



PRELIMINARY SURVEY VISIT

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.

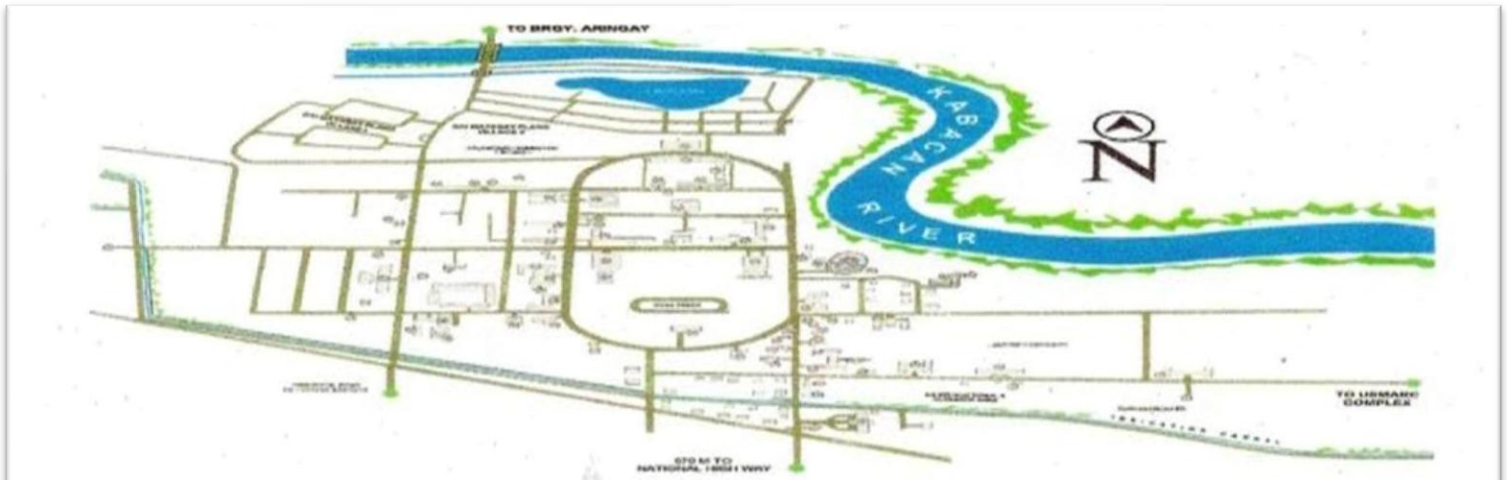
The University Development Plan (available from S.Y. 2014-15 to 2024-25) outlines the university's strategic direction for growth and ongoing development. The plan addresses the following goals:

- 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



LEGEND:

