



REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
**PANGASIWAAN SA PATALAAN NG LUPAIN**  
**(LAND REGISTRATION AUTHORITY)**

East Avenue cor. NIA Road, Quezon City

Website: www.lra.gov.ph



**MEMORANDUM ORDER**

TO : **LRA OFFICIALS, EMPLOYEES, REGISTRIES OF DEEDS,  
AND THE LRA-CARP**

FROM : **GERARDO PANGA SIRIOS**  
Administrator

SUBJECT : **CESSATION OF THE TASK FORCE TITULONG MALINIS  
(TFTM) AND CONFERRING ITS FUNCTIONS TO  
INSPECTION AND INVESTIGATION DIVISION (IID)**

DATE : **24 MARCH 2023**

Pursuant to the Memorandum of Agreement dated 15 September 1998 by and among the Department of Justice, Office of the Solicitor General, Presidential Anti-Organized Crime Task Force, and the Land Registration Authority, the Task Force Titulong Malinis (TFTM) was created to address and resolve the problem of the proliferation of spurious certificates of title.

Considering the continuous and evolving manner of the proliferations of spurious certificates of title and the increasing number of illegal land titling syndicates which poses a serious threat to the integrity of the Torrens System, this Authority considers it essential that a Division of this Authority should be conferred with the responsibility of handling this matter permanently as part of its mandate.

As such, in view of the temporary nature of the TFTM, this Authority deems it necessary to confer its functions to the Inspection and Investigation Division (IID) which will handle this matter perpetually.

In consideration of the foregoing and by virtue of the provision of P.D. 1529 and E.O. No. 649, s. 1981, granting the Administrator control and supervision over all Registries of Deeds and all LRA personnel, hereby order that the IID be conferred with the functions of the TFTM. Thus, TFTM will cease to operate as an investigating body for alleged spurious certificates of title and all its investigation records shall be transferred to the IID.

This Order shall take effect immediately and remain in force until further Orders.

For your guidance and information.

**CERTIFIED TRUE COPY:**

*Handwritten signature and date: 4/19/2023*

**NORILYN T. TOMAS**

**Chief, Central Records Section**