

FIFTEENTH CONGRESS OF THE )  
REPUBLIC OF THE PHILIPPINES )  
First Regular Session )

SENATE

S. No. 324

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Introduced by Senator Antonio "Sonny" F. Trillanes IV

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**EXPLANATORY NOTE**

Land ownership and its good management promote productivity and ensure the country's development. With this, the Land Registration Authority (LRA), tasked to see to it that the laws on land registration are effectively-implemented, has been created. The LRA is mandated to provide a secure, stable and trustworthy record of land ownership and recorded interests therein in order to promote social and economic well-being and contribute to national development.

However, the present state of affairs in registration of land is caught up in bureaucratic and routine tediousness. More often than not, individuals desiring to have their land registered have to go through the circuitous and expensive process of complying with each requirement usually demanded by several government agencies.

Intending to address this pressing problem that greatly affects high-quality land management, this bill will establish a one-stop action center in every legislative district of the country to facilitate the registration of land ownership. The establishment of a one-stop shop for purposes of registration of land titles and the deeds affecting such titles, without necessarily undermining the objectives of the Land Registration Act, can streamline and simplify existing systems. Moreover, since the process of registration is made in the province where the land is located, any alien or encumbrance on the land may be readily known.

In view of the foregoing, approval of this bill is strongly recommended.

  
ANTONIO "SONNY" F. TRILLANES IV  
Senator

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**AN ACT  
ESTABLISHING ONE-STOP ACTION CENTER FOR PURPOSES OF LAND  
REGISTRATION IN EVERY LEGISLATIVE DISTRICT THROUGHOUT THE  
COUNTRY AND APPROPRIATING FUNDS THEREFOR**

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

1           **SECTION 1.** There shall be established a one-stop action center for purposes of  
2 land registration in every legislative district throughout the country.

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4           **SEC. 2.** The one-stop center shall facilitate the processing and documentation of  
5 all requirements pertinent to land registration such as payment of taxes, issuance of  
6 permits, clearances, and other related documents in accordance with the Presidential  
7 Decree No. 1529, otherwise known as the "Property Registration Decree", and other  
8 pertinent laws.

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10           **SEC. 3.** The Department of Justice shall appoint the necessary staff and  
11 employees to operate the one-stop action centers, subject to the civil service laws, rules  
12 and regulations.

1           **SEC. 4.** The Secretary of Justice, in coordination with the Secretary of Finance  
2 and Agrarian Reform, shall issue the necessary rules and regulations for the effective  
3 implementation of this Act.

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5           **SEC 5.** The amount necessary for the initial implementation of this Act shall be  
6 charged to the current appropriations of the Department of Justice. Thereafter, such sum  
7 as may be necessary for its continued implementation shall be included in the annual  
8 General Appropriations Act.

9

10           **SEC. 6.** This Act shall take effect fifteen (15) days after its complete publication  
11 in at least two (2) national newspapers of general circulation.

Approved,