NAME OF BUILDING	KEY NO.	LOCATION BY AVENUE	NAME OF BUILDING	KEY NO.	LOCATION BY AVENUE
ADMINISTRATION BLDG.	2	USM AVENUE	GYMNASIUM	44	COR. USM & FOUNDER AVE. COR. PRESIDENT & MAGSAYSAY AVE.
ALUMNI HALL	56	COR. FOUNDER & PROVL ROAD	HRM BLDG.	38	COR. PRESIDENT & MAGSAYSAY AVE.
AUDITORIUM(UNFINISHED)	43	COR. FOUNDER & MAGSAYSAY AVE.	HOSTEL BLDG. I	30	PRESIDENT AVENUE
BAO/USMECCO BLDG.	45	USM AVENUE	HOSTEL BLDG. II	29	PROVINCIAL ROAD
BFAR OFFICE BLDG.	31	PRESIDENT AVENUE	CFAS BLDG.	7	COR. DURIAN & LANZONES AVE.
CA ANNEX BLDG.	9	DURIAN AVENUE	CBDEM BLDG.	18	COR. USM & CHICO AVE.
CA MAIN BLDG.	8	DURIAN AVENUE	IMEAS BLDG.	35	FOUNDER AVENUE
CA STUDENT CENTER	5	DURIAN AVENUE	ISPEAR BLDG.	53	FOUNDER AVENUE
CAS BUILDING	74	MAGSAYSAY AVENUE	LYDIA P. OLIVA PAVILION	28	PRESIDENT AVENUE
CEC BUILDING	23	PRESIDENT AVENUE	MACHINERY BLDG.	62	POMELO AVENUE
CEJ BUILDING I	52	COR. FOUNDER & USM AVE.	MEN'S DORMITORY BLDG. I	33	PROVINCIAL ROAD
CEJ BUILDING II	51	COR. USM & MAHOGANY AVE.	MEN'S DORMITORY BLDG. II	32	COR. PRESIDENT & PROVL ROAD
CENCOM BLDG.	68	COR. POMELO & MAGSAYSAY AVE.	MEN'S DORMITORY BLDG. III	34	COR. FOUNDER & PROVL ROAD
CENTRAL SUPPLY BLDG.	15	COR. USM & CHICO AVE.	MULTI-PURPOSE BLDG.	58	PROVINCIAL ROAD
CHEFS FPP/PPRE-LAB. BUILDING	41	MAGSAYSAY AVENUE	MRIOP BLDG.	59	COR. POMELO & PROVL ROAD
CHEFS MAIN BLDG.	40	MAGSAYSAY AVENUE	NSTP BLDG.	16	CHICO AVENUE
CHEFS PRACTICE HOUSE	39	MAGSAYSAY AVENUE	NURSING BLDG. I/STC	71	POMELO AVENUE
CHILD CARE CENTER	70	POMELO AVENUE COR. MAGSAYSAY & MAHOGANY AVE.	NURSING BLDG. II	72	POMELO AVENUE
CVM RESEARCH & EXTENSION	67	USM AVENUE	OS/USM REVIEW CENTER	46	USM AVENUE
CULTURAL MUSEUM/MUSCAO BLDG.	22	USM AVENUE	POST OFFICE	19	COR. USM & PRESIDENT AVE.
MULTI MEDIA PRODUCTION	36	FOUNDER AVENUE	POULTRY AND LAYER HOUSE	6	DURIAN AVENUE
CVM MAIN BLDG.	54	COR. FOUNDER & MAGSAYSAY AVE.	ROTC BLDG.	13	USM AVENUE
CVM RESEARCH STATION	37	PROVINCIAL ROAD	SVTC-FIELD OFFICE BLDG.	57	PROVINCIAL ROAD
D. D CLEMENTE HALL/GRADUATE COL.	24	PRESIDENT AVENUE	SWINE BLDG. I	49	CHICO EXTENSION
DIT ARTS & DESIGN BLDG.	64	COR. MAGSAYSAY & POMELO AVE.	SWINE BLDG. II	50	CHICO EXTENSION
DIT AUTOMOTIVE TECH. BLDG.	55	COR. MAGSAYSAY & FOUNDER AVE.	SWIMMING POOL(UNFINISHED)	42	MAGSAYSAY AVENUE
DIT WOOD TECH. BLDG.	65	MAGSAYSAY AVENUE	ULS CONVENTION CENTER	11	COR. USM & DURIAN AVE.
DOST FIELD OFFICE BLDG.	10	DURIAN AVENUE	ULS SCIENCE BLDG.	17	CHICO AVENUE
DMPY BUILDING	14	USM AVENUE	ULS TRADE SHOP	12	USM AVENUE
DXVL FM RADIO STATION	73	MAGSAYSAY AVENUE	UNIVERSITY HOSPITAL BLDG.	75	MAGSAYSAY AVENUE
EXTENSION BUILDING	21	USM AVENUE	UNIVERSITY LIBRARY BLDG.	69	MAHOGANY AVENUE
FACULTY ASSOCIATION BLDG.	4	COR. USM & DURIAN AVE.	CVM HOSPITAL BLDG.	66	MAGSAYSAY AVENUE
FARM MACHINERY BLDG.	63	POMELO AVENUE	USCAO FUNCTION HALL	48	CHICO EXTENSION
GRADUATE HOSTEL	27	PRESIDENT AVENUE	USG BLDG.	20	USM AVENUE
GRANARY	60	COR. PROVL & POMELO AVE.	USM MAIN GATE & GUARD HOUSE	1	USM AVENUE COR. PRESIDENT & MAGSAYSAY AVE.
GUEST HOUSE I	3	USM AVENUE	WOMEN'S HALL	26	COR. PRESIDENT & MAGSAYSAY AVE.
GUEST HOUSE II	76	PROVINCIAL ROAD			

