

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

First Regular Session
SIXTEENTH CONGRESS

House Bill No. **1863**



Introduced by Representative Belma A. Cabilao

EXPLANATORY NOTE

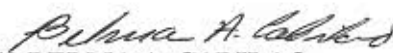
The creation of Zamboanga Sibugay Province from the Province of Zamboanga del Sur by virtue of Republic Act No. 8973 on November 07, 2000, necessitates the establishment of Provincial Registry of Deeds. As the new province grapples with the problems of its corporate and legal existence, the need for 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 its mother province, as this would be impractical and a violation of its mandate as an independent political subdivision. Further, it would entail travel and unnecessary related expenses for the people in the new province to get to the mother province for their registration 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 housing and agricultural subdivision projects; the need to attend to title transfers; the issuance of Emancipation Patents and Certification of Land Ownership Award pursuant to the agrarian reform program of the government; the establishment of branches of different banks; the creation of loaning companies; the increase of trading transactions.

More importantly, P.D. 1529 otherwise known as Property Registration Decree mandates the creation of one Registry of Deeds for every province and city.

For all the above reasons, the creation of a Registry of Deeds in Zamboanga Sibugay is therefore imperative.

In view of the foregoing, the early passage of this bill is urgently and earnestly sought.


ATTY. BELMA A. CABILAO
Representative
1st District, Zamboanga Sibugay

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**AN ACT ESTABLISHING THE REGISTRY OF DEEDS OF THE PROVINCE
OF ZAMBOANGA SIBUGAY AND APPROPRIATING FUNDS
THEREFOR**

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

SECTION 1. There shall be established the Registry of Deeds of the Province of Zamboanga Sibugay which shall exercise jurisdiction over all municipalities of the province.

SEC. 2. The Registry of Deeds shall be located in the Municipality of Imelda.

SEC. 3. The Provincial Registrar shall be appointed by the Secretary of Justice upon the recommendation of the Administration of the Land Registration Authority. The Registrar shall be assisted by a staff to be appointed by the Secretary of Justice in accordance with existing laws.

SEC. 4. All records pertaining to the jurisdiction of the Registry of Deeds of the Province of Zamboanga Sibugay shall be transferred thereto.

SEC. 5. The Secretary of the Department of Justice shall formulate the rules and regulations necessary for the implementation of this Act.

SEC. 6. The amount necessary to carry out the implementation of this Act shall be charged to the appropriations for the Department of Justice under the current General Appropriations Act. Thereafter, such amounts as maybe necessary for the operation and maintenance of the Registry of Deeds for the Province of Zamboanga Sibugay shall be included in the annual General Appropriations Act.

SEC. 7. This Act shall take effect upon its approval.