



Best Practices in Detecting Fake Certificates of Land Titles

Friday, August 7, 2026 * 1:30pm to 4:45pm 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.

NOTE: The lectures and discussions may not necessarily follow the sequence presented in the course outline. The use of examples are intended to incorporate several principles together to effectively impart knowledge to the audience.

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