

Case History: The Hacienda De San Pedro Tunasan

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SUBJECT(S): LAND TITLES

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The Article presents the long history of litigation over a parcel of land in Laguna, particularly known as the Hacienda de San Pedro Tunasan. It traces the origination of the said land from the earlier times of the Spanish conquistadors, pursuing the Christianization of the people of the island. The birthplace of the long line of litigations arose from the will of Esteban Rodriguez Figueroa, a one-time Governor of Mindanao, who envisioned the founding of a college and a seminar for boys. The Society of Jesus was then granted permission from the Pope as the Administrator of the College and its properties to fund the college. From this, Colegio de San Jose was established. A century after, a *Titulo Real Possesorio* over the Hacienda de San Pedro Tunasan was granted to the College by the King of Spain, which ironically spawned a line of difficulty regarding the ownership of the land. Along with the events that took place in the history of the Philippines, such as the expulsion of the Jesuits from the Philippines and the Spanish-American War, the ownership of the land swayed from the Roman Catholic Church to the Municipality of San Pedro, Laguna. The former based its claim from a decision of the Supreme Court granting title to the Church, while the latter based its claim on the fact that the Municipality is the beneficiary of the Hacienda through escheat. After the many litigations presented to the land, such Hacienda continues to belong to the Colegio de San Jose.