



JOINT DAR-LRA ADMINISTRATIVE ORDER NO. 02
Series of 2022

SUBJECT: REGISTRATION AND ANNOTATION REQUIREMENTS FOR SUPPORT TO PARCELIZATION OF LAND FOR INDIVIDUAL TITLING AND ANNOTATION OF THE CONDITIONS OF THE ORDER OF CONVERSION

1. PREFATORY STATEMENT

Certificates of Land Ownership Award (CLOAs) and Emancipation Patents (EPs) are documents evidencing ownership of lands granted or awarded to Beneficiaries by the Department of Agrarian Reform (DAR). CLOAs and EPs contain the restrictions and conditions provided in the Comprehensive Agrarian Reform Law (CARL)¹ and other applicable laws.²

An existing CLOA or EP is placed under the operation of the Torrens System and becomes indefeasible and imprescriptible after one (1) year from its registration by the Registry of Deeds (ROD). It is *imprescriptible* and *indefeasible* as no title can be acquired in derogation of such registered CLOA or EP holder by prescription or adverse possession.

The Secretary of the DAR has the exclusive and original jurisdiction to cancel CLOAs, EPs, and other titles issued under any Agrarian Reform Program. No other Executive Office or judicial body shall have the authority to cancel CLOAs, EPs, and other titles issued under any Agrarian Reform Program except the Secretary of the DAR.³

The Land Registration Authority (LRA), through the ROD, has the ministerial duty to cancel CLOAs, EPs, and other titles issued under any agrarian reform program upon the order of the Secretary of the DAR.⁴ For this purpose, it being an involuntary transaction, the ROD may cancel the Certificate of Title without the presentation and surrender of the owner's duplicate copy.⁵

The DAR is currently embarking on the parcelization of collective CLOAs through the Support to Parcelization of Land for Individual Titling (SPLIT) Project. The parcelization of collective CLOAs requires coordination between the DAR and the LRA in the aspect of cancellation of collective CLOAs for the generation, registration, and issuance of the individual electronic titles (e-Titles).

The LRA is duty bound to assist the DAR in the implementation of the SPLIT Project since it is one of the implementing agencies that extends assistance to DAR in the implementation of the Comprehensive Agrarian Reform Program (CARP).

The change in the use of agricultural lands for residential, commercial, industrial, or agro-industrial purpose shall only be undertaken upon the issuance of an Order of Conversion issued by the DAR. The conversion plan must be implemented within five (5) years from date of finality of the Order of Conversion. Any violation of the conversion plan including the failure to implement it within the said five (5) year development period shall result to the revocation of the Order of Conversion and the automatic coverage of the land under the

¹ R.A. No. 6657, as amended.

² DAR vs. Carriedo, G.R. No. 176549, October 10, 2018.

³ Section 24 of R.A. No. 6657, as amended.

⁴ Section 10 of PD 1529.

⁵ Sections 71 and 107 of P.D. 1529.

Comprehensive Agrarian Reform Program (CARP).⁶

The registered owner/applicant or the duly authorized representative shall directly communicate in writing with the ROD where the land is located for the annotation of the conditions of the Order of Conversion on the dorsal portion of the Certificate of Title. This obligation must be fulfilled by the registered owner/applicant or the duly authorized representative within three (3) days from receipt of the final and executory Order of Conversion. The annotation can only be canceled upon written Order by the DAR Secretary or the duly designated approving authority.⁷

This Joint Administrative Order shall guide both the DAR and the LRA in the implementation of the SPLIT Project and for the issuance of individual e-Titles treated as an involuntary dealing, and for the annotation of the conditions of the Order of Conversion on the Agrarian Reform Title.

2. DEFINITION OF TERMS

2.1. Original Certificate of Title

The true copy of the Decree of Registration or the transcription thereof which is signed by the Administrator of the LRA. It is issued under the Torrens System of registration by the Government through the ROD. It names and declares who the owner in fee simple is and describes the property with utmost particularity and declares that it is free from all liens and encumbrances, except those noted or reserved by law. Legally defined, a Certificate of Title is the transcript of the Decree of Registration made by the ROD.⁸

2.2. Transfer Certificate of Title

The subsequent certificate of title that may be issued by the Register of Deeds pursuant to any voluntary or involuntary instrument relating to the same land shall be in like form, entitled "Transfer Certificate of Title", and likewise issued in duplicate. The certificate shall show the number of the next previous certificate covering the same land and also the fact that it was originally registered, giving the record number, the number of the original certificate of title, and the volume and page of the registration book in which the latter is found.⁹

2.3. Certificate of Land Ownership Award or CLOA

A document which evidences ownership of the land granted or awarded to the agrarian reform beneficiaries (ARBs) by the DAR and contains the restrictions and conditions provided in the CARL or Republic Act (R.A.) No. 6657, as amended, and other applicable laws.¹⁰ It becomes indefeasible and imprescriptible after one (1) year from its registration with the ROD. It is a title brought under the operation of the Torrens System and conferred with the same indefeasibility and security afforded to all titles under the said System, as provided under Presidential Decree (P.D.) No. 1529, as amended by R.A. No. 26.¹¹ The owners' duplicate Certificate of Title shall be delivered by the DAR to the registered owner or to his or her duly authorized

⁶ Section 65, R.A. No. 6657, as amended.