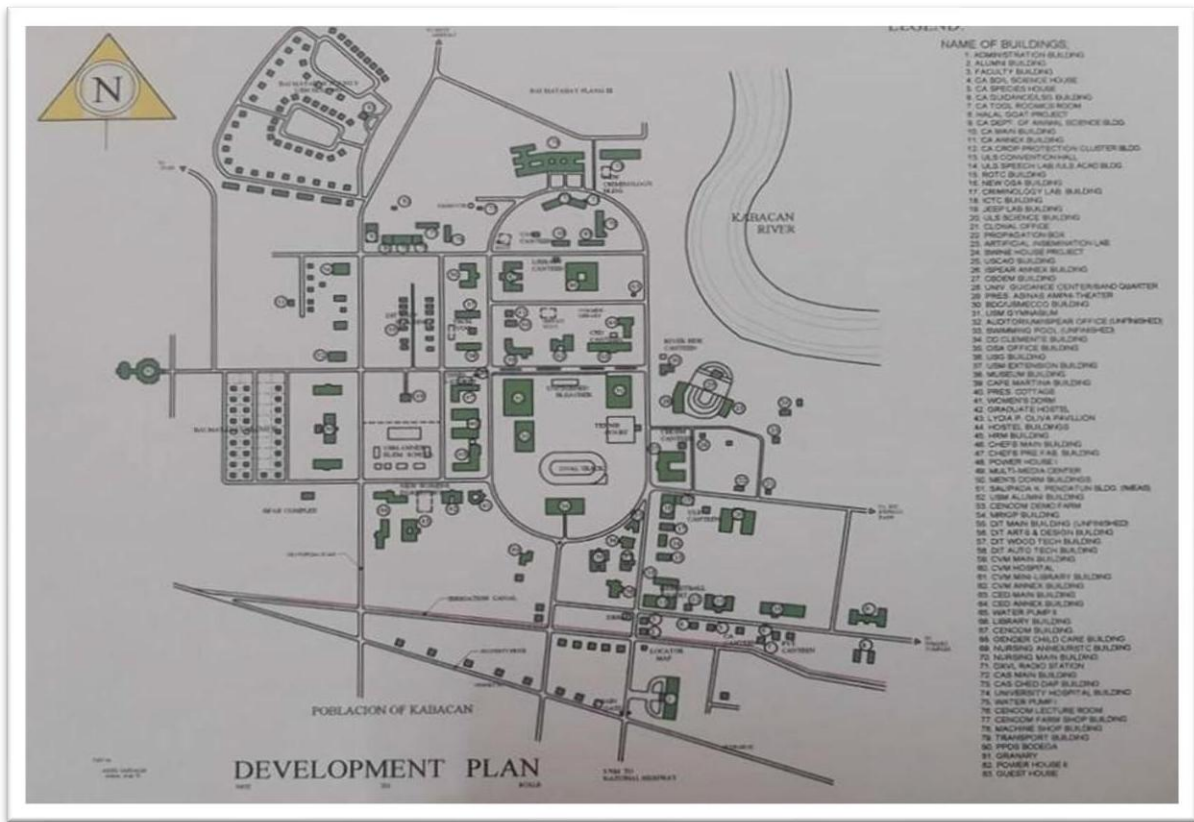
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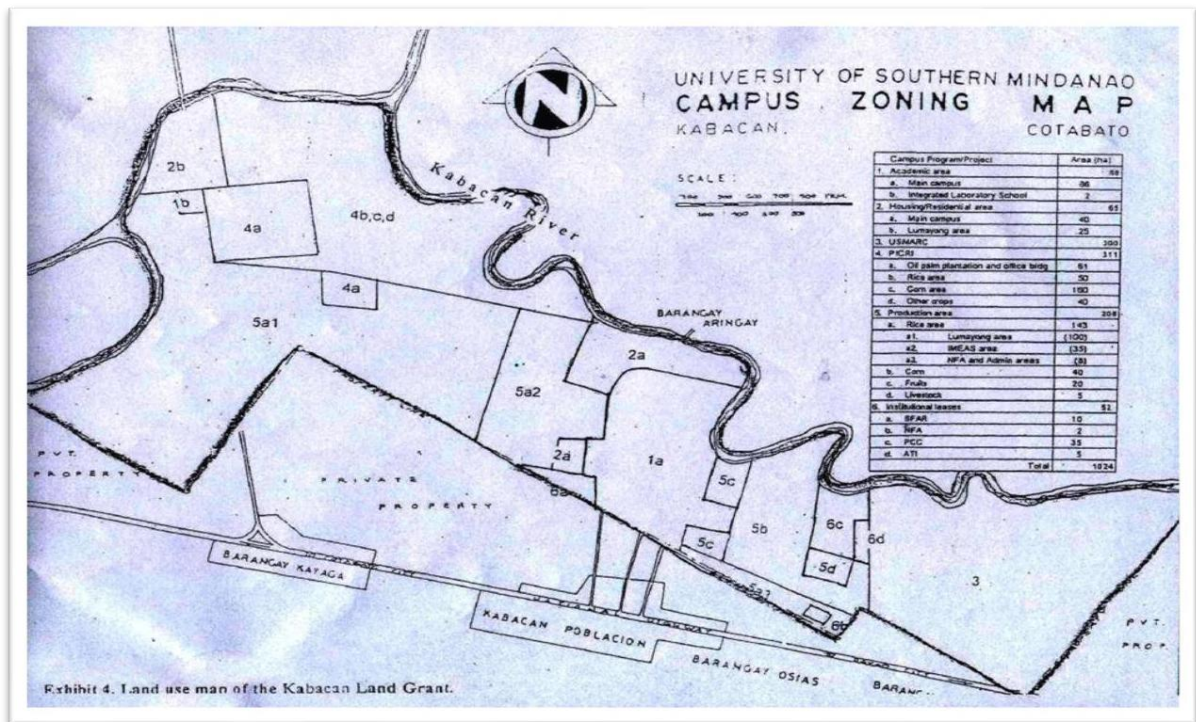
University of Southern Mindanao

