

Parcellary Mapping of Titled and Untitled Lands in the Municipality of Bambang Province of Nueva Vizcaya, Philippines

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ABSTRACT

This study took place between March and June 2023 in the Municipality of Bambang, Nueva Vizcaya, with a specific focus on profiling titled and untitled lands in the area. The research examined the classification, location, area, and mode of titles for titled lands in Bambang. Additionally, it investigated the classification, location, area, mode of possession, lot status, for untitled lands. Moreover, maps were generated in conjunction with a geographic information system to identify titled and untitled lands in Bambang. The study utilized a combination of quantitative and qualitative methodologies. To map the titled lands and to determine their spatial distribution, Quantum Geographic Information System (GIS) techniques were applied.

Keywords: titled lands; untitled lands; classification; geographic information system; mode of possession

INTRODUCTION

A land title, also known as certificate of title, is a legal document that specifies who owns a piece of property. Land that is titled has been registered with the Land Registry and has an official record of its owner. Conversely, untitled land is unregistered land that is sold prior to council registration and is typical of new estates or new land releases. Titled lots already have a title, so land transfer can occur straight away. Unlike untitled lands where there's no document for land transfer and contracts can be long and complex. There are many remaining untitled lands that are still in use and undocumented which causes clouds whether in selling and buying of the land. In the land of the municipality of Bambang, Nueva Vizcaya untitled lands is not new, they are used and developed without a proper proof of ownership of the land, even in another place all around in our country untitled lots are everywhere, those untitled lots will come at a time brings a problem to the land.

As defined by Lamudi, (2021). Land title registration may be notorious for its complicated process. People used to lose far more than just their lands in territorial disputes back in the day. Systems have been put in place to assist Filipino residents in acquiring legal rights to their properties as a result of the changing times. Even still, only around "half of the estimated 22 million parcels of land in the country are titled," according to a 2012 estimate, a land title is the evidence of the right of the owner or the extent of his/her interest, and by which means he/she can keep control and as a rule assert the right to exclusive possession and enjoyment of the property.

A Certificate of Title or a Torrens Title, is the best form of evidence of land ownership, being a result of Torrens System of land registration. It beats out other forms of ownership proof including tax returns, real estate tax receipts, and deeds of sale since it is the best type of proof. This means that the certificate of title will be given more weight if one individual claiming ownership of a property presents his tax filings and receipts as evidence and another person claiming ownership presents the certificate of title. The municipality of Bambang, Nueva Vizcaya have both titled and untitled lands. As a result, we are interested in how many titled and untitled parcels of land there are in Bambang.

In the municipality of Bambang, Nueva Vizcaya, the area is divided into 25 barangays and has a land area of 345,000 square meter which constitutes 7.17 percent Nueva Vizcaya's total area. In 2012, Bambang became open to big dealers and businessmen as part of its progress.

This study seeks to profile the parcellary Map of titled and untitled lands of municipality of Bambang, Nueva Vizcaya, and the study will also look into the classification, the area, and location in what barangays in which those titled and untitled lands are situated.

A. Objectives of the study

The general objective of this research is to map the titled and untitled lands of Municipality Bambang, Nueva Vizcaya, with the following specific objectives:

1. To determine the titled lands in terms of classification, location, area and mode of titles;
2. To determine the untitled lands in terms of classification, location, area, and mode of possession; and
3. To identify the titled and untitled lands of the municipality of Bambang using maps.

METHODS

A. Research Design

The study employed both quantitative and qualitative methods with a descriptive approach. The examining of the classification, location, area, and mode of titles for the titled lands, as well as the classification, location, area, and geographic coordinates of the untitled lands and to identify the appropriate land proceedings, applies descriptive approach. The mapping of titled lands both applies the quantitative and qualitative approach.

B. Conceptual Framework

The conceptual framework that was used in the study is the Input-Process-Output Model as shown in the figure 1. The (IPO) framework was used to show the process done in profiling the titled and untitled lands of the Municipality of Bambang, Nueva Vizcaya.

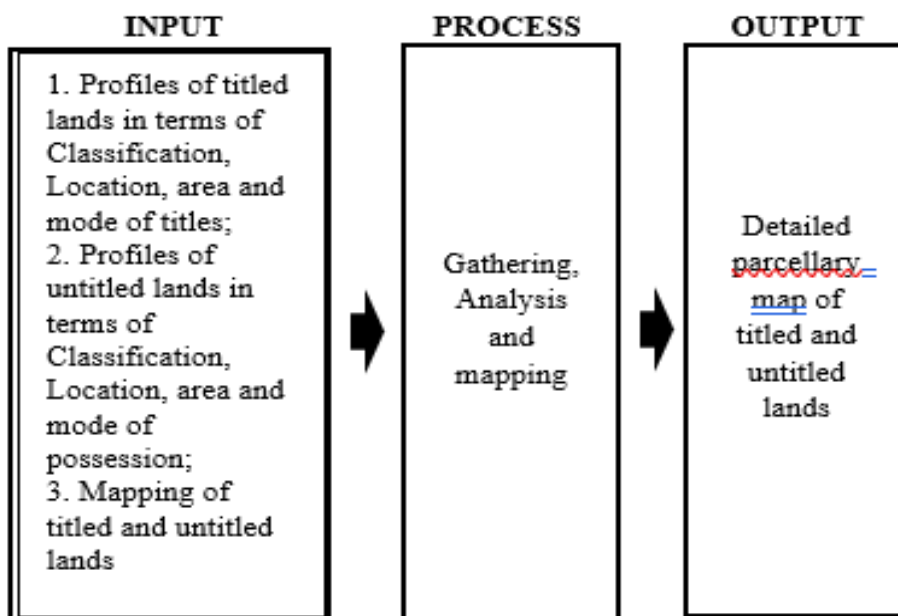


Fig. 1 Conceptual Framework

C. Research Environment

The locale of this study is situated at the Municipality of Bambang, Nueva Vizcaya, where titled and untitled lands of the municipality were identified and assessed. The municipal center of Bambang is situated at approximately 16° 23' North, 121° 6' East (16.3899, 121.1061), in the island of Luzon. Elevation at these coordinates is estimated at 329.6 meters or 1,081 feet above mean sea level.

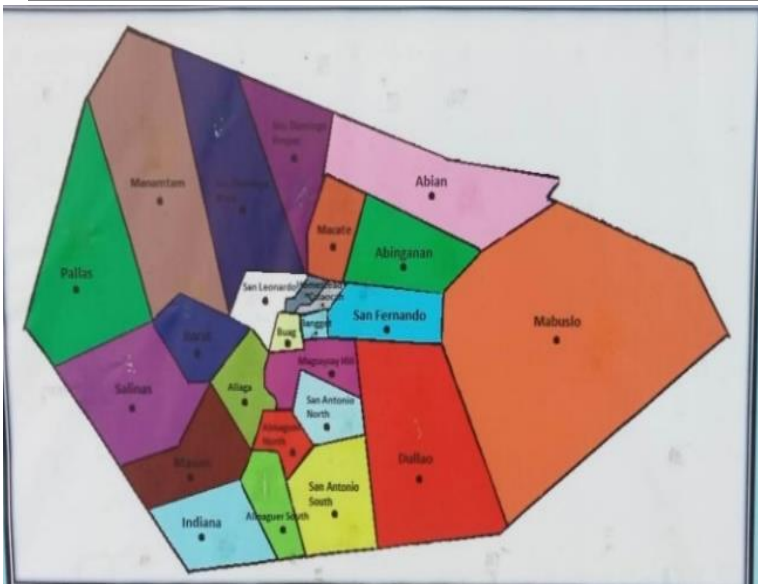


Fig. 2 Barangay Boundary Map of Bambang

D. Data Gathering Procedure

A letter of request to gather data was written and forwarded to the Community Environment and Natural Resources Office-Aritao (CENRO-Aritao), Municipal Assessor’s Office of Bambang and Provincial Assessor’s Office (PASSO) of Nueva Vizcaya.

E. Statistical Tools and Analysis

For objectives 1,2 and. *Frequency distribution and Percentage*. This were utilized to calculate the count of titled lands based on their classification, location, area, and mode of titles. Similarly, the number of untitled lands was determined by considering their classification, location, area, geographic coordinates, mode of possession, lot status, and muniments of title. The data was organized into tables displaying frequency distribution and percentages, along with graphical representations in the form of bar graphs and pie charts.

For objective 3, the Geographic Information System (GIS) tool was employed to superimposed titled and untitled lands onto a map and transform them into a visual representation.

RESULTS AND DISCUSSION

A. Profiles of titled lands

Classification

From the table 1, shows the classification (agricultural, commercial and residential) of 25 barangays under the titled lands of Bambang. Agricultural land has the highest count, at 9,323, followed by residential land with a total of 5,938 and commercial land with a lowest count, at 733. Under titled agricultural land, barangay San Fernando has the highest count of 944 (10.13%) out of a total of 9,323 agricultural lands while barangay Pallas has the lowest count of 29 (0.31%). Under titled commercial land, barangay Homestead has the highest count with 221 (30.15%) of the total 733 commercial lands, in contrast to barangay Sto. Domingo has the lowest with a count of one (0.14%). And there are 11 barangays (Abian, Abinganan, Aliaga, Almaguer South, Dullao, Mabuslo, Manamtam, Mauan, Pallas, Salinas and Sto. Domingo West) without any commercial land. Under residential land, barangay Homestead has the highest count of 837 (14.08%) out of a total of 5,938 residential lands, and barangay Manamtam has the lowest with a count of four (0.07%). And barangay Pallas and barangay Sto. Domingo are the two barangays with no titled residential land

Table 1: Number of Titles Lands in Terms of Classification Per Barangay

Barangay	Classification					
	Agricultural		Commercial		Residential	
	F	%	F	%	F	%
Abian	457	4.90	-	-	65	1.09
Abinganan	298	3.20	-	-	33	0.56
Aliaga	372	3.99	-	-	63	1.06
Almaguer North	336	3.60	77	10.50	743	12.51
Almaguer South	386	4.14	-	-	217	3.65
Banggot	92	0.99	90	12.28	748	12.60
Barat	381	4.09	2	0.27	143	2.41
Buag	143	1.53	39	5.32	532	8.96
Calaocan	190	2.04	174	23.74	431	7.26
Dullao	412	4.42	-	-	37	0.62
Homestead	308	3.30	221	30.15	836	14.08
Indiana	382	4.10	11	1.50	103	1.73
Mabuslo	821	8.81	-	-	47	0.79
Macate	331	3.55	32	4.37	110	1.85
Magsaysay Hill	100	1.07	9	1.23	53	0.89
Manamtam	355	3.81	-	-	4	0.07
Mauan	559	6.00	-	-	97	1.63
Pallas	29	0.31	-	-	-	-
Salinas	465	4.99	-	-	17	0.29
San Antonio North	549	5.89	68	9.28	707	11.91
San Antonio South	285	3.06	2	0.27	171	2.88
San Fernando	944	10.13	4	0.55	377	6.35
San Leonardo	371	3.98	3	0.41	120	2.02
Sto. Domingo	659	7.07	1	0.14	284	4.78
Sto. Domingo West	98	1.05	-	-	-	-
Total	9323	100	733	100	5938	100

Location

Table 2 represents the titled lands in Bambang amount to a total of 15,944. Among the 25 barangays in Bambang, Barangay Homestead has the highest number of titled lands, with 1,365 titles covering an area of

1,496,162 square meters. Within these titled lands, 308 are categorized as agricultural land, covering an area of 1,237,216 square meters. Additionally, there are 221 titled lands classified as commercial land, spanning 33,663 square meters, and 836 titled lands designated as residential land, encompassing an area of 225,283 square meters. Conversely, Barangay Dullao has the fewest titled lands in Bambang, totaling 29, with a combined area of 400,604 square meters. Notably, all of the untitled lands in Barangay Dullao are categorized as agricultural land, specifically belonging to barangay Pallas.

