SUPPLEMENT TO LRA CIRCULAR NO. 26-2011 ON THE IMPLEMENTATION AND USE OF PARCEL VERIFICATION AND CERTIFICATION SERVICES USING THE PHILIPPINE LAND REGISTRATION AND INFORMATION SYS...

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- Purpose and Coverage: This Supplement is issued for the purpose of modifying LRA Circular No. 26-2011, with subject: Implementation and Use of Parcel Verification and Certification Services Using the Philippine Land Registration and Information System in the Registries of Deeds, which was published on December 16, 2011.

- Definition of Terms: For purposes of this Implementing Guidelines, the following terms or words and phrases shall mean or be understood as follows:

- “Lot Configuration” – shall mean the generated output resulting from the procedure provided in Section 3 hereof. This term shall replace the term “Plan” provided in LRA Circular No. 26-2011.

All other terms or words and phrases herein indicated shall have the same meanings as ascribed in previous published Circulars and Guidelines of this Authority (i.e., Implementing Guidelines on Electronic Registration of Chattel Mortgage and Other Personal Properties, which was published on January 7, 2009; Implementing Guidelines on Electronic Recording of Transactions on Unregistered Land, which was published on January 17, 2009; Implementing Guidelines on Electronic Registration of Land Titles and Deeds, which was published on July 5, 2009; and the Amendment to the Implementing Guidelines on Electronic Registration of Chattel Mortgage and Other Personal Properties, Electronic Recording of Transactions on Unregistered Land, and Electronic Registration of Land Titles and Deeds, which was published on February
1, 2011).

- General Procedures: The following procedures for providing Parcel Verification and Certification Services shall be observed in the registry of deeds:

> - The client shall submit a request and all basic information from documents received supporting the request shall be entered into the Electronic Primary Entry Book for Certified True Copy, Certification and Verification (“EPEB-CCV). The date, hour and minute of reception of the request shall likewise be noted. The request shall be automatically assigned with an entry number as its control or reference number.
>
> - The corresponding fees shall be automatically computed by the system and the corresponding receipt generated upon payment. In default of payment, the entry made in the EPEB-CCV shall be rendered of no force and effect.
>
> - The System shall check the database for the existence of the Certificate of Title subject of the request. For manually-issued titles, the records Officer shall validate and verify as against the original on file if the technical description is accurately encoded and the System thereafter generates the corresponding polygon.
>
> - If there are errors in the technical description of the Certificate of Title subject of the request, such errors shall be provided in the printed output.

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- All Lot Configuration shall be printed on the officially-prescribed controlled form used for transactions covered by the EPEB-CCV.

- A signature shall not be required on the printed output, and shall contain the following notation:

"The PHILARIS is designed, tested and approved by the Technical Committee of LRA. This is a computerized interpretation and graphical presentation of the lot description by the parcel/s as appearing on the title as of , and does not require a manually-affixed signature.

This is for reference only and should not be construed as a verification and relocation survey. In case of a need for further interpretation, please avail the services of a duly licensed and registered Geodetic Engineer."

- The Lot Configuration shall be released to the client who shall sign the acknowledgment slip generated by the system.

- Included Information: The Lot Configuration shall include the following data:

- Title Information (i.e., Title Number, Owner's Name, Plan/Block/Lot Number, location of the subject parcel, and area);

- Cartographic and technical details (i.e., Map Scale to be shown both graphically and as a representative fraction, North Arrow, Lot Description, Linear Error of Closure, Relative Error of Closure, and the computed area based on the encoded technical description); and

- Report on errors, when applicable.

- Amendment: This Implementing Guidelines may be amended by the agency from time to time.

- Separability Clause: If any provision in this Implementing Guidelines, or application of such provision to any circumstance, is declared invalid or unconstitutional, the other provisions not affected thereby shall remain valid and subsisting.

- Repealing Clause: All orders, guidelines, circulars, rules and regulations inconsistent herewith are hereby repealed or amended accordingly.

- Effectivity: This Circular shall take effect after fifteen (15) days from its publication in a newspaper of general circulation, and the filing of three (3) copies hereof with the University of the Philippines Law Center.

Adopted: 30 January 2012

Approved by:

(SGD.) EULALIO C. DIAZ III
Administrator

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