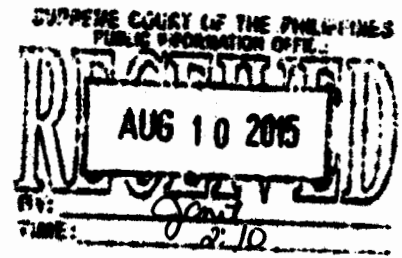




Republic of the Philippines
Supreme Court
Manila

FIRST DIVISION

NOTICE



Sirs/Mesdames:

*Please take notice that the Court, First Division, issued a Resolution dated **July 22, 2015** which reads as follows:*

“G.R. No. 217774 (The Building Official of Baguio City v. Heirs of Yu Hwa Ping, namely: Mary Gaw Yu and Johnny Yu). – The petitioner’s motion for an extension of thirty (30) days within which to file a petition for review on certiorari is **GRANTED**, counted from the expiration of the reglementary period.

After a judicious review of the records, the Court resolves to **DENY** the instant petition and **AFFIRM** the July 17, 2014 Decision¹ and March 23, 2015 Resolution² of the Court of Appeals (CA) in CA-G.R. SP No. 121566 for failure of petitioner The Building Official of Baguio City (petitioner) to show that the CA erred in affirming the ruling of the Office of the President directing it to issue a building permit in favor of Yu Hwa Ping (Yu), now represented by his heirs Mary Gaw Yu and Johnny Yu.

As correctly ruled by the CA, there was neither any construction ongoing on the subject land pending the issuance of a building permit nor any restriction or limitation indicated on Yu’s title over the same that would justify the suspension of the processing of his application for a building permit. It is settled that factual findings made by quasi-judicial bodies and administrative agencies, when supported by substantial evidence, are accorded great respect and even finality by the appellate courts, absent any showing of grave abuse of discretion,³ as in this case.

- over - two (2) pages

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¹ *Rollo*, pp. 28-50. Penned by Associate Justice Eduardo B. Peralta, Jr. with Associate Justices Magdangal M. de Leon and Stephen C. Cruz concurring.

² *Id.* at 52.

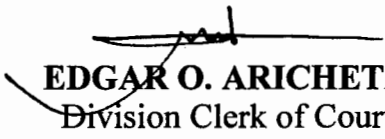
³ See *Japson v. Civil Service Commission*, 663 Phil. 665, 675 (2011); citations omitted.

July 22, 2015

Further, the CA was likewise correct in holding that absent an adverse decision in any reversion proceeding covering Yu's interest over the subject land, his title over the same must be respected. Case law instructs that "[a]ll actions for the reversion to the Government of lands of the public domain or improvements thereon shall be instituted by the Solicitor General or the officer acting in his stead, in the proper courts, in the name of the Republic of the Philippines"⁴ and "[u]nless and until the land is reverted to the State by virtue of a judgment of a court of law in a direct proceeding for reversion, the Torrens certificate of title thereto remains valid and binding against the whole world."⁵

SO ORDERED. SERENO, C.J., on official leave; PERALTA, J., acting member per S.O. No. 2103 dated July 13, 2015. LEONARDO-DE CASTRO, J., on official leave; LEONEN, J., acting member per S.O. No. 2108 dated July 13, 2015.

Very truly yours,


EDGAR O. ARICHETA
 Division Clerk of Court^{m#}
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⁴ *Tolentino v. Laurel*, 682 Phil. 527, 539 (2012); citation omitted.

⁵ *Id.* at 540; citation omitted.

