



Republic of the Philippines
House of Representatives
Quezon City, Metro Manila

TWENTIETH CONGRESS
Second Regular Session

House Bill No. **10755**



Introduced by **Representative ALFREDO “ALBEE” B. BENITEZ**

AN ACT
ESTABLISHING A NATIONAL BLOCKCHAIN-BASED LAND REGISTRATION
AND PROPERTY RECORDS SYSTEM TO MODERNIZE AND DIGITIZE
PROPERTY INFORMATION MANAGEMENT, STRENGTHEN PROPERTY
RIGHTS, AND PROMOTE TRANSPARENCY, SECURITY, AND
ACCOUNTABILITY IN LAND ADMINISTRATION

EXPLANATORY NOTE

The Philippines continues to rely on fragmented and largely paper-based systems maintained by various national government agencies and local government units. Land records are often dispersed across multiple repositories, resulting in inconsistent information, delayed verification processes, costly reconciliation of records, and administrative inefficiencies. The loss, destruction, deterioration, or unavailability of land records due to natural disasters, accidents, and the passage of time has likewise led to lengthy and expensive title reconstitution proceedings that burden both property owners and government institutions.

Land ownership remains one of the most important foundations of economic security, social stability, and wealth creation for Filipino families. Secure and reliable land records are essential to protecting property rights, facilitating investments, improving access to credit, supporting infrastructure development, enhancing local revenue generation, and promoting sustainable economic growth.

The lack of an integrated and secure property information system also creates vulnerabilities to fraud, unauthorized alterations, duplicate records, and conflicting claims over land ownership. These challenges undermine public confidence in land administration, increase transaction costs, discourage investments, and impede the efficient delivery of government services.

Recent advances in digital governance and blockchain technology provide an opportunity to modernize the country's land registration and property records management systems.

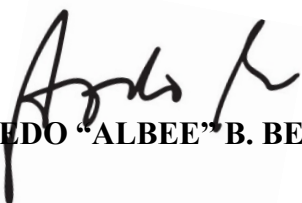
Blockchain technology enables the creation of immutable and verifiable digital audit trails that can significantly strengthen the integrity, security, traceability, and authenticity of land records. By recording and verifying transactions through tamper-resistant digital mechanisms, blockchain technology can reduce opportunities for fraud, facilitate faster verification of ownership records, and improve institutional accountability.

The establishment of a National Blockchain-Based Land Registration and Property Records System will enable the integration, digitization, and verification of land and property information across relevant government agencies. The system will support more efficient land administration, facilitate the reconstruction and verification of lost or damaged records, improve disaster resilience, enhance transparency in property transactions, and provide citizens with more accessible and reliable land information services.

Moreover, secure and trustworthy land records are critical to strengthening property rights and improving the country's investment climate. A modernized land registration system can reduce transaction costs, accelerate property-related processes, improve tax administration, support financial inclusion through easier access to collateralized credit, and contribute to the overall ease of doing business in the Philippines.

This measure seeks to establish a secure, interoperable, and future-ready framework for land registration and property records management through the strategic use of blockchain technology and digital information systems. By modernizing the country's land administration infrastructure, the State can better protect property rights, improve governance, strengthen public trust, and support long-term national development.

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



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

SECTION 1. *Short Title.* – This Act shall be known as the “*Blockchain Land Records Act.*”

SECTION 2. *Declaration of Policy.* – It is hereby declared the policy of the State to protect property rights, modernize land administration, strengthen public trust in land registration systems, ensure the integrity and security of property records, facilitate efficient land transactions, and utilize blockchain and other emerging digital technologies to improve transparency, accountability, resilience, and accessibility in the management of land and property information.

