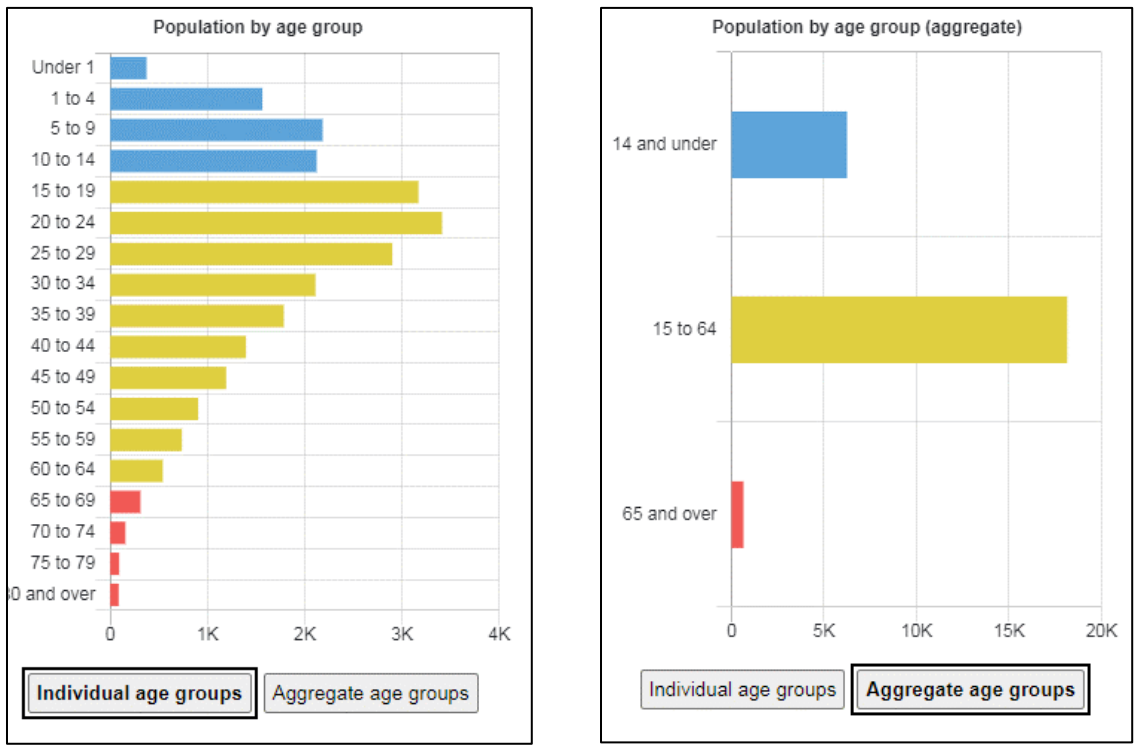
BALIWASAN

Baliwasan is an urban and seaside barangay on the west coast of Zamboanga City, situated at approximately 6.9159, 122.0600, on the island of Mindanao. Elevation at these coordinates is estimated at 8.7 meters or 28.5 feet above mean sea level.

Its population is 25,042, which represents 2.90% of the total population of Zamboanga City. The household population of Baliwasan in the 2015 Census is 24,531, broken down into 6,553 households or an average of 3.7 members per household.

According to the 2015 Census, the age group with the highest population in Baliwasan is 20 to 24, with 3,413 individuals. Conversely, the age group with the lowest population is 80 and over, with 87 individuals.

Figure 24. Population by Age Group – Baliwasan



Combining age groups, those aged 14 and below, consisting of the young dependent population which includes infants/babies, children, and young adolescents/teenagers, make up an aggregate of 24.95% (6,247). Those aged 15 up to 64, roughly, the economically active population and actual or potential members of the work force, constitute a total of 72.47% (18,149). Finally, the old dependent population consisting of the senior citizens, those aged 65 and over, total 2.58% (646) in all.

Establishments:

As is evident in the data shown above, Baliwasan belongs to the group of barangays with the highest population. Therefore, it has become home to various establishments, whether it be offices, businesses, restaurants, and academic institutions, including the two main campuses of the Western Mindanao State University (Campus A & B).

Schools/Academic Institutions

Other academic institutions located within the barangay include another State University, which is the Zamboanga Peninsula Polytechnic State University. Two public schools namely, Baliwasan Central School and Zamboanga National High School West are also located in

Baliwasan, as well as a private institution named Computer Technologies Institute of Zamboanga City (COMTECH).

Churches/Religious Landmarks:

Barangay Baliwasan is also home to a large population of Muslim Filipinos. This is why there are four mosques located within the barangay alone. These are the Baliwasan SeaFront Mosque, Seaside Mosque, BCC Mosque, and Ranchez Mosque.

Other Notable Landmarks:

Baliwasan is also where Zamboanga City's only Sports Complex is located. The Joaquin F. Enriquez Memorial Sports Complex is a multi-use sports complex that could hold around 10,000 people. It is located adjacent to the WMSU Campus A, with gates located in front of WMSU's Gate 3 and another near the Zamboanga Boulevard.

Government Offices:

Since it is conveniently located near the city center, Baliwasan also houses four Government Offices. These include the Government Service Insurance System (GSIS), Philippine Regulation Commission (PRC), the Philippine Statistics Authority (PSA), and the BFAR Regional Office IX.

Businesses:

Aside from Government Offices, Barangay Baliwasan also houses several large companies and corporations. Baliwasan has served as a seaside port for many boats of fishing companies and for picking up bulk oil from the oil manufacturing companies located in Baliwasan. Since it is ideally located near the coastline, with large spaces for factories and plants, various businesses have built their offices here. These include 2GO Express Inc., J&T Express, San Miguel Brewery Inc. – Zamboanga Sales Office, Virginia Food Inc. Depot Office, and Sikatuna Fishing Corporation.

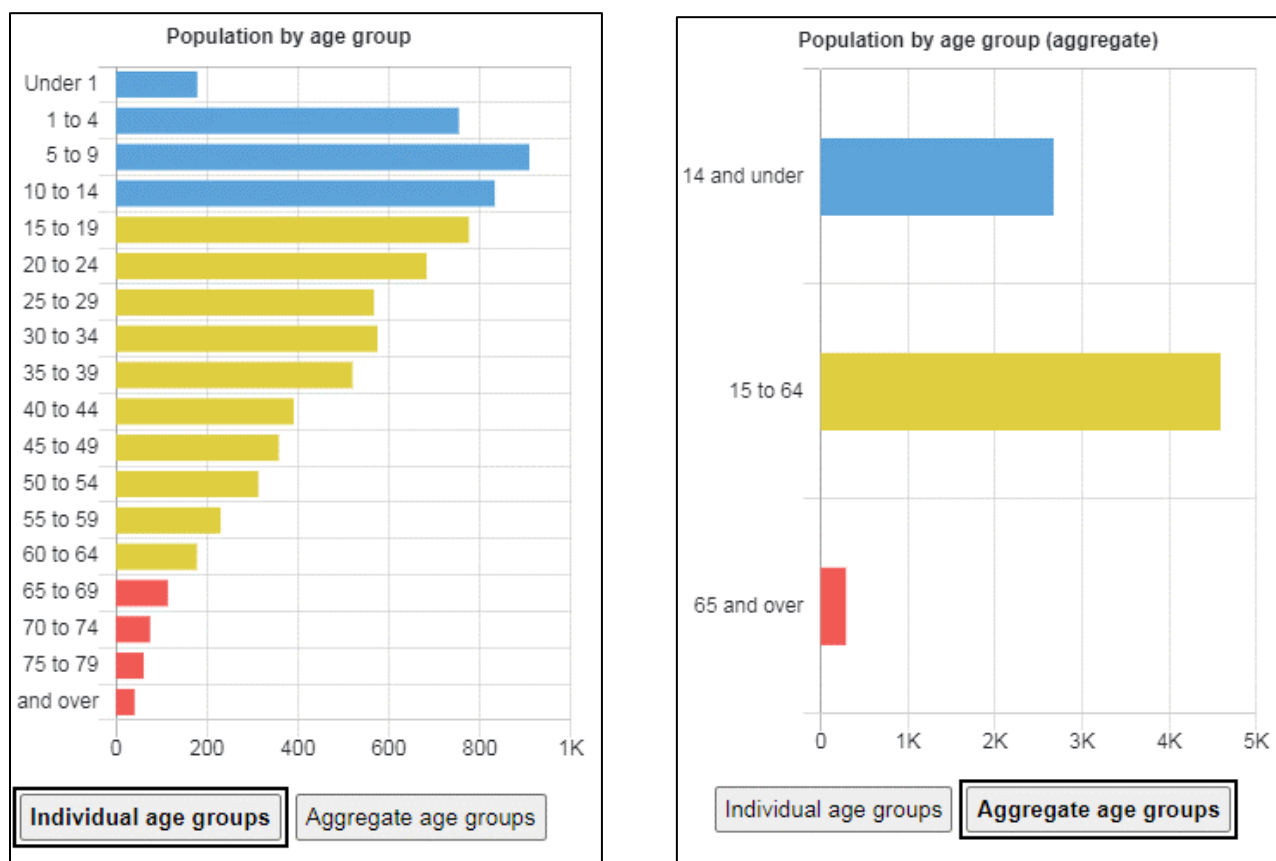
Restaurants/Food Establishments:

With such a huge population and a large number of establishments, it is natural that food establishments also invest in the area. This is why, Baliwasan is also home to numerous restaurants, the most prominent and known of which include the Ole Ole Malaysian Restaurant, Big Bites Grilled Burger, Chillies, Dennis Coffee Garden, and Craft Kitchen.

LA PAZ

La Paz is situated at approximately 7.0228, 121.9891, on the island of Mindanao. Elevation at these coordinates is estimated at 730.0 meters or 2,395.0 feet above sea level. At the longest point, from the boundary of Barangay Ayala on the south to the boundary of Zamboanga del Norte on the north, La Paz stretches to an estimated length of more than 36 kilometers. Its population is 7,557, representing 0.87% of the total population of Zamboanga City. The household population of La Paz in the 2015 Census was 7,555, broken down into 1,652 households or an average of 4.6 members per household. According to the 2015 Census, the age group with the highest population in La Paz is 5 to 9, with 909 individuals. Conversely, the age group with the lowest population is 80 and over, with 41 individuals.

Figure 25. Population by Age Group – La Paz



Combining age groups, those aged 14 and below, consisting of the young dependent population which includes infants/babies, children, and young adolescents/teenagers, make up an aggregate of 35.40% (2,675). Those aged 15 up to 64, roughly, the economically active population and actual or potential members of the workforce, constitute a total of 60.75% (4,591). Finally,

the old dependent population consisting of senior citizens, those aged 65 and over, total 3.85% (291) in all.

Establishments:

Schools/Academic Institutions:

The schools in La Paz are primarily public institutions that cater to elementary students. The Cadalagan Elementary School is the first primary school in the barangay which was established in 1957. They also have Pole Diutay Elementary School and Pole Grande Elementary School. The growing community of the barangay and the fact that most parents could not send their children to the primary schools located in Lower La Paz led to the establishment of Camp Susana Elementary School, located in Km 10 Upper La Paz. Lastly, Datu Panguluhan Elementary School is the newest primary school in the Barangay, located in Km 24 and considered to be the farthest school in Barangay La Paz.

Resorts/Parks/Tourist Attractions:

La Paz is known as the little Baguio of Zamboanga City, as temperatures in this area can go down close to 18 degrees Celsius. With its vast forest lands and protected watershed, this place has been known to attract nature lovers, especially those who love hiking/trekking and biking.

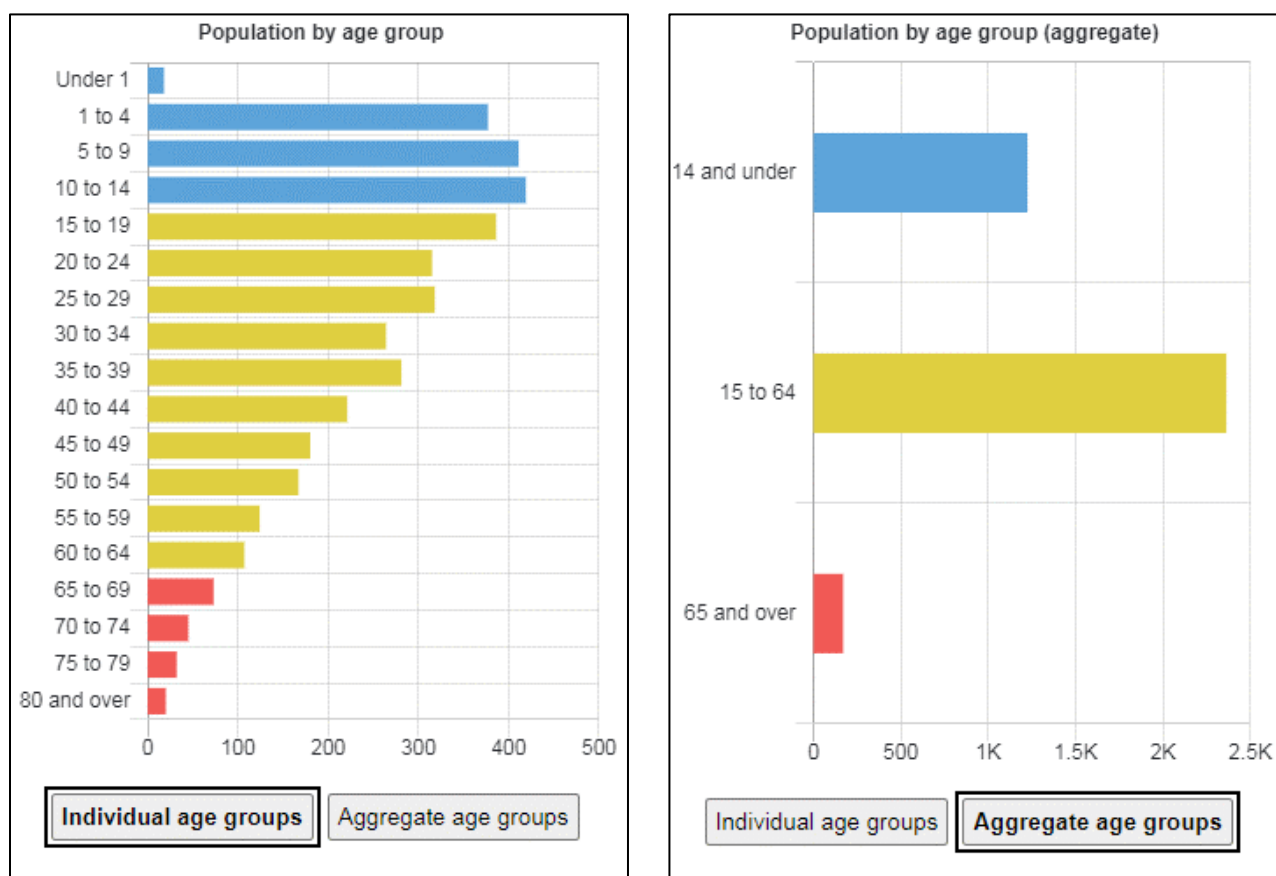
There are many unique Flora and Fauna that can be found in the upper part of the Barangay. Countless pool resorts and vacation homes were built and can be rented out with minimal costs. Additionally, game fowl enthusiasts have even put up their farms which can also be visited by tourists. These farms are widely known for the great quality of the roosters being bred. There is also the Casa Evangelista Farm; a sprawling 15-hectare property that serves as a mango farm, resort, and events destination. Other well-known resorts and tourist attractions in the area are the La Vista del Monte Resort, Montemar Resort in Upper La Paz, the newly built El Oro y Mar Resort, and the Southern Heights Recreational Park. With a large number of tourists and even local visitors who are willing to travel the distance to visit remote barangays such as La Paz, food establishments have also been put up to cater to the dining needs of these patrons. Two of the most well-known restaurants are the Peakview Café, which offers a breathtaking view of the La Paz mountain ranges, and the Dennis Coffee Garden, located within the Southern Heights Recreational Park.

PASOBOLONG

Pasobolong is situated at approximately 6.9728, 122.1292, on the island of Mindanao, with an elevation level estimated at 43.3 meters or 142.1 feet above mean sea level. Its population is 3,758, which represents 0.43% of the total population of Zamboanga City.

The household population of Pasobolong in the 2015 Census was 3,758 broken down into 925 households, or an average of 4.1 members per household. According to the 2015 Census, the age group with the highest population in Pasobolong is 10 to 14, with 419 individuals. Conversely, the age group with the lowest population is Under 1, with 18 individuals.

Figure 26. Population by Age Group – Pasobolong



Combining age groups, those aged 14 and below, consisting of the young dependent population which includes infants/babies, children, and young adolescents/teenagers, make up an aggregate of 32.60% (1,225). Those aged 15 up to 64, roughly, the economically active population and actual or

potential members of the workforce, constitute a total of 62.88% (2,363). Finally, the old dependent population consisting of senior citizens, those aged 65 and over, total 4.52% (170) in all.

Establishments:

Schools/Academic Institutions:

Barangay Pasobolong is where the Sadik Islamic Institute, Pasobolong Elementary School, and Culianan National High School are located.

Schools/Academic Institutions:

One of the two public hospitals in Zamboanga City, the Mindanao Central Sanitarium, is located in Pasobolong. It is a tertiary-level hospital that offers general care services with a 200-bed capacity.

Restaurants:

Two of the most well-known dining establishments in Pasobolong are the Green Thrive Bistro, an outdoor-seating restaurant that offers a beautiful garden-view and chilling vibe experience, and the “*View Deck na Pasobolong*”, a family restaurant where patrons can dine while enjoying the serene view of the superhighway.

Churches/Religious Landmarks:

Soon to rise and currently under construction in Pasobolong, is the Sadik Grand Mosque; set to become the biggest mosque in the Philippines and South East Asia. This new religious landmark boasts a 50-hectare complex, which will also have a shopping mall and a hotel.

Farms:

Pasobolong is home to the Magnolia Hatchery Plant and the Asuero Aviary, a sanctuary for birds, that ensures their safety and preservation.

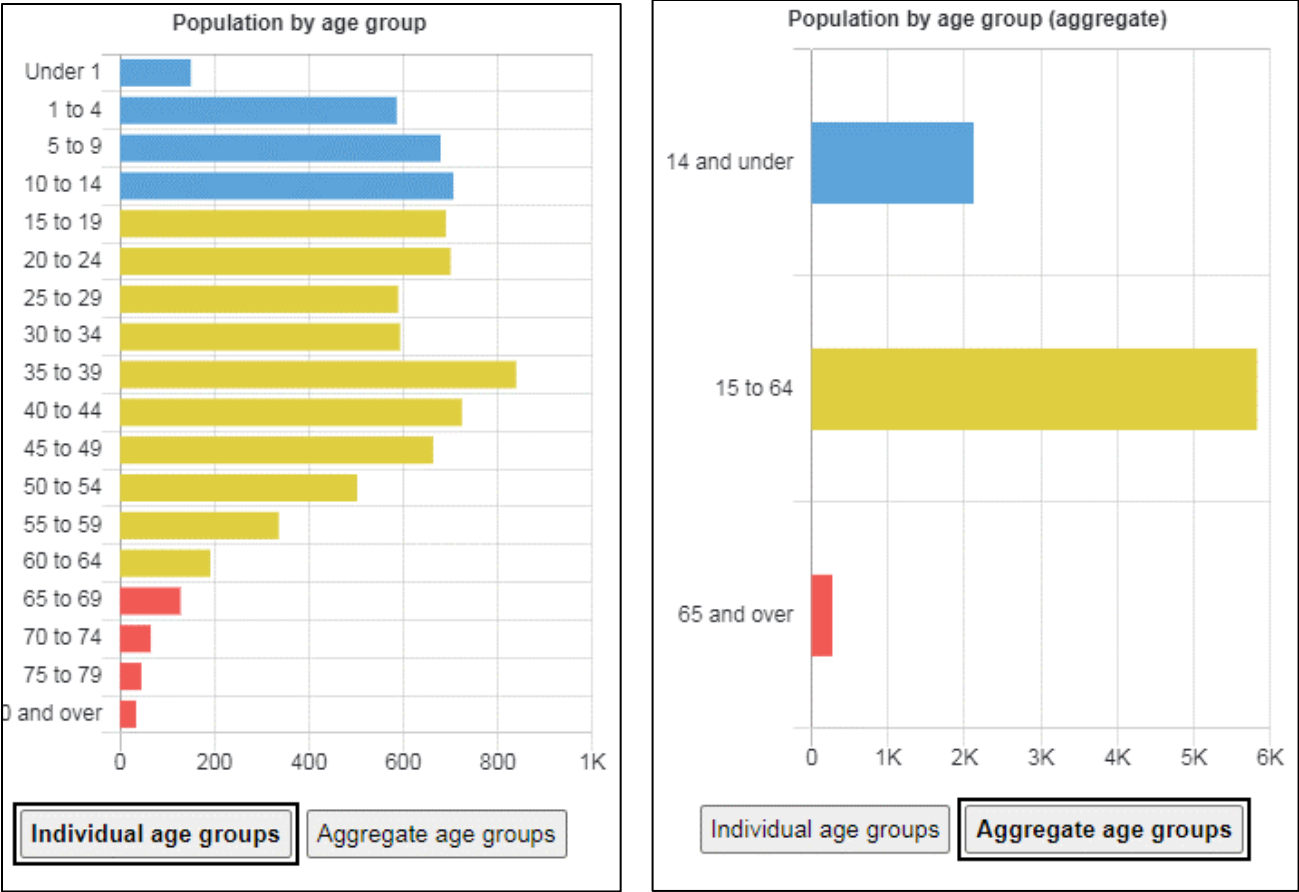
TALISAYAN (SAN RAMON)

Talisayan is a 498-hectare barangay in Zamboanga City, situated at approximately 6.9885, 121.9296, on the island of Mindanao. This barangay is where the WMSU San Ramon Campus is located. Elevation at these coordinates is estimated at 14.5 meters or 47.6 feet above mean sea level. Its

population is 8,220, representing 0.95% of the total population of Zamboanga City. The household population of Talisayan in the 2015 Census was 6,672 broken down into 1,482 households, or an average of 4.5 members per household.

According to the 2015 Census, the age group with the highest population in Talisayan is 35 to 39, with 839 individuals. Conversely, the age group with the lowest population is 80 and over, with 34 individuals.

Figure 27. Population by Age Group – San Ramon



Combining age groups, those aged 14 and below, consisting of the young dependent population which includes infants/babies, children, and young adolescents/teenagers, make up an aggregate of 25.80% (2,121). Those aged 15 up to 64, roughly, the economically active population and actual or potential members of the workforce, constitute a total of 70.89% (5,827). Finally, the old dependent population consisting of senior citizens, those aged 65 and over, total 3.31% (272) in all.

Establishments:

Schools/Academic Institutions:

Pasobolong has two public schools that cater to students at the Elementary and Secondary levels; the Pamucutan Elementary School and Talisayan National High School.

Government Offices:

Several Government Offices are located in the Talisayan area. These include the Department of Agrarian Reform, Philippine Coconut Authority – Zamboanga Research Center, Zamboanga City Special Economic Zone Authority, Zamboecozone West Corporate Center, and the Zamboanga Economic Zone and Freeport Authority, which also houses the main office of the Land Transportation Office (LTO).

Businesses:

Talisayan is also very much industrialized, so much so that it has contributed to Zamboanga City being known as the Sardine Capital of the Philippines. This is because there are no less than 12 sardine canning factories currently in operation in Zamboanga City, and most of them are located in Talisayan, including the factory of Mega Sardines Co. This means that around 85% of the canned sardines found in the country's supermarket shelves and sari-sari stores are being supplied by Zamboanga City, which also accounts for about 70 percent of the city's economy. Other canning factories and plants in the area include the San Ramon Handicraft Section, Atlantic Fishing Corporation, Ligo Canning Corporation, YL Fishing Corporation, Southwest Asian Canning Corporation, Allied Corrugator Corporation, Rowell Can Corporation, RANR Medical Services, Seachamp International Export Corporation.

Resorts:

There are two well-known resorts in the Talisayan area, often patronized by Zamboanguenos. They are the Victoria Farm Resort, which offers both public and private pools and cottages, as well as the Danmar Beach Resort, which offers the option of swimming in a pool or on the beach.

Farm:

Project HOPE Farm is a buying station located in the San Ramon penal farm, where they sell some value-adding products like chili sauce, vinegar with chili, and dried chillis. Project HOPE (Helping Others Prosper Economically) started in 2017, whose aim was to address the gap and help

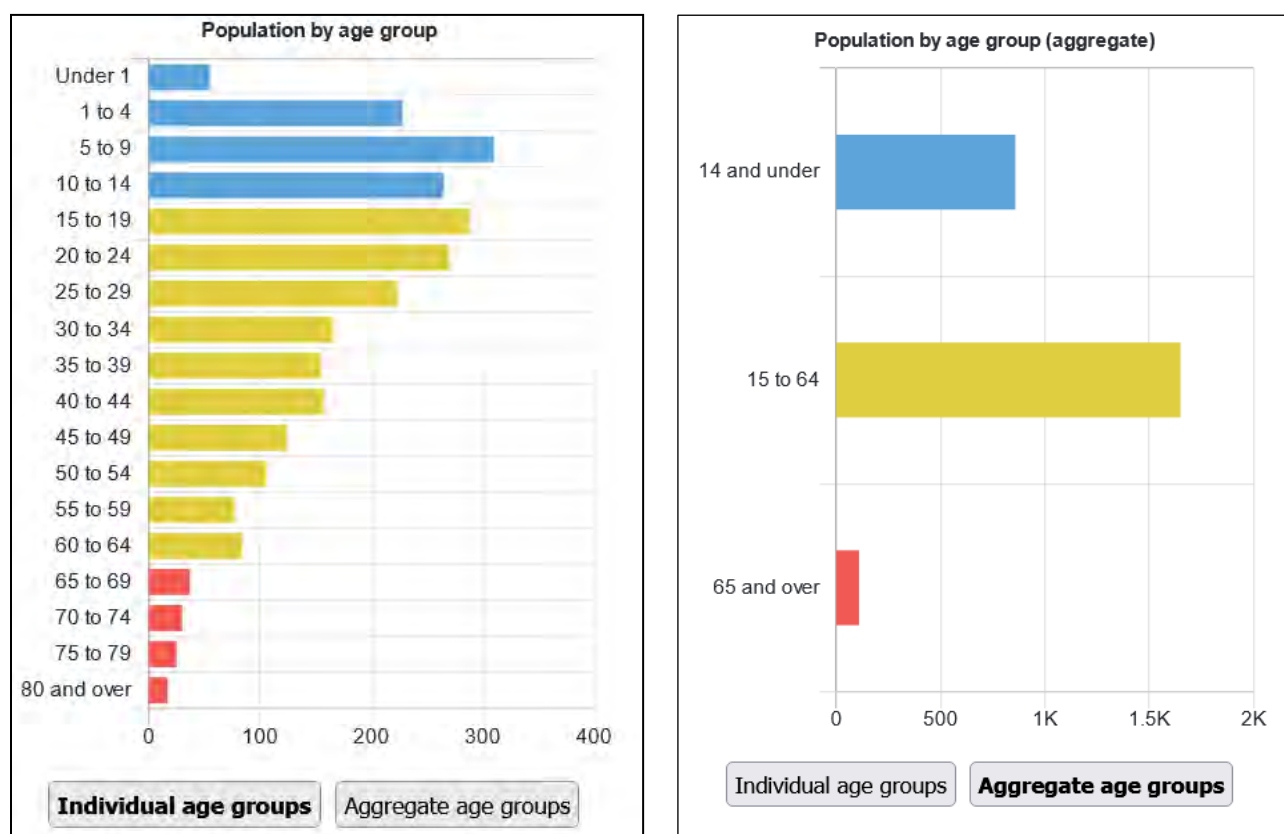
affected workers survive the fishing ban at the time, between December to February. The Western Mindanao State University is a large contributor to this project, in collaboration with other government agencies like the Department of Labor and Employment, the Department of Agriculture, the Department of Trade and Industry, the Local Government Unit of Zamboanga City, and other agencies.

BALINTAWAK, PAGADIAN CITY

With the transfer of the Regional Center from Zamboanga City to Pagadian City under Executive Order (EO) 429 issued in 1990 by then-president Corazon Aquino, the latter devoted some 23 Has. for the establishment of the Regional Offices there. The purpose of the transfer was to immediately and effectively address the needs of the provinces in the Zamboanga Peninsula Region.

Barangay Balintawak has a total population of 3,005 or 1.04% of the total population of Pagadian City. It is situated at approximately 7.8315N, 123.4089E, in the Northern part of the Zamboanga Peninsula with an of 134.2 meters or 440.3 feet above mean sea level. As a newly established complex, establishments and infrastructure are mainly government offices and other social services buildings. These are:

Figure 28. Population by Age Group – Balintawak, Pagadian City



Combining age groups, those aged 14 and below, consisting of the young dependent population which includes infants/babies, children, and young adolescents/teenagers, make up an aggregate of 32.8% (858). Those aged 15 up to 64, roughly, the economically active population and actual or potential members of the workforce, constitute a total of 63% (1,650). Finally, the old dependent population consisting of senior citizens, those aged 65 and over, total 4.2% (109) in all.

There are 31 Regional Offices and Regional Line Agencies installed, these are:

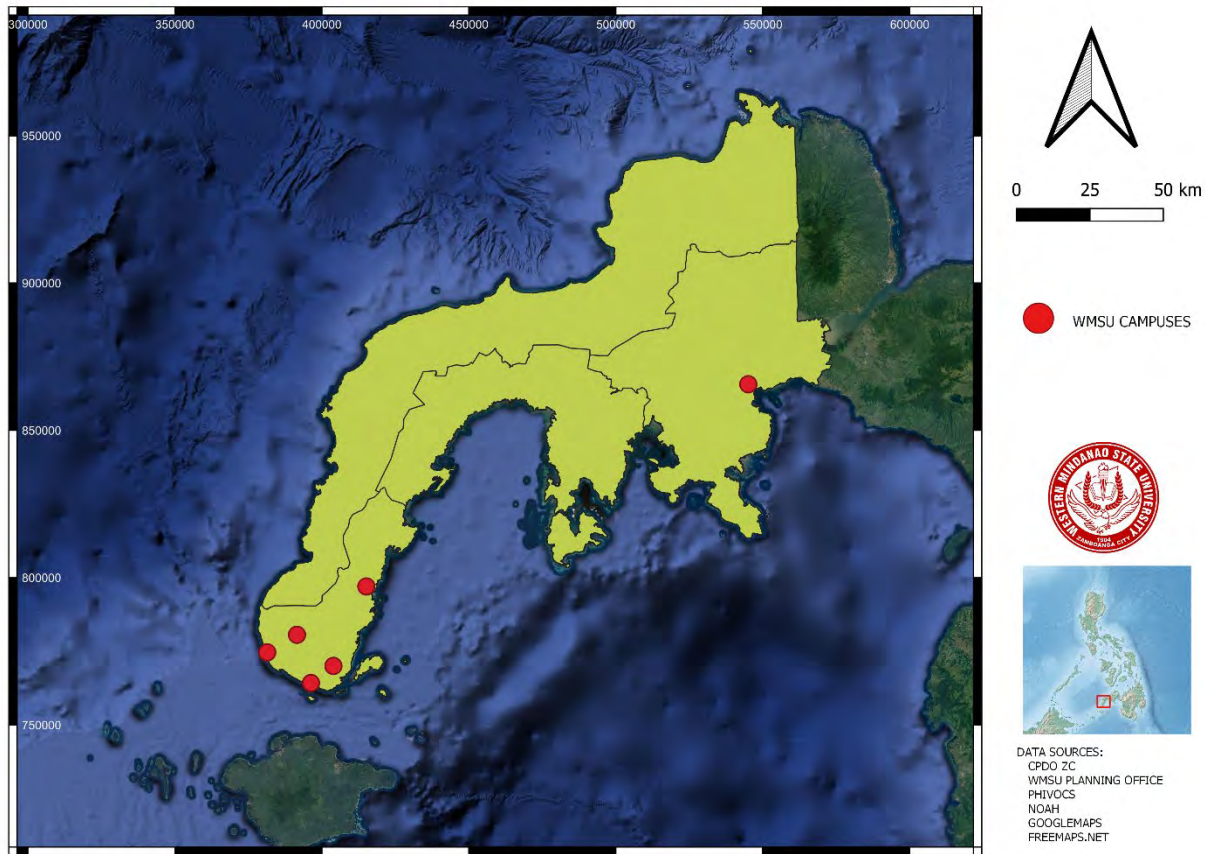
1. Agricultural Training Center
2. Bureau of Fire Protection Regional Office IX
3. Bureau of Jail Management and Penology Regional Office-IX
4. Bureau of the Treasury Region IX Office
5. Civil Defense - Regional Office IX
6. Commission on Audit
7. Department of Agriculture (DA) IX
8. Department of Education Regional Office IX
9. Department of Environment and Natural Resources - Region IX

10. Department of Interior and Local Government
11. Department Of Trade and Industry
12. Land Registration Authority, Region 9 - Registrar of Deeds Office
13. Land Transportation Franchise and Regulatory Board (LTFRB) IX
14. Maritime Industry Authority Regional Office IX
15. National Commission for Indigenous Peoples (NCIP)
16. National Economic and Development Authority – Reg'l Office IX
17. National Electrification Administration (NEA)
18. National Meat Inspection Service Regional Training Office Center IX
19. National Police Commission
20. NHA REGION 9 AND BARMM
21. NIA Regional Office No. IX (Zamboanga Peninsula)
22. Parole and Probation Administration Regional Office IX
23. Philippine Coconut Authority (PCA) IX
24. Philippine Crop Insurance Corporation - Regional Office IX
25. Philippine Drug Enforcement Agency Regional Office IX
26. POPCOM Region IX
27. Professional Regulatory Commission - Regional Office IX
28. Region IX Regional Director Office - Information and Communications Technology Office
29. Regional Government Center
30. Regional Trial Court (RTC), Pagadian City
31. Technical Education and Skills Development Authority

M. Location of WMSU Campuses

The University has two Campuses – the Main and San Ramon, and one Experimental Forest Area (EFA) located in Barangays Baliwasan, San Ramon-Talisayan, and La Paz, respectively, in District 1, and one proposed at Barangay Pasobolong, District 2. Further, there is a proposed campus located at Barangay Balintawak, the Regional Center at Pagadian City. Albeit their locations share basic physical characteristics, each has varying degrees of geophysical traits that may influence the types of structures being built or should be built.

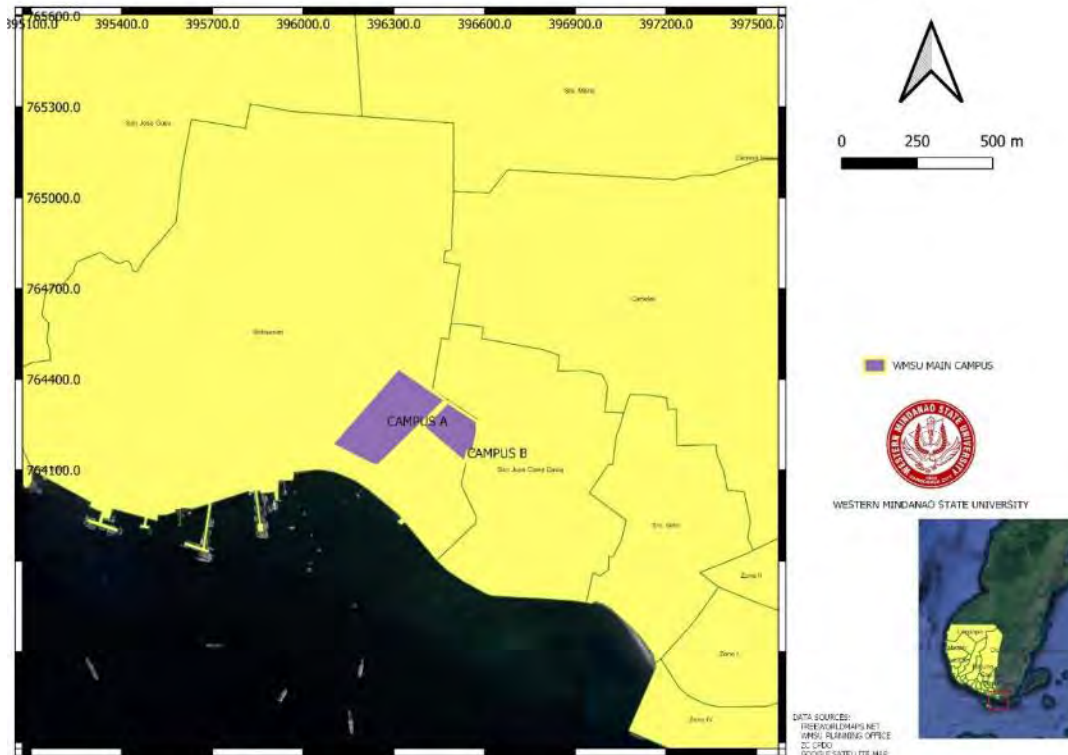
Figure 29. Location of WMSU Campuses



a. The Western Mindanao State University Main Campus

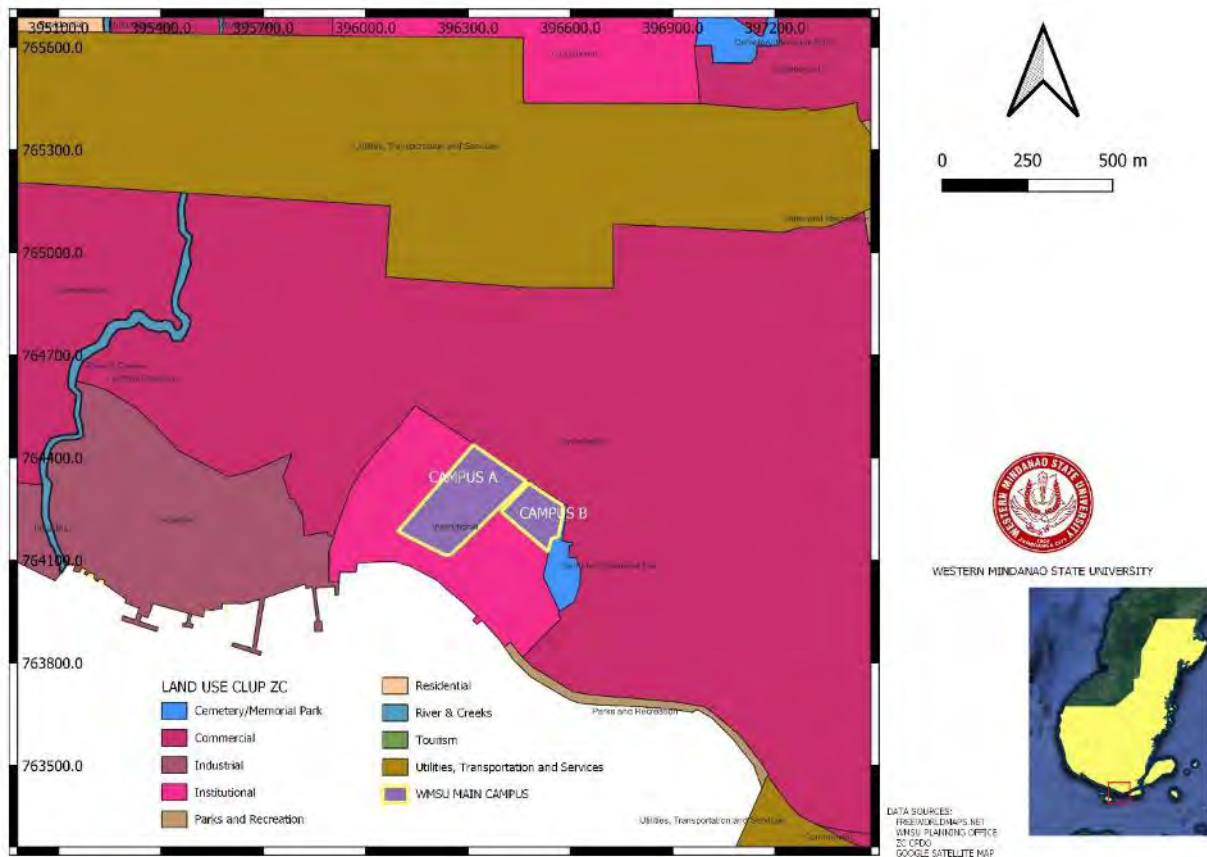
The main school campus sits in the middle of a predominantly residential area, in a mixed zone, and is bounded by two major road arteries that lead to the city center – the San Jose Road and the R.T. Lim Boulevard. However, no potential space for expansion appears possible since all land is occupied with two schools adjoining it: the Baliwasan Elementary School and the Zamboanga Peninsula Polytechnic State University, along with the J.F. Enriquez Athletic Field. An adjoining 2-hectare Lot 2 campus that hosts 3 academic colleges, the High School, the Ladies' Dormitory, and the soon-to-rise College of Medicine leaves no room for additional infrastructure.

Figure 30. Location of WMSU Main Campus



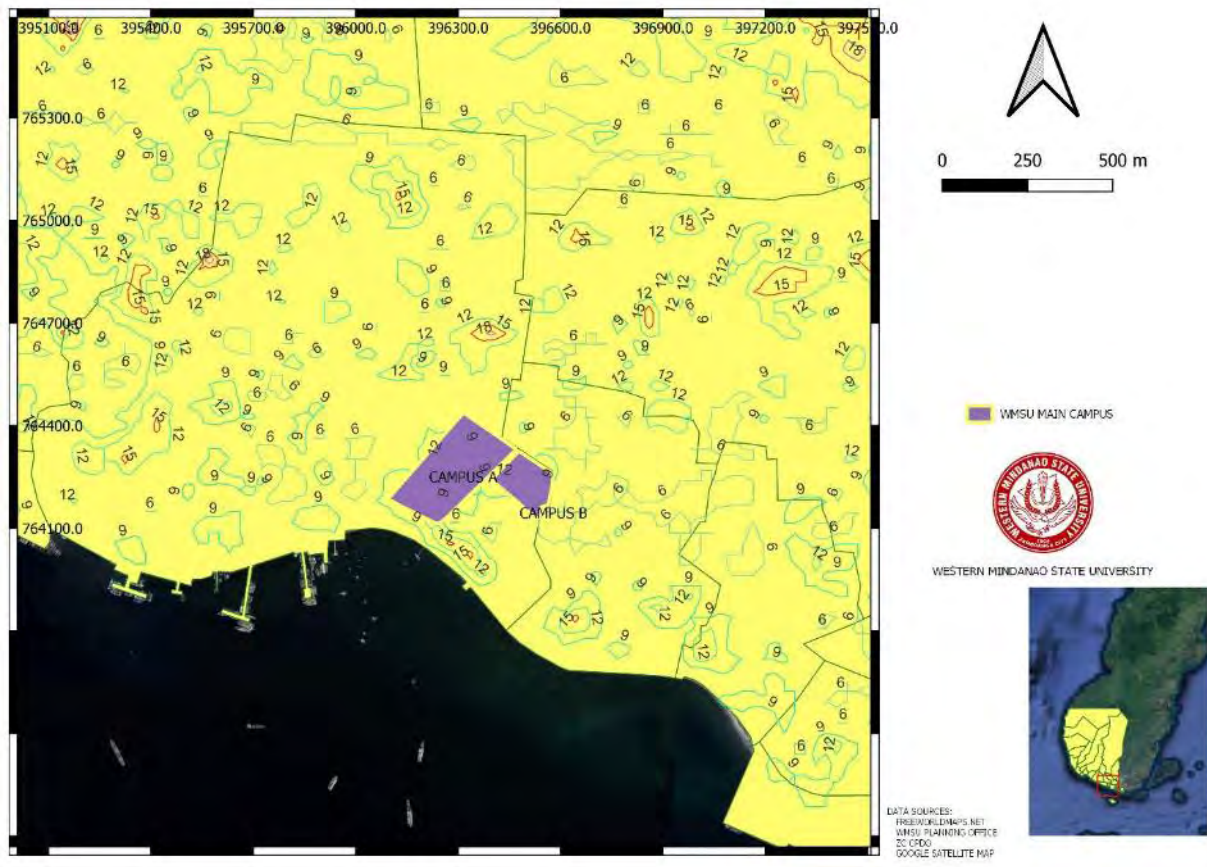
The WMSU Main campus is located at Barangay Baliwasan at the southern tip of the city bordering San Jose Cawa-cawa to the right. It is approximately 1km from the City Central, the seat of local government. Adjacent to it at the left and south is the Zamboanga Peninsula Polytechnic State University (ZPPSU). The campuses have a combined land area of 7.7 Has. Its ownership through the land title grant process by PD 1427 and its years of existence as an academic institution is currently in progress.

Figure 31. Cadastral Location of WMSU Main Campus



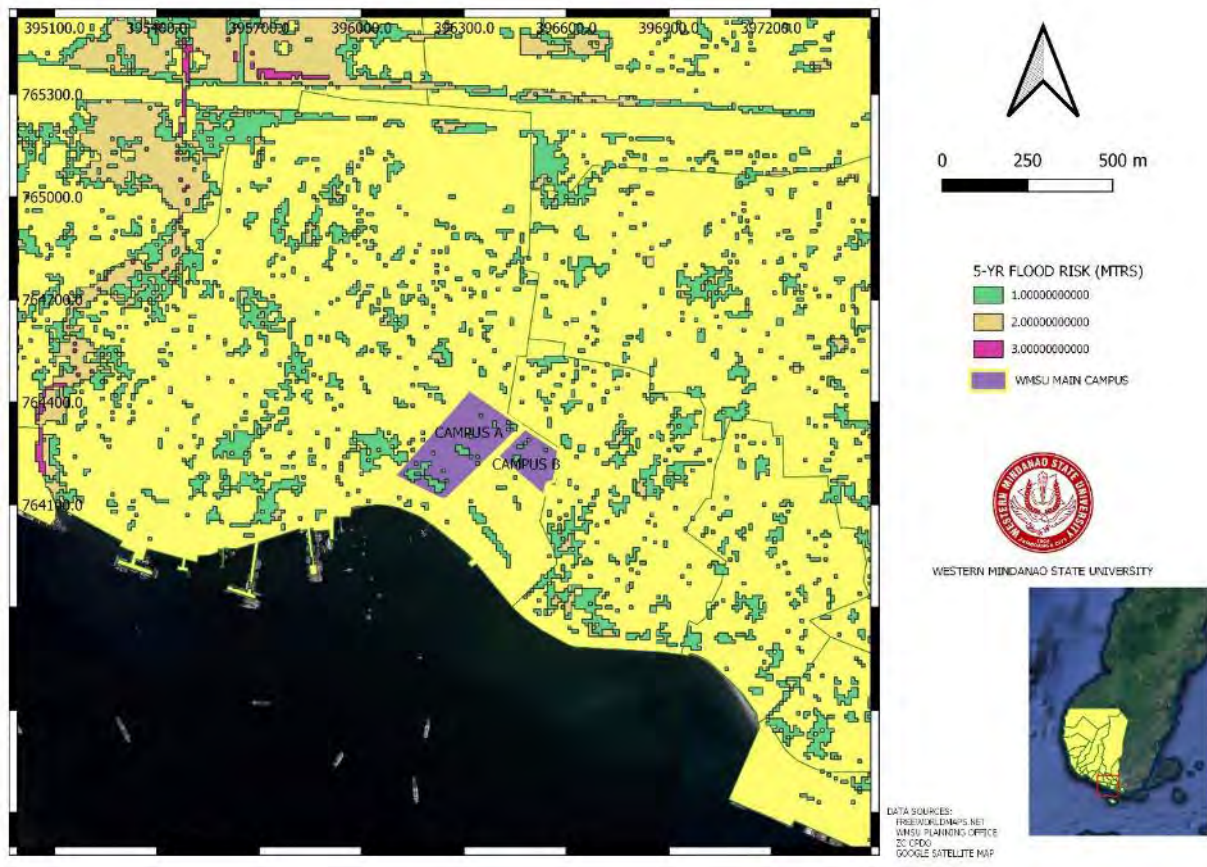
Albeit Barangay Baliwasan is considered a Commercial area, the inset of where the WMSU Main campus is located has been declared as Institutional of its social function and nature as it delivers education services specifically tertiary level education. To the left of the campus is an Industrial area populated by coconut and vegetable oil mills and fish processing plants, and on the North is the Utilities and Transport area where the Zamboanga International Airport is located.

