



Office of the Sangguniang Bayan

RESOLUTION NO. 143-95

RESOLUTION ENACTING AN ORDINANCE PRESCRIBING THE GUIDELINES ON THE CONFIRMATION OF TITLE TO OR OWNERSHIP OF RESIDENTIAL LOTS OWNED BY THE MUNICIPALITY OF PINAMALAYAN.

WHEREAS, there are owners of residential lots in Pinamalayan who do not hold any proof or evidence that they, or their predecessors in interest acquired by purchase or by any other modes, from the Municipal Government their respective residential lots in the municipality of Pinamalayan;

WHEREAS, to effect the registration in the names of the owners of the residential lots in Pinamalayan, upon petition or written application, the Sangguniang Bayan after investigation or inquiry, and in appropriate, meritorious and justifiable cases, resolves to confirm their ownership or title to the lot or lots applied for confirmation of ownership and title thereto, and the Municipal Mayor is authorized thereby to execute the deed of confirmation of title and ownership of the party or parties making the application therefor, and to quitclaim any and all rights and interests that the municipal government may have, or may rightfully claim to have, in the same property;

WHEREAS, there have been a number of representations made with this body for the confirmation of ownership of, or title to, lots in Pinamalayan notably not by the parties directly concerned but by other people who hardly could furnish this body, in its entirety, with satisfactory reasons why the application for confirmation of title and ownership should be given due course in the first place;

WHEREAS, this body deems that the guidelines stipulated in Resolution No. 28-81 be included to form part of the permanent guidelines in the confirmation of lots in Pinamalayan;

NOW THEREFORE :

On motion of Honorable SB Members Arnel G. Abrenica, Marcelito N. Mapacpac and Susan F. Cobrado -

RESOLVED as it is HEREBY RESOLVED to enact an ordinance on the confirmation of ownership of residential lots in Pinamalayan.

ORDINANCE NO. 15-95

AN ORDINANCE PRESCRIBING THE GUIDELINES IN THE CONFIRMATION OF TITLE TO, OR OWNERSHIP OF RESIDENTIAL LOTS IN THE MUNICIPALITY OF PINAMALAYAN.

Be it ordained by the Sangguniang Bayan that :

Article I. This Ordinance shall be known as the Prescribed Guidelines in the confirmation of title to, or ownership of residential lots in the Poblacion of the municipality of Pinamalayan.

Article II. Qualifications of the Applicant for Confirmation of Residential lots : To determine if the applicants qualify for the confirmation of ownership of residential lots being claimed, the following are required :

1. The applicant must be a Filipino citizen.
2. The applicant must be a possessor in good faith of the residential



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lot being applied for confirmation.

3. The applicant or the duly authorized representative/caretaker/administrator must have resided in the said lot for 20 years and above.
4. It must be public knowledge that the applicants have been in possession of the said lot being applied for confirmation for 20 years and above.
5. The applicant must cite improvements in writing in the length of possession of the said lot or lots.
6. The applicant must also cite incidents or circumstances that normally ripen to rights of title and ownership.
7. The applicant must show religious payments of land tax declaration corresponding to the property involved, for twenty years and above.
8. The land tax declaration must be in the name of the party for whom the confirmation of ownership is sought.

Article III. Procedure in the consideration of any petition, or application for confirmation of ownership of, or title to, of residential lots in the municipality of Pinamalayan.

1. A written application or petition by parties directly concerned or by a party duly authorized for the purpose must be submitted to the Sangguniang Bayan.
2. All documents required of the applicant must be submitted together with the written application or petition.
3. The written application or petition shall be filed for the consideration of the Sangguniang Bayan only upon payment in the Treasurer's Office of an investigation fee amounting to ₱50.00 (fifty pesos).
4. If the confirmation sought is only a part or a portion of an original lot in Pinamalayan, an approved subdivision plan prepared by a competent geodetic engineer shall be submitted along with the application.
5. Upon thorough consideration of the validity of documents submitted, the Sangguniang Bayan shall require the applicant to pay the corresponding confirmation fee to the treasurer's office as per assessed value of the residential lot being claimed, by the Assessor's Office and provided that the separation from the mother title must be shouldered by the applicant of lot to be confirmed.
6. Upon payment of the confirmation fee, the Municipal Mayor is hereby authorized to execute the deed of confirmation of title and ownership of the party or parties making the application therefor.



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Article IV. Separability Clause. If for reason, any section of this ordinance is declared unconstitutional or invalid, other sections shall continue to be in full force and effect.

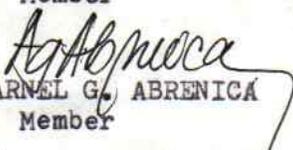
Article V. Repealing Clause. All ordinances, general orders, executive orders, letters in implementation, letters of instruction, regulations or circulars inconsistent with any of the sections of this ordinance are hereby repealed.

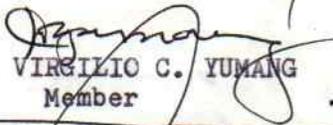
Article VI. Effectivity Clause. This ordinance shall take effect upon its approval.

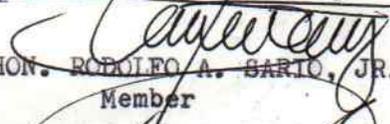
APPROVED : November 27, 1995


HON. SUSAN F. COBRADO
Member

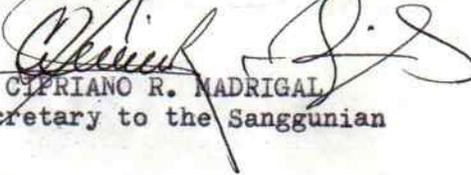

HON. MICHAEL V. KING
Member


HON. ARNEL G. ABRENICA
Member


HON. VIRGILIO C. YUMANG
Member

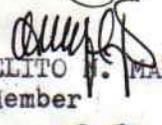

HON. ROMEO A. SARIO, JR.
Member

ATTESTED :

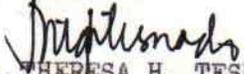

CIPRIANO R. MADRIGAL
Secretary to the Sanggunian


HON. FORTUNATO J. LOZANO
Member


HON. QUINTIN S. MARAMOT, JR.
Member


HON. MARCELITO V. MAPACPAC
Member

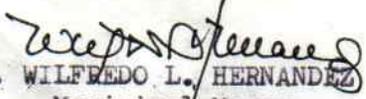

HON. ISMAEL M. MADRID
ABC President, Member


HON. MA. THERESA H. TESNADO
SK President, Member

CERTIFIED CORRECT :


HON. ROBERTO A. MORENTE
Vice Mayor, Presiding Officer

APPROVED :


HON. WILFREDO L. HERNANDEZ
Municipal Mayor