



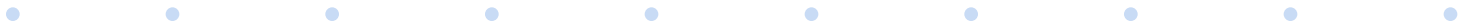
LRA's Land Titling Computerization Project

2015.05.19

Atty. Ronald A. Ortile, CESO II

Deputy Administrator

Chairperson, PMEC-LTCP





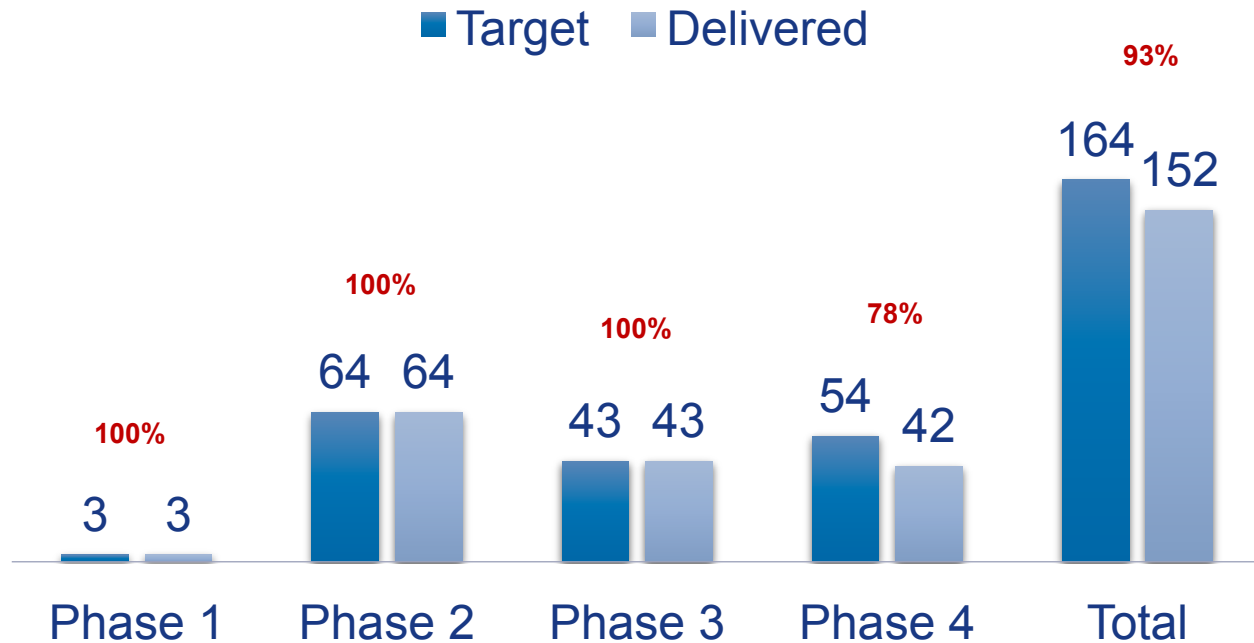
Outline

- LTCP Update and Status
- New Services
 - I. Conversion of Titles
 - II. Geospatial Query Service
 - III. Parcel Verification Service
 - IV. Self-Service Registration of CM and PP
- Other Projects





LTCP Status: Over-all Status





LTCP Status

- Application and Systems
 - PHILARIS Build 25 Series as of date
- Data Conversion (~24M Certificates of Title)
 - Scanned ~23M
 - Encoded ~22M
- Site Preparation
 - Constructed: 24 of 36 RDs
 - Rehabilitated: 121 of 126 RDs
 - 7 minimal rehab
 - 4 ongoing works
 - – With Constraints: 8 RDs



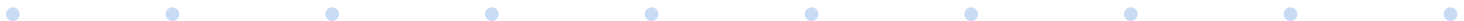


New Services



I. Conversion of Titles

- a. Voluntary Title Standardization Program
- b. Annotation + eTitle (Optional)
- c. Bulk VTS (for Institutional Clients)



Manually-issued Title

eTitle

JUDICIAL FORM No. 169-D
(Revised January 2006)

