


THIRTEENTH CONGRESS OF }  
THE REPUBLIC OF THE PHILIPPINES }  
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SENATE  
P.S.R. No. 619

RECEIVED BY: 

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Introduced by Senator JINGGOY EJERCITO ESTRADA

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**RESOLUTION**  
**DIRECTING THE COMMITTEE ON THE ENVIRONMENT**  
**AND NATURAL RESOURCES AND OTHER APPROPRIATE**  
**SENATE COMMITTEES TO CONDUCT AN INQUIRY**  
**IN AID OF LEGISLATION ON THE ANOMALIES IN THE LAND**  
**ADMINISTRATION SYSTEM IN THE PROVINCE OF PAMPANGA**

**WHEREAS**, Republic Act No. 6657, otherwise known as the Comprehensive Agrarian Reform Law (CARL), has been the centerpiece program of the government for the last two (2) decades.

**WHEREAS**, in 1993 and 1994, thousands of hectares of prime agricultural land in Central Luzon have been placed under CARL and awarded to poor tenants, farm workers, and other beneficiaries.

**WHEREAS**, in the Province of Pampanga, many poor tenants, farm workers, and other beneficiaries were awarded with parcels of land by the Department of Agrarian Reform (DAR) under the CARL.

**WHEREAS**, there are reports that several unscrupulous investors, in connivance with some crooked DAR officials, have cajoled, and sometimes intimidated and forced, the CARL beneficiaries of Pampanga to sign blank deeds of sale in connection with the parcels of land awarded to them by DAR.

**WHEREAS**, the blank deeds of sale covering the lands awarded to the CARL beneficiaries of Pampanga were assigned to real estate companies principally owned and controlled by these unscrupulous investors and their partners.

**WHEREAS**, there are reports that some corrupt officials of the Registry of Deeds (RD) of Pampanga, in connivance with some crooked DAR officials, have illegally cancelled the Certificate of Land Ownership Award (CLOA) and the Emancipation Patents (EP) issued to the CARL beneficiaries of Pampanga.

**WHEREAS**, such illegal cancellation of titles has been accomplished because the said CLOAs and EPs were never released by the involved RD and DAR officials to the intended CARL beneficiaries of Pampanga, but instead were kept hidden in a vault, to facilitate their criminal design.

**WHEREAS**, with the said CLOAs and EPs cancelled, the parcels of land awarded to the CARL beneficiaries of Pampanga were easily transferred and registered under the names of the real estate companies owned and controlled by unscrupulous investors and their partners thru the use of blank deeds of sale.

**WHEREAS**, the said transfer and registration of the subject parcels of land were reportedly effected by the RD officials without payment of the proper taxes, which is estimated to be in the hundreds of millions of Pesos.

**WHEREAS**, the said transfer and registration of the subject parcels of land were likewise effected by the RD officials in violation of Section 27 of the CARL, which prohibits the sale and transfer of the awarded parcels of land within the prescribed ten (10)-year holding period.

**WHEREAS**, the real estate companies which acquired the subject parcels of land have converted and developed them into a subdivision projects, and reportedly started selling subdivision lots to the public, without the necessary license to sell from the Housing and Land Use Regulatory Board (HLURB).

**WHEREAS**, land administration laws, tax laws, the CARL, housing laws (PD 957), and other laws have been violated in the above-described criminal scheme.

**WHEREAS**, despite having received reports on the above-described criminal scheme, the concerned top officials of the Land Registration Authority (LRA), the DAR, the HLURB, and other concerned agencies have failed and refused to initiate and file the proper criminal and administrative cases against these unscrupulous investors and the involved public officials.

**WHEREAS**, there are reports that some of these unscrupulous investors are being protected by Malacanang and even appointed to sensitive public offices.

**NOW THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED**, to direct the Committee on the Environment and Natural Resources and other appropriate Senate Committees to *conduct an inquiry* in aid of legislation on the anomalies in the land administration system in the Province of Pampanga, such as those involving the transactions of Central County Estate Inc, Nobleman Properties Inc, and Lakeshore Subdivision Project, among others.

  
JINGGOY EJERCITO ESTRADA  
Senator