Figure 32. Topography Map of WMSU Main Campus



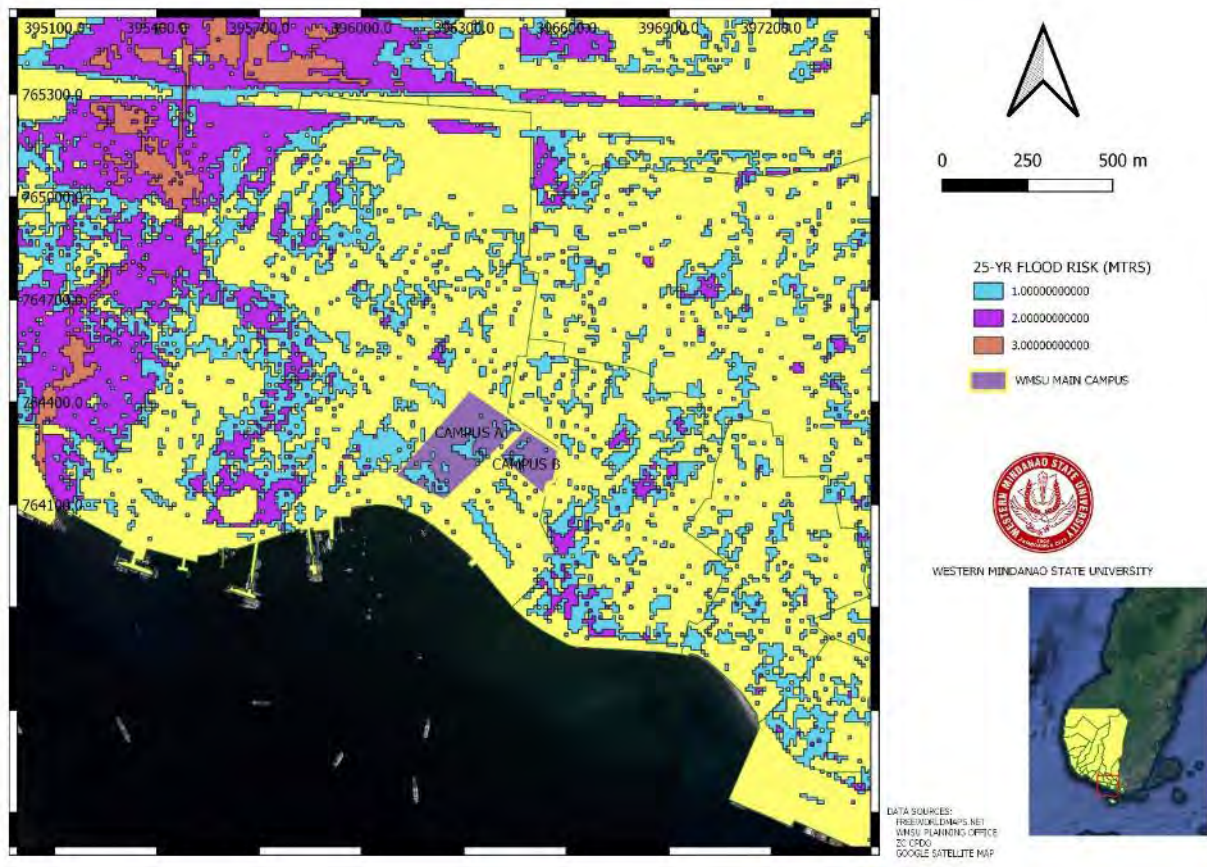
The WMSU Main Campus is generally flat at an elevation from 9 to 12 meters from SL with a gradient of 3 meters that occurs within 90 to 170 meters lateral distance. This implies that there exists a slight slope that will dictate liquid or water flow.

Figure 33. 5-Yr Flood Hazard of WMSU Main Campus



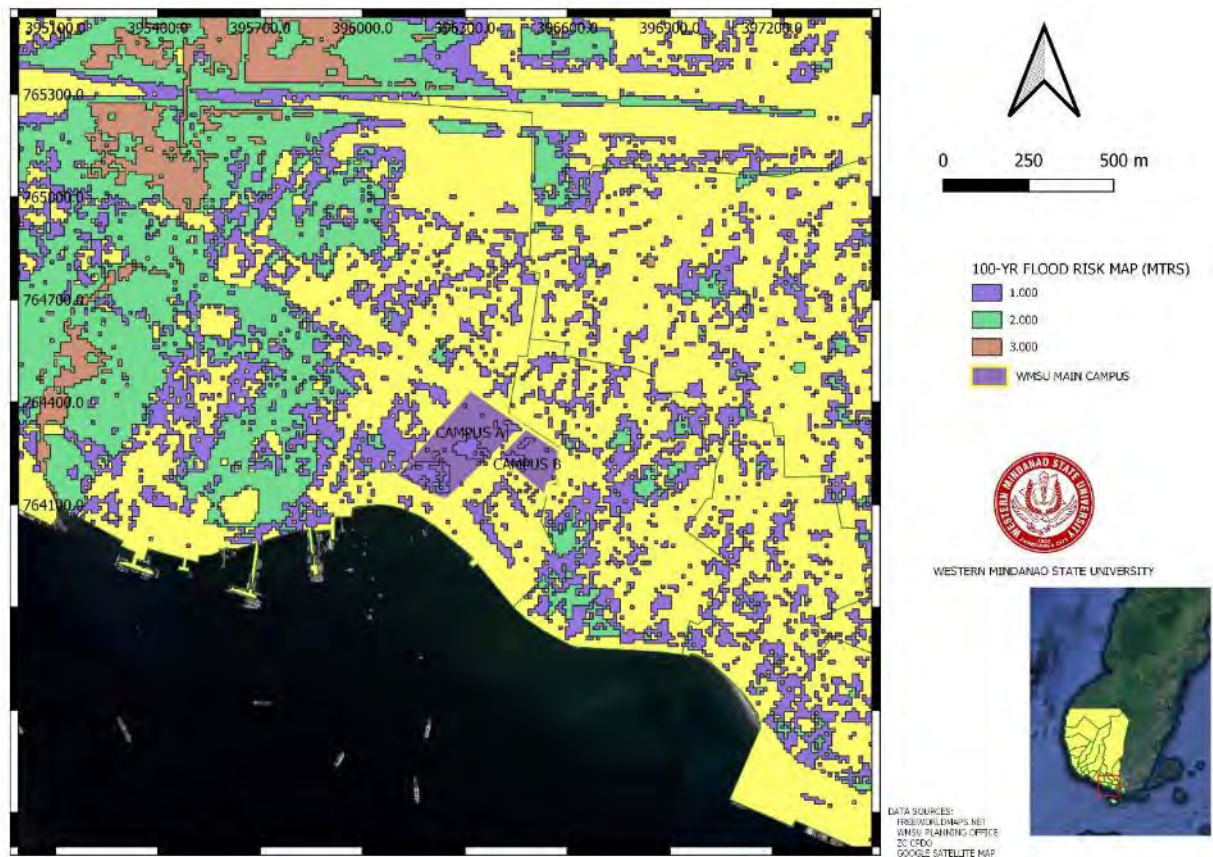
Parts of the WMSU Main Campus are susceptible to flooding that ranged from 0 to 1 mtr. due to its topography. Deteriorating climate conditions projects that flooding such as those mentioned will be frequent in the next 5 years.

Figure 34. 25-Yr Flood Hazard of WMSU Main Campus



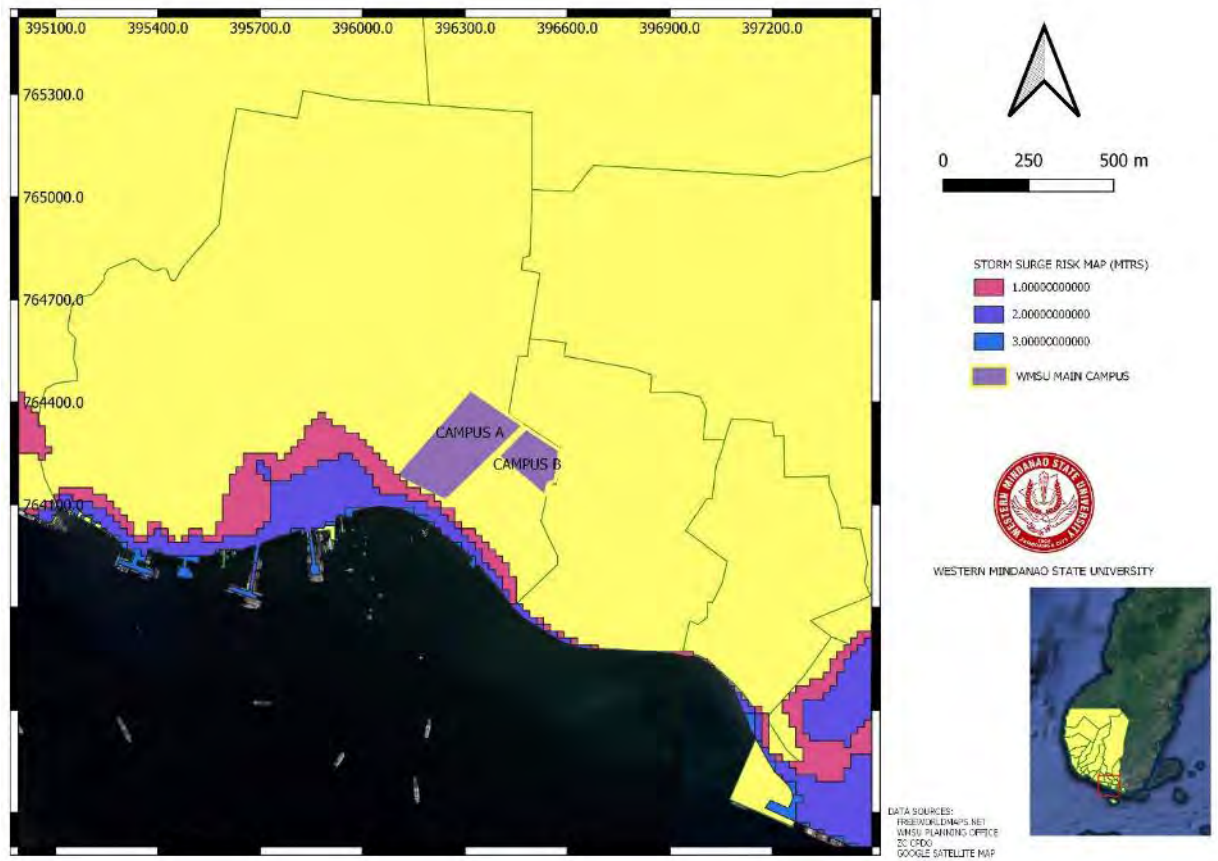
Increasing parts of the WMSU Main Campus are susceptible to flooding that ranged from 0 to 1 mtr. due to its topography. Deteriorating climate conditions projects that deluging conditions such as those mentioned will be frequent in the next 25 years.

Figure 35. 100-Yr Flood Hazard of WMSU Main Campus



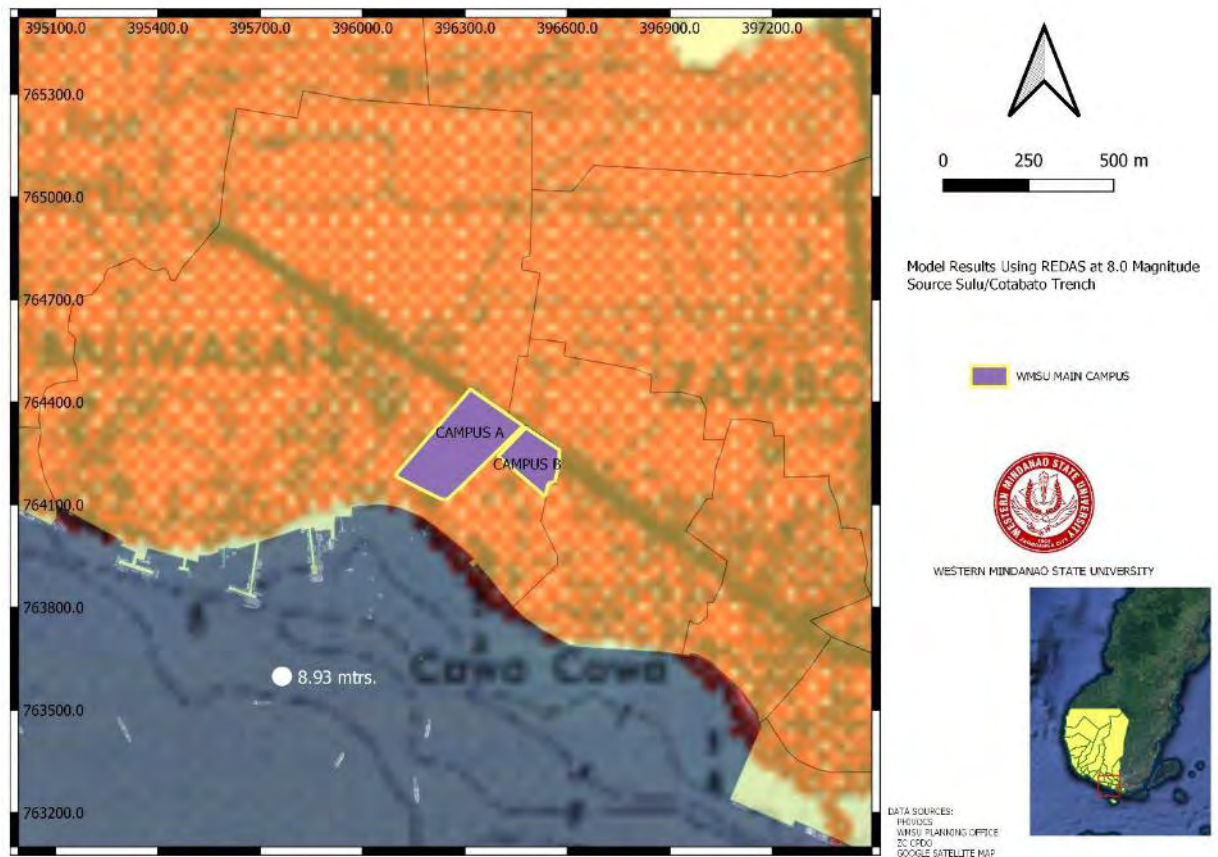
Substantial parts of the WMSU Main Campus are susceptible to flooding that ranged from 0 to 1 mtr. due to its topography. Deteriorating climate conditions projects that deluging conditions such as those mentioned will be frequent in the next 100 years.

Figure 36. Storm Surge Hazard of WMSU Main Campus



Although the campus is buffered from Storm Surges, it's a mere 85 mtrs. to the shoreline indicating potential risks.

Figure 37. Tsunami Hazard of WMSU Main Campus



At a magnitude of 8.0 earthquake, the Main Campus may experience severe inundation at a tsunami height of 3.0 mtrs. at the shoreline and 8.93 mtrs. - 1 km from the same.

Figure 38. WMSU Main Campus Liquefaction Map



100% of both Campus A and B of the WMSU Main is affected by Liquefaction. This is due to 250-mtr proximity of the coast line.

b. The Western Mindanao State University San Ramon Campus

A 22-hectare property was donated by the Philippine Coconut Authority in 1977 for the university's establishment of the College of Agriculture. The campus area has been designed for both crop science and animal science activities with designated areas for rice farming, crops, and farm animal production. An evaluation for consideration in the College's bid for the Center of Excellence/Development finds the area inadequate for consideration, given the standard requirement of 10 hectares for each program. The College has a total of 5 program offerings thus, the area is inadequate for consideration.

In 2003, the College of Agriculture was transferred to the San Ramon Campus justifiably because of the proximity to the WMSU-EFA where it served as the laboratory for BS Forestry students. Then in 2015, the

Department of Food Technology of the College of Home Economics was likewise relocated to the said campus given the expanding laboratory centers that can be utilized by the department.

Figure 39. Location of WMSU San Ramon Campus



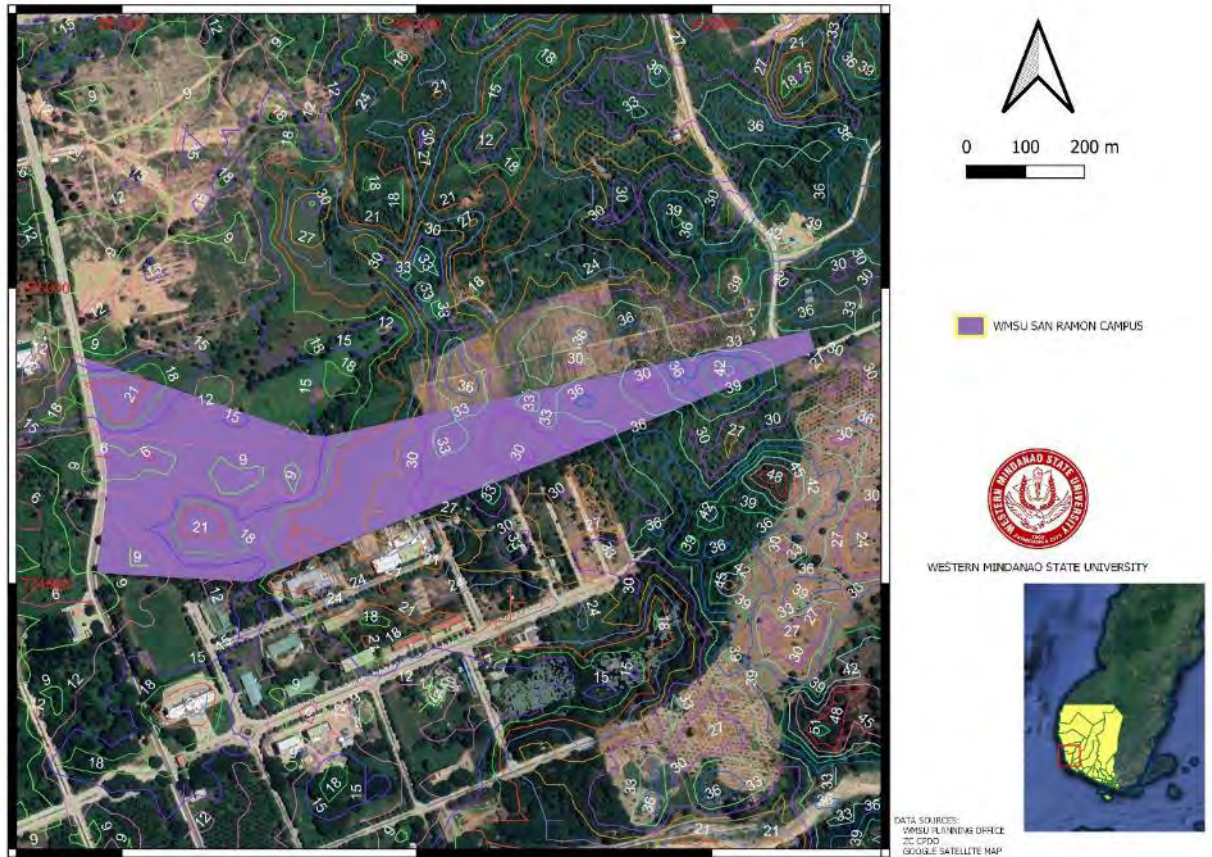
The WMSU San Ramon campus is located at Barangay San Ramon bounded by Barangays Talisayan and Sinubong at the North-West coastline of the city. It is approximately 21 kms. from the City Central, the seat of local government. Opposite the WMSU SR campus are the San Ramon Prison and Penal Farm. The SR has a land area of 21 Has. to comply with the spatial requirements for an Agricultural Campus. Its ownership is through a land title grant under Section 18 of PD 1427.

Figure 40. Cadastral Location of WMSU San Ramon Campus



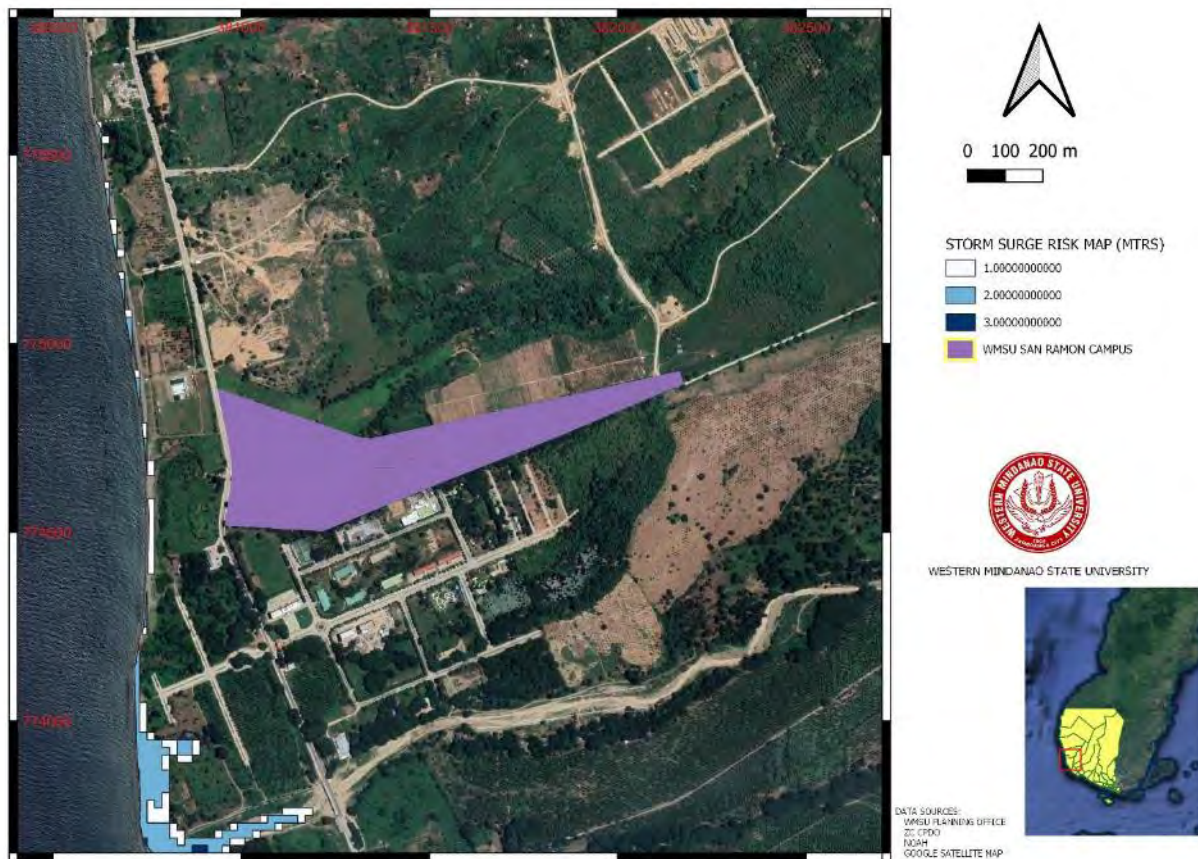
The WMSU San Ramon Campus is covered under the Economic Zone of the City. It is bounded by three zones – Agri-Industrial, Industrial, and Production Agriculture. It is strategically located to complement agro-industrial research institutions within the confines of Barangays Talisayan, Sinubong, and San Ramon.

Figure 41. Topography Map of WMSU San Ramon Campus



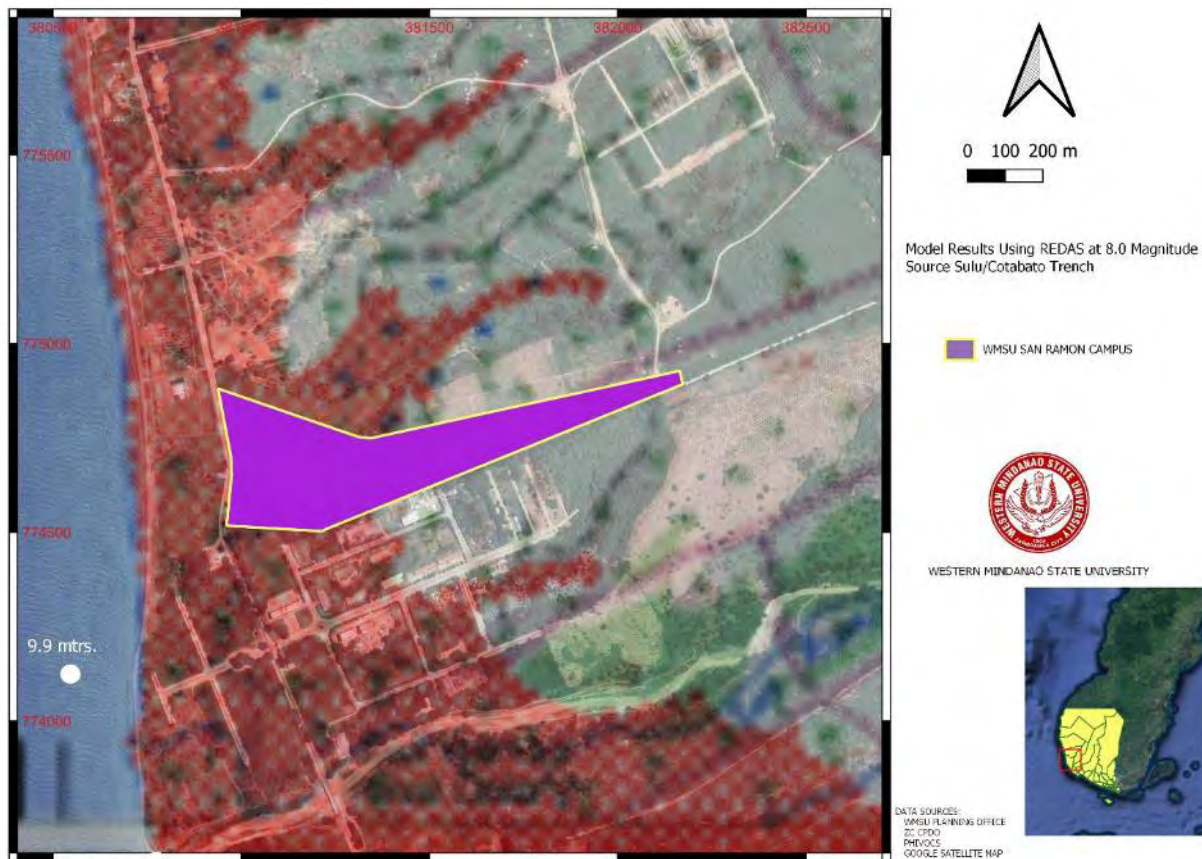
The WMSU San Ramon Campus has a variably contoured slope with a minimum and maximum SL elevation ranging from 6 to 42 mtrs, respectively. The distance between contours is approximately 20 to 22 mtrs. implying that the likelihood of flooding is very minimal if non-existent.

Figure 42. Storm Surge Hazard of WMSU San Ramon Campus



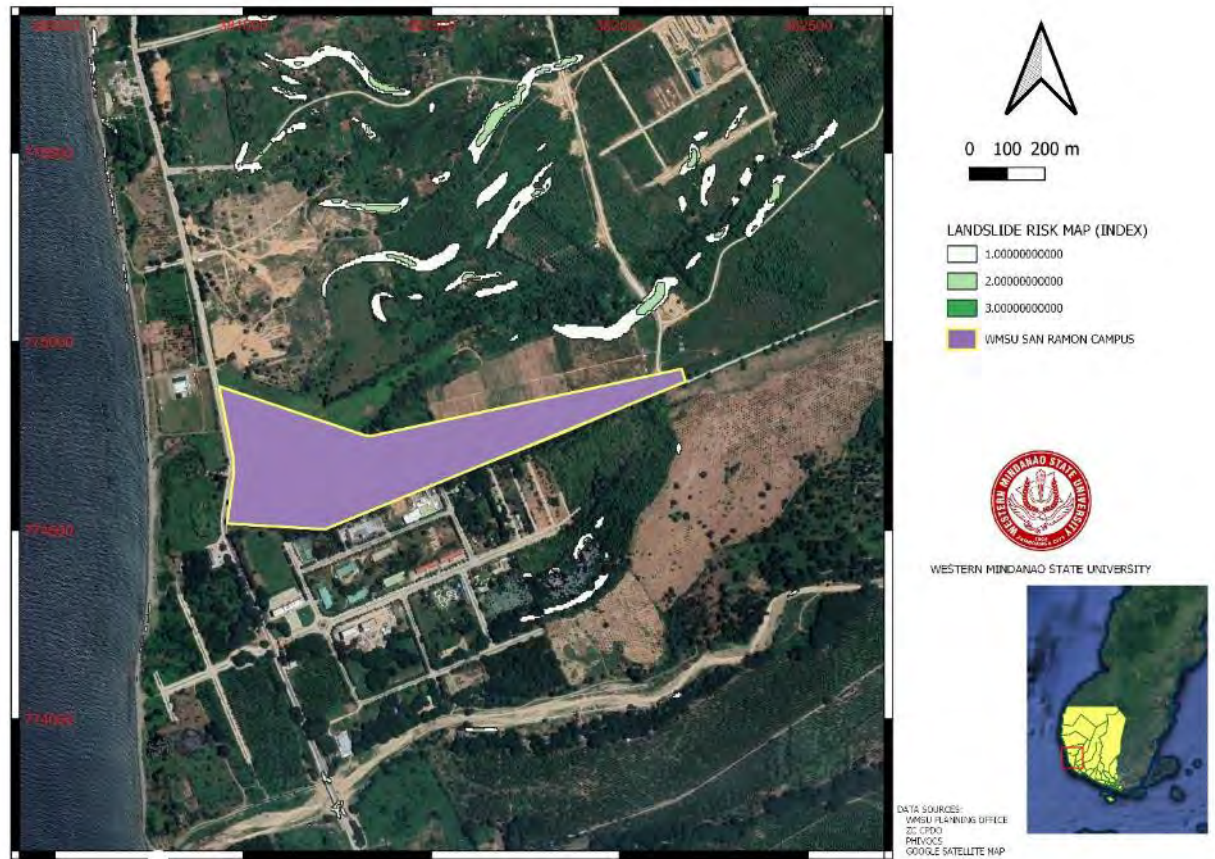
Although the campus is buffered from Storm Surges, the potential risk is still present due to its proximity of 200 mtrs. from the shoreline with a 1-mtr surge at its nearest point.

Figure 43. Tsunami Hazard of WMSU San Ramon Campus



At a magnitude of 8.0 earthquake, the WMSU San Ramon Campus may experience severe inundation at a tsunami height of 3.0 mtrs. at the shoreline and 9.9 mtrs. - 200 mtrs. from the same.

Figure 44. Land Slide Hazard of WMSU San Ramon Campus



Landslides at the San Ramon Campus pose a minimal given that a low index can be found at 125 mtrs. from the nearest boundary.

Figure 45. Liquefaction Map of the WMSU San Ramon Campus

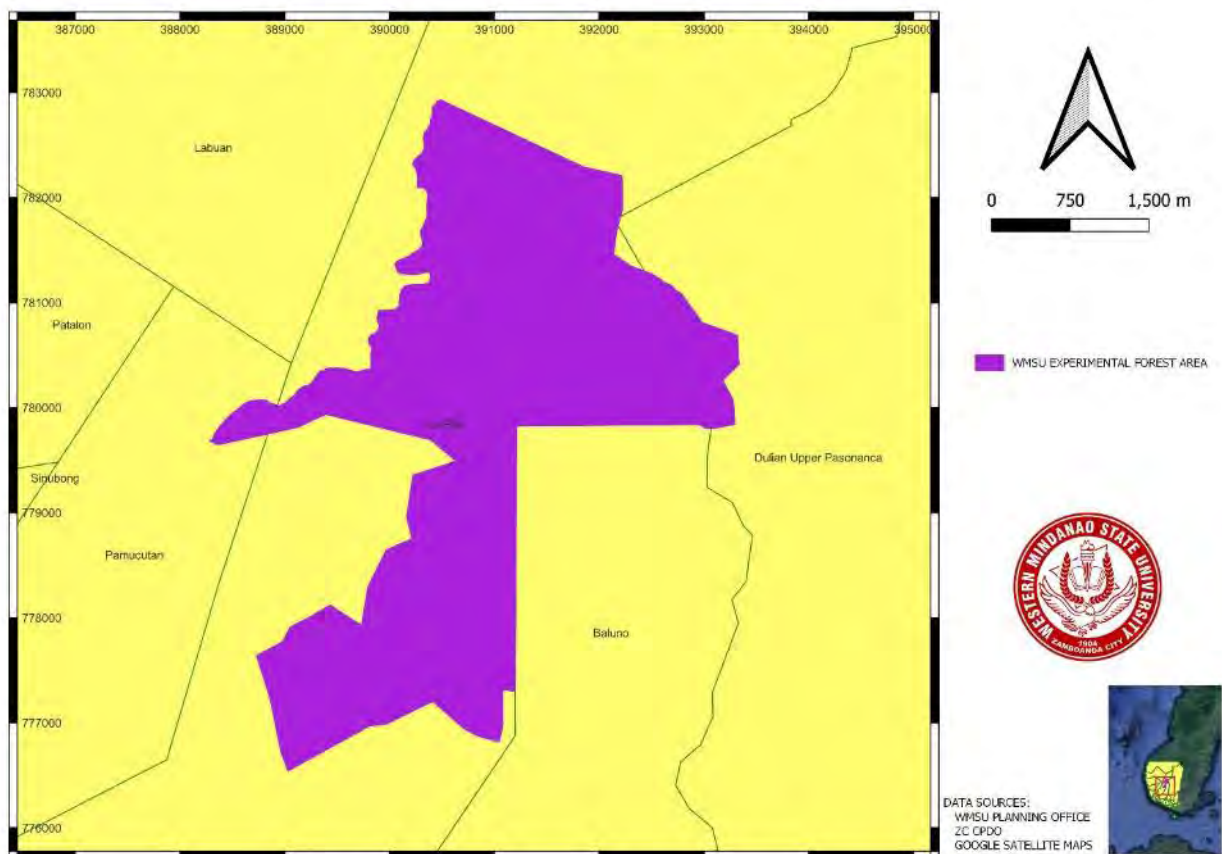


Approximately 9 Has. of the WMSU San Ramon Campus is affected by Liquefaction. This area is generally covered by Rice Fields and relatively near the coast line.

c. The Western Mindanao State University Experimental Forest Area (WMSU-EFA)

A 1,227 forest area reserve in La Paz, Zamboanga City for the experimental purposes of the University's College of Forestry is within the stewardship of WMSU, under Proclamation No. 407 dated June 16, 1994, by former President Fidel V. Ramos. As an experimental forest, no major change in the area's natural cover and major construction could be effected in the area without the agreed consent of the DENR and the terms and conditions of the Presidential Proclamation.

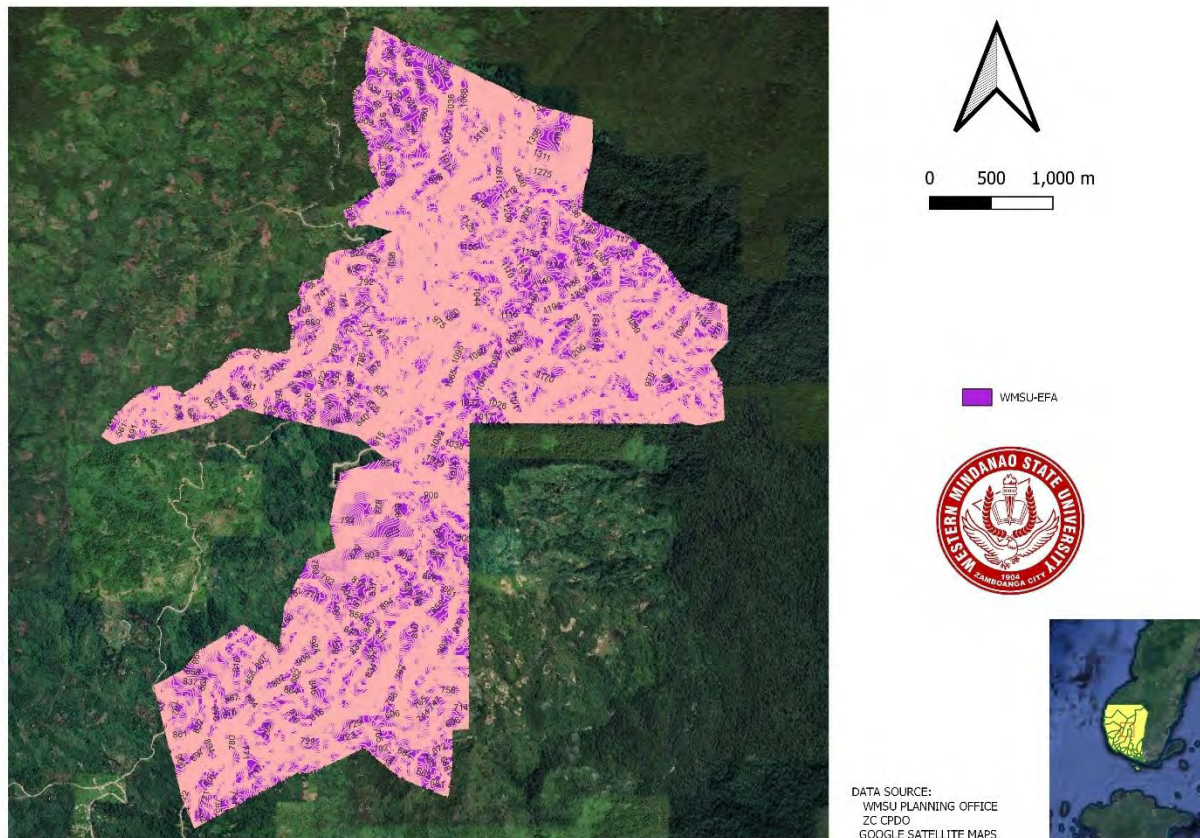
Figure 46. Location of WMSU Experimental Forest Area



The WMSU Experimental Forest Area (WMSU-EFA) is located at Barangay La Paz bounded by Barangays Baluno, Dulian-Upper Pasonanca, Pamucutan, and Labuan. It is a 1,227 Ha. forest reserve area intended solely intended for instruction and research for the College of Forestry and Environmental Studies (CFES). Through Presidential Proclamation 407, the Department of Environment and Natural Resources (DENR) authorized the university primarily to protect and preserve this land resource under the stewardship agreement.

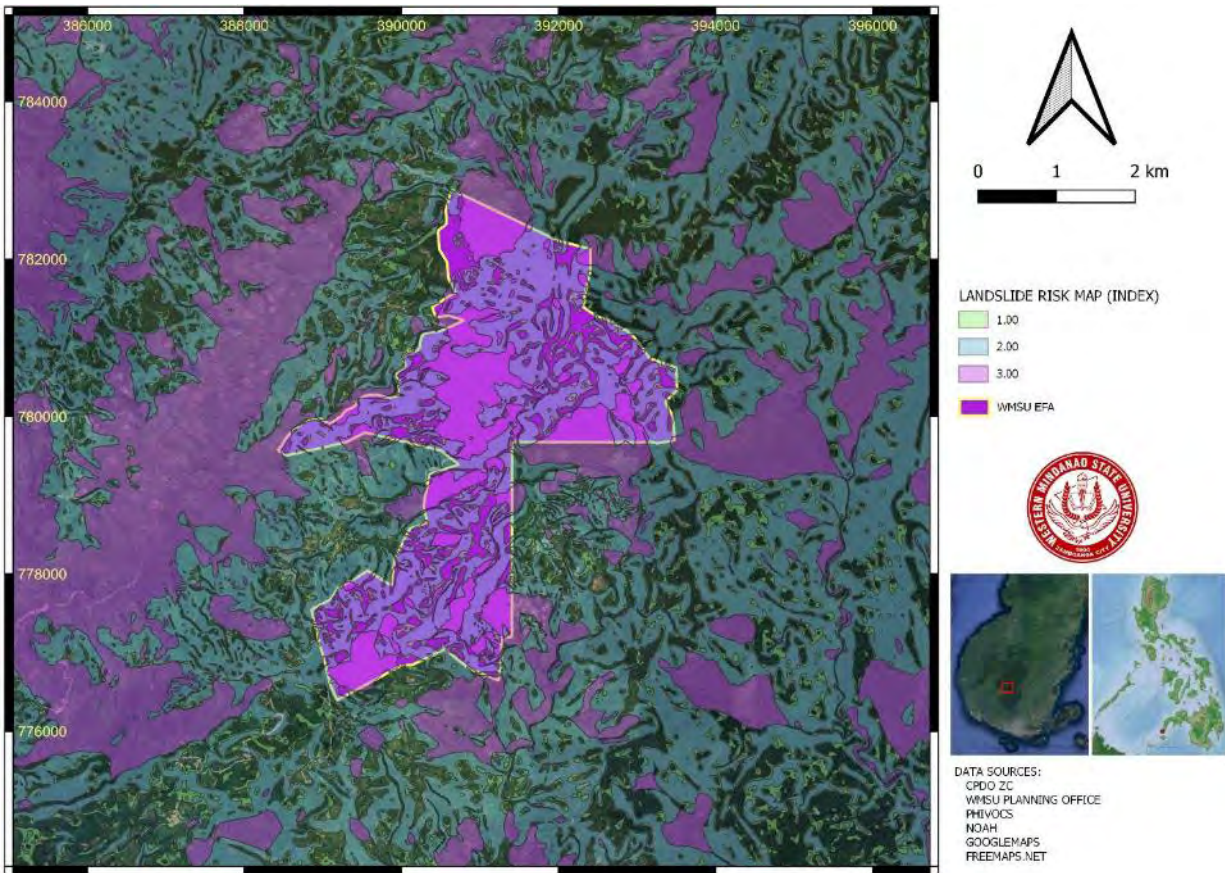
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Figure 48. Topography Map of WMSU Experimental Forest Area (WMSU-EFA)



The WMSU Experimental Forest Area (WMSU-EFA) is bounded by mountain ridges with varying topographies ranging from 800 to 1200 meter contours heights at lateral distances from 10 mtrs. to 150 mtrs.

Figure 49. Landslide Hazard of WMSU Experimental Forest Area (WMSU-EFA)

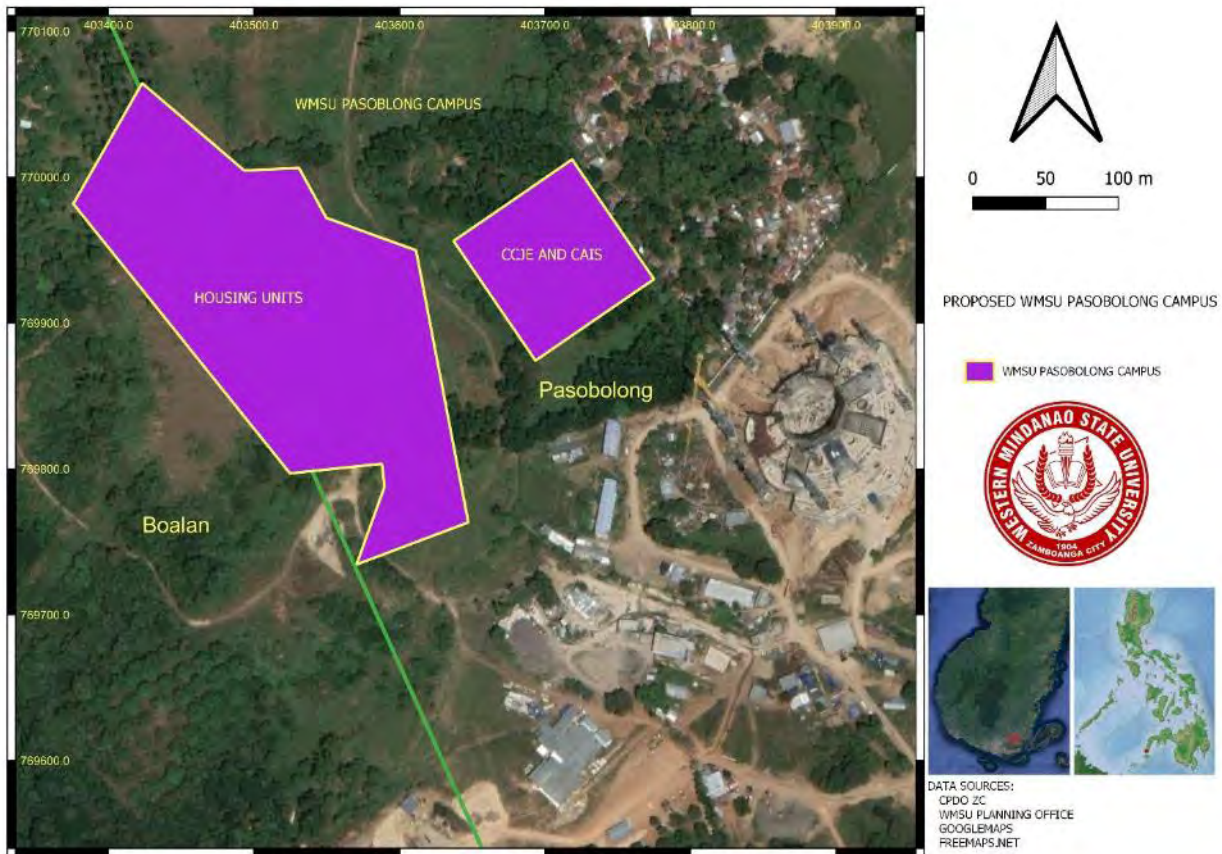


Landslides at the WMSU-EFA pose a major risk given that the area has a moderate to high landslide index. The presence and abundance of protected tree species, as well as other vegetative covers, may prevent landslides from occurring.

d. The Western Mindanao State University Pasobolong Campus – Proposed

The increasing student population puts pressure on the land assets of existing campuses specifically the Main Campus in Barangay Baliwasan. It has long been proposed for the acquisition of land for its inevitable expansion. However, increasing real estate prices within city limits is not within the University's wherewithal. The area donated for the proposed WMSU Pasobolong Campus is a windfall because it is reasonably proximate to the city and near the highway, only minimal land development is required.

