## E. Existing Land Use

The BSU Land Reservation Office and Legal Services Office are continuously gathering data from documents and from ground surveys to present a more accurate picture of the landholdings of BSU. Available data gathered indicate where the landholdings are located and also their existing land uses.

Table 4 shows the distribution of landholdings according to land use based on the area of 659.0325 hectares as of December 31, 2000. Almost 50% or 322.6628 hectares was used as forest reservations/watershed; and 15% or 100 hectares as agroforestry area. The difference in total land area between 654.4110 in 1990 and 659.0325 in 2000 is attributed to corrections that were made as more data were gathered.

Table 4. Distribution of landholdings according to land use (as of December 31, 2000)

| LAND USE | AREA (in hectares) | PERCENTAGE | LOCATION |
|---|---|---|---|
| Forest Reservations and/or Watersheds | 322.6628 | 48.96 | Tabangaoen Area, Wangal Area, Talingguroy Area and Balili Area |
| Agro-forestry | 100.0000 | 15.17 | Wangal, La Trinidad, Benguet |
| Housing Areas | 74.2983 | 11.27 | Balili, Lubas, and Tawang Area |
| Main Campus | 71.8382 | 10.90 | Balili Area |
| Swamp Area | 52.9217 | 8.03 | Betag Area |
| Research and Production | 21.5849 | 3.28 | Balili Area |
| Animal Project | 10.0000 | 1.52 | Wangal Area |
| Fish Nursery | 3.0000 | 0.46 | Balili Area |
| BSU Park | 2.7266 | 0.41 | Balili Area |
| TOTAL | 659.0325 | 100.00 | |

Source: BSULand UsePolicy,landusesystemandimplementingguidelines(ApprovedbyAdmin Council on Oct. 19, 1999)

The 2014 survey also established that an area of at least 75.3208 hectares has been documented as subject of private claims. Some have already been filed before courts of competent jurisdiction and some are waiting for the courts' decision on the matter of recovery.

Table 5 summarizes the distribution of landholdings according to existing land use zones.Only 10% is being used for Academic and Research activities. "Contested Area" is hardlya land use zone but it has been included to reflect the reality that since the areas are beingclaimed by private individuals, the university is not using them for any activity. The tableshows that almost 60% of all BSU landholdings of 624.6795 hectares is classified as contested. The table also shows that 10 lots have portions that are contested, five lots of whichare almost 100 percent contested. These are Lot 2, Lot 3, Lot 4, Lot 9 and Lot 10.Figure 7 shows a diagrammatic distribution according to existing land use.

A BSU Cultural Heritage Park will be developed to showcase the melting potof Cordillera culture that sets BSU apart from the other SUCs. This is envisioned for cultural education, not onlyfor BSU constituents but for outsiders as well. It will be located at lot 1-A-1. The area approximates the conditions of typical Cordillera community like terrain and vegetation. The insect museum that has been set-up in the same area is frequently visited by students and the general public during excursions. It is easily accessible through the Pico Lamtang Road.

The development of a Centennial Park, largely inspired by the old amphitheater, is an attempt to tell the history of the University by showcasing its breakthroughs in its almost 100 years of service to the people. The Centennial Park which will create a microcosm of BSU will serve as the face of BSU to its constituents and to the general public as well.

## B. Land Usage According to Zones

In essence, the University has been established with different zones composed of the Academic zone, Research zone, Income Generating zone, Housing zone, Forested/Open Areas and others.

**Academic zone** refers to an area exclusively devoted for learning or an area used for educational purposes. This includes areas occupied by academic buildings such as College of Agriculture Building, experimental/ laboratory areas. Example of this is the College of Forestry Laboratory Area situated at Lot 9, and other similar areas.

**Research zone** pertains to an area where an activity concerned with applying the results of scientific research to develop new products and improve existing ones is conducted. A sample of research and development zone can be found at Lot 2 (Talingguroy Area) housing the Climate Smart Agricultural Research Center.

**Income-generating zone** relates to an area suitable for business operations. It is also termed as a trading area. One of the commercial strips identified by the University is part of Lot 11 (Balili Area) located along the Halsema Road wherein a McDonalds Store can be found.

**Housing zone** is an area wherein structures for dwelling predominate. University housing area can greatly be observed at Lot 19 (Betag Area) which includes the President's cottage.

**Forested/Open areas r**efers to an area of land covered with trees or other woody vegetation which includes watersheds, parks and other areas having ecological functions. This includes the parks at the main campus hub.

**"Others" zone** refers to an area which houses different government agencies. Primarily, social obligation to the community prevails rather than the monetary value derived. An example of such is the Commission on Higher Education Regional Office (CHED-CAR) office situated at Lot 14 (Cabanao, Balili Area)