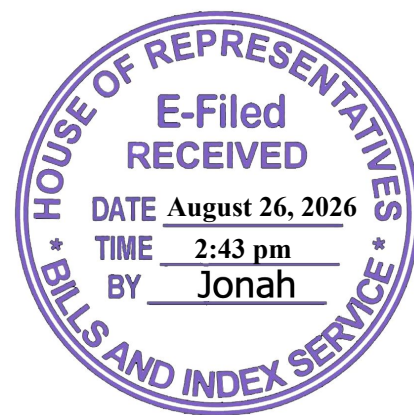


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

Twentieth Congress

2nd Regular Session

HOUSE BILL NO. 10973



Introduced by Representative **MAURICIO G. DOMOGAN**

EXPLANATORY NOTE

Presidential Decree No. 1271, as amended, was enacted to provide a mechanism for the validation of certain land titles issued covering lands within the Baguio Townsite Reservation. It recognized that, despite the nullification of decrees of registration and certificates of titles issued pursuant to Republic Act. No. 931, as amended, equity and fairness demanded that titles over lands which are alienable and disposable and which satisfied the requirements of the said law be afforded an opportunity for validation.

The reglementary period of availing validation started in March 1978. It was extended by Presidential Decree No. 1651 and Presidential Decree No. 2034 and eventually expired in February 1987. Numerous petitions for validation were filed within the reglementary period, of which not less than two thousand six hundred thirteen (2,613) have not been acted upon and remain unresolved to this day. As a result, many petitioners and their successors-in-interest continue to suffer from uncertainty regarding the status of their properties, adversely affecting the exercise of property rights, the transfer and development of land, and the orderly administration of land ownership within the Baguio Townsite Reservation.

One of the factors contributing to the delay is the present composition of the Validation Committee, which composed of the Secretary of Justice, the Solicitor General, and the Director of the Land Management Bureau, coupled with the absence of a specific budgetary allocation for the Committee to support the discharge of its functions. There is no question as to the competence, expertise, and dedication of these officials in the discharge of their respective duties, however, the Department of Justice, the Office of the Solicitor General, and the Land Management Bureau under the Department of Environment and Natural Resources, are each entrusted with broad and demanding national mandates and

are continuously confronted with numerous and important governmental responsibilities requiring their immediate attention. Consequently, the members of the present Validation Committee are necessarily called upon to attend to numerous other official functions in addition to their responsibilities under PD 1271. The situation makes it difficult for them to devote sufficient time and attention to the substantial number of petitions for validation pending before the Committee. While the existing composition may have been appropriate at the time the Decree was issued, the experience of its implementation demonstrates the need for a more accessible and responsive mechanism that can devote focused attention to the resolution of these long-pending petitions.

The proposed localization of the Validation Committee is therefore not intended to diminish or question the competence of its present members. Rather, it seeks to complement their expertise by entrusting the validation function to local officials who are physically and institutionally closer to the properties, records, petitioners, and other stakeholders directly affected by the proceedings.

Considering that the subject properties, records, and government offices directly involved in the validation process are principally located in Baguio City, it is both practical and efficient to constitute a localized Validation Committee composed, among others, of the Regional Director of the Department of Environment and Natural Resources- Cordillera Administrative Region, The City Mayor of Baguio City, the Community Environment and Natural Resources Officer (CENRO), the Baguio City Legal Officer, together with other appropriate members whose functions and expertise are relevant to the validation of the subject land titles.

A localized Committee will be in a better position to undertake the necessary evaluation of petitions, coordinate with concerned government agencies, examine records and technical documents, and conduct such proceedings as may be necessary for the proper disposition of the petitions. More importantly, it will provide a mechanism through which long-pending petitions may be addressed with greater focus, accessibility, and administrative efficiency.

This proposed measure therefore seeks to amend Section 6 of Presidential Decree No. 1271, as amended, by reconstituting and localizing the Validation Committee. The passage of this measure will help bring long-overdue resolution to the numerous petitions for validation that have remained pending for many years, promote the orderly and efficient administration of lands within the Baguio Townsite Reservation, and strengthen the government's commitment to ensuring a fair, accessible, and expeditious validation process.

In view of the foregoing, the immediate passage of this bill is earnestly sought.


MAURICIO G. DOMOGAN

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HOUSE BILL NO. 10973

Introduced by Representative **MAURICIO G. DOMOGAN**

AN ACT AMENDING SECTION 6 OF PRESIDENTIAL DECREE NO. 1271, AS AMENDED, ENTITLED “AN ACT NULLIFYING 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. 913, AS AMENDED, BUT CONSIDERING AS VALID CERTAIN TITLES OF SUCH LANDS THAT ARE ALIENABLE AND DISPOSABLE UNDER CERTAIN CONDITIONS AND FOR OTHER PURPOSES”, TO LOCALIZE THE COMPOSITION OF THE VALIDATION COMMITTEE

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

SECTION 1. Section 6 of Presidential Decree No. 1271, as amended, is hereby amended to read as follows:

“**Section 6.** There is hereby constituted a Baguio Townsite Validation Committee which shall evaluate and determine all petitions for validation filed pursuant to this Decree.

The Committee shall be composed of the following:

- a. The Regional Executive Director of the Department of Environment and Natural Resources- Cordillera Administrative Region (DENR-CAR), as chairperson;
- b. The City Mayor of Baguio City, as vice-chairperson;

c. The Community Environment and Natural Resources Officer (CENRO) of Baguio City, as member

d. The City Assessor of Baguio City, as member;

e. The City Planning Officer of Baguio City, as member;

f. The City Legal Officer of Baguio City, as member; and

g. The City Prosecutor of Baguio City, as member, and

h. The Chairman of the Committee on Urban Planning, Lands, and Housing of the Baguio City Council.

The Committee shall adopt its own rules of procedure consistent with this Decree and shall decide petitions for validation by a majority vote of all its members.

SEC. 2. All petitions for validation pending before the Committee at the time of the effectivity of this Act shall continue to be heard and decided by the reconstituted Committee created under this Act without prejudice to any proceedings already undertaken.

SEC. 3. All laws, decrees, executive orders, rules and regulations, or parts thereof inconsistent with the provisions of this Act are hereby repealed, amended, or modified accordingly.

SEC. 4. If any provision of this Act is declared unconstitutional or invalid, the remaining provisions not affected thereby shall continue to be in full force and effect.

SEC. 5. This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in a newspaper of general circulation.

Approved,