Figure 50. Location of Proposed WMSU Pasobolong Campus



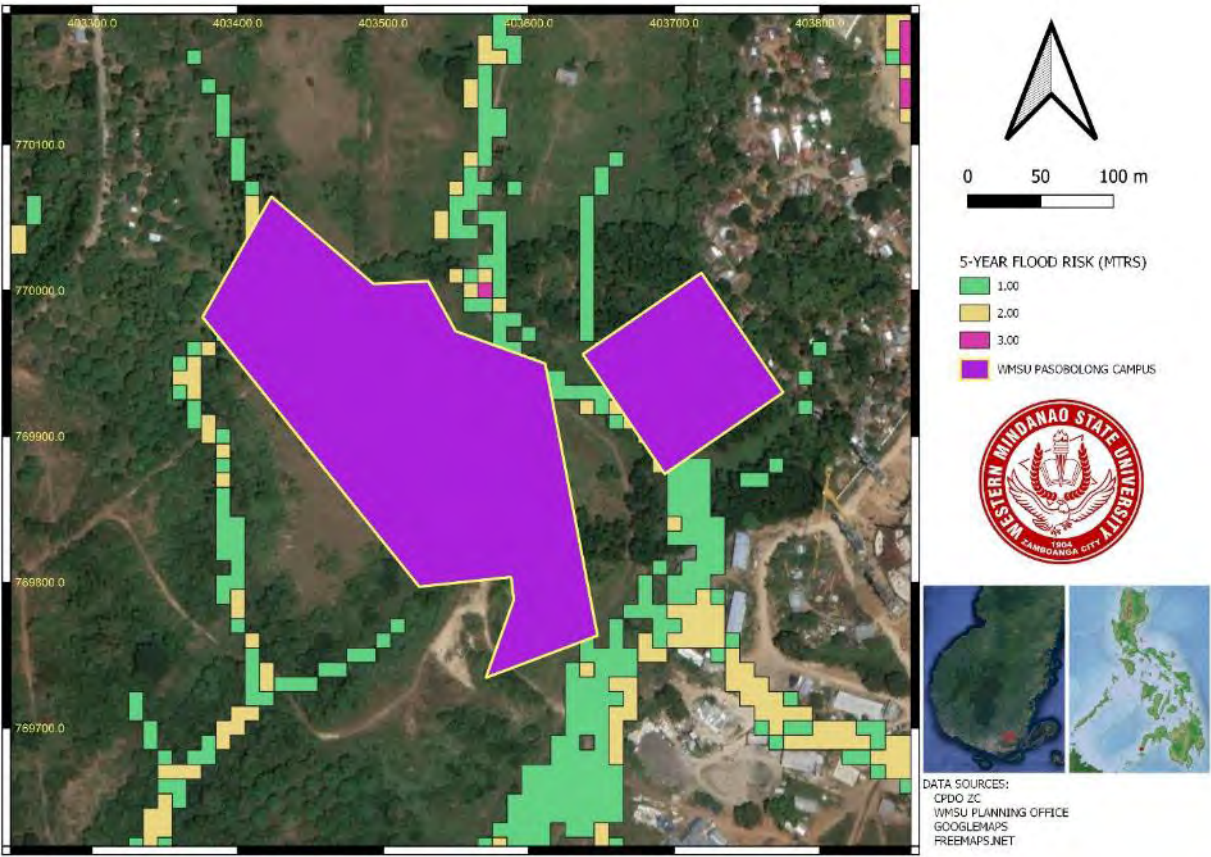
Bordering between Barangay Pasobolong and Barangay Boalan, the proposed WMSU Pasoblong Campus was conceived as an ideal campus for the transfer of the College of Criminal Justice Education (CCJE) and the College of Asian and Islamic Studies (CAIS) primarily because of the significant establishments within the vicinity. For the CCJE, the Philippine National Police Regional Office IX (PRO-9) is located 2.5 kms. opposite the said campus while the CAIS is but 150 mtrs. to the Mosque and Madrasah within the complex. The total land area is approximately 5 Has. with 4 Ha. intended for housing units for university employees and 1 Ha. devoted to academic establishments for the mentioned colleges.

Figure 51. Cadastral Location of Proposed WMSU Pasobolong Campus



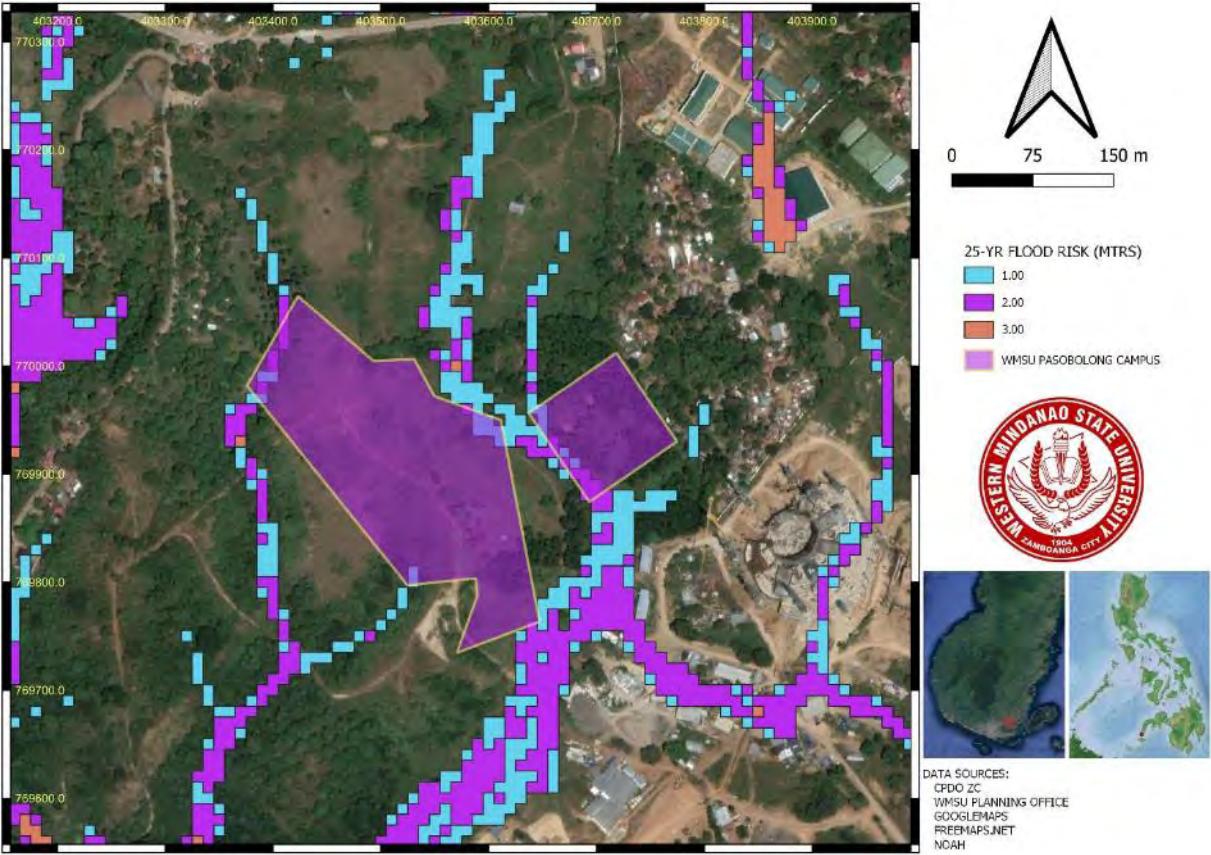
The proposed WMSU Pasoblong Campus is located within the Commercial Land Use of Pasobolong and Boalan. With the establishment of the biggest Mosque in the country, commercial establishments are very likely to follow.

Figure 52. 5-Yr Flood Hazard of Proposed WMSU Pasobolong Campus



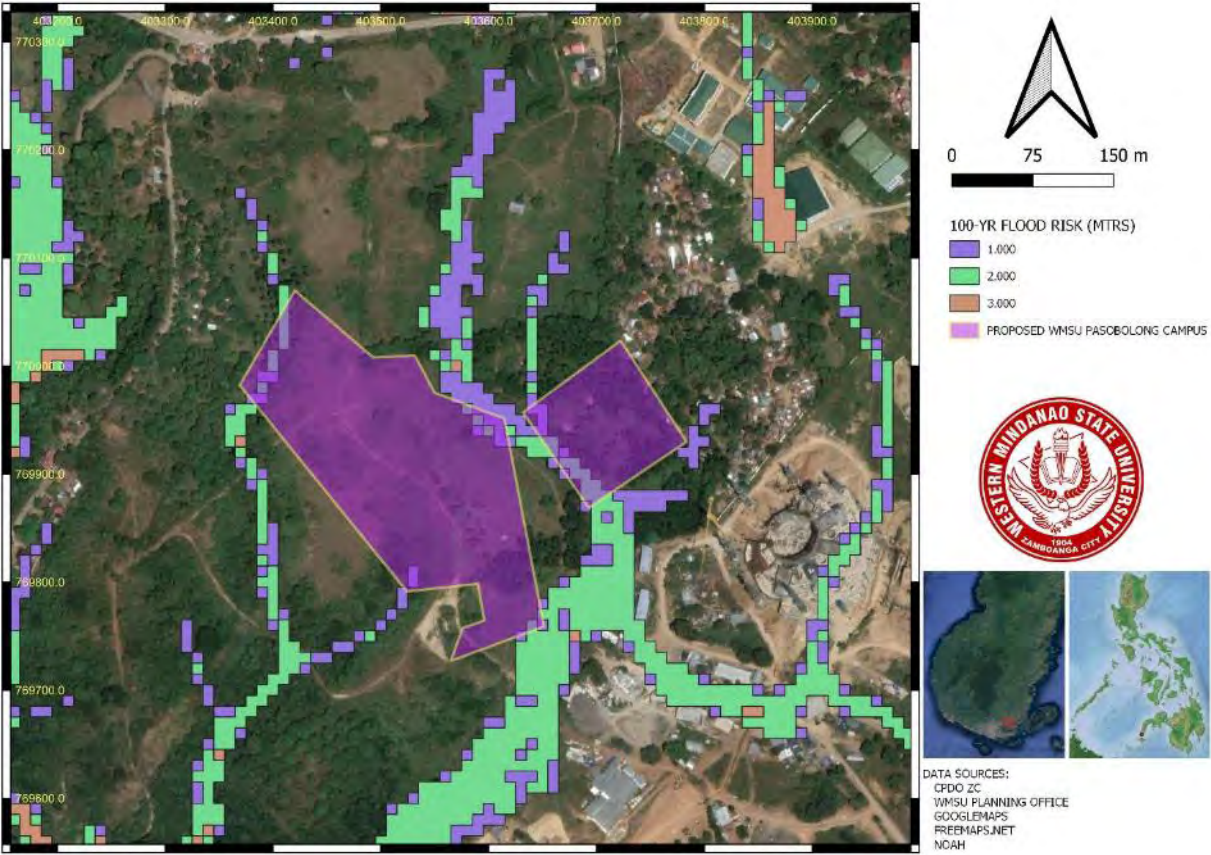
Every five years, the proposed WMSU Pasobolong Canpus will experience peripheral flooding of 1.0 to 2.0 meters within 5 years.

Figure 53. 25-Yr Flood Hazard of Proposed WMSU Pasobolong Campus



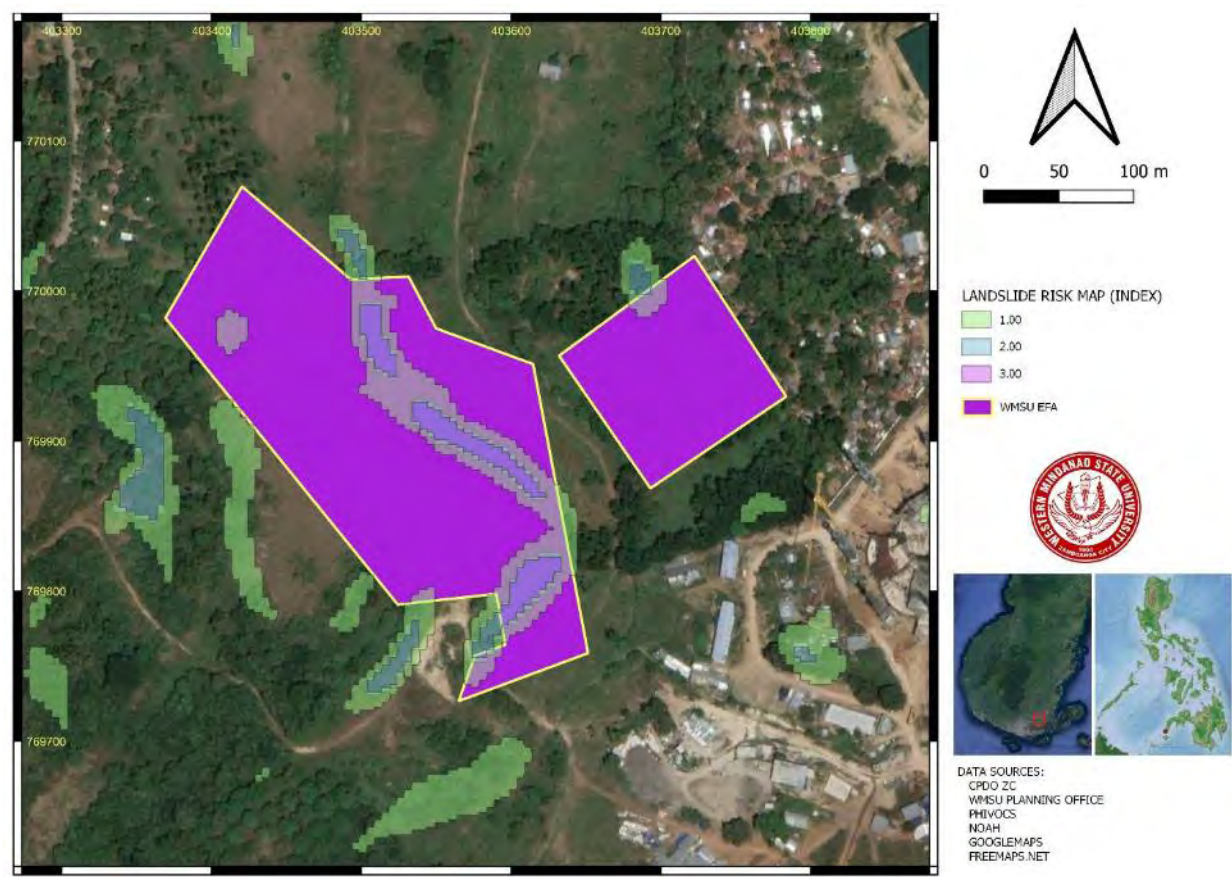
Every twenty-five years, the proposed WMSU Pasobolong Campus will experience peripheral flooding of 1.0 to 2.0 meters.

Figure 54. 100-Yr Flood Hazard of Proposed WMSU Pasobolong Campus



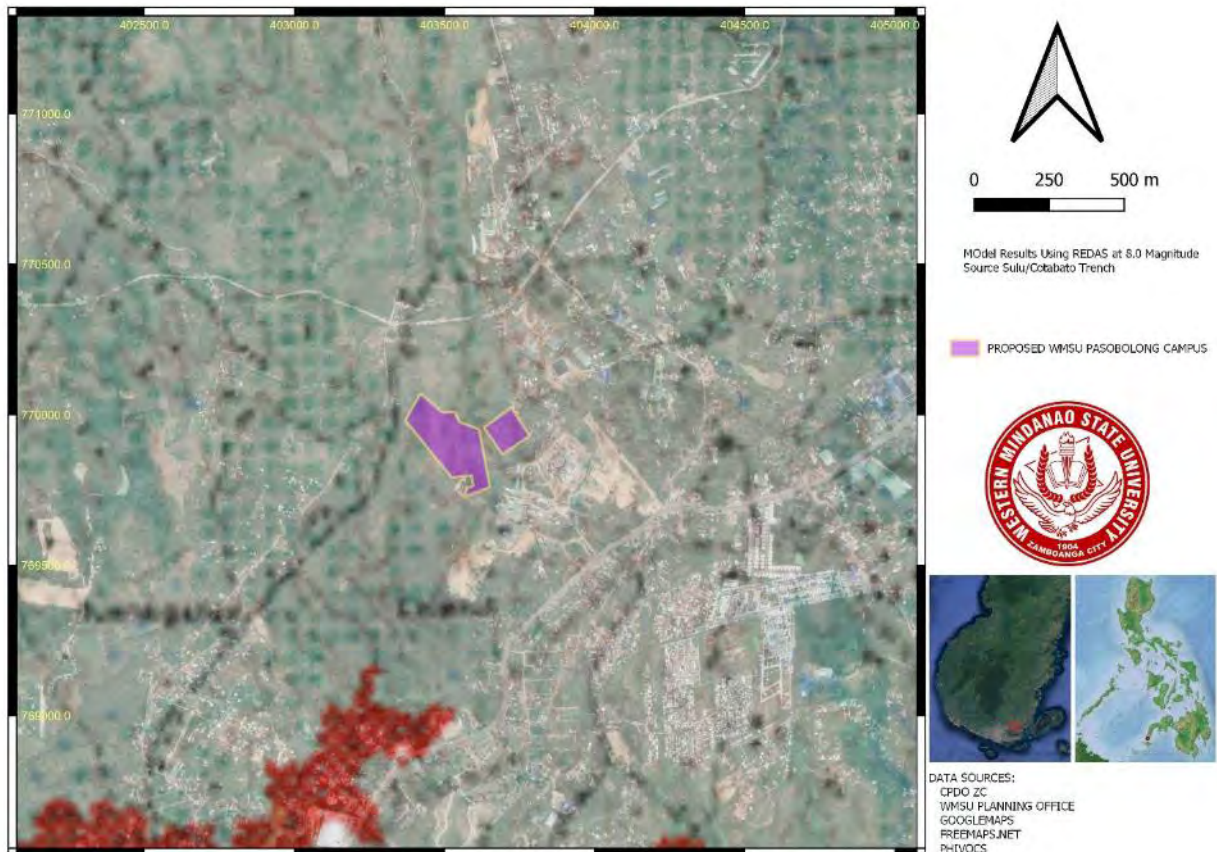
Every one-hundred years, the proposed WMSU Pasobolong Campus will experience peripheral flooding of 1.0 to 2.0 meters.

Figure 55. Landslide Hazard of Proposed WMSU Pasobolong Campus



The proposed WMSU Pasobolong Campus has a Low-Moderate risk of experiencing landslides specifically at the larger portion of the area.

Figure 56. Tsunami Hazard of WMSU Pasobolong Campus



At a magnitude of 8.0 earthquake, the Proposed Pasobolong Campus has a very minimal risk of experiencing inundation given that it is approximately 800 Mtrs. from inundation crest.

e. The Western Mindanao State University Pagadian Campus – Proposed

While the Main Campus in Zamboanga City is experiencing some degree of congestion that puts pressure on its infrastructure, the proposed establishment of a Pagadian Campus is deemed as one feasible approach to deload the former of occupants given that some students actually come from the Zamboanga del Sur Province.

The proposed campus shall cater to students from Pagadian City and nearby municipalities. Its location is considered ideal given that it is flood free (for the next 100 years) with no indication of liquefaction, with minimal risk of landslides, and located safely from storm surges and Tsunamis.

Figure 57. Location of WMSU Pagadian Campus

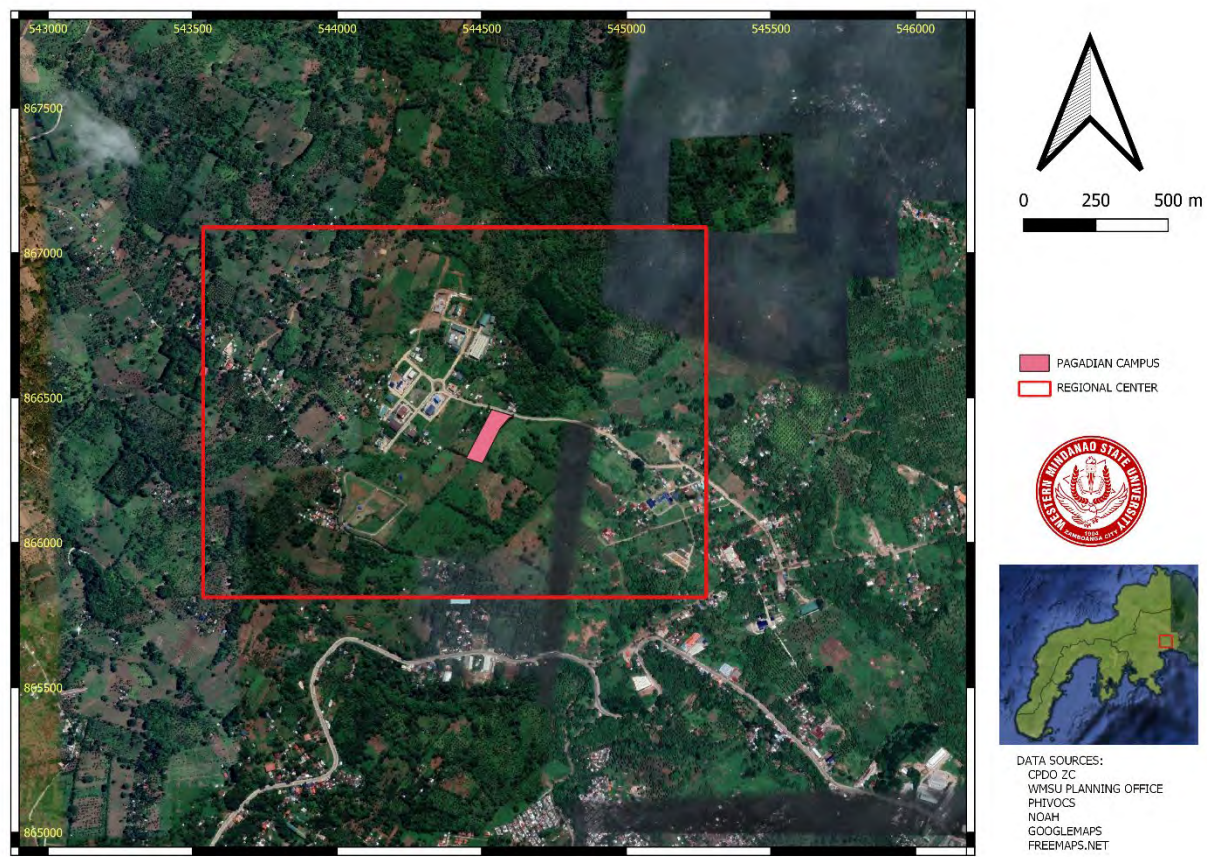
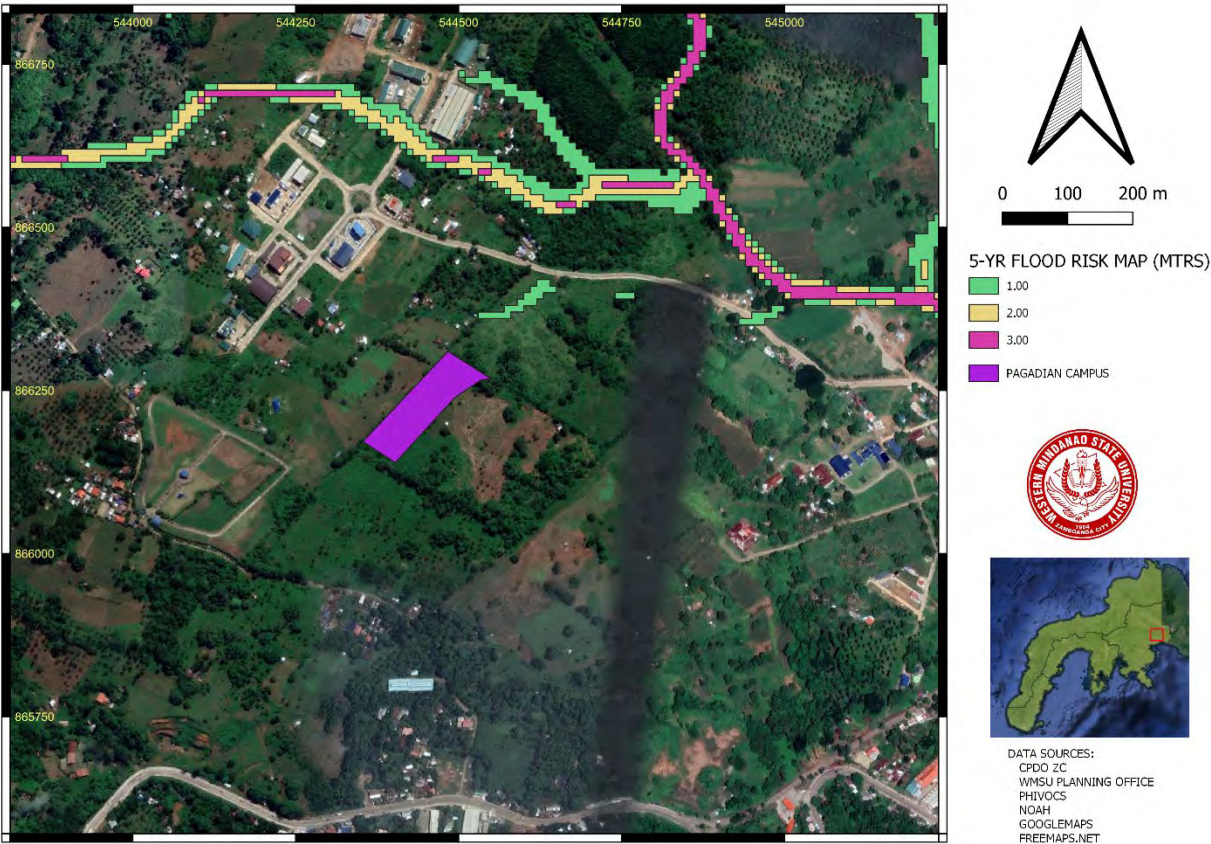
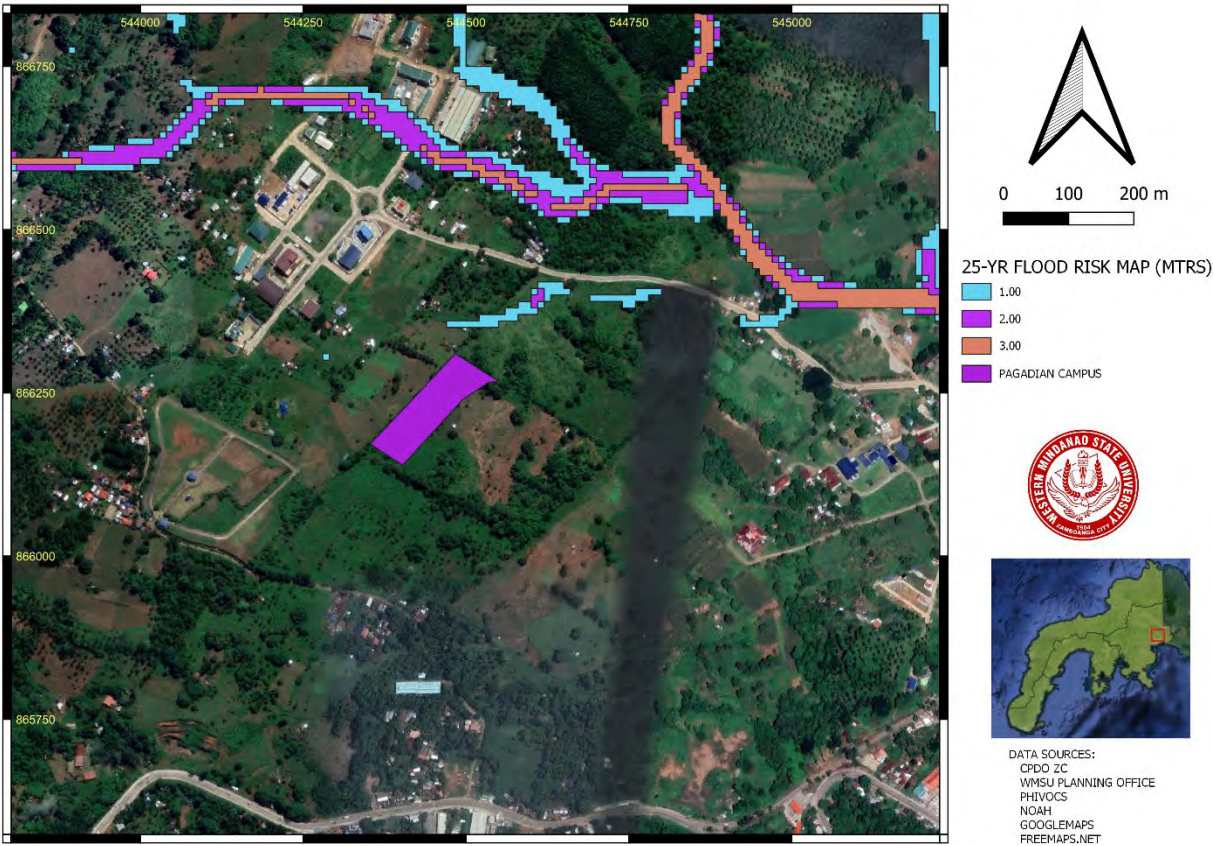


Figure 58. 5-Yr Flood Hazard of WMSU Pagadian Campus



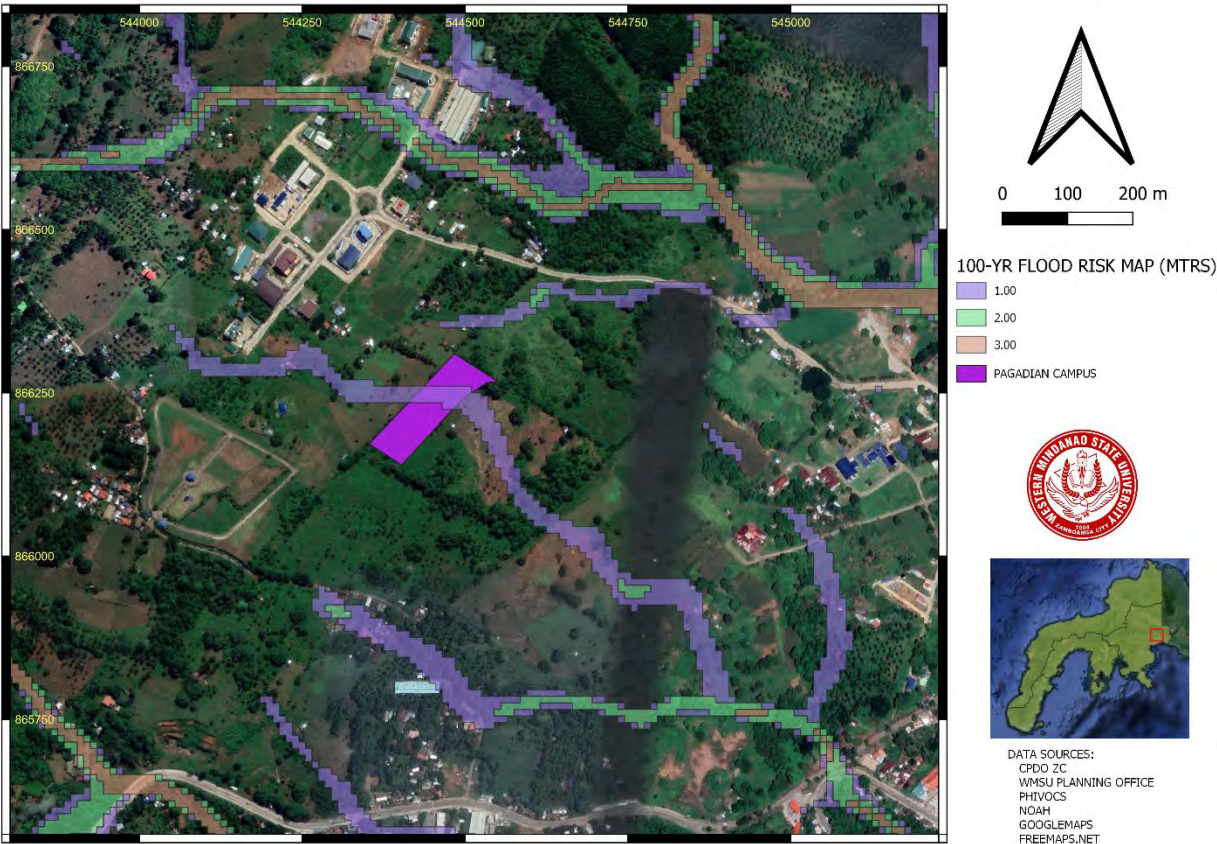
There is minimal risk of flooding at WMSU Pagadian Campus at 100 Mtrs. from a 1-mtr. flood depth within 5 years.

Figure 59. 25-Yr Flood Hazard of WMSU Pagadian Campus



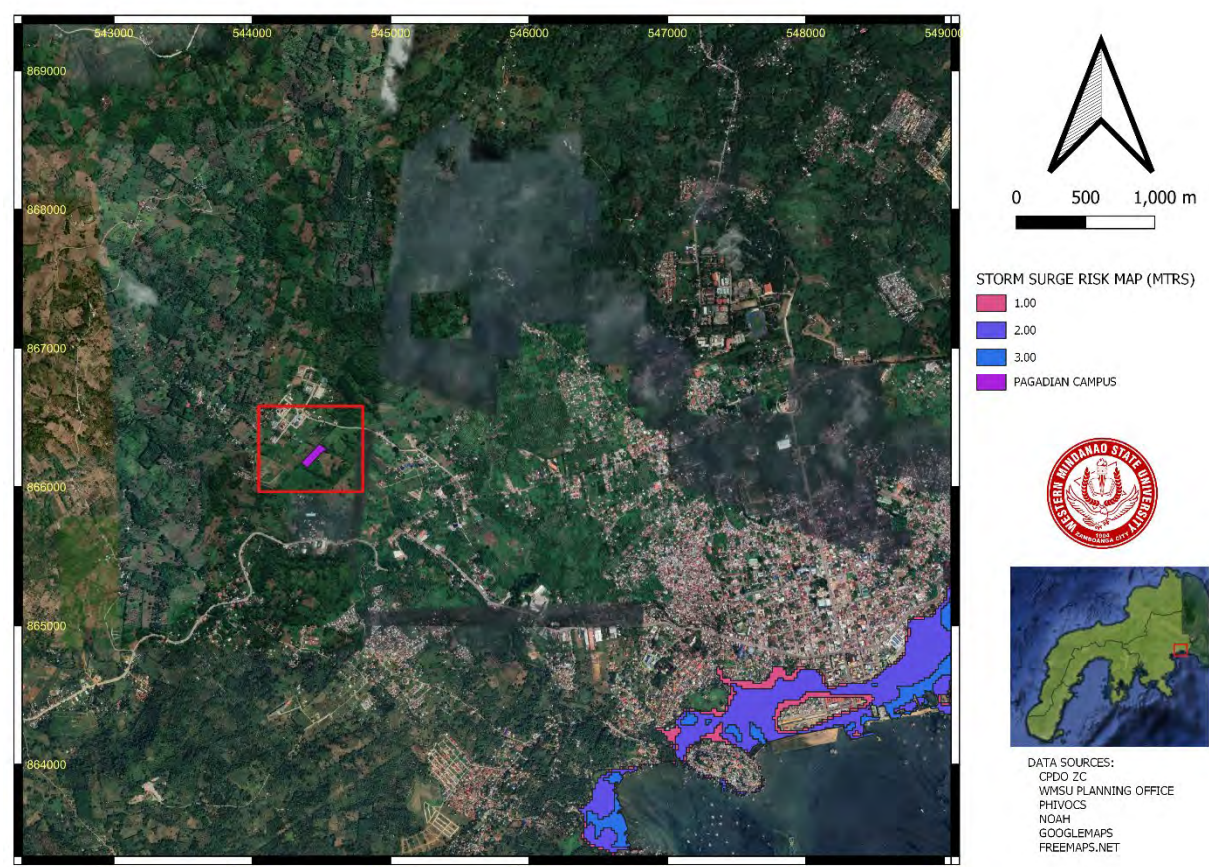
There is a moderate risk of flooding at WMSU Pagadian Campus at 80 Mtrs. from a 1-mtr. flood depth within 25 years.

Figure 60. 100-Yr Flood Hazard of WMSU Pagadian Campus



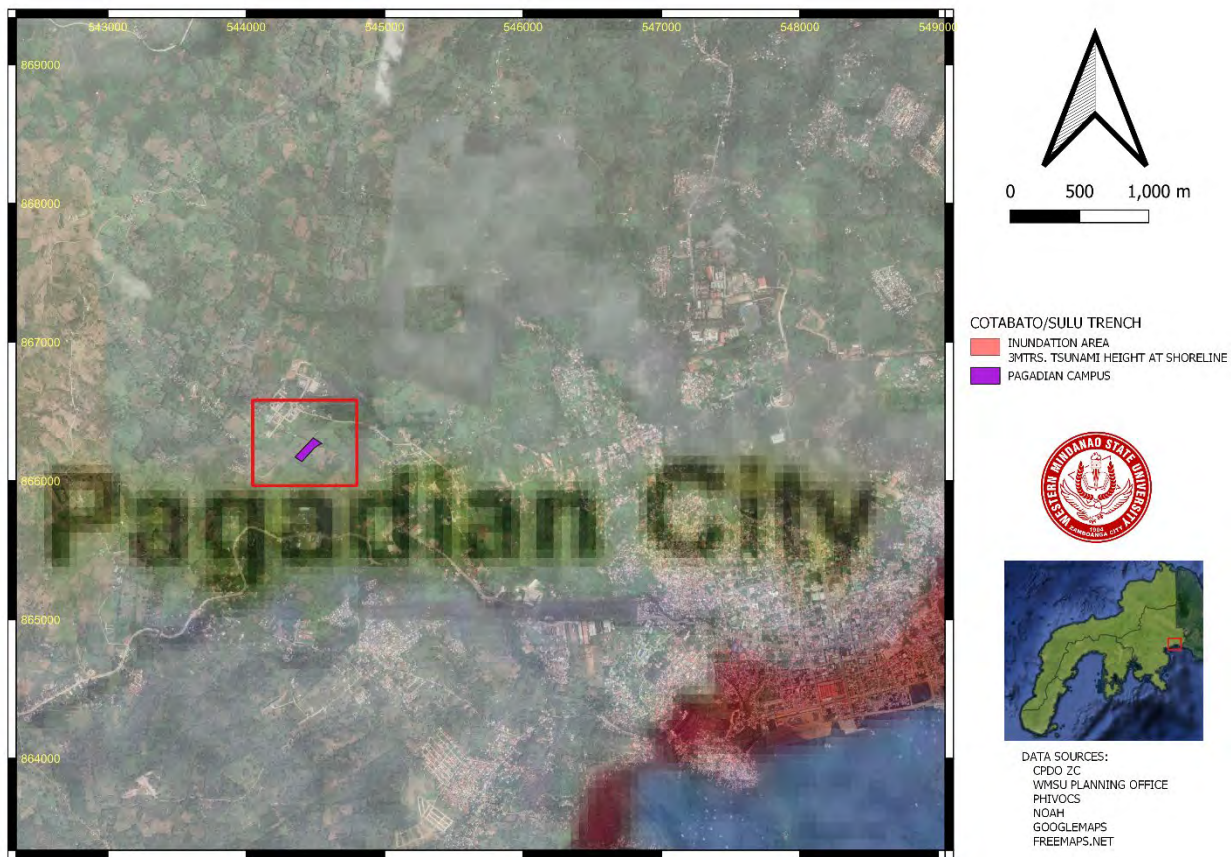
Flooding at WMSU Pagadian Campus is imminent with 1-mtr. flood depth within a hundred-year period.

Figure 61. Storm Surge Hazard of WMSU Pagadian Campus



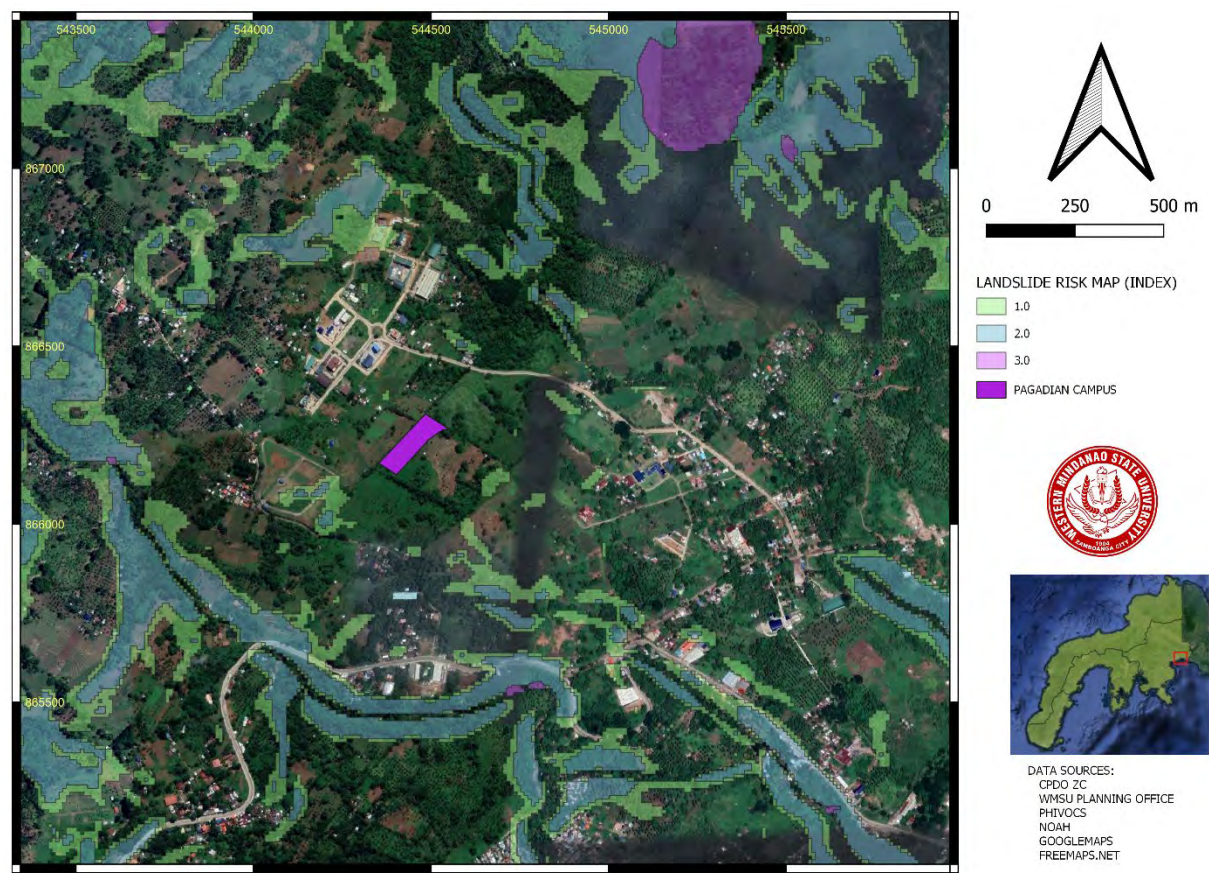
The WMSU Pagadian is at a safe distance of 4.5 kms. from a 2-mtr inundation Storm Surges.

Figure 62. Tsunami Hazard of WMSU Pagadian Campus



The WMSU Pagadian Campus is at a safe distance of 4.5 kms. from inundation areas caused by tsunamis from 8.0 magnitude earthquakes.

Figure 63. Land Slide Hazard of WMSU Pagadian Campus



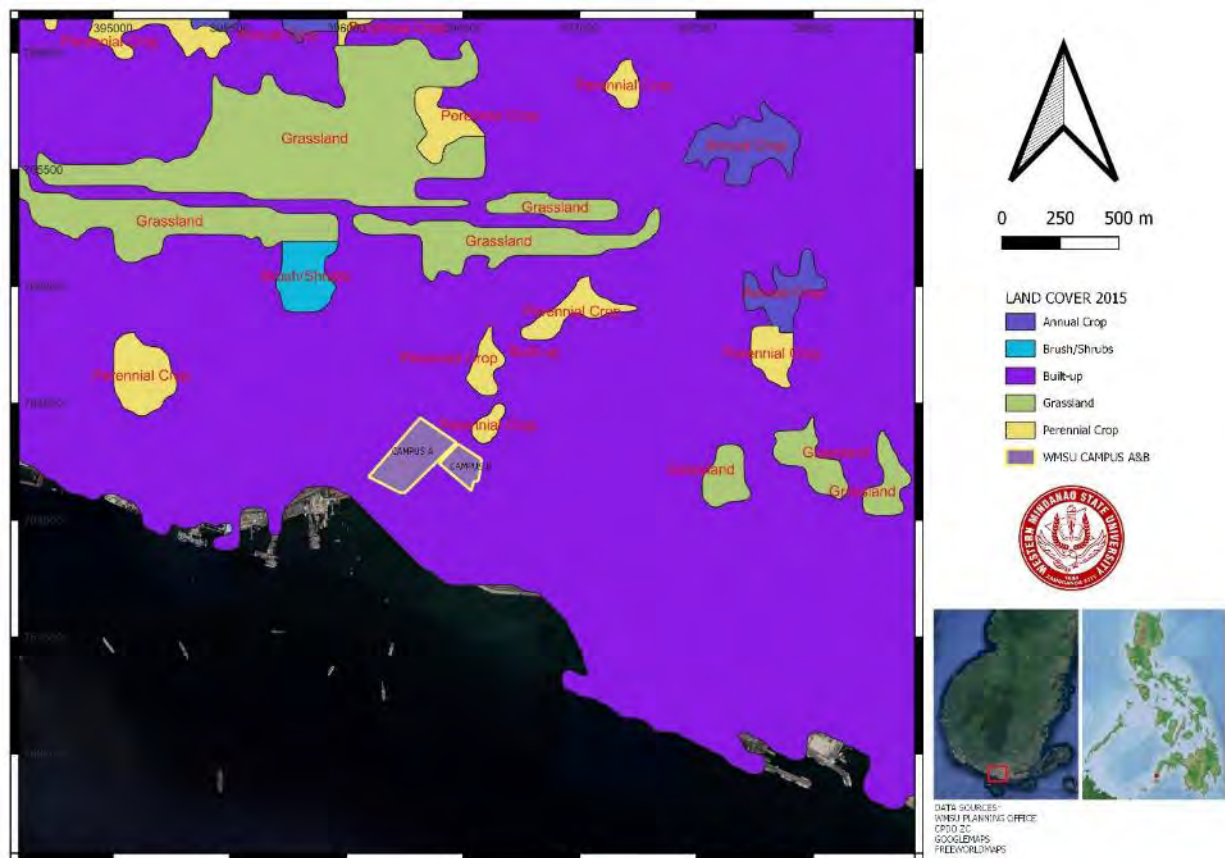
Landslides at the WMSU Pagadian Campus pose a low risk due to the low index found at 250 Mtrs. at the Southeast quadrant.

Part II: DETAILED DESCRIPTION OF THE SUC

A. Physical Features and Environmental Conditions

The geophysical makeup of the campuses determines the construction design of buildings and infrastructure for safety and security. Hence terrestrial profiles of each campus must be established to assess, determine, and decide on what to, what not to, and where to build.