Table 2: Number of Titled Lands Per Location

Barangay	No. of Titled Lands
Abian	522
Abinganan	331
Aliaga	435
Almaguer North	1156
Almaguer South	603
Banggot	930
Barat	526
Buag	714
Calaocan	795
Dullao	449
Homestead	1365
Indiana	496
Mabuslo	868
Macate	473
Magsaysay Hill	162
Manamtam	359
Mauan	656
Pallas	29
Salinas	482
San Antonio North	1324
San Antonio South	458
San Fernando	1325
San Leonardo	494

Sto. Domingo	944
Sto. Domingo West	98
Total	15,994

Area

As can be seen from the table 3, the area of titled lands is 96,243,787 square meters, of which titled agricultural lands account for 93,765,066 square meters, commercial lands for 1,931,707 square meters, and residential lands for 546,944 square meters. The greatest in terms of agricultural land is barangay Dullao, which has a total size of 15,141,732 square meters. Banggot has the smallest overall area with 233,708 square meters. The largest area of commercial land, 95,463 square meters, is in Barangay Macate. San Leonardo, on the other hand, has the smallest area at 2,757 square meters. The largest residential land area is found in barangay San Antonio North, which has a total area of 185,951.25 square meters, while the lowest is found in barangay Manamtam, which has a total area of 4,033 square meters.

Table 3: Area of Titled Lands as Per Classification

Barangay	Area (square meter)			
	Classification			TOTAL
	Agricultural	Commercial	Residential	
Abian	3,984,928.00	-	35,691.00	4,020,619.00
Abinganan	3,546,228.67	-	15,433.00	3,561,662.00
Aliaga	3,260,908.50	-	35,316.00	3,296,224.00
Almaguer North	3,156,306.00	127,403.00	184,902.50	3,468,612.00
Almaguer South	2,292,491.00	-	120,414.75	2,412,906.00
Banggot	233,708.00	37,541.50	163,234.38	434,484.00
Barat	2,564,382.18	12,450.00	75,253.00	2,652,085.00
Buag	745,580.00	65,383.36	129,887.50	940,851.00
Calaocan	967,357.00	7,793.00	128,024.23	1,103,174.00
Dullao	15,141,732.10	-	15,420.00	15,157,152.00
Homestead	1,237,216.00	33,663.00	225,283.00	1,496,162.00
Indiana	2,349,123.00	48,005.00	42,652.28	2,439,780.00
Mabuslo	8,413,739.00	-	29,528.00	8,443,267.00
Macate	2,190,827.50	95,463.00	48,804.73	2,335,095.00
Magsaysay Hill	597,406.00	11,768.00	82,381.00	691,555.00

Manamtam	3,663,107.00	-	4,033.00	3,667,140.00
Mauan	6,101,993.50	-	57,068.50	6,159,062.00
Pallas	400,604.00	-	-	400,604.00
Salinas	3,966,693.00	-	9,973.00	3,976,666.00
San Antonio North	4,470,711.00	83,004.00	185,951.25	4,739,666.00
San Antonio South	2,323,044.50	7,150.00	89,334.00	2,419,529.00
San Fernando	12,849,411.94	14,563.00	110,766.50	12,974,741.00
San Leonardo	2,711,670.21	2,757.00	70,487.00	2,784,914.00
Sto. Domingo	5,785,770.51	-	71,869.00	5,857,640.00
Sto. Domingo West	810,128.00	-	-	810,128.00
Total	93,765,066.00	546,944.00	1,931,707.00	96,243,718.00

Mode of Title

Table 4 shows the distribution of titled lands among the 25 barangays in Bambang. Out of 7,883 titled lands, 6,684 are registered as Transfer Certificate of Title (TCT), 564 as Certificate of Land Ownership Award (CLOA), and 730 as Original Certificate of Title (OCT). The barangay with the highest number of OCT titled lands is San Fernando (9.26%), while Abinganan has the fewest (0.05%). Almaguer North has the most TCT titled lands (11.18%), and Pallas has the fewest (0.07%). Santo Domingo leads in CLOA titled lands (20.39%), whereas Homestead and Magsaysay Hill have the lowest number of two (0.35%) each. This data highlights that the majority of titled lands in Bambang are in the form of Original Certificate of Title, followed by Transfer Certificate of Land Ownership Award (CLOA).

Table 4: Distribution of Title Land as Per Mode of Titles

Barangay	Mode of titles					
	OCT		TCT		CLOA	
	F	%	F	%	F	%
Abian	350	4.44	124	1.86	48	8.51
Abinganan	4	0.05	103	1.54	16	2.84
Aliaga	270	3.42	146	2.18	19	3.37
Almaguer North	381	4.83	747	11.18	28	4.96
Almaguer South	401	5.09	194	2.90	8	1.42
Banggot	463	5.87	467	6.99	-	-
Barat	318	4.03	178	2.66	29	5.14

Buag	498	6.32	216	3.23	-	-
Calaocan	440	5.58	348	5.21	8	1.42
Dullao	188	2.38	242	3.62	19	3.37
Homestead	526	6.67	506	7.57	2	0.35
Indiana	286	3.63	198	2.96	12	2.13
Mabuslo	505	6.40	316	4.73	47	8.33
Macate	238	3.02	216	3.23	13	2.30
Magsaysay Hill	84	1.07	73	1.09	2	0.35
Manamtam	91	1.15	132	1.98	37	6.56
Mauan	377	4.78	234	3.50	42	7.45
Pallas	24	0.30	5	0.07	-	-
Salinas	299	3.79	151	2.26	30	5.32
San Antonio North	626	7.94	587	8.78	20	3.55
San Antonio South	228	2.89	230	3.44	0	0.00
San Fernando	730	9.26	571	8.54	24	4.26
San Leonardo	265	3.36	197	2.95	3	0.53
Sto. Domingo	258	3.27	482	7.21	115	20.39
Sto. Domingo West	35	0.44	20	0.30	42	7.45
Total	7885	100	6683	100	564	100

B. Profiles of Untitled Lands

Classification

Table 5 displays the classification of 25 barangays in Bambang of untitled lands, specifically categorize as agricultural, commercial, or residential. Among these classifications, agricultural land has the highest number of 4,106, followed by residential land with 2,255, and commercial land with the lowest count of 104. About untitled agricultural land, barangay Pallas holds the highest count, comprising 523 (12.74%) out of the total 4,106 agricultural lands, while barangay Banggot has the lowest count of 15 (0.37%). In the case of untitled commercial land, barangay Calaocan has the most number with 35 (33.65%) commercial lands, in contrast to barangay Sto. Domingo, which has the least with only one (0.96%). Remarkably, 18 barangays, including Abian, Abingan, Aliaga, Almaguer South, Barat, Dullao, Indiana, Mabuslo, Magsaysay Hill, Manamtam, Mauan, Pallas, Salinas, San Antonio North, San Antonio South, San Fernando, San Leonardo, and Sto. Domingo West, do not possess any commercial land. In terms of residential lands, barangay Buag holds the highest number with a total of 357 (15.83%) while the barangay Manantan placed last. Unfortunately, barangay Sto. Domingo does not have any untitled residential lands.

Table 5: Number of Untitled Lands as Per Classification

Barangay	Classification					
	Agricultural		Commercial		Residential	
	F	%	F	%	F	%
Abian	253	6.16	-	-	10	0.44
Abinganan	82	2.00	-	-	10	0.44
Aliaga	249	6.06	-	-	237	10.51
Almaguer North	111	2.70	7	6.73	112	4.97
Almaguer South	109	2.65	-	-	36	1.60
Banggot	15	0.37	28	26.92	222	9.84
Barat	101	2.46	-	-	59	2.62
Buag	94	2.29	6	5.77	357	15.83
Calaocan	26	0.63	35	33.65	120	5.32
Dullao	38	0.93	-	-	21	0.93
Homestead	86	2.09	25	24.04	276	12.24
Indiana	125	3.04	-	-	25	1.11
Mabuslo	292	7.11	-	-	69	3.06
Macate	173	4.21	2	1.92	26	1.15
Magsaysay Hill	255	6.21	-	-	16	0.71
Manamtam	123	3.00	-	-	5	0.22
Mauan	173	4.21	-	-	317	14.06
Pallas	523	12.74	-	-	14	0.62
Salinas	253	6.16	-	-	50	2.22
San Antonio North	81	1.97	-	-	20	0.89
San Antonio South	76	1.85	-	-	48	2.13
San Fernando	402	9.79	-	-	57	2.53
San Leonardo	141	3.43	-	-	61	2.71
Sto. Domingo	213	5.19	1	0.96	87	3.86
Sto. Domingo West	112	2.73	-	-	-	-
Total	4106	100	104	100	2255	100

Location

Table 6 shows the untitled lands in Bambang with a total of 6,465. Among the 25 barangays in Bambang, Barangay Pallas has the highest number of untitled lands, with 537 untitled lands covering a total area of 26,648,521 square meters. Within these 537 untitled lands, 523 are classified as agricultural land, spanning an area of 26,623,320.50 square meters, while none are categorized as commercial land. Additionally, there are 14 untitled lands designated as residential, encompassing an area of 25,200 square meters. Conversely, Barangay Dullao has the fewest untitled lands in Bambang, totaling 59, with a combined area of 5,842,620 square meters. Out of these 59 untitled lands, 38 are classified as agricultural, covering an area of 5,809,370 square meters, with none designated as commercial land. Furthermore, there are 21 untitled lands designated as residential, with an area of 33,250.50 square meters.

Table 6: Number of Untitled Lands Per Barangay

Barangay	No. of Untitled Lands
Abian	263
Abinganan	92
Aliaga	486
Almaguer North	230
Almaguer South	145
Banggot	265
Barat	160
Buag	457
Calaocan	181
Dullao	59
Homestead	387
Indiana	150
Mabuslo	361
Macate	201
Magsaysay Hill	271
Manamtam	128
Mauan	490
Pallas	537
Salinas	303
San Antonio North	101
San Antonio South	124
San Fernando	459

San Leonardo	202
Sto. Domingo	301
Sto. Domingo West	112
Total	6,465

Area

Table 7 depicts the area of untitled lands is 167,992,885 square meters, of which untitled agricultural lands is 166,058,517 square meters, commercial lands is 134,323 square meters, and residential lands is 1,800,045 square meters. The greatest in terms of agricultural land is barangay Salinas, which has a total size of 28,304,234.23 square meters. Banggot has the smallest overall area with 31,107 square meters. The largest area of commercial land, 96,420 square meters, is in Barangay Sto. Domingo. Buag, on the other hand, has the smallest area at 1,515 square meters. The largest residential land area is found in barangay Buag, which has a total area of 211,304.10 square meters, while the lowest is found in barangay Manamtam, which has a total area of 7,213 square meters.