SECTION 3. *Definition of Terms.* – For the purposes of this Act, these terms are defined as follows:

- a) **Blockchain Technology** refers to a distributed digital ledger technology that records transactions in a secure, chronological, immutable, and verifiable manner through cryptographic methods, allowing authorized participants to validate and trace transactions without unauthorized alteration of records.
- b) **Certified Digital Record** refers to an electronic copy or digital version of a land or property record that has been authenticated, validated, or certified by the appropriate government agency and is maintained within the National Blockchain-Based Land Registration and Property Records System.
- c) **Distributed Ledger Technology (“DLT”)** refers to a digital system for recording

transactions and related data across multiple locations or nodes, where records are synchronized and maintained through consensus mechanisms and are resistant to unauthorized modification.

- d) **Digital Audit Trail** refers to a chronological and verifiable electronic record that captures and documents all actions, transactions, modifications, access activities, and other relevant events affecting a land or property record within the System.
- e) **Digital Property Information Management** refers to the collection, storage, processing, integration, maintenance, verification, sharing, and retrieval of land and property information through digital technologies and information systems.
- f) **Interoperability** refers to the ability of different information systems, databases, applications, and government agencies to exchange, access, process, and utilize data in a coordinated, secure, and efficient manner.
- g) **Land and Property Records** refer to all records, documents, instruments, maps, surveys, tax declarations, assessments, titles, patents, annotations, and other information relating to land ownership, possession, use, classification, valuation, registration, or disposition maintained by government agencies or local government units.
- h) **National Blockchain-Based Land Registration and Property Records System (“NBLRPRS”)** or **System** refers to the integrated digital platform established under this Act for the registration, management, verification, preservation, authentication, and retrieval of land and property information.
- i) **Property Identification Number (“PIN”)** refers to the unique and permanent reference number assigned to a parcel of land for purposes of harmonizing and linking land and property records across government agencies and local government units.
- j) **Property Rights** refers to the legally recognized rights, interests, claims, or entitlements of persons or entities over land and real property as provided by law.
- k) **Registrable Transaction** refers to any issuance, registration, transfer, conveyance, mortgage, lease, encumbrance, annotation, cancellation, amendment, correction, or other transaction affecting land or property records that is required or authorized by law to be recorded with the appropriate government agency.
- l) **Verification Record** refers to a cryptographically secured digital reference, hash value, timestamp, or similar electronic proof generated through blockchain technology or distributed ledger technology for purposes of validating the authenticity and integrity of land and property records.

SECTION 4. *National Blockchain-Based Land Registration and Property Records System.*

–There is hereby established a National Blockchain-Based Land Registration and Property Records System (NBLRPRS), which shall serve as the primary government platform for the digitization, integration, management, verification, authentication, preservation, and retrieval of land and property information nationwide.

SECTION 5. *Coverage.* – The System shall cover, among others:

- a) Certificates of Title and related annotations;
- b) Deeds, conveyances, mortgages, liens, easements, and other registrable instruments;
- c) Cadastral and survey records;
- d) Tax declarations and assessment records;
- e) Tax maps and geospatial information;
- f) Public land records and patents;
- g) Land classification records; and

- h) Such other land and property information as may be determined by the implementing agencies.

SECTION 6. *Lead Agencies.* – The Land Registration Authority (LRA) and the Department of Environment and Natural Resources (DENR), through the Land Management Bureau, shall jointly lead the implementation of this Act in coordination with the Department of Information and Communications Technology (DICT), the Department of the Interior and Local Government (DILG), the Department of Human Settlements and Urban Development (DHSUD), the Bureau of Internal Revenue (BIR), and all concerned local government units.

SECTION 7. *Mandatory Digitization and Integration of Records.* – All covered agencies and local government units shall digitize, standardize, and integrate existing land and property records into the System within five (5) years from the effectivity of this Act. Priority shall be given to records vulnerable to deterioration, loss, destruction, or frequent public use.

SECTION 8. *Interoperability of Databases.* – All government agencies maintaining land and property information shall ensure interoperability, data-sharing capability, and system integration with the System in accordance with applicable laws, regulations, and cybersecurity standards.

SECTION 9. *Property Identification Number.* – A unique Property Identification Number (PIN) shall be assigned to every parcel of land covered under the System.

The PIN shall serve as the common reference number for all records maintained by national government agencies and local government units relating to a specific property.