Figure 64. Landcover Map of WMSU Main Campus



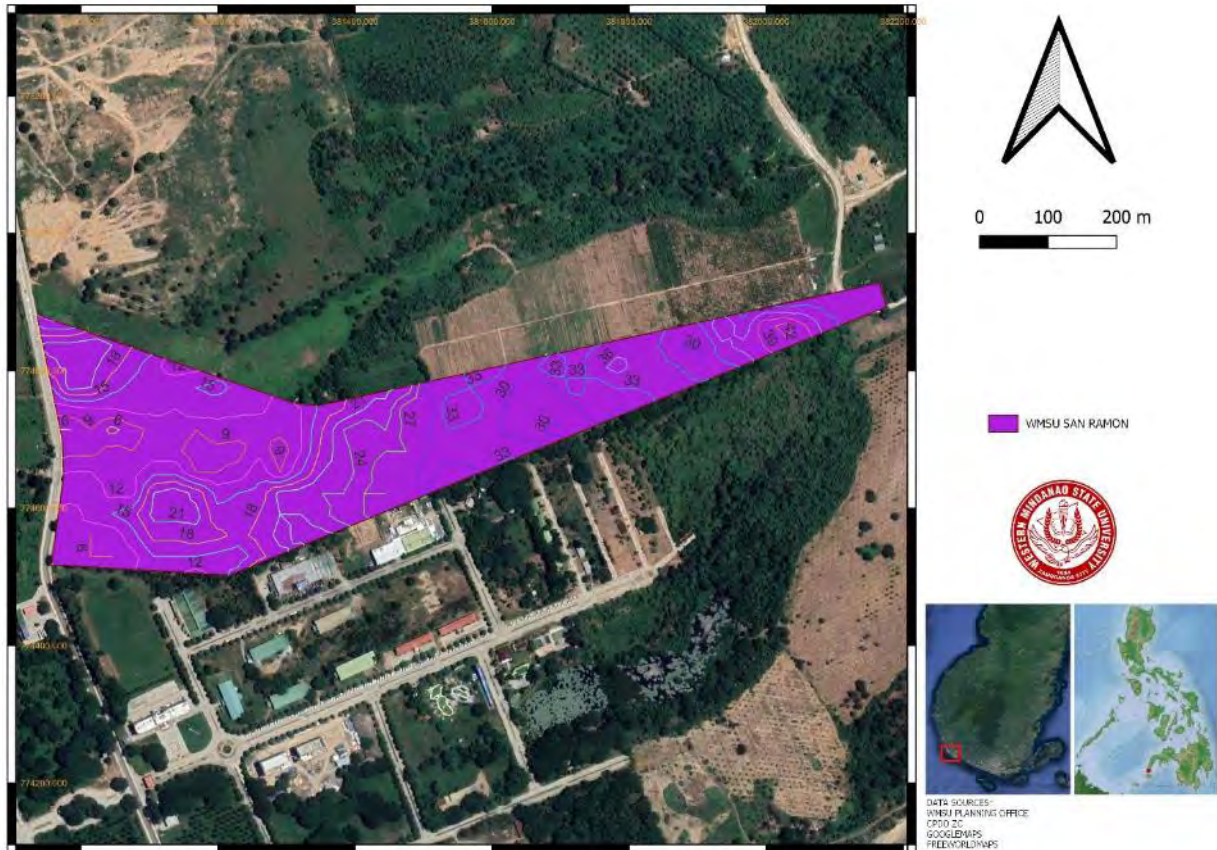
The WMSU Main Campus is located in the Build-up Area of Barangay Baliwasan. The Barangay is inhabited by 6,553 HHs with a total population of 25,042.

Figure 66. Landcover Map of WMSU San Ramon Campus



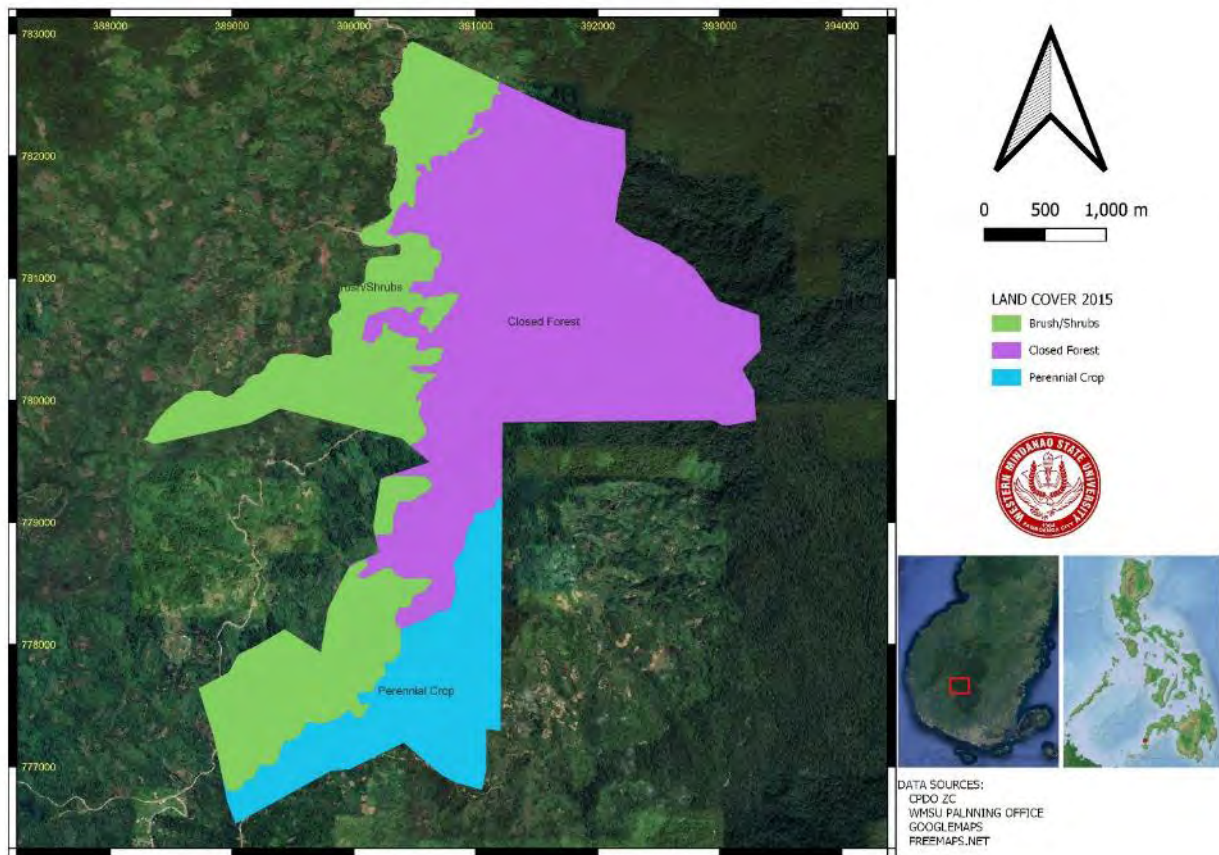
The WMSU San Ramon Campus is bounded by four land covers; Perennial Crop, Grassland, Build-up, and Annual Crop. It is also within approximately 0.6 kms. From an Inland Water source: the San Ramon River. Within the campus, 2.7 Has. are classified as Perennial Crop, 3.3 Has. as Build-up, 1.021 Has. as Grassland, and 13.6 as Perennial Crop.

Figure 67. Topography Map of WMSU San Ramon Campus



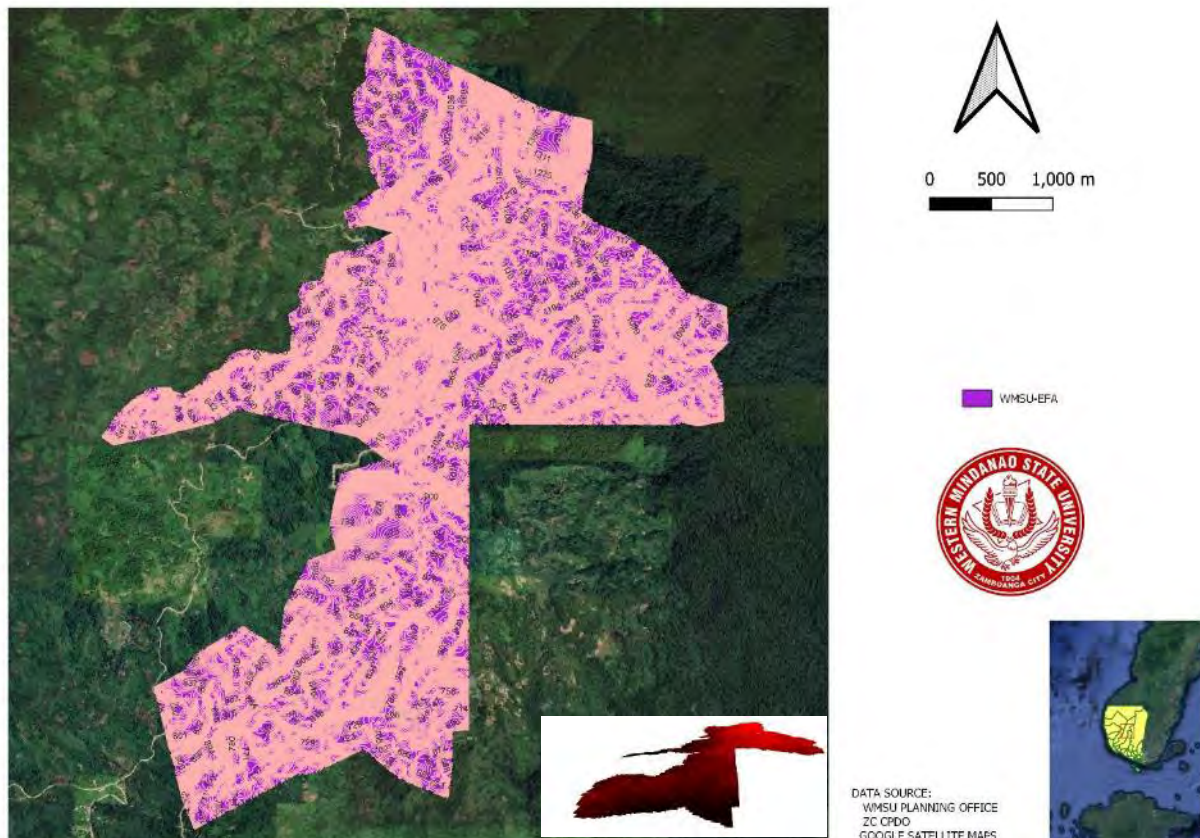
The WMSU San Ramon Campus has a variably contoured slope with a minimum and maximum SL elevation ranging from 6 to 42 mtrs, respectively. The distance between contours is approximately 20 to 22 mtrs. implying that the likelihood of flooding is very unlikely if non-existent.

Figure 68. Landcover Map of WMSU Experimental Forest Area (WMSU-EFA)



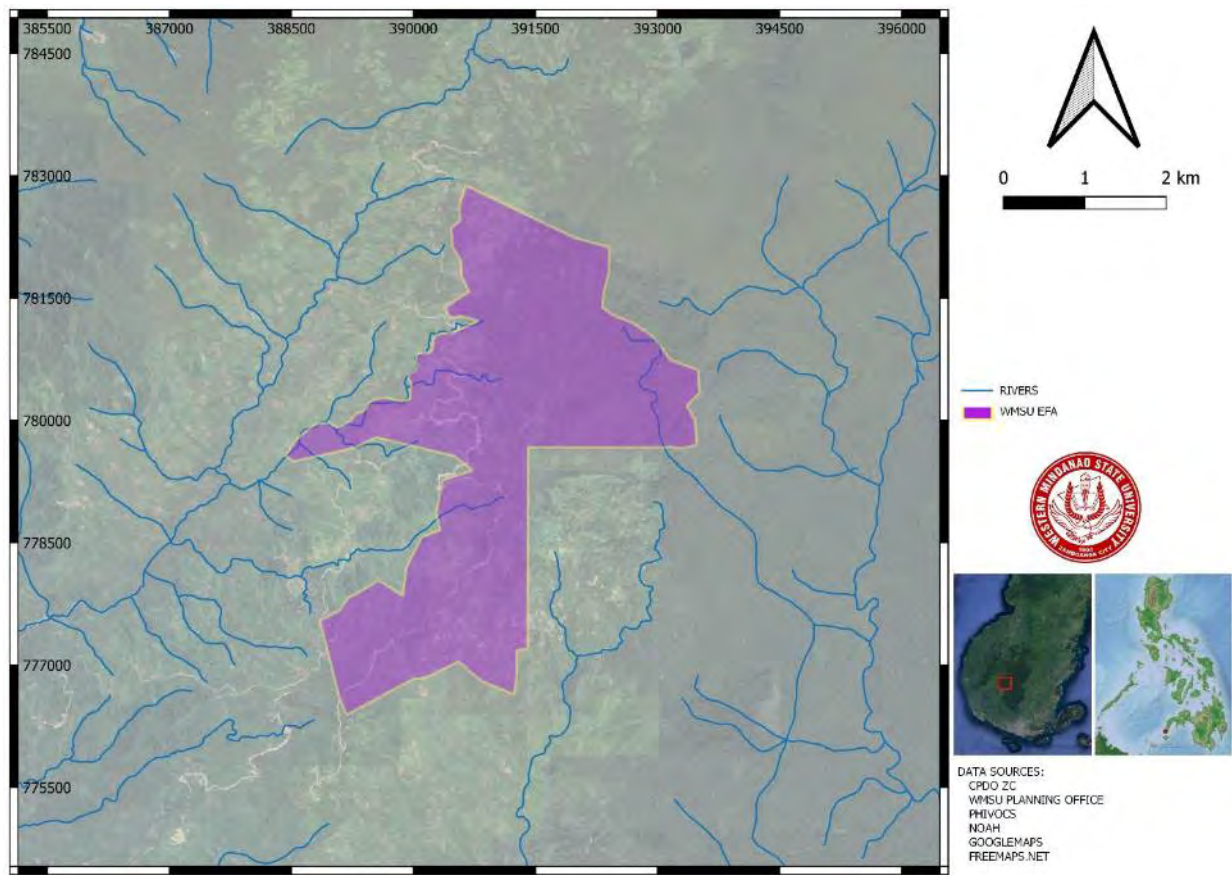
The WMSU Experimental Forest Area has 644 Has. of Closed Forest, 393 Has. of Brush and Shrubs, and 192 Has. of Perennial Crops.

Figure 69. Topography Map of WMSU Experimental Forest Area (WMSU-EFA)



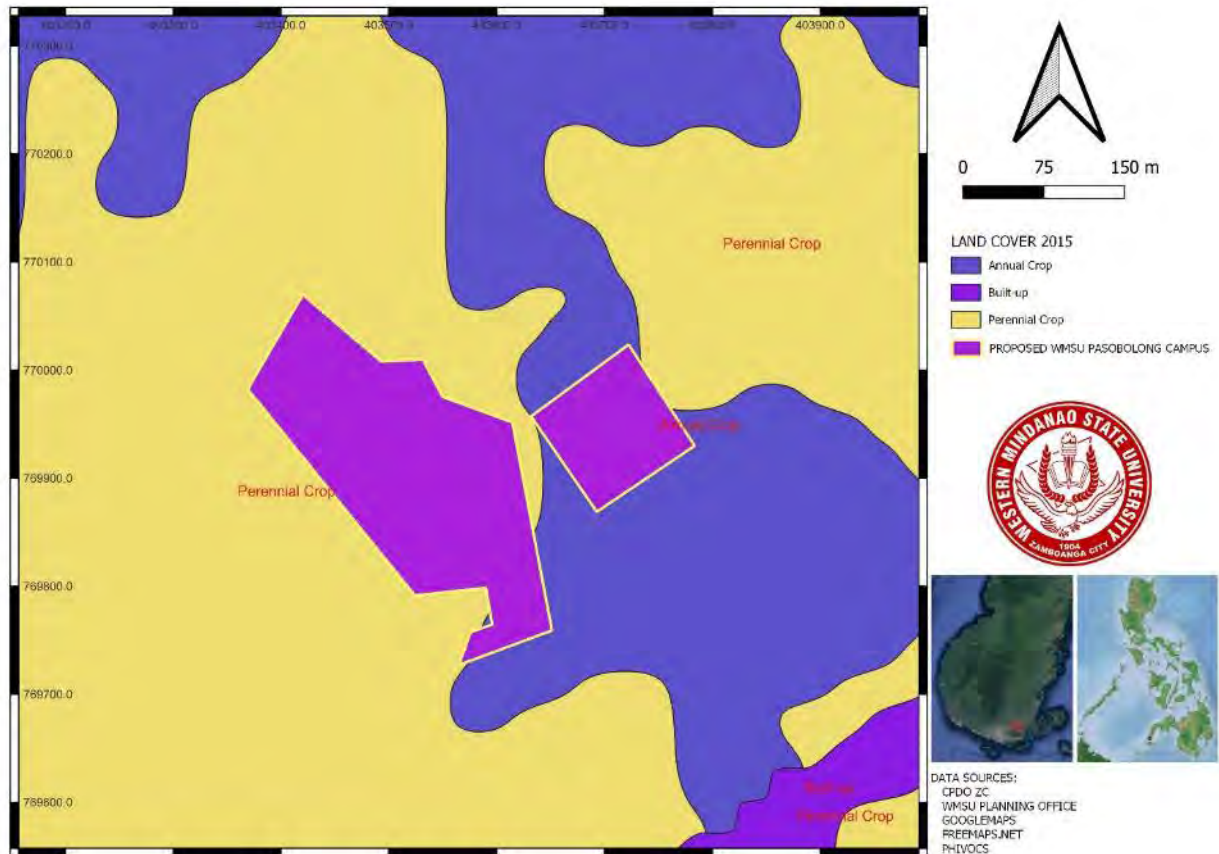
The WMSU Experimental Forest Area (WMSU-EFA) is bounded by mountain ridges with varying topographies ranging from 800 to 1200 meter contours heights at distances from 10 mtrs. to 150 mtrs.

Figure 70. River/s of WMSU Experimental Forest Area (WMSU-EFA)



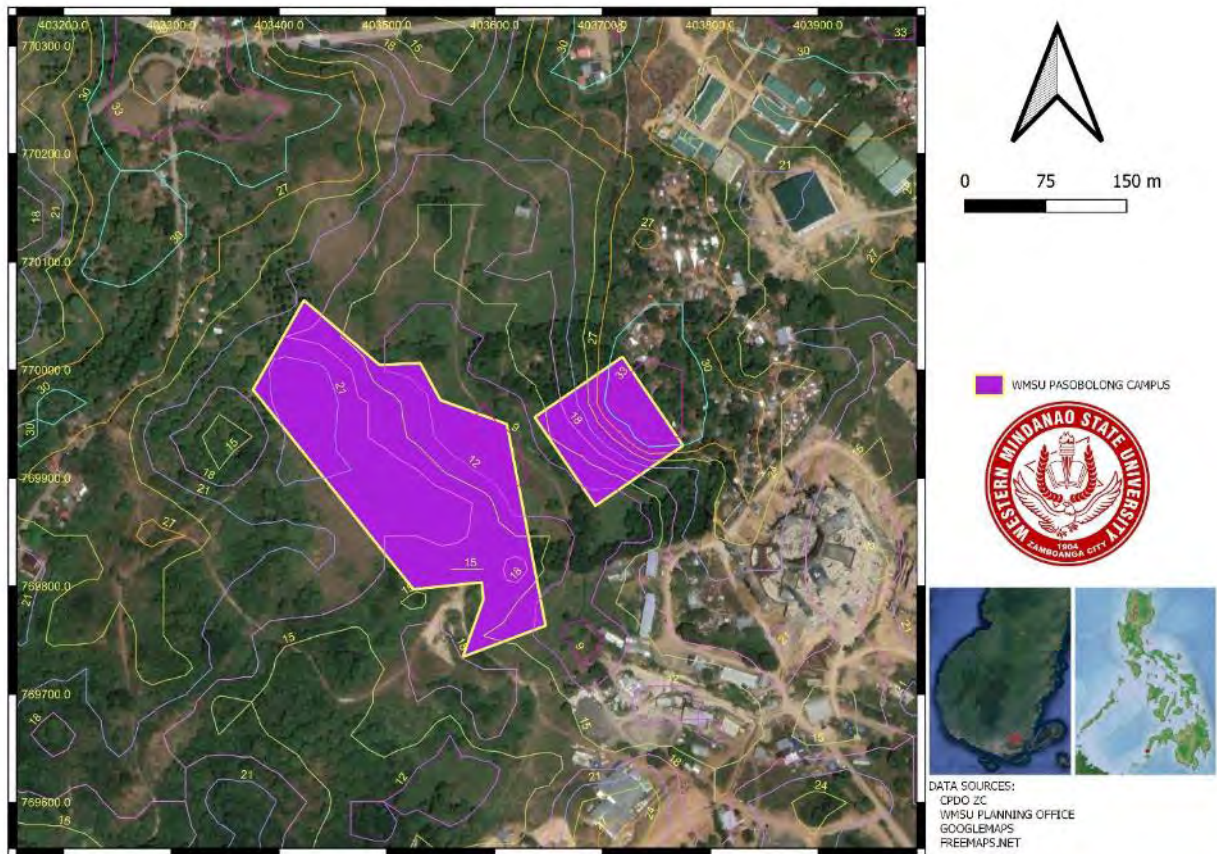
The WMSU Experimental Forest Area (WMSU-EFA) has rivers in its boundaries which are likewise protected. These combined bodies of water are approximately 6.5 Kms.

Figure 71. Landcover Map of Proposed WMSU Pasobolong Campus



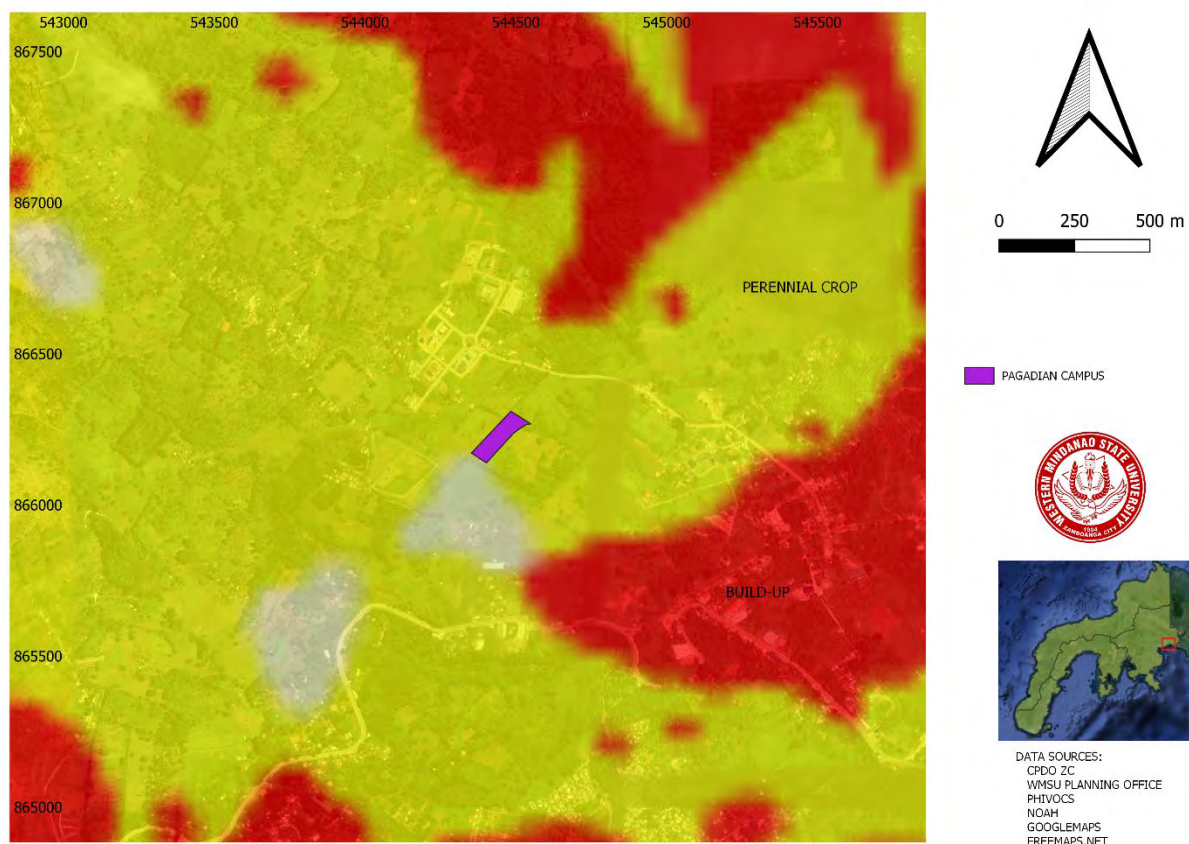
The Proposed WMSU Pasobolong Campus is bounded by three land covers; Perennial Crop, Build-up, and Annual Crop. Within its area, 3.5 Has. are covered with Perennial Crops and 1.5 Has. are covered Annual Crops.

Figure 72. Topography Map of Proposed WMSU Pasobolong Campus



The Proposed WMSU Pasobolong campus is generally hilly at an elevation from 15 to 21 meters from SL with a gradient of 121 from extreme elevations and 3 meters that occurs within a 3 to 6 meters lateral distance.

Figure 73. Landcover Map of Proposed WMSU Pagadian Campus



The proposed WMSU Pagadian Campus is located in Perennial Lands and bounded by Build-up Areas 0.4 Kms. to the Southeast and 0.35Kms. to the Northeast.

B. Existing Land Use and Land Use Trends

The Western Mindanao State University has over a century of history in campus planning that commenced from the rudiments of a colonial formal education plan which evolved from a simple environmental setting.

Today, the Western Mindanao State University has fifteen colleges offering seventy-four undergraduate and graduate programs in various areas of disciplines. It has two main campuses, three autonomous campuses, and fourteen External Studies Units (ESUs) serving 13,000 students coming from the various southern cities and provinces. Moreover, its long dream of opening a medical school – deferred from offering despite its 1986 Presidential imprimatur – has been recently revived and approved for offering by the university governing

board. Like the College of Architecture, the WMSU College of Medicine shall be the first state-run medical school in the region.

With national transitions and global shifts that continue to characterize the education environment and the role that it must assume, it leaves the university with the challenge to respond appropriately. It has commenced undertaking a more global character where knowledge and information are indispensable realities that the university can nurture and provide. The current trend towards internationalization challenges the University to transcend beyond geographical divisions to respond to the call for active exchange in the tone for cooperation.

The evolving conditions of the University and its inevitable academic expansion have prompted the desire for responsive campus management and planning that augur well for local, regional, and national objectives, to provide a policy framework for academic enhancement, research promotion, extension complementation, and total institutional development; all whilst ensuring that development is considerate of its setting and environment.

The context for WMSU's Land Use Plan and Total Physical Planning is complementation to the University's overall vision and strategic position. The university's relevance is aptly reflected in its expansion and organization of external Studies units (ESUs) in the city's outlying areas and neighboring provinces within the Zamboanga Peninsula, which totals 15 and are moving towards their organization as external campuses. The external units are slowly establishing their independent campuses with the donation of school sites.

This Land Use Plan covers the WMSU Main Campuses in Baliwasan; the College of Agriculture potential Residential Campus in San Ramon; and, the La Paz Experimental Forest, in La Paz – all in Zamboanga City, and the remaining ESU campuses in Zamboanga del Sur and Zamboanga Sibugay Provinces.

This Land Use Plan sets objectives for land use and transportation and movement. It is intended to reinforce the need for including education as part of the overall objective of social development, as a necessary input in socio-economic and political development. The Land Use Plan has been prepared, amended, and evaluated through a process of consultation and current and future needs.

Land Use Vision Statement

Any physical planning initiatives associated with a physical change in the future must conform with the land-use plan, with provision for variation associated with otherwise unavoidable reforms. While future planning may be a

result of speculation based on change, any change or innovation must have the concept of renewal at the core, as even current space may not be sufficient for future needs. With whatever limited space is currently available, future needs could only be satisfied with land renewal to meet the requirements of work and learning spaces.

With the last revisitation of the WMSU Strategic Plan 2016-2025, the re-hashing of the Vision, Mission, Goals, and Objectives has captured elements that attribute to land use, adaptability, and sustainability all the while never losing sight of its fundamental role of building a progressive society by providing quality education for all.

Objectives:

1. Provide service excellence and customer satisfaction for clientele
2. Develop academic and research programs aligned to the PDP and SDG 17 compatible with the ASEAN Qualifications Framework and other accreditation criteria
3. Create programs that promote the intellectual wellness of students
4. Intensify implementation of proactive research-based community engagement programs and promote lifelong learning initiatives
5. Strengthen the research culture of the Faculty
6. Improve the quality of life through innovation and technology development
7. Establish efficient management systems that conform to global quality standards and legal requirements that are transparent, accountable, inclusive, and responsive
8. Ascertain that academic initiatives adhere to the highest academic excellence and internationalization standards
9. Ensure academic programs contribute to producing globally competitive graduates
10. Fortify faculty development program that supports new academic initiatives
11. Implement strategic human resource management program
12. Establish a campus that is smart, resilient, and green
13. Exercise prudent stewardship in management of funds
14. Expand viable internally generated income

Objective 12 translates to the University's compliance with the calling to preserve the environment while establishing and adapting to mutable physical as well as social and societal changes to ensure continuity.

The university setting must satisfy the following elements:

Working and Learning

Work and learning in a university setting are inseparable and the requirements for each may be diverse. As such, their complementarity must be adequately addressed in a holistic approach to creating the desired learning spaces to host daily campus activities.

Harmony and Patterns

The university's physical set-up should be planned, designed, and constructed to facilitate a seamless learning setting and atmosphere. The inherent patterns of diversity in academic institutions – cultural, historical, and environmental – are recognized but must work in harmony toward the attainment of common goals. The entire academic community must join in stewardship and respect for the environment.

Innovation and Renewal

The inevitable transformations result in a constant community evolution that requires renewal. Change is permanent and must be managed to sustain current and future needs. The understanding of cycles and designing ways to handle them is a viable starting point for learning.

Dynamic and Interactive

The diversity of the University – including physical diversity – is learning in itself. The inherent mix of diverse elements and their interactions is the beginning of a healthy exchange in a common space that fosters the understanding of the diversities.

Leadership and Management

The center of the University manifests in its leadership and the management of change. This includes the management of resources and the implementation of ideas generated in the university. The same ideas should be the catalyst for change that the university itself must set and lead.

Goals of a Progressive Academic Community

The Western Mindanao State University is a recognized and identified major social development partner within the Region's Strategic Plan. WMSU

has to balance its development and change within the short- and long-term to help endow the main academic mission entrusted to it.

While WMSU has an unparalleled opportunity to expand based on its mission and responsibility, it has to satisfactorily meet its ecological, economic, and academic objectives. It started with a defined area for its operations; the subsequent change and development continue to define it. With the inevitable need for expansion that it must satisfy, the acquisition of additional resources and spaces must be carefully utilized to foster and shape development to meet both development and environmental objectives. This includes the careful use of land as a limited resource and which could not be easily addressed in the short- run.

Inherent in this are three fundamental considerations against which future planning and development decisions are to be evaluated — ecology, economics, and academics.

Ecology must be an area that requires care for its environment with its wise use. The trend of establishing “Green Zones” and the adoption of “Green Architecture” should be considered to guarantee environmental sustainability to address future needs. Currently, available spaces need to be protected for learning spaces, recreation, and conservation. WMSU needs to include in its planning agenda the conscious effort to ensure the maintenance of a healthy ecosystem throughout the Land Use Plan area and to minimize adverse impact on adjacent areas and its surrounding community.

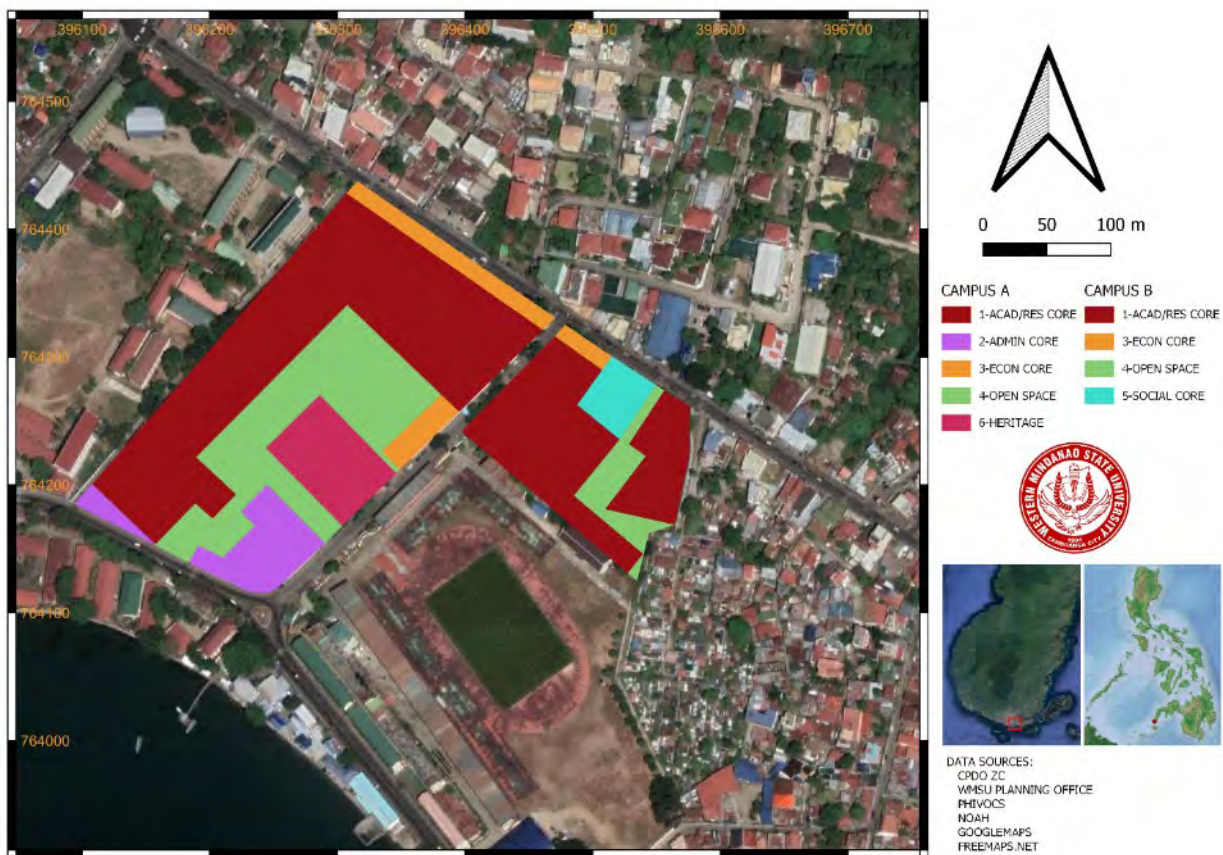
Economics refers to the utilization of land resources including their versatile conversion, if and when necessary in the future. The unanticipated swell of academic community populations has rendered many with limited spaces to offer to the learning community. WMSU must be able to utilize its land resource for responsible development, consistent with the goals of a rational Land Use Plan, to build a strong base and help sustain its academic mission for the long term.

Academics are for WMSU to remain resolute and faithful to its true mission of people formation and human resources development. The university is tasked with the responsibility to train the region’s human resource base, thus, a holistic formation and development process must be adopted, including the balance of community and space. Its expansion and development process must go along with engineering systems and other academic services, in a manner and setting that promotes a sense of total learning. It is to be implemented through rational and forward-looking planning and decision-making process.

Research and Extension remain complementary and crucial facets of the University. The establishment of research centers and the provision of laboratories, facilities, and equipment are tantamount to the generation of new knowledge that enhances Academics and vice-versa. As such, the spatial allocation must be afforded for new research centers to develop and expand.

Social amenities such as housing, living quarters, dormitory, and recreational establishments and facilities are likewise essential for full institutional maturity as an academic entity. The university is a community in itself and thus must be capable of development in aspects that promote the wellness and well-being of its constituents.

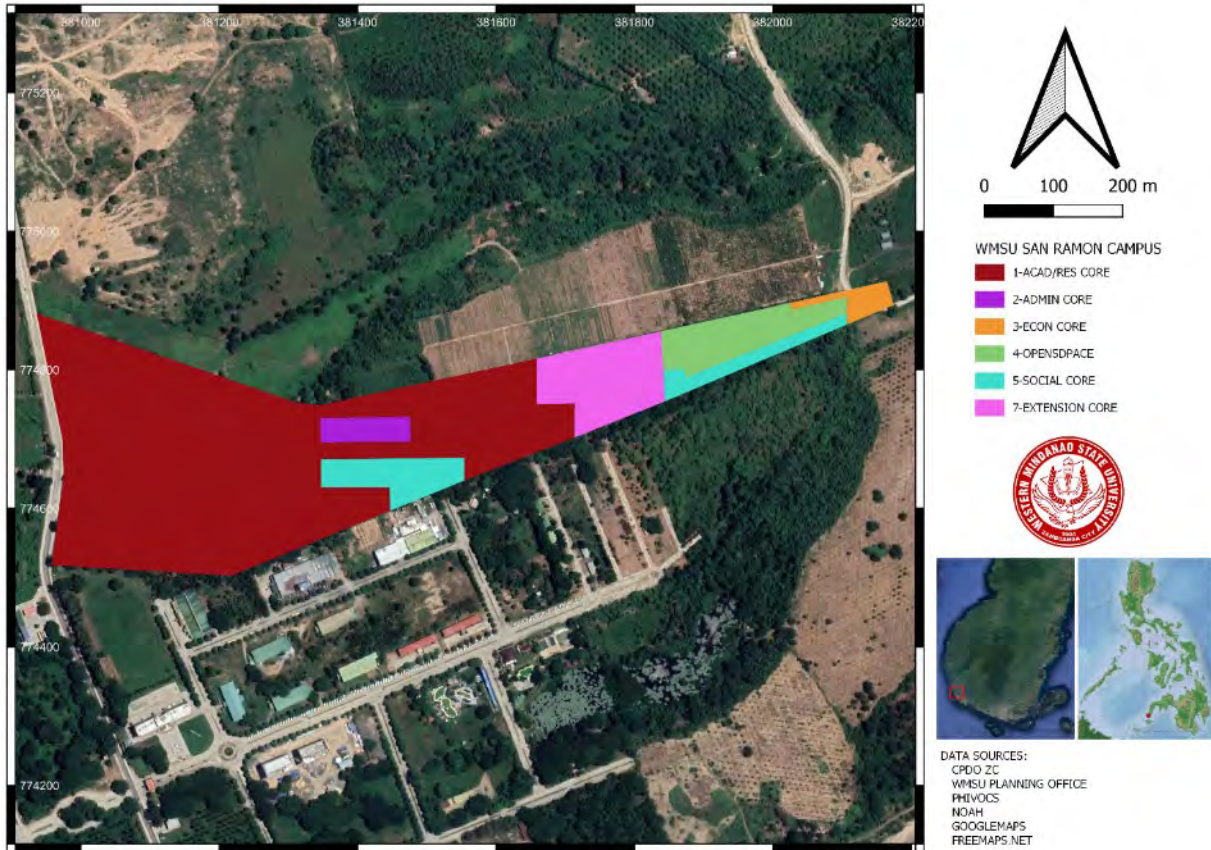
Figure 74. Land Use of WMSU Main Campus



Main Campus A has 5 cores; 2.84 Has. dedicated for Academics and Research, 0.39 Has. for IGP/Economics, 0.49 Has. for Administration Services, 0.51 Has. for Heritage with 1.45 Has. of Open Space. For Main Campus B, 1.4 Has. is dedicated to Academics and Research, 0.2 Has. for

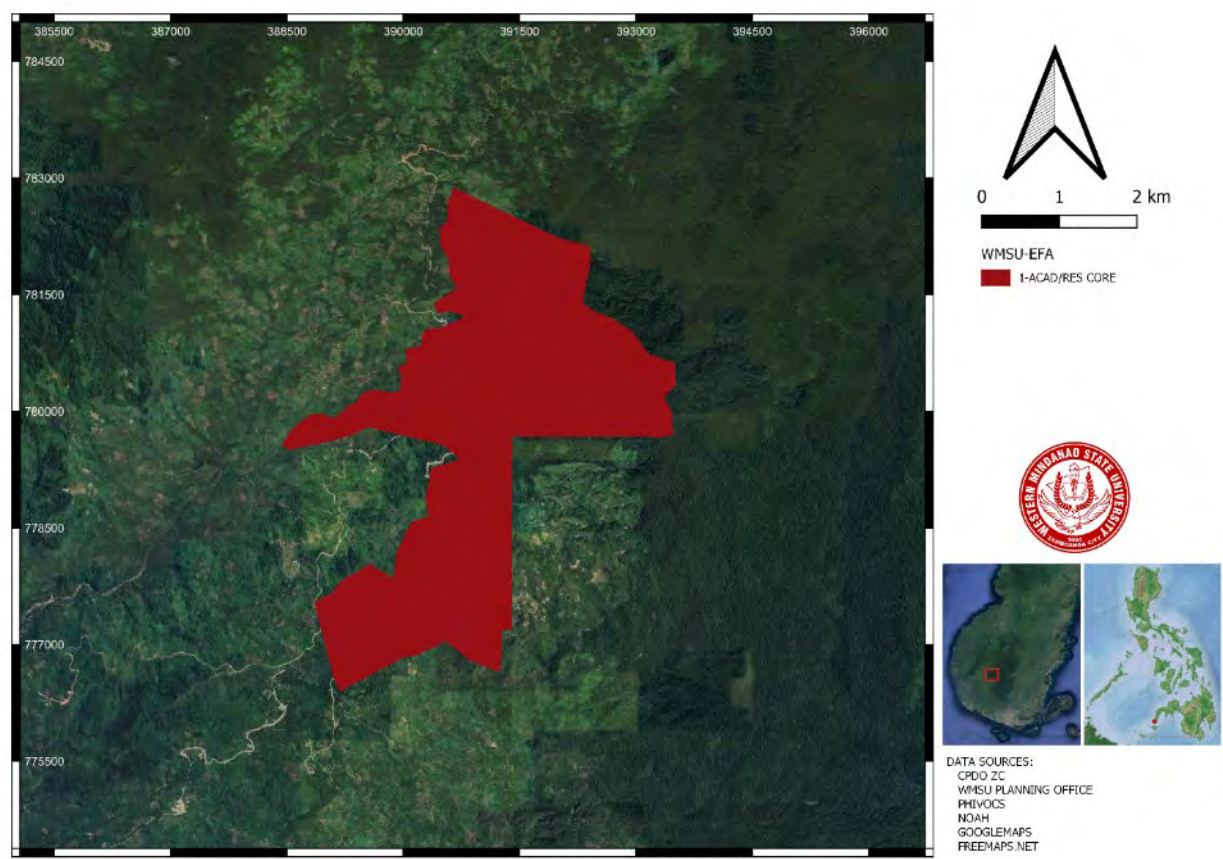
Dormitories and Hostels, 0.1 Has. for IGPs/Economics with 0.3 Has. of Open Space.

Figure 75. Land Use of WMSU San Ramon Campus



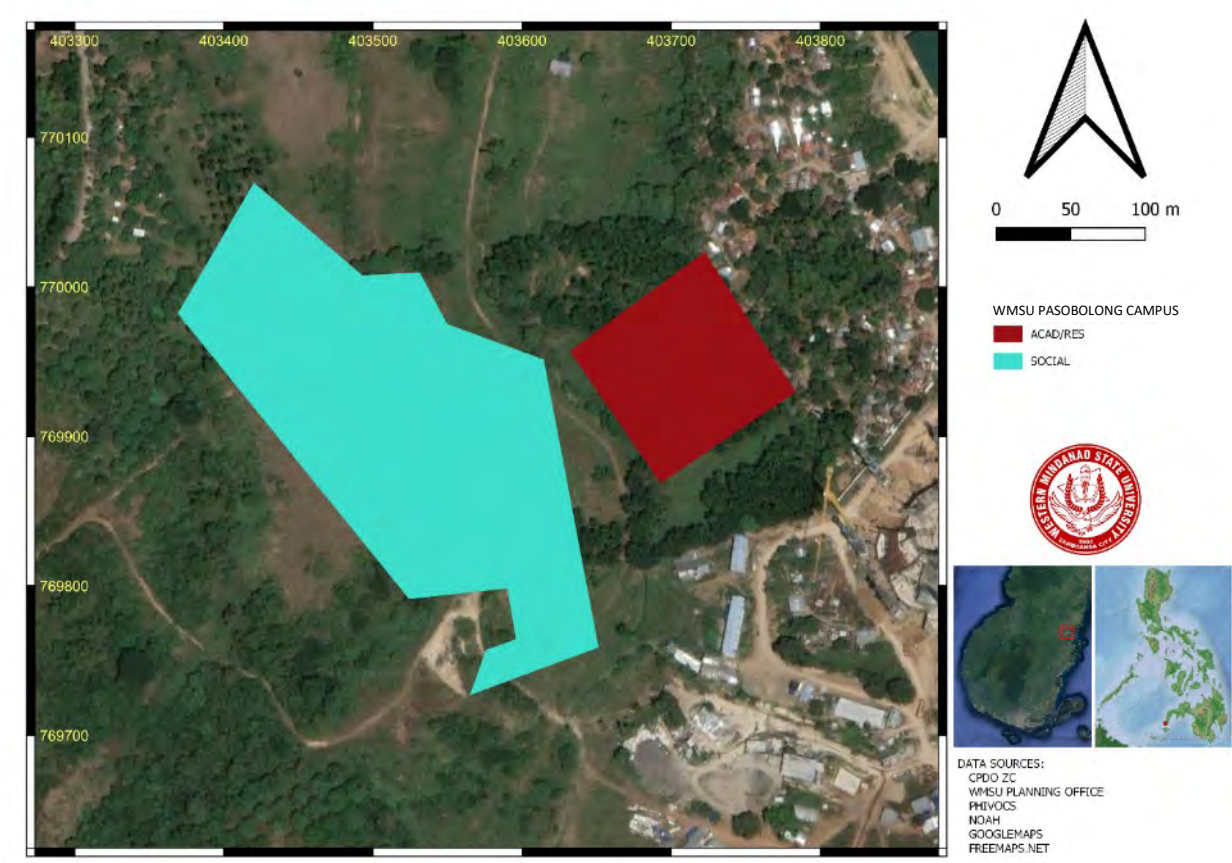
The San Ramon Campus has 15.2 Has. for Academics and Research, 0.5 Has. for Administrative Services, 1.9 Has. for Extension, 0.4 Has. for IGPs/Economics, 1.0 Has for Dormitories and Hostels, and 1.4 Has. of Open Space.

Figure 76. Land Use of WMSU Experimental Forest Area



For the WMSu Experimental Forest Area, a total of 1,227 Has. is a dedicated Protected Area intended solely for Research and Instruction.

Figure 77. Land Use of Proposed WMSU Pasobolong Campus



The Proposed WMSU Pasobolong Campus has 1.1 Has. for Research and Academics and 3.9 Has. for Housing as Social Core.

Figure 78. Land Use of Proposed WMSU Pagadian Campus



The Proposed WMSU Pagadian Campus has 5,000 sq.mtrs for Admin Core, 6,000 sq.mtrs for Acad and Research Core, 900 sq.mtrs. for Economic Core, and 750, sq.mtrs for Social Core.

C. Inventory and Revenue of IGPs

The development of income potential has only recently improved as IGP products and services have expanded. However, its contribution to the total operating budget is still minimal.

Table 32. IGPs 2018 to 2023 Revenues

Income Generation Projects (IGPs)	FY 2018 Actual (,000)	FY 2019 Actual (,000)	FY 2020 Actual (,000)	FY 2021 Actual (,000)	FY 2022 Actual (,000)	FY 2023 Estimates (,000)
Agri		31	56	208	403	785
CCE	2,088	1,361	1,206	878	1,915	3,750
Daycare	769	857	459	67		
Econotel						2,200
Garment	4,296	6,200	199	127	5,130	8,925
LDRC	3,389	6,595	3,035	7,258	9,990	12,353
Health Services / Medical	864	1,895	1,354			
UDFS	6,372	7,852	4,501	5,060	6,099	10,900
UPress	3,658	4,067	2,017	2,161	4,809	4,900
Water Refilling Station						1,900
Total Collections	21,434	28,858	12,827	15,758	28,346	45,713

Among the IGPs in 2022, the Language Development and Resource Center (LDRC) tops the gross income with almost PhP 10M followed by the University Dormitory and Food Services (UDFS) with PhP 6M. The projected income is estimated PhP 12.3M and PhP 10.9M, respectively. The addition of one IGP – the Water Refilling Station is expected to supplement the income by PhP 1.9M in 2023. The total projected income by the end of 2023 is PhP 45.7M.