Table 7: Area of Untitled Lands as Per Classification

Barangay	Area (sqm)			
	Classification			Total
	Agricultural	Commercial	Residential	
Abian	11,884,673.50	-	15,092	11,899,766
Abinganan	3,375,522.49	-	20,902	3,396,424
Aliaga	3,005,928	-	136,248.50	3,142,177
Almaguer North	953,226	10,908.50	51,189.50	1,015,324
Almaguer South	2,106,004	-	53,177.50	2,159,182
Banggot	31,107	7,091.50	154,999.57	193,198
Barat	5,769,783.60	-	70,277	5,840,061
Buag	717,381	1,515	211,304.10	930,200
Calaocan	99,316	14,299.43	102,279.33	215,895
Dullao	5,809,370	-	33,250.50	5,842,620
Homestead	428,563.50	2,180	72,279.50	503,023
Indiana	3,299,753	-	64,217	3,363,970
Mabuslo	4,935,198.98	-	93,673	5,028,872
Macate	1,671,326.50	1,909	36,083.50	1,709,319
Magsaysay Hill	1,275,201	-	149,003	1,424,204
Manamtam	26,989,791	-	7,213	26,997,004
Mauan	10,599,930.50	-	124,520	10,724,451

Pallas	26,623,320.50	-	25,200	26,648,521
Salinas	28,304,234.23	-	33,112	28,337,347
San Antonio North	1,053,068	-	25,378	1,078,446
San Antonio South	15,880,134	-	95,233	15,975,367
San Fernando	2,835,039	-	53,217	2,888,256
San Leonardo	1,759,046.50	-	46,286	1,805,333
Sto. Domingo	2,259,661	96,420	125,909.50	2,481,991
Sto. Domingo West	4,391,938	-	-	4,391,938
TOTAL	166,058,517	134,323	1,800,045	167,992,885

Mode of Possession

Figure 3 presents data on landholders who obtained land through stewardship within a forest zone in Bambang. It lists nine barangays, including Abian, Abinganan, Banggot, Calaocan, Dullao, Mabuslo, Magsaysay Hill, San Fernando, and Sto. Domingo. The blue bar displays the number of landholders in each barangay, indicating 83 in Abian, 21 in Abinganan, 143 in Banggot, 31 in Dullao, 58 in Mabuslo, 10 in Magsaysay Hill, two in San Fernando, and 162 in Sto. Domingo. These figures represent the count of landholders specific to each barangay. On the left side of the figure, the dates of land issuance to the landholders are provided, spanning from the 1980s to the 1990s, suggesting that the acquisition of land through stewardship occurred during this period. The orange bar illustrates the land areas acquired by the landholders in each barangay, offering comprehensive data. These numerical values accurately reflect the extent and size of land ownership within each barangay. In total, the land acquired through stewardship amounts to 625.28 hectares. Notably, Barangay Abian holds 214.41 hectares, Barangay Abinganan acquired 32.20 hectares, Barangay Banggot secured 42.39 hectares, Calaocan gained ownership of 5.04 hectares, Barangay Dullao possesses 42.64 hectares, Barangay Mabuslo claims 27.96 hectares, Magsaysay Hill controls 3.66 hectares, San Fernando possesses 10 hectares, and Santo Domingo possesses 255.42 hectares.

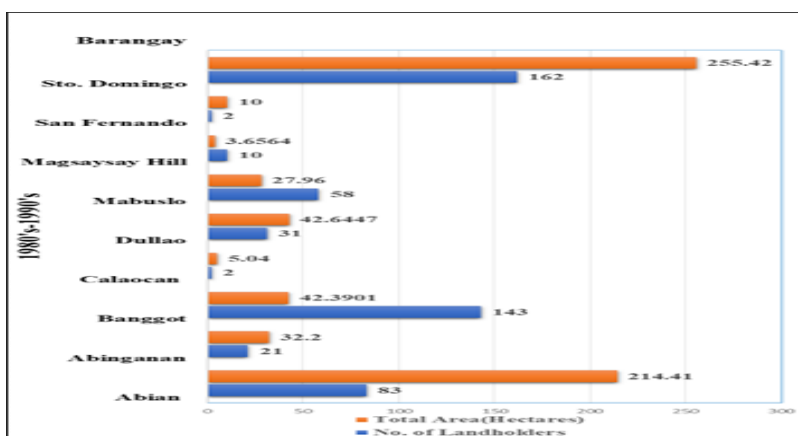


Fig 3 Mode of Possession of Untitled Lands

C. Parcellary Maps of Titled and Untitled lands

Figure 4, represents the map of titled and untitled lands of the municipality of Bambang. It illustrates the distribution of parcel of titled lands and untitled lands of Bambang. The green areas on the map indicate the titled lands of Bambang with a total count of 18,136 parcels of land with a total area of 161,641,189 square meters. The red areas on the map are the untitled lands of Bambang with a total count of 966 parcels of land with a total area of 12,450,388.83 square meters. Overall, 19,102 parcels of land with a total area of 174,091,577.83 square meters in the municipality of Bambang were mapped.

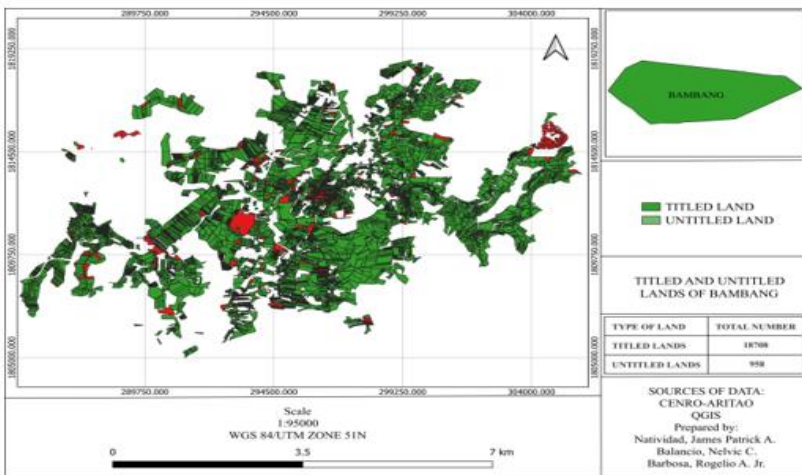


Fig. 4 Parcellary Map of Titled and Untitled Lands

D. Parcellary Maps of Titled Lands in every barangay

Figures 5 to 25, represents the maps of titled lands for the entire municipality. It illustrates the distribution of parcels of titled lands lots within the barangays and their respective classifications. The green areas on the maps indicates agricultural lands while yellow and red regions are commercial and residential lands respectively.

In terms of classifications, agricultural lands have the highest number of titled lands, followed by residential lands, while commercial lands have the lowest counts. The barangay Mabuslo has 1079 parcels of titled agricultural lands, while barangay Pallas has only 15 parcels of titled agricultural lands. The barangay Almaguer North has the greatest number of titled parcels with respect to residential classification, followed by barangay Banggot, while barangays Pallas and Santo Domingo West has no recorded residential lands based on the file of Municipal Assessors' Office as of April 2023. No commercial lands were recorded with barangays Abian, Abinganan, Aliaga, Almaguer South, Dullao, Mabuslo, Manamtam, Mauan, Pallas and Sto. Domingo West.

With respect to the area, for the 25 barangays of the municipality of Bambang, the total area of titled agricultural lands are 145,925,600.80 square meters or 14,592.56 hectares. While commercial and residential lands have a total area of 1, 019,693.46 square meters or 101.97 hectares and 164,344.05 square meters or 16.43 hectares respectively.

On the other hand, the highest number of parcels that is titled were located in barangay Almaguer North and Mabuslo, it is shown that these two barangay are located within the mainland of the municipality.