Book T-256
Page 119

SN No. 8989599

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE CITY OF ANTIPOLO

Transfer Certificate of Title

No. R-51219

City of Antipolo, Prov. of Rizal

Phil E HERBY CERTIFIED that certain land situated in the City of Antipolo, Prov. of Rizal
A parcel of land (Lot 10, blk. 4 of the subdivision plan, PCS-04-004402, being a portion of the cons. of lot 2 (LRC) PCS-30293 & Lot 1023-E-3-B (LRC) PSD-350203, lots 12&13 blk. 2, Pas-04-004402, LRC Rec. no.), situated in the Bgy. CUPANG, Mun. of Antipolo, Prov. of Rizal, bounded on the E., alongline 1-2 by lot 12, blk. 4; on the S., alongline 2-3 by rd. lot 2; on the W., alongline 3-4 by lot 8; on the N., alongline 4-1 by lot 9, both blk. 4, all of the cons. subd. plan, beginning at a pt. marked "1" on plan, being N. 61 deg. 53' E., 907.46 m. from HLM 1, Antipolo Cad, thence S. 1 deg. 48' E., 17.00 m. to pt. 2; S. 88 deg. 12' W., 5.00 m. to pt. 3; N. 1 deg. 48' W., 17.00 m. to pt. 4; N. 88 deg. 12' E., 5.00 m. to pt. of beginning, containing an area of SEVENTY FIVE (75) square meters.

is registered in accordance with the provisions of the Property Registration Decree in the name of JUAN DELA CRUZ, single, of legal age, Filipino.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

It is further certified that said land was originally registered on the 12th day of August in the year nineteen hundred and A-50 in the Register Book of the Office of the Register of Deeds, Volume N-70932, p. 70992, page 222, as Original Certificate of Title No. 9412 pursuant to Decree No. issued in L. R. C. Record No. in the name of Transfer Certificate of Title No. 252267/T-1261 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Antipolo City
on the 15th day of January
in the year two thousand and eight
at 3:15p. m.

ATTEST:

#4 Libre St. Sierra Vista Subd. Cupang
Antipolo City

JOSÉ S. LORIEGA JR.
Actg. Registrar of Deeds

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

2013015913974

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Antipolo City, Rizal

Transfer Certificate of Title
No. (R-51219) 163-2013000002

IT IS HEREBY CERTIFIED that certain land situated in BGY. CUPANG, MUN. OF ANTIPOLO, PROV. OF RIZAL, bounded and described as follows:
A PARCEL OF LAND (LOT 10, BLK. 4 OF THE CONS. SUBD. PLAN, PCS-04-802-006917, BEING A PORTION OF THE CONS. OF LOT 2 (LRC) PCS-30293 & LOT 1023-E-3-B (LRC) PSD-350203, LOTS 12 & 13 BLK. 2, PCS-04-004402, LRC REC. NO.), SITUATED IN THE BGY. CUPANG, MUN. OF ANTIPOLO, PROV. OF (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: JUAN DELA CRUZ, SINGLE, OF LEGAL AGE, FILIPINO.

Address: #4 LIBRE ST. SIERRA VISTA SUBD. CUPANG ANTIPOLO CITY.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.: Record No.: 19412
Orig. Reg. Date: 06 12 1959 Decree No.: 1N70932, N70992
Original RD: PROVINCE OF RIZAL OCT No.: OCT-1933
Volume No.: A-50 Page No.: 133
Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 252267/T-1261 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Antipolo City, Rizal, Philippines on the 15th day of JANUARY 2008 at 03:15pm.

JOSÉ S. LORIEGA, JR.
ACTG. REGISTER OF DEEDS
Attested by:
JOSÉ S. LORIEGA, JR.
Actg. Registrar of Deeds

New Title Number

OWNERS DUPLICATE CERTIFICATE



Benefits

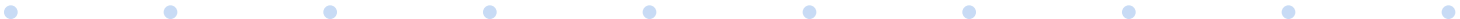
- Original copies of titles kept in the RDs are protected from loss or destruction due to age, wear and tear, fraud, fire and natural disasters, and misfiling of records by storing this in its electronic original form, which are regularly backed-up, so that owners shall no longer go through the expensive and tedious process of title reconstitution.
- Faster processing of subsequent transactions





a. VTS Program

- Client: Individual or Institution
- Governing Rules: LRA Circular No. 27-2011
- Documentary Requirements:
 - Verified Petition for Voluntary Standardization of Certificate of Title
 - Owner's Duplicate Certificate of Title and all issued Co-Owner's Duplicate Certificates of Title, if any
 - Notarized Board Resolution or Secretary's Certificate for Juridical Entity
 - Copy of valid Government-issued ID of the presenter/ authorized representative
- Status: Implemented





