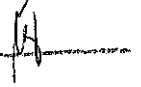


FOURTEENTH CONGRESS OF THE )  
REPUBLIC OF THE PHILIPPINES )  
First Regular Session )

8 MAY -5 AM 1994

SENATE

RECEIVED BY: 

S. No. 2239

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Introduced by Senator JUAN MIGUEL F. ZUBIRI

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**EXPLANATORY NOTE**

The importance of title to land cannot be overemphasized. The main objects of land title registration are to protect property rights, to facilitate transactions in land, and to enable land to be used as collateral for a loan. A title provides incentives for investment in land and therefore creates an impetus for *sustainable economic* development. In order to hasten title registration and thus spur economic growth, the process should be simple, reliable, prompt and affordable.

One of the modes of acquiring public land is by Free Patent or administrative legalization of an imperfect title. Historically, it is intended to legalize and register the *undocumented private land rights* of native-born Filipinos who are actual occupants of agricultural lands. It is the most expeditious, popular and affordable mode of public land disposition because the process is administrative and inexpensive to the applicant since it merely recognizes his acquisitive right over the land as actual occupant.

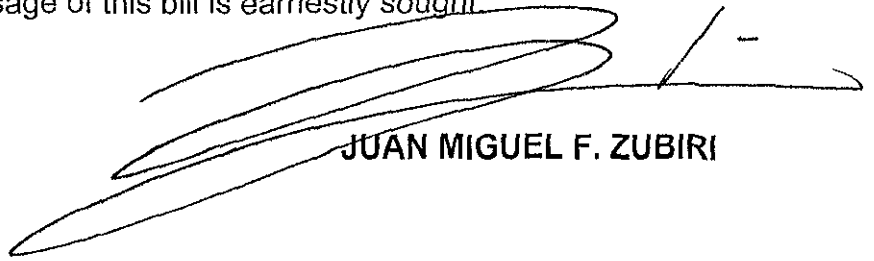
Batas Pambansa 223 extended the grant of Free Patent to actual occupants of residential lands, however, it ceased to be effective since it only allows residential application up to December 31, 1987. Considering that around 80% of the remaining unregistered land parcels in the country are residential land, the re-enactment and improvement of residential free patent will expedite mass titling of lands and will in turn create economic growth.

The Salient Feature of the Bill

- Extend Free Patent to residential lands classified/zoned by the local government in its land use plan as residential and is not needed for public service and public use and subject to area limits
- Reduction of period of occupation to ten (10) years
- Removal of the restriction on encumbrance on the title

The proposed bill seeks to enable the land sector to contribute to the sustainable development, economic growth and poverty alleviation. The bill's early enactment will boost the Philippine's role in the global movement to sustainable development while providing an improved access to land and services to the majority of the Filipino people, especially the poor and marginalized.


Hence, immediate passage of this bill is earnestly sought.

  
JUAN MIGUEL F. ZUBIRI

FOURTEENTH CONGRESS OF THE )  
REPUBLIC OF THE PHILIPPINES )  
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8 MAY -5 AM 5/4

SENATE

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Introduced by Senator JUAN MIGUEL F. ZUBIRI

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**AN ACT  
TO HASTEN TITLING OF RESIDENTIAL LANDS OF THE PUBLIC DOMAIN BY  
EXTENDING THE GRANT OF FREE PATENT TO RESIDENTIAL LANDS UNDER  
CERTAIN CONDITIONS**

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

1 SECTION 1. The provisions of any law, rules or regulations to the contrary  
2 notwithstanding, any citizen of the Philippines who is not a registered owner of a  
3 residential land and who for ten (10) years or prior thereto, either by himself or through  
4 his bona fide predecessor-in-interest, has been actually residing on, and continuously  
5 possessing and occupying, under a bona fide claim of acquisition of ownership, a parcel  
6 of residential land of the public domain, which is alienable or disposable, and who has  
7 paid all the real estate taxes thereon for **ten (10) years** or prior thereto, shall, upon  
8 application, be entitled to have a free patent issued to him for such parcel of land not to  
9 exceed two hundred (200) square meters in highly urbanized cities; five hundred (500)  
10 square meters in other cities; and 1,000 square meters in all municipalities; Provided,  
11 That the land applied for is not needed for public service or public use and has been  
12 zoned as residential in the land use plan of the local government and provided further  
13 that no free patent shall be issued in townsite reservations established under **Chapter**  
14 **XI** of the Public Land Act: Provided, finally, that none of the provisions of Presidential  
15 Decree No. 705 are violated by the issuance of such patent.

16  
17 SECTION 2. The application shall be accompanied with a map and technical  
18 description of the land applied for, along with supporting affidavits of two (2)  
19 disinterested persons who are residents of the city/municipality where the land is  
20 located, attesting to the truth of the facts contained in the application to the effect that  
21 the applicant thereof has, either by himself or through his predecessor-in-interest,  
22 actually resided on and continuously possessed and occupied, under a bona fide claim

1 of acquisition of ownership, the land applied for at least ten (10) years and has complied  
2 with the requirements prescribed in Section One hereof.

3

4 The pertinent provisions of Chapter XIV, Title VI of Commonwealth Act  
5 Numbered One hundred forty-one, as amended, shall apply to free patent applications  
6 filed under the provisions of this, except that residential free patent issued under this  
7 law shall not be subject to any legal restrictions on encumbrance, conveyance or  
8 alienation.

9

10 The Department of Environment and Natural Resources, upon the  
11 recommendation of the Director of Lands, shall promulgate such rules and regulations  
12 as may be necessary to carry out the provisions of this Act.

13

14 SECTION 3. All pending applications filed before the effectivity of this Act shall  
15 be treated as having been filed in accordance with the provisions hereof.

16

17 SECTION 4. Repealing Clause. — All laws, decrees, executive orders, executive  
18 issuances or letters of instruction, rules and regulations, or any part thereof, inconsistent  
19 with or contrary to the provisions of this Act, are hereby deemed repealed, amended or  
20 modified accordingly.

21

22 SECTION 5. Separability Clause. — If, for any reason or reasons, any part or  
23 parts of this Act shall be declared unconstitutional or invalid by any competent court,  
24 other parts or provisions thereof not affected thereby shall continue to be in full force  
25 and effect.

26

27 SECTION 6. Effectivity Clause. — This Act shall take effect fifteen (15) days  
28 after its publication in two (2) national newspapers of general circulation.

29

30 Approved,