Fig. 5 Parcellary Map of Titled Lands of barangay Abian as per Classification

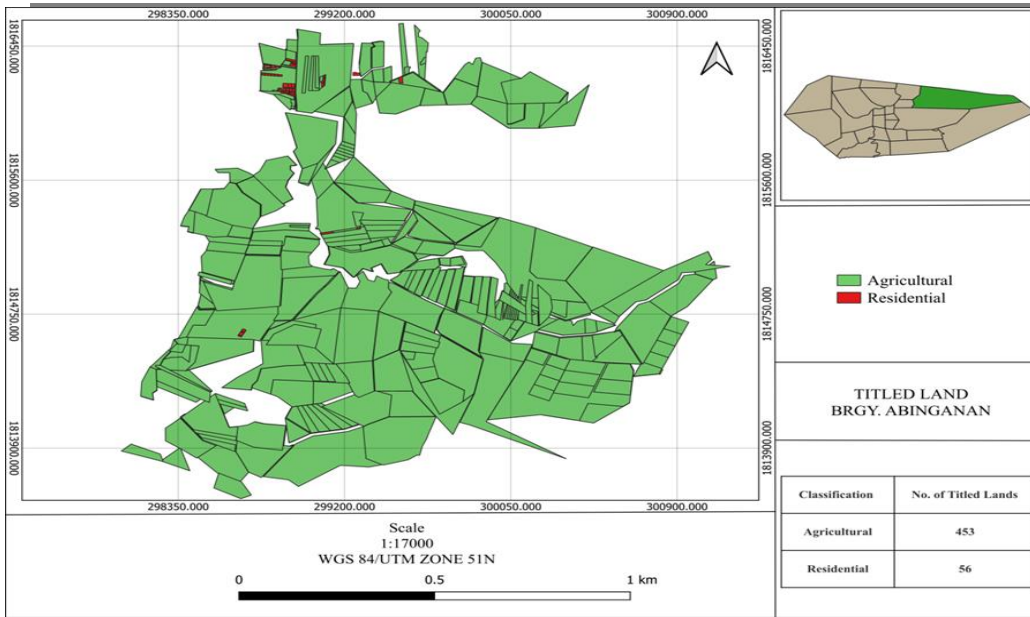


Fig. 6 Parcellary Map of Titled Lands of barangay Abingan as per Classification

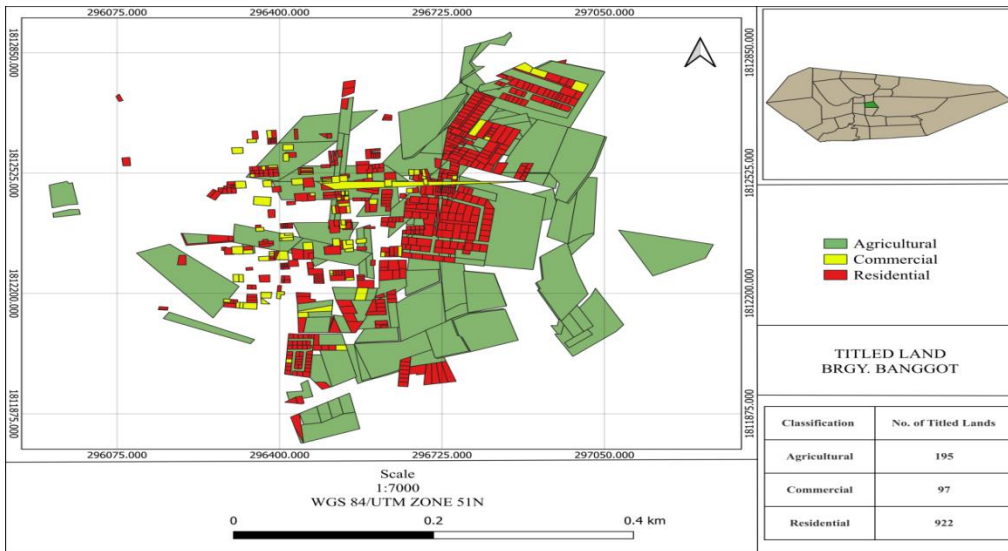


Fig. 9 Parcellary Map of Titled Lands of barangay Banggot as per Classification

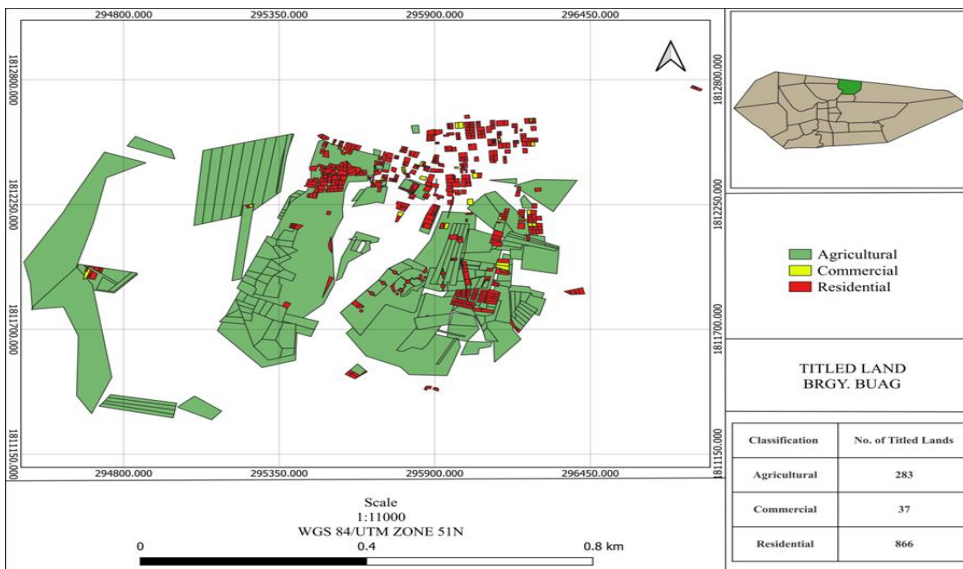


Fig. 10 Parcellary Map of Titled Lands of barangay Buag as per Classification

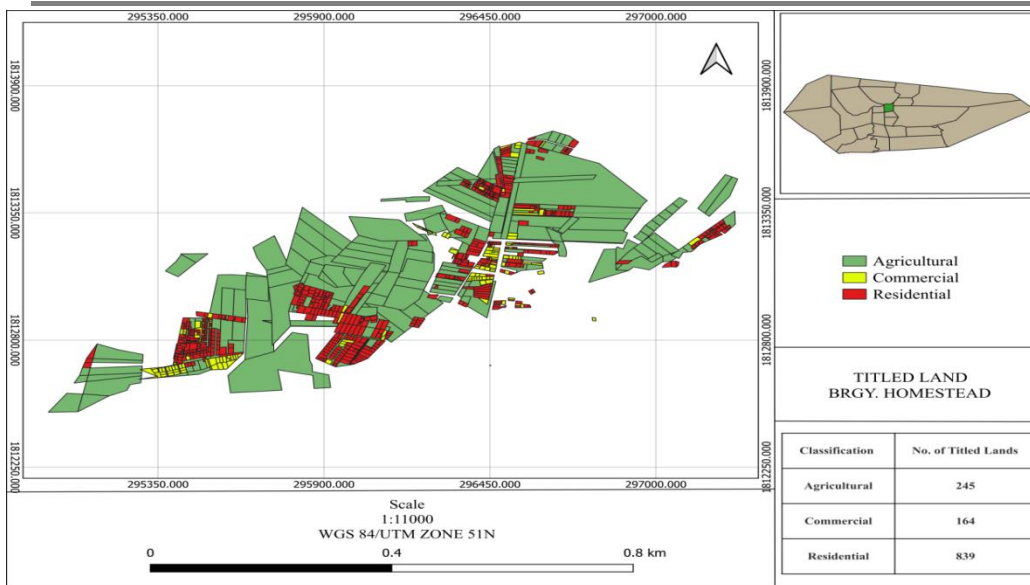


Fig. 13 Parcellary Map of Titled Lands of barangay Homestead as per Classification

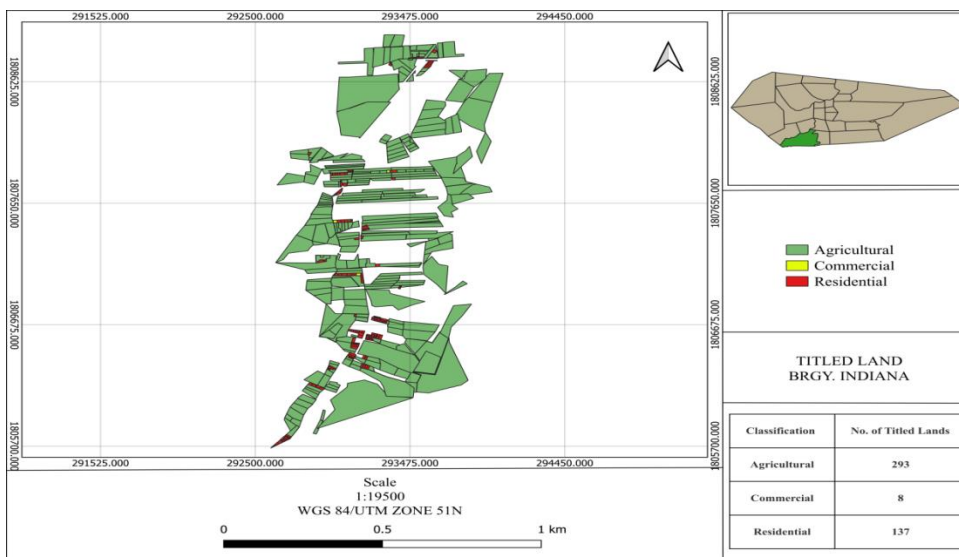


Fig. 14 Parcellary Map of Titled Lands of barangay Indiana as per Classification

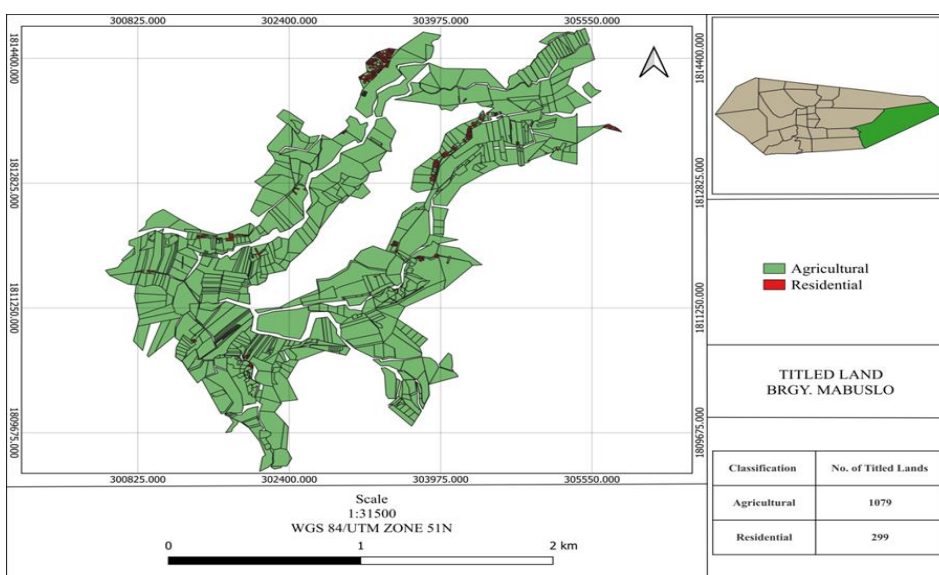


Fig. 15 Parcellary Map of Titled Lands of barangay Mabuslo as per Classification

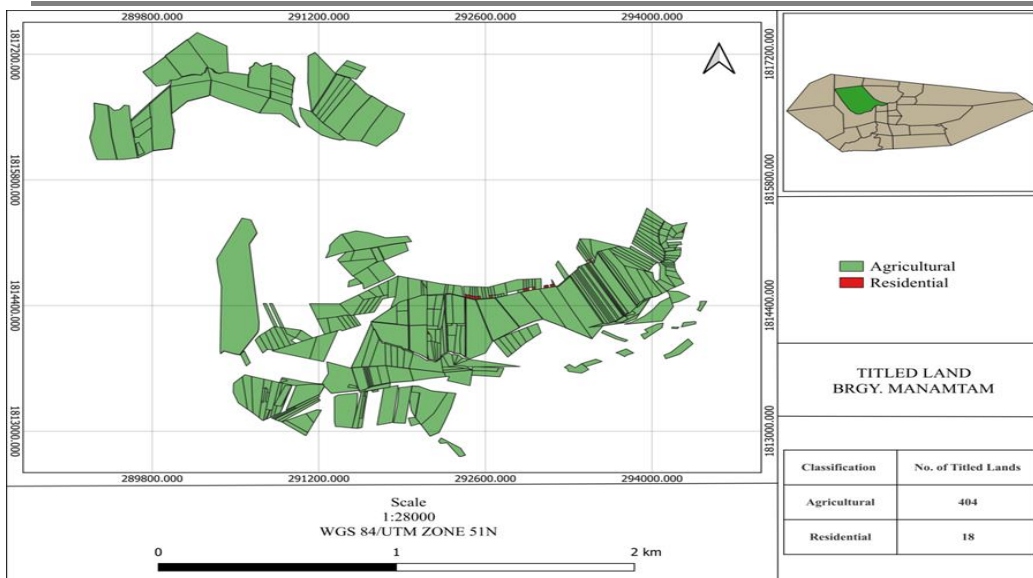


Fig. 16 Parcellary Map of Titled Lands of barangay Manamtam as per Classification

