

FROM :

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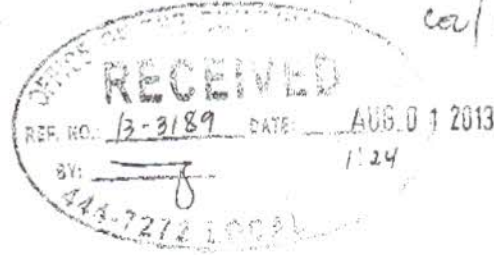
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(LAND REGISTRATION AUTHORITY)
East Avenue cor. NIA Road
Quezon City

31 July 2013

ENGR. ISAGANI R. VERSOZA JR.
Department Of Building Official
9th Floor, High-rise Building,
Quezon City Hall



Dear Eng. Versoza,

We write regarding one of the matters discussed during the meeting of the National Competitiveness Council Philippines held on 19 July 2013 with respect to the International Finance Corporation-World Bank Ease of Doing Business Report.

During the said meeting, it was identified that with respect to obtaining a construction permit, these first two steps are necessary: (1) Obtain a certified true copy of the land title from the Register of Deeds (7 days); and (2) obtain the lot plan with site map from the geodetic engineer (3 days). It is targeted as a reform for step 1 [obtain a certified true copy of the land title from the Register of Deeds] be reduced from the existing 7 days to 3 days and for step 2 [obtain the lot plan with site map from the geodetic engineer] from 3 days to 1 day.

It is the suggestion of this Authority to include its Parcel Verification Service ("PVS"), which is currently available in all of the computerized Registries of Deeds nationwide, as an additional option/alternative in order to minimize the number of days for processing of the above-mentioned steps 1 and 2. Through the PVS, the requesting party may now get system generated print-outs of their parcel/lot configuration. This is based on the Technical Description of the original Title kept in the Registry. The PVS of a Title kept in another Registry may also be requested from the Registry nearest to the requesting party through our Anywhere-to-Anywhere (A2A) Service. The printed output [of the PVS] shall not require a signature and shall contain the following notation:

"This is a computerized interpretation and graphical presentation of the lot description of the parcel/s as appearing on the title as of <date>, and does not require a manually-affixed signature.

"This should not be construed as a verification and relocation survey. This is for reference only." (Paragraph 3[f] LRA Circular No. 26-2011)

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It is our humble submission that availment of this service as an option for applicants of building permits would greatly reduce the processing time as the request for a certified copy of the title and the PVS could be done at the same time or in one step.


Should you wish to arrange for a meeting to discuss this matter further, kindly let us know.

Thank you.

Very truly yours,


RONALD A. ORTÍZ
Deputy Administrator

cc: MR. GUILLERMO M. LUZ
Co-Chairman, Private Sector, National Competitiveness Council
6/F Trade and Industry Building
361 Senator Gil Puyat Avenue, Makati City 1200


Assistant Vice-President
LARES, Inc.



Department of Trade and Industry

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