

Peñalba, Linda Montecillo, "An Analysis of the Nature and Extent of Land Use Conversion", Agrarian Reform Institute, College of Development Economics and Management, University of the Philippines at Los Baños, Laguna. April 1979.

This study was undertaken to determine the extent of land use conversion of agricultural lands, its effects on the socio-economic status of landowners and former tenants of the converted lands and to find out the existing legislative measures on land use conversion. The study covered eight provinces, namely: Bataan, Batangas, Bulacan, Cavite, Laguna, Nueva Ecija, Pampanga and Tarlac. The results of the study showed that a great majority (70%) of farm area covered by the converted lands were formerly planted to rice, and about 74 percent of the total conversion cases were conversions from agricultural use to development of subdivisions. Almost half (47%) of the sample landowners converted 81-100 percent of their landholdings. The study also showed that after land use conversion, the landowner's income significantly increased while there was only insignificant increase on the tenants' income. The study indicates that although the existing rules and regulations on land use conversion are comprehensive enough to safeguard public interest and welfare of tenants and lessees of the subject lands, many landowners can still get away with "illegal conversions".