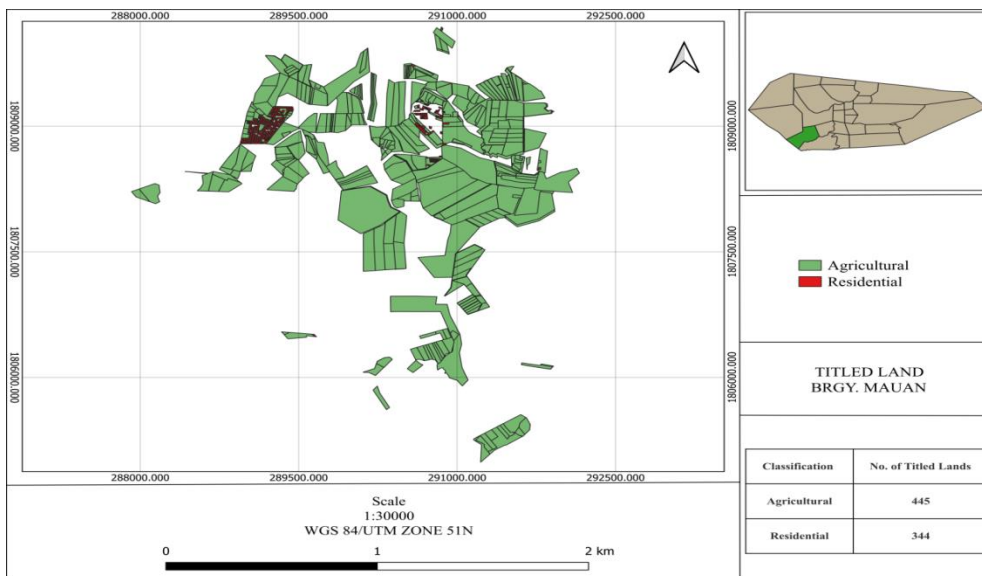


Fig. 17 Parcellary Map of Titled Lands of barangay Mauan as per Classification

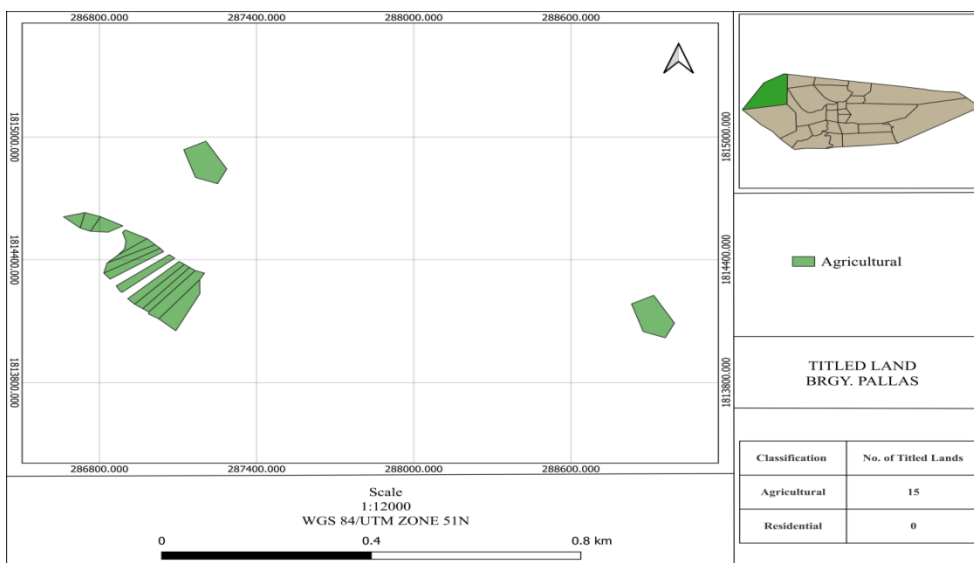


Fig. 18 Parcellary Map of Titled Lands of Barangay Pallas as per Classification

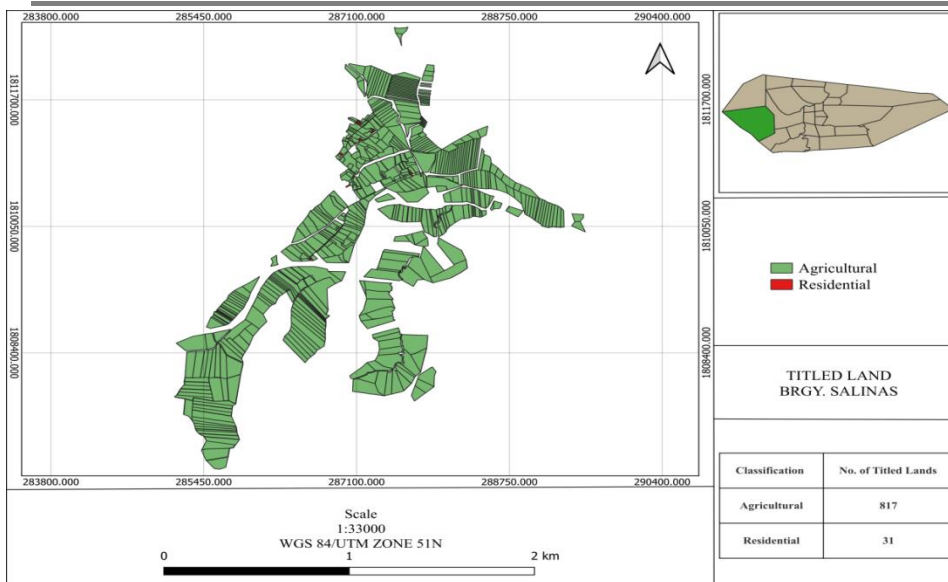


Fig. 19 Parcellary Map of Titled Lands of Barangay Salinas as per Classification

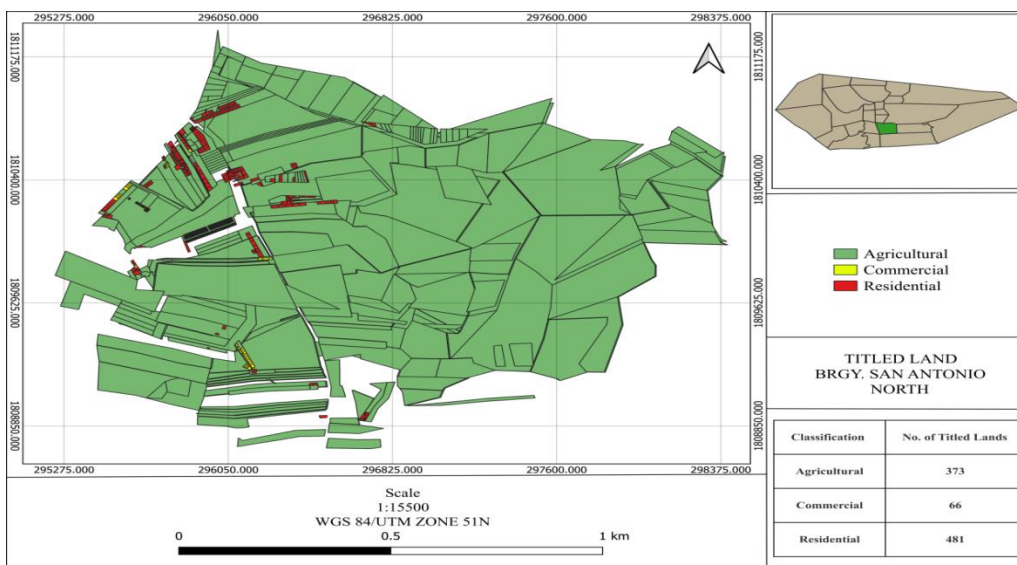


Fig. 20 Parcellary Map of Titled Lands of Barangay San Antonio North as per Classification

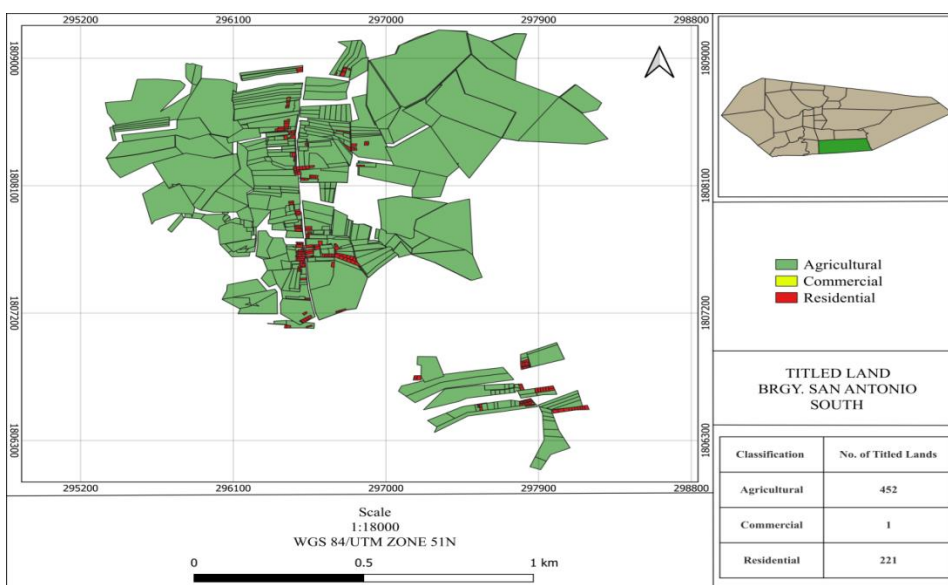


Fig. 21 Parcellary Map of Titled Lands of Barangay San Antonio South as per Classification

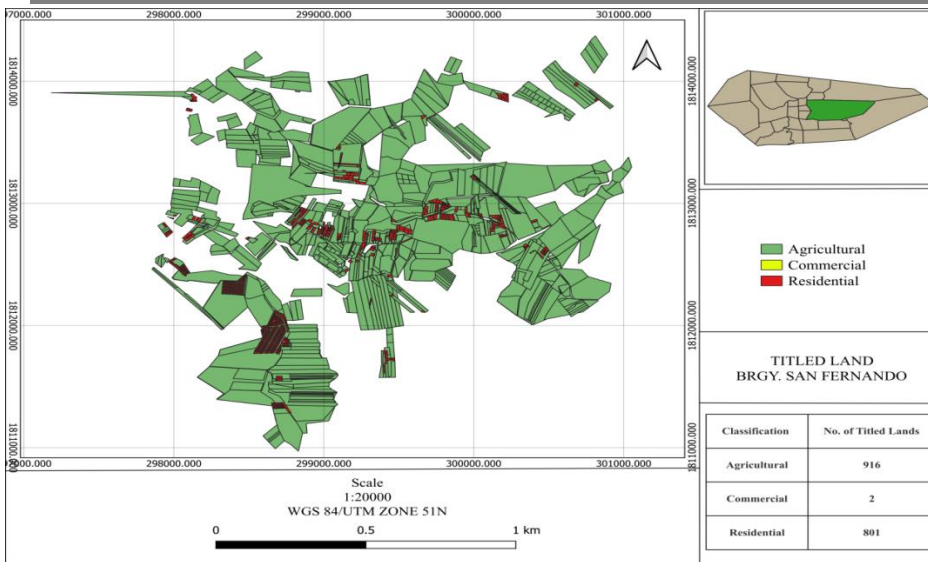


Fig. 22 Parcellary Map of Titled Lands of Barangay San Fernando as per Classification

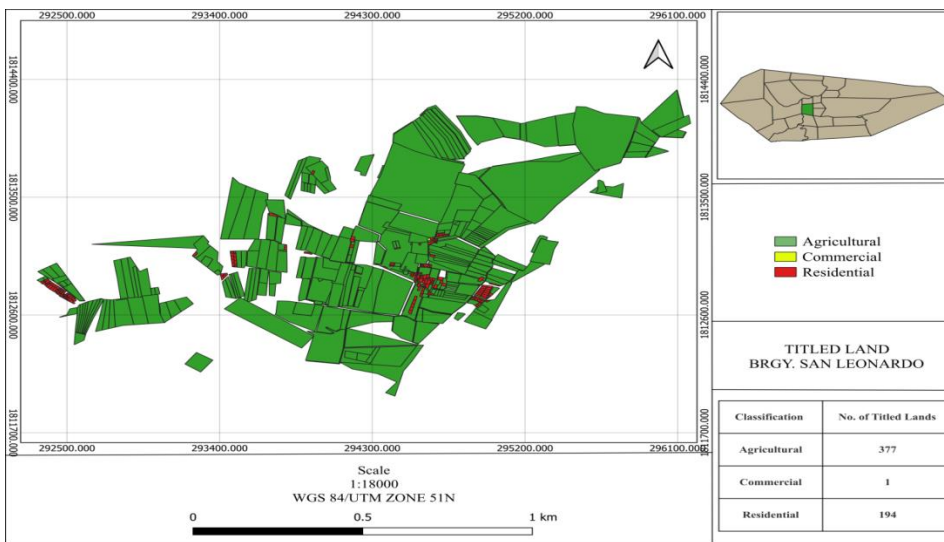


Fig. 23 Parcellary Map of Titled Lands of Barangay San Leonardo as per Classification

