

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

19TH CONGRESS
First Regular Session

HOUSE BILL NO. 5510



Introduced by Representative Michael L. Romero

EXPLANATORY NOTE

On November 6, 1902, the Philippine Commission enacted Act 496, known as Land Registration Law, that created the Court of Land Registration (CLR) and the office of the Registers of Deeds. The Law institutionalized the Torrens System of registration whereby real estate ownership may be judicially confirmed and recorded in the archives of the government. The system took effect on February 1, 1903. Five judges were appointed by the Governor-General with the advice and consent of the Philippine Commission. One Judge was designated Judge of Court; the rest were assigned Associate Judges. Other members of the court were a clerk and assistant clerk, both appointed by the Attorney General with the approval of the Secretary of Finance and Justice. Along with the court were established the Registries of Deeds.

Upon the effectivity of Act No. 2374, the Court of Land Registration was replaced by the General Land Registration Office (GRLO), and on June 17, 1954 upon the effectivity of Republic Act No. 1151 was also replaced by the Land Registration Commission (LRC). The Commissioner of Land Registration took over the powers and functions of the GLRO who was in direct control of the Registers of Deeds (RDs) as well as the Clerks of Court of First Instance in land registration. It was then that registry of deeds was established in every city and every province and branch registry was put up wherever else possible at the time.

On February 9, 1981, the President of the Philippines issued Executive Order No. 649 reorganizing the LRC into the National Land Titles and Deeds Registration Administration (NLTDRA). This agency extended effective assistance to the Ministry of Agrarian Reform, the Land Bank of the Philippines, and other agencies in line with the Land Reform Program.

In a Presidential Memorandum Circular of September 30, 1988, the NLTDRA was changed into the **Land Registration Authority**. This was in line with Executive Order No. 292 dated July 25, 1987, instituting the **Administrative Code of 1987**, which took effect on November 23, 1989.

Thus, the Authority has grown through the years. It started as the Court of Land Registration, later as General Land Registration Office, it became the Land Registration Commission, reorganized as National Land Titles and Deeds Registration Administration, and presently as the Land Registration Authority. Presently, the **LRA** is headed by the Administrator who, pursuant to Executive Order 649, shall have the same qualifications to that of an Associate Justice of the Court of Appeals. He is assisted by the Deputy Administrators who, pursuant to the LRA Rationalization Plan, shall have the same rank to that of an Assistant Secretary.

It now has more than 2500 employees nationwide and has consistently increased its revenues through its registries of deeds for the past five years. Many new methods and techniques have been developed by the administration in the defense of the landowner. Time has not stymied the purpose of the agency but has honored its sense of duty to that of a fine new razor. In truth the authority is more active than ever, willing and able to defend the integrity of the country's Torrens system.

This House Bill seeks to provide **Modernization Funding** to the **Land Registration Authority (LRA)**, to ensure that the country fulfills its commitments to provide and deliver the agency's mandate with efficiency, competence, and above all, integrity. The **LRA** will adhere to its mission to promote and protect the interest of the Republic of the Philippines.

Thus, the early passage of this bill is earnestly requested.

A handwritten signature in black ink, appearing to read 'Michael L. Romero', is written over a horizontal dashed line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

MICHAEL L. ROMERO

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AN ACT

PROVIDING FOR MODERNIZATION FUNDINGFOR THE **LAND
REGISTRATION AUTHORITY (LRA)**, INCREASING AND
REORGANIZING ITS ADMINISTRATION, PROVIDING FOR A
SECURE, STABLE AND TRUSTWORTHY RECORD OF LAND
OWNERSHIP AND INTERESTS, TO PROMOTE NATIONAL
DEVELOPMENT AND FOR OTHER PURPOSES

*Be it enacted by the Senate and House of Representatives of the Philippines in
Congress assembled:*

SECTION 1. DECLARATION OF POLICY – It shall hereby be a declared policy of the State to issue decrees of registration and certificates of titles and register documents, patents and other land transactions for the benefit of landowners, Agrarian Reform-beneficiaries and the registering public in general; to provide a secure, stable and trustworthy record of land ownership and recorded interests therein so as to promote social and economic well-being and contribute to national development.