⁷ Section 18, DAR AO No. 3, series of 2021.

⁸ Section 39, P.D. No. 1529.

⁹ Section 43, P.D. No. 1529.

¹⁰ DAR vs. Carriedo, G.R. No. 176549, October 10, 2018.

¹¹ Section 24, R.A. No. 6657, as amended.

representative.

2.4. Collective CLOA or CCLOA

Registered CLOA indicating common ownership of a parcel of agricultural land covered under the CARP issued by the DAR to a farmers' cooperative, farmers' association, other organized group of ARBs, or group of ARBs not organized. However, CLOAs in the name of spouses or in the name of heirs of a deceased ARB are not considered as CCLOAs.¹²

2.5. Electronic Title or e-Title

Refers to the derivative/subsequent title generated from the LRA's computerized system, registered and issued by the ROD to individual ARBs and/or group of ARBs pursuant to DAR A.O. No. 1, Series of 2021 and adopted by DAR under Project SPLIT; as a result of the subdivision or parcelization of a CCLOA previously generated, registered and issued to a group of ARBs by DAR for landholdings covered and awarded under the CARP. The e-Title contains the restrictions and conditions provided in R.A. No. 9700 and other applicable laws. The form of the e-Title is provided under Section 4.2 of these rules.

The change in nomenclature from Computerized Title (c-Title) to e-Title amends Section 2.10 of DAR A.O. 01, series of 2021.

2.6. Conversion

The act or process of changing the current physical use of a piece of agricultural land into some other use or for another agricultural use other than the cultivation of the soil, planting of crops, growing of trees, including harvesting of produce therefrom, as approved by DAR.

2.7. Emancipation Patent or EP

A document which evidences ownership of the land devoted to corn or palay granted or awarded by the DAR to the Farmer-Beneficiary (FB) and contains the restrictions and conditions provided under P.D. No. 27. It becomes indefeasible and imprescriptible after one (1) year from its registration with the ROD. It is a title brought under the operation of the Torrens System and conferred with the same indefeasibility and security afforded to all titles under the said System, as provided by P.D. No. 1529, as amended by R.A. No. 6732.

2.8. Original Copy of Title

It refers to the original copy of the certificate of title filed in the vault of the ROD.

2.9. Owner's Duplicate Copy

A duplicate of the Certificate of Title which shall be delivered to the registered owner or to his or her duly authorized representative.

2.10. Co-owner's Copy

It is a separate duplicate copy issued by the ROD in favor of a co-owner/s.¹³

¹² Section 2.4 of DAR A. O. No. 2, Series of 2019, Guidelines and Procedures on the Parcelization of Landholdings with Collective Certificates of Land Ownership Award.

¹³ Section 41 of P.D. No. 1529.

2.11. Support to Parcelization of Land for Individual Titling Project (Project SPLIT)

A foreign-assisted project funded by the World Bank and spearheaded by the DAR for the cancellation of collective CLOAs for individual titling from 2021-2024.¹⁴

2.12. Involuntary Dealings

Processes affecting Certificates of Title which do not require the acquiescence of the registered owner, as well as the presentation and surrender of the owner's duplicate copy.¹⁵ For purposes of this Joint Administrative Order, proceedings resulting to the cancellation of collective CLOAs by reason of parcelization under the SPLIT Project are considered involuntary dealings.

3. SURRENDER AND PRESENTATION OF OWNER'S DUPLICATE COPY IS NOT REQUIRED IN SUPPORT TO PARCELIZATION OF LAND FOR INDIVIDUAL TITLING

- 3.1. Involuntary dealings are processes affecting Certificates of Title which do not require the acquiescence of the registered owner, as well as the presentation and surrender of the owner's duplicate copy.¹⁶

The cancellation of registered CLOAs, EPs, and other titles issued under any Agrarian Reform Program based on a Final and Executory Order in an agrarian law implementation case by the Secretary of the DAR in the exercise of his exclusive and original jurisdiction under Section 24 of R.A. No. 6657, as amended by Section 9 of RA No. 9700 is an involuntary dealing.

The cancellation of a registered collective CLOA as a consequence of the parcelization process under the SPLIT Project resulting in the issuance of individual CLOAs under Section 25 of R.A. No. 6657, as amended by Section 10 of R.A. No. 9700 forms part of such involuntary process.