VTS High-level Process

Entry at RD

- Documents
- Petition for VTS
- Original ODT / Co-ODT
- Supporting Docs

Payment and Processing at RD

- Payment
- Encoding
- Examination
- Approval
- Cancellation of Manually-issued Title
- Uploading
- Printing of eTitle

Releasing at RD

- eTitle released to Client
- RD Copy stored in the Database



b. Voluntary Annotation + eTitle

- Client: Individual or Institution
- Governing Rules: LRA Circular No. 16-2014
- Pre-requisites:
 - Indicate request to convert to eTitle in the Registration Application Form
- Advantages
 - Lesser cost of conversion to eTitle compared to the initial VTS Program
 - No need to enter into another transaction for conversion to eTitle
- Status: For implementation





Voluntary Annotation + eTitle

Entry at RD

- Application for Voluntary Transaction
- Mark the checkbox to convert to eTitle

Payment and Processing at RD

- Payment
- Encoding
 - Regular Transaction
 - eTitle Encoding
- Examination
- Approval
- Cancellation of Manually-issued Title
- Uploading
- Printing of eTitle

Releasing at RD

- eTitle released to Client
- RD Copy stored in the Database



c. Bulk VTS

- Client: Institution
- Governing Rules: LRA Circular, to be published (under review)
- - Bulk conversion of manually-issued titles to eTitle for:
 - Bank-owned properties/ Capital Assets
 - Properties mortgaged to the Bank
- Pre-requisites:
 - MOA between LRA and Bank
 - Request Letter from Bank
 - LRA Memorandum as basis for conversion
- Status: Under discussion, for implementation



High Level Process: Bulk VTS

Preparation

- **Bank** shall update the inventory of the Titles in Custody
- Collateral/ Bank-owned
- **Bank** shall submit Letter-request shall LRA for validation of the Inventory of Titles

Evaluation

- **LRA CO** shall send the inventory of Titles from the Bank to the specific RDs for validation
- **LRA CO** shall send a team to Bank and inspect and scan all ODTs in the Inventory List
- **RD** shall confirm whether titles are available in the Vault or Not, and segregate available titles.

Processing

- **LRA CO** shall enter the transaction in in target RDs
- **LRA CO** shall pre-encode or create a draft eTitle of the subject titles available for conversion
- **LRA CO** shall issue Assessment and Payment Order to Bank
- **Bank** shall pay at the LRA CO
- **LRA CO** shall issue the Memorandum to RD and upload scanned image of ODTs

Releasing

- **RD** shall comply with the Memo and examines the encoded data and draft eTitle
- **RD** shall request Bank to present the Original ODT
- **RD** shall authenticate the Original ODT from the Bank and approve the eTitle
- **RD** shall print and issue the eTitle to the Bank



II. Geo-spatial Query Service

- A mapping solution used internally for verification of parcels with technical errors, such as:
 - Overlapping parcels
 - Wrong locations
 - Open parcels
- Can be used for:
 - Right-of-Way Analysis
 - Property Encroachment Analysis
 - Expansion Analysis
- Initially utilized by the Office of the Chief Presidential Legal Counsel to identify the properties falling within the bufferzone of the 8 priorities waterways project



GQS–Point of Interest





GQS–Alignment of Interest



San Juan River

GRID 01_0010-B



121°17'E

121°11'E

121°15'E

14°36'30"N

14°36'30"N

Identification of properties
Falling within the
danger zone.

