



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



LRA Circular No.: 11 - 2021

SUBJECT: IMPLEMENTING GUIDELINES ON THE USE OF THE PHILIPPINES PERSONAL PROPERTY SECURITY REGISTRY ("PPSR") FOR THE CREATION OF USER ACCOUNTS TO ACCESS THE PPSR

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 11057, otherwise known as the Personal Property Security Act ("PPSA"), signed on August 17, 2018, 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 (the "PPSA IRR"), 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;

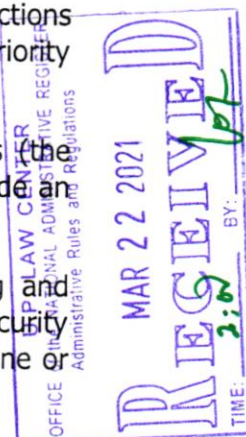
WHEREAS, all transactions, deeds and instruments affecting personal property, are currently recorded in the LRA's Registries of Deeds Chattel Mortgage Registries, pursuant to Act No. 1508, entitled "An Act providing for the Mortgaging of Personal Property and for the Registration of the Mortgages so Executed";

WHEREAS, to ensure the seamless transition from the existing Chattel Mortgage Registries, which were established and maintained by LRA in its various Registries of Deeds, LRA shall initially allow its Clients to register and secure User Accounts to the PPSR;

WHEREFORE, in consideration of the foregoing premises, this Authority shall allow the registration of User Accounts in the PPSR, as follows:

**Article I
Coverage and Objective**

Sec. 1.1. This Circular shall provide the general rules and features for the creation of User Accounts in the PPSR.



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[Signature]
NORILYN T. TOMAS
Chief, Central Records Section



Sec. 1.2. This Circular shall also cover the guidelines and procedures for account registration and management for Individual Users and Juridical Entity.

**Article II
Responsibility for and Acceptable Use of User Accounts and the PPSR**

- Sec. 2.1. LRA Clients shall be solely responsible for the use and management of their User Accounts.
- Sec. 2.2. LRA Clients shall provide only factual information as required by LRA through the PPSR.
- Sec. 2.3. Protection of User Accounts and the use of "strong passwords" shall be the responsibility of the User Account owner.
- Sec. 2.4. Acceptable Use -
 - a. LRA Clients shall only use the PPSR and their User Accounts for valid and lawful purposes, and shall not use the same for unauthorized and illegal activities, such as but not limited to:
 - 1) Phishing or engaging in identity theft;
 - 2) Distributing computer viruses, worms, trojan horses or other malicious code;
 - 3) Distributing pornography;
 - 4) Promoting or facilitating violence or terrorist activities; or,
 - 5) Infringing the intellectual property or other proprietary rights of others.
 - b. With the creation and use of the User Accounts, LRA Clients agree to comply with all applicable laws, rules, and regulations in connection with the use of the PPSR.
 - c. LRA may suspend a User Account, with or without notice, should the Agency determine that this User Account or the Account Owner violated any of the Agency's policies.
 - d. With respect to the PPSR, LRA reserves the right to change the Policies, Standards, Guidelines and Procedures at any given time.
- Sec. 2.5. LRA shall ensure that the relevant provisions under Chapter III of Republic Act 10173, otherwise known as the Data Privacy Act of 2012, are complied with.

**Article III
General Rules and Features of the Registry for User Account Management**

- Sec. 3.1. The LRA shall establish and administer the centralized, nationwide Registry, as provided in Section 26 of the PPSA and Section 5.01 of the PPSA IRR.
- Sec. 3.2. The Registry may be accessed through www.philppsr.lra.gov.ph, and shall be made available for the registration of User Accounts to access starting on March 25, 2021.
- Sec. 3.3. Clients shall be able to obtain their Individual User Accounts through self-service registration, which shall not require any payment.
- Sec. 3.4. Users shall be able to reset their passwords by providing their registered username in the self-service forgot password page of the Registry.

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ay 3/27/2021
NORILYN T. TOMAS
Chief, Central Records Section