AREA VIII: PHYSICAL PLANT AND FACILITIES

Development Plan



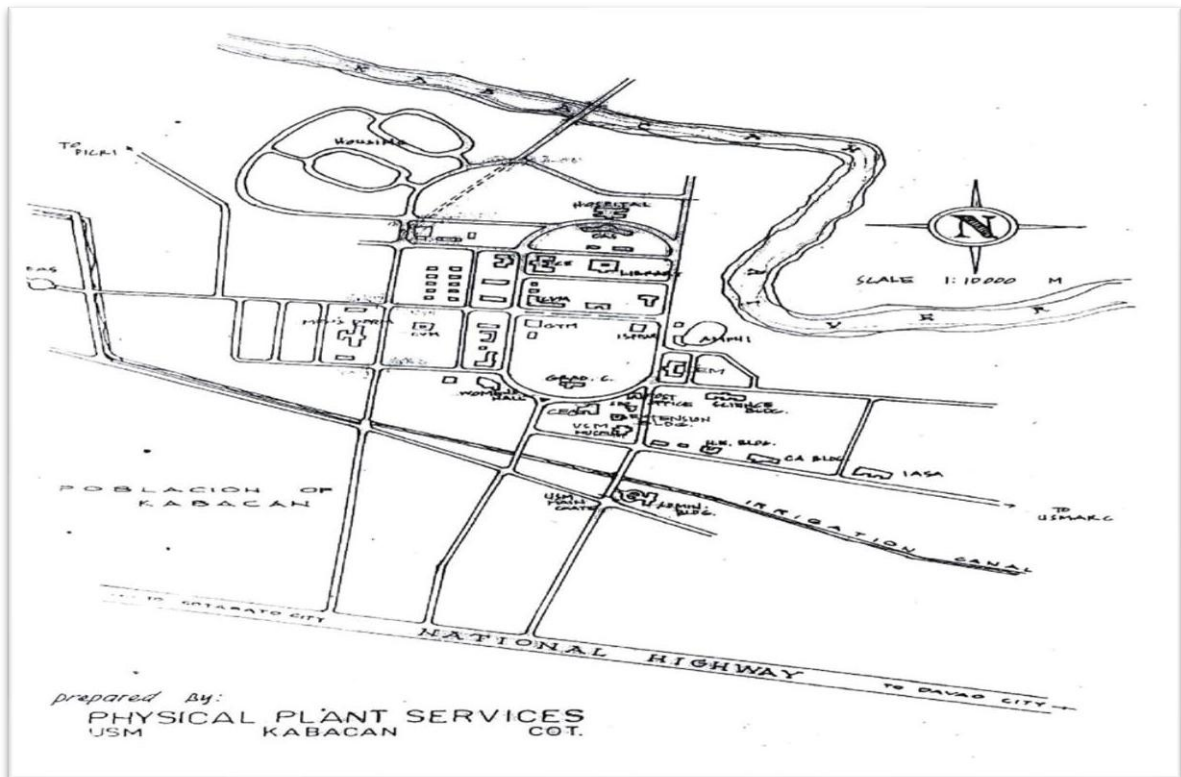
Campus Zoning Map



University of Southern Mindanao

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Development Plan Sketch



University Campus Map near the Entrance Point



University of Southern Mindanao

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A.2. Evidence of Land Ownership

To substantiate the legal ownership and secure the tenure of its landholdings, the University of Southern Mindanao (USM) maintains essential legal documents, namely:

- 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.



Certificate of Final Inspection and Certificate of Occupancy

<p>FORM No. 77-008-B</p> <h3 style="text-align: center;">CERTIFICATE OF FINAL INSPECTION</h3> <p>Certificate of Completion: 2018090917 Number: 2018090917</p> <p>26-Sep-18 27-Sep-18 Date Submitted Date issued</p> <p style="text-align: center;">UNIVERSITY OF SOUTHERN MINDANAO <small>OFFICE/SUPPLY/CASE</small></p> <p>2018-09-097 13-Sep-18 Bldg. Permit No. Date issued</p> <p style="text-align: center;">USM Compound, Kabacan, Cotabato <small>LOCATION OF CONSTRUCTION</small></p> <p style="text-align: center;">INSTITUTIONAL <small>USE OR TYPE OF OCCUPANCY</small></p> <p>15-Sep-18 PHP 2,875,450.50 DATE OF COMPLETION COST AS BUILT</p> <p>Submitted the following documents as required: LOGBOOK