



LRA CIRCULAR NO.: 03 - 2023

SUBJECT: SUSPENSION OF THE IMPLEMENTATION OF THE LRA VOLUNTARY TITLE STANDARDIZATION PROGRAM

WHEREAS, the Land Registration Authority (LRA) is a government agency, under the Department of Justice, and is 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 this 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, to fully maximize the benefits of the LTCP, the LRA recognized the need for the existing manually-issued paper titles to be reissued using the LRA Computerized Systems thus converting these into electronic Titles (eTitles), and issued the following Circulars:

1. LRA Circular No. 27-2011, dated December 20, 2011, with subject: "IMPLEMENTATION OF THE LRA VOLUNTARY TITLE STANDARDIZATION PROGRAM FOR THE CONVERSION OF MANUALLY-ISSUED TITLES INTO ELECTRONIC CERTIFICATES OF TITLE UPON REQUEST OF THE REGISTERED OWNER OR OTHER CLIENT REPRESENTING THE REGISTERED OWNER, OR HIS/HER INTEREST THEREOF", herewith attached as Annex "A" hereof;
2. LRA Circular No. 16-2014, dated September 16, 2014, with subject: "AMENDMENT TO THE IMPLEMENTING GUIDELINES ON ELECTRONIC REGISTRATION OF LAND TITLES AND DEEDS, PUBLISHED ON JULY 5, 2009", herewith attached as Annex "B"

CERTIFIED TRUE COPY:

[Signature] 3/1/2023
NORILYN T. TOMAS

Chief, Central Records Section



hereof;

3. LRA Circular No. 22-2015, dated November 12, 2015, with subject: "TITLE TRACE-BACK IN THE IMPLEMENTATION OF THE LRA VOLUNTARY TITLE STANDARDIZATION PROGRAM", herewith attached as Annex "C" hereof;



WHEREAS, the LRA continues to review its processes and security measures to uphold the integrity of the Torrens System, protect the interest of its clients, and improve the implementation and delivery of its programs and services;

WHEREFORE, premises considered, this Authority advises the transacting public of the suspension of the implementation of the Voluntary Title Standardization Program effective **3 April 2023**, until further notice, pending this Authority's review of the resources, procedures and controls in place for the processing of the same.

This Circular shall take effect immediately after publication in a newspaper of general circulation, and filing of three (3) copies thereof with the University of the Philippines Law Center.

All orders, guidelines, circulars, rules and regulations inconsistent with this are hereby repealed or amended accordingly.

Issued FEB 22 2023, 2023, Quezon City, Philippines.


GERARDO PANGA SIRIOS
Administrator 

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3/1/2023
MORELYN T. TOMAS
Chief, Central Records Section