



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



NOTICE TO THE PUBLIC

This Notice is being issued in relation to the LRA Notice to the Public which was earlier published on July 31, 2018, as follows:

*"The general public is hereby notified that by **September 30, 2018**, the Land Registration Authority ("LRA") and its Registries of Deeds ("RDs") shall complete the digitization/scanning of all manually-issued Certificates of Title in their records, and the digitization/scanning activities of titles shall be discontinued in all LRA's Offices, thereafter.*

This Authority strongly encourages all Owners of Titled Properties and Parties with registered interests on Titled Lands to ensure that these have been digitized/scanned and are existing in the database records of the LRA and its RDs by requesting for Certified True Copies of their manually-issued Certificates of Title.

You may request for Certified True Copies at the RD where your Title is registered, or at any Computerized RD nearest you via LRA's Anywhere-to-Anywhere Services.

Please check www.lra.gov.ph for the location of the RD nearest you.

Thank you.

Sgd:

Renato D. Bermejo"

We intend to clarify the above-stated notice, as follows:

1. The deadline indicated in the Notice to the Public applies only to the LRA's Registries of Deeds. These offices are directed to retrieve, digitize and scan the remaining manually-issued land titles, which are not yet in the Database, by that date.

Thus, manually issued titles that have not been digitized and scanned upon the lapse of the September 30, 2018 deadline shall remain to be valid and effective.

2. The LRA Data Conversion Activity is one of the major components of the Land Titling Computerization Project, which was implemented by LRA to modernize the operations of the LRA Central Office and the Registries of Deeds to further protect and secure the Torrens System of Registration.

CERTIFIED TRUE COPY

NORILYN T. TOMAS
Chief, Central Records Section

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Data Conversion involves the digitization and scanning which is similar to taking a photograph of manually-issued land titles (with red borders), the encoding of relevant title information, and the storage of these title records in secure Databases.

Data Conversion is undertaken to ensure that the title records of the Registries of Deeds are easily accessible and that a copy is electronically preserved and backed-up securely for future reference.

3. In case a title owner intends to check and ascertain if their manually-issued Title is already digitized/scanned and uploaded into the Database, they may do so by requesting for a Certified True Copy of the same from the Registry of Deeds concerned, or through the nearest Registry of Deeds. If the title owner, however, is aware that the title has been converted, as he may have recently secured a certified true copy, he may opt not to request for another Certified True Copy, thereof.

Requesting for a Certified True Copy of the title, on the other hand, shall provide the title owner the following information:

- a. In case the title is already in the database, the title owner shall be able to secure confirmation of the updated status of the land title [e.g., title is "active" (not cancelled), title does not have an encumbrance or lien, etc.];
- b. In case the title is not yet in the database, the request for the Certified True Copy of the Title, shall cause the Records Officer to search/retrieve the copy of the Title in the Vault for Manually Issued Titles of the concerned Registry of Deeds:
 - i. In case the Title is found, the Title shall undergo the Data Conversion Process so that it shall be uploaded into the Database and that the corresponding Certified True Copy may be issued by the Registry; or
 - ii. In case the Title is not found, the Registry of Deeds shall issue a Certification confirming such status, and this Certification may be utilized by the Title Owner to pursue appropriate legal action for the reconstitution of the land title.
4. In order to fully secure your land titles, land owners with Manually Issued Titles (red-bordered titles) are strongly advised to have the same upgraded to eTitles, pursuant to LRA Circular 02-2016 dated January 26, 2016, as amended by LRA Circular 02-2017 dated January 6, 2017 (Please refer to www.lra.gov.ph for details).

CERTIFIED TRUE COPY


 NORILYN T. TOMAS
 Chief, Central Records Section



Thank you.

LAND REGISTRATION AUTHORITY

By:


RENATO D. BERMEJO
Administrator

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NORILYN T. TOMAS
Chief, Central Records Section

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