Albeit the types of enterprise for engagement has yet to be identified, economic zones for business establishments in each campus, however, have already been determined.

D. Existing Buildings and Infrastructure

The Western Mindanao State University main campus in Baliwasan, Zamboanga is strategically located – some 2 kilometers off the city center. The choice of the school site was done by the American government when it was in search of a suitable space for a then teacher-training school for Mindanao.

While the present site and original colonial school building were erected in 1918, the school already commenced operations 14 years prior in various areas in the city. Despite seeming to be spacious at the time of construction, the school gradually proved to be inadequate for a rapidly-growing student population. From an original campus of only 3 concrete structures and defined play courts and recreational areas, the expanding student population needed additional buildings of which constructions were mostly done in the 1980s and the 1990s. Save for the imposing open field in the central area of the campus, the play courts and the available spaces had to give way to new structures.

a. Build-up Areas

i. WMSU Main Campus

The WMSU Main Campus was established in 1904 to educate the natives through ACT NO. 372, of March 07, 1902. Its colorful history dates back to the cessation of the Philippines to the United and had transitioned from a school to other entities in a century. It had since metamorphosed into the Western Mindanao State University by PD 1427 in 1978.

Figure 79. Build-up Area of WMSU Main Campus

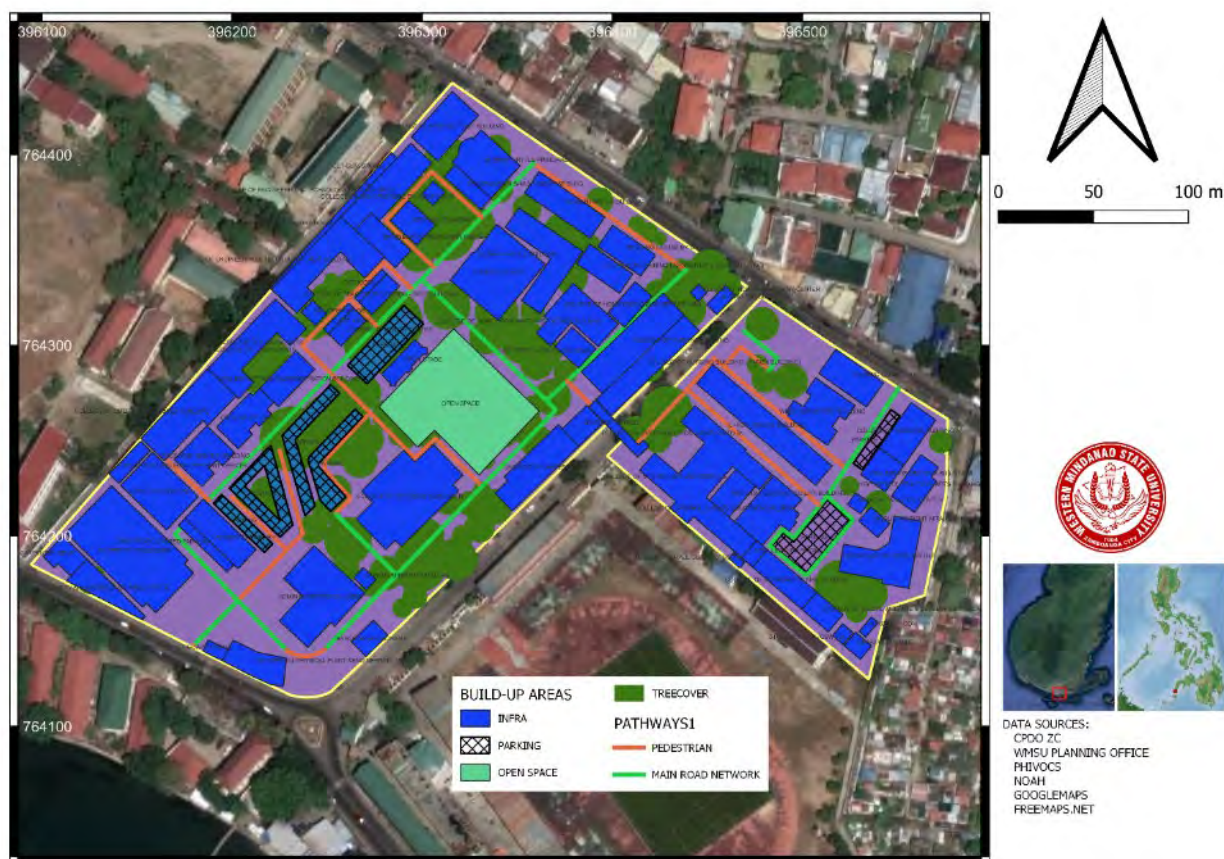


Table 33. Build-up Area of WMSU Main Campus

STRUCTURE NAME	AREA
ADMINISTRATION BUILDING	1,227
CAMPUS MINISTRY BUILDING	69
BARCODE RESTAURANT	177
SECURITY OFFICE/GUARD HOUSE	76
MOTORPOOL/PHYSICAL PLANT & ENG 'G SERVICES	431
UNIVERSITY LIBRARY	535
EXECUTIVE COVERED PARKING	181
UNIVERSITY GYMNASIUM	2,134
PROPERTY MANAGEMENT STORAGE OFFICE	389
CARPENTRY SHOP	239
EXECUTIVE BUILDING	810
STORAGE BUILDING FOR DIFFERENT OFFICES	169
RESEARCH CENTER BUILDING	479
COLLEGE OF PUBLIC ADMINISTRATION BUILDING	378
UNIVERSITY HEALTH CENTER	175

COLLEGE OF TEACHER EDUCATION - SPED BLDG	191
CET KIOSK	73
CET KIOSK	70
COLLEGE OF LIBERAL ARTS - ANNEX BUILDING	940
CET OPEN STAGE	88
ENGINEERING INNOVATION CENTER	350
COLLEGE OF ENGINEERING & TECHNOLOGY (OLD BUILDING)	768
CET/ ME- LABORATORY ROOM	169
CET-CLASSROOM	79
COLLEGE OF ARCHITECTURE BUILDING	599
STORAGE BUILDING	274
COLLEGE OF ARCHITECTURE STUDENT KIOSK	79
ELEMENTARY ILS-MULTIPURPOSE BLDG	213
ELEMENTARY-ILS PRINCIPAL'S OFFICE	662
ELEMENTARY-ILS BUILDING	832
ELEMENTARY-ILS BUILDING (NEW BUILDING)	571
COLLEGE OF HOME ECONOMICS & DIETARY BLDG	694
UNIVERSITY HOSTEL BUILDING	232
EXTENSION TRAINING LABORATORY (TESDA BLDG)	338
BUILDING UTILISE BY LANDBANK	372
COLLEGE OF HOME ECONOMICS DEPT OF HRM	250
ALUMNI BUILDING	106
COLLEGE OF NURSING BUILDING	954
COLLEGE OF NURSING STUDENT CENTER	40
COLLEGE OF NURSING BUILDING (ANNEX BUILDING)	735
UNIVERSITY PRESS	228
UNIVERSITY CANTEEN	747
COLLEGE OF TEACHERS EDUCATION	1,715
OPEN STAGE	228
PEDESTRIAN OVERPASS (FROM CAMPUS A TO B)	195
COLLEGE OF ENG'G & TECHNOLOGY (NEW BLDG)	1,013
COLLEGE OF LAW	443
COLLEGE OF LIBERAL ARTS	895
COVERED COURT	1,264
PARKING	477
PARKING	559
PARKING	234
PARKING	421
PARKING	610
OPEN SPACE	3,207
TOTAL	29,384

Table 34. Building Footprints of WMSU Main Campus B

STRUCTURE NAME	AREA
MATERIAL SCIENCE FACILITY BUILDING	293
COLLEGE OF SCIENCE AND MATHEMATICS	1,918
COLLEGE OF CRIMINAL JUSTICE EDUCATION BLDG	666
IL-HIGH SCHOOL BUILDING	1,092
WMSU DORMITORY BUILDING	616
TRAINING CENTER BUILDING	479
COLLEGE OF MEDICINE BUILDING A.	465
COLLEGE OF MEDICINE BUILDING B.	270
HIGH SCHOOL PRACTICAL ARTS BUILDING	373
MEDICAL FACILITIES CENTER	64
MUSLIM STUDENT AFFAIRS BUILDING	129
+CSM- LECTURE ROOM	91
COLLEGE OF ASIAN AND ISLAMIC STUDIES	410
COLLEGE OF SOCIAL WELFARE & DEVt BLDG	217
STUDENT KIOSK (CSWCD)	60
AKBAYAN BUILDING	103
NURSERY ROOM	45
MALE AND FEMALE COMFORT ROOM	31
SCIENCE AND TECHNOLOGY HUB	878
PARKING	639
PARKING	197
TOTAL	9,036
ROAD NETWORK	LENGTH
MAIN	1,520
SECONDARY	1,432

The total space occupied by buildings and infrastructure is approximately 24,353 square meters for Campus A and 8,200 square meters for Campus B. It has a Main Road Network of 1,520 Mtrs. with a Secondary Road Network of 1,432 Mtrs.

ii. WMSU San Ramon Campus

Though established in 1978, the WMSU College of Agriculture was organic to the Main Campus in Baliwasan, and it was only by the mid-1980s that the San Ramon Campus was established primarily because of the spatial requirement for the offering of the BS Agriculture Program. Later in 2003, the College of Forestry transferred to the San Ramon Campus with

the composition of Agriculture, Forestry, and Natural Resources (AFNR) field of discipline.

Figure 80. Build-up Area of WMSU San Ramon Campus

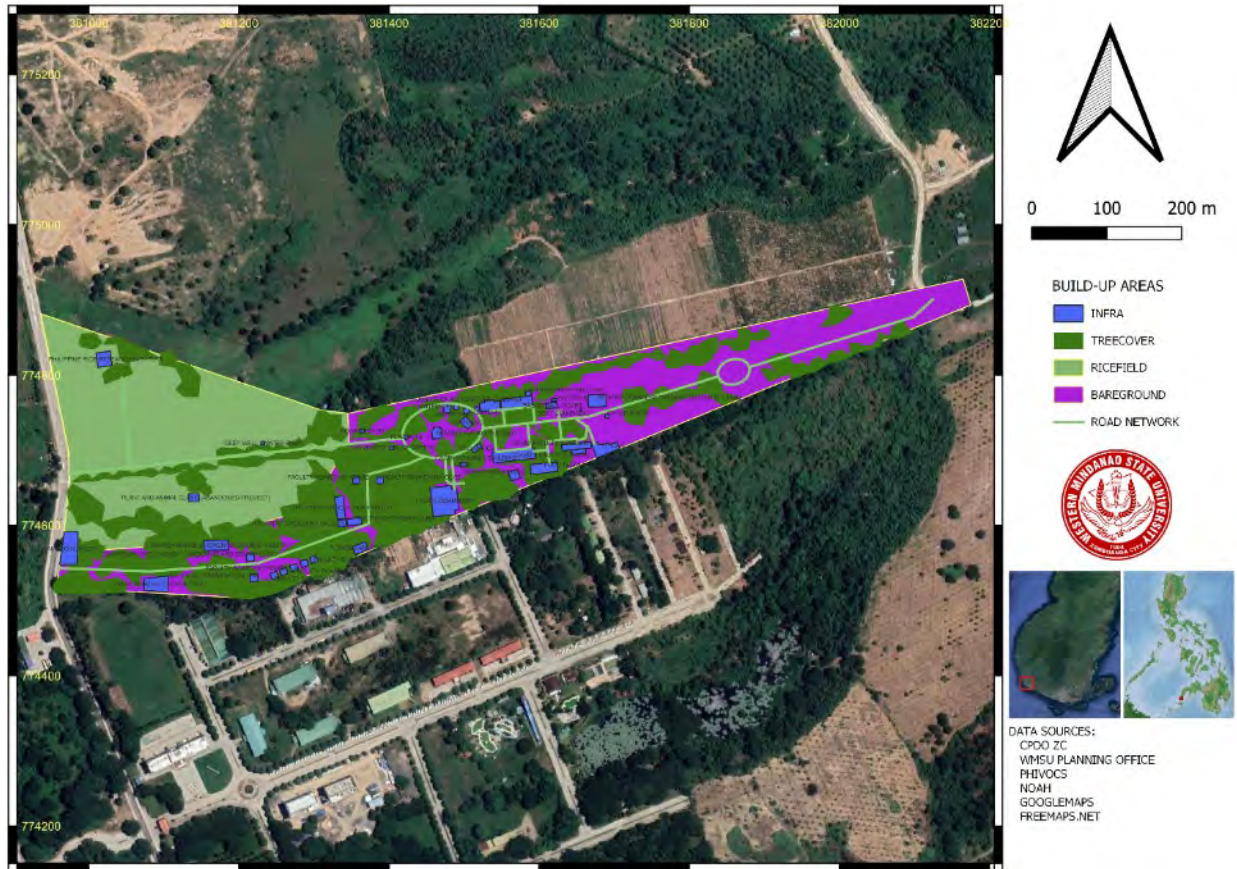


Table 35. Building Footprints of WMSU San Ramon Campus

STRUCTURE NAME	AREA
PHILIPPINE RICE RESEARCH INSTITUTE	369
POWERHOUSE	34
UNIVERSITY POLICE OFFICE	30
FLAG POLE	25
ADMINISTRATION BUILDING	181
CANTEEN 1	88
CANTEEN 2	51
CISTERN	35
WATER TANK	57
CANTEEN 3	152
SCIENCE LABORATORY BUILDING	355
COLLEGE OF AGRICULTURE BUILDING	597

MULTIPURPOSE BUILDING	47
CANTEEN 4	27
BASKETBALL COURT	108
DEEP WELL / WATER PUMP	21
DOST EQUIPMENT	9
REGIONAL FARMERS TRAINING CENTER BUILDING	383
GREEN HOUSE	27
TISSUE CULTURE LABORATORY	458
CAGRI FACULTY BUILDING	317
CAGRI LIBRARY BUILDING	109
FOOD TECHNOLOGY BUILDING	465
CAGRI GREENHOUSE	153
CAGRI ACADEMIC BUILDING	815
CSC OFFICE	82
CLINIC	52
LADIES DORMITORY	1,303
FACULTY BOARDING HOUSE	80
FACULTY BOARDING HOUSE	80
"ITIK PINAS" PRODUCTION FACILITY	333
"ITIK PINAS" BROODING FACILITY	99
"ITIK PINAS" GROWING UNIT	175
FACULTY BOARDING HOUSE	80
FACULTY BOARDING HOUSE	80
FACULTY BOARDING HOUSE	80
FACULTY BOARDING HOUSE	80
FACULTY BOARDING HOUSE	80
5 DOORS APARTMENT	212
ARTIFICIAL INSEMINATION LAB	102
"ZAMPEN NATIVE CHICKEN" H/G FACILITY	102
"ZAMPEN NATIVE CHICKEN" BROODING FACILITY	428
PLANT AND ANIMAL CLINIC (ABANDONED PROJECT)	147
"ZAMPEN NATIVE CHICKEN" PEN	592
BAMBOO NURSERY	918
TOTAL	10,018
ROAD NETWORK	LENGTH
MAIN	2,004
SECONDARY	638

The total space occupied by buildings and infrastructure at WMSU San Raman Campus is approximately 10,018 square meters. It has a 2Kms. Main rod Network and 638 Mtrs. Secondary Roads.

iii. The WMSU Experimental Forest Area

With Proclamation 407 by the Department of Environment and Natural Resources, the WMSU Experimental Forest Area served two purposes; to support the BS Forestry and BS Environmental Science program in the laboratory and fieldwork, and to steward and guard the protected area. At 1,227 Has. situated in Barangay La Paz and bordering Zamboanga del Norte at the North-West quadrant, the WMSU-EFA has no other purpose but to be preserved. In 2019, the Climate Change Building was constructed as a multipurpose building to serve various functions.

Figure 81. Build-up Area of WMSU Experimental Forest Area (WMS-EFA)

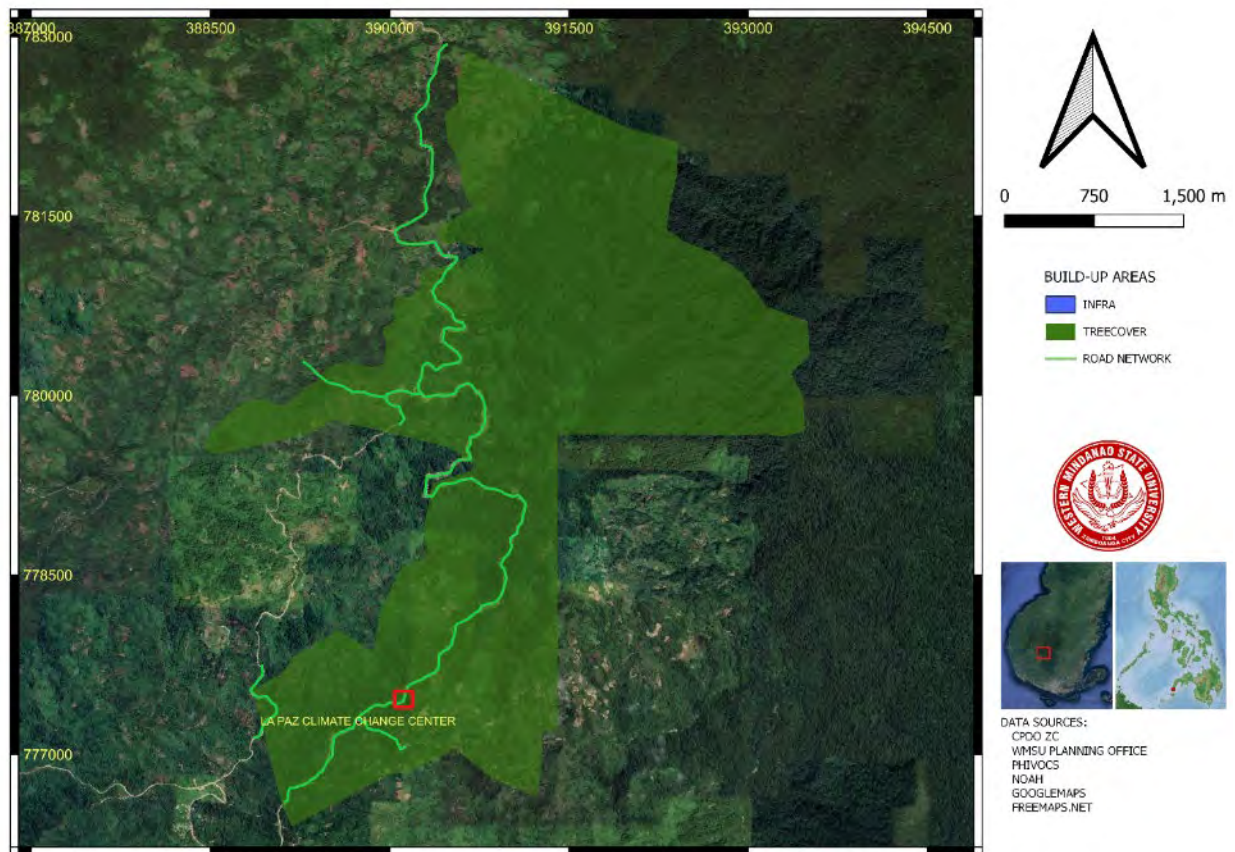


Table 36. Building Footprints of WMSU-EFA

STRUCTURE NAME	AREA
LA PAZ CLIMATE CHANGE CENTER	605
ROAD NETWORK	LENGTH
MAIN	10.6

For WMSU-EFA at La Paz, there is only one building present with 605 square meters.

WMSU provides a significant opportunity to build a conducive, quality, and promotive environment that augurs well with the standards of the students' disciplines and learning standards. Beyond the confines of the campus, the university also anchors on the adjoining communities as enablers of the learning and training continuum, which provides for the environment, and through its presence and the design of the campus core, will lend the community a distinct character.

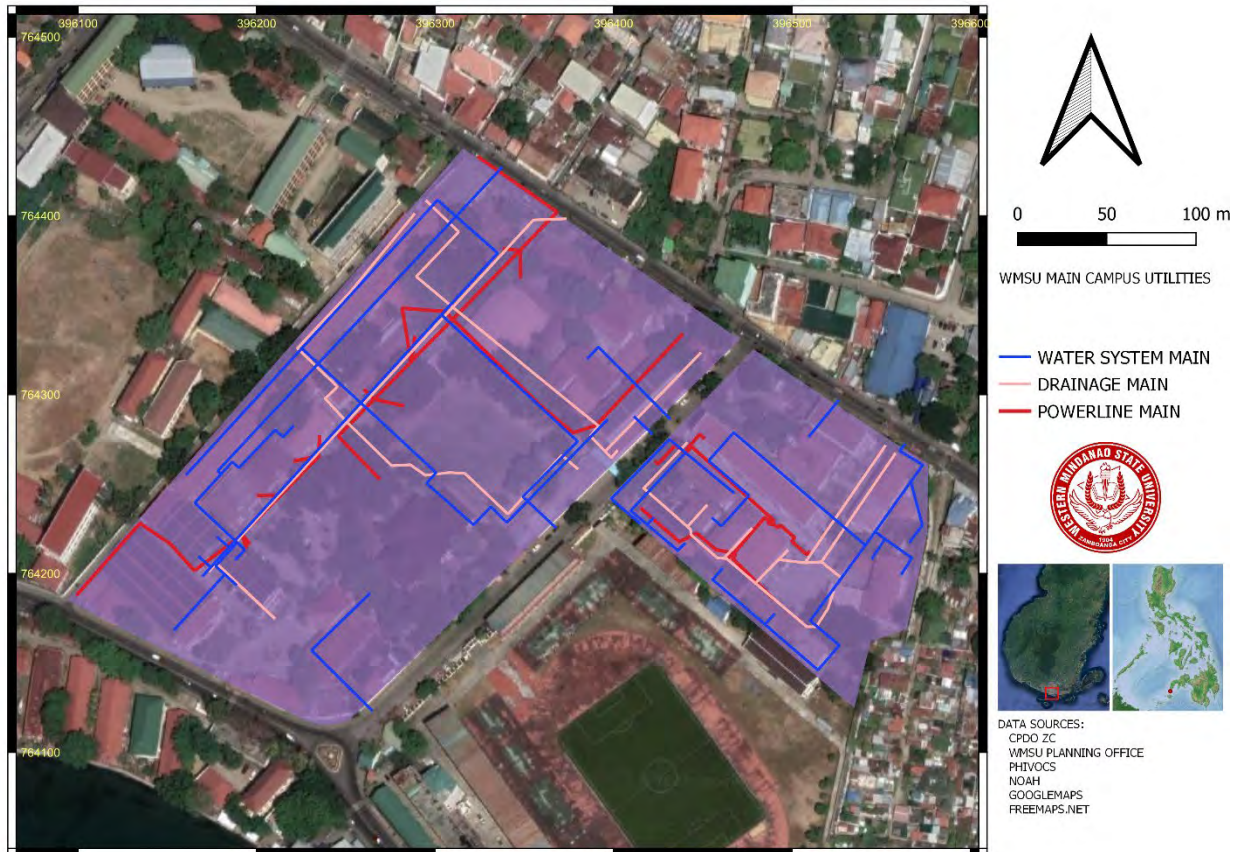
Through the application of the high standards, the versatility of innovation, modern technology, and the creativity expected from a university and the community, the long-term objective is to attain a community of quality and physical characteristics that is compatible with its intended ends. To achieve conducive and livable places to work, live, and learn requires imagination and attention, to both ecological and structural priorities.

b. Utilities and Other Infrastructure

Complementing the infrastructure are the utilities that energize and provide basic conveniences suited for an academic institution. These are light, water, drainage and sewage, and internet and telephone services.

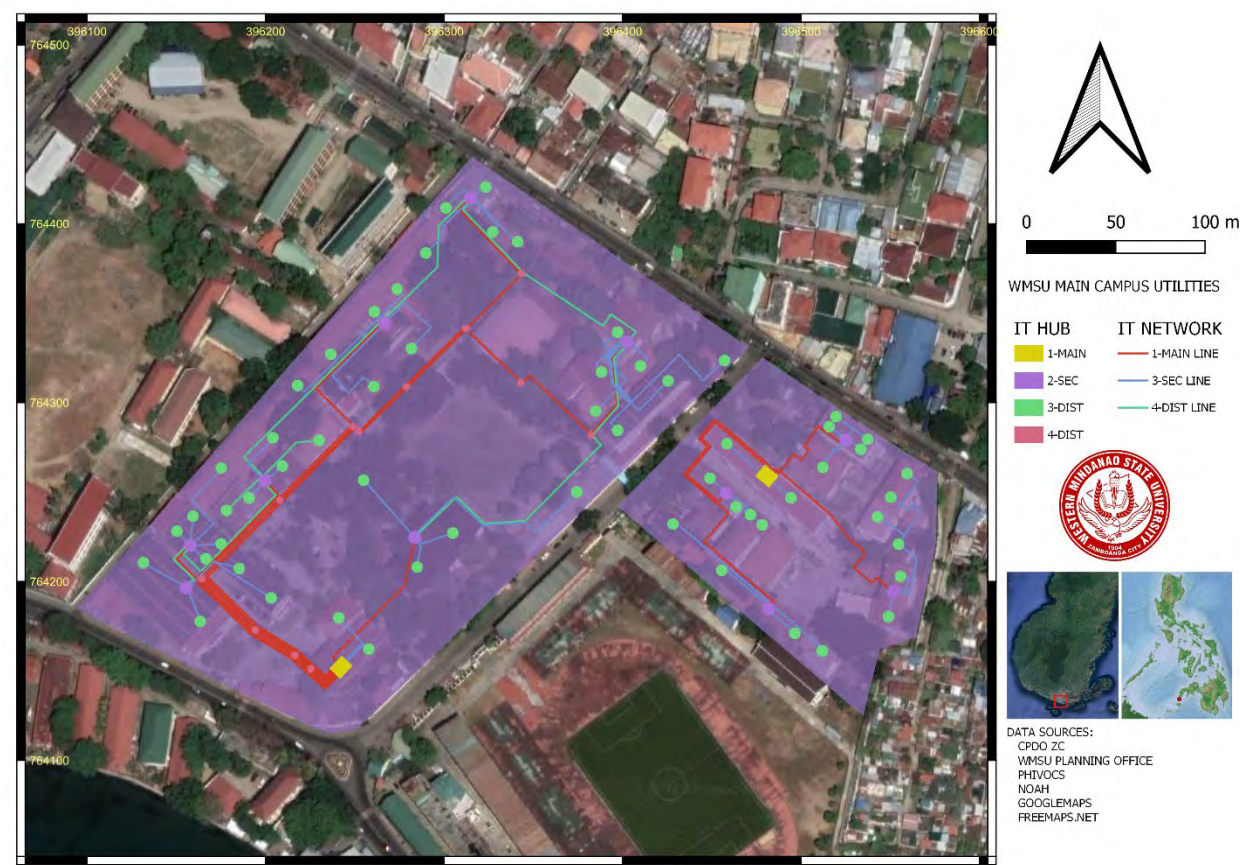
The San Ramon Campus, however, needs to upgrade its power distribution system to cater to new as well as future establishments given that the campus is up for comprehensive development.

Figure 82. Power and Water Utility Layout of the WMSU Main Campus



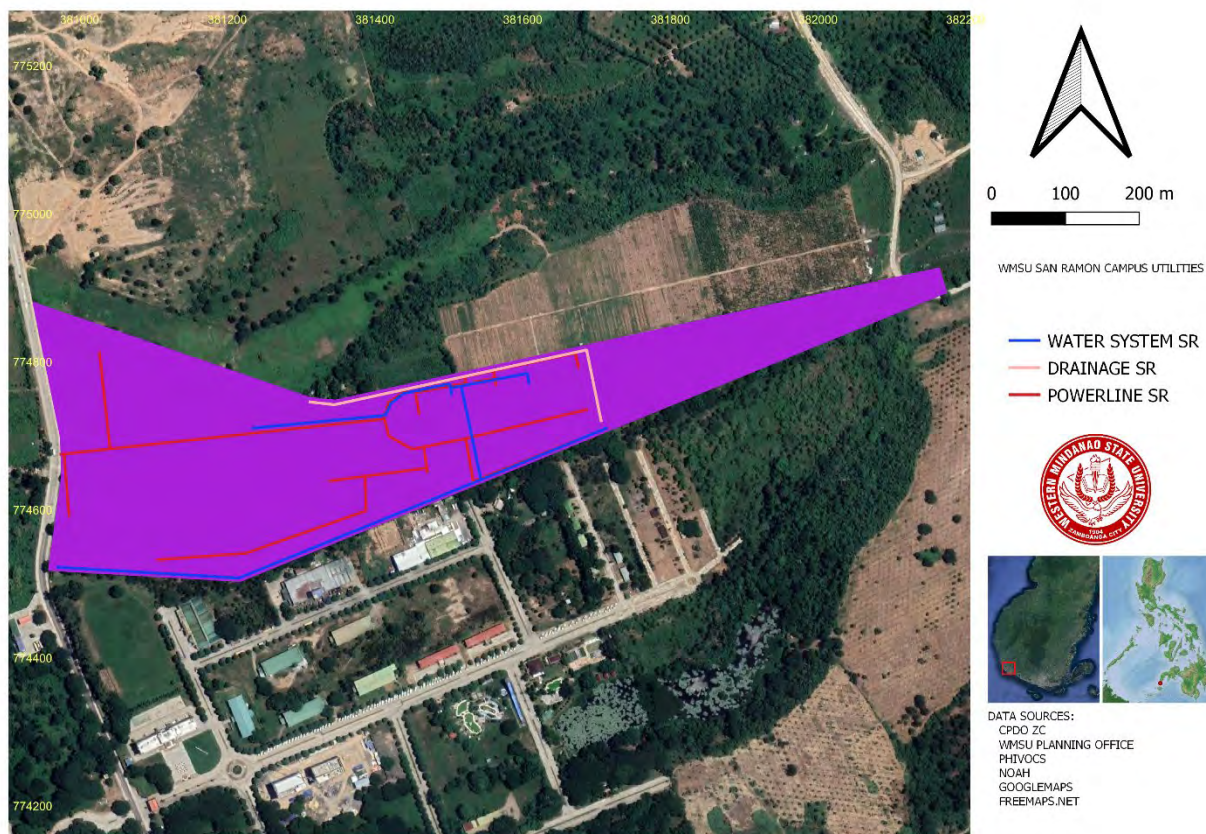
The WMSU Main Campus has a total power distribution line length of 1,076 Mtrs., a Main and Secondary Water Distribution Line length of 2,296 Mtrs., and a Draining System Pipeline of 1,436 Mtrs.

Figure 83. IT Utilities Layout of the WMSU Main Campus



The WMSU Main Campus IT System consists of 2 Main Servers, 9 Main Distribution Hubs, 59 Secondary Hubs, and 12 Distribution Posts with 2,104 meters of fiber optic lines.

Figure 84. Power and Water Utility Layout of the WMSU San Ramon Campus



The WMSU San Ramon Campus has a total power distribution line length of 2,136 Mtrs., a Main and Secondary Water Distribution Line length of 1,329 Mtrs., and a Draining System Pipeline of 641 Mtrs.

Part III: SUC LAND USE DEVELOPMENT AND INFRASTRUCTURE PLAN

A. Proposed Infrastructure

WMSU provides a significant opportunity to build a conducive, quality, and promotive environment that augurs well with the standards of the students' disciplines and learning standards. Beyond the confines of the campus, the university also anchors on the adjoining communities as enablers of the learning and training continuum, which provides the environment, and through its presence and the design of the campus core, will lend the community a distinct character.

Through the application of the high standards, the versatility of innovation, modern technology, and the creativity expected from a university and the community, the long-term objective is to attain a community of quality and physical characteristics that is compatible with its intended ends. To achieve conducive and livable places to work, live, and learn requires imagination and attention, to both ecological and structural priorities.

Spatial requisite is the foremost consideration in the design of all learning infrastructure. Buildings are not only constructed to prescribed standards in terms of the safety and security of their occupants but also based on the recommended spatial settings and arrangements to promote effective learning.

Table 37. Spatial Requirement Projections

COLLEGE	Projected	Projected		Projected 2028 Population	Projected 2033 Population
Unit	2028 Population	2033 Population		Area Req. @ 2.0 sq.m.per Student	Area Req. @ 2.0 sq.m.per Student
CAGri	463	549		927	1,098
CArch	641	713		1,281	1,426
CAIS	778	884		1,557	1,767
CCJE	956	1,057		1,912	2,115
CoE	2,841	3,173		5,682	6,346
CFES	294	326		588	652
CHE	858	1,060		1,716	2,121
CLaw	395	454		791	908
CLA	3,984	4,468		7,969	8,936
CoMed	180	269		360	539
CN	1,397	1,614		2,795	3,227
CPADS	623	706		1,246	1,411
CSM	1,172	1,349		2,343	2,698
CSWCD	1,134	1,271		2,268	2,542
CSSPE	673	733		1,346	1,467
CTE	2,099	2,299		4,197	4,598
ICS	1,467	1,909		2,935	3,818
G 1-6	500	500		1,000	1,000
G 7-10	500	500		1,000	1,000
G 11-12	500	500		1,000	1,000
Total Population	21,456	24,334	Total Area	42,912	48,669
ESU	Projected	Projected		Projected 2028 Population	Projected 2033 Population
Unit	2028 Population	2033 Population		Area Req. @ 2.0 sq.m.per Student	Area Req. @ 2.0 sq.m.per Student
ALICIA	257	325		514.7	649.4
AURORA	96	122		192.8	244.9
CURUAN	199	235		398.4	469.2
DIPLAHAN	332	413		664.8	825.6
IMELDA	337	413		674.5	826.1
IPIL	1,179	1,430		2357	2860
MABUHAY	306	398		611.2	796.1
MALANGAS	277	339		554.8	677.1
MOLAVE	259	370		518.6	739
NAGA	94	115		188.7	230.3

OLUTANGA	221	266		441.8	532.8
PAGADIAN	989	1,319		1978	2638
SIAY	517	643		1035	1287
TUNGAWAN	267	357		533.2	713.7
Total Population	5,332	6,744	Total Area	10,664	13,489

The WMSU Main Campus will be needing a total of 4.2 Has. of space for classrooms by 2023 and 4.9 Has. by 2033. Topping the list is the College of Liberal Arts and the College of Engineering. The ESUs will be requiring a total of 11. Has. and 13 Has. by 2028 and 2033, respectively.

a. Proposed Projects of WMSU Main Campus

Figure 85. Proposed Projects of WMSU Main Campus



Table 38. Proposed Projects of WMSU Main Campus A

STRUCTURE NAME	AREA
CLA GRADUATE PROGRAM BUILDING (PROPOSED)	323
MARTIAL ART BUILDING PROPOSED	132
SCHOOL OF GOVERNANCE BUILDING	249
UNIVERSITY REGISTRAR BUILDING (PROPOSED)	321
WMSU COOPERATIVE BUILDING (PROPOSED)	67
SMART BUILDING (PROPOSED)	224
STUDENT CENTER (PROPOSED)	97
RENOVATION OF AZOTEA (PROPOSED)	175
COMFORT ROOM & STUDENT COMPUTER CENTER (PROPOSED)	177
COLLEGE OF ENGINEERING (PROPOSED)	768
COLLEGE OF LIBERAL ARTS (PROPOSED)	901
COLLEGE OF TEACHER EDUCATION - SPED BUILDING (PROPOSED)	191
WATER REFILLING STATION (PROPOSED)	32
COMMERCIAL STALLS	1,047
COMMERCIAL STALLS (PROPOSED)	195
COLLEGE OF HOME ECONOMICS DEPT OF HRM (PROPOSED)	250
COLLEGE OF LIBERAL ARTS - ANNEX BUILDING (PROPOSED)	942
UNIVERSITY HEALTH CENTER (PROPOSED)	175
ILS PRINCIPAL'S OFFICE	951
TOTAL	7,217

Table 39. Proposed Projects of WMSU Main Campus B

STRUCTURE NAME	AREA
COLLEGE OF MEDICINE (PROPOSED)	541
MULTIPURPOSE STUDENT CENTER (PROPOSED)	117
COLLEGE OF SCIENCE AND MATHEMATICS BUILDING (PROPOSED)	604
COLLEGE OF ASIAN & ISLAMIC STUDIES and COLLEG OF SOCIAL WORK & COMMUNITY DEVT BUILDING (PROPOSED)	627
COMMERCIAL STALLS (PROPOSED)	426
COLLEGE OF SCIENCE AND MATHEMATICS (PROPOSED)	842
TOTAL	3,157

The total proposed projects for the Main Campus (A and B) is 25 with 1.04 Has. of the 25, 6 are for demolition and reconstruction, 14 are new, and 5 are for renovation.

b. Proposed Projects of WMSU San Ramon Campus

Figure 86. Proposed Projects of WMSU San Ramon Campus

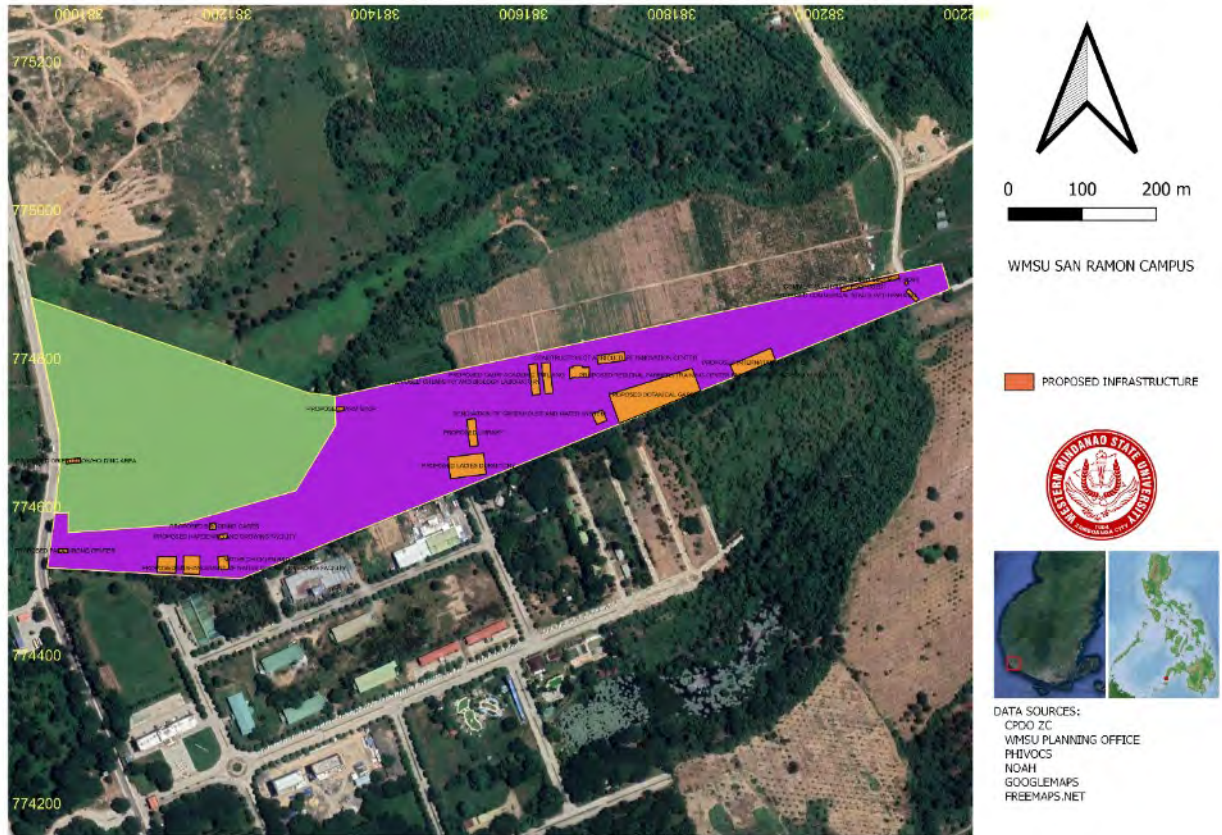


Table 40. Proposed Projects of WMSU San Ramon Campus

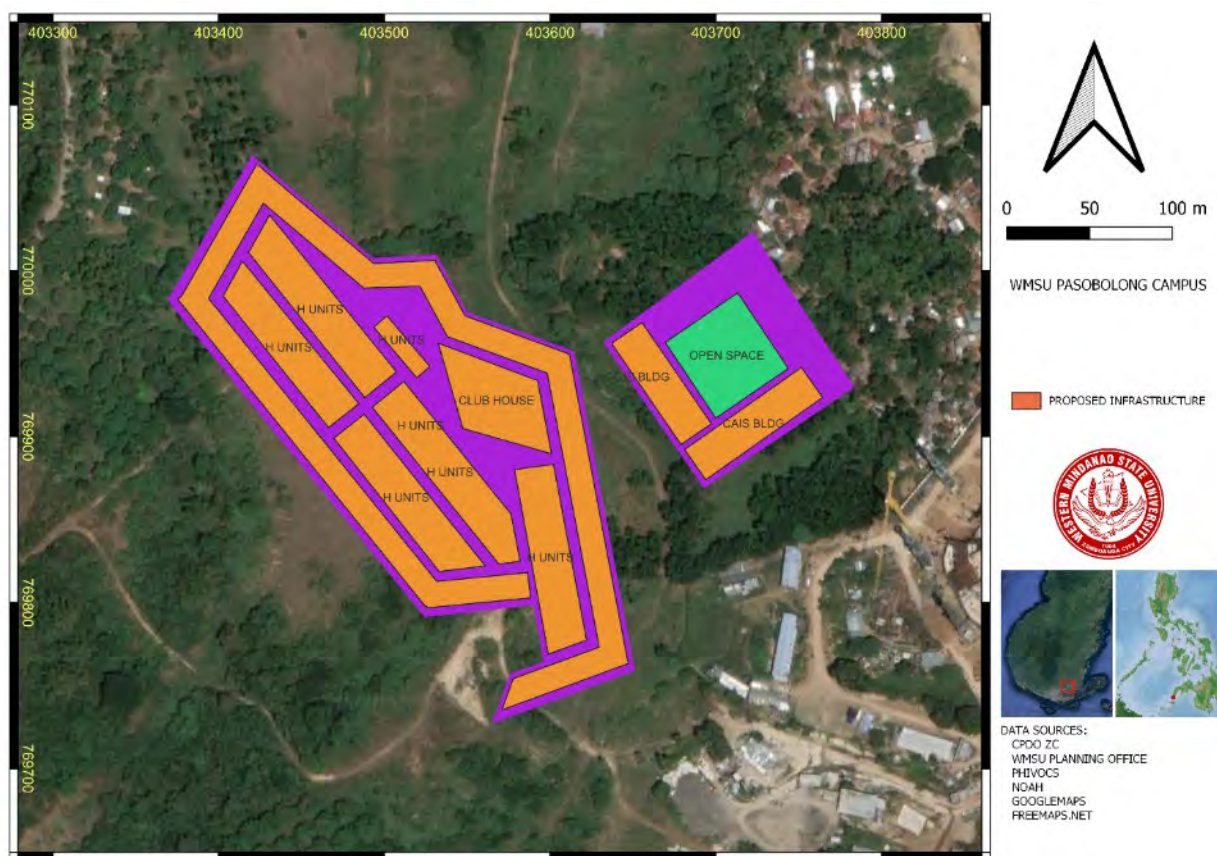
STRUCTURE NAME	AREA
PROPOSED PASALUBONG CENTER	71
PROPOSED ORIENTATION/HOLDING AREA	119
PROPOSED ENHANCEMENT OF NATIVE CHICKEN BREEDING FACILITY	547
GROWING FACILITY FOR THE CONSERVATION AND SUSTAINABLE PRODUCTION OF QUALITY	536
NATIVE CHICKJEN R&D CENTER	250
PROPOSED BROODING CAGES	74
PROPOSED HARDENING AND GROWING FACILITY	78
PROPOSED FARM SHOP	58
PROPOSED LADIES DORMITORY	1,395
PROPOSED LIBRARY	424
PROPOSED CHEMISTRY AND BIOLOGY LABORATORY	462
PROPOSED CAGRI ACADEMIC BUILDING	462

PROPOSED REGIONAL FARMERS TRAINING CENTER ENHANCEMENT EXTENSION FACILITY	394
CONSTRUCTION OF AGRICULTURE INNOVATION CENTER	439
RENOVATION OF GREENHOUSE AND WATER SYSTEM	230
PROPOSED BOTANICAL GARDEN	4,339
PROPOSED SECURITY POST	18
PROPOSED COMMERCIAL STALLS WITH PARKING	104
COMMERCIAL STALLS (PROPOSED)	446
PROPOSED INTERNATIONAL CENTER	1,026
TOTAL	11,472

For the San Ramon Campus. 19 will be new construction and one for renovation. The total area required for these projects is 1.14 Has.

c. Proposed Projects of WMSU Pasobolong Campus

Figure 87. Proposed Projects of WMSU Pasobolong Campus



One of the significant proposed projects is the housing units for University employees. The WMSU Pasobolong Campus is deemed suited for such a project given that it's 13 Kms. from the main campus and city proper suggesting a suburban atmosphere. The University Housing Project will accommodate an estimated 242 employees with duplex-type housing units.

Table 41. Proposed Projects of WMSU Pasobolong Campus

STRUCTURE NAME	AREA
H UNITS A	2,649
H UNITS B	416
H UNITS C	2,591
H UNITS D	2,426
H UNITS E	2,850
H UNITS F	2,949
H UNITS G	12,687
CLUB HOUSE	2,491
CCJE BLDG	1,644
CAIS BLDG	1,914
OPEN SPACE	2,913
TOTAL	35,530

The Proposed Pasobolong Campus shall develop 2.9 Has. for housing while the 0.35 Has. shall be devoted to academic buildings for the College of Criminal Justice Education and the College of Asian and Islamic Studies with an open/unused space of 2.9 Has. There shall be 4 structures constructed.

Figure 88. Proposed Projects of WMSU Pagadian Campus



Table 42. Proposed Projects of WMSU Pagadian Campus

NAME	AREA
2-STOREY COMMERCIAL BLDG	152
MOTORPOOL	102
PARKING AREA	215
PARKING AREA	167
UNIVERSITY LIBRARY/UNIVERSITY CANTEEN	431
COLLEGE OF CRIMINAL JUSTICE EDUCATION	388
INSTITUTE OF COMPUTING STUDIES	400
FACULTY LOUNGE	96
PARKING AREA	178
PARKING	111
DORMITORY	133
PARKING AREA	489
COLLEGE OF TEACHER EDUCATION	590
POLITICAL SCIENCE BUILDING	400
OPEN STAGE	99

SOCIAL WORK	339
REGISTRAR	202
OPEN FIELD	357
ADMISSION	171
UPRESS/CLINIC	133
TOTAL	5,153

The proposed WMSU Pagadian Campus shall develop 50% or 0.5Has. for Academics, Academic Support, Administration, Dormitory, and Economic/IGPs. With 382 sq.mtrs for Parking. The total land area requirement for infrastructure is 4,236. Sq.mtrs.

d. Land Demand and Supply

The Main Campus has two areas – Campus A and Campus B with 1.26 Has. and 0.8 Has. available for development. These spaces for development will further increase since some old structures in the Build-up areas will be demolished to make room for new ones.