14°36'26"N

14°36'26"N

14°36'23"N

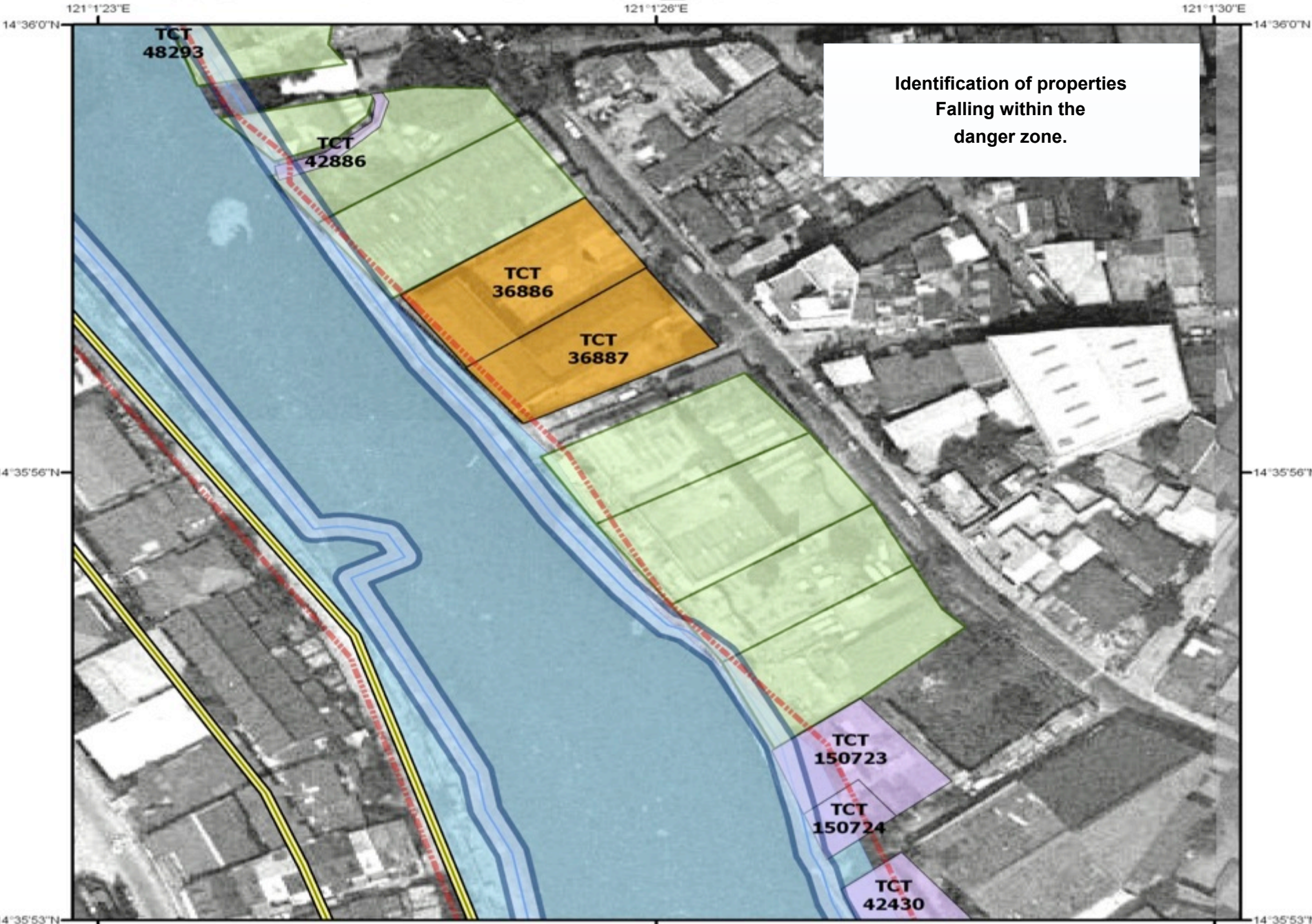
14°36'23"N



- TCT 78631
- TCT 28712
- 4753-R
- TCT 5664-R
- TCT 9159
- TCT 294817
- TCT 2667-R
- TCT 11320-R
- TCT 944-R
- TCT 4125-R
- TCT 32662
- TCT 54501
- TCT 13402
- TCT 502296116-R
- TCT 7406-R25931
- TCT 11020-R7405-R
- TCT 10941-R
- TCT 13469-R
- 9735-R

San Juan River

GRID 01_0013-B



Identification of properties
Falling within the
danger zone.