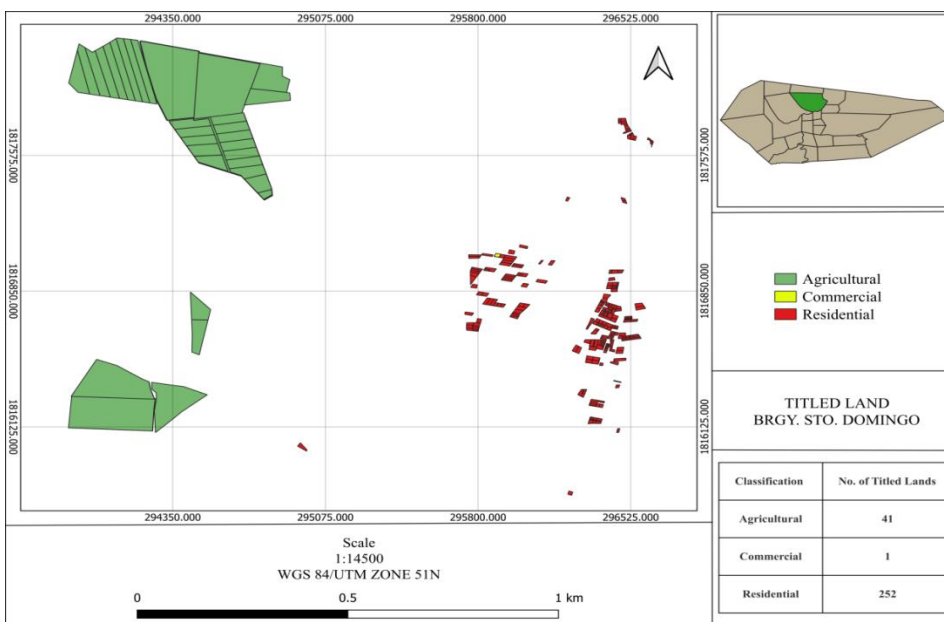


Fig. 24 Parcellary Map of Titled Lands of Barangay Sto. Domingo as per Classification

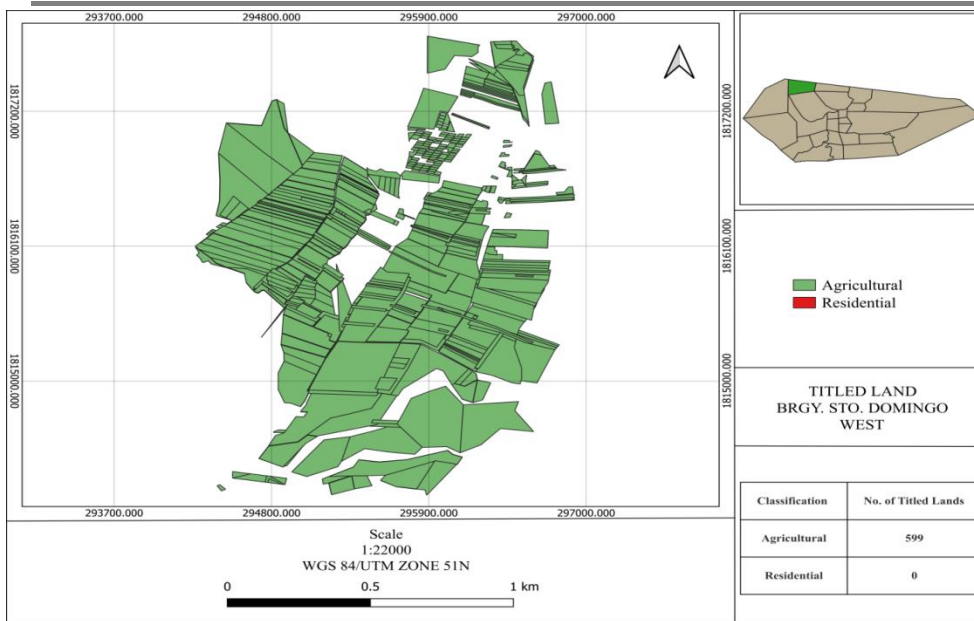


Fig. 25 Parcellary Map of Titled Lands of Barangay Sto. Domingo West as per Classification

E. Parcellary Maps of UnTitled Lands in every Barangay

Figures 26 – 42 shows the parcellary maps of untitled lands as per classifications of the 25 barangay of the Municipality of Bambang, Province of Nueva Vizcaya. Untitled lands are classified as agricultural, commercial and residential lands. There are 958 untitled parcels counted with a total area of 11,961,184.83 square meters or 1,196.12 hectares.

Among the top 5 barangay with the highest number of untitled parcels are barangay Salinas with 106 parcels, barangay Buag with 99 parcels, followed by barangay Manamtam with 98 parcels, barangay Mabuslo with 97 parcels and barangay Banggot with a total of 73 parcels.

On the other hand, barangay Barat has the fewest number of untitled lands that has only four parcels and are classified as agricultural lands. Followed by barangay Dullao and barangay Sto. Domingo West with only 5 untitled parcels. Also, barangay Pallas and barangay Homestead has only 7 and 10 untitled parcels respectively.

As per classifications, the agricultural lands have the highest number of untitled parcels with a total of 662 parcels followed by residential with 263 parcels and commercial with a total of 33 parcels.

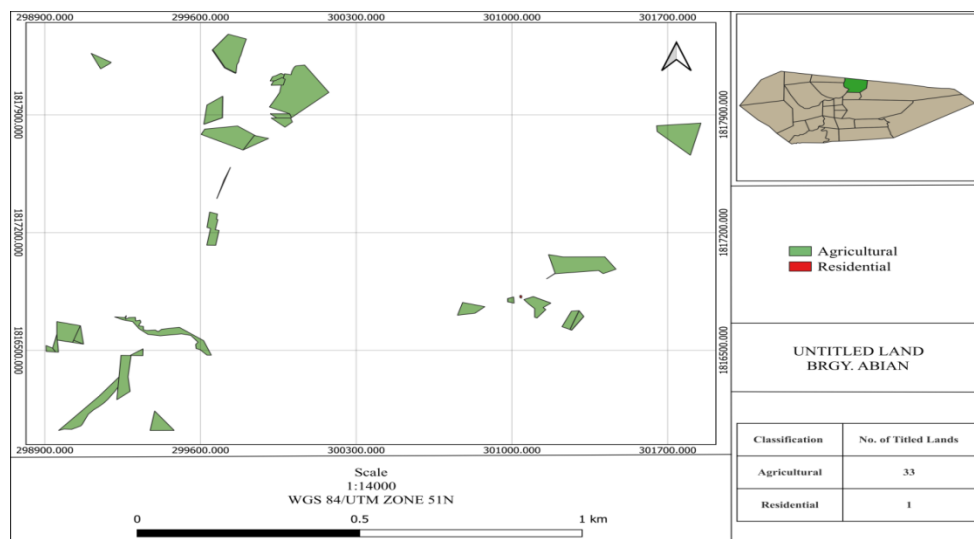


Fig. 26 Parcellary Map of UnTitled Lands of Barangay Abian as per Classification

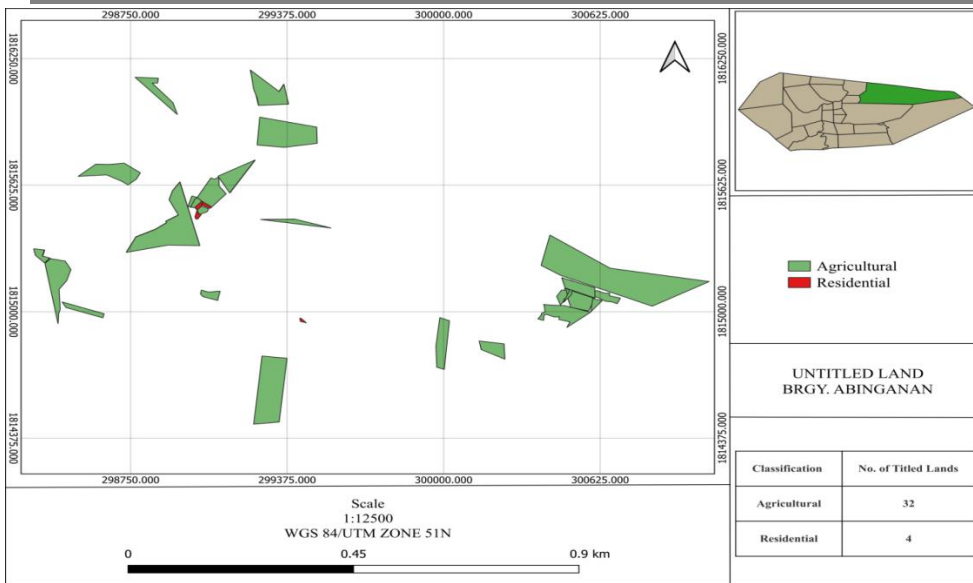


Fig. 27 Parcellary Map of Untitled Lands of Barangay Abinganan as per Classification

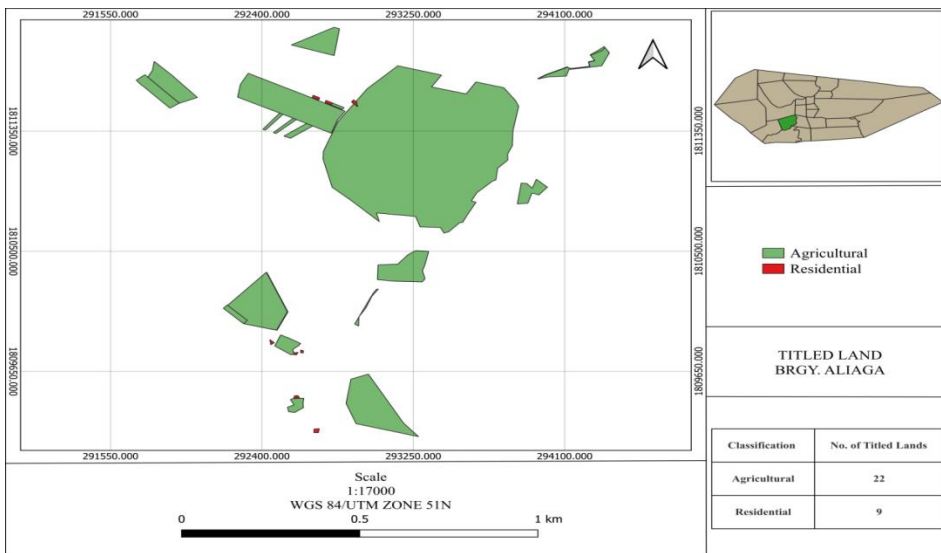


Fig. 28 Parcellary Map of Untitled Lands of Barangay Aliaga as per Classification

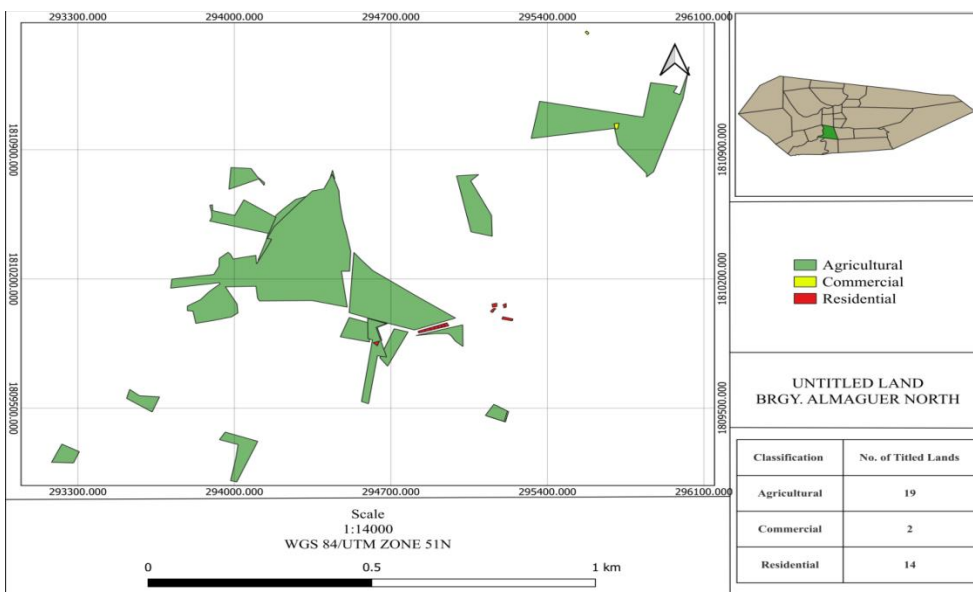


Fig. 29 Parcellary Map of Untitled Lands of Barangay Almaguer North as per Classification

