



# PRELIMINARY SURVEY VISIT

UNIVERSITY OF SOUTHERN MINDANAO  
Institute of Sports Physical Education and Recreation  
Kabacan, Cotabato

# Bachelor of Science in Exercise and Sports Sciences

- Fitness and Sports Coaching
- Fitness and Sports Management

July 14-15, 2025

## AREA VIII: PHYSICAL PLANT AND FACILITIES



University of Southern Mindanao

AREA VIII: A – SITE



# **AREA VIII:**

## **PHYSICAL PLANT AND FACILITIES**

### **A. SITE**

**A.1. Site Development Plan/  
Physical Plant Map  
Displayed Prominently in the  
Campus**



The University of Southern Mindanao (formerly the Mindanao Institute of Technology) is located less than one kilometer from the National Highway in the Municipality of Kabacan, Cotabato Province. Kabacan is nearly at the geographical center of Mindanao and is accessible from any part of the island through the North-South Cagayan de Oro–General Santos City and East-West Davao–Cotabato City national highways, which intersect in the town.

The land on which the University is situated was formerly the Rio Grande Rubber Estate, covering an area of 1,024 hectares. The university's land grant area is designated for carrying out its mandated functions of instruction, research, extension, and production. The academic zone is strategically located near the center of this land grant area, occupying 88 hectares in a setting conducive to learning. This area houses the various academic buildings, sports complex, administrative offices, hospital, dormitories, cottages, and other facilities.

The University Development Plan (available from S.Y. 2014-15 to 2024-25) outlines the university's strategic direction for growth and ongoing development. The plan addresses the following goals:

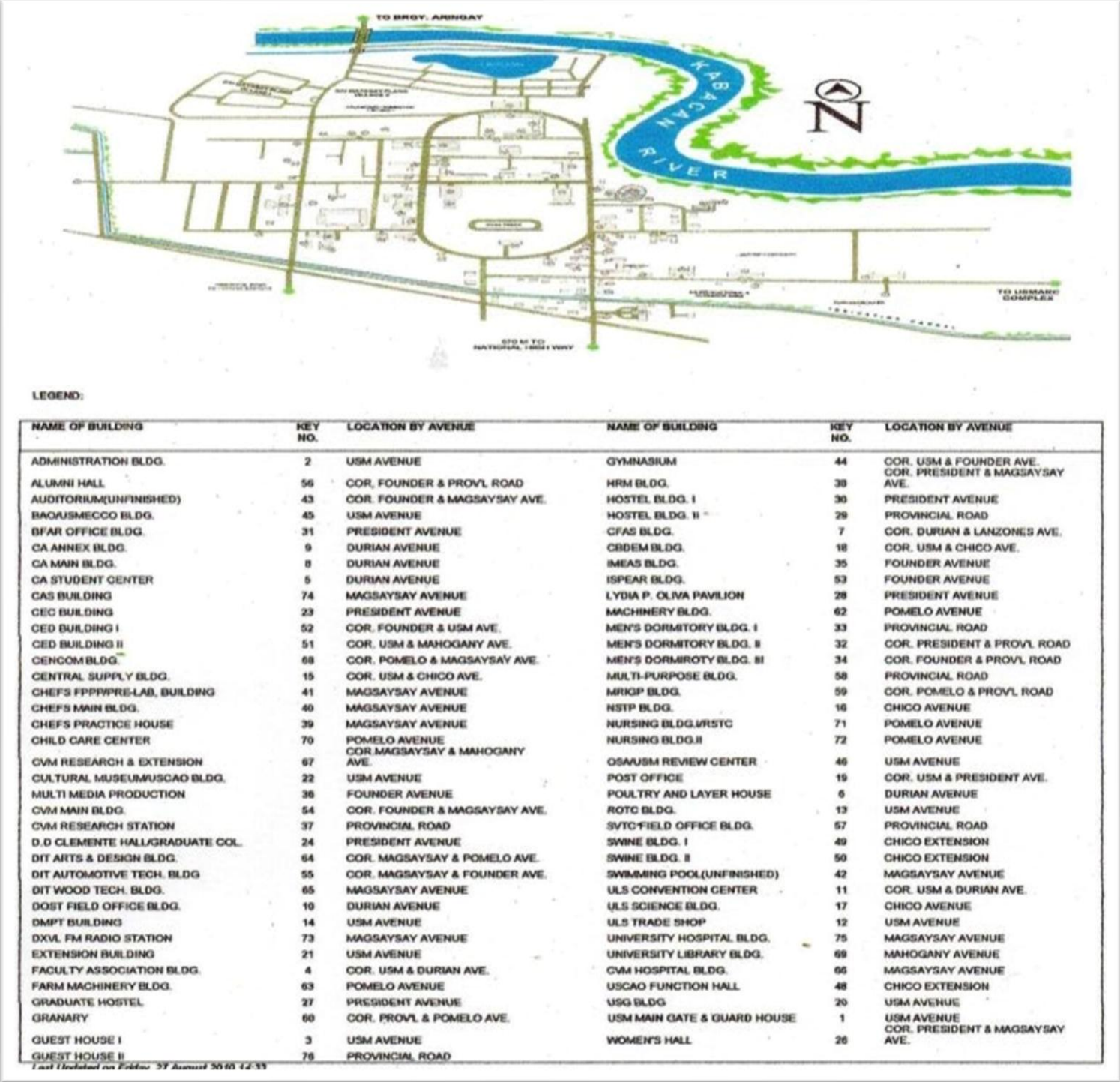
- a) Generating additional funds for the university.
- b) Offering new educational programs to meet the labor needs of both domestic and international markets.
- c) Implementing programs to address the increasing demand for improved information management and communication technologies, and to support government programs aimed at poverty alleviation.
- d) Enhancing the university's organizational structure and administrative procedures through the creation of additional offices that cater to specific needs and performance monitoring across various areas.
- e) Emphasizing the creation of a conducive study environment by improving security, campus landscaping, installing drinking fountains, enhancing restroom facilities, adding ATM services, and ensuring clearer, well-maintained classrooms.

