



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



LRA CIRCULAR No. 16 - 2021

SUBJECT: STAFF AUGMENTATION FOR REGISTRIES OF DEEDS WITH HIGH VOLUME PENDING TRANSACTIONS

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 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 office is situated;

WHEREAS, to support its mandate, LRA is currently implementing the Land Titling Computerization Project ("LTCP") which seeks, among others, to maintain online 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 a largely paper-based to a largely paperless system; protect land titles from loss due to fire, theft, natural disasters and the normal ravages of time; and, implement more reliable and predictable land registration procedures;

WHEREAS, Republic Act No. 11032, otherwise known as the "Ease of Doing Business and Efficient Government Service Delivery Act of 2018", mandates all government offices and agencies to establish effective practices, aimed at efficient turnaround of the delivery of government services and the prevention of graft and corruption in government;

WHEREAS, it has been noted in the RDs that the entry and processing of transactions are currently severely limited due to the social distancing measures taken to prevent the spread of the COVID-19 disease, including the limiting of clients allowed to enter the premises of the Registry, the reduction of workforce, the reduction of working days, among others;

WHEREAS, some RDs have been identified to have a higher volume of pending transactions while other RDs are able to maintain a lower number of pending transactions;

WHEREAS, to address the growing number of pending transactions in the RDs, the LRA issued several memoranda to allow RDs to request for and receive staff from other RDs to augment and increase their processing capacity to clear up the pending transactions;

WHEREAS, the LRA found this to be an effective approach in ensuring to provide better and faster service to the transacting public;

WHEREFORE, all concerned are advised that the LRA shall adopt the strategy of staff augmentation as a policy for all of its RDs, and the transacting public is encouraged to give feedback and inputs on this matter for LRA to further improve the turn-around-time in processing transactions in the various RD offices.

This Circular shall take effect immediately from its publication in a newspaper of general circulation.

All orders, guidelines, circulars, rules and regulations inconsistent with this are hereby

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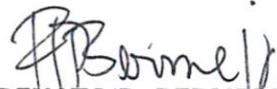
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Chief, Central Records Section



repealed or amended accordingly.

Issued JUL 15 2021, 2021, Quezon City, Philippines.


RENATO D. BERMEJO
Administrator

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 7/15/2021
NORILYN T. TOMAS
Chief, Central Records Section