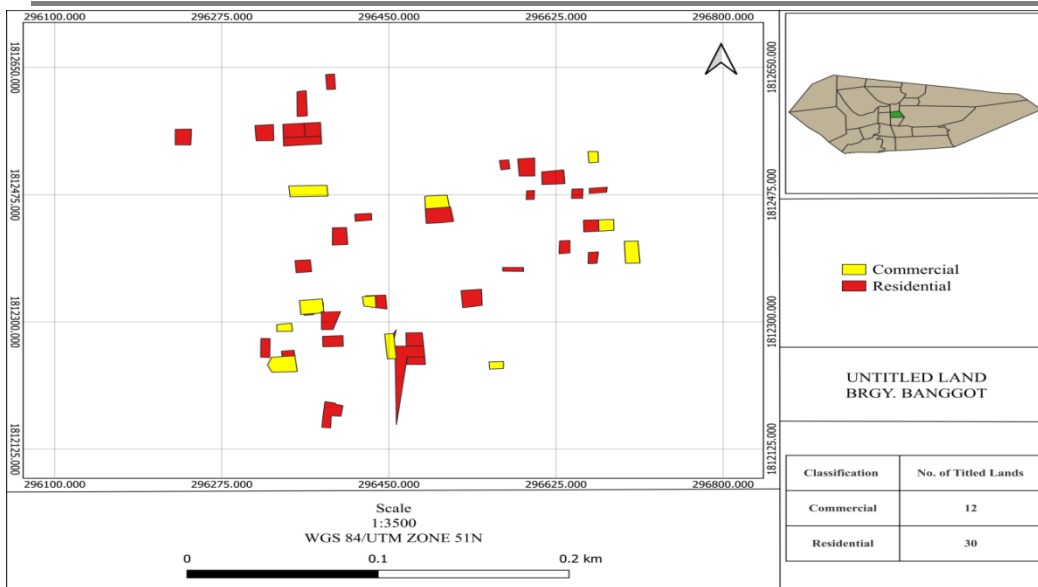


Fig. 31 Parcellary Map of Untitled Lands of Barangay Banggot as per Classification

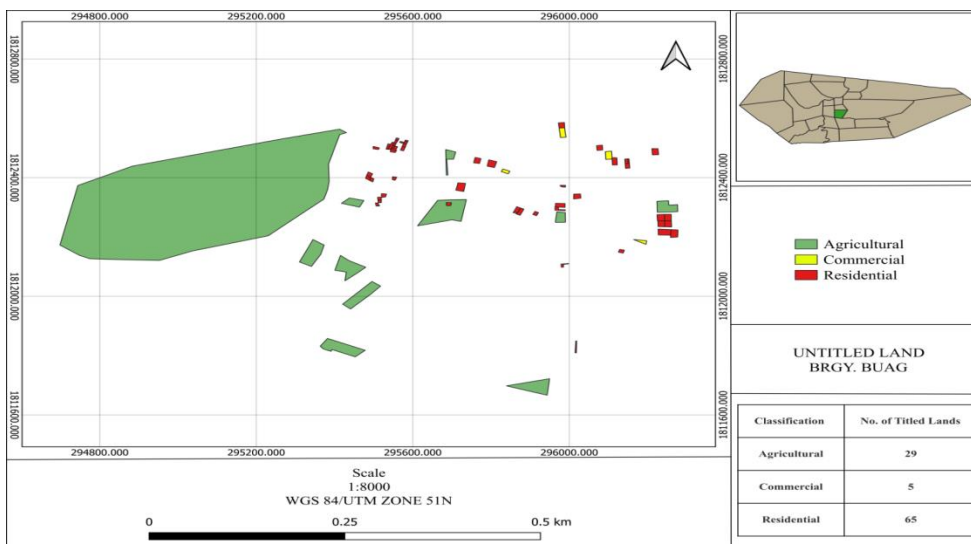


Fig. 32 Parcellary Map of Untitled Lands of Barangay Buag as per Classification

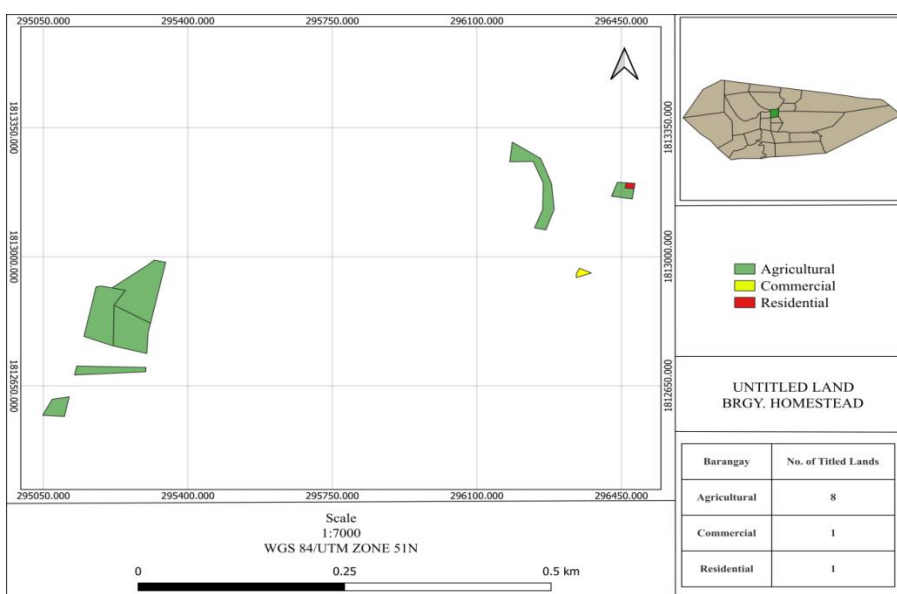


Fig. 34 Parcellary Map of Untitled Lands of Barangay Homestead as per Classification

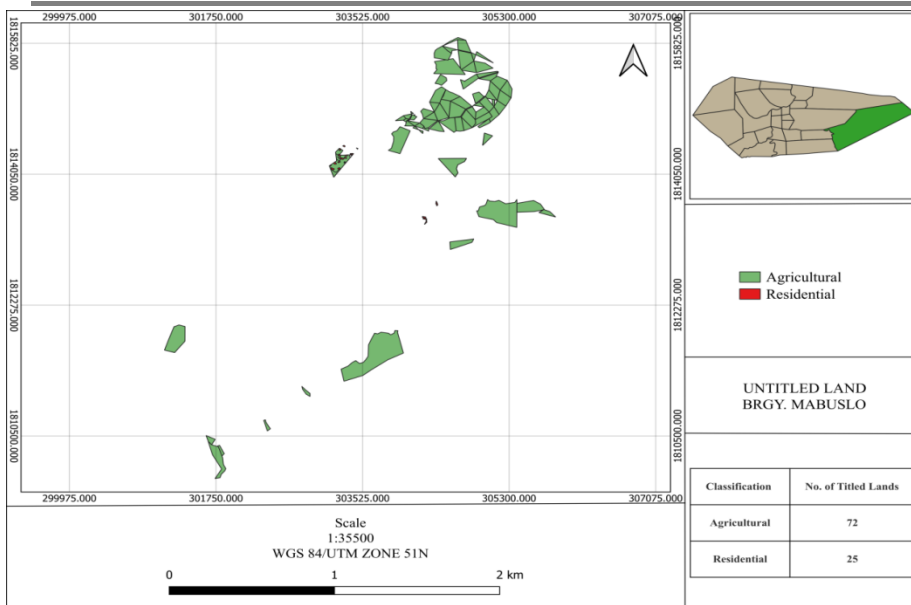


Fig. 35 Parcellary Map of Untitled Lands of Barangay Mabuslo as per Classification

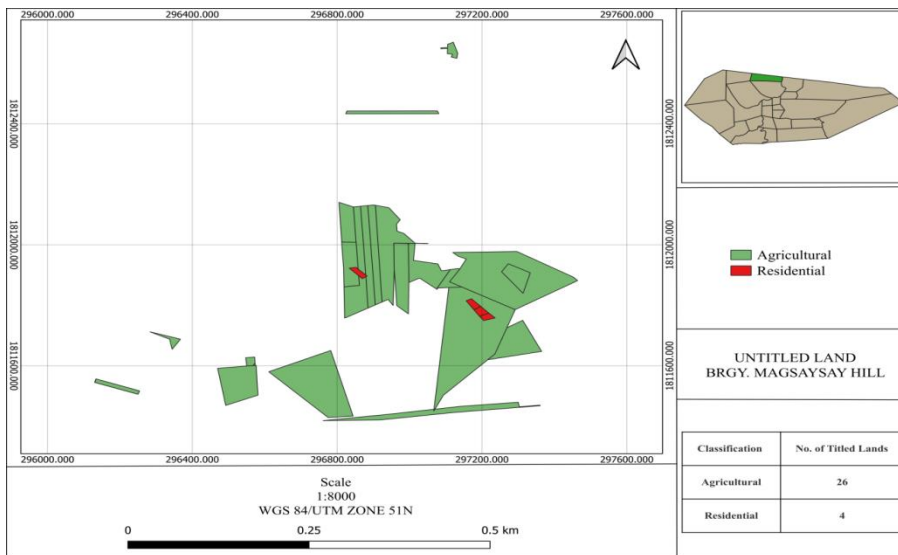


Fig. 36 Parcellary Map of Untitled Lands of Barangay Magsaysay as per Classification

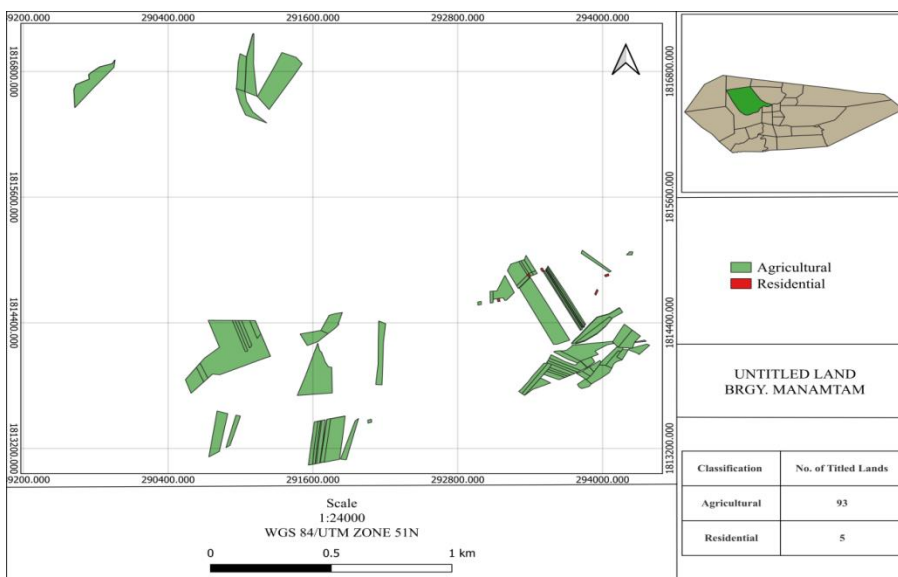


Fig. 37 Parcellary Map of Untitled Lands of Barangay Manamtam as per Classification

