

[LRA CIRCULAR NO. 04-2012, January 30, 2012]

**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 SYSTEM IN THE REGISTRIES
OF DEEDS**

1. **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.
2. **Definition of Terms:** For purposes of this Implementing Guidelines, the following terms or words and phrases shall mean or be understood as follows:
 - a. "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).

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