TCT
48293

TCT
42886

TCT
36886

TCT
36887

TCT
150723

TCT
150724

TCT
42430

121°1'23"E

121°1'26"E

121°1'30"E

14°36'0"N

14°36'0"N

14°35'56"N

14°35'56"N

14°35'53"N

14°35'53"N



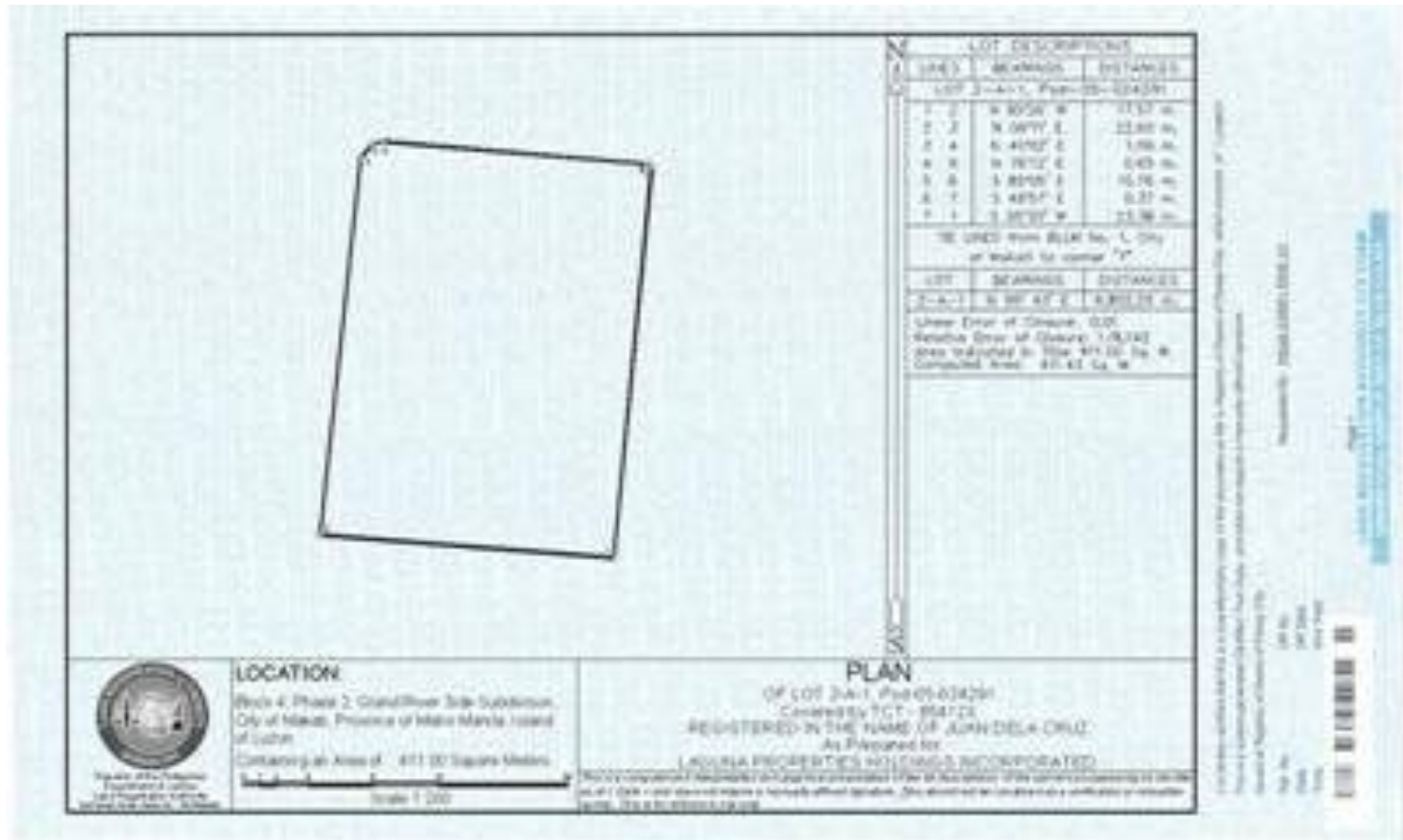
III. Parcel Verification Service

- a. Parcel Verification Service (Lot Configuration)
 - Shows the lot configuration based on the Technical Description in the Certificate of Title
 - Shows whether the parcel is “Closed” or “Open” or with technical errors
 - Printed in the Legal Size – controlled form for Certified True Copy
 - Status: Available in all computerized RDs





PVS – Lot Configuration Sample Output





III. Parcel Verification Service

b. Parcel Verification Service (Lot Location)

