HOUSE OF REPRESENTATIVES
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Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

EIGHTEENTH CONGRESS
Second Regular Session

HOUSE RESOLUTION NO. 1653

Introduced by HON. MA. LOURDES T. ARROYO

A RESOLUTION

URGING THE HOUSE COMMITTEE ON LOCAL GOVERNMENT TO CONDUCT AN INVESTIGATION, IN AID OF LEGISLATION, ON THE MEASURES BEING TAKEN BY LOCAL GOVERNMENT UNITS, OR THE LACK THEREOF, IN RESPONSE TO THE REPORTS ON INCIDENTS OF LAND-GRABBING THAT OCCUR THROUGH THE ABUSE OF THE PROCESSES PROVIDED FOR BY THE LOCAL GOVERNMENT CODE AND TO ADDRESS INCIDENTS OF FRAUD IN THE SURREPTITIOUS FORECLOSURE OF PRIVATE PROPERTIES, ESPECIALLY PROPERTIES CONSTITUTED AS FAMILY HOMES, DUE TO ALLEGED NON-PAYMENT OF LOCAL REAL PROPERTY TAXES

WHEREAS, one of the taxing powers enjoyed by local government units is the power to impose taxes on real properties within their respective jurisdiction;

WHEREAS, there have been reports and complaints that the collection of real property taxes, particularly the procedure surrounding the issuance of notice of tax delinquency, foreclosures, and tax delinquency sales have been abused by local officials;

WHEREAS, several citizens have brought to our attention for appropriate action, incidents of brazen land grabbing in our urban centers, perpetuated by unscrupulous individuals, and aided and abetted by erring local government employees and officials;

WHEREAS, these incidents of land-grabbing occur through the abuse of the processes provided for by the Local Government Code, as part of the exercise of the powers delegated by Congress to the Local Government Units, including the power of local government taxation, and the concept of local fiscal autonomy;

WHEREAS, the continued inaction of local government units and their primary agencies involved in this matter, particularly the offices of the Local Treasurers and Assessors have forced our citizens to take to social media to address this problem, still to no avail;

WHEREAS, victims of this illegal scheme have been hauled to court and have likewise been forced to initiate their own suits to defend their rights to their property from patently unjustified claims and charges, which have resulted in severe trauma and stress to these citizens, who stand to lose their family homes and other rightfully owned properties at the hands of scammers and unscrupulous individuals, and have likewise resulted in the unnecessary expenditure of precious and limited government resources, especially the courts, which are saddled with the duty to untangle the legal mess created by these scammers, through the brazen and outright manipulation of legal processes;

WHEREAS, owners of expensive real properties have been the target of these unscrupulous local officials by making it appear that the Notice of Tax Delinquency have been properly served to them although there is no valid service of notice and upon delinquency, said real properties are offered to dishonest bidders, in collusion with corrupt officials of the Municipal/City Treasurer's Office for an unconscionably low price, greatly disparate to its fair market value;

WHEREAS, recently, such unscrupulous practices of the local government officials and/or employees has manifested itself in a very concrete way, as it victimized the daughter of this representation, through the arbitrary and hasty Tax Delinquency Sale made by the City Treasurer of Muntinlupa over her family home despite lack of valid notice as required under the Local Government Code;

WHEREAS, Presidential Anti-Corruption Commission (PACC) Commissioner Greco Belgica asked the Bureau of Local Government Finance to investigate allegations that a syndicate was engaged in land-grabbing in Muntinlupa City in connivance with the City Treasurer's office as published in Manila Times last February 9, 2021;

WHEREAS, the lack of a concrete and credible response from the local government agencies involved herein, have caused untold hardships and heartaches to law abiding citizens who have been victimized by these schemes;

WHEREAS, there is a need to investigate the procedure surrounding the issuance of notice of tax delinquency, and tax delinquency sales, to ensure that the interest of the government and the innocent real property owners as properly protected;

WHEREAS, there is thus a need to review both the accountability of government on this matter, as well as the relevance of existing laws, in ensuring that the proper protection is given to our citizens in the enjoyment of their duly acquired properties freely and without fear, since the actions of these scammers aided by the actions and inaction of these unscrupulous government officers and agents, lead to an abuse of

the powers delegated by Congress to the Local Government Units through the provisions of the Local Government Code;

NOW THEREFORE BE IT RESOLVED, AS IT IS HEREBY RESOLVED, by the House of Representatives, in session assembled, to direct the Committee on Local Government to conduct an investigation, in aid of legislation, on the measures being taken by Local Government Units, or the lack thereof, in response to the reports on incidents of land-grabbing that occur through the abuse of the processes provided for by the Local Government Code and to address incidents of fraud in the surreptitious foreclosure of private properties including the propriety of amending existing laws or crafting new ones to enhance the protection of all persons who lawfully own property and who are subject to the delegated power of local taxation.

Adopted.

Ma. Lourdes T. Arroyo

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