For the San Ramon Campus, an area of 7.1 Has. of free space making it an ideal campus for development.

As for both the Pasobolong Campus and Pagadian Campus, their 100% free space of 5.3 Has. and 1.1 Has., respectively likewise render them as model campuses.

Table 43. Land Demand and Supply

CAMPUS	FOOTPRINT	OPEN SPACE	OTHER USE	TOTAL
Main Campus A				
Build-up Area	29,384	14,475		43,859
Available Space				56,426
Space for Devt				12,567
Main Campus B				
Build-up Area	9,036	2,771		11,807
Available Space				19,475
Space for Devt				7,668
San Ramon Campus				
Build-up Area	10,018	13,766	112,313	136,097

Available Space				207,261
Space for Devt				71,163
Pasobolong Campus				
Build-up Area		2,913		2,913
Available Space				55,773
Space for Devt				52,860
Pagadian Campus				
Build-up Area		450		450
Available Space				11,308
Space for Devt				10,858

B. The External Studies Units

The academic maturity of the presence of the various academic external units scattered in 15 areas of the Zamboanga Peninsula provinces, plus the various municipalities' realization of their social value to the communities, has resulted in the donation of lands in the ESU areas, but only enough to accommodate buildings for instructional areas – classrooms, laboratories, and library. Buildings for instructional spaces were being constructed with funds mostly from the congressional intervention of the districts.

Albeit course offerings are limited to 12, the finite spatial resources of the external studies units put instruction at the front seat nonetheless. The most basic space requirements will be satisfied first, e.g. classrooms, laboratories, and admin support facilities before the other spatial requites will be catered to, with the gradual accumulation of land e.g. gymnasium, recreation centers. Without compromising the essential requirement of quality instruction, coupled with a safe environment, the learning objective is the top priority.

However, by SY 2021-2022, the decline in population by some ESUs has become prominent possibly because of competition among other HEIs that seek to gain a foothold in these communities. As such the cost to operate some of these ESUs is deemed either uneconomical or impractical for both students and faculty. The BOR recommended a Feasibility Study on the clustering of the ESUs in Zamboanga del Sur and the Province of Zamboanga Sibugay. Potential areas for ESU consolidation are Pagadian City, Zamboanga del Sur, and the Municipalities of Diplahan, Zamboanga Sibugay, and Ipil in Zamboanga Sibugay. Further, the potential for the establishment of a University System is not far-fetched, but for this concept to realize, careful studies and comprehensive analyses must be carried out to identify and address sustainability issues with

healthy learning environment, whilst consuming the least possible power resources and maximizing the potentials of the environment.

ii. Economics

The development framework and pattern should have the objective of optimizing the appropriate returns for the University from its land resource. This is with the purview of optimizing resource use and benefits, while the existing academic core spaces grow appropriately to accommodate change, intensification, and diversification (when necessary). A Land Use Plan design recognizes the long-term potential for additional university-related functions, such as research facilities and income-generation opportunities. Housing is a long-term opportunity, along with a student service component. Other student services will also find comfortable spaces in the change.

iii. Academics

The envisioned provision for services is the central aim of quality formation – intellectual, physical, moral, and psychological. All these could be facilitated by the complementation of a healthy environment that harbors total human formation imbued with values and appreciation for the non-material value of aesthetics. In addition, appropriately-designed spaces should complement the student's academic achievement and critical thinking process. The desired physical qualities are human-scaled, medium-density, and compact. There will be an emphasis on public spaces and green areas, both natural and man-made, as well as heritage landscapes and buildings, as part of a livable community that reflects the university's character.

The increasing concern for security, emphasis on safety, disaster risk management, and the application of the basics of crime prevention must be emphasized when making decisions regarding environmental design. A universal inclusive design must be developed to allow equal access, whilst also promoting respect for all people; both of which are important considerations to be made at all stages of the planning and land use and development process.

The land use designation for the academic plans identifies the parts of campus to be devoted to teaching, research, and other uses needed to support the academic mission of the university and fulfillment of the academic agenda.

These uses would include, but not be limited to, academic and student activities areas and buildings, classrooms, libraries, offices, recreation facilities, research facilities, student social space, support services, administration buildings, recreation spaces, cultural facilities, student dormitories, research laboratories, commercial services needed by the academic community (e.g. bookstore, conference/seminar area, hostels, food services, retail, and service commercial), and WMSU support services (e.g. motor pool, plant, and utility facilities, solar energy facility).

Green spaces, study and recreation, and sports areas will also be included to enhance campus life, social and study space, beautification, recreation, and circulation.

Further, it is the objective of the Land Use Plan that in-campus student residential development supports the strong link between the academic services and the residential service, not only for the benefit of students but also to reduce the need to travel to and from WMSU. The increase in the full-time undergraduate student population at WMSU should be significantly met with an increase in housing provided specifically for students.

The following policies will apply throughout the academic lands:

- The area is for evaluation and consolidation of future academic and institutional uses through selective development and renewal.
- There will be a mix and integration of varied uses throughout the campuses, i.e. academic, recreational, residential, commercial, and services.
- The adoption of any vertical development will depend primarily on detailed urban design and site planning considerations, such as the need to minimize adverse impacts on the existing environment, the adjacent structures, and the community and care for the aesthetics to retain views and design harmony.
- The provision of both open and green spaces would blend with the university's character.

iv. The Green University Way

WMSU will develop a long-term physical development and servicing strategy that works with and minimizes impact on the natural environment, especially with the Green University spirit. Servicing plans will address issues of energy conservation, waste management and recycling, and preservation of natural inventories. Considering the conditions of all

campuses, decisions vis-à-vis movement will be pedestrian-friendly and receptive to physically-challenge individuals to optimize accessibility minimize pollution, reduce the use of fuel, and increase safety.

1. “Green Zones and Green Infrastructure”

The emphasis on the environment and its care is echoed in the physical design and implementation of the campus. This heavily capitalizes on energy renewal and the reduction of the university’s dependence on fossil fuel use.

1. A campaign on the maximum use of green energy veering away from the use of harmful methods that emit destructive elements to the atmosphere and leave carbon footprints that diminish environmental sustainability;
2. Reduced use of artificial lighting and cooling systems, as well as design/redesign infrastructure that utilizes natural sources;
3. Building construction should be following the prescribed Green Building Code;
4. Provision of open spaces for academic activities and interaction;
5. The preservation of centuries-old flora on campus and institute a program for their effective and efficient replacement;
6. The planning and development of open areas and limited spaces areas only be done in a manner that protects the values contained in the national environment protection and sustainability agenda;
7. To consider the visual effects of campus buildings and their design to effect harmony and future expansion thus, effecting a distinct character for the University;
8. Any proposed infrastructure project in the main campus should never dwarf nor block/or be constructed close to the old main building that is considered an icon of the University, and all proposed infrastructure must be subject to a “view analysis” as part of WMSU’s project review process; and,
9. In the interest of history and cultural value, the Normal Hall or the American-built main building should cease to be used as regular classrooms that contribute to its deterioration and be used as a designated House of Peace or museum, or partly be used as the traditional Executive Center.

2. “Green Academics”

The “Green Academics” concept and approach to land use designation identify devoted academic lands or spaces on campus, both in the main campus and the ESUs, which will be kept primarily as designated spaces to support land-based teaching, research, community engagement, and physical activities. These spaces are distinguished from other typical academic areas, characterized by buildings such as libraries, classrooms, offices, student social space, food outlets, gymnasiums, activities halls, and laboratories.

This 'Green Academics' category includes the San Ramon College of Agriculture campus and the College of Forestry. Except for the La Paz Experimental Forest where limited infrastructure can be constructed, other campuses will accommodate structures and land uses consistent with the approved academic plans for identified geographic areas. WMSU will dutifully aspire to construct all buildings and structures that support the Academic Plan programming within the identified Green Academic areas. This includes teaching facilities, research facilities, and farm buildings, making sure to comply with the highest green building standards, along with minimal footprints.

3. “Greenway Facilitative Infrastructure”

A central and innovative organizing theme for the academic core is the development of a “greenway” or “green lane” that connects the buildings in the main campus, intended to make the traverse across the academic core from the two lots in the main campus more convenient. This will serve as the backbone of a continuous, multi-use, people-oriented corridor that extends through the whole main campus Land Use Plan area, to promote linkages between the various uses, destinations, and adjacent green edges. The sustainability concept is to minimize on-ground student movement and traffic and to significantly reduce the effect of carbon footprints in the area.

In the interest of safety and prevention of pedestrians on campus, except for the designation of vehicular parking spaces, the narrow lanes will be closed to vehicular movement and use, except for emergency purposes.

4. “Tree Guideline Zones”

A signature feature of the old campus was the vegetation of the school area that complements the need for an ambiance for an

academic community. While century trees still stand along the major pathways of the university, other minor fruit trees have gradually given way due to age and disease. The desire to restore an environmentally-balanced community – both buildings and trees – needs to be restored. The more urgent need is a relevant campus renewal campaign.

The designed new land-use plan area has significant stands of natural vegetation. While not all of the original trees are retained, plans for the restoration of “tree guideline zones” are to receive attention through the area and infrastructure planning process or project review.

- Where and whenever possible, significant century trees will be considered for retention – infrastructure should give way to trees and not the other way around. They will be incorporated into the site areas of development. The maximum net density for these sites will be calculated, incorporating the treed area into the density calculation.
- Those treed areas to be retained and reinforced by new species will be incorporated into site planning in a manner so that their size, configuration, location, and drainage will ensure the treed areas remain an ecologically viable stand size and will be wind-firm. Further, as an initial greening program, re-vegetation by transplanting adult trees that are deemed feasible shall have endeavored.

In further reinforcing the green campaign for more trees on campus, tree planting, and management are required to augment retained stands of natural vegetation, as additional natural reinforcements for the campus drainage system. The desired tree and natural environment management plan will be designed and prepared, as part of the area planning process, to ensure the long-term viability of green edges and retained natural vegetation, as well as provide for massive natural campaigns and other plantings. To further reinforce the campaign, the setting up of green edges will be designated, designed, and constructed in various areas, to provide a sense of community in a natural setting. Green edges will be maintained along the pathways and pedestrian lanes in all of the main campuses, as well as in the College of Agriculture campus in San Ramon. The same campaign will be replicated in all 15 external campuses. The feature will also feature a distinction and character of the entire university. The width and treatment of these green edges, to be defined in future area plans (which incorporate the findings of detailed environmental assessments)

and a tree management plan, will be determined by the need to maintain a sustainable treed space that meets ecological, buffering, and aesthetic objectives.

The nature of these spaces will vary, ranging from the more manicured spaces to student study areas, recreational spaces, and student residence areas. These green edges will connect to the greenway and their design will be combined with adjacent open spaces such as the main open field.

b. The San Ramon Campus: A Showcase

The academic aspects of this campus include appropriate academic buildings and laboratories. Awareness of existing topographical variations in the campus could pose some constraints on structural development because of the existing hills. Policy in this area intends to control new development to minimize the potential impact on the adjacent Ecozone and to protect WMSU facilities. Further, as the San Ramon Campus expands its service areas, both in scope and magnitude, provision of sufficient and stable utilities, e.g. light, water, communications, and internet to ensure timely and relevant academic, research, and extension endeavors, will be carried out unhampered. With Internationalization in mind, the WMSU San Ramon Campus shall be developed to showcase current trends in green innovation and green practices in agriculture.

- Further development will conform to existing agricultural education standards and requirements. The priority objective is the provision of areas for actual hands-on agricultural practice, in both crop and animal sciences.
- Residential facilities on the campus include a students' dormitory for men and ladies, with all necessary amenities. A designated staff residential village made up of cottages and apartments also exists.
- Minor service facilities required for a residential community are also provided within a designated administration area, directly fronting the campus entrance.
- Agriculture experimental and field research areas for students are identified – a rice paddy area, swine and poultry-raising areas, and other crops.
- Utilities are sourced from the local utility companies, but an upgraded power distribution system shall be installed, albeit water facilities, including a deep well, are provided in sheds and buildings.
- An International Center with complete amenities to house foreign students and dignitaries.

- Upgrading of existing power distribution system to cater to the needs of both the College of Agriculture and College of Forestry, for services expansion in academics, research, development, extension, and resource generation.
- An identified area has been made for the construction and operation of the Agriculture Innovation Center that would house the research and development of prototype agriculture technologies utilizing indigenous materials and concepts, to be introduced to farmers and agricultural workers.
- Complementing the Agriculture Innovation Center is the adjacent construction of the Farmers' Training Center.
- Niche Center in the Region (NICER) R&D shall be conveniently constructed within the premise of the Native Chicken Project facilities
- Align academic, research, and extension initiatives with the regional thrust on the development of the Regional Agro-Forestry Sector thru dole-outs and grants.

The following are programmed for implementation:

1. Agriculture Innovation Center
2. Ladies Dormitory
3. Proposed Cagri Academic Building (Vetmed)
4. Campus Library
5. Native Chicken R&D Center
6. Chemistry And Biology Laboratory
7. Greenhouse And Water Systems
8. Commercial Stalls-A
9. Commercial Stalls-B
10. International Center
11. Native Chicken Breeding Facility
12. Regional Farmers Training Center Enhancement Extension Facility
13. Growing Facility for Native Chicken
14. Botanical Garden
15. Security Post
16. Farm Shop
17. Hardening And Growing Facility
18. Brooding Cages
19. Orientation/Holding Area
20. Pasalubong Center

WMSU San Ramon will also aspire to provide the capacity to accommodate student housing for those who come from the provinces and those who cannot afford the current commercial student housing rates. A

good area has been earmarked for a students' dormitory and two buildings are ready for occupancy.

c. The Experimental Forest Area: An Environmental Model

The forest reservation area is intended for experimental purposes and is primarily kept to provide students with the most genuine forest life for study. Within the property are rivers and waterfalls that are all protected.

To guarantee accessibility, the University has concreted an access road in the area. In keeping the area in its most natural condition, no major projects have been undertaken except for the current construction of the Climate Change Center, which is a complementary facility in the study of the environment. The Center has the objective to conduct observations and experimentations relating to climatic conditions that may have a bearing on other areas.

Activities mainly concentrate on maintaining the current ecosystem, with minor interventions that are intended to keep its original natural state and with the least introduction of new and non-endemic species and technology.

d. The Main Campus: The Academic Center

It is the main gateway to the academic campus and provides the place that engages management, students, faculty, administrative and support staff, alumni, and visitors. The mix of uses in this area will combine to create a vibrant part of the campus that is lively every day and also witness night classes for the Graduate School and the College of Law. This vibrant area is witness to a wide range of opportunities and challenges for learning and other academic exchanges. Responding to the growing volume of activities inherent in the University, this area will be continually developed following the plans:

- i. A Technopreneurship and Development Center will be constructed to house the increasing involvement of the University in business and industry. Its growing business involvement in development will be further formalized with vibrant technology invention and incubation, as requisites to commercialization.
- ii. A University-owned and operated Food Service Center will be set up to cater to the academic community's food needs – selling nutritious, sanitary, and affordable meals.

- iii. A 5-storey College of Medicine Building will rise to accommodate the proposed medical school. It will be located on the main campus along Normal Road and adjacent to the College of Nursing Building. The building will also house indoor coffee shops and deli centers to cater to visitors and medical students. An elevator will also be equipped in the edifice.
- iv. Smart buildings, laboratories, and support infrastructure shall be revitalized through renovation and retrofitting, with equipment geared towards emerging trends such as Industry 4.0 and Smart Universities.
- v. To relieve the expansion pressures of its main campus, obsolete and non-valued resource structures shall be repurposed through space recycling, demolition, and reconstruction. These are:

Main Campus

- 1. College of Medicine
- 2. Water Refilling Station
- 3. CLA Graduate Program Building
- 4. Smart Building
- 5. School of Governance Building
- 6. University Registrar Building
- 7. College of Science And Mathematics-A
- 8. College of Science And Mathematics-B
- 9. CLA - Annex Building
- 10. Martial Art Building
- 11. Student Center
- 12. Azotea Building
- 13. Comfort Room & Student Computer Center
- 14. College of Engineering
- 15. College of Liberal Arts
- 16. College of Teacher Education - Sped Building
- 17. Commercial Stalls-A
- 18. Commercial Stalls-B
- 19. College of Home Economics Dept Of HRM
- 20. University Health Center
- 21. ILS Principal's Office
- 22. Multipurpose Student Center
- 23. College of Asian & Islamic Studies
- 24. College of Social Work and Community Devt Building

e. Campus Residential Area: The Pasobolong Campus

While much emphasis is given to students' welfare in terms of residential and lodging facilities, University employees should likewise be afforded the same. The acquisition of the 5 Ha. land at Pasobolong will serve the "WMSU Community" where modern but affordable housing units shall be made accessible to university employees through housing loans and financing schemes. The site shall be developed akin to suburban western design where green technologies and green environments are embedded in the whole residential complex. The area will likewise house the College of Criminal Justice Education (CCJE) and the College of Asian and Islamic Studies (CAIS) to decongest the Baliwasan Main Campus B.

Pasobolong Campus:

- i. Housing Units
- ii. Club House Recreation Center
- iii. College of Criminal Justice Education Building
- iv. College of Asian and Islamic Studies Building

f. The Pagadian Campus

The price of education has since been significantly reduced with the Republic Act No. 10931, or the Free Higher Education Act. However, it is not just the cost of learning that determines the true expense that each family has to bear. For every student that goes to college, the amount spent on living as one is in itself a burden to those who support them, especially the poor, marginalized, and at-risk. The proposed WMSU Pagadian Campus aims to lighten this yoke by bringing education to them by the most economical yet effective means possible. Further, by offering academic programs suited to the locale, the prospect of landing gainful jobs is more positive given that Pagadian City is slowly transfiguring into a diverse and progressive urban area.

g. Social and Economic Facets

- i. Economic Zones

To provide convenient daily services for the university population, a commercial area will be developed to cater to students' as well as external clients' needs. An identified prime area in Campus A and B adjacent to the National Road will be promising. While mixed commercial

neighborhood centers surround the main campus, they should also provide as many common services to students that would minimize their off-campus activities.

ii. Security

The campus will be equipped with all necessary security equipment to aid safety. The goal is zero accidents and absolutely no waste of life. The presence of dangerous structures will be rid of. Furthermore, provision of protective services (fire, security, ambulance) will be gradually provided to coincide with development. The University Disaster and Risk Reduction Management Office (UDRRMO) sees to it that all is safe and sound.

iii. Servicing, Maintenance, and Upkeep

Comprehensive provision of social and campus services is the key to the success of a viable academic community through regular preventive maintenance of physical and environmental assets facilities, infrastructure, and utilities included. Provisions for physical infrastructure services are a major component of land use, to ensure land use objectives can be met in an economically and environmentally suitable framework. The comprehensive provision of social services is key to the success of an orderly community.

Change and transformation will be supported by appropriate levels of both hard and soft services, required by the future diverse resident population. There will be recognition of WMSU's role in the provision of services to the wider community. An economically sustainable physical servicing strategy is essential.

Servicing levels will be consistent with the academic community's needs and should meet objectives in areas such as alignment with the LGU CLUP, mixed-usage, and access. WMSU will need to maintain its infrastructure, facilities and other physical assets, hence the Land Use Plan will be updated and monitored every three years.

iv. Long-Term Infrastructure Maintenance & Servicing:

The University envisions a long-term strategy for maintaining, improving, and installing infrastructure and physical services for both existing and new development, in response to the Land Use Plan. This will include services such as drainage and waste disposal, water, solid waste, telephone and communications, gas, power, roadways, greenways, electricity, and other pertinent utilities.

Part IV: THE INVESTMENT PROGRAM

Table 44. Investment Plan Main Campus A

MAIN CAMPUS A						
PROJECT	AREA	NO. OF STOREY	UNIT COST	COST	IMPLEMENTING YEAR	SOURCE OF FUND
CLA GRADUATE PROGRAM BUILDING (PROPOSED)	323	2	3,500	2,261,000.00	On-going Construction	LGU-ZC
UNIVERSITY REGISTRAR BUILDING (PROPOSED)	548	2	35,000	15,000,000.00	On-going Construction	STF
STUDENT CENTER (PROPOSED)	97	1	12,000	1,164,000.00	On-going Construction	STF
WATER REFILLING STATION (PROPOSED)	32	1	35,000	1,120,000.00	On-going Construction	IGP
SCHOOL OF GOVERNANCE BUILDING	744	4	35,000	104,160,000.00	2023	LGU-ZC
SMART BUILDING (PROPOSED)	200	1	25,000	5,000,000.00	2023	GAA
RENOVATION OF AZOTEA (PROPOSED)	175	1	14,500	2,537,500.00	2023	TBI
MARTIAL ART BUILDING PROPOSED	132	3	35,000	13,860,000.00	2024	TBI
COMFORT ROOM & STUDENT COMPUTER CENTER (PROPOSED)	177	2	35,000	12,390,000.00	2024	TBI
COMMERCIAL STALLS	1047	1	35,000	36,645,000.00	2024	TBI
COMMERCIAL STALLS (PROPOSED)	195	1	35,000	6,825,000.00	2024	TBI

WMSU COOPERATIVE BUILDING (PROPOSED)	67	2	35,000	4,690,000.00	2025	TBI
COLLEGE OF TEACHER EDUCATION - SPED BUILDING (PROPOSED)	191	3	35,000	20,055,000.00	2025	GAA
UNIVERSITY HEALTH CENTER (PROPOSED)	175	3	35,000	18,375,000.00	2025	TBI
COLLEGE OF ENGINEERING (PROPOSED)	768	3	35,000	80,640,000.00	2026	GAA
COLLEGE OF LIBERAL ARTS (PROPOSED)	901	4	35,000	126,140,000.00	2026	GAA
COLLEGE OF HOME ECONOMICS DEPT OF HRM (PROPOSED)	250	2	35,000	17,500,000.00	2027	GAA
COLLEGE OF LIBERAL ARTS - ANNEX BUILDING (PROPOSED)	942	3	35,000	98,910,000.00	2027	GAA
ILS PRINCIPAL'S OFFICE	951	3	35,000	99,855,000.00	2027	GAA

Table 45. Investment Plan Main Campus B

MAIN CAMPUS B						
PROJECT	AREA	NO. OF STOREY	UNIT COST	COST	IMPLEMENTING YEAR	SOURCE OF FUND
COLLEGE OF MEDICINE (1ST PHASE)	541	2	30,500.00	33,001,000.00	On-going Construction	GAA
MULTIPURPOSE STUDENT CENTER (PROPOSED)	117	1	13,000.00	1,521,000.00	2023	STF
COLLEGE OF MEDICINE (2ND PHASE)	541	4	35,000.00	75,740,000.00	2024	GAA
COMMERCIAL STALLS (PROPOSED)	426	1	35,000.00	14,910,000.00	2025	STF
COLLEGE OF SCIENCE AND MATHEMATICS BUILDING (PROPOSED)	604	4	35,000.00	84,560,000.00	2027	GAA
COLLEGE OF SCIENCE AND MATHEMATICS (PROPOSED)	842	3	35,000.00	88,410,000.00	2027	GAA
COLLEGE OF ASIAN & ISLAMIC STUDIES and COLLEGE OF SOCIAL WORK & COMMUNITY DEVT BUILDING (PROPOSED)	627	3	35,000.00	65,835,000.00	2028	GAA

Table 46. Investment San Ramon Campus

SAN RAMON CAMPUS						
PROJECT	AREA	NO. OF STOREY	UNIT COST	COST	IMPLEMENTING YEAR	SOURCE OF FUND
CONSTRUCTION OF AGRICULTURE INNOVATION CENTER	439	2	28,500.00	25,023,000.00	On-going Construction	GAA
PROPOSED ENHANCEMENT OF NATIVE CHICKEN BREEDING FACILITY	547	1	2,000.00	1,094,000.00	2023	Dept Agri
GROWING FACILITY FOR THE CONSERVATION AND SUSTAINABLE PRODUCTION OF QUALITY	536	1	6,000.00	3,216,000.00	2023	IDD- PCAARD 2022
NATIVE CHICKJEN R&D CENTER	250	1	12,500.00	3,125,000.00	2023	DOST- 2022
PROPOSED BROODING CAGES	74	1	2,100.00	155,400.00	2023	TBI
PROPOSED HARDENING AND GROWING FACILITY	78	1	5,000.00	390,000.00	2023	TBI
PROPOSED REGIONAL FARMERS TRAINING CENTER ENHANCEMENT EXTENSION FACILITY	394	1	12,500.00	4,925,000.00	2023	TBI

RENOVATION OF GREENHOUSE AND WATER SYSTEM	230	1	1,500.00	345,000.00	2024	TBI
PROPOSED FARM SHOP	58	2	35,000.00	4,060,000.00	2024	TBI
PROPOSED LADIES DORMITORY	1395	3	35,000.00	146,475,000.00	2024	GAA
PROPOSED BOTANICAL GARDEN	4339	1	5,000.00	21,695,000.00	2024	TBI
PROPOSED SECURITY POST	18	1	20,000.00	360,000.00	2024	TBI
PROPOSED LIBRARY	424	3	40,000.00	50,880,000.00	2025	GAA
PROPOSED CHEMISTRY AND BIOLOGY LABORATORY	462	3	35,000.00	48,510,000.00	2025	GAA
PROPOSED CAGRI ACADEMIC BUILDING	462	3	35,000.00	48,510,000.00	2025	GAA
PROPOSED COMMERCIAL STALLS WITH PARKING	104	2	30,000.00	6,240,000.00	2025	TBI
COMMERCIAL STALLS (PROPOSED)	446	2	30,000.00	26,760,000.00	2025	TBI

PROPOSED INTERNATIONAL CENTER	1026	3	35,000.00	107,730,000.00	2026	GAA
PROPOSED PASALUBONG CENTER	71	1	35,000.00	2,485,000.00	2028	TBI
PROPOSED ORIENTATION/HOLDING AREA	119	1	35,000.00	4,165,000.00	2028	TBI

Table 47. Investment Plan Pasobolong Campus

PASOBOLONG CAMPUS						
PROJECT	AREA	NO. OF STOREY	UNIT COST	COST	IMPLEMENTING YEAR	SOURCE OF FUND
H UNITS A	2649	1	30,000.00	79,470,000.00	2026	PAG-IBIG
H UNITS B	416	2	30,000.00	24,960,000.00	2026	PAG-IBIG
H UNITS C	2591	2	30,000.00	155,460,000.00	2026	PAG-IBIG
H UNITS D	2426	2	30,000.00	145,560,000.00	2026	PAG-IBIG
H UNITS E	2850	2	30,000.00	171,000,000.00	2026	PAG-IBIG
H UNITS F	2949	2	30,000.00	176,940,000.00	2026	PAG-IBIG
H UNITS G	12687	1	30,000.00	380,610,000.00	2026	PAG-IBIG
OPEN SPACE	2913	1	5,000.00	14,565,000.00	2026	PAG-IBIG
CLUB HOUSE	2491	1	35,000.00	87,185,000.00	2027	PAG-IBIG
CCJE BLDG	1644	3	35,000.00	172,620,000.00	2028	GAA
CAIS BLDG	1914	3	35,000.00	200,970,000.00	2028	GAA

Table 48. Investment Plan Pagadian Campus

PAGADIAN CAMPUS						
PROJECT	AREA	NO. OF STOREY	UNIT COST	COST	IMPLEMENTING YEAR	SOURCE OF FUND
COLLEGE OF LIBERAL ARTS	1,118	3		40,200,000.00	2024	GAA
COLLEGE OF TEACHER EDUCATION	1,731	4		61,100,000.00	2024	GAA
INSTITUTE OF COMPUTER STUDIES	945	3		34,600,000.00	2024	GAA
COLLEGE OF SOCIAL WORK AND DEVELOPMENT	1,118	3		40,300,000.00	2025	GAA
COLLEGE OF CRIMINAL JUSTICE EDUCATION	1,118	4		40,800,000.00	2026	GAA
UNIVERSITY LIBRARY WITH CANTEEN	1,342	3		47,000,000.00	2024	GAA
ADMINISTRATION BUILDING	1,161	3		41, 000,000.00	2024	GAA
UNIVERSITY REGISTRAR	402	3		15, 600,000.00	2024	GAA
ADMISSION BUILDING	429	2		16, 000,000.00	2024	GAA
MOTORPOOL BUILDING / PPES	125	2		5, 000,000.00	2024	GAA
UNIVERSITY PRESS / CLINIC	191	2		7, 500,000.00	2026	GAA
TWO-STOREY COMMERCIAL BUILDING	745	2		27,300,000.00	2027	GAA

FACULTY LOUNGE	208	2		7,282,800.00		
OPEN FIELD / OPEN STAGE	127	1		4,462,150.00		
UNIVERSITY DORMITORY	367	3		12,852,000.00		

Part V: INSTITUTIONAL COORDINATION AND MONITORING SET-UP

A. Implementation

Staging

The development of the academic campus has gone through a period of significant change and expansion over the years. The advance of schools has gone beyond the sole focus on academic offerings and now includes the necessary services that have been unheard of in old academic campuses.

The Western Mindanao State University has expanded – both in academic responsiveness and population – way beyond its original expectations.

Reading the signs of the times, its development will continue for a much longer period. Current socio-economic and political conditions that create pressure on education and its increasing relevance estimate rapid growth in the next 30 to 40 years, hence, the LUDIP should be updated every 5 years to ensure that Programs and Projects remain attuned to priorities.

Other non-institutional development will depend on the general social conditions and the factors that affect them.

The External Studies Units, some 30 years ago, never saw their eventual expansions coming. Operating in rented school buildings that acted as hosts, it now numbers 14 – serving peoples' and communities' educational needs. The responsiveness of the same cooperating communities and local government units resulted in the donation of lands for the erection of school buildings and the continuation of academic programs.

It will never be a far-fetched idea that the growth of the Old Normal School to the Western Mindanao State University will be replicated in the small campuses that will be catering to the further growth of communities.

Implementing period will be 10 years; except for on-going projects, execution period will commence in 2024 to 2028 allowing a 4-year slippage.

Part VI: DEVELOPMENT CONSTRAINTS

Common/Possible Constraints on the Implementation of the WMSU

1. Lack of Resources

While the LUDIP is already being developed and strategic plans for the development of land and new infrastructure, as well as the improvement of existing ones, are being created, the main constraint that will affect its actual implementation will be the lack of resources.

Human Resources – The creation and eventual implementation, monitoring, and evaluation of the LUDIP will be dependent on the expertise of the people put in charge of it. However, there is an evident lack of human resources with the required knowledge and expertise to fulfill these tasks properly. It is imperative to capacitate the LUDIP team so they may effectively carry out the demands of the land use planning process.

Training – The lack of experts needed for the creation, implementation, monitoring, and evaluation of the LUDIP could be addressed by allowing existing University personnel to undergo the necessary training. However, the availability of such training is also very lacking. Additionally, if training is made available, only a very limited number of individuals are allowed or approved to attend, mostly due to budgetary constraints.

Financial Support – The lack of financial resources and support for the implementation of the different projects proposed by government offices and agencies has always been a factor that often hinders the completion, or even start of these projects. The same goes for any plans needed for the implementation of the LUDIP, since the needed financial resources are highly, if not fully, dependent on the funds given by the government.

2. Sources of Funds

Some approved and/or promised funds, supposed to be dedicated to the LUDIP were not materialized for some agencies/SUCs. These funds would have made extremely significant differences in the creation of the LUDIP.

3. Time

While most SUCs started early, WMSU had very limited time to prepare. The LUDIP training conducted by UP-SURP was concluded only on March 23 and the deadline for submission of the same was in April 30.

4. No Land Titles

The fact that most of the land being currently utilized by WMSU has no title poses a significant vulnerability to the future of WMSU's land and infrastructure plan and resources.

5. Lack of Disaster Risk Reduction Provisions

With the recent issues in climate change that are causing more volatile weather, as well as the more repeated emergence of both new and old sources of disasters and risks, both natural and man-made, it has become increasingly obvious that the application of disaster risk reduction on Land Use Development and Infrastructure Planning is imperative.

Although the technical aspects of disaster risk reduction, such as the preparation and use of geohazard maps, for example, are better understood today than ever before, these factors were very uncommon and rarely considered when developing infrastructure and planning the use of available land resources. Therefore the planning on the utilization of new/unused land and when building new infrastructure, climate change, and disaster and risk reduction management factors must be already factored in and incorporated. However, old utilized lands and existing infrastructure can be vulnerable to extreme weather and other disasters. Therefore, there is a need to revisit these old plans and make the necessary improvements, if possible.

6. Drainage System

WMSU's current drainage system, although newly rehabilitated, is below sea level, suggesting that though the university drainage system is functional, its effectiveness is determined by the sea level. Further and during heavy rains, practically all drainage systems backflow and find their way inside the campus as surrounding new buildings and establishments are constructed at relatively safe elevations. There is a need to address this issue but with little or no compromise with existing infrastructure if possible.

Part VII. POSSIBLE SOLUTIONS AND INTERVENTIONS

Possible Solutions and Interventions for the Successful Implementation of the WMSU LUDIP

1. Lack of Resources

Human Resources – The hiring of technical personnel will fill the expertise and skills gap in the crafting, implementation, and monitoring of the LUDIP.

Training - The provision of adequate training on Geographical Information Systems and technical writing will aid in the crafting of a better LUDIP document presentation.

Financial Support – With the LUDIP in place, funding, and proponent institutions are guided by the priority Programs and Projects of the University.

2. Sources of Funds

Albeit the proposed financial assistance for the crafting of the LUDIP did not materialize, future LUDIP project preparation funding shall be requested for the updating of the LUDIP.

3. Time

Improvement/enhancement of the LUDIP will be endeavored after three years along with its monitoring and updating.

4. No Land Titles

Application for the securing of land titles is currently in progress (Annex B1 and Annex B2). However, financial assistance shall be necessary for the subsequent surveys and other required processes. For this purpose, the University shall propose for possible funding.

5. Clearance for the Constructed Structures (WMSU-EFA)

The ZC CLUP 2016-2025 with the provision of no settlements within the WMSU-EFA was approved by the DHSUD only in 2021 at the time when the Change Center was already constructed. Nonetheless, pertinent permits and clearances shall be secured if and as necessary from regulatory bodies. Also, future establishments within the mentioned area shall follow

and be guided by the concurrent ZC CLUP upon when and where these establishments shall be constructed.

6. Lack of Disaster Risk Reduction Provision

A Risk Reduction Plan must be incorporated in the LUDIP which shall be included in the next phase of the its preparation.

7. Drainage System

A feasible solution would be to network the existing campus drainage to the city's main drainage system. A request for the City Drainage System Plan – Baliwasan/San Jose Area was already requested through the CPDO and CEO (Annex B9).

8. Future Establishments Along Road Right of Way (RRO)

Proposed physical projects shall ensure that setbacks and other provisions such as Road Right of Ways per DPWH response letter (Annex B7 and Annex B8)

Prepared by:

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Zamboanga City
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ANNEXES

ANNEX A. Master Development Plans

Figure 90. Master Development Plan Main Campus

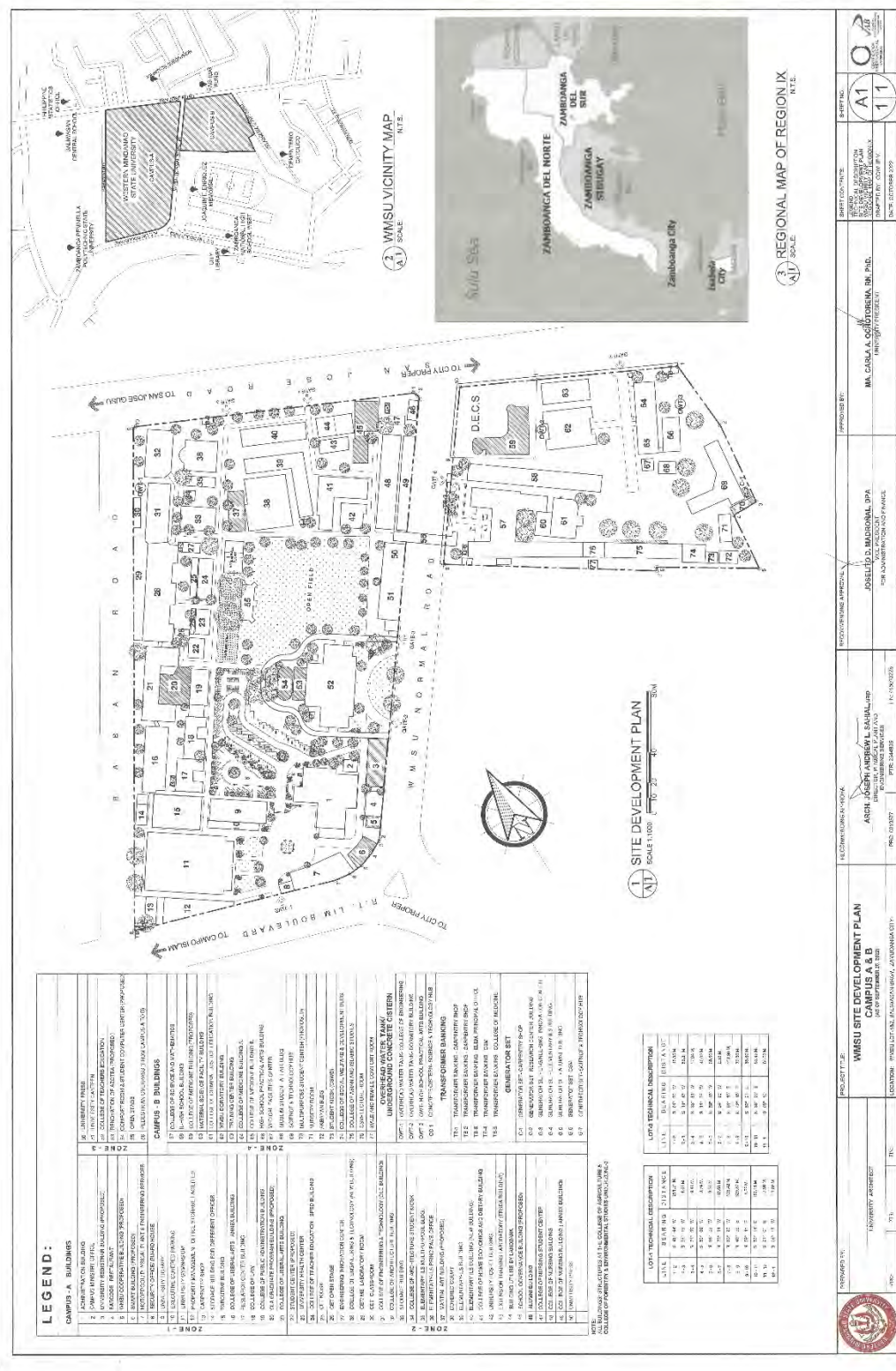


Figure 91. Master Development Plan Main Campus Perspective 1



Figure 92. Master Development Plan Main Campus Perspective 2



Figure 93. Master Development Plan Main Campus Perspective 3



Figure 94. Master Development Plan Main Campus Perspective 4



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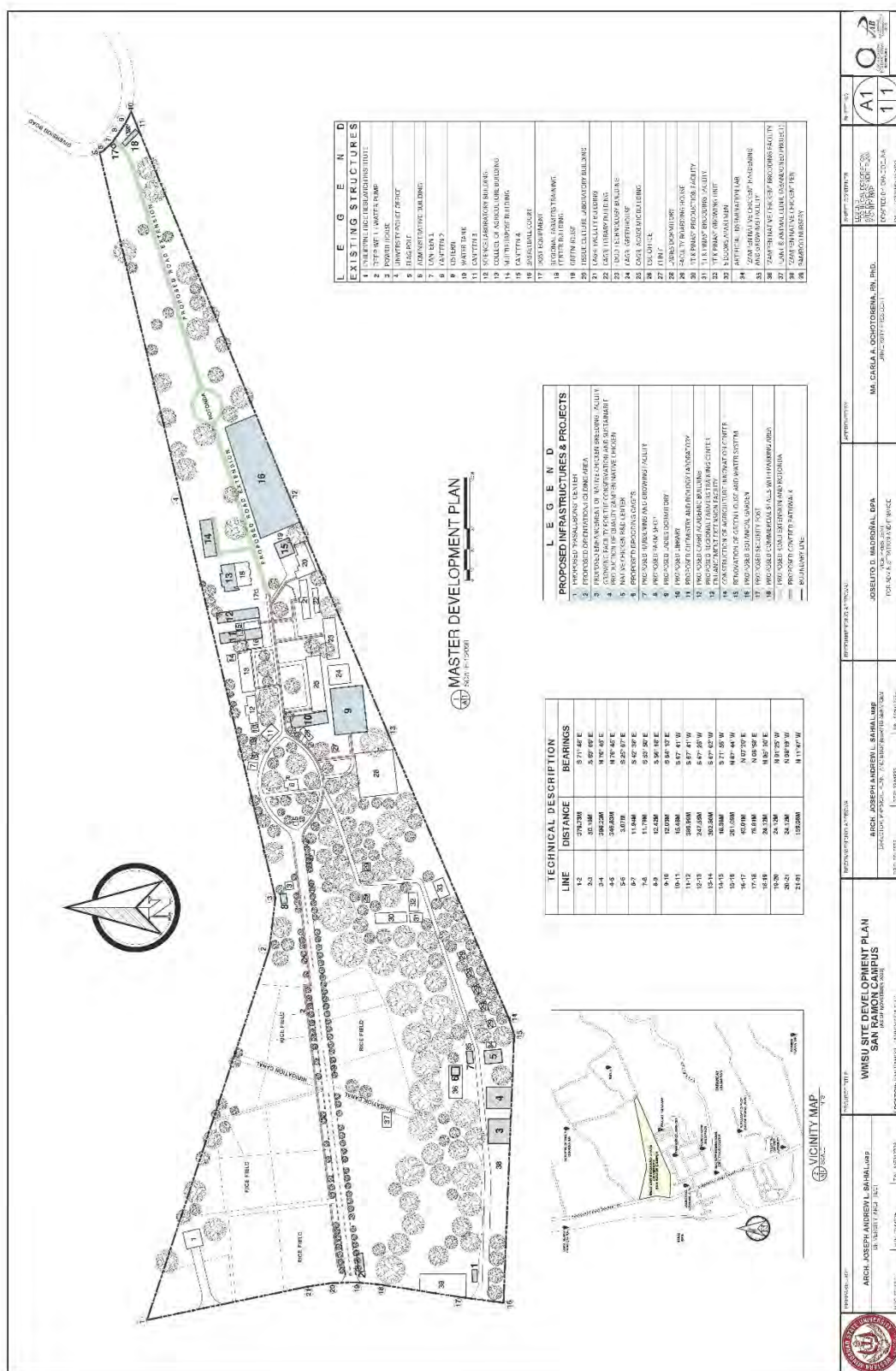


Figure 96. Master Development Plan San Ramon Campus Perspective 1

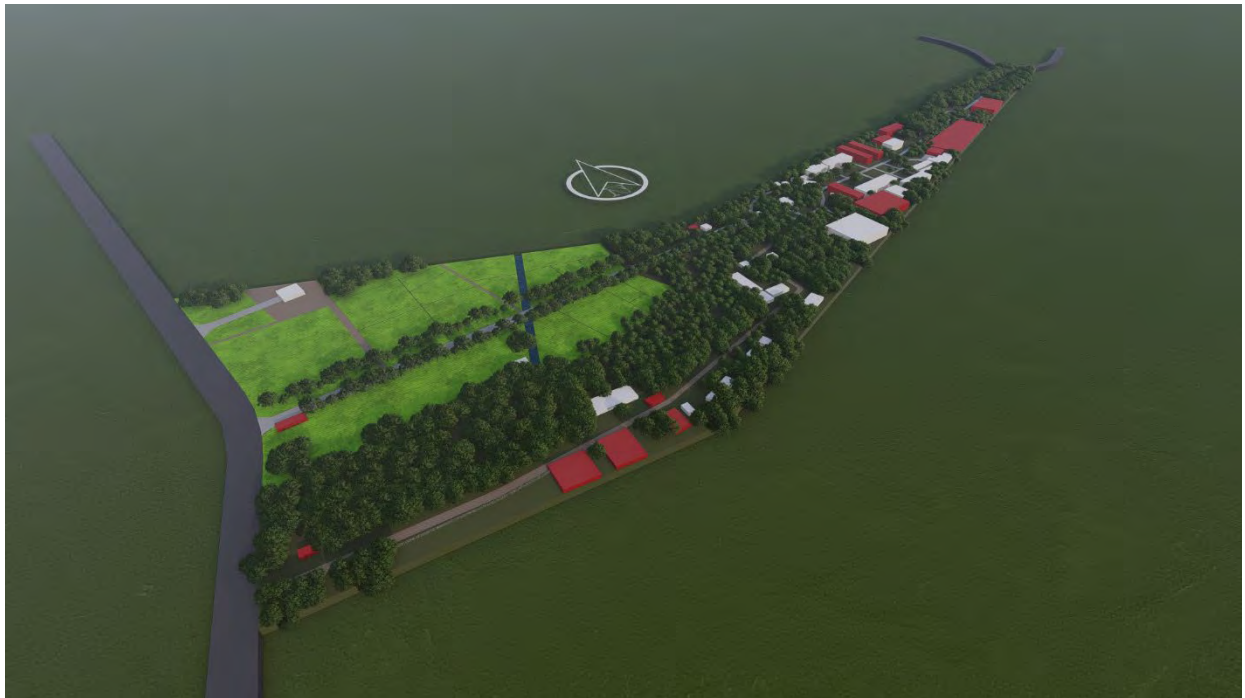


Figure 97. Master Development Plan San Ramon Campus Perspective 2



Figure 98. Master Development Plan San Ramon Campus Perspective 3

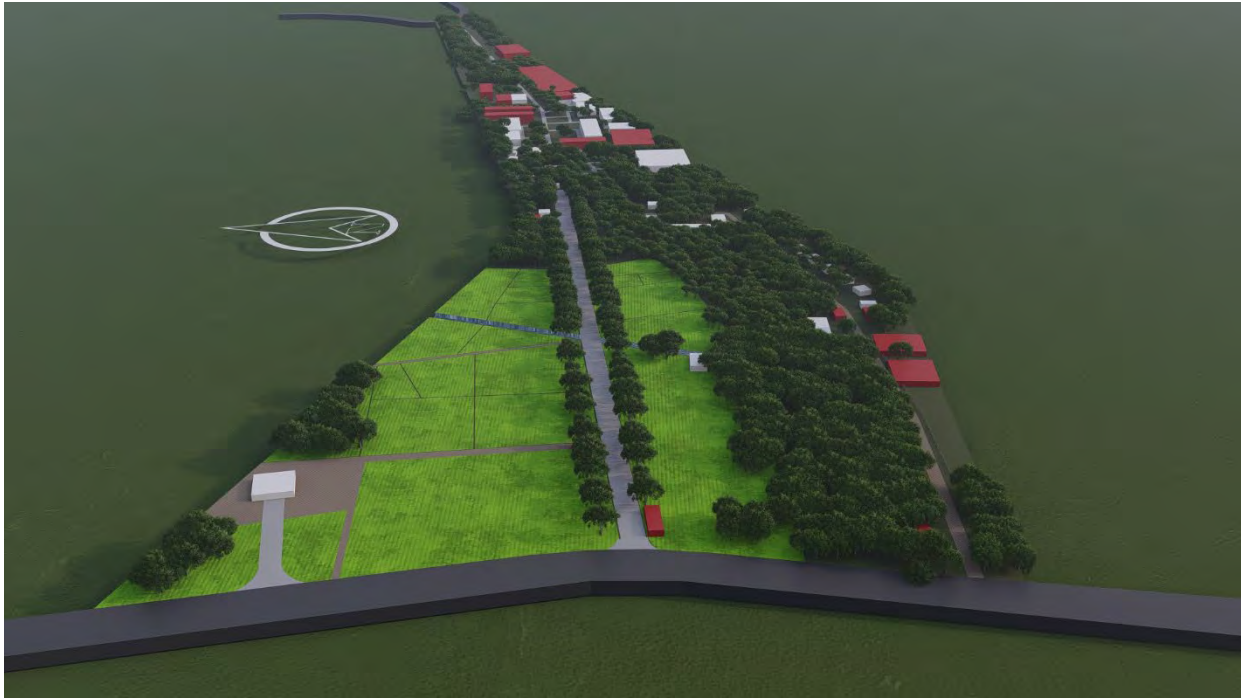


Figure 99. Master Development Plan San Ramon Campus Perspective 4

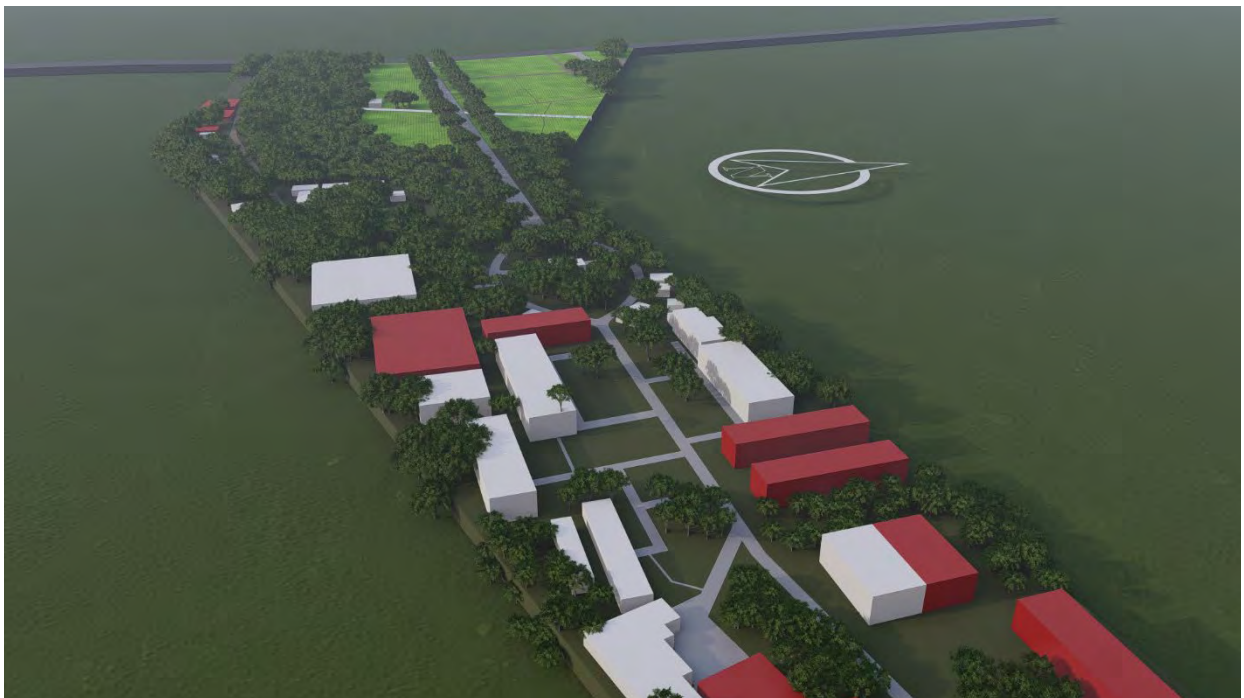


Figure 100. Master Development Plan Proposed Pagadian Campus



Figure 101. Master Development Plan Proposed Pagadian Campus Persp. 1



Figure 102. Master Development Plan Proposed Pagadian Campus Persp. 2



Figure 103. Master Development Plan Proposed Pagadian Campus Persp. 3

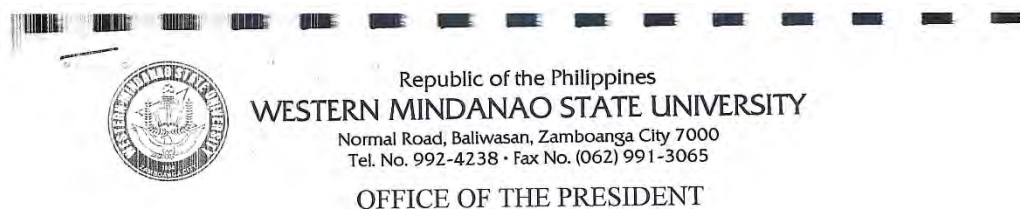


Figure 104. Master Development Plan Proposed Pagadian Campus Persp. 4



ANNEX B. Titles and Other Legal Documents

Annex B1. Letter to CENRO Officer for Application for Title



June 28, 2018

PILARITO B. MONTEBON
CENRO Officer
Gov. Alvarez St.
Pettit Barracks
Zamboanga City



Dear Mr. Montebon,

Greetings!