This development plan underscores the university's commitment to providing quality education and a supportive environment for its students.





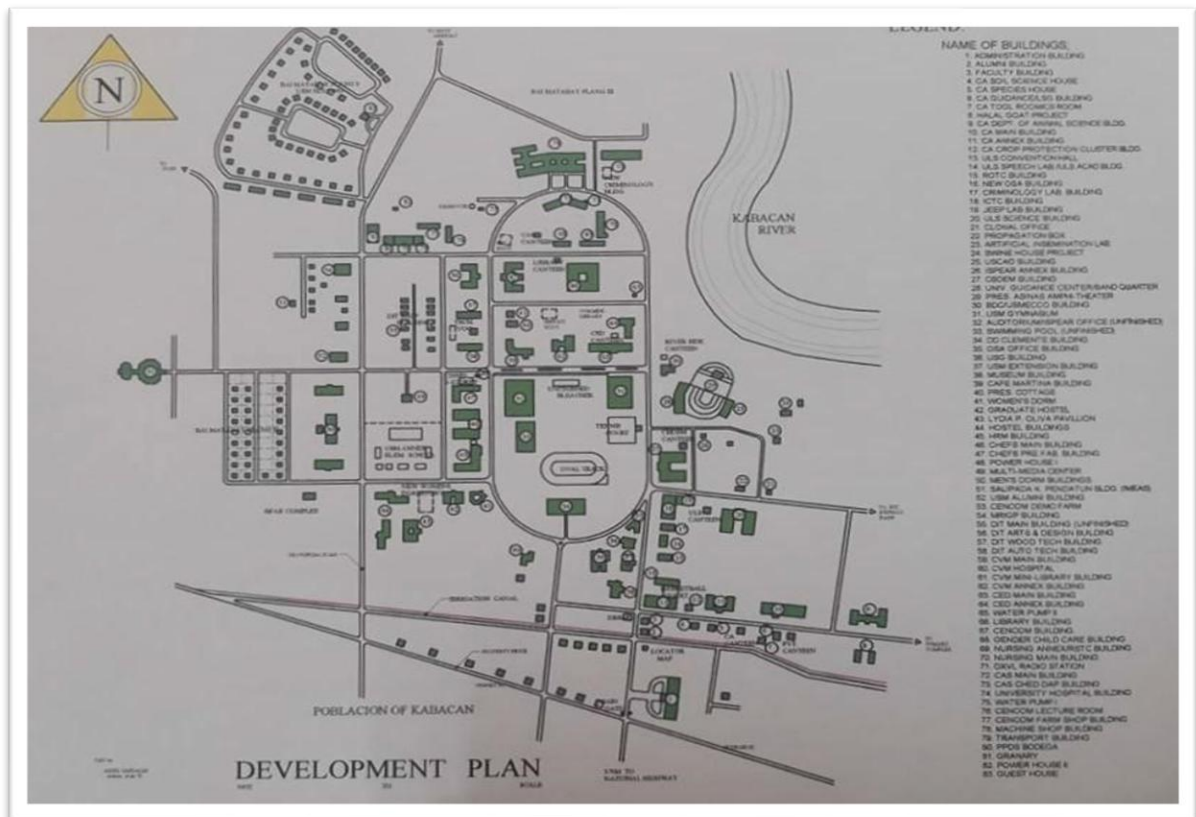
Site Development Plan/Physical Plant Map displayed prominently in the Campus



