

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



LRA CIRCULAR No. 10 - 2021

Subject: ISSUANCE BY LRA OF ELECTRONIC OFFICIAL RECEIPTS FOR PAYMENTS FOR TRANSACTIONS IN THE PHILIPPINES PERSONAL PROPERTY SECURITY REGISTRY

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, chattel mortgages and personal properties 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 11057, otherwise known as the Personal Property Security Act ("PPSA"), was enacted to strengthen the secured transactions framework in the Philippines, and provide for the creation, perfection, determination of priority and enforcement of security interests in personal properties;

WHEREAS, pursuant to the PPSA and its Implementing Rules and Regulations, LRA shall establish and administer an Electronic Registry, which shall provide an electronic means for registration and searching of notices;

WHEREAS, LRA caused, through the LTCP, the design, development, testing and implementation of the PPSA Electronic Registry (i.e., the "Philippines Personal Property Security Registry" or the "PPSR" or "the Registry"), which shall be accessible to LRA Clients online or over the public internet;

WHEREAS, the PPSR shall use an Electronic Payment and Collection System, through which clients shall be able to conveniently and securely pay applicable fees for transactions in the Registry;

WHEREAS, LRA is required to issue an Official Receipt ("OR") as proof of receipt of payment from a Client, and due to the nature of "online" or "internet-based" transactions and payments, the Agency shall not be able to issue a physical OR but shall instead issue an electronic OR (the "eOR");

WHEREAS, the Commission on Audit Circular ("COA") No. 2013-007 provides the guidelines and procedures for the issuance of electronic official receipts as

LAND REGISTRATION AUTHORITY
OFFICE of the NATIONAL ADMINISTRATIVE REGISTER
Administrative Rules and Regulations
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NORILYN T. TOMAS
Chief, Central Records Section

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acceptable evidences of payments for collections of income and other government receipts;



WHEREFORE, in consideration of the foregoing premises, and to ensure the smooth operations of the PPSR, the following shall be implemented:

1. LRA shall adopt an eOR System within the PPSR, which shall generate and issue an eOR to acknowledge a successful payment for a transaction;
2. The eOR shall have the minimum data requirement, as provided in COA Circular No. 2013-007:
 - a. Name of the agency issuing the receipt;
 - b. Location and Location Code;
 - c. Name of payor;
 - d. Date and time of receipt;
 - e. Nature of collection;
 - f. Amount received, detailed as to nature of collection coded as to their subsidiary ledger revenue classification;
 - g. eOR number;
 - h. Transaction number;
 - i. Mode of payment; and,
 - j. Order of Payment Slip number or Assessment Number.

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, and shall be implemented after the necessary System modification and testing.

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

Issued MAR 09 2021, 2021, Quezon City, Philippines.


RENATO D. BERMEJO
Administrator





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 3/9/2021
NORILYN T. TOMAS
Chief, Central Records Section