- 3.2. The presentation and surrender to the ROD of the Owner's Duplicate Copy of the CCLOAs to be canceled is not required in proceedings involving the parcelization of CCLOAs under the SPLIT project.¹⁷

4. JUDICIAL FORM OF CLOAs ISSUED AS A RESULT OF THE PARCELIZATION PROCESS

- 4.1. The individual e-Titles shall be issued in the name of the original beneficiaries stated in the CCLOA.
- 4.2. The form of the individual e-Titles to be issued upon parcelization of the CCLOA under the SPLIT Project is prescribed by these rules. A template of the individual e-Title designated as SPLIT Form No. 1 is attached and is made an integral part of this Joint Administrative Order.

¹⁴ Section 25 of Republic Act (R.A.) No. 6657, as amended.

¹⁵ Section 71 in relation to Section 107 of P.D. 1529.

¹⁶ *Ibid.*

¹⁷ Section 107 of P.D. 1529

5. ANNOTATION OF THE CONDITIONS OF THE ORDER OF CONVERSION IN THE CLOA

- 5.1. DAR has the authority¹⁸ to allow the conversion of agricultural lands under certain conditions. The failure to implement the conversion plan within five (5) years from the finality of the conversion order, or any violation of the conversion order due to the fault of the applicant shall cause the land to be automatically covered under CARP.¹⁹
- 5.2. In authorizing the conversion of an awarded land, the Secretary of the DAR or the duly designated approving authority shall issue an Order of Conversion which shall set forth the conditions to be complied with by the registered owner.
- 5.3. The annotation shall be stated as follows:

“This property is the subject of a Conversion Order as per Decision of the Secretary/duly designated approving authority of the Department of Agrarian Reform in Case No. _____ dated _____ authorizing change of use of this property from agricultural to _____ subject to the following conditions: (To be based on the conditions stated in the dispositive portion of the said Decision)

- 1. _____

- 2. _____

- 3. _____

The grant of the Conversion Authority is conditional. Failure to comply with the above stated conditions particularly the development of the property within five (5) years from the date of finality of the Conversion Order shall result to the revocation of the Conversion Authority and the automatic coverage of this property under the Comprehensive Agrarian Reform Program (CARP) as per Section 65 of R.A. No. 6657, as amended. This annotation can only be canceled by specific order addressed to the concerned Register of Deeds by the DAR Secretary or the duly designated approving authority.”

6. APPLICABILITY OF RULES AND REGULATIONS OF EACH AGENCY

- 6.1. The Register of Deeds shall issue the individual e-Titles within twenty (20) working

¹⁸ Section 4, par. (i) and Section 5(l) of E.O. No. 129-A.
¹⁹ Section 65 of R.A. No. 6657, as amended.

days from the entry of the following instruments:

- 6.1.1. Original copy of letter request to register to the ROD;
 - 6.1.2. Original copy of technical description of the property approved by the DENR;
 - 6.1.3. Original copy of Subdivision Plan approved by the DENR; and,
 - 6.1.4. Original copy of the DAR Order of Parcelization.
- 6.2. In the annotation of the condition of the Order of Conversion of agricultural lands, it shall be uploaded and annotated by the ROD within twenty (20) working days from entry of the following instruments:
- 6.2.1. Original copy of letter request for annotation by the registered owner/applicant or the duly authorized representative to the ROD. The actual cost for the annotation shall be shouldered by the private entity in whose benefit the conversion grant was issued;
 - 6.2.2. Original or certified copy of the Conversion Order with Certificate of Finality; and
 - 6.2.3. Owner's duplicate copy of title.

7. REPEALING CLAUSE

- 7.1. This Joint Administrative Order shall modify and amend any and all previous issuances by either or both agencies which are inconsistent with these rules.


8. SEPARABILITY CLAUSE

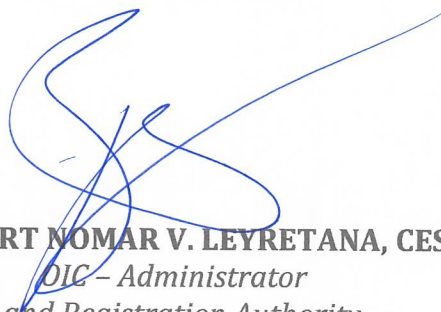
- 8.1. Any judicial pronouncement declaring any provision or portion of this Administrative Order as unconstitutional shall not affect the validity of the other provisions herein.

9. EFFECTIVITY CLAUSE

- 9.1. This Order shall take effect ten (10) days after its publication in two (2) newspapers of general circulation, and upon its registration with the Office of the National Administrative Register at the University of the Philippines Law Center.

24 May 2022, Diliman, Quezon City.


HON. BERNIE F. CRUZ
Acting Secretary
Department of Agrarian Reform


HON. ROBERT NOMAR V. LEYRETANA, CESO II
OIC – Administrator
Land Registration Authority



Published in two (2) National
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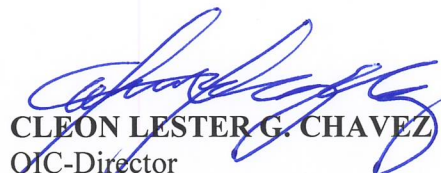
1. Daily Tribune
2. The Manila Times

Date of Publication: July 1, 2022

CERTIFICATION

This is to certify that Administrative Order No. 2, Series of 2022 entitled **“REGISTRATION AND ANNOTATION REQUIREMENTS FOR SUPPORT TO PARCELIZATION OF LAND FOR INDIVIDUAL TITLING AND ANNOTATION OF THE CONDITIONS OF THE ORDER OF CONVERSION”** was published today, 01 July 2022 in the Manila Times and Daily Tribune newspapers.