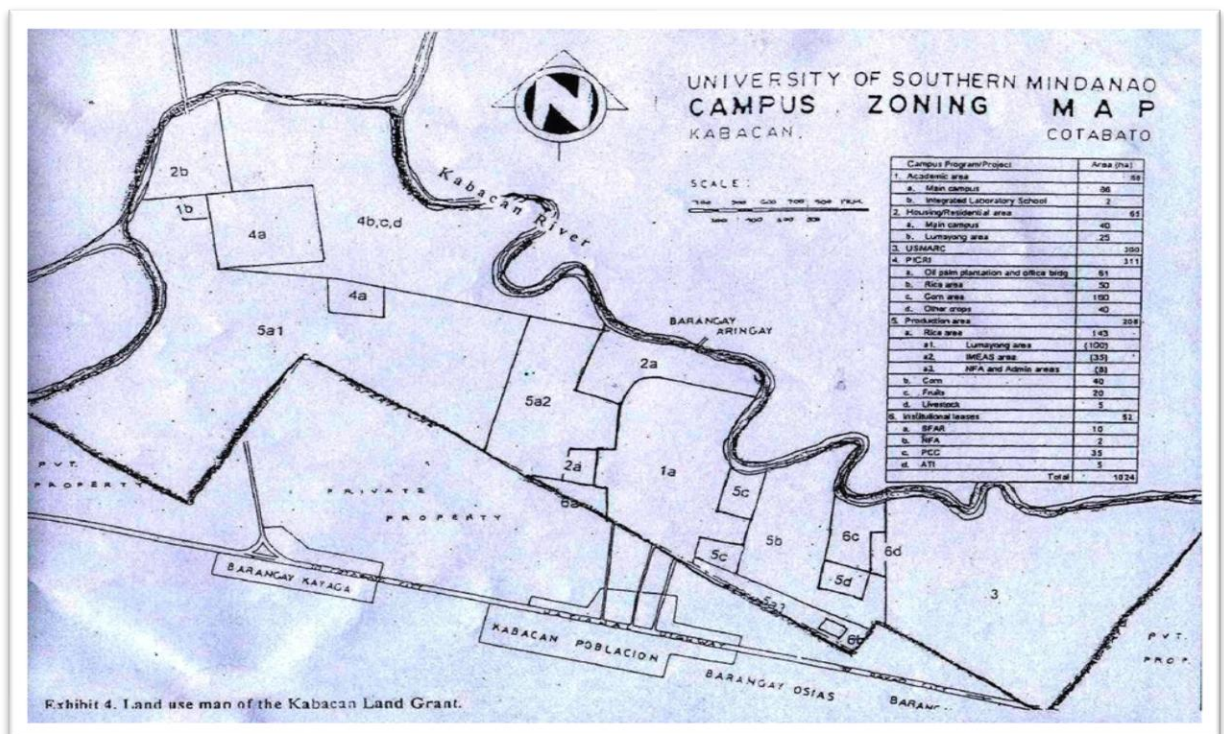
University of Southern Mindanao

AREA VIII: A – SITE

## Development Plan



## Campus Zoning Map

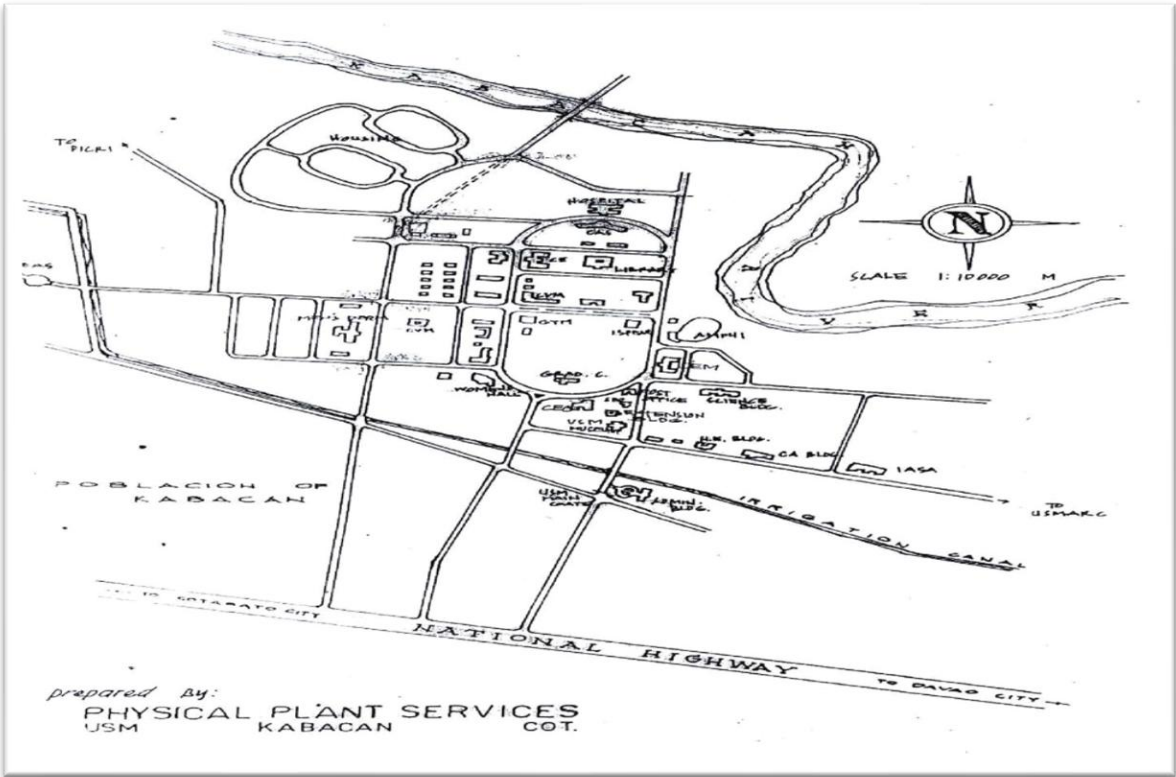


University of Southern Mindanao

AREA VIII: A – SITE



Development Plan Sketch



University Campus Map near the Entrance Point



University of Southern Mindanao

AREA VIII: A – SITE



# **AREA VIII:**

**PHYSICAL PLANT AND  
FACILITIES**

## **A. SITE**

### **A.2. Evidence of Land Ownership**





- Transfer Certificates of Title (TCT) – These documents serve as official proof that the land has been legally conveyed and is duly registered under the name of the University. The TCT affirms USM’s full ownership and vested rights over the property.
- Certificates of Occupancy – These certificates validate the University’s lawful possession and authorized utilization of its academic, administrative, and operational facilities situated within the land grant area.

Collectively, these legal instruments constitute conclusive evidence of the University's ownership and institutional stability. They ensure that USM is fully empowered to pursue its core mandates of instruction, research, extension, and production, in accordance with its charter and development goals.

