

**[ DENR MEMORANDUM CIRCULAR NO. 2000 -16,  
August 08, 2000 ]**

**GUIDELINES FOR STRICT COMPLIANCE OF SECTIONS 379 AND  
586 OF THE REVISED MANUAL OF LAND SURVEYING  
REGULATIONS IN THE PHILIPPINES**

Pursuant to the Revised Manual of Land Surveying Regulations in the Philippines and in order to improve the present system of titling proceedings which will minimize, if not totally eradicate fraud in the aspect of surveying activities, the following guidelines are hereby promulgated for the guidance and compliance of all concerned.

*SECTION 1. STATEMENT OF POLICY:*

The Department is committed to uphold the integrity and sanctity of our Torrens System of property registration which at present is besieged by fraudulent activities resulting to the Proliferation of fake titles. A deeper analysis of the problem will show that a fake title starts from a defective survey plan, which if not totally corrected will result in the issuance defective title. The Revised Manual of Land Surveying Regulations, however, has already addressed these problems. Nonetheless, some of its provisions are not being complied with and observed

*SECTION 2. STRICT COMPLIANCE OF SECTIONS 379 AND 586 OF THE REVISED  
MANUAL OF LAND SURVEYING REGULATIONS IN THE PHILIPPINES:*

"Sec. 379 - In all lots of isolated land surveys with areas of one hectare or more, the approximate boundary of the area under cultivation and the nature of its vegetation such as rice, pastures, woods, etc. with a brief description of the topographic features such as plain, rolling, hilly or mountainous shall be indicated in light black dotted lines.

For lots less than one hectare in area, a general classification, such as, 'residential lot', 'home lot', 'rice land', 'sugar cane land', 'commercial lot,' shall be indicated on said plans. For a group of lots shown on one plan in diminutive geometrical figures, a notation on the plan regarding the topographic features and/or general classification for each lot is sufficient in both cases.

Irrespective of the area, permanent structures such as buildings with concrete foundation, stone wall, etc., shall be indicated by dotted black lines on the plans and maps.

"Sec. 586 - The plans shall be drawn at a scale that will show all essential details. The location of all buildings shall be approximately plotted and