

Republic of the Philippines  
**HOUSE OF REPRESENTATIVES**  
Quezon City

Seventeenth Congress  
Second Regular Session

HOUSE BILL NO. **6242**



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Introduced by **HONORABLE MARK. O GO**

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**EXPLANATORY NOTE**

Presidential Decree 1271, dated December 22, 1977, nullified decrees of registration and certificates of title covering lands within the Baguio Townsite Reservation issued in Civil Reservation Case No. 1, GLRO Record No. 211, pursuant to Republic Act No. 931, as amended, but considered as valid certain titles of such lands that are alienable and disposable under certain conditions. This refers to titles issued on or before July 31, 1973, provided the registered owners apply for their validation within the period granted and upon compliance with the conditions set forth in Sections 1, of said decree. The initial period of 90 days to file validation petitions pursuant to the decree expired on March 22, 1978. Subsequent extensions from March 22, 1978 to December 22, 1978, was provided under PD 1311, and another 6 months period was granted from December 1, 1979 to May 31, 1980, per P.D. 1651.

Out of more than 8,500 holders of titles qualified to apply for validation, only 6,255 validation applications were filed on the deadline provided for under P.D. 1651. As of October 15, 1993, approximately 4,789 petitions were approved by the committee created under P.D. 1271. However, the decrees allowing the extensions to file for validation of titles were not published and disseminated. As a result, 1,902 holders of transfer certificates of titles have failed to file for the validation of their titles.

It is now imperative the need for a concerted effort by the offices of the City Treasurer and Assessor, Baguio City, with the assistance of the District Lands Office, Bureau of Lands, Baguio City to inform the holders of land titles that needs validation. Under Sections 3 and 4, of P.D. 1271, failure to validate will result in compelling the land holder to vacate and to remove whatever improvements or structures they may have introduced thereon within six (6) months from notice, and thereafter the Commission on Land Registration shall cause the cancellation of their original and transfer certificates of titles.

Moreover, those who have not availed of the validating process for reasons above cited cannot dispose nor encumber their titles but are assessed and required to pay realty

taxes for the land and its improvements, and if not allowed perhaps the last chance or opportunity to apply for validation of their titles will suffer the harsh and confiscatory effect of P.D. 1271, all the more detrimental to the economic well being and general welfare of the property owners affected.

Hence, the approval of this bill is earnestly sought.



**MARK O. GO**

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**AN ACT GRANTING ANOTHER PERIOD TO FILE MANIFESTATION OF  
INTENTION TO VALIDATE TITLES ISSUED UNDER CIVIL RESERVATION CASE  
NO. 1, GLRO RECORD NO. 211, PURSUANT TO REPUBLIC ACT 931, AS AMENDED,  
AND AS PROVIDED UNDER PRESIDENTIAL DECREE 1271, AS AMENDED AND  
FOR OTHER PURPOSES**

*Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:*

**SECTION 1. *Extension.*** - All holders of titles issued on or before July 31, 1973, under Civil Reservation Case No. 1, GLRO, Record No. 211, pursuant to Republic Act 931, as amended are hereby given another period of two (2) years to avail of the benefit of validation.

**SEC. 2. *Conditions.*** Applications for validation shall comply with the conditions and other requirements set forth by Sections 1 and 2, of Presidential Decree No. 1271.

**SEC. 3. *Publication.*** The City Treasurer and City Assessor of Baguio City, Philippines and the District Lands Officer, Baguio City, Bureau of Lands, Ministry of Natural Resources, are hereby directed to cause the necessary publication and personal notice to holders of such titles to include therein the effect of failure to avail of validation process pursuant to Section 3 and 4 of P.D. 1271.

**SEC. 4. *Separability Clause.*** If any provision of this Act is declared invalid, the remainder of this Act or any provision not affected thereby shall remain in full force and effect.

**SEC. 5. *Repealing Clause.*** All laws, executive orders, rules and regulations or parts thereof inconsistent with the provisions of this Act are hereby amended or repealed accordingly.

**SEC. 6. *Effectivity.*** This law shall take effect fifteen (15) days after its publication in the Official Gazette or in two (2) newspapers of general circulation whichever comes earlier.

*Approved,*