Issued this 1st day of July 2022 for whatever purpose it may serve.


CLEON LESTER G. CHAVEZ
OIC-Director
Public Assistance and Media Relations Service
PAMRS

Tribune Daily

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MANILA, PHILIPPINES | FRIDAY, 1 JULY 2022

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The DAR is currently embarking on the parcelization of collective CLOAs through the Support to Parcelization of Land for Individual Titling (SPLIT) Project. The parcelization of collective CLOAs requires coordination between the DAR and the LRA in the aspect of cancellation of collective CLOAs for the generation, registration, and issuance of the individual electronic titles (e-Titles).

The LRA is duty bound to assist the DAR in the implementation of the SPLIT Project since it is one of the implementing agencies that extends assistance to DAR in the implementation of the Comprehensive Agrarian Reform Program (CARP).

The change in the use of agricultural lands for residential, commercial, industrial, or agro-industrial purpose shall only be undertaken upon the issuance of an Order of Conversion issued by the DAR. The conversion plan must be implemented within five (5) years from date of finality of the Order of Conversion. Any violation of the conversion plan including the failure to implement it within the said five (5) year development period shall result to the revocation of the Order of Conversion and the automatic coverage of the land under the Comprehensive Agrarian Reform Program (CARP).⁶

The registered owner/applicant or the duly authorized representative shall directly communicate in writing with the ROD where the land is located for the annotation of the conditions of the Order of Conversion on the dorsal portion of the Certificate of Title. This obligation must be fulfilled by the registered owner/applicant or the duly authorized representative within three (3) days from receipt of the final and executory Order of Conversion. The annotation can only be canceled upon written Order by the DAR Secretary or the duly designated approving authority.⁷

This Joint Administrative Order shall guide both the DAR and the LRA in the implementation of the SPLIT Project and for the issuance of individual e-Titles treated as an involuntary dealing, and for the annotation of the conditions of the Order of Conversion on the Agrarian Reform Title.

2. DEFINITION OF TERMS

2.1. Original Certificate of Title

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2.2. Transfer Certificate of Title

The subsequent certificate of title that may be issued by the Register of Deeds pursuant to any voluntary or involuntary instrument relating to the same land shall be in like form, entitled "Transfer Certificate of Title", and likewise issued in duplicate. The certificate shall show the number of the next previous certificate covering the same land and also the fact that it was originally registered, giving the record number, the number of the original certificate of title, and the volume and page of the registration book in which the latter is found.⁹

2.3. Certificate of Land Ownership Award or CLOA

A document which evidences ownership of the land granted or awarded to the agrarian reform beneficiaries (ARBs) by the DAR and contains the restrictions and conditions provided in the CARL or Republic Act (R.A.) No. 6657, as amended, and other applicable laws.¹⁰ It becomes indefeasible and imprescriptible after one (1) year from its registration with the ROD. It is a title brought under the operation of the Torrens System and conferred with the same indefeasibility and security afforded to all titles under the said System, as provided under Presidential Decree (P.D.) No. 1529, as amended by R.A. No. 26.¹¹ The owners' duplicate Certificate of Title shall be delivered by the DAR to the registered owner or to his or her duly authorized

2.4. Collective CLOA or CCLOA

Registered CLOA indicating common ownership of a parcel of agricultural land covered under the CARP issued by the DAR to a farmers' cooperative, farmers' association, other organized group of ARBs, or group of ARBs not organized. However, CLOAs in the name of spouses or in the name of heirs of a deceased ARB are not considered as CCLOAs.¹²

2.5. Electronic Title or e-Title

Refers to the derivative/subsequent title generated from the LRA's computerized system, registered and issued by the ROD to individual ARBs and/or group of ARBs pursuant to DAR A.O. No. 1, Series of 2021 and adopted by DAR under Project SPLIT; as a result of the subdivision or parcelization of a CCLOA previously generated, registered and issued to a group of ARBs by DAR for landholdings covered and awarded under the CARP. The e-Title contains the restrictions and conditions provided in R.A. No. 9700 and other applicable laws. The form of the e-Title is provided under Section 4.2 of these rules.

The change in nomenclature from Computerized Title (c-Title) to e-Title amends Section 2.10 of DAR A.O. 01, series of 2021.

2.6. Conversion

The act or process of changing the current physical use of a piece of agricultural land into some other use or for another agricultural use other than the cultivation of the soil, planting of crops, growing of trees, including harvesting of produce therefrom, as approved by DAR.

