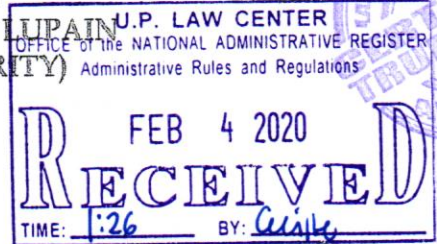




REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue cor. NIA Road
Quezon City



LRA Circular No.: 02 - 2020

SUBJECT: CONFIRMATION OF ENCODED TITLE INFORMATION THROUGH THE TRANSACTION PREVIEW NOTICE ("TPN")

WHEREAS, the Land Registration Authority ("LRA") is a government agency under the Department of Justice ("DOJ") mandated by law to preserve the integrity of the land registration process, protect the sanctity of the Torrens System, and act as the central repository of records relative to original registration of land titled under the Torrens System, including subdivision and consolidation plans of titled lands and, through its Registry of Deeds ("RD") Offices nationwide, be the repository of records of instruments affecting registered and unregistered lands and chattel mortgages in the province and the city wherein such office is situated;

WHEREAS, to support its mandate, LRA has substantially implemented in its Registries of Deeds nationwide the Land Titling Computerization Project ("LTCP" or the "Project"), which seeks among others, to maintain on-line information on titles that is current, complete and accurate; maintain the security and integrity of records by safeguarding these from tampering or destruction and deter substitution or insertion of questionable data; ensure the integrity of the land titling registration system by moving from loss due to fire, theft, natural disaster and the normal ravages of time; and implement more reliable and predictable land registration procedures;

WHEREAS, the LTCP involves, among others, the supply of IT products and services, training of end-users, conversion of titles and documents from physical to digital format, nationwide interconnection, rehabilitation and construction of IT-enabled government offices, and the development of customized applications systems;

WHEREAS, in the implementation of the LTCP, and even with the use of the LRA Computerized System delivered through the Project (the "System"), it has been noted that incorrect Title Information (e.g., name of the Registered Owner, marital status of the Registered Owner, technical description, title status, etc.), may, at times, be inadvertently entered by the System User ("User Error") on the issued title;

WHEREAS, the Transaction Preview Notice ("TPN") was introduced to help reduce User Errors by allowing the LRA clients to check and verify the encoded title details (i.e., the New Owner Information, Notarial/Consular Details, Technical Description or Condominium Information, and Title History Information) to ensure the accuracy of the information captured by LRA System Users, which shall be reflected on the Newly-Generated Title and/or annotation, as the case may be.

WHEREAS, the various Registries of Deeds have been mandated by this Authority to ensure that clients verify the encoded title details and affix their signature on the TPN once the details are confirmed to be correct, as provided in LRA Memorandum dated October 15, 2018, with subject: "Review and Confirmation of Encoded Title Details in the Transaction Preview Notice";

WHEREAS, despite the implementation of the TPN since October 2018, User Errors have still occurred, and instances were observed wherein TPNs were left unsigned;



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By 02/03/2020
NORILYN T. TOMAS
Chief, Central Records Section