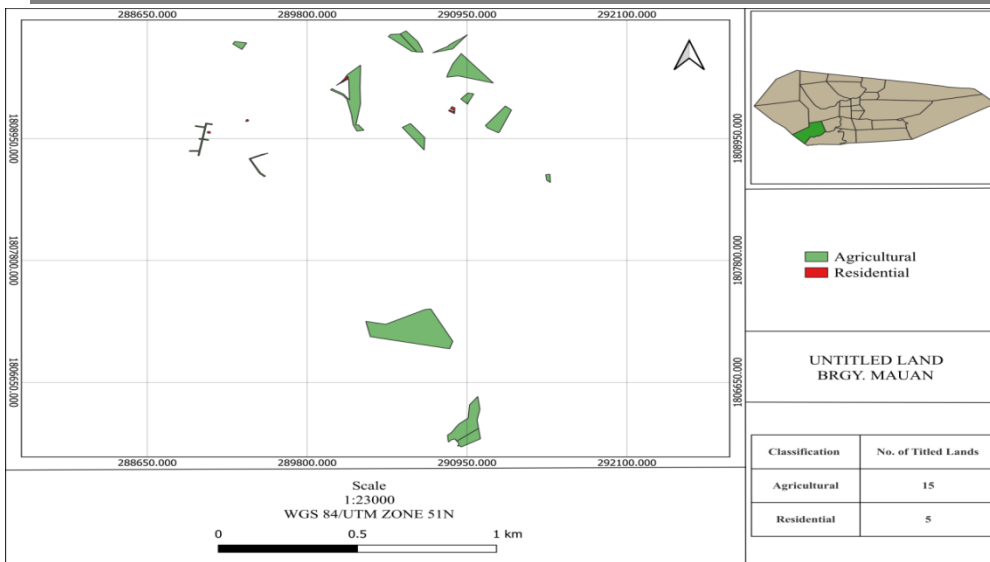


Fig. 38 Parcellary Map of Untitled Lands of Barangay Mauan as per Classification

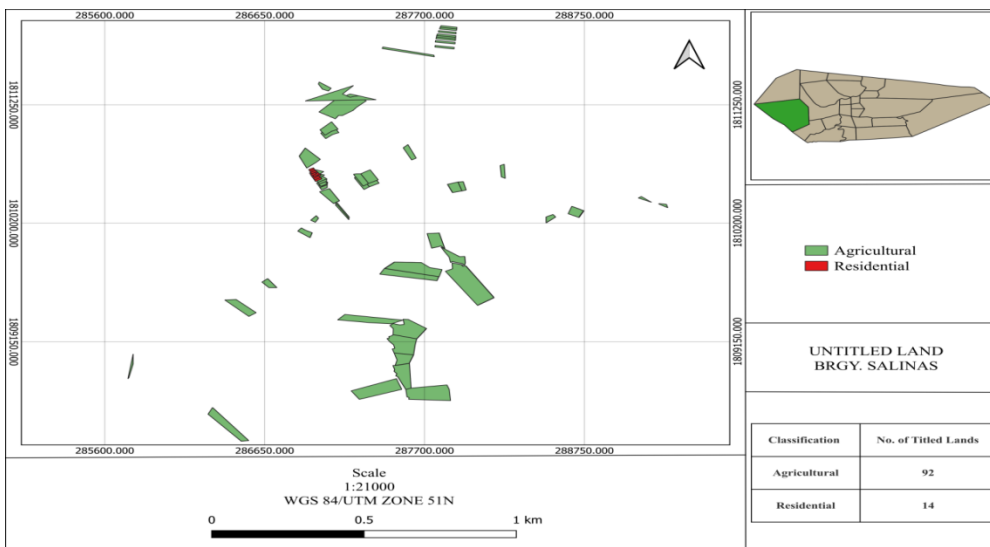


Fig. 39 Parcellary Map of Untitled Lands of Barangay Salinas as per Classification

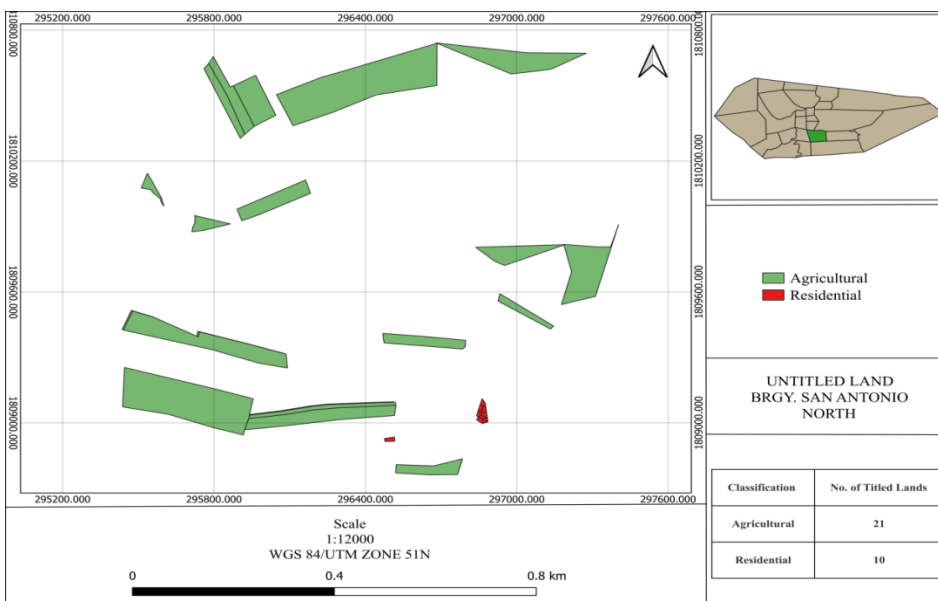


Fig. 40 Parcellary Map of Untitled Lands of Barangay San Antonio North as per Classification

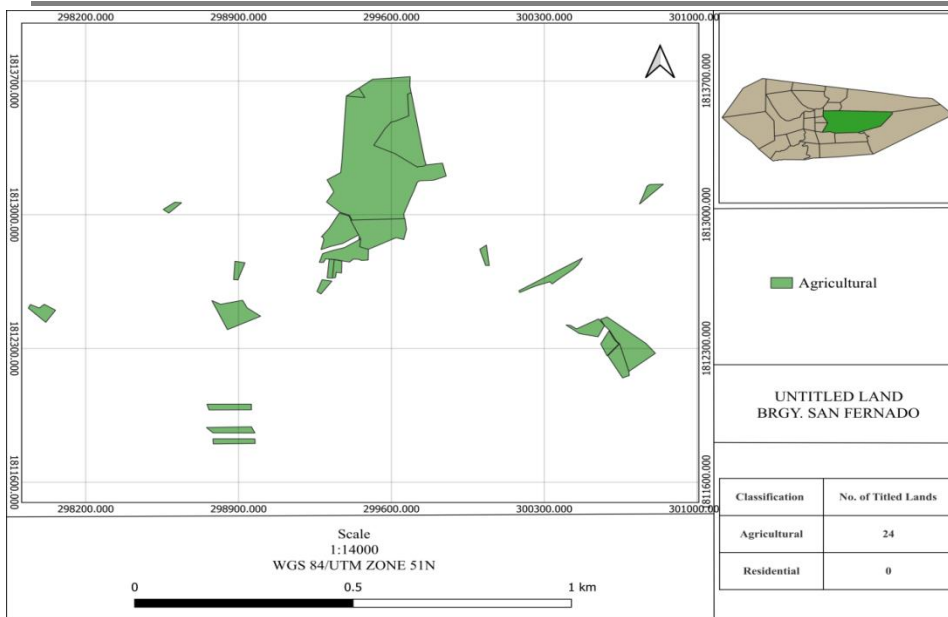


Fig. 41 Parcellary Map of Untitled Lands of Barangay San Fernando as per Classification

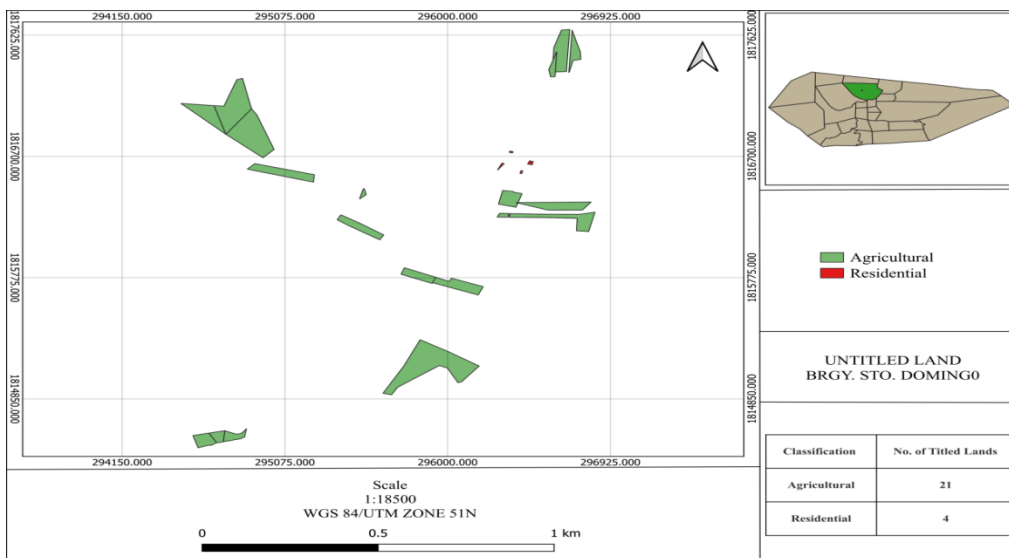


Fig. 42 Parcellary Map of Untitled Lands of Barangay Sto. Domingo as per Classification

CONCLUSION

Based on the data provided by the Assessor's Office and on the findings, it concludes that titled lands have the highest count with a total parcel of 15,944 encompassing an area of 96,243,787 square meters for all the classifications. Barangay Homestead possesses the greatest count of titled lands, amounting to 1,365 lots, while Barangay Dullao has the lowest number of untitled lands in Bambang, consisting of a total of 29 parcels of land.

Most titled lands consist of 9323 are agricultural lands, while commercial lands make up a smaller portion with only 733 titled lots. Among the titled agricultural lands, barangay San Fernando has the highest number of lots, totaling 944 or 10.13% of the total. Conversely, barangay Pallas has the lowest count with only 29 lots, accounting for 0.31%. In terms of titled commercial land, barangay Homestead holds the highest count, consisting of 221 lands which makes up 30.15% of the total 733 commercial lands. In contrast, barangay Sto. Domingo has the lowest count with only one lands, representing 0.14%.

Moreover, the agricultural lands, encompassing an impressive 93,765,066 square meters, hold the title for being the largest in terms of area, residential lands have the smallest area, measuring only 546,944 square

meters. Among the barangays, barangay Dullao has the largest agricultural land area, spanning 15,141,732 square meters, while Banggot has the smallest overall area, measuring 233,708 square meters. The largest residential land area can be found in barangay San Antonio North, with a total area of 185,951.25 square meters, whereas barangay Manamtam has the smallest area, covering 4,033 square meters.

On the other hand, Barangay Pallas has the largest quantity of untitled lands in Bambang, consisting of 537 lands, whereas Barangay Dullao has the smallest number of untitled lands with 59 parcels. Most of the untitled lands in Bambang are agricultural, consisting of 4,106 lands. Among the 25 Barangays of Bambang, Barangay Salinas has largest number of mapped records with 106 untitled parcels, covering an area of 880,747.93 square meters. In contrast, Barangay Barat has the fewest mapped records, with only 4 untitled parcels, covering an area of 218,970 square meters.

ACKNOWLEDGEMENT

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