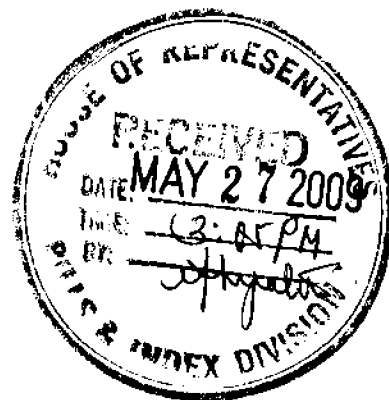


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

FOURTEENTH CONGRESS
Second Regular Session

HOUSE RESOLUTION NO. 1195



Introduced by Rep. Teodoro A. Casiño

**A RESOLUTION
DIRECTING THE HOUSE COMMITTEE ON AGRARIAN REFORM TO
INVESTIGATE THE FAILURE OF COMPREHENSIVE AGRARIAN
REFORM PROGRAM IN THE CASE OF HACIENDA LOOC IN
NASUGBU, BATANGAS, WITH THE END IN VIEW OF PROTECTING
THE FARMER-BENEFICIARIES AND OTHER RESIDENTS WHOSE
RIGHTS ARE BEING CONTINUOUSLY VIOLATED BY THE MANILA
SOUTHCOAST DEVELOPMENT CORPORATION OWNED BY
BUSINESS TYCOON HENRY SY**

Whereas, Hacienda Looc, a vast tract of land comprising of 8,650.7778 hectares along the northwestern coast of Batangas province, with a population of over 10,000 covering both the lowland and upland areas of its six barangays, is now subject of a simmering land dispute between its farmer-residents and the Manila Southcoast Development Corporation (MSDC), a big-time realty business entity owned by no less than Filipino billionaire Henry Sy;

Whereas, Hacienda Looc is traditionally an agricultural area subject to agrarian reform. Under the old land reform program (Presidential Decree 27), 3,981.26 hectares of land were granted emancipation patents (EPs) and certificates of land transfer (CLTs) to more than 1,000 farmer-beneficiaries;

Whereas, under the present Comprehensive Agrarian Reform Program (CARP), the Department of Agrarian Reform (DAR) distributed 24 collective and one individual Certificates of Land Ownership Award (CLOAs) to 1,393 farmers in Hacienda Looc from 1991-1993, covering an area of 3,981 hectares spread across Barangays Looc, Calayo, Papaya and Bulihan, all inside Hacienda Looc;

Whereas, despite the existence of these CLTs, EPs and CLOAs, on August 30, 1994, a Deed of Sale was issued by the Asset Privatization

Trust (APT) in favor of Henry Sy's Manila Southcoast Development Corporation (MSDC), effecting the sale of the entire Hacienda Looc to the MSDC for P215 million;

Whereas, on March 7, 1995, the MSDC filed a petition before the DAR to cancel the CLOAs that were issued to the farmer-beneficiaries in Hacienda Looc. Between April and October 1995, the MSDC was able to register 10 parcels of land with a total area of 1,219.0133 hectares under its name;

Whereas, on October 17, 1995, the MSDC entered into a project agreement with Fil-Estate Corporation to develop 1,269 hectares in Hacienda Looc into the Harbor Town Golf and Country Club. The project was met with vigilant opposition from the farmer-beneficiaries and other residents of the affected communities, which forced Fil-Estate to stop its operation sometime in 1997.

Whereas, on December 26, 1996, then DAR Regional Director Remigio Tabones issued exemption orders in favor of the petition for the cancellation of CLOAs filed by the MSDC. These exemption orders were subsequently affirmed by then Undersecretary Artemio Adesa on October 27, 1997, and by then Secretary Ernesto Garilao on March 25 and June 15, 1998;

Whereas, the exemption orders virtually cancelled the CLOAs through a Department of Agrarian Reform Adjudication Board (DARAB) order issued by then Director Fe Arche-Manalang and then Regional Agrarian Reform Adjudication Board (RARAD) Chief Conchita Minas on March 10, 1998;

Whereas, the Department of Energy and Natural Resources (DENR) Regional Office IV issued an Environmental Compliance Certificate (ECC) on January 14, 1999 to the MSDC for its proposed residential and recreational project covering an aggregate land area of 4,113,258 square meters located in Barangay Papaya, Nasugbu, Batangas;

Whereas, with the cancellation of the CLOAs and issuance of the ECC, the MSDC, in connivance with various government agencies, has aggressively been ejecting farmers from choice lands in Hacienda Looc for its Hamilo Coast project – a recreational and residential project covering approximately 870 hectares on its initial phase;

Whereas, MSDC's development project is clearly for the rich and powerful, with golf courses and club houses, residential condominiums on mountain ridges and hilltops, a sports club and recreation complex, a marina and yacht club, a ferry terminal and a floating hotel among

others. Its showcase is the Pico de Loro project, a posh beach resort and residential complex;

Whereas, from 2002 up to January 2009, there have been 26 recorded cases of intimidation, coercion, deception, destruction of property, disruption of economic activities, and other human rights violations that were committed by security guards of the MSDC against several farmer-beneficiaries apparently under the direct orders of MSDC;

Whereas, it is manifest that the government has a lot of explaining to do on why, in one fell swoop in August 1994, its instrumentality, the Asset Privatization Trust, effected the sale of Hacienda Looc in total disregard of the rights of farmer-beneficiaries and made a big joke of what had been touted as a centerpiece social justice tool, the Comprehensive Agrarian Reform Program;

Whereas, in terms of scale, number of beneficiaries, wide span of land coverage, intrusion of big business interest, employ of both deceptive and coercive measures, the failure that was Hacienda Looc relative to CARP implementation merits close scrutiny, more so that government is seriously considering its extension or enacting a better law;

Now, be it resolved as it is hereby resolved, that the House Committee on Agrarian Reform conduct and investigate the failure of Comprehensive Agrarian Reform Program in the case of Hacienda Looc in Nasugbu, Batangas, with the end in view of protecting the farmer-beneficiaries and other residents whose rights are being continuously violated by the Manila Southcoast Development Corporation owned by business tycoon Henry Sy.

Adopted,


REP. TEODORO A. CASIÑO
Bayan Muna