

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Philippines

Thirteenth Congress
First Regular Session



HOUSE BILL NO. 2433

Introduced by Honorable Eduardo V. Roquero, M.D.

EXPLANATORY NOTE

The creation of the city of San Jose Del Monte, Bulacan as a city and a lone congressional district in the province of Bulacan by virtue of Republic Act No. 9230 on December 18, 2003 necessitates the establishment of a City Registry of Deeds. As the new city grapples with the problems of its corporate and legal existence, the need for the services of this government agency could spell the difference between chaos and order with respect to land claims and disputes and other registration transactions among its populace. It can no longer depend on the services offered by the Provincial Registry of Deeds in Meycauayan because of the volume and swiftness of the transactions.

Apart from the geographical necessity, the establishment of a Registry of Deeds is also justified, among others, by the following reasons: the proliferation of both urban and subdivision projects; the need to attend to title transfers; the registrations of encumbrances over lands; the issuance of Emancipation Patents and Certifications of Land Ownership Award pursuant to the reform program of the government; the establishment of branches of different banks; the creation of loaning agencies; and the increase of trading transactions.

As explained, the Registry's impact on the social and economic aspects of the people's lives is indispensable. Trite as it may seem, it does not even require any argument to advance the necessity and beneficiality of the proposition. What is essential is how soon it can be realized.

In view of the foregoing, the passage of this bill is earnestly urged.


EDUARDO V. ROQUERO, M.D.

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AN ACT ESTABLISHING THE OFFICE OF THE REGISTRY OF DEEDS IN THE CITY OF SAN JOSE DEL MONTE, BULACAN AND APPROPRIATING FUNDS THEREFOR

Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:

1 **SECTION 1.** There shall be established the office of the Registry of
2 Deeds in the City of San Jose Del Monte, Bulacan which shall exercise
3 jurisdiction over all barangays of the city.

4
5 **SECTION 2.** The Registry of Deeds shall be located in the
6 Government Center of the City of San Jose Del Monte, Bulacan.

7
8 **SECTION 3.** The City Registrar and staff shall be appointed by the
9 Secretary of Justice upon the recommendation of the Administrator of the
10 Land Registration Authority in accordance with existing laws.

11
12 **SECTION 4.** All records and transactions falling within the jurisdiction
13 of the Registry of Deeds of the City of San Jose Del Monte, Bulacan shall be
14 transferred thereto accordingly.

15
16 **SECTION 5.** The amount necessary to carry out the implementation of
17 this Act shall be charged to the appropriations for the Department of Justice
18 under the current General Appropriations Act. Thereafter, such amounts as
19 maybe necessary for the operation and maintenance of the Registry of Deeds

1 of the City of San Jose Del Monte, Bulacan shall be included in the annual
2 General Appropriations Act.

3
4 **SECTION 6.** The Secretary of the Department of Justice shall
5 formulate the rules and regulations necessary for the implementation of this
6 Act.

7 **SECTION 7. *Separability Clause.*** – If, for any reason, any section of
8 this Act shall be deemed unconstitutional or invalid, the other sections or
9 provisions of this Act shall not be affected thereby and shall remain in force
10 and effect.

11
12 **SECTION 8. *Repealing Clause.*** – All laws, executive orders,
13 decrees, instructions, rules and regulations, contrary or inconsistent with any
14 provision of this Act, are hereby repealed or modified accordingly.

15
16 **SECTION 9. *Effectivity Clause.*** – This Act shall take effect
17 immediately upon its approval.

18
19 **Approved,**