FORM NO. 140  
(Revised January, 1907)

Book 111

Page 72

DEPARTMENT OF JUSTICE  
GENERAL LANDS ADMINISTRATION OFFICE

REGISTRY OF DEEDS FOR THE PROVINCE OF COTABATO

TRANSFER CERTIFICATE OF TITLE

No. 1222

Volume of Lands No. 80-338

Patent No. 226

It is HEREBY CERTIFIED that certain land situated in the Municipality of Zamboanga, Mol. Dist.  
of Kabataan, more particularly bounded and described as follows:

Beginning at the intersection of the line of the road to point 1, 1.44-02'E. 1,280.60m. from S.L.  
to point 2, 1.44-02'E. 1,280.60m. to point 3, 1.44-02'E. 1,280.60m. to point 4, 1.44-02'E. 1,280.60m.  
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to point 128, 1.44-





## Certificate of Final Inspection and Certificate of Occupancy

FORM No. 77-006-B

## CERTIFICATE OF FINAL INSPECTION

Certificate of Completion Number

201809017 201809017

25-Sep-18 27-Sep-18  
Date Submitted Date Issued

**UNIVERSITY OF SOUTHERN MINDANAO**  
OWNER/APPLICANT

2018-09-097 13-Sep-18  
Reg. Permit No. Date Issued

**USM Compound, Kabacan, Cotabato**  
LOCATION OF CONSTRUCTION

**INSTITUTIONAL**  
USE OR TYPE OF OCCUPANCY

15-Sep-18 PHP 2,875,450.50  
DATE OF COMPLETION COST AS BUILT

Submitted the following documents as required:

**LOGBOOK AS BUILT PLANS/SPEC'S**

Inspected as to the following requirements:

LAND USE & ARCHT. LINE & GRADE  
MEINRADO V. LOPEZ, JR.

STRUCTURAL MECHANICAL ELECTRICAL  
INSER JUNYAL M. NAZAO, BFP SANITARY

FIRE SAFETY

The construction of the above-described building has been found to be in order and therefore the "Certificate of Occupancy" is hereby recommended for approval.

MEINRADO V. LOPEZ, JR.  
Chief, Enforcement Division

NOEL A. AGOR, CE  
Building Official

FORM No. 77-027-B

Republic of the Philippines  
Province of Cotabato  
Municipality of Kabacan

**OFFICE OF THE BUILDING OFFICIAL**

## Certificate of Occupancy

Certificate No.: 2018-09-016  
Date Issued: September 27, 2018

This certifies that the building/structure which has been designed and constructed as a

**INSTITUTIONAL** under Building Permit No. **2018-09-097**

dated **13-Sep-18** issued under the name of **UNIVERSITY OF SOUTHERN MINDANAO**

has been inspected and found to be in conformity with the approved plans and specifications on file in this office and the provisions of the National Building Code (P.D. 1096) and its implementing rules and regulations and therefore the building/structure may now be occupied or used.

The owner shall be properly maintain this building to enhance its architectural well-being, structural stability, sanitation and fire-protective properties and shall not be occupied or used for purposes other than its intended use as stated above.

This Certificate is issued in accordance with the Section 309, Chapter 3 and D. 1096.

NOEL A. AGOR, CE  
Building Official

Amount Paid: PHP 2,000.00  
O.R. No. 8854352  
Date issued: 20-Sep-18

NOTE:

A certified copy hereof shall be posted within the premises of the building and shall not be removed without authority from the Building Official.



