

FIFTEENTH CONGRESS OF THE REPUBLIC )  
OF THE PHILIPPINES )  
First Regular Session )

SENATE  
S. No. 2275

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Introduced by Senator Miriam Defensor Santiago

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EXPLANATORY NOTE

This bill seeks to amend Section 110 of Presidential Decree No. 1529 known as the *Property Registration Decree* to relieve real property owners the burdensome and onerous task of resorting to judicial action for the reconstitution of their Torrens certificates of title that get lost or destroyed while in the custody of the Register of Deeds.

To date, it is not unusual to see petitions for reconstitution of lost or destroyed certificates of title clogging the dockets of our courts all filed by the registered owners themselves though admittedly, they are not responsible for the loss or destruction of their original certificates of title as these are in the possession and custody of the Register of Deeds of the place where subject property is located at the time of loss or destruction. Compounding their woes of having to go through tedious court proceedings is the fact that such petitions entail expensive cost in the form of court charges and lawyer's fees. While original certificates are reposed in the Office of the Register of Deeds supposedly for safekeeping and protection, it is also in such places where the certificates of titles, ironically, get lost or suffer destruction. Hence, it is grossly unfair and prejudicial on the part of the registered property owners to undergo the tedious court process filing the petition.

This bill seeks to rectify this mistake by amending Section 110 of Presidential Decree No. 1529 and direct instead the Register of Deeds to be the proper party to initiate the filing of petitions for reconstitution of lost or destroyed owner's certificate of title.

This is a Senate counterpart bill to the one filed in the House of Representatives by Representative Rodriguez D. Dadvivas.<sup>1</sup>

*Miriam Defensor Santiago*  
MIRIAM DEFENSOR SANTIAGO

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<sup>1</sup> This bill was originally filed during the 14<sup>th</sup> Congress 1<sup>st</sup> Regular Session

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1 AN ACT  
2 AMENDING SECTION 110 OF PRESIDENTIAL DECREE NO. 1529 OTHERWISE KNOWN  
3 AS THE PROPERTY REGISTRATION DECREE

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

4 SECTION 1. Section 1 10 of Presidential Decree No. 1529, otherwise known as the  
5 Property Registration Decree is hereby amended to read as follows:

6 "SECTION 110. Reconstitution of lost or destroyed original of  
7 Torrens title. - Original copies of certificates of title lost or destroyed in the  
8 offices of the Register of Deeds as well as liens and encumbrances affecting  
9 the lands covered by such titles shall be reconstituted judicially insofar as not  
10 inconsistent with this Decree. x x x

11 "THE PETITION FOR JUDICIAL RECONSTITUTION OF LOST OR  
12 DESTROYED ORIGINAL CERTIFICATES OF TITLE SHALL RE FILED BY  
13 THE REGISTER OF DEEDS OF THE PLACE WHERE THE LAND IS  
14 SITUATED UPON THE REQUEST OF THE REGISTERED OWNER(S),  
15 COPIES THEREOF SHALL BE FURNISHED TO THE LAND  
16 REGISTRATION AUTHORITY (LRA) AND THE REGISTERED  
17 OWNER(S). "THE SAID PETITION SHALL BE VERIFIED AND SHALL BE  
18 PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION ONCE A  
19 WEEK FOR THREE (3) CONSECUTIVE WEEKS FROM THE DATE OF  
20 FILING. X X X

21 "NO PETITION FOR JUDICIAL RECONSTITUTION SHALL BE  
22 APPROVED UNLESS THE REGISTERED OWNER(S) SHALL HAVE IN

1 POSSESSION THE OWNERS DUPLICATE CERTIFICATE OF TITLE OF  
2 THE LOST TORRENS TITLE.

3 Notice of all hearings of the petition for judicial reconstitution shall be  
4 given to the ADMINISTRATOR OF THE LAND REGISTRATION  
5 AUTHORITY (LRA) AND THE REGISTERED OWNER(S). No order of  
6 judgment ordering the reconstitution of a certificate of title shall become final  
7 until the lapse of thirty days from receipt by the ADMINISTRATOR OF THE  
8 LAND REGISTRATION AUTHORITY (LRA) of a notice of such order or  
9 judgment without any appeal having been filed by the said official.”

10 SECTION 2. The amount necessary to carry out the provisions of this Act shall be  
11 included in the General Appropriations Act of the year following its enactment into law and  
12 thereafter.

13 SECTION 3. *Separability Clause.* - If any provision, or part hereof is held invalid or  
14 unconstitutional, the remainder of the law or the provision not otherwise affected shall remain  
15 valid and subsisting.

16 SECTION 4. *Repealing Clause.* - Any law, presidential decree or issuance, executive  
17 order, letter of instruction, administrative order, rule or regulation contrary to or inconsistent  
18 with, the provisions of this Act is hereby repealed, modified, or amended accordingly.

19 SECTION 5. *Effectivity Clause.* - This Act shall take effect fifteen (15) days after its  
20 publication in at least two (2) newspapers of general circulation.

Approved,