2.7. Emancipation Patent or EP

A document which evidences ownership of the land devoted to corn or palay granted or awarded by the DAR to the Farmer-Beneficiary (FB) and contains the restrictions and conditions provided under P.D. No. 27. It becomes indefeasible and imprescriptible after one (1) year from its registration with the ROD. It is a title brought under the operation of the Torrens System and conferred with the same indefeasibility and security afforded to all titles under the said System, as provided by P.D. No. 1529, as amended by R.A. No. 6732.

2.8. Original Copy of Title

It refers to the original copy of the certificate of title filed in the vault of the ROD.

2.9. Owner's Duplicate Copy

A duplicate of the Certificate of Title which shall be delivered to the registered owner or to his or her duly authorized representative.

2.10. Co-owner's Copy

It is a separate duplicate copy issued by the ROD in favor of a co-owner/s.¹³

2.11 Support to Parcelization of Land for Individual Titling Project (Project SPLIT)

A foreign-assisted project funded by the World Bank and spearheaded by the DAR for the cancellation of collective CLOAs for individual titling from 2021-2024.¹⁴

2.12. Involuntary Dealings

Processes affecting Certificates of Title which do not require the acquiescence of the registered owner, as well as the presentation and surrender of the owner's duplicate copy.¹⁵ For purposes of this Joint Administrative Order, proceedings resulting to the cancellation of collective CLOAs by reason of parcelization under the SPLIT Project are considered involuntary dealings.

3. SURRENDER AND PRESENTATION OF OWNER'S DUPLICATE COPY IS NOT REQUIRED IN SUPPORT TO PARCELIZATION OF LAND FOR INDIVIDUAL TITLING

3.1. Involuntary dealings are processes affecting Certificates of Title which do not require the acquiescence of the registered owner, as well as the presentation and surrender of the owner's duplicate copy.¹⁶

The cancellation of registered CLOAs, EPs, and other titles issued under any Agrarian Reform Program based on a Final and Executory Order in an agrarian law implementation case by the Secretary of the DAR in the exercise of his exclusive and original jurisdiction under Section 24 of R.A. No. 6657, as amended by Section 9 of RA No. 9700 is an involuntary dealing.

The cancellation of a registered collective CLOA as a consequence of the parcelization process under the SPLIT Project resulting in the issuance of individual CLOAs under Section 25 of R.A. No. 6657, as amended by Section 10 of R.A. No. 9700 forms part of such involuntary process.

3.2. The presentation and surrender to the ROD of the Owner's Duplicate Copy of the CCLOAs to be canceled is not required in proceedings involving the parcelization of CCLOAs under the SPLIT project.¹⁷

4. JUDICIAL FORM OF CLOAs ISSUED AS A RESULT OF THE PARCELIZATION PROCESS

4.1. The individual e-Titles shall be issued in the name of the original beneficiaries stated in the CCLOA.

4.2. The form of the individual e-Titles to be issued upon parcelization of the CCLOA under the SPLIT Project is prescribed by these rules. A template of the individual e-Title designated as SPLIT Form No. 1 is attached and is made an integral part of this Joint Administrative Order.

5. ANNOTATION OF THE CONDITIONS OF THE ORDER OF CONVERSION IN THE CLOA

5.1. DAR has the authority¹⁸ to allow the conversion of agricultural lands under certain conditions. The failure to implement the conversion plan within five (5) years from the finality of the conversion order, or any violation of the conversion order due to the fault of the applicant shall cause the land to be automatically covered under CARP.¹⁹

5.2. In authorizing the conversion of an awarded land, the Secretary of the DAR or the duly designated approving authority shall issue an Order of Conversion which shall set forth the conditions to be complied with by the registered owner.

5.3. The annotation shall be stated as follows:

"This property is the subject of a Conversion Order as per Decision of the Secretary/duly designated approving authority of the Department of Agrarian Reform in Case No. _____ dated _____ authorizing change of use of this property from agricultural to _____ subject to the following conditions: (To be based on the conditions stated in the dispositive portion of the said Decision)

- 1. _____
- 2. _____
- 3. _____

The grant of the Conversion Authority is conditional. Failure to comply with the above stated conditions particularly the development of the property within five (5) years from the date of finality of the Conversion Order shall result to the revocation of the Conversion Authority and the automatic coverage of this property under the Comprehensive Agrarian Reform Program (CARP) as per Section 65 of R.A. No. 6657, as amended. This annotation can only be canceled by specific order addressed to the concerned Register of Deeds by the DAR Secretary or the duly designated approving authority."

6. APPLICABILITY OF RULES AND REGULATIONS OF EACH AGENCY

6.1. The Register of Deeds shall issue the individual e-Titles within twenty (20) working

- 6.1.1. Original copy of letter request to register to the ROD;
- 6.1.2. Original copy of technical description of the property approved by the DENR;
- 6.1.3. Original copy of Subdivision Plan approved by the DENR; and,
- 6.1.4. Original copy of the DAR Order of Parcelization.