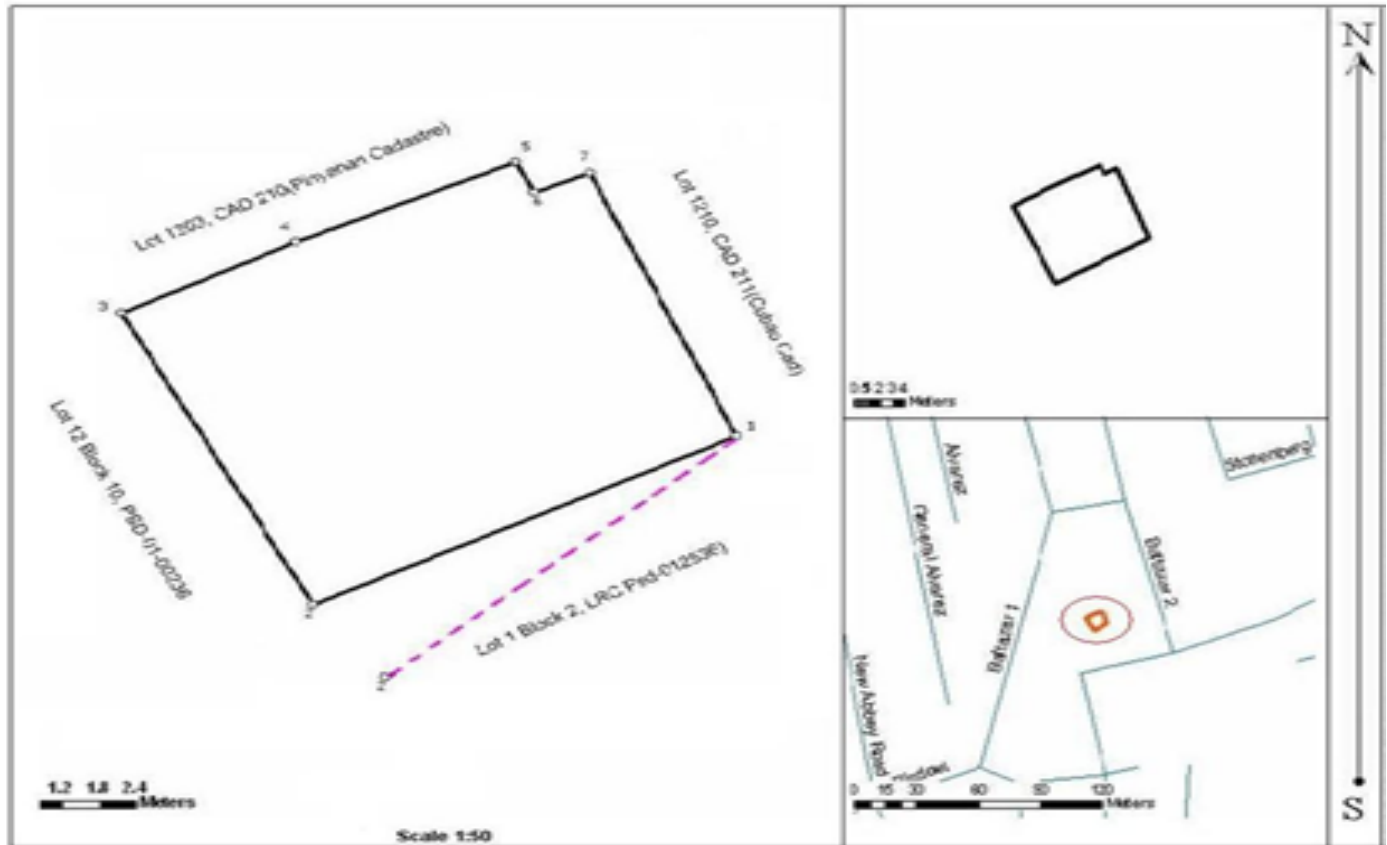
- Shows the lot configuration based on the Technical Description in the Certificate of Title with vicinity map
- Shows the errors and suggested correction
Can be printed in Legal Size or A2 Size paper
- Status: Under discussion with DPWH on the acceptability for Construction Permit Requirement of LGUs

b.





