



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road, Quezon City

Website: www.lra.gov.ph



LRA CIRCULAR NO. 01-2024

SUBJECT: LRA 121ST ANNIVERSARY — GUIDELINES FOR THE IMPLEMENTATION OF THE PHP121 DISCOUNT ON THE IT SERVICE FEES FOR THE CERTIFIED TRUE COPY OF TITLES REQUESTED THROUGH THE LRA ESERBISYO PORTAL

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, 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 through more reliable land registration procedures;

WHEREAS, LRA developed the LRA eSerbisyo Portal (eSP), to allow its clients to lodge request for Certified True Copy (CTC) of titles through the internet, as provided in LRA Circular No. 22-2019 issued on November 8, 2019 with the subject, "Launching of the eSerbisyo Internet Portal to allow LRA Clients to make Online Requests for Certified True Copies of Titles";

WHEREAS, pursuant to LRA Circular No. 01-2021 issued on January 20, 2021 with the subject, "Accessibility and Availability of the eSerbisyo Portal and its Services for the Use of the General Public," public access to www.eserbisyo.lra.gov.ph has been made available;

WHEREAS, in relation to LRA's 121st anniversary and as a way of expressing gratitude to the transacting public for its continuous support to LRA's initiatives, the LRA shall implement the PHP 121 discount on the IT Service Fees for the CTC of titles requested through the LRA eSerbisyo Portal;

WHEREFORE, in consideration of the foregoing premises, the following guidelines are hereby issued:

1. Coverage

The PHP 121 discount on the IT Service Fees shall be applicable only to CTC of land titles requested through the **LRA eSerbisyo Portal**.

[Handwritten Signature] 1/24/2024
MORILLAS T. TOMAS
Chief, Central Records Section



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2. Eligibility

The promotion shall be open to the general public.

3. Promo Mechanics


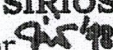
- a. For every request for CTC of land title submitted through the LRA eSerbisyo Portal and **paid between 1 February and 29 February 2024**, LRA clients shall receive a PHP 121 discount.
- b. The discount shall apply on a **per-title basis**, and not on the number of copies requested.
- c. Requests for CTC of land titles submitted through the LRA eSerbisyo Portal **before 1 February 2024**, but are **paid during the promo period** are eligible for the discount.
- d. However, requests for CTC of land titles submitted through the LRA eSerbisyo Portal between 1 February 2024 and 29 February 2024 but are paid **after** the promo period **shall not be eligible** for the discount.


4. Terms and Conditions

- a. The discount is applicable only for CTC of titles requested through the LRA eSerbisyo Portal.
- b. The promotion cannot be combined with any other ongoing promotions or discounts.
- c. The discount is not exchangeable for cash or any other products/services.
- d. The promotion is valid only for payments made between 1 February and 29 February 2024.
- e. The LRA reserves the right to modify and/or terminate the promotion at any time without prior notice.

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.

Issued 19 JAN 2024, Quezon City, Philippines.


GERARDO PANGA SIRIOS
Administrator 

CERTIFIED TRUE COPY:

NORILYN T. TOMAS
Chief, Central Records Section