AS BUILT PLANS/SPEC'S Inspected as to the following requirements: BUREAU OF FIRE PROTECTION LAND USE & ARCHIT. LINE & GRADE MEINRADO V. LOPEZ, JR. STRUCTURAL MECHANICAL ELECTRICAL INSR. JONNY M. PINAZO, BFP NOEL A. AGOR, JR. FIRE SAFETY SANITARY</p> <p>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.</p> <p style="text-align: center;">MEINRADO V. LOPEZ, JR. Chief, Enforcement Division</p> <p style="text-align: center;">NOEL A. AGOR, CE Building Official</p>	<p>FORM No. 77-007-B</p> <p style="text-align: center;">Republic of the Philippines Province of Cotabato Municipality of Kabacan</p> <p style="text-align: center;">OFFICE OF THE BUILDING OFFICIAL</p> <h3 style="text-align: center;">Certificate of Occupancy</h3> <p style="text-align: right;">Certificate No. 2018-09-016 Date issued: September 27, 2018</p> <p>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.</p> <p>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.</p> <p>This Certificate is issued in accordance with the Section 309, Chapter 349, P.D. 1096.</p> <p style="text-align: right;">NOEL A. AGOR, CE Building Official</p> <p>Amount Paid: <u>PHP 2,000.00</u> O.R. No. <u>8854352</u> Date issued: <u>10-Sep-18</u></p> <p>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.</p>
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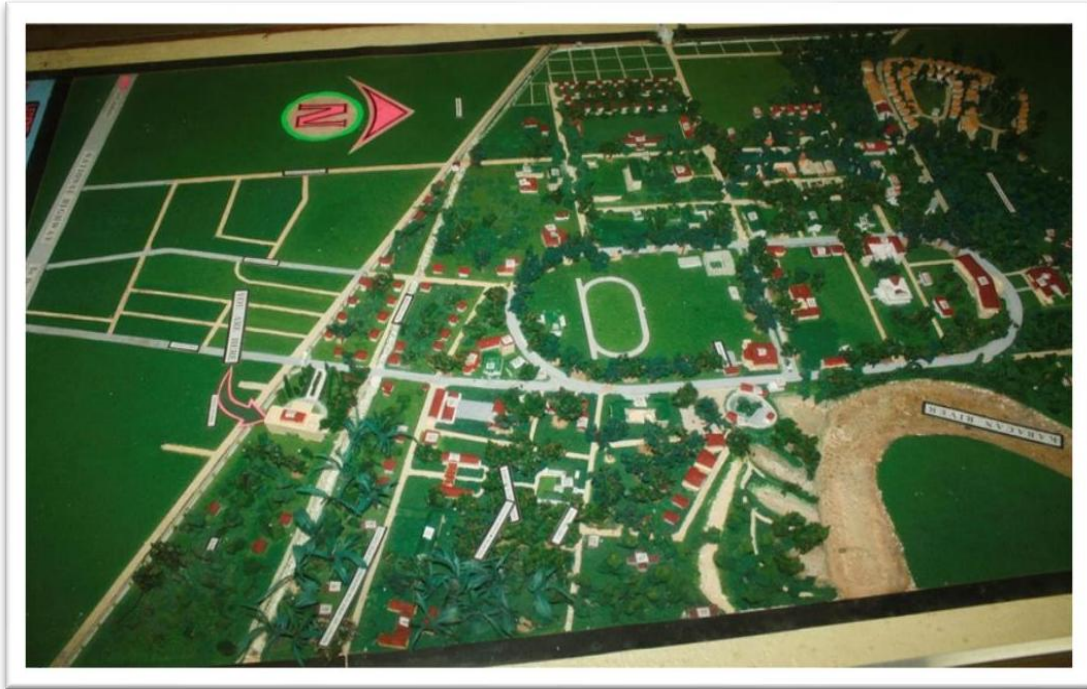
A.3.Vicinity Map