The state shall formulate policies for the efficient and effective administration and management of all manpower, skills and competencies to ensure compliance.

SECTION 2. MODERNIZATION FUNDING. – The amount of Five Hundred Million Pesos (**Php 500,000,000.00**) for the operation and administration of the **Land Registration Authority (LRA)** shall be chargeable against funds for the purpose and other sources recommended by the **Department of Budget and Management (DBM)**. Thereafter, appropriations for the **Land Registration Authority (LRA)** shall be included in the budget proposals under the Department of Justice (**DOJ**).

The Department of Budget and Management (**DBM**) shall rationalize the existing organizational structure and staffing pattern of the **Land Registration Authority (LRA)** in accordance with the provisions of this Act and relevant compensation and position classification laws, rules and regulations.

Thereafter, the amount needed for the continued implementation of the modernization program, shall be included in the annual General Appropriations Act (**GAA**).

SECTION 3. LAND REGISTRATION AUTHORITY (LRA) MODERNIZATION FUND – There is hereby created the (**LRA**) *Modernization Fund* to be used exclusively for the (**LRA**) *Modernization Program*.

The (**LRA**) *Modernization Fund* shall be administered by the Secretary of the **DOJ** in accordance with existing government budgeting, accounting and auditing rules and regulations.

SECTION 4. PROGRESS REPORT – The Secretary of **DOJ** shall prepare an annual report on the status of the implementation of the (**LRA**) *Modernization Programs* which shall be submitted, to the Office of the President and to the Chairpersons of the Committee on Justice of the Senate and the House of Representatives.

SECTION 5. PERIOD OF IMPLEMENTATION – The modernization program under this Act shall be implemented for an initial period of two **(2)** years:

Provided, that payments for multi-year contract obligations incurred under this Act may extend beyond this period:

Provided, further, That the **Land Registration Authority (LRA)** shall continue to develop, modernize and constantly update its operational capabilities to keep pace with best global practices.

SECTION 6. POWERS AND FUNCTIONS. – The **Land Registration Authority (LRA)** shall continue to exercise and uphold the following powers and functions; but not limited to:

*The **LRA** exists for the sole purpose of implementing and protecting the Torrens system of land titling and registration, as well as registration of transactions involving personal properties. Through its Registry Offices, it constitutes as the central repository of all land records involving registered or titled lands as well as registered transactions involving unregistered or untitled lands.*

- 1.** It issues decrees of registration pursuant to final judgment of the courts in land registration proceedings and cause the issuance by a registrar of deeds the corresponding certificate of title.
- 2.** It is tasked to issue all subsequent or transfer certificates of title. It keeps the title history or records of transaction involving titled or registered lands.
- 3.** It provides legal and technical assistance to the courts relative to land registration cases, and to other government agencies with respect to registration of administratively issued titles.
- 4.** It likewise extends assistance to DAR in the implementation of the Comprehensive Agrarian Reform Program (CARP).

SECTION 7. INCREASE OF PERSONNEL. – The **Land Registration Authority (LRA)** shall maintain the sufficient staffing pattern. Hence, it is authorized to increase its manpower to meet such required and may continue to increase personnel per percentage rate increase of committed mandates annually or as the need arises.

SECTION 8. TRANSITORY PROVISION – Existing industries, businesses and offices affected by the implementation of this Act shall be given six **(6)** months transitory period from the effectivity of the IRR or such other period as may be determined, to comply with the requirements of this Act.

SECTION 9. IMPLEMENTING RULES AND REGULATIONS. – The departments and agencies charged with carrying out the provisions of this Act shall, within sixty **(60)** days after the effectivity of this Act, formulate the necessary rules and regulations for its effective implementation.

SECTION 10. REPEALING CLAUSE. – All laws, decrees, executive orders, rules and regulations, or parts thereof inconsistent with the provisions of this Act are hereby repealed or modified accordingly.

SECTION 11. SEPARABILITY CLAUSE. – If, for any reason, any section or provision of this Act is held unconstitutional or invalid, the other sections or provisions hereof shall not be affected thereby.

SECTION 12. EFFECTIVITY CLAUSE. – This Act shall take effect after fifteen (15) days from its publication in the Official Gazette or in at least two (2) national newspapers of general circulation whichever comes earlier.

Approved,