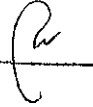


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SENATE

RECEIVED BY: 

P.S. Resolution No. 323

INTRODUCED BY SENATOR VILLAR

RESOLUTION DIRECTING THE APPROPRIATE SENATE COMMITTEE/S AND OTHER GOVERNMENT AGENCIES TO LOOK INTO THE NUANCES OF COMPUTERIZATION OF LAND REGISTRATION IN THE REGISTRY OF DEEDS AND AID THE SAID AGENCY IN UNDERTAKING REFORMS IN ITS AUTOMATED SYSTEM AND AT THE SAME TIME GRANT THE PUBLIC A CONVENIENT AND IMPROVED ACCESS TO GOVERNMENT PROCESSES.

Whereas, Section 1., Article II of the 1987 Constitution provides: "*Public office is a public trust. Public officers and employees must, at all times, be accountable to the people, serve them with utmost responsibility, integrity, loyalty, and efficiency; act with patriotism and justice, and lead modest lives.*";

Whereas, Section 10., Article XIV of the same likewise states that: "*Science and technology are essential for national development and progress. The State shall give priority to research and development, invention, innovation, and their utilization; and to science and technology education, training, and services. It shall support indigenous, appropriate, and self-reliant scientific and technological capabilities, and their application to the country's productive systems and national life.*";

Whereas, the automation process of the Registry of Deeds is aimed to veer away from the centuries-old manual system of transactions involving land titling to eliminate fraud in land dealings;

Whereas, the public will be given easy access to land title information from the Land Registration Authority Central Office and all Registry of Deeds offices in the country to counter-check documents and aid in the timely detection of fake land titles;

Whereas, another important objective is to protect land titles from loss due to fire, theft, natural disasters and the normal ravages of time, the use of security-tested document imaging technology, this will also provide a system of control and prevent overlapping or duplication of titles through the use of modern digital mapping technology to create an accurate updated municipal or cadastral index map sheets;

Whereas, an advantage of the automated or computerized process is that land registration procedures will be streamlined and standardized and the records managed with accuracy and make available timely information for policy making, performance appraisal, operations monitoring and a more responsive public service;

Whereas, government should look into the computerization program of the Registry of Deeds in order to assess its progress from the start of the implementation and determine the changes or improvements in rendering services to the public;

Whereas, before computerization, a request for certified true copy of a land title is obtainable within an hour and paying only P40, but with computerization, it now takes at least a week before a certified true copy of any document is issued after paying an excessive amount of P160;¹

Whereas, with computerization it is expected that the processes go faster and become more efficient, but the opposite is alleged have happened with the program;

Whereas, that an investigation into the computerization contract between the Land Registration Authority and the firm that won it should be made so that those who are accountable or responsible for the computerization programs mismanagement are made answerable;

Whereas, another important objective is to protect land titles from loss due to fire, theft, natural disasters and the normal ravages of time, the use of security-tested document imaging technology will provide a system of control and prevent overlapping or duplication of titles through the use of modern digital mapping technology to create an accurate updated municipal or cadastral index map sheets;

NOW, WHEREFORE, BE IT RESOLVED, as it is hereby resolved by the Senate of the Philippines to direct the appropriate Senate Committee/s and other government agencies to look into the nuances of computerization of land registration in the Registry of Deeds and aid the said agency in undertaking reforms in its automated system and at the same time grant the public a convenient and improved access to government processes.

Adopted,


MANNY VILLAR

¹ <http://opinion.inquirer.net/inquireropinion/letterstotheeditor/view/20101207-307471/Registry-of-Deeds-service-worse-than-ever-online>, Dec. 15, 2010 11:05 AM