

REPUBLIC OF THE PHILIPPINES
HOUSE OF REPRESENTATIVES
Quezon City

SEVENTEENTH CONGRESS
Third Regular Session

House Bill No. 8474



Introduced by **MAGDALO Party-List Representative**
HON. GARY C. ALEJANO

EXPLANATORY NOTE

The proliferation of fake land titles is no news. These fraudulent acts committed for the satiety of personal interests and to the detriment of somebody else should be prevented. Efforts to curb the problem of fake land titles has recently received much attention from the government, with the Philippine National Police urging victims of fake land title scams to come out following the arrest of a former DENR employee and his cohorts involved in the scam last 29 September 2018.

The government must secure landowners from the ills of defective land titles. It must preserve the reliability of the Torrens Title System to enhance the confidence of all Filipino in its integrity of land titles. Under this Act, the Land Management Bureau shall be hereby authorized to undertake a cadastral survey in response to the issues cited above.

In view of the foregoing, approval of this bill is earnestly sought.


Rep Gary C. Alejano

1 **SEC. 4. *Implementing Rules and Regulations.***—Within three (3) months from the passage
2 of this Act, the Land Management Bureau shall draw and adopt the required rules and regulations to
3 govern the cadastral survey.
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5 **SEC. 5. *Appropriations.***—The amount necessary for the implementation of this Act shall be
6 included in the budget of the Land Management Bureau shall draw and adopt the required rules and
7 regulations to govern the cadastral survey.
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9 **SEC. 6. *Repealing Clause.***—All laws, executive orders, executive issuances, or letters of
10 instructions, or any part thereof, inconsistent with or contrary to the provisions of this Act, are
11 hereby repealed, amended, or modified accordingly.
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13 **SEC. 7. *Separability Clause.***—If for any reason, any section or provision of this Act shall
14 be declared unconstitutional or invalid, the other parts thereof not affected shall remain valid.
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16 **SEC. 8. *Effectivity.***—This Act shall take effect fifteen (15) days after its publication in at
17 least two (2) newspapers of general circulation.

Approved,