The Western Mindanao State University, a State institution of higher learning, is undertaking efforts to secure Certificates of Titles for the lots in the Main Campus of the University situated at Normal Road, Baliwasan, Zamboanga City.

The WMSU was established in 1904 as the Zamboanga Normal School. Under R.A. 3272, the Zamboanga Normal School was converted into the Zamboanga Normal College on June 17, 1961. Under R.A. 5492, the Zamboanga Normal College was converted into the Zamboanga State College. Section 6 of R.A. 5492 provides that *"The original school site acquired for the former Zamboanga Normal School as well as all other school properties of Zamboanga Normal College are hereby transferred, ceded and conveyed to the Zamboanga State College."*

Under P.D. No. 1427, the Zamboanga State College was converted into the Western Mindanao State University on June 21, 1978. Section 18 of the said Decree provides that *"The assets, fixed and movable, and records of the Zamboanga State College are hereby transferred to the Western Mindanao State University."*

Our research shows that the University's Main Campus, which has been in the exclusive occupation, possession and use of the school since 1904, is composed of or portions of the following lots:

Lot Number	Cad No.	Area
Lot No. 168	Cad. 14 Zambo. Town Site	10, 845
Lot No. 170	Cad. 14 Zambo. Town Site	219
Lot No. 171	Cad. 14 Zambo. Town Site	
Lot No. 171 – A	Cad. 14 Zambo. Town Site	1, 513
Lot No. 171 – B	Cad. 14 Zambo. Town Site	227
Lot No. 172	Cad. 14 Zambo. Town Site	
Lot No. 172 – A	Cad. 14 Zambo. Town Site	1, 863

Lot Number	Cad No.	Area
Lot No. 172 – B	Cad. 14 Zambo. Town Site	3, 051
Lot No. 172 – C	Cad. 14 Zambo. Town Site	11, 007
Lot No. 173	Cad. 14 Zambo. Town Site	3, 347
Lot No. 174	Cad. 14 Zambo. Town Site	1, 950
Lot No. 175	Cad. 14 Zambo. Town Site	35, 333

Our research further shows that the said Lots were originally registered in the name of the Department of Mindanao and Sulu under Certificates of Title No. 965 (Lot 168); Title No. 966 (Lot 172); Title No. 1113 (Lot 173); Title No. 976 (Lot 171); Title No. 977 (Lot 172); Title No. 978 (Lot 174); and Title No. 917 (Lot 175); It further appears that other titles were subsequently issued for certain subdivisions of the lots above-indicated.

However, despite diligent and exhaustive search, we have not found and there appears to be no record or copy of the Titles aforesaid and/or any records of the Technical Description of the said Lots in records of the Land Registration Authority (LRA) per letter here to attached. It may thus become necessary to institute a judicial proceeding for the reconstitution of the said titles.

In view of the foregoing, we are earnestly requesting from your good office for any information or copies or certification of any available records of the Technical Description of the said lots or a certification that no such records exist if that be the case.

Your favorable consideration of this request will promptly aid us in the University's accreditation process and in our application for a permit to establish and operate a School of Medicine by School Year 2019 – 2020 for which titles to the lots is an indispensable requirement.

Attached are documents pertinent to this request.

Thank you very much and more power.

Very truly yours,


MILABEL E. HO, RN, EdD
 President

Assisted by:


ATTY. EDUARDO F. SANSON
 Dean, College of Law
 University Legal Counsel

Annex B2. Letter to ZC Registry of Deeds for Application for Title



Republic of the Philippines
WESTERN MINDANAO STATE UNIVERSITY

Normal Road, Baliwasan, Zamboanga City 7000
Tel. No. 992-4238 • Fax No. (062) 991-3065

OFFICE OF THE PRESIDENT

June 28, 2018

JAYBEE ROBERT VILLARIN BAGINDA
Registrar of Deeds
Zamboanga City

OFFICE OF THE REGISTRAR OF DEEDS
ZAMBOANGA
Received by: JUL 03 2018
9:40 a.m.

Dear Mr. Baginda,

Greetings!

The Western Mindanao State University, a State institution of higher learning, is undertaking efforts to secure Certificates of Titles for the lots in the Main Campus of the University situated at Normal Road, Baliwasan, Zamboanga City.

The WMSU was established in 1904 as the Zamboanga Normal School. Under R.A. 3272, the Zamboanga Normal School was converted into the Zamboanga Normal College on June 17, 1961. Under R.A. 5492, the Zamboanga Normal College was converted into the Zamboanga State College. Section 6 of R.A. 5492 provides that *"The original school site acquired for the former Zamboanga Normal School as well as all other school properties of Zamboanga Normal College are hereby transferred, ceded and conveyed to the Zamboanga State College."*

Under P.D. No. 1427, the Zamboanga State College was converted into the Western Mindanao State University on June 21, 1978. Section 18 of the said Decree provides that *"The assets, fixed and movable, and records of the Zamboanga State College are hereby transferred to the Western Mindanao State University."*

Our research shows that the University's Main Campus, which has been in the exclusive occupation, possession and use of the school since 1904, is composed of or portions of the following lots:

Lot Number	Cad No.	Area
Lot No. 168	Cad. 14 Zambo. Town Site	10, 845
Lot No. 170	Cad. 14 Zambo. Town Site	219
Lot No. 171	Cad. 14 Zambo. Town Site	
Lot No. 171 – A	Cad. 14 Zambo. Town Site	1, 513
Lot No. 171 – B	Cad. 14 Zambo. Town Site	227
Lot No. 172	Cad. 14 Zambo. Town Site	
Lot No. 172 – A	Cad. 14 Zambo. Town Site	1, 863

Lot Number	Cad No.	Area
Lot No. 172 – B	Cad. 14 Zambo. Town Site	3, 051
Lot No. 172 – C	Cad. 14 Zambo. Town Site	11, 007
Lot No. 173	Cad. 14 Zambo. Town Site	3, 347
Lot No. 174	Cad. 14 Zambo. Town Site	1, 950
Lot No. 175	Cad. 14 Zambo. Town Site	35, 333

Our research further shows that the said Lots were originally registered in the name of the Department of Mindanao and Sulu under Certificates of Title No. 965 (Lot 168); Title No. 966 (Lot 172); Title No. 1113 (Lot 173); Title No. 976 (Lot 171); Title No. 977 (Lot 172); Title No. 978 (Lot 174); and Title No. 917 (Lot 175); It further appears that other titles were subsequently issued for certain subdivisions of the lots above-indicated.

However, despite diligent and exhaustive search, we have not found and there appears to be no record or copy of the Titles aforesaid and/or any records of the Technical Description of the said Lots in the records of the Land Registration Authority (LRA). Instead the said office has directed us to inquire with your office for information concerning the said lots per letter hereto attached. It may thus become necessary to institute a judicial proceeding for the reconstitution of the said titles.

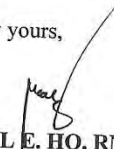
In view of the foregoing, we are earnestly requesting from your good office for any information or copies or certification of any available records of the Technical Description of the said lots or a certification that no such records exist if that be the case.

Your favorable consideration of this request will promptly aid us in the University's accreditation process and in our application for a permit to establish and operate a School of Medicine by School Year 2019 – 2020 for which titles to the lots is an indispensable requirement.

Attached are documents pertinent to this request.

Thank you very much and more power.

Very truly yours,


MILABEL E. HO, RN, EdD
 President

Assisted by:


ATTY. EDUARDO F. SANSON
 Dean, College of Law
 University Legal Counsel

Annex B3. DENR Order Issuance – School Site Special Patent



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Provincial Environment and Natural Resources Office
Region IX, Zamboanga Peninsula
Ipil, Zamboanga Sibugay Province

ORDER: ISSUANCE SCHOOL SITE SPECIAL PATENT

It appearing that in the investigation conducted by the Land Investigator/Inspector whose report was duly submitted, and the records of the request duly endorsed by the CENRO, it has been ascertained that the request of Western Mindanao State University over a parcel of alienable and disposable land situated at San Ramon, Talisayan, Zamboanga City under Special Patent Entry No. SP-SCH-18-097332-009 has all the necessary prerequisites as mandated by R.A. 10023 for a grant of a school site Special Patent and the notices has been posted, and that no other person or entity has proved a better right to the land subject of the request.

It is HEREBY ORDERED that the Special Patent be prepared and issued to the school.

08 FEB 2019


DANTE A. OPORTO
PENR Officer

Annex B4. Title Certificate – San Ramon Campus Area

Book _____
Page _____

Republic of the Philippines
Department of Justice
Land Registration Authority
Registry of Deeds for the City of Zamboanga

Original Certificate of Title
No. 2019000008
SPECIAL PATENT

Entered in accordance with Republic Act No. 10023 and pursuant to a Special Patent Issued by the Department of Environment and Natural Resources, at Quezon City, on **March 9, 2010** and spread in the records of the said Department as follows:

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION NO. 9, **PILERO, Zamboanga Sibugay**
SPECIAL PATENT NO. **SP-5ch-ZSI-0049**

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS.

The Republic of the Philippines, Department of Education - Commission on Higher Education, **WESTERN MINDANAO STATE UNIVERSITY**, a public educational institution situated at **SAN RAMON, BARANGAY TALIBAYAN, ZAMBO. CITY** Region **IX** is hereto granted this Special Patent with an area of **ONE HUNDRED EIGHTY SEVEN THOUSAND TWO HUNDRED SEVENTY FOUR 187,274** square meters, more or less and more particularly bounded and described at the back hereof.

This Special Patent shall not be disposed by the grantee without the authorization of Congress in accordance with Section 4 of Republic Act 10023.

Witness my hand and seal of the Republic of the Philippines this **8th** day of **February** in the year two thousand and **2019**

By Authority of the President
of the Philippines
DANTE A. OPORTO

Transcribed in the "Registry of Deeds" in the Province of **Zamboanga City**, pursuant to the provisions of Section 103 of P.D. No. 1529, on the **10th** day of **April** two thousand and **Nineteen** at **CS:CI, a.c.**

JAYBEE ROXAS PAGINDA
Registry of Deeds
Zamboanga City

San Ramon, Barangay Talibayan, Z. C.
Owner's Postal address



It is hereby certified that this is a true electronic copy of OCT 2019000008 on file in Registry of Deeds of Zamboanga City, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Zamboanga City. Requested By: ATTY. EDUARDO SANSON

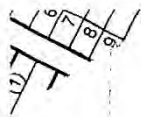
Ref. No. **2019005331** OR No. **1017465723**
Date **05082019** OR Date **May 8 2019**
Time **02:51:23 PM** Amt **546.70**

Page 1 of 4

LTCF Form No. 00-9 (version 2)
(revision date: 2017-09-03)



Annex B5. Proclamation 407 – WMSU Experimental Forest Area



85

APPENDIX 1

PROCLAMATION NO. 407. Reserving as a Civil Reservation for Experimental Forest a Certain Parcel of Land of the Public Domain Situated in the Barangay of La Paz, City of Zamboanga, Island of Mindanao.

Upon recommendation of the Secretary of Environment and Natural Resources and pursuant to Section 18 of Presidential Decree No. 705, otherwise known as the Revised Forestry Code of the Philippines, as amended, and by virtue of the powers vested in me by law, I, Fidel V. Ramos, President of the Philippines, do hereby withdraw from sale or settlement and reserve as Civil Reservation for Experimental Forest of the Western Mindanao State University, a certain parcel of land of the public domain located in the Barangay of La Paz, City of Zamboanga, Island of Mindanao, as shown and described in CR Map No. 389, which parcel is more particularly described as follows, to wit:

A Parcel of Land, situated in the Barangay of La Paz, City of Zamboanga, Island of Mindanao. Beginning at a point marked "1" which is identical to boulder on left side of Road junction (GPTDC Logging Road and BPI Experimental area Road) being $S47^{\circ}30'E$, 12.5 m. from witness Tree (C) Falcata 50 cm. DBH on Center of Road junction). Thence...

N $22^{\circ}00'W$, 215 m to c 2;	fol. L. R. Upstr. 275 m to c 32;	S $55^{\circ}45'E$, 246 m to c 62;
N $13^{\circ}00'W$, 293 m to c 3;	fol. L. R. Upstr. 500 m to c 33;	S $70^{\circ}10'E$, 368 m to c 63;
N $14^{\circ}30'W$, 192 m to c 4;	fol. L. R. Upstr. 670 m to c 34;	S $04^{\circ}00'E$, 305 m to c 64;
N $12^{\circ}30'W$, 190 m to c 5;	fol. L. R. Upstr. 540 m to c 35;	S $45^{\circ}00'W$, 215 m to c 65;
N $17^{\circ}00'W$, 283 m to c 6;	fol. L. R. Upstr. 575 m to c 36;	S $33^{\circ}00'E$, 178 m to c 66;
N $62^{\circ}15'E$, 264 m to c 7;	fol. L. R. Upstr. 490 m to c 37;	S $05^{\circ}30'E$, 265 m to c 67;
N $34^{\circ}15'E$, 175 m to c 8;	N $78^{\circ}50'W$, 723 m to c 38;	S $77^{\circ}50'W$, 281 m to c 68;
N $62^{\circ}00'E$, 246 m to c 9;	S $08^{\circ}30'W$, 142 m to c 39;	N $77^{\circ}30'W$, 125 m to c 69;
N $56^{\circ}00'E$, 180 m to c 10;	N $29^{\circ}10'W$, 125 m to c 40;	Due West, 376 m to c 70;
S $58^{\circ}00'E$, 350 m to c 11;	N $58^{\circ}00'E$, 350 m to c 41;	Due West, 250 m to c 71;
N $06^{\circ}00'E$, 340 m to c 12;	N $28^{\circ}50'W$, 150 m to c 42;	Due West, 250 m to c 72;
N $27^{\circ}30'E$, 410 m to c 13;	N $02^{\circ}45'W$, 210 m to c 43;	Due West, 250 m to c 73;
N $67^{\circ}00'E$, 240 m to c 14;	N $32^{\circ}15'W$, 175 m to c 44;	Due West, 250 m to c 74;
N $13^{\circ}00'W$, 200 m to c 15;	N $08^{\circ}30'W$, 234 m to c 45;	Due West, 255 m to c 75;
N $10^{\circ}00'E$, 400 m to c 16;	N $48^{\circ}45'E$, 15 m to c 46;	Due South, 172 m to c 76;
N $72^{\circ}00'E$, 382 m to c 17;	N $08^{\circ}15'W$, 15 m to c 47;	Due South, 245 m to c 77;
N $49^{\circ}09'W$, 272 m to c 18;	N $18^{\circ}45'E$, 27 m to c 48;	Due South, 250 m to c 78;
N $76^{\circ}10'W$, 189 m to c 19;	S $64^{\circ}50'E$, 265 m to c 49;	Due South, 252 m to c 79;
N $76^{\circ}10'W$, 229 m to c 20;	S $64^{\circ}30'E$, 250 m to c 50;	Due South, 250 m to c 80;
N $77^{\circ}10'W$, 174 m to c 21;	S $64^{\circ}30'E$, 50 m to c 51;	Due South, 249 m to c 81;
N $77^{\circ}10'W$, 181 m to c 22;	S $64^{\circ}30'E$, 250 m to c 52;	Due South, 250 m to c 82;
N $77^{\circ}10'W$, 211 m to c 23;	S $64^{\circ}30'E$, 250 m to c 53;	Due South, 251 m to c 83;
S $61^{\circ}30'W$, 255 m to c 24;	S $64^{\circ}30'E$, 92 m to c 54;	Due South, 250 m to c 84;
S $77^{\circ}00'W$, 148 m to c 25;	S $78^{\circ}30'E$, 425 m to c 55;	Due South, 249 m to c 85;
S $77^{\circ}00'W$, 169 m to c 26;	S $08^{\circ}13'E$, 355 m to c 56;	S $82^{\circ}30'W$, 13 m to c 86;
S $78^{\circ}05'W$, 192 m to c 27;	S $18^{\circ}00'W$, 334 m to c 57;	Due South, 276 m to c 87;
S $78^{\circ}05'W$, 274 m to c 28;	S $08^{\circ}30'W$, 150 m to c 58;	S $07^{\circ}10'W$, 250 m to c 88;
N $57^{\circ}00'W$, 387 m to c 29;	S $47^{\circ}50'E$, 160 m to c 59;	N $68^{\circ}45'W$, 24 m to c 89;
fol. L. R. Upstr. 500 m to c 30;	S $68^{\circ}10'E$, 344 m to c 60;	N $68^{\circ}45'W$, 165 m to c 90;
fol. L. R. Upstr. 395 m to c 31;	S $54^{\circ}45'E$, 20 m to c 61;	N $44^{\circ}45'W$, 175 m to c 91;

N 51°00'W., 188 m to c 92; S 63°00'W., 250 m to c 94; S 61°40'W., 271 m to c 96;
 S 62°30'W., 192 m to c 93; S 64°45'W., 140 m to c 95; S 61°40'W., 276 m to c 97;

S 62°20'W., 365 meters to point of beginning,
 containing an area of ONE THOUSAND TWO HUNDRED TWENTY SEVEN
 (1,227) HECTARES, more or less.

The administration and management of the area covered by the reservation shall be jointly under the Department of Environment and Natural Resources and the Department of Education, Culture and Sports. For this purpose, a five-year development plan shall be submitted to the Office of the President of the Philippines by the President of Western Mindanao State University within one (1) year from the approval hereof, furnishing the Department of Environment and Natural Resources and Forest Management Bureau copies hereof.

The extraction and utilization of timber and other forest products remaining in the area shall be subject to Forest and Internal Revenue Laws and Regulations.

In the event that the area is no longer needed for the purpose stated therein, or its development has been abandoned for a period of two (2) years, this proclamation is automatically withdrawn, revoked, or cancelled and the subject area regains its original status as part and parcel of the forest land.

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 16th day of June, in the year of Our Lord, nineteen hundred and ninety four.

(SGD.) FIDEL V. RAMOS
President of the Philippines

[SEAL]

By the President:

(SGD.) TEOFISTO T. GUINGONA, JR.
Executive Secretary

Annex B6. Deed of Donation by LGU-Pagadian for the WMSU Pagadian Campus

DEED OF DONATION

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Donation made and executed into by and between:

CITY GOVERNMENT OF PAGADIAN, created and operated under and by virtue of the laws of the Republic of the Philippines, and hereunder represented by its City Mayor, **HON. SAMUEL S. CO**, of legal age, married, Filipino, and with office address at City Mayor's Office, 2nd floor Executive Building, City Hall Complex, Pagadian City, Philippines, and duly authorized by the Sangguniang Panlungsod of Pagadian City through SP Resolution No. 2021-1227 hereinafter referred to as the **DONOR**;

and

WESTERN MINDANAO STATE UNIVERSITY (WMSU), a government entity created by law, represented herein by **MA. CARLA A. OCHOTORENA, RN, Ph.D**, WMSU President of legal age, Filipino and with Office address at Normal Road, Baliwasan, Zamboanga City, hereinafter called the **DONEE**;

WITNESSETH:

That the **DONOR** is the owner of a parcel of land particularly, described in the Pagadian Regional Center Management and Coordinating Office (PRC-MCO) subdivision scheme situated in Barangay Balintawak, City of Pagadian, Island of Mindanao and identified as President Corazon C. Aquino Regional Government Center, as follows, to wit:

LOT 5239-K

Boundary at a point marked "1" on plan being N. 77°-14' W., 3,702.60 m. from BLLM # 2, Pls 119, Thence from point 1;

S. 79°- 59' W., 15.71 m. to point 2; S. 54°-42' W., 30.60 m. to point 3;
S. 52°-11' W., 20.04 m. to point 4; S. 41°- 32' W., 20.78 m. to point 5;
S. 41°- 27' W., 118.52 m. to point 6; N. 58°-57' W., 57.23 m to point 7;
N. 42°-31' E., 35.83 m. to point 8; N. 42°-10' E., 161.92 m to point 9;
S. 59°-00' E., 75.40 m. to point of boundary, containing an area of
ELEVEN THOUSAND TWO HUNDRED TWENTY SEVEN (11,227)
SQUARE METERS.

That, the **DONOR** by these presents hereby **CEDE, TRANSFER AND CONVEY**, by way of donation, unto the said Donee, its executor, administrator or assigns the above-described parcel of land, with the following conditions, to wit:

That the **DONEE's** actual construction of the office and school buildings and other amenities shall be started within eighteen (18) months from execution of this deed and shall specifically designate a timetable for the completion of the facility;

That the area subject of this donation shall be utilized to cater to the full function, administratively and operationally, of the **WESTERN MINDANAO STATE UNIVERSITY (WMSU) Region 9** otherwise this Deed of Donation shall become null and void.

That the **DONEE** shall strictly comply the Policy Guidelines for the Utilization of the Prime Regional Center Site at Balintawak, Pagadian City, specifically on its planning and design as approved by the officers and members of the Policy, Screening and Lot Awards Committee on January 7, 2008;

That no portion or space within the donated area may be leased by the **DONEE** to any person, natural or juridical, or to any government or private office/agency;

That, if for any reasons the **DONEE** abandoned the land subject of this donation or any and all violation to the above-cited conditions committed by **DONEE** shall be enough ground for the revocation of this deed and the subsequent restitution of the title and ownership of the donated land to the City Government of Pagadian.

That the **Donee** does hereby accept this deed of donation of the above-specified portion of land, and on account thereof, does hereby express its utmost gratitude for the kindness and liberality of the **Donor**.

IN WITNESS WHEREOF, the parties hereunto have caused these presents to be signed this ____ day of _____, 2021 at Pagadian City, Philippines.

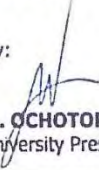
CITY GOVERNMENT OF PAGADIAN
Donor

Represented by:

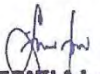

SAMUEL S. CO
City Mayor
I.D. No. 1011-001

WESTERN MINDANAO STATE UNIVERSITY
Donee

Represented by:


MA. CARLA A. OCHOTORENA, RN, Ph.D
University President
I.D. No. _____

SIGNED IN THE PRESENCE OF :


ENGR. LEONILA L. SISONA
Executive Director, PRCMCO
City Gov't Department Head-I

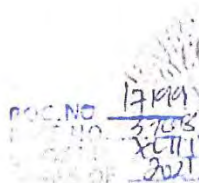

DR. JOSELITO D. MADROÑAL
Vice President for
Administration and Finance

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF PAGADIAN.....) S.S

BEFORE this 8th day of September, 2021 at Pagadian City, Philippines, personally appeared the **HON. SAMUEL S. CO, Pagadian City Mayor** and **MA. CARLA A. OCHOTORENA, RN, Ph.D, WMSU** known to me to be the same persons who executed the foregoing instrument and that they acknowledged to me that the same is their true and voluntary act and deed.

WITNESS MY HAND AND SEAL.




ATTY. GLENN ERIC L. PERALTA
Notary Public
Until Dec. 31/2021
PLF No. 3412335/1-4-2021
IE No. 0125610 (Initial)
MCLE No. VI-0000661/4-25-2016
P.O. No. #1699
6437 Rizal Avenue, Pagadian City

Annex B7. Response Letter from DPWH on Road Widening



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
REGIONAL OFFICE IX
Veterans Avenue Extension, Tetuan, Zamboanga City



April 27, 2023

MA. CARLA A. OCHOTORENA, RN, Ph.D.
President, Western Mindanao State University
Normal Road Baliwasan, Zamboanga City

Dear Pres. Ochotorena:

This refers to your letter dated April 27, 2023, requesting for a Road Widening Certification for the San Jose, Cawa-Cawa, and Normal Roads which you will use in your Land Use Development and Infrastructure Plan.

Please be informed that as per verification, this Office has no on-going road widening project along Zamboanga City Labuan-Limpapa (San Jose Cawa Cawa Section) Secondary National Road which is adjacent to the Western Mindanao State University (WMSU), situated in Barangay Baliwasan, this City, and that the road right-of-way limit of the national road is twenty (20) meters.

Moreover, as for the Normal Roads, this Office cannot issue similar certification as the said road is classified as a local road which is not within the jurisdiction of this Office. It is respectfully advised that a similar request be directed to the Local Government of Zamboanga City.

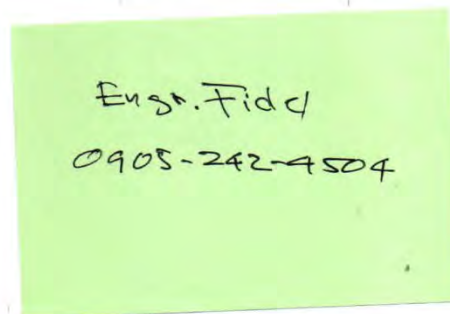
Enclosed herewith is the requested Certification for your reference.

Very truly yours,

FOR AND IN THE ABSENCE OF THE
REGIONAL DIRECTOR:

ISIDRA S. ESTANISLAO
Engineer V
Chief, Maintenance Division

RO9.8 PJF/ACB/BVMA



Annex B8. DPWH Certification on Road Widening



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
REGIONAL OFFICE IX
Veterans Avenue Extension, Tetuan, Zamboanga City

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no on-going road widening project along Zamboanga City Labuan-Limpapa (San Jose Cawa Cawa Section) Secondary National Road which is adjacent to the Western Mindanao State University (WMSU), situated in Barangay Baliwasan, this City. Furthermore, the road right-of-way limit of the Zamboanga City Labuan-Limpapa (San Jose Cawa Cawa Section) Secondary National Road is twenty (20) meters.

Hence, construction of new buildings and other infrastructure in WMSU are recommended to be built outside the Ten (10) meters road right-of-way limit from centerline of the aforesaid national road.

This certification is issued upon the request of Ms. Ma. Carla A. Ochotorena, RN, Ph.D, President of Western Mindanao State University, for whatever legal purpose it may serve.

Issued this 27th day of April 2023, Zamboanga City, Philippines.

FOR AND IN THE ABSENCE OF THE
REGIONAL DIRECTOR:

ISIDRA S. ESTANISLAO
Engineer V
Chief, Maintenance Division

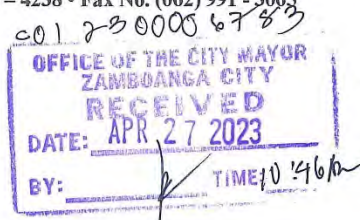
RO9.8 PJF/ACB/BVMA

Annex B9. Request Letter for the Drainage Layout Along WMSU Roads



Republic of the Philippines
WESTERN MINDANAO STATE UNIVERSITY

Normal Road, Baliwasan, Zamboanga City 7000
Tel. No. 992 - 4238 • Fax No. (062) 991 - 3065



April 27, 2023

HON. JOHN M. DALIPE
Mayor
Zamboanga City

Attention:

Ma. Luz V. Agbayani
OIC - City Planning Development Officer

Dear Mayor Dalipe,

The Western Mindanao State University is currently in the process of crafting its Land Use Development and Infrastructure Plan (LUDIP), which includes the planning and construction of new buildings and other infrastructure.

In relation to this, we are humbly requesting, from your office, the Drainage System Layout along San Jose, Cawa-Cawa, and Normal Roads, so we can integrate our own system with that of the LGU's.

Your help and support is invaluable to our land use and infrastructure plans and will be greatly appreciated. Thank you.

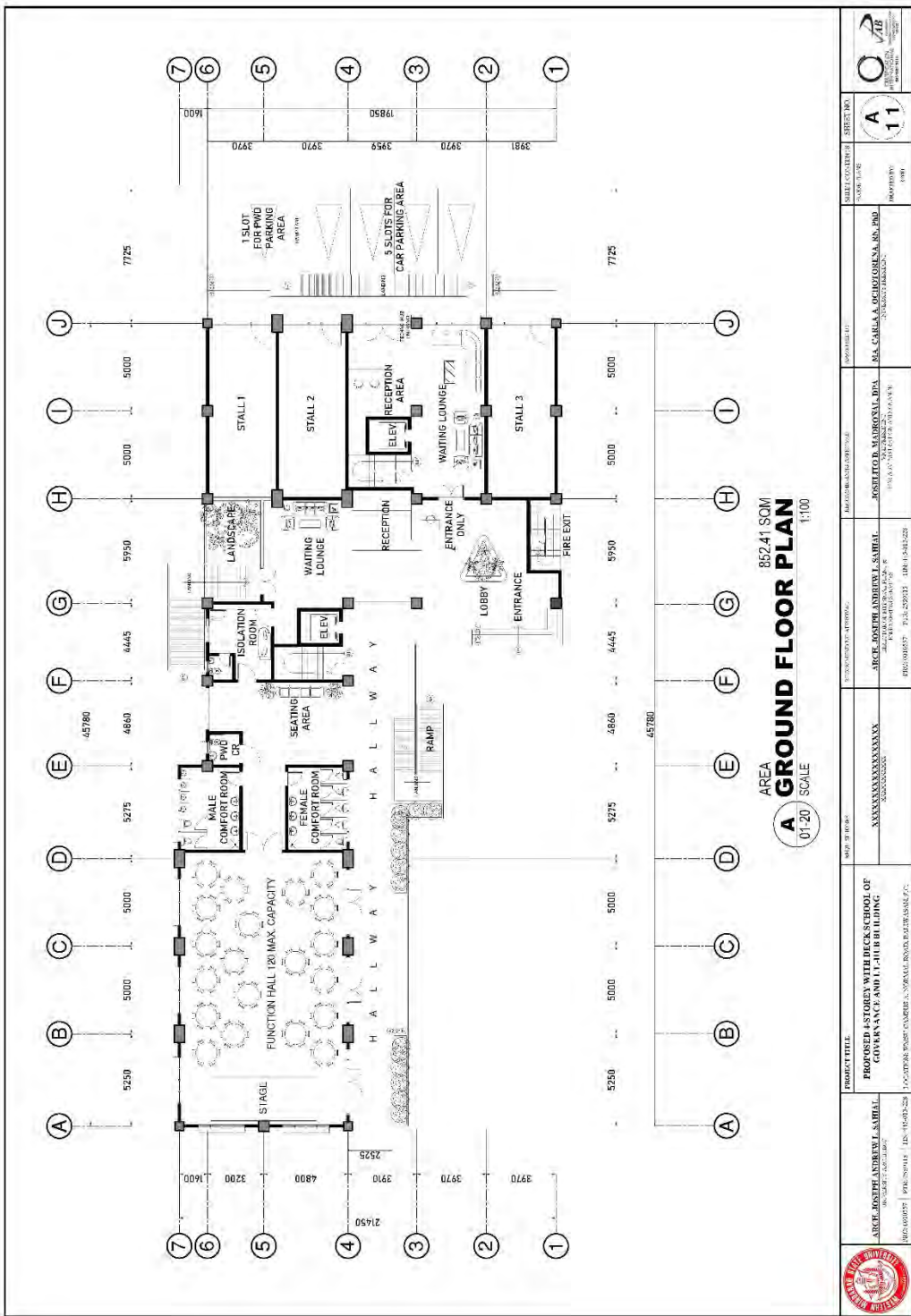
Best regards,


MA. CARLA A. OCHOTORENA, RN, Ph.D.
President

Annex C1. Detailed Plans of Projects – Main Campus A (SMART BUILDING)



Annex C2. Detailed Plans of Projects – Main Campus A (SCHOOL OF GOVERNANCE BUILDING -1)



PROPOSED 2-STORY WITH DICK SCHOOL OF GOVERNANCE AND LEAD BUILDING

PROJECT TYPE

PROJECT NAME

DESIGNER

ARCHITECT

DATE

SCALE

AREA

732.09 SQM

A SECOND FLOOR PLAN

01/20

1:100

PROPOSED 2-STORY WITH DICK SCHOOL OF GOVERNANCE AND LEAD BUILDING

PROJECT TYPE

PROJECT NAME

DESIGNER

ARCHITECT

DATE

SCALE

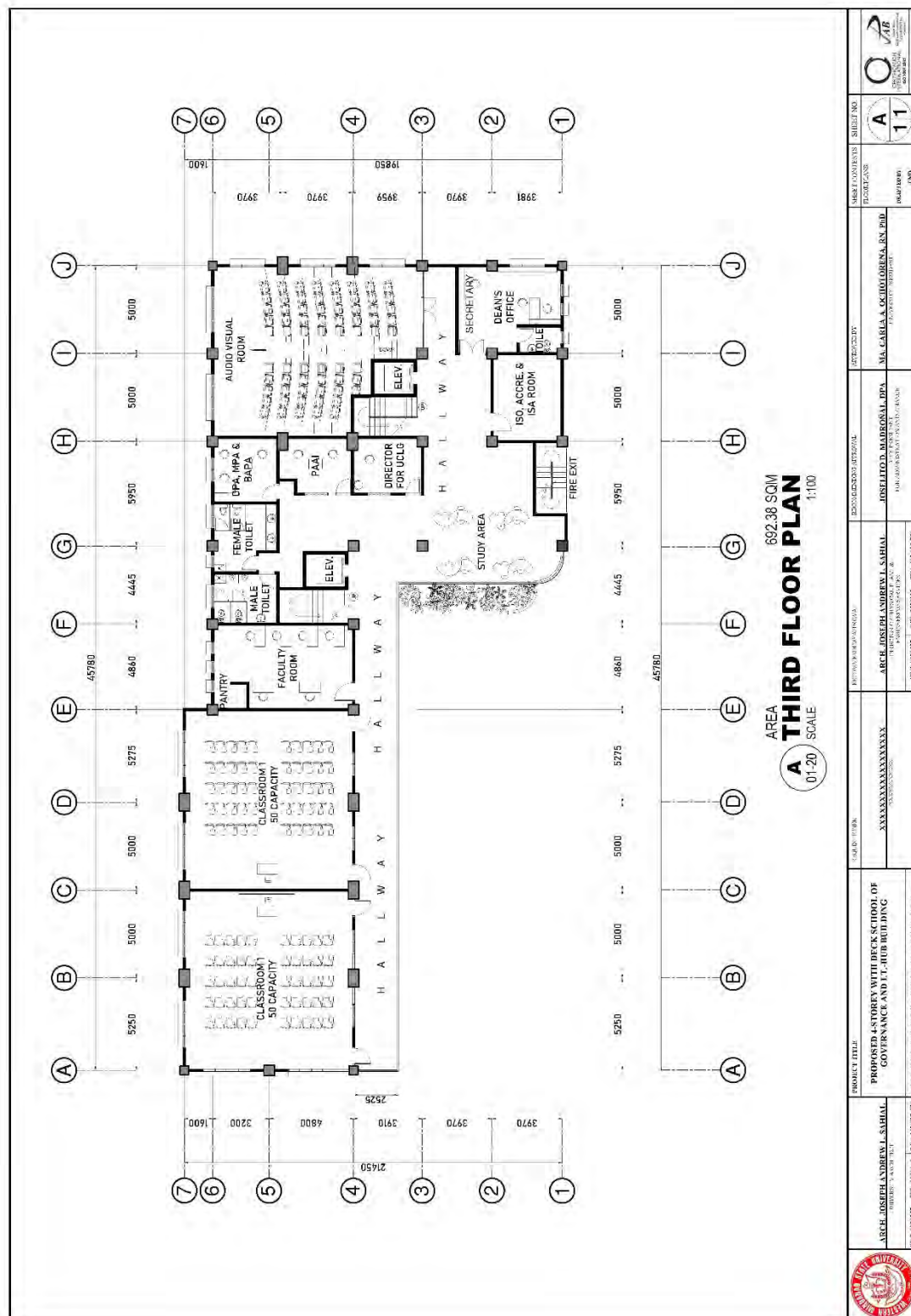
AREA

732.09 SQM

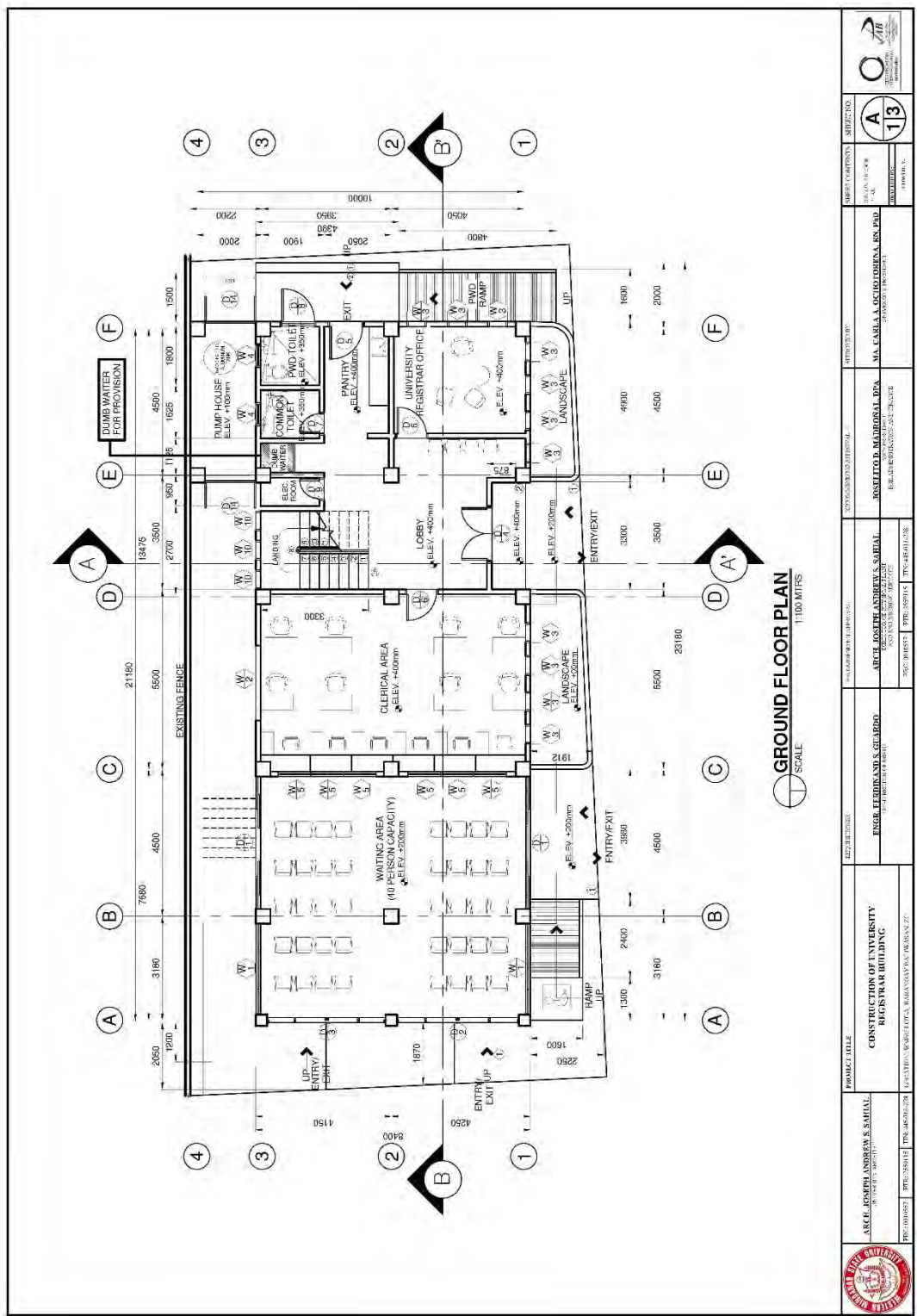
A SECOND FLOOR PLAN

01/20

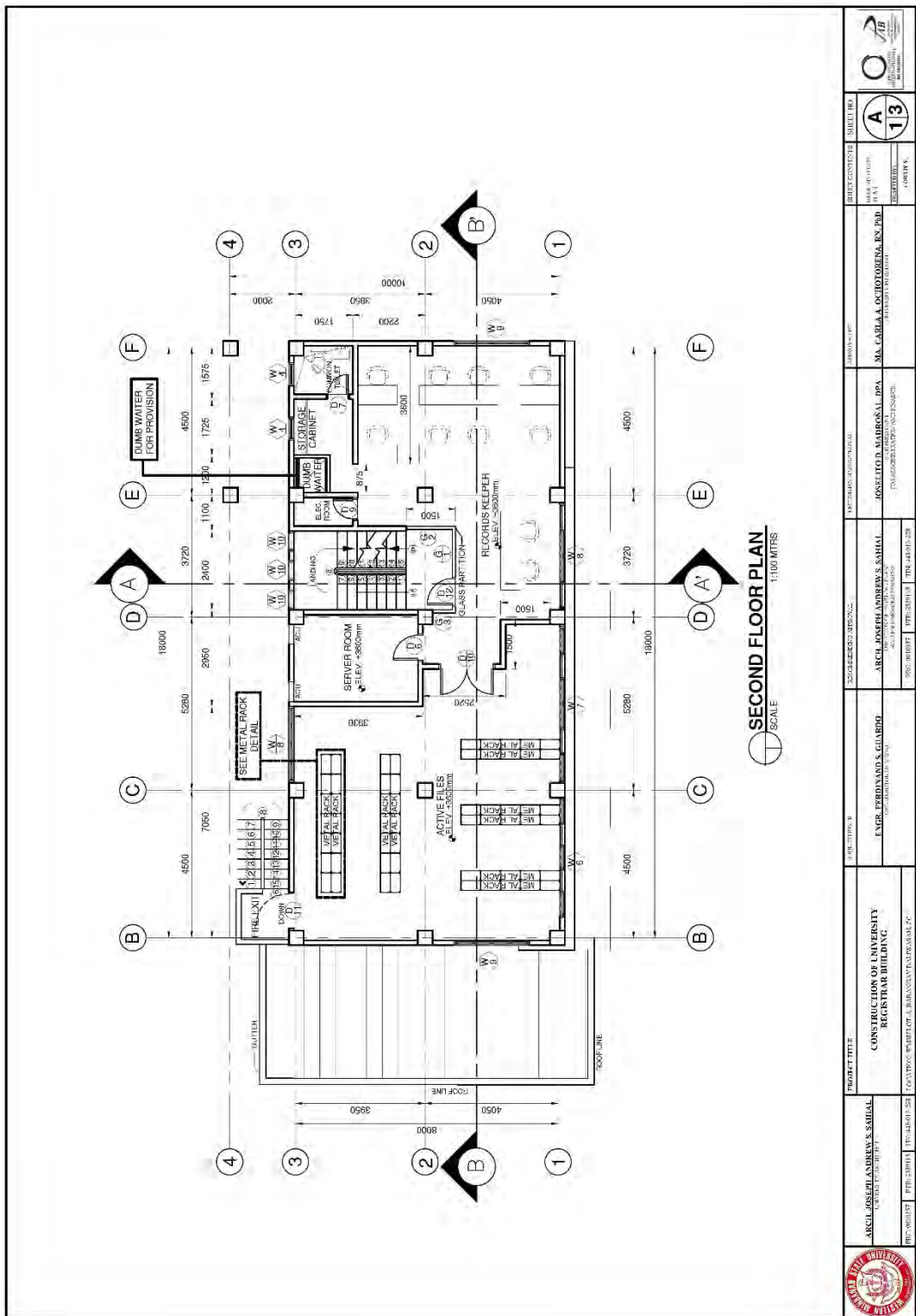
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Annex C5. Detailed Plans of Projects – Main Campus A (UNIVERSITY REGISTRAR'S BUILDING-1)



