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## **Best Practices in Detecting Fake Certificates of Land Titles**

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Friday, August 5, 2022 \* 8:45am to 12:00nn via ZOOM

### **COURSE OUTLINE**

#### **I. Introduction**

- a) Brief history of the LRA
- b) Mandate of the LRA

#### **II. Different certificates of title**

##### **a) Original Certificate of Title**

- Judicial Form 11 - Sales Patent (original copy)
- Judicial Form 11-D - Sales Patent (owner's duplicate)
- Judicial Form 54 - Free Patent (original copy)
- Judicial Form 54-D - Free Patent (owner's duplicate)
- Judicial Form 67 - Homestead Patent (original copy)
- Judicial Form 67-D - Homestead Patent (owner's duplicate)
- Judicial Form 167 - MS Patent (original copy)
- Judicial Form 167-D - MS Patent (owner's duplicate)
- Judicial Form 107 - Ordinary-Judicial (original copy)
- Judicial Form 107-D - Ordinary-Judicial (owner's duplicate)
- Judicial Form 108 - Cadastral-Judicial (original copy)
- Judicial Form 108-D - Cadastral-Judicial (owner's duplicate)
- Judicial Form 45 - General Form for Special Patent or Reclaimed Area
- Judicial Form 45-D - General Form for Special Patent or Reclaimed Area (owner's duplicate)

##### **b) Transfer Certificate of Title**

- Judicial Form 109 - Ordinary & Cadastral Title (original copy)
- Judicial Form 109-D - Ordinary & Cadastral Title (owner's duplicate)
- Judicial Form 140 - Patent Titles (original copy)
- Judicial Form 140-D - Patent Titles (owner's duplicate)
- Judicial Form 150 - Additional Sheet (annotation of encumbrances)

##### **c) Other Forms of Certificate of Titles**

- LRC Form 1 - Condominium Certificate of Title (original copy)
- LRC Form 1-A - Condominium Certificate of Title (owner's duplicate)
- LRC Form 1 - Reconstituted CCT (original copy)
- LRC Form 1-A - Reconstituted CCT (owner's duplicate)
- Judicial Form 11 - Sales Patent - Reconstituted (original copy)
- Judicial Form 11-D - Sales Patent - Reconstituted (owner's duplicate)
- Judicial Form 11-D - Sales Patent - Reconstituted (co-owner's copy)
- Judicial Form 11-D - Sales Patent - Reconstituted (new owner's duplicate copy pursuant to Court Order)
- Judicial Form 54 - Free Patent - Reconstituted (original copy)
- Judicial Form 54-D - Free Patent - Reconstituted (owner's duplicate)
- Judicial Form 54-D - Free Patent - Reconstituted (co-owner's copy)
- Judicial Form 54-D - Free Patent - Reconstituted (new owner's duplicate copy pursuant to Court Order)

- Judicial Form 67 - Homestead Patent - Reconstituted (original copy)
- Judicial Form 67-D - Homestead Patent - Reconstituted (owner's duplicate)
- Judicial Form 67-D - Homestead Patent - Reconstituted (co-owner's copy)
- Judicial Form 67-D - Homestead Patent - Reconstituted (new owner's duplicate copy pursuant to Court Order)
- Judicial Form 107 - Ordinary-Judicial Reconstituted (original copy)
- Judicial Form 107-D - Ordinary-Judicial Reconstituted (owner's duplicate)
- Judicial Form 107-D - Ordinary-Judicial Reconstituted (co-owner's copy)
- Judicial Form 108 - Cadastral-Judicial Reconstituted (original copy)
- Judicial Form 108-D - Cadastral-Judicial Reconstituted (owner's duplicate)
- Judicial Form 108-D - Cadastral-Judicial Reconstituted (co-owner's copy)
- Judicial Form 108-D - Cadastral-Judicial Reconstituted (new owner's duplicate copy pursuant to Court Order)
- Judicial Form 109 - Ordinary-Judicial Reconstituted (original copy)
- Judicial Form 109-D - Ordinary-Judicial Reconstituted (owner's duplicate)
- Judicial Form 109-D - Ordinary-Judicial Reconstituted (co-owner's copy)
- Judicial Form 109-D - Ordinary-Judicial Reconstituted (new owner's duplicate copy pursuant to Court Order)
- Judicial Form 140 - Patent- Reconstituted (original copy)
- Judicial Form 140-D - Patent-Reconstituted (owner's duplicate)
- Judicial Form 140-D - Patent-Reconstituted (co-owner's copy)
- Judicial Form 140-D - Patent-Reconstituted (new owner's duplicate copy pursuant to Court Order)
- Judicial Form 45 - General Form for Special Patent or for Reclaimed Area (original copy)
- Judicial Form 45-D - General Form for Special Patent or for Reclaimed Area Ordinary (owner's duplicate)

### **III. Different information on the title**

- a) Title Form Information
- b) Survey Information (Technical Description)
- c) Registration Information
- d) Ownership Information
- e) Liens or encumbrances and annotations

### **IV. Reconstitution of lost or destroyed titles**

### **V. Fake or spurious and fraudulent land titles**

- a) Definition of terms
- b) Guidelines for detecting fake or spurious title
- c) Tools in detecting or preventing the spread of fake or spurious and fraudulent title
  - Municipal Index Sheet (MIS) or Projection Map of both the DENR and LRA
  - Microfilm of approved plans on file in the LMB and LRA
  - Survey Record Books of both the DENR and LRA
  - Land Classification or Topographic Map from NAMRIA
  - Tax Declaration on file in the Assessor's Office
  - Publication of the Notice of Initial Hearing in the Official Gazette
  - Copy of the Decree of Registration on file with the LRA
  - Copy of the Patent on file with the DENR
  - Records or books at the CENRO, PENRO, or DENR regarding the issuance of Patents

- Records books and actual records in the LRA
- Records of the RD
- Use of Information, Education Campaign (IEC) materials.

**VI. Government initiatives vs. fake titles and what it can do to help victims.**

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