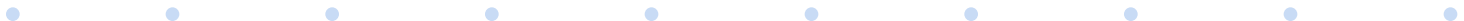
PVS – Lot Configuration Sample Output





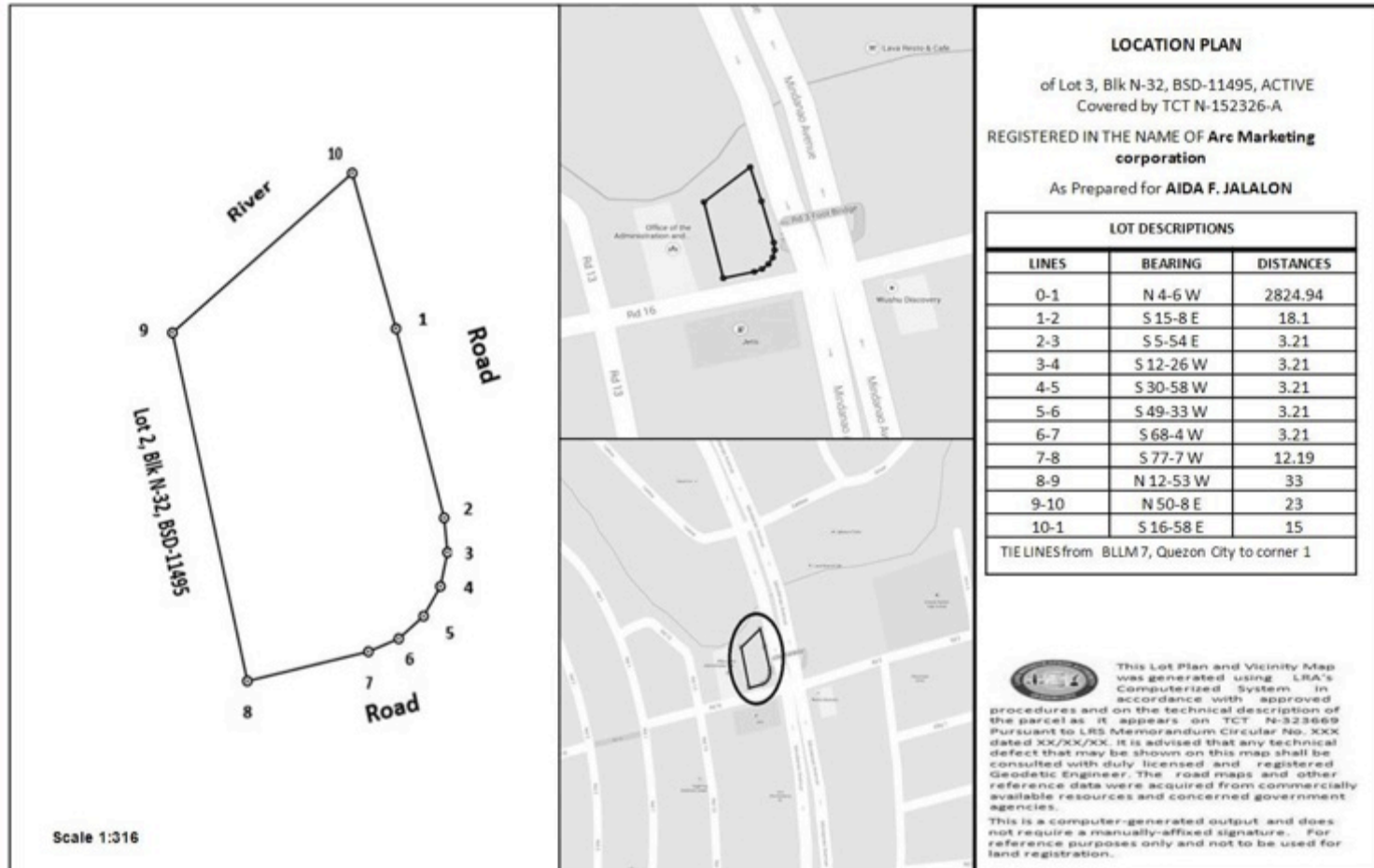
III. Parcel Verification Service

- c. PVS - Lot Location Plan (Interim with Banks)
 - Shows the subject parcel and the vicinity map
 - Can be requested at the Central Office through accreditation process
 - Output shall be transmitted through email (1 day ETA)
 - Output can be in .PDF form or .KML file format
 - Status: Under discussion with various Banks





PVS – Lot Location Plan (Interim) Sample Output in .PDF





PVS – Lot Location Plan (Interim) Sample Output in .KML File





Services Comparison

| Type of Service | Inputs | Output | Applications |
|---|-----------------------------------|---|--|
| PVS Lot Location Plan | Title Number Owner Name | Lot Location Plan | Valuation Risk Assessment Asset Inventory/ Validation |
| Geo-spatial Query Service – Point of Interest | Location of the Point of Interest | List of titles within the 50 m radius from the specified point | Site Selection Asset Inventory |
| Geo-spatial Query Service – Alignment of Interest | Alignment of Interest | List of titles within the 75 + 75 m corridor of the alignment of interest | Site Selection Asset Inventory |

All services can be customized as per client requirement.



