



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



LRA CIRCULAR No. 03 - 2021

SUBJECT: RENAMING OF THE LRA "TITLE READY PROGRAM" TO "TRANSACTION READY PROGRAM"

WHEREAS, the Land Registration Authority ("LRA") is a government agency under the Department of Justice 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 has substantially implemented in its Registries of Deeds nationwide 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 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, LRA has on-going initiatives to further improve the turn-around-time in processing transactions in the various RD Offices, and an area for improvement identified is the need to reduce the time spent by RD Personnel in locating and retrieving the physical copy of a title kept in the files of the Registry (the "Government Copy"), and verifying if the corresponding scanned images of the title uploaded in the LRA's Computerized System are updated;

WHEREAS, LRA issued LRA Circular No. 15-2020 with the subject, "Implementation of the Title Ready Program ("TRP")" on August 18, 2020, which aims to ensure a faster processing of future requests for certified true copies of titles;

WHEREAS, during its nationwide implementation, it was noted that there is a need to correct the terminologies used for the TRP to make it clearer;

WHEREFORE, in consideration of the foregoing, the "Title Ready Program" shall now be known as the "Transaction Ready Program", and "TRP" shall stand for "Transaction Ready Program", and all forms, processes and systems shall conform with the renaming.

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.

All orders, guidelines, circulars, rules and regulations inconsistent with this are hereby repealed or amended accordingly.

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