Annex C6. Detailed Plans of Projects – Main Campus A (UNIVERSITY REGISTRAR'S BUILDING-2)

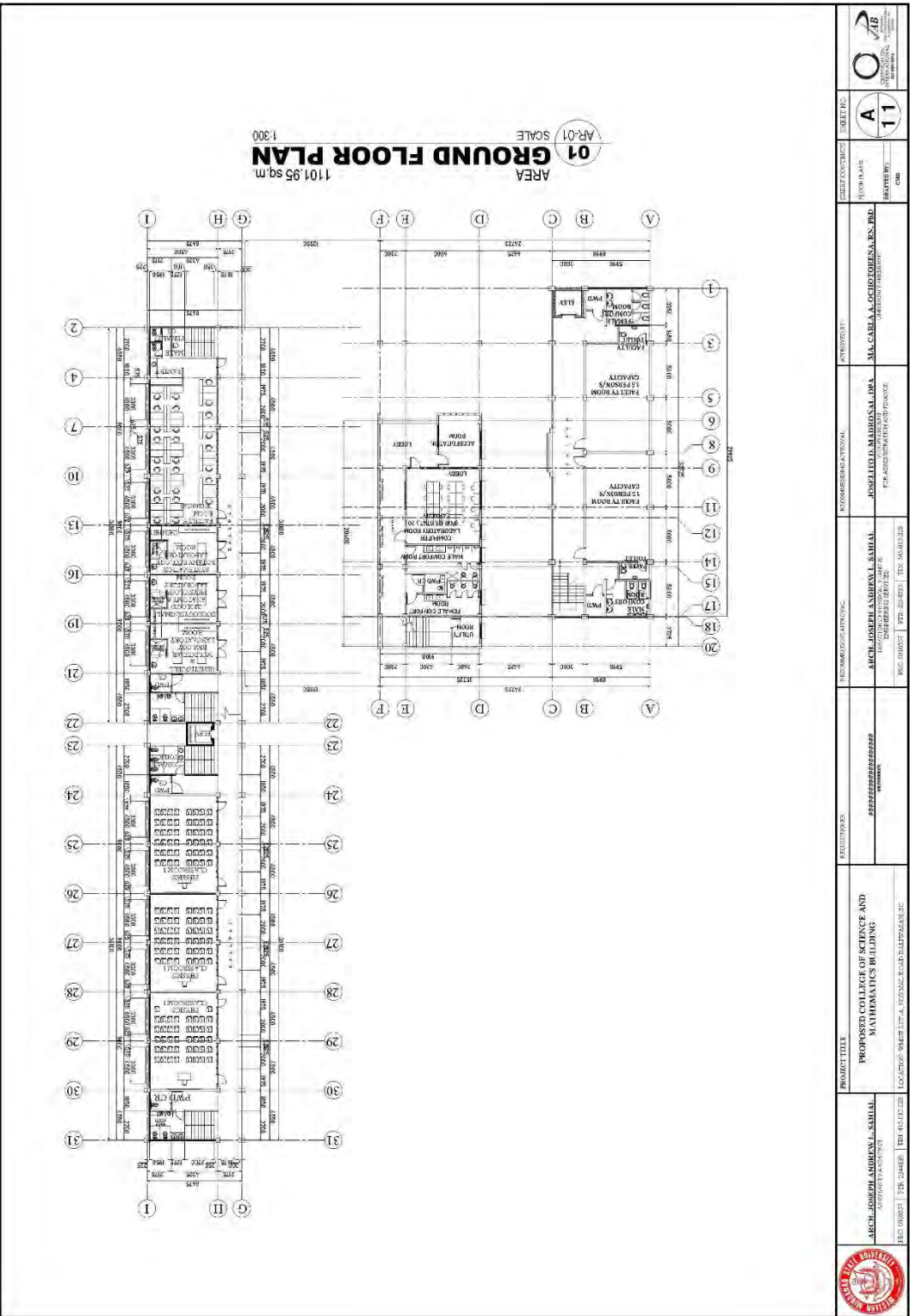


	PROJECT TITLE		PROJECT NO.		PROJECT DATE	
	ARCH. JOSEPH JOHNSON'S BUILDING REGISTRAR'S BUILDING		13		2013	
	PROJECT TITLE		PROJECT NO.		PROJECT DATE	
	FNGR. FERDINAND'S CHAIRSIDE		13		2013	
PROJECT TITLE		PROJECT NO.		PROJECT DATE		
FNGR. FERDINAND'S CHAIRSIDE		13		2013		
PROJECT TITLE		PROJECT NO.		PROJECT DATE		
FNGR. FERDINAND'S CHAIRSIDE		13		2013		
PROJECT TITLE		PROJECT NO.		PROJECT DATE		
FNGR. FERDINAND'S CHAIRSIDE		13		2013		
PROJECT TITLE		PROJECT NO.		PROJECT DATE		
FNGR. FERDINAND'S CHAIRSIDE		13		2013		
PROJECT TITLE		PROJECT NO.		PROJECT DATE		
FNGR. FERDINAND'S CHAIRSIDE		13		2013		
PROJECT TITLE		PROJECT NO.		PROJECT DATE		
FNGR. FERDINAND'S CHAIRSIDE		13		2013		

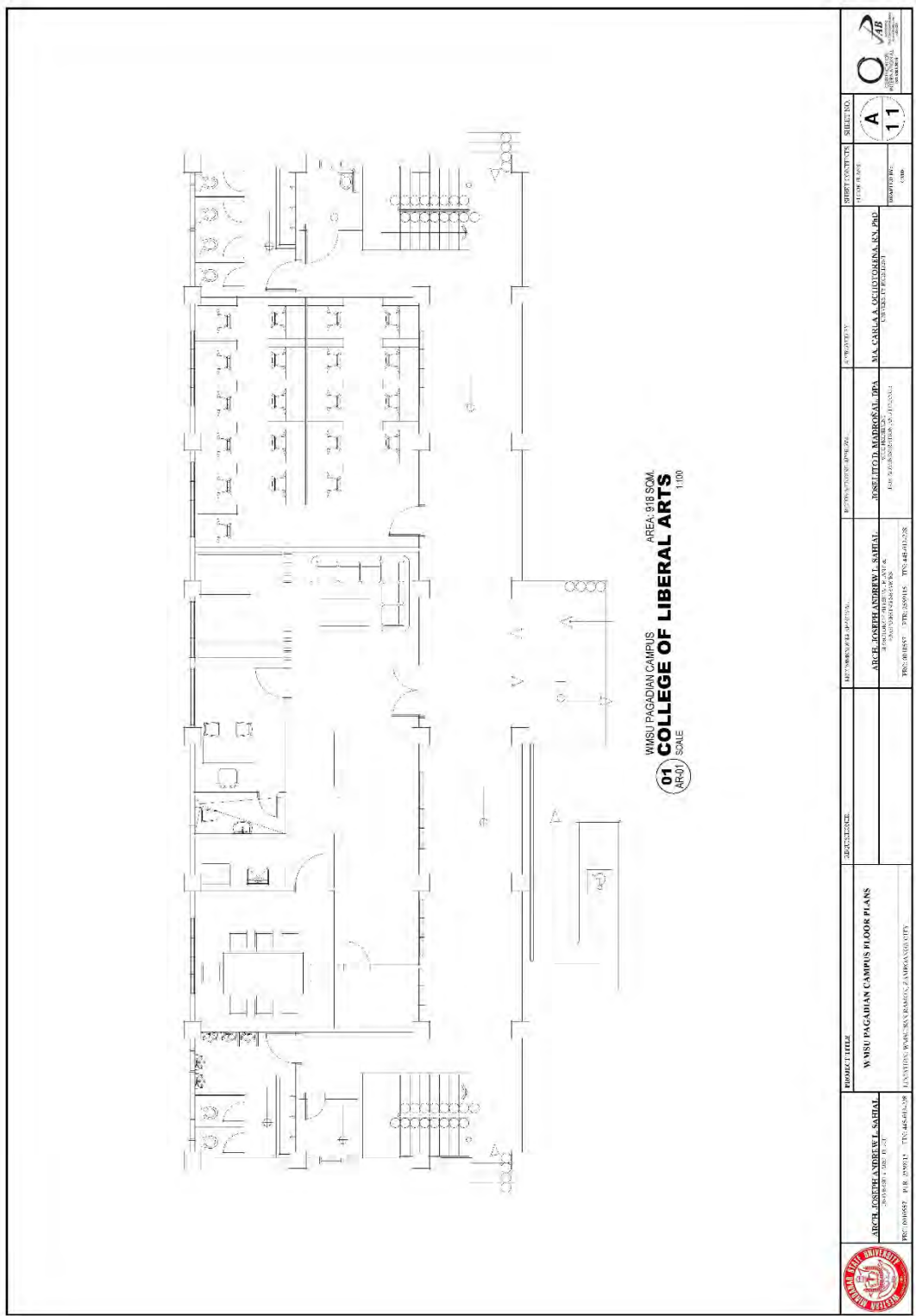
[illegible]

[illegible]

Annex C9. Detailed Plans of Projects – Main Campus B (COLLEGE OF SCIENCE AND MATHEMATICS BUILDING)

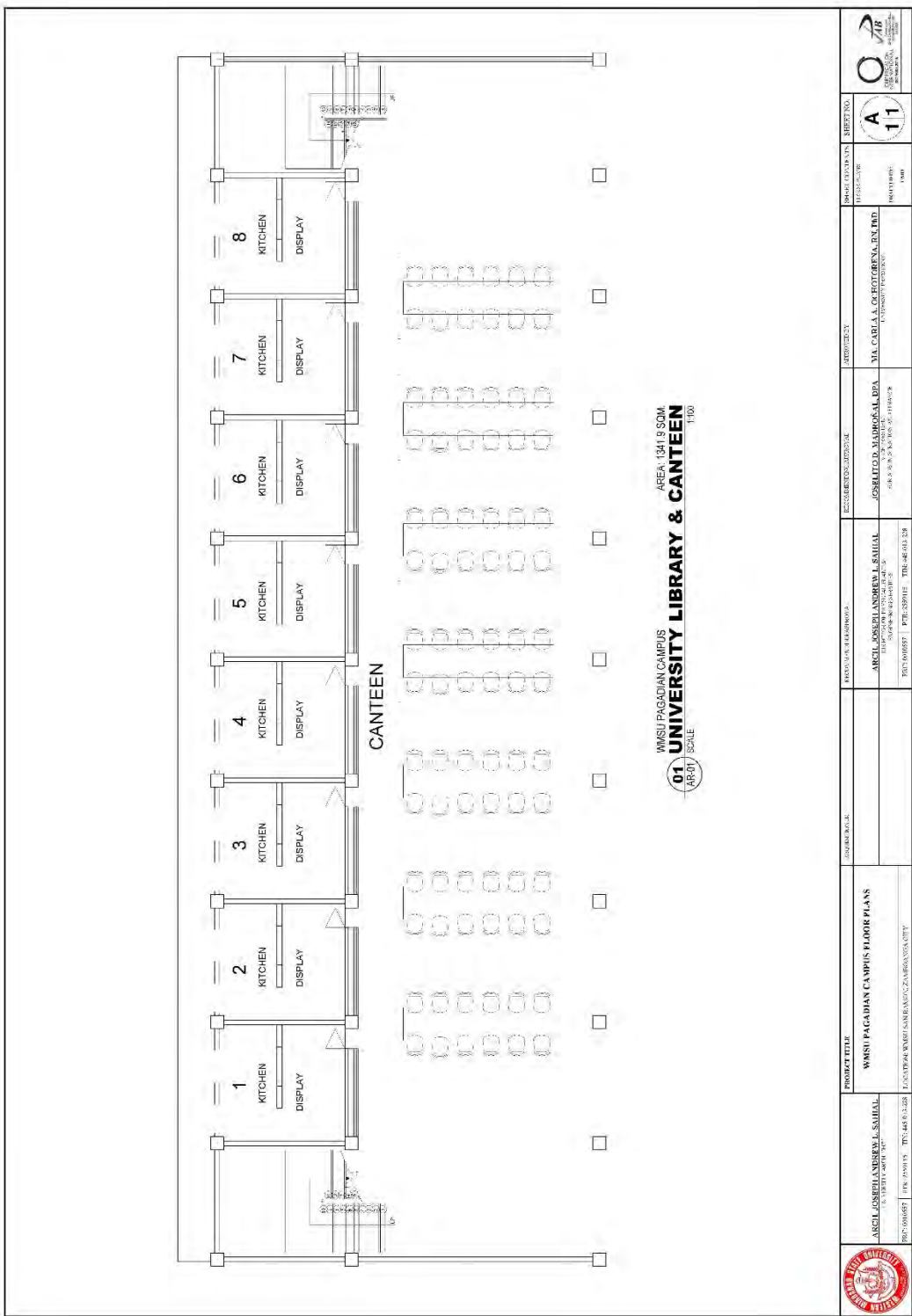


Annex C10. Detailed Plans of Projects – Pagadian Campus (COLLEGE OF LIBERAL ARTS BUILDING)

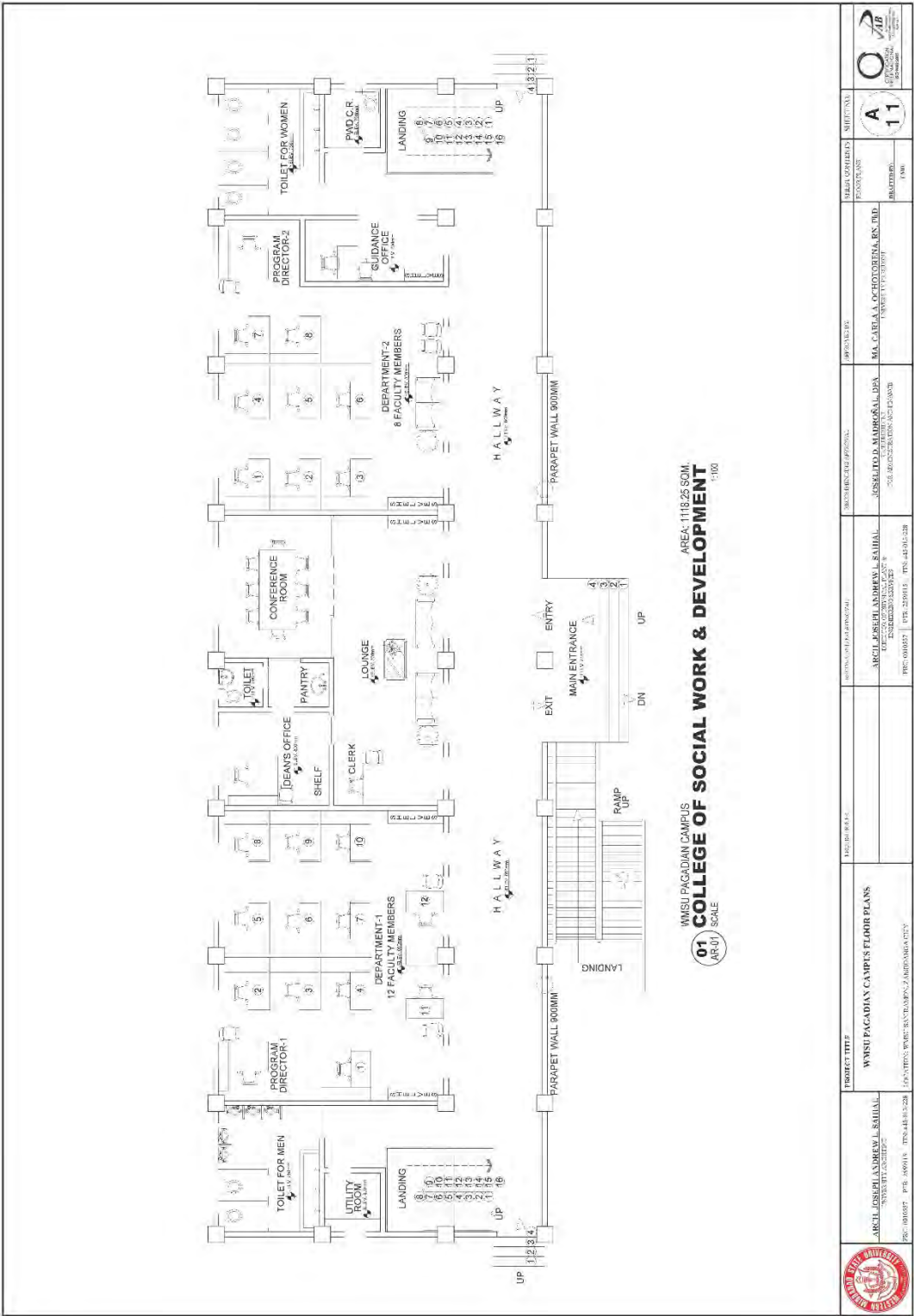


	ARCH. JOSEPH ANDREW J. SARIAL REGISTERED ARCHT. P.R. 200117 TEL. 44414208	PROJECT TITLE WMSU PAGADIAN CAMPUS FLOOR PLANS LOCATION: WMSU-SUBURBAN C/2, IMPASANG CITY	DESIGNER 	APPROVED BY (ARCHT.) ARCH. JOSEPH ANDREW J. SARIAL REGISTERED ARCHT. P.R. 200117 TEL. 44414208	DESIGNED BY (ARCHT.) JOSEPH ANDREW J. SARIAL REGISTERED ARCHT. P.R. 200117	CLIENT MA. CARLA A. AGUSTOMANA, RN, PhD WMSU PAGADIAN CAMPUS	PROJECT NO. A 11 DATE: 01/01/2017	SCALE 1:100
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Annex C10. Detailed Plans of Projects – Pagadian Campus (UNIVERSITY LIBRARY AND CANTEEN BUILDING)



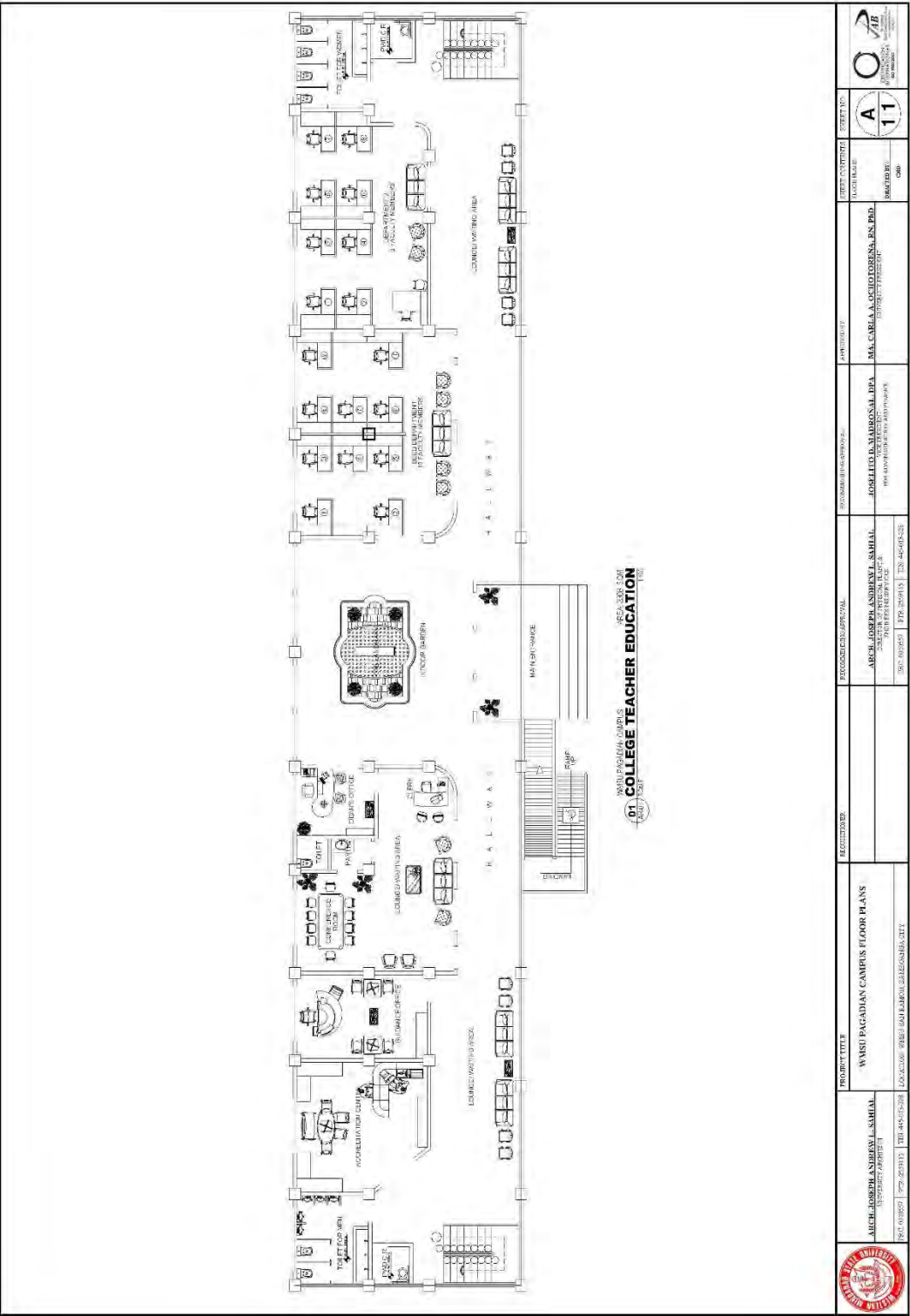
Annex C11. Detailed Plans of Projects – Pagadian Campus (COLLEGE OF SOCIAL WORK AND COMMUNITY DEVT BUILDING)



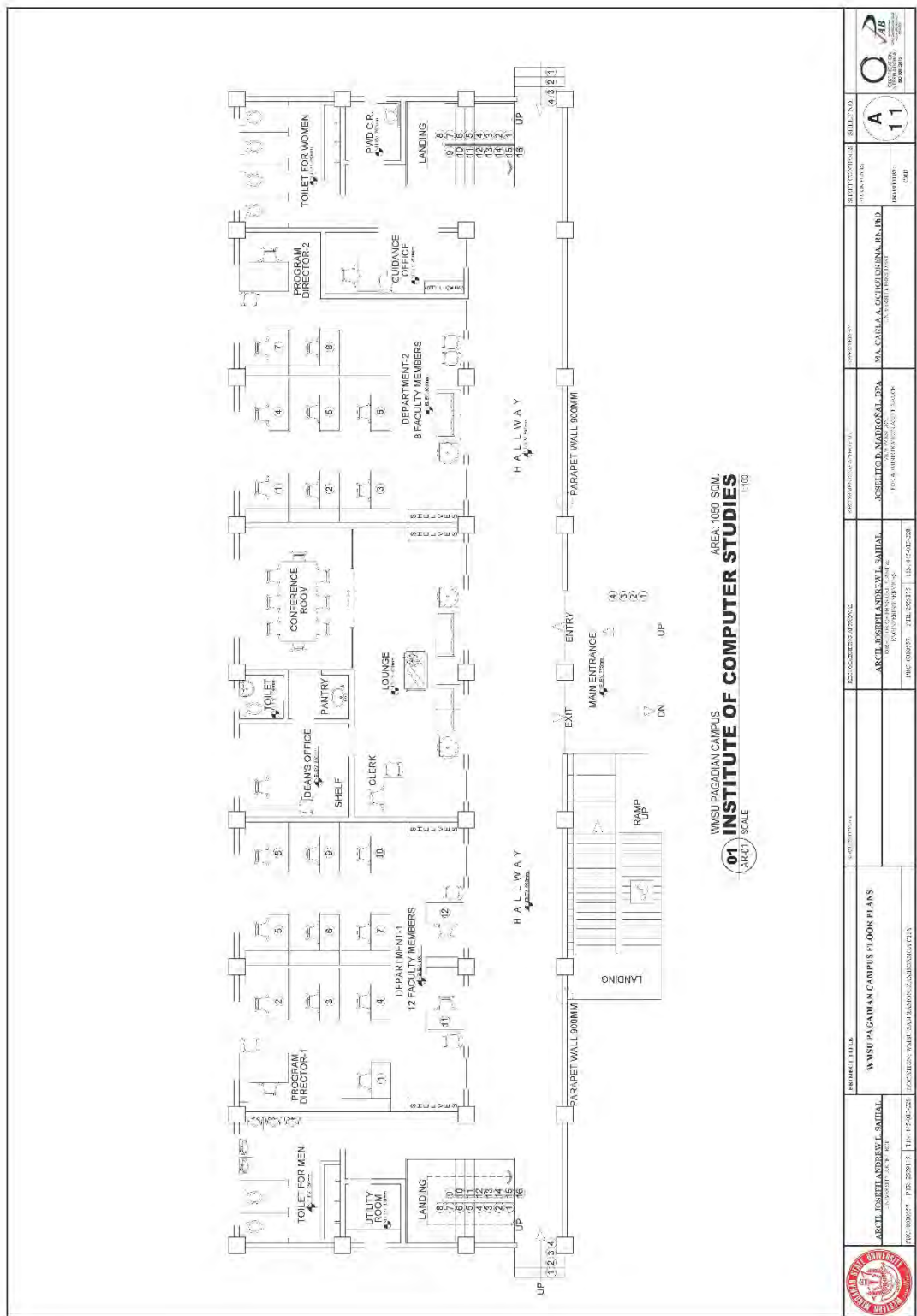
WEST PAGADIAN CAMPUS
COLLEGE OF CRIMINAL JUSTICE EDUCATION
 AREA: 1481 SQM
 SCALE: 1:100

ROOMS AND AREAS:
 FORENSIC LABORATORY, POLYGRAPH ROOM, EVIDENCE ROOM, ARMORY STORAGE, TOILET, PANTRY, DEAN'S OFFICE, RESEARCH OFFICE, GUIDANCE OFFICE, ACCREDITATION ROOM, MOOT COURT, JUDGE AREA, WITNESS STAND, PWD C.R., TOILETS FOR WOMEN, UTILITY ROOM, LANDING, HALLWAY, PARAPET WALL 900MM, MAIN ENTRANCE, EXIT, RAMP, LANDING, UP, DN, 1:2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770

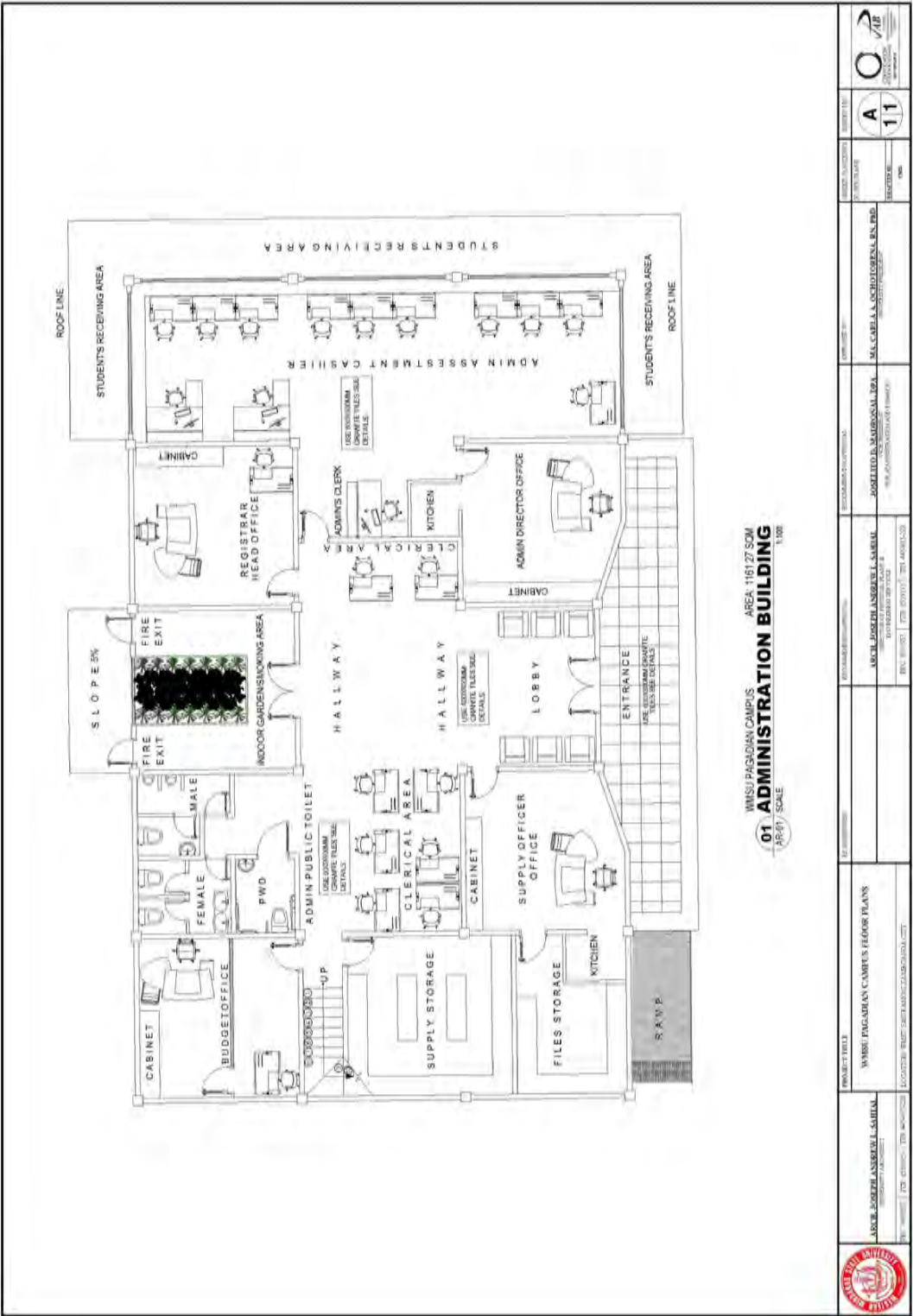
Annex C12. Detailed Plans of Projects – Pagadian Campus (COLLEGE OF TEACHER EDUCATION BUILDING)



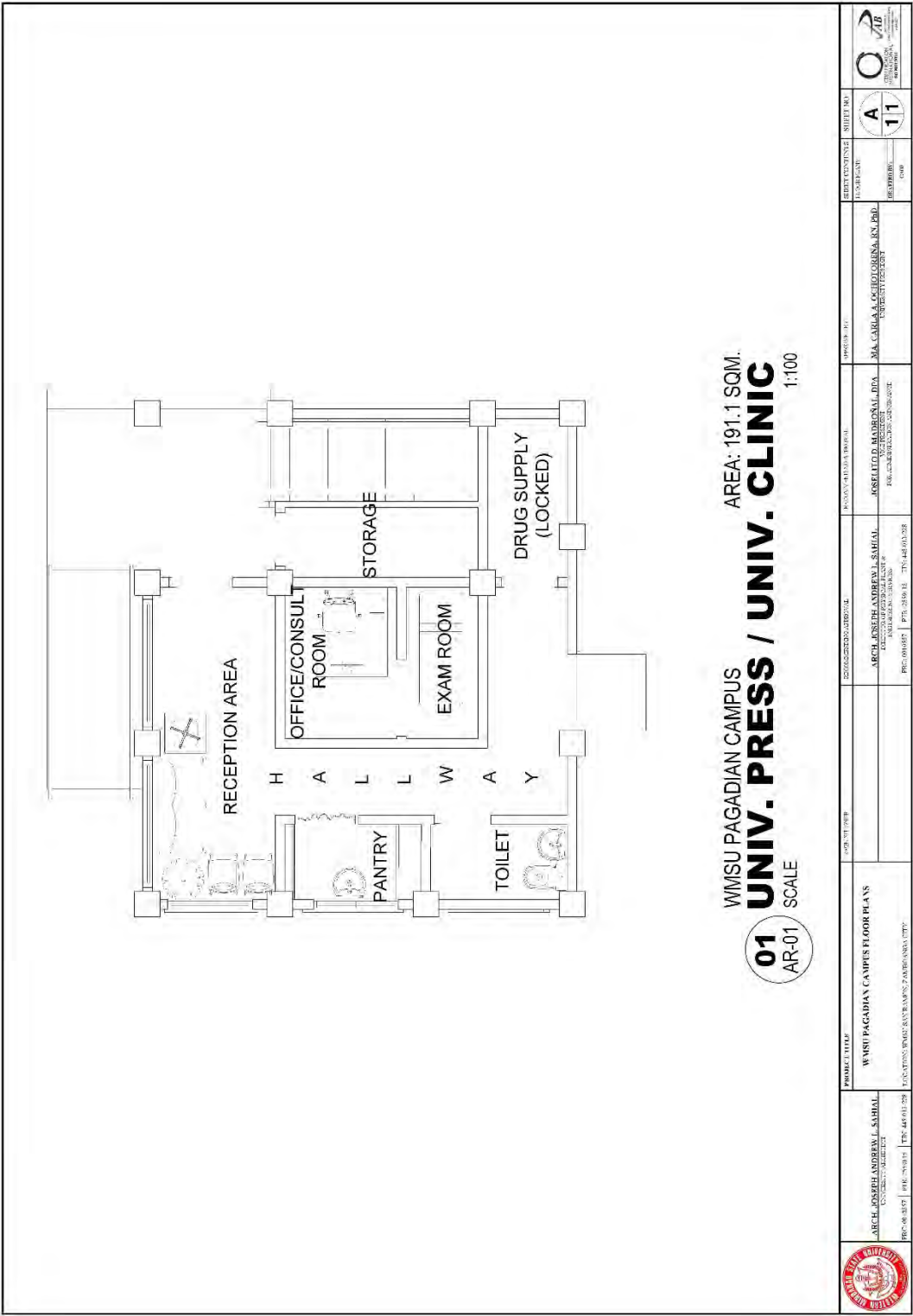
Annex C13. Detailed Plans of Projects – Pagadian Campus (INSTITUTE OF COMPUTER STUDIES BUILDING)



Annex C14. Detailed Plans of Projects – Pagadian Campus (ADMINISTRATION BUILDING)



Annex C15. Detailed Plans of Projects – Pagadian Campus (UNIVERSITY PRESS AND CLINIC)



WWSU PAGADIAN CAMPUS
ADMISSION BLDG / UNIV. COMFORT ROOM
 AREA: 429.08 SQM
 01 AR-01 SCALE 1:100

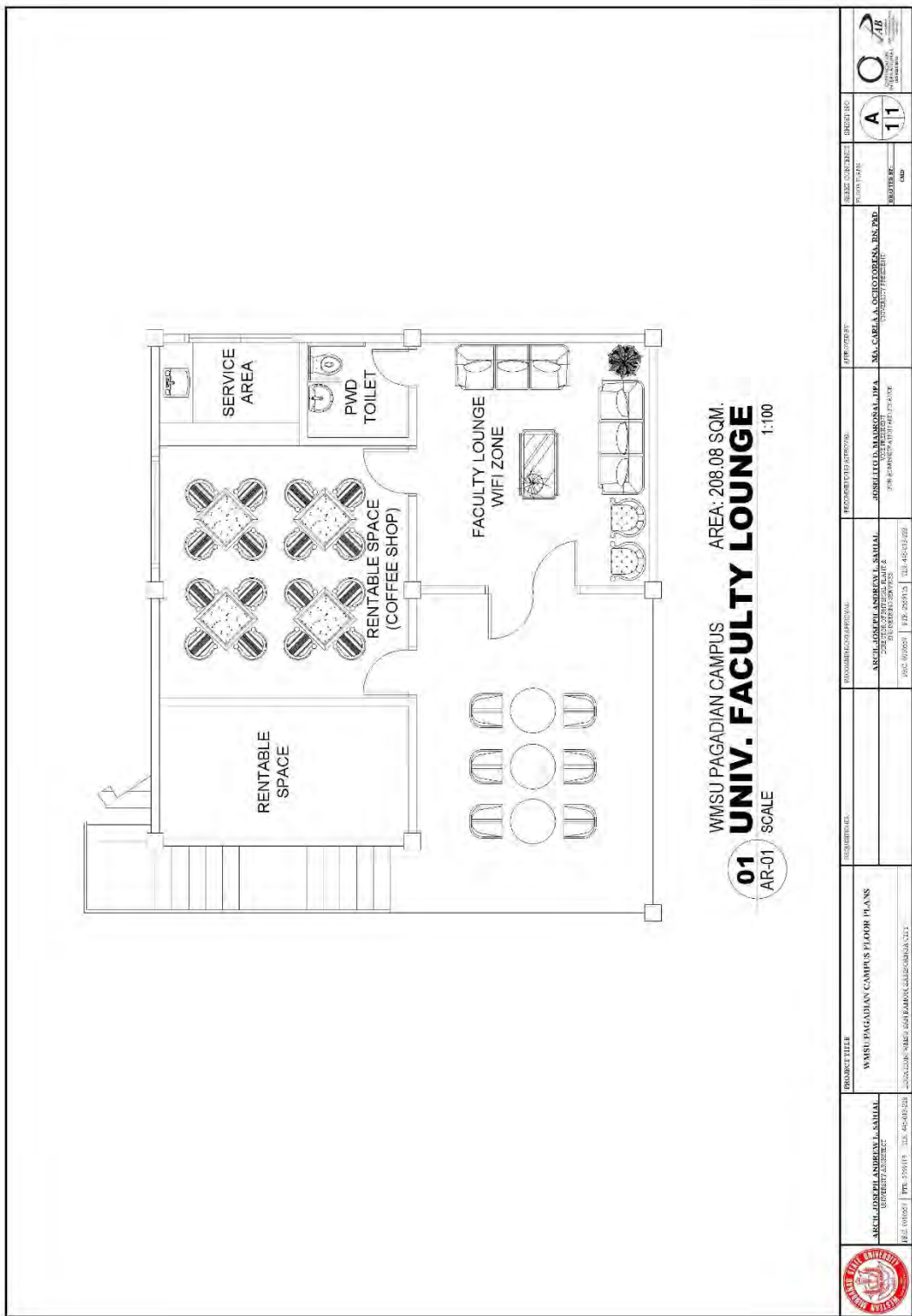
PROJECT TITLE	WWSU PAGADIAN CAMPUS	DESIGNED BY	JOSEPH TORIL MANIGSA, RPA	DATE	11/11/2023
PROJECT NO.	11	CLIENT	MA. C. B. A. A. OCHOA, RPA, RPD	DATE	11/11/2023
PROJECT NO.	11	CLIENT	MA. C. B. A. A. OCHOA, RPA, RPD	DATE	11/11/2023
PROJECT NO.	11	CLIENT	MA. C. B. A. A. OCHOA, RPA, RPD	DATE	11/11/2023

UNIVERSITY REGISTRAR
AREA: 401.52 SQM.

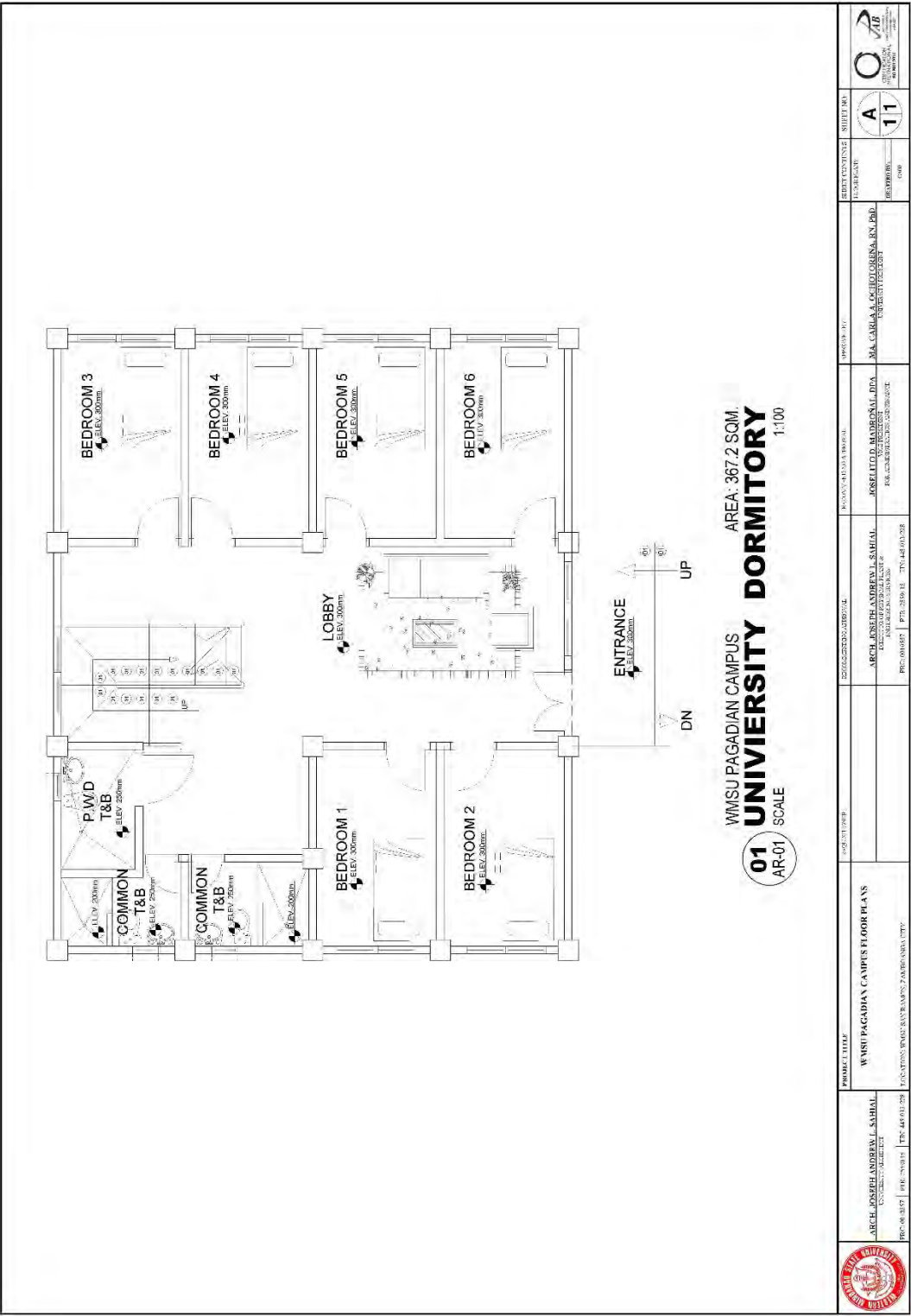
01
AR-01 SCALE

WAITING AREA
QUEUEING AREA
CLERICAL AREA
PANTRY
Elevator for Records
PWD
CR
EXIT DOOR
UP
7-EVALUATOR MAIN & OTHER PERSONNEL
6-FRONT LINERS
UNIVERSITY REGISTRAR
MAIN ENTRY

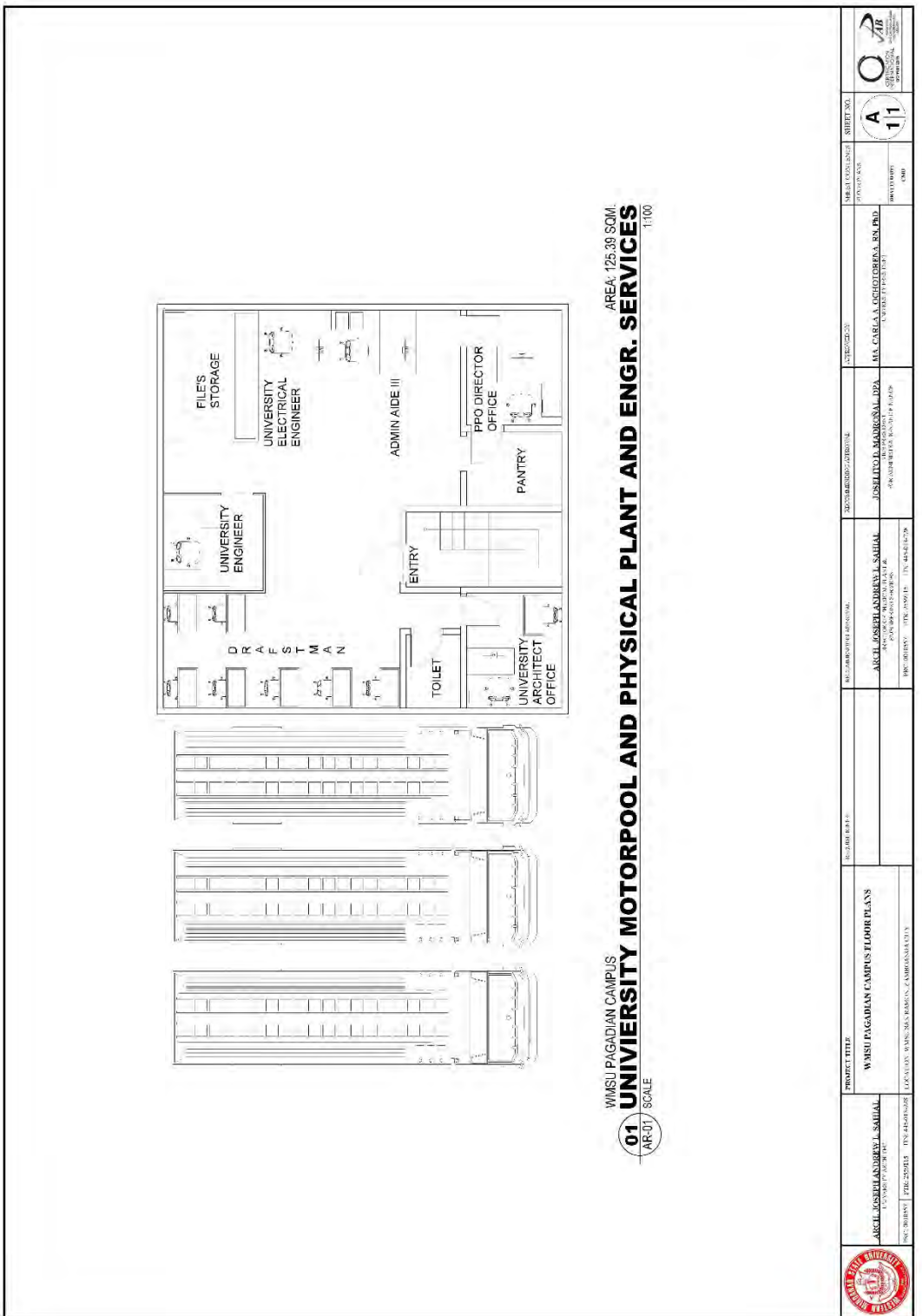
Annex C18. Detailed Plans of Projects – Pagadian Campus (UNIVERSITY FACULTY LOUNGE)



Annex C20. Detailed Plans of Projects – Pagadian Campus (UNIVERSITY DORMITORY)



Annex C21. Detailed Plans of Projects – Pagadian Campus (UNIVERSITY MOTORPOOL AND PHYSICAL PLANG AND ENGINEERING SERVICES)



WMSU PAGADIAN CAMPUS
AREA: 127.49 SQM.
UNIVERSITY OPEN STAGE
SCALE 1:100

01
AR-01



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Philippines
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