IV. Self-Service Registration (SSR) of CM/PP through LRA Extension Offices

- Concept:
 - Self-service Registration of own CM/PP transactions by allowed users in the accredited 3rd Party Extension Offices
- Business Rules
 - EOs shall not have its own database
 - EOs shall link to the “live” database (Electronic Primary Entry Book, Electronic Registry Book) of the RD wherein the transaction shall be registered
 - Sequence numbers issued in the EO shall follow the sequence in the Host RD
 - Standard CM document format prescribed by LRA shall be used
 - Original documents processed through SSR shall be submitted to the Host RDs
- Legal Impact
 - A transaction processed through SSR shall have the same legal effect of registering the same transaction in the Host RD



Self-Service Registration of CM/PP High-Level Process





Other Services



Date Today : March 25, 2015

[HOME](#) | [FAQs](#) | [LIBRS](#) | [SITEMAP](#)

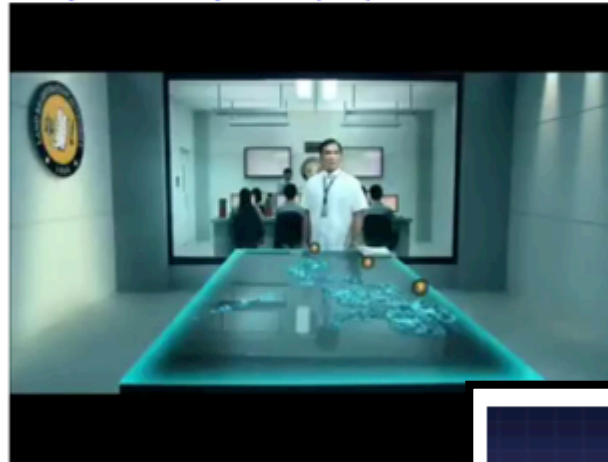


Land Registration Authority

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WHAT'S NEW?

"Anywhere to Anywhere" (A2A) Feature of the LTCP



[CLICK HERE TO ENTER](#)

[LRA UPDATES](#)

"The New "e-Title" of the LR



**convert your old TIT
to the new "e"**

-0087

[click here for more information](#)

Want to know the status
of your transaction
with the Registry of Deeds?

[GET STATUS NOW](#)

www.lra.gov.ph



LRA Online Tracking System (LOTS)

- The status of the transaction in the Registry of Deeds can be viewed by the Registrant.

LRA On-line Tracking System

* Registry of Deeds : ?

* EPEB Type : ?

* EPEB No : ?

 Search



Print

Transaction Workflow



The Transaction status provided as of Mar 24 2015 10:00 PM

| RD/Office | EPEB Type | EPEB No | Entry Date | Status |
|-------------|-----------------|------------|------------|-----------|
| Quezon City | Registered Land | 2015000005 | Jan 5 2015 | Releasing |

 Back

Note: Please check our website for regular updates on your transaction



Anywhere-to-Anywhere Service

- Capability to request for Certified-True-Copy (CTC) of a Title from any “live” Registry of Deeds nationwide
 - RD to RD
 - RD to Extension Offices
 - *Available also for Parcel Verification Service
- Future Services
 - CTC of Supporting Documents





LRA Extension Offices



- A facility, built for exclusive use of a Partner Institution, to request and print Certified True Copy of Titles from computerized RDs, nationwide
 - Saves cost for transportation and accommodation expenses
 - Saves time and effort
- 8 “live” EOs
- 2 under implementation
- 3 MOA under review



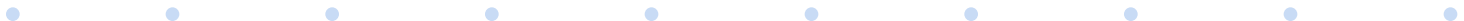
Establishment of Linkages





LRA-BIR Linkage

- Linkage between LRA and BIR to validate(system to system) the authenticity of the BIR CAR presented by the registrant in the RD to ensure that proper transfer taxes are collected by the government
- Benefit:
 - Reduce risk of tax leakage
- Status:
 - For implementation





LRA-HDMF Linkage

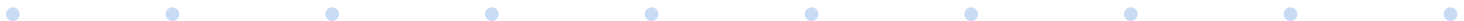
- Machine-readable Documents with HDMF to make the processes with LRA more efficient and accurate
- Benefit:
 - Faster processing time
 - Less errors on the encoded data
- Status:
 - Currently implemented





LRA-LTO Linkage

- A proposed linkage between LRA and LTO to strengthen the process of validation at the LTO to determine whether the CM document was actually registered with the LRA





LRA-LGU Linkage

- Access to LRA's Data shall help the LGU increase its Tax Collection Efficiency
 - 1:1 correspondence between LRA Title Data and LGU Titled Land RPU Inventory
 - Updated Owner's Information
- LGUs already signed MOA with LRA:
 - Bacoor City
 - Malabon City
 - San Pedro City, Laguna
 - Los Baños, Laguna





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