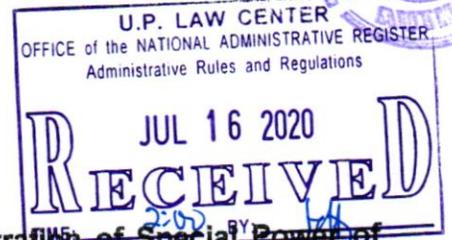




REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
East Avenue cor. NIA Road
Quezon City



LRA CIRCULAR NO. 09-2020

SUBJECT: Official List of Documents Required for Registration of Special Power of Attorney on Registered and Unregistered Lands

WHEREAS, the Land Registration Authority (LRA) is a government agency mandated by law to preserve the integrity of the land registration process, protect the sanctity of the Torrens System, and act as a 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 offices is situated;

WHEREAS, the LRA, through the RDs nationwide, receive and process transactions affecting titled properties, unregistered lands, chattel mortgages and personal properties, as well as requests for issuance of certified copies of titles and registered documents (LRA Services); and for other LRA Services, clients are required to submit the documentary requirements specific for each transaction;

WHEREAS, the LRA has received feedback from its RD personnel that there are delays in the processing of transactions due to incomplete documentary requirements submitted by the clients, which are necessary as reference of their personal data and other pertinent information to be annotated on the title;

WHEREAS, the LRA recognized the need to publish its official list of documentary requirements particularly of Special Power of Attorney (SPA) annotation on Registered and Unregistered Lands, to avoid entertaining questions relating thereto and providing instructions to the clients, in compliance with the minimum standard health protocols and to minimize face-to-face interaction between RD personnel and clients;

WHEREAS, the following documents shall be required in transactions pertaining to registration of SPA on Registered and Unregistered Lands:

Title: Requirements for the Registration of Special Power of Attorney on Lands

Section 1. Special Power of Attorney on Registered Land. The following are the requirements for the registration of the SPA affecting registered lands:

1. *Original Notarized Special Power of Attorney (SPA)* executed by registered owner/s in favor of his/her Attorney-in-Fact. In case of SPA executed in other country, it must be consularized or authenticated by the Philippine Embassies/Consulates where the consul signed and affixed a red ribbon and/or a dry seal on the document.

LAND REGISTRATION SYSTEMS, INC.



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NORILYN T. TOMAS
Chief, Central Records Section



However, SPA originating from Apostille countries no longer requires to be authenticated by the Philippine Embassies/Consulates since the Philippines is already a member of the Apostille Convention (or an "Apostille Country") as of May 14, 2019. The SPA can be validly recognized in any and all Apostille Countries once "apostilled" by the host government.

- 2. Original Owner's Duplicate of Original Certificate of Title (OCT)/Transfer Certificate of Title (TCT)/Condominium Certificate of Title (CCT) registered in the name of the principal.

Section 2. Special Power of Attorney on Unregistered Land. The following are the requirements for registration of the SPA affecting unregistered lands:

- 1. Original Notarized Special Power of Attorney (SPA) executed by the owner/s in favor of his/her Attorney-in-Fact. In case of SPA executed in other country, it must be consularized or authenticated by the Philippine Embassies/Consulates where the consul signed and affixed a red ribbon and/or a dry seal on the document.

However, SPA originating from Apostille countries no longer requires to be authenticated by the Philippine Embassies/Consulates since the Philippines is already a member of the Apostille Convention (or an "Apostille Country") as of May 14, 2019. The SPA can be validly recognized in any and all Apostille Countries once "apostilled" by the host government.

- 2. Latest Certified Copy of Tax Declaration on Land and/or Building which can be secured from the Assessor's Office of the Local Government Unit having jurisdiction over the property/ies subject of the SPA;

WHEREFORE, in consideration of the foregoing premises, the official list of documents required for the registration of Special Power of Attorney on Registered and Unregistered Lands is hereby issued for the guidance of all concerned.

This Circular shall take effect after fifteen (15) days from its publication in a newspaper of general circulation, and the filing of three (3) copies hereof with the University of the Philippines Law Center.

Issued on JUN 29 2020, 2020, Quezon City, Philippines.

Renato D. Bermejo
RENATO D. BERMEJO
Administrator

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Norilyn T. Tomas
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JUL 10 2020