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

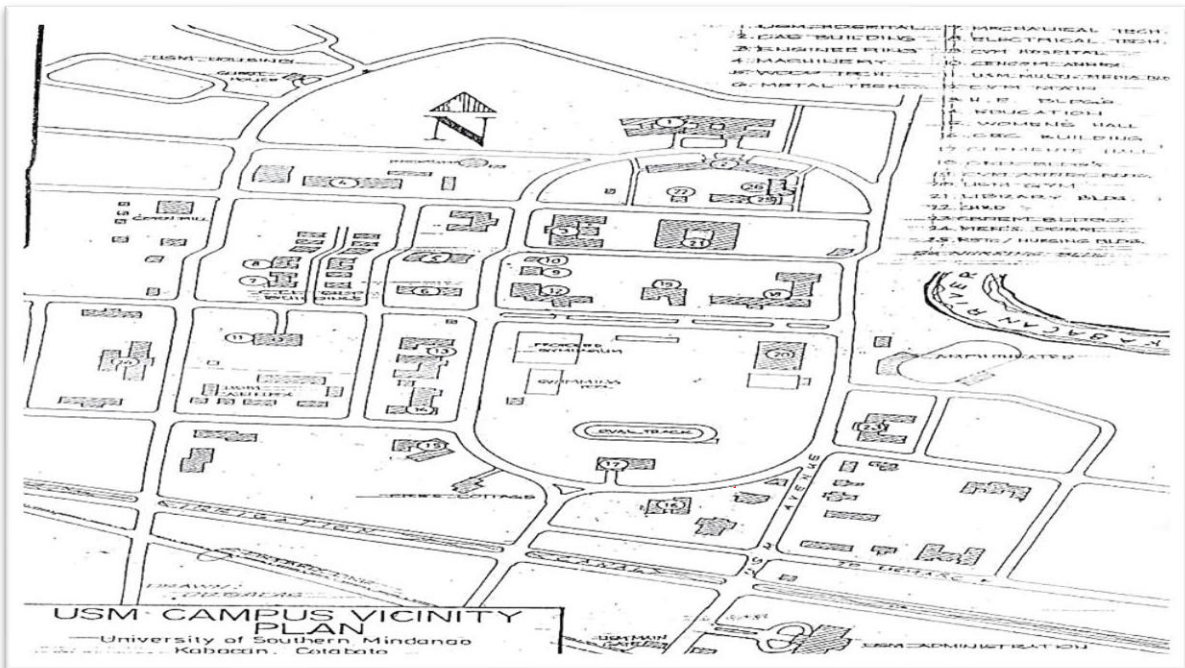


University of Southern Mindanao

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Campus Vicinity Plan



University of Southern Mindanao

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University Campus Map near the Entrance Point



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