University of Southern Mindanao

AREA VIII: A – SITE



# AREA VIII:

PHYSICAL PLANT AND  
FACILITIES

## A. SITE

### A.3. Vicinity Map

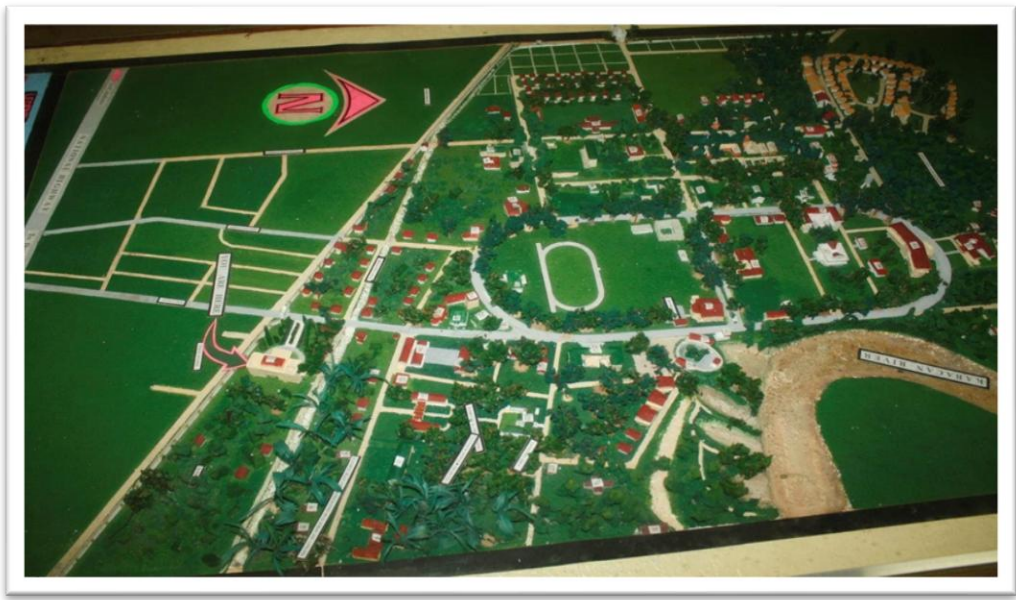




USM is situated in the Municipality of Kabacan, Cotabato Province, less than one kilometer from the National Highway. Kabacan lies near the geographical center of Mindanao and serves as a major crossroad, being accessible through the Cagayan de Oro–General Santos City (North–South) and Davao–Cotabato City (East–West) national highway routes. This central and accessible location enhances the University’s connectivity to various parts of the island, making it a viable institution for students, faculty, and stakeholders from diverse regions.

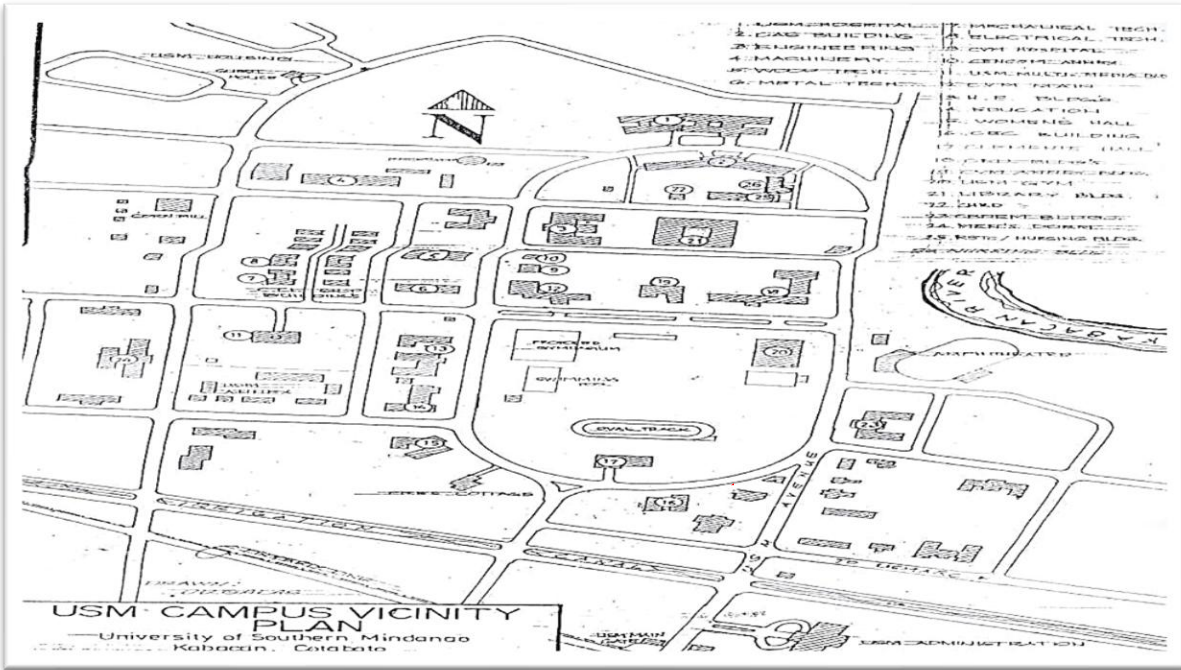
The attached vicinity maps provide a clear visual reference of the University's position within the region and its proximity to major transport networks, supporting its role as a key educational and research institution in Mindanao.

Campus Vicinity Map





Campus Vicinity Plan





University Campus Map near the Entrance Point



University of Southern Mindanao

AREA VIII: A – SITE