

QC dad Ludovica seeks to curb land syndicates

By Rio N. Araja

TO PUT more teeth to the law against selling property using a fake land title, Quezon City District 2 Councilor **Ranulfo Ludovica** has filed an ordinance mandating lot owners who would want to sell their properties to coordinate with the barangay first.

In an interview, Ludovica said the 37-member city council has already passed the measure on first reading.

“I am pretty sure that my colleagues will back my proposed ordinance all the way down to its third and final reading,” he told the Manila Standard.

Ludovica vowed to end the rule of squatting syndicates in the entire city.

According to the councilor, professional squatters often victimize informal settlers who occupy government and private lands as well as danger zones.

“Many unidentified or unscrupulous individuals, commonly known as the squatting syndicates, are flagrantly claiming to be the owners or representatives of the owners of certain real properties in the barangay occupied by the informal settler families,” the proposed measure read.

The syndicated then offer to sell, or persuading the latter to buy, the said properties using or presenting a dubious, fictitious or fake land titles and other similar documents purported to be the proof of land ownership, it adds.

Ludovica said just the act of offering for sale or the deliberate persuading to buy the land being occupied by the informal settler families using fake titles must already be sanctioned.