SECTION 10. *Digital Tax Mapping and Geospatial Integration.* – All provinces, cities, and municipalities shall establish, maintain, or upgrade digital tax mapping systems and geospatial databases and integrate the same with the System.

SECTION 11. *Blockchain Verification Layer.* – The System shall utilize blockchain technology or other distributed ledger technologies, as may be appropriate, as a verification and audit mechanism for land and property records maintained under this Act.

The blockchain verification layer shall provide immutable transaction histories, timestamp verification, record authentication, and tamper-evident audit trails for all registrable transactions affecting land and property records.

Official land records shall remain maintained by the appropriate government agencies, while blockchain-based verification records shall serve as a secure mechanism for validating the integrity and authenticity of such records.

SECTION 12. *Permanent Digital Audit Trail.* – Every issuance, registration, annotation, transfer, encumbrance, amendment, cancellation, correction, or modification of any land or property record shall generate a permanent and verifiable digital audit trail within the System.

Such audit trail shall identify the nature of the transaction, date and time of recording, responsible office, and verification credentials of authorized personnel, subject to applicable privacy and security laws.

SECTION 13. *Fraud Detection and Record Integrity Monitoring.* – The System shall incorporate mechanisms for the detection of duplicate records, conflicting claims, suspicious transactions, unauthorized alterations, and other anomalies that may affect the integrity of land and property records. The implementing agencies may establish automated monitoring and verification systems for this purpose.

SECTION 14. *Legal Recognition of Digital Records.* – Certified digital records maintained under the System shall have the same legal validity, evidentiary value, and enforceability as their physical counterparts.

SECTION 15. *Digital Records as Primary Evidence.* – Subject to the Rules on Electronic Evidence and other applicable laws, certified digital records generated or maintained under this Act shall be admissible as primary evidence in judicial, quasi-judicial, and administrative proceedings.

SECTION 16. *Digital Reconstitution and Reconstruction of Records.* – In cases where original records, certificates of title, survey records, cadastral documents, or registry records are lost, destroyed, damaged, or otherwise rendered unavailable, certified digital records maintained under the System, together with their corresponding blockchain verification records and audit trails, may be utilized in administrative, quasi-judicial, or judicial proceedings involving reconstruction, reconstitution, verification, or authentication of such records, subject to applicable laws and rules.

SECTION 17. *Public Access and Verification Portal.* – The LRA shall establish and maintain an online verification portal that shall allow authorized users and the general public, subject to applicable privacy and security safeguards, to verify the existence, status, authenticity, and transaction history of land and property records.

SECTION 18. *Disaster Recovery and Preservation.* – The implementing agencies shall establish geographically distributed backup facilities, redundancy systems, and disaster recovery mechanisms to ensure the preservation, continuity, and accessibility of land and property records during natural disasters, emergencies, cyber incidents, and other disruptive events.

SECTION 19. *Data Privacy and Cybersecurity.* – The implementation of this Act shall comply with the Data Privacy Act of 2012, the Cybercrime Prevention Act of 2012, and all applicable laws, regulations, and standards governing information security, cybersecurity, and data protection.

SECTION 20. *Appropriations.* – The amount necessary for the initial implementation of this Act shall be charged against the current appropriations of the concerned agencies. Thereafter, such sums as may be necessary shall be included in the annual General Appropriations Act.

SECTION 21. *Implementing Rules and Regulations.* – Within one hundred eighty (180) days from the effectivity of this Act, the LRA, DENR, DICT, DILG, DHSUD, National Privacy Commission (NPC), and other concerned agencies shall promulgate the necessary rules and regulations for the effective implementation of this Act.

SECTION 22. *Separability Clause.* – If any provision of this Act is declared unconstitutional, the remaining provisions not affected thereby shall remain in full force and effect.

SECTION 23. *Repealing Clause.* – All laws, decrees, executive orders, rules and regulations inconsistent with this Act are hereby repealed, amended, or modified accordingly.

SECTION 24. *Effectivity.* – This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in a newspaper of general circulation.

Approved,