6.2. In the annotation of the condition of the Order of Conversion of agricultural lands, it shall be uploaded and annotated by the ROD within twenty (20) working days from entry of the following instruments:

- 6.2.1. Original copy of letter request for annotation by the registered owner/applicant or the duly authorized representative to the ROD. The actual cost for the annotation shall be shouldered by the private entity in whose benefit the conversion grant was issued;
- 6.2.2. Original or certified copy of the Conversion Order with Certificate of Finality; and
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7. REPEALING CLAUSE

7.1. This Joint Administrative Order shall modify and amend any and all previous issuances by either or both agencies which are inconsistent with these rules.

8. SEPARABILITY CLAUSE

8.1. Any judicial pronouncement declaring any provision or portion of this Administrative Order as unconstitutional shall not affect the validity of the other provisions herein.

9. EFFECTIVITY CLAUSE

9.1. This Order shall take effect ten (10) days after its publication in two (2) newspapers of general circulation, and upon its registration with the Office of the National Administrative Register at the University of the Philippines Law Center.

27 May 2022, Diliman, Quezon City.

HON. BERNIE F. CRUZ
Acting Secretary
Department of Agrarian Reform

HON. ROBERT NOMAR V. LEYRETANA, CESO II
DIO - Administrator
Land Registration Authority



¹⁶ R.A. No. 6657, as amended.
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³⁰ Section 65 of R.A. No. 6657, as amended.



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
Tunay na Pagbabago sa Repormang Agraryo



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASAWAN SA PANTALAN NG LUPAIN
LAND REGISTRATION AUTHORITY

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Certificates of Land Ownership Award (CLOAs) and Emancipation Patents (EPs) are documents evidencing ownership of lands granted or awarded to Beneficiaries by the Department of Agrarian Reform (DAR). CLOAs and EPs contain the restrictions and conditions provided in the Comprehensive Agrarian Reform Law (CARL)¹ and other applicable laws.²

An existing CLOA or EP is placed under the operation of the Torrens System and becomes indefeasible and imprescriptible after one (1) year from its registration by the Registry of Deeds (ROD). It is *imprescriptible* and *indefeasible* as no title can be acquired in derogation of such registered CLOA or EP holder by prescription or adverse possession.

The Secretary of the DAR has the exclusive and original jurisdiction to cancel CLOAs, EPs, and other titles issued under any Agrarian Reform Program. No other Executive Office or judicial body shall have the authority to cancel CLOAs, EPs, and other titles issued under any Agrarian Reform Program except the Secretary of the DAR.³

The Land Registration Authority (LRA), through the ROD, has the ministerial duty to cancel CLOAs, EPs, and other titles issued under any agrarian reform program upon the order of the Secretary of the DAR.⁴ For this purpose, it being an involuntary transaction, the ROD may cancel the Certificate of Title without the presentation and surrender of the owner's duplicate copy.⁵

The DAR is currently embarking on the parcelization of collective CLOAs through the Support to Parcelization of Land for Individual Titling (SPLIT) Project. The parcelization of collective CLOAs requires coordination between the DAR and the LRA in the aspect of cancellation of collective CLOAs for the generation, registration, and issuance of the individual electronic titles (e-Titles).

The LRA is duty bound to assist the DAR in the implementation of the SPLIT Project since it is one of the implementing agencies that extends assistance to DAR in the implementation of the Comprehensive Agrarian Reform Program (CARP).

The change in the use of agricultural lands for residential, commercial, industrial, or agro-industrial purpose shall only be undertaken upon the issuance of an Order of Conversion issued by the DAR. The conversion plan must be implemented within five (5) years from date of finality of the Order of Conversion. Any violation of the conversion plan including the failure to implement it within the said five (5) year development period shall result to the revocation of the Order of Conversion and the automatic coverage of the land under the Comprehensive Agrarian Reform Program (CARP).⁶

The registered owner/applicant or the duly authorized representative shall directly communicate in writing with the ROD where the land is located for the annotation of the conditions of the Order of Conversion on the dorsal portion of the Certificate of Title. This obligation must be fulfilled by the registered owner/applicant or the duly authorized representative within three (3) days from receipt of the final and executory Order of Conversion. The annotation can only be canceled upon written Order by the DAR Secretary or the duly designated approving authority.⁷

This Joint Administrative Order shall guide both the DAR and the LRA in the implementation of the SPLIT Project and for the issuance of individual e-Titles treated as an involuntary dealing, and for the annotation of the conditions of the Order of Conversion on the Agrarian Reform Title.

