

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

NINETEENTH CONGRESS
Second Regular Session

HOUSE BILL NO. 9414



Introduced by **HON. LUIS RAYMUND “LRAY” F. VILLAFUERTE, JR.**

EXPLANATORY NOTE

Certain parcels of land, now known as the Diplomatic and Consular Area located in Fort Bonifacio, Taguig City, have historical significance. The subject lands were originally part of Hacienda Maricaban, covered by Original Certificate of Title (OCT) No. 291 issued on 17 October 1906, which was subsequently purchased by the government of the United States of America early in the American colonial period.¹

The United States government then converted this property into a military reservation then known as Fort William McKinley for which Transfer Certificate of Title No. 192 was issued to cancel OCT No. 291.² After several partitions thereof and new titles issued, on 06 December 1956 the government of the United States ceded Fort William McKinley to the Republic of the Philippines and was later re-named Fort Andres Bonifacio which became the headquarters of the Philippine Army.³

On 12 July 1957, then President Carlos P. Garcia issued Proclamation No. 423, withdrawing from sale or settlement the tracts of land within Fort Bonifacio and reserving them for military purposes. While the entire Fort McKinley was reserved for military reservation, certain areas of Parcel 4, Psu-2031 remained to be part of the property owned by the US government, specifically mentioned as excluded from Parcel No. 4 albeit within its boundaries are the American Battle Monument Cemetery (606,985 sq. m.), the Traffic Circle (7,093 sq. m.) and the DIPLOMATIC AND CONSULAR AREA (100,000 sq. m.).⁴ Several presidential proclamations would later issue excluding certain defined areas from the operation of Proclamation No. 423 and declaring them open for disposition but still excluding the portion of this Diplomatic and Consular Areas owing to its historical significance.

In 1992, Congress enacted the Bases Conversion and Development Act (R.A. 7227, as amended), investing the BCDA the power to own, hold and administer portions of Metro Manila military camps that may be transferred to it by the President and to dispose, after the lapse of a number of months, portions of Fort Bonifacio.

In an apparent oversight of its historical significance and the long-standing characterization of the property as a public domain of the Republic of the Philippines, on 10 February 2009, former President Gloria Macapagal-Arroyo issued Proclamation 1725 that declared certain parcels of land as alienable and disposable, specifically identifying them as the Diplomatic and Consular Area situated in Fort Bonifacio, Taguig, Metro Manila, Island of Luzon and transferred to the Bases Conversion Development Authority (BCDA) the administration thereof.⁵

¹ Dream Village Neighborhood Association, Inc. vs. Bases Development Authority, G.R. No. 192896, July 24, 2013.

² Id.

³ Id.

⁴ Republic of the Philippines, vs. Southside Homeowners Association, Inc. and the Register of Deeds of Pasig, Rizal, and Bases Conversion Development Authority, et. al. G.R. Nos. 156951 & 17, September 22, 2006.

⁵ Proclamation No. 1725 Declaring certain parcels of land as Alienable and Area situated in Fort Bonifacio, Taguig, Metro Manila, Island of Luzon and transferring to the Bases Conversion Development Authority (BCDA) the Administration thereof.

As a dire consequence thereof, of late there has been several attempts, albeit thwarted by timely legal actions, by unauthorized parties to transact this Diplomatic and Consular Areas to both unsuspecting buyers and unscrupulous speculators alike which if unabated may lead to a desecration of these areas and prevent the Republic from maximizing its values, whether commercially or as a preservation thereof as part of our heritage.

Considering the aforementioned factors, the passage of this bill is earnestly requested.



LUIS RAYMUND "LRAY" F. VILLAFUERTE, JR.

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HOUSE BILL NO. 9414

Introduced by **HON. LUIS RAYMUND “LRAY” F. VILLAFUERTE, JR.**

AN ACT
DECLARING THE DIPLOMATIC AND CONSULAR AREA OF THE FORT
BONIFACIO MILITARY RESERVATION AS PATRIMONIAL PROPERTY OF THE
STATE, PROVIDING FOR REQUIREMENTS FOR ITS ALIENATION, AND FOR
OTHER PURPOSES

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

SECTION 1. *Reclassification as alienable and disposable patrimonial property of the State.* — Pursuant to Article XII, Section 3, Paragraph 2 of the 1987 Constitution bestowing on Congress the power to determine by law, the size of lands of the public domain which may be acquired, developed, held, or leased and the conditions therefor, the Diplomatic and Consular Areas located within Fort Bonifacio, Taguig City and more particularly described as follows:

Rel-00-000653

A PARCEL OF LAND (Rel-00-000653, a relocation of Lot 2-A, Psd-50231 (Parcel 4, Psu-2031); situated in Barangay Fort Bonifacio, Municipality of Taguig, Province of Metro Manila, Island of Luzon. Bounded on the N., along line 1-2 by Lot 2-B, Subd. plan, Psd-50231; along line 2-3 by Lot 2-C, subd. plan, Psd-50231; on the E., along lines 3-4-5-6 by Lawton Avenue, on the SE., along line 6-7 by Lot 3, Swo-007607-0011235-D, (Parcel 4, Psu-2031); and on the W., along line 7-1 by Lot 3-A (United States of America) Psd-50230 (Rel-00-000653, Sheet-1). Beginning at a point marked “1” of plan Rel-00-000653, being N. 61-56°W., 3429.85 m. from BLLM No. 1, M Cadm-590-D, Taguig, Cad. Mapping. Thence:

S. 89-22'E.,	13.93 m. to point 2;
S. 89-22'E.,	79.66 m. to point 3;
S. 11-07'W.,	48.00 m. to point 4;

S. 04-29'W.,	34.59 m. to point 5;
S. 00-25'E.,	93.87 m. to point 6;
S. 71-40'W.,	99.18 m. to point 7;
N. 03-16'E.,	208.01 m. to point of beginning;

containing an area of SEVENTEEN THOUSAND ONE HUNDRED TWENTY THREE (17,123) SQUARE METERS.

All points referred to are indicated on the plan and are marked on the ground as follows: points 3 & 6 by G.I. Spike; point 7 by Old Pls. cyl. conc. mons. and the rest by cyl. conc. mons.

Rel-00-000653

A PARCEL OF LAND (Rel-00-000653, a relocation of Lot 3-A, Psd-50230 (Parcel 3, Psu-2031); situated in Barangay Fort Bonifacio, Municipality of Taguig, Province of Metro Manila, Island of Luzon. Bounded on the SE., S., & W., along lines 1-2-3-4-5-6 by Lot 1, Swo-007607-001235-D (Parcel 3, Psu-2031); on the W., NW., S., N., along lines 6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29 by Swo-00-001417, (Port) of (Parcel 3, Psu-2031); and on the E., along line 29-1 by Lot 2-A, Psd-50231 (Rel-00-000653, Sheet-2). Beginning at a point marked “1” of plan Rel-00-000653, being N. 65-10'W., 3347.90 m. from BLLM No. 1, M Cadm-590-D, Taguig, Cad. Mapping. Thence:

S. 71	40'W., 90.15 m. to point 2;
S. 87	05'W., 182.57 m. to point 3;
N. 89	06'W., 200.82 m. to point 4;
S. 51	48'W., 102.67 m. to point 5;
N. 11	57'W., 118.43 m. to point 6;
N. 61	45'E., 11.70 m. to point 7;
N. 25	24'E., 5.06 m. to point 8;
N. 23	18'W., 25.40 m. to point 9;
N. 47	36'E., 43.52 m. to point 10;
N. 79	52'E., 53.12 m. to point 11;
S. 81	53'E., 32.23 m. to point 12;
N. 86	19'E., 43.99 m. to point 13;

S. 70	13'E., 50.43 m. to point 14;
S. 64	18'E., 22.05 m. to point 15;
S. 89	04'E., 39.44 m. to point 16;
N. 48	20'E., 13.90 m. to point 17;
N. 25	31'W., 18.13 m. to point 18;
N. 50	57'E., 14.47 m. to point 19;
S. 66	09'E., 14.70 m. to point 20;
N. 67	05'E., 29.26 m. to point 21;
N. 08	21'W., 7.10 m. to point 22;
N. 75	48'E., 58.72 m. to point 23;
S. 47	41'E., 33.88 m. to point 24;
N. 69	32'E., 66.35 m. to point 25;
N. 39	25'E., 43.98 m. to point 26;
N. 00	25'E., 36.18 m. to point 27;
N. 51	34'E., 24.65 m. to point 28;
S. 89	22'E., 71.52 m. to point 29;
N. 03	16'W., 208.01 m. to point of beginning;

containing an area of EIGHTY THREE THOUSAND NINE HUNDRED FIFTY EIGHT (83,958) SQUARE METERS.

All points referred to are indicated on the plan and are marked on the ground as follows: Points 1, 2, 3, 4, 5 & 6 by Old Pls. cyl. conc. mons. and the rest by all P.S. cyl. conc. mons.

are hereby declared as alienable and disposable patrimonial property or property held by the Sate in its private capacity, whose disposition, alienation, or encumbrance can only be made in the manner and extent as herein provided and in accordance with existing laws.

SECTION 2. Congressional Oversight Committee. — The administration of the Diplomatic and Consular Areas located in Fort Bonifacio, Taguig City shall remain with the Bases Conversion Development Authority subject to congressional oversight, in particular, through the Committee on Natural Resources.

Notwithstanding the foregoing, Congress shall have the sole discretion to devote the areas covered by this law to such other public purpose as it may deem so.

SECTION 3. *Repealing Clause.* — All laws, presidential decrees, executive orders, proclamations or administrative regulations that are inconsistent with the provisions of this Act are hereby repealed, amended, or modified accordingly.

SECTION 4. *Effectivity.* — This Act shall take effect fifteen (15) days after its publication in the *Official Gazette* or in at least two (2) newspapers of general circulation.

Approved,