



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

LAND REGISTRATION SYSTEMS, INC.
RECEIVED
PROJECT MANAGEMENT OFFICE
DATE: 10-01-2020 BY: J. D. [Signature]

U.P. LAW CENTER
OFFICE of the NATIONAL ADMINISTRATIVE REGISTER
Administrative Rules and Regulations

RECEIVED
SEP 30 2020
TIME: 2:30 BY: [Signature]

LRA CIRCULAR No. 18 - 2020

SUBJECT: AMENDED GUIDELINES ON THE VOIDING OF UNPAID TRANSACTIONS

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, on November 10, 2014, LRA issued LRA Circular No. 19-2014, with subject: Implementing Guidelines on the Automatic Voiding of Unpaid Transactions, where LRA mandated that:

"Entries made into the Primary Entry Books of the Registries of Deeds (Electronic Primary Entry Books for the Registries of Deeds using the Computerized System) where the payment of assessed fees is not made within ten (10) calendar days shall be considered null and void entries."

WHEREAS, as part of its ongoing review of processes to improve its delivery of public services, the LRA revisited the above issuance in consideration of the existing transportation and office access limitations due to the measures taken by the various authorities in charge of the prevention of the spread of the COVID-19 virus;

WHEREFORE, in consideration of the foregoing premises, it is hereby ordered that provision of LRA Circular No. 19-2014 herein quoted in the 3rd Whereas Clause be amended as follows:

Entries made into the Primary Entry Books of the Registries of Deeds (Electronic Primary Entry Books for the Registries of Deeds using the Computerized System) where the payment of assessed fees is not made within **fifteen (15)** calendar days shall be considered null and void entries.

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

CERTIFIED TRUE COPY:

10/1/20
NORILYN T. TOMAS
Chief, Central Records Section

PROJECT MANAGEMENT OFFICE LIBRARY
Reference No.: A-2020-10-0001 No. of Pages: 2
Scanned by: _____ Date: _____
Checked by: _____ Date: _____



University of the Philippines Law Center.

All orders, guidelines, circulars, rules and regulations inconsistent with this are hereby repealed or amended accordingly.

Issued SEP 26 2020, 2020, Quezon City, Philippines.


RENATO D. BERMEJO
Administrator 

CERTIFIED TRUE COPY:
 9/29/2020
NORILYN T. TOMAS
Chief, Central Records Section