2. DEFINITION OF TERMS

2.1. Original Certificate of Title

The true copy of the Decree of Registration or the transcription thereof which is signed by the Administrator of the LRA. It is issued under the Torrens System of registration by the Government through the ROD. It names and declares who the owner in fee simple is and describes the property with utmost particularity and declares that it is free from all liens and encumbrances, except those noted or reserved by law. Legally defined, a Certificate of Title is the transcript of the Decree of Registration made by the ROD.⁸

2.2. Transfer Certificate of Title

The subsequent certificate of title that may be issued by the Register of Deeds pursuant to any voluntary or involuntary instrument relating to the same land shall be in like form, entitled "Transfer Certificate of Title", and likewise issued in duplicate. The certificate shall show the number of the next previous certificate covering the same land and also the fact that it was originally registered, giving the record number, the number of the

2.3. Certificate of Land Ownership Award or CLOA

A document which evidences ownership of the land granted or awarded to the agrarian reform beneficiaries (ARBs) by the DAR and contains the restrictions and conditions provided in the CARL or Republic Act (R.A.) No. 6657, as amended, and other applicable laws.¹⁰ It becomes indefeasible and imprescriptible after one (1) year from its registration with the ROD. It is a title brought under the operation of the Torrens System and conferred with the same indefeasibility and security afforded to all titles under the said System, as provided under Presidential Decree (P.D.) No. 1529, as amended by R.A. No. 20.¹¹ The owners' duplicate Certificate of Title shall be delivered by the DAR to the registered owner or to his or her duly authorized representative.

2.4. Collective CLOA or CCLOA

Registered CLOA indicating common ownership of a parcel of agricultural land covered under the CARP issued by the DAR to a farmers' cooperative, farmers' association, other organized group of ARBs, or group of ARBs not organized. However, CLOAs in the name of spouses or in the name of heirs of a deceased ARB are not considered as CCLOAs.¹²

2.5. Electronic Title or e-Title

Refers to the derivative/subsequent title generated from the LRA's computerized system, registered and issued by the ROD to individual ARBs and/or group of ARBs pursuant to DAR A.O. No. 1, Series of 2021 and adopted by DAR under Project SPLIT; as a result of the subdivision or parcelization of a CCLOA previously generated, registered and issued to a group of ARBs by DAR for landholdings covered and awarded under the CARP. The e-Title contains the restrictions and conditions provided in R.A. No. 9700 and other applicable laws. The form of the e-Title is provided under Section 4.2 of these rules.

The change in nomenclature from Computerized Title (c-Title) to e-Title amends Section 2.10 of DAR A.O. 01, series of 2021.

2.6. Conversion

The act or process of changing the current physical use of a piece of agricultural land into some other use or for another agricultural use other than the cultivation of the soil, planting of crops, growing of trees, including harvesting of produce therefrom, as approved by DAR.

2.7. Emancipation Patent or EP

A document which evidences ownership of the land devoted to corn or palay granted or awarded by the DAR to the Farmer-Beneficiary (FB) and contains the restrictions and conditions provided under P.D. No. 27. It becomes indefeasible and imprescriptible after one (1) year from its registration with the ROD. It is a title brought under the operation of the Torrens System and conferred with the same indefeasibility and security afforded to all titles under the said System, as provided by P.D. No. 1529, as amended by RA No. 6732.

2.8. Original Copy of Title

It refers to the original copy of the certificate of title filed in the vault of the ROD.

2.9. Owner's Duplicate Copy

A duplicate of the Certificate of Title which shall be delivered to the registered owner or to his or her duly authorized representative.

1 R.A. No. 6657, as amended.
2 DAR vs. Carriedo, G.R. No. 176549, October 10, 2018.
3 Section 24 of RA No. 6657, as amended.
4 Section 10 of PD 1529.
5 Sections 71 and 107 of P.D. 1529.
6 Section 65, R.A. No. 6657, as amended.
7 Section 18, DAR AO No. 3, series of 2021.
8 Section 39, P.D. No. 1529.
9 Section 43, P.D. No. 1529.
10 DAR vs. Carriedo, C.R. No. 176549, October 10, 2018.
11 Section 24, R.A. No. 6657, as amended.
12 Section 2.4 of DAR A.O. No. 2, Series of 2019, Guidelines and Procedures on the Parcelization of Landholdings with Collective Certificates of Land Ownership Award.

2.10. Co-owner's Copy

It is a separate duplicate copy issued by the ROD in favor of a co-owner/s.¹³

2.11. Support to Parcelization of Land for Individual Titling Project (Project SPLIT)

A foreign-assisted project funded by the World Bank and spearheaded by the UAH for the cancellation of collective CLOAs for individual titling from 2021-2024.¹⁴

2.12. Involuntary Dealings

Processes affecting Certificates of Title which do not require the acquiescence of the registered owner, as well as the presentation and surrender of the owner's duplicate copy.¹⁵ For purposes of this Joint Administrative Order, proceedings resulting to the cancellation of collective CLOAs by reason of parcelization under the SPLIT Project are considered involuntary dealings.

