

FIXING A MAXIMUM PERIOD FOR THE DURATION OF LEASES OF PRIVATE LANDS TO ALIENS

PRESIDENTIAL DECREE NO. 471, May 24, 1974

Read online (full-text search, related cases, audio case brief): <https://batas.org/library/3291a8fe7d7b/>

WHEREAS, the Constitution bans the acquisition by aliens and alien-owned entities of public and private lands;

WHEREAS, leases of unreasonably long duration would amount to a virtual transfer of ownership in violation of intent of the Constitutional prohibition;

WHEREAS, there is a compelling need to fix a reasonable maximum period for the duration of leases of private lands to aliens and to enforce compliance thereof by punishing violations;

NOW, THEREFORE, I, FERDINAND E. MARCOS, President of the Philippines, by virtue of the powers vested in me by the Constitution, do hereby order and decree:

SECTION 1. The maximum period allowable for the duration of leases of private lands to aliens or alien-owned corporations, associations, or entities not qualified to acquire private lands in the Philippines shall be twenty-five years, renewable for another period of twenty-five years upon mutual agreement of both lessor and lessee.

SEC. 2. Any contract or agreement made or executed in violation of this decree shall be null and void ab initio, and both parties to the agreement shall be punished by a fine of not less than five hundred nor more than one thousand pesos, or by imprisonment of from six months to one year, or both in the discretion of the court: Provided, That the president or managers and directors or trustees of corporations, associations or partnerships violating this decree shall be criminally liable in lieu thereof.

SEC. 3. This decree shall take effect immediately.

Done in the City of Manila, this 24th day of May, in the year of Our Lord, nineteen hundred and seventy-four.

(Sgd.)

FERDINAND E. MARCOS

President of the Philippines

By the President:

(Sgd.)

ALEJANDRO MELCHOR

Executive Secretary

ABOUT BATAS.ORG

Study smarter at BATAS.org

The Philippine bar review and law-school companion built around how your brain actually remembers.

The complete Philippine law library - free for everyone.

More than 100,000 Supreme Court decisions, Republic Acts, and executive issuances - full-text searchable, browsable by category and year, and always free. No paywall, no login. This PDF came from it.

Audio case-brief lectures.

Any decision becomes a podcast-style lecture - facts, issues, ruling, and doctrine - with read-along highlighting and a hands-free presentation mode. Study while commuting, working out, or resting your eyes.

Bar review built on the science of memory.

Complete, sequenced courses for all eight bar subjects, narrated like podcasts and reinforced with retrieval practice and spaced review - the study techniques with the strongest evidence behind them.

The full law-school curriculum.

One subscription unlocks the entire J.D. curriculum - every subject, every lesson, with your progress tracked down to the paragraph so you can pick up exactly where you left off, on any device.

Mock exams that tell you where you stand.

Timed multiple-choice exams graded instantly, with per-subject score breakdowns and focus suggestions that point you at your weakest topics first.

A study planner that keeps you on pace.

Set your schedule and BATAS tells you every day whether you are on track for bar day - and exactly which lesson to take next.

Start free at <https://batas.org>

The law library is free forever - and your first lesson is one click away.

The text of this document is an official public record and remains in the public domain. Formatting, presentation, and compilation © 2026 batas.org.

Downloaded free from the batas.org Law Library. Share it freely - the library is free for every law student, bar reviewee, and practitioner.