



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
U.P. LAW CENTER
OFFICE OF THE NATIONAL ADMINISTRATIVE REGISTER
East Avenue cor. NIA Road Administrative Rules and Regulations
Quezon City



LAND REGISTRATION SYSTEMS, INC.
1908
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PROJECT MANAGEMENT OFFICE
DATE: 10-14-2020 BY: J. D. [Signature]

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LRA CIRCULAR No. 21 - 2020

SUBJECT: USE OF THE CITIZEN'S LAND REGISTRATION PORTAL BY HIGH-VOLUME TRANSACTORS

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, among the applications developed under the LTCP is the Citizen's Land Registration Portal (the "CLRP"), which is an online system that is accessible over the public internet that allows LRA's Clients to provide, through the CLRP, the detailed information required for the faster entry of transactions into to the Electronic Primary Entry Books ("EPEB") of the Computerized RDs;

WHEREAS, the CLRP a free system, and is available for use by LRA Clients through www.clrp.com.ph;

WHEREAS, it has been noted in the Registries of Deeds that the entry and processing of transactions are currently severely limited due to the social distancing measures taken to prevent the spread of the COVID-19 disease, including the limiting of clients allowed to enter the premises of the Registry, the reduction of workforce, the reduction of working days, among others;

WHEREAS, despite the existing pandemic and the measures enumerated in the preceding section, transaction volume in the various RDs remain high, with transactions coming from high-volume Clients (e.g., banks, real estate developers, government agencies, etc.) and individuals with single transactions;

WHEREAS, such measures to be implemented shall be without prejudice to the "first in time, first in right" doctrine;

WHEREFORE, premises considered, it is hereby advised that:

1. All Clients with more than ten (10) transactions per month in the various Registries of Deeds shall be considered as "high-volume Clients or Transactors";
2. The high-volume Clients or Transactors are enjoined to use the CLRP and present the CLRP-generated Registration Application Form ("CLRP-RAF") or CLRP-generated Information Request Form ("CLRP-IRF") when lodging their transactions in any of LRA's Computerized Registry of Deeds;
3. For transactions by the High-volume Clients in the various computerized RDs, after

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Chief, Central Records Section



the entry thereof in the EPEB, the LRA Computerized System shall require the data from the CLRP-RAF and the CLRP-IRF, as maybe applicable, so that these transactions may only be processed by the Registry Personnel once the corresponding data is received; and,

- 4. All computerized Registries of Deeds shall promote the use of the CLRP.

This Circular shall take effect after fifteen (15) days from its publication in a newspaper of general circulation.

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

Issued OCT 07 2020, 2020, Quezon City, Philippines.


RENATO D. BERMEJO
Administrator

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10/13/2020
NORILYN T. TOMAS
Chief, Central Records Section