3. SURRENDER AND PRESENTATION OF OWNER'S DUPLICATE COPY IS NOT REQUIRED IN SUPPORT TO PARCELIZATION OF LAND FOR INDIVIDUAL TITLING

3.1. Involuntary dealings are processes affecting Certificates of Title which do not require the acquiescence of the registered owner, as well as the presentation and surrender of the owner's duplicate copy.¹⁶

The cancellation of registered CLOAs, EPs, and other titles issued under any Agrarian Reform Program based on a Final and Executory Order in an agrarian law implementation case by the Secretary of the DAR in the exercise of his exclusive and original jurisdiction under Section 24 of R.A. No. 6657, as amended by Section 9 of RA No. 9700 is an involuntary dealing.

The cancellation of a registered collective CLOA as a consequence of the parcelization process under the SPLIT Project resulting in the issuance of individual CLOAs under Section 25 of R.A. No. 6657, as amended by Section 10 of R.A. No. 9700 forms part of such involuntary process.

3.2. The presentation and surrender to the ROD of the Owner's Duplicate Copy of the CCLOAs to be canceled is not required in proceedings involving the parcelization of CCLOAs under the SPLIT project.¹⁷

4. JUDICIAL FORM OF CLOAs ISSUED AS A RESULT OF THE PARCELIZATION PROCESS

4.1. The individual e-Titles shall be issued in the name of the original beneficiaries stated in the CCLOA.

4.2. The form of the individual e-Titles to be issued upon parcelization of the CCLOA under the SPLIT Project is prescribed by these rules. A template of the individual e-Title designated as SPLIT Form No. 1 is attached and is made an integral part of this Joint Administrative Order.

5. ANNOTATION OF THE CONDITIONS OF THE ORDER OF CONVERSION IN THE CLOA

5.1. DAR has the authority¹⁸ to allow the conversion of agricultural lands under certain conditions. The failure to implement the conversion plan within five (5) years from the finality of the conversion order, or any violation of the conversion order due to the fault of the applicant shall cause the land to be automatically covered under CARP.¹⁹

5.2. In authorizing the conversion of an awarded land, the Secretary of the DAR or the duly designated approving authority shall issue an Order of Conversion which shall set forth the conditions to be complied with by the registered owner.

5.3. The annotation shall be stated as follows:

"This property is the subject of a Conversion Order as per Decision of the Secretary/duly designated approving authority of the Department of Agrarian Reform in Case No. _____ dated _____ authorizing change of use of this property from agricultural to _____ subject to the following conditions: (To be based on the conditions stated in the dispositive portion of the said Decision)

1. _____

2. _____

3. _____

The grant of the Conversion Authority is conditional. Failure to comply with the above stated conditions particularly the development of the property within five (5) years from the date of finality of the Conversion Order shall result to the revocation of the Conversion Authority and the automatic coverage of this property under the Comprehensive Agrarian Reform Program (CARP) as per Section 65 of R.A. No. 6657, as amended. This annotation can only be canceled by specific order addressed to the concerned Register of Deeds by the DAR Secretary or the duly designated approving authority."

6. APPLICABILITY OF RULES AND REGULATIONS OF EACH AGENCY

6.1. The Register of Deeds shall issue the individual e-Titles within twenty (20) working days from the entry of the following instruments:

- 6.1.1. Original copy of letter request to register to the ROD;
- 6.1.2. Original copy of technical description of the property approved by the DENR;
- 6.1.3. Original copy of Subdivision Plan approved by the DENR; and,
- 6.1.4. Original copy of the DAR Order of Parcelization.

6.2. In the annotation of the condition of the Order of Conversion of agricultural lands, it shall be uploaded and annotated by the ROD within twenty (20) working days from entry of the following instruments:

- 6.2.1. Original copy of letter request for annotation by the registered owner/applicant or the duly authorized representative to the ROD. The actual cost for the annotation shall be shouldered by the private entity in whose benefit the conversion grant was issued;
- 6.2.2. Original or certified copy of the Conversion Order with Certificate of Finality; and
- 6.2.3. Owner's duplicate copy of title.

7. REPEALING CLAUSE

7.1. This Joint Administrative Order shall modify and amend any and all previous issuances by either or both agencies which are inconsistent with these rules.

8. SEPARABILITY CLAUSE

8.1. Any judicial pronouncement declaring any provision or portion of this Administrative Order as unconstitutional shall not affect the validity of the other provisions herein.

9. EFFECTIVITY CLAUSE

9.1. This Order shall take effect ten (10) days after its publication in two (2) newspapers of general circulation, and upon its registration with the Office of National Administrative Register at the University of the Philippines Law Center.

24 May 2022, Diliman, Quezon City

HON. BERNIE F. CRUZ
Acting Secretary
Department of Agrarian Reform

HON. ROBERT NOMAR V. LEYRETANA, CESO II
OIC, Administrator
Land Registration Authority



13 Section 41 of P.D. No. 1529
14 Section 25 of Republic Act (R.A.) No. 6657, as amended.
15 Section 71 in relation to Section 107 of P.D. 1529.
16 Ibid.
17 Section 107 of PD 1529
18 Section 4, par. (I) and Section 5(1) of E.O. No 129-A
19 Section 65 of R.A. No. 6657, as amended.