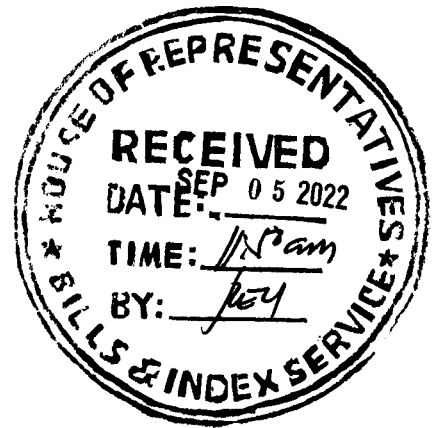


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro, Manila

EIGHTEENTH CONGRESS
First Regular Session

HOUSE BILL NO. **4410**



INTRODUCED BY: REP. FERJENEL G. BIRON, M.D.

EXPLANATORY NOTE

This bill seeks to establish an Office of the Registry of Deeds in the City of Passi, Province of Iloilo.

The City of Passi was converted into a component city of the Province of Iloilo by virtue of Republic Act No. 8469, "*An Act Converting the Municipality of Passi in the Province of Iloilo into a Component City to be known as the City of Passi*", passed into law and approved by the late President of the Philippines, Fidel V. Ramos, on the 30th of January 1998. It acquired corporate existence upon ratification of its creation through a plebiscite conducted for the purpose.

In a recent census conducted by the Research and Statistics Section of the City of Passi Planning and Development Coordinator's Office, the City of Passi has a population of 91,204 as of 2018. The city's population had significantly grown thereby increasing its needs to render more efficient and accessible service to its constituents. Its relatively flat land stretches to a total land area of 25,139 hectares (62,120 acres), the largest in the Province of Iloilo, making up 5.39% of the provincial land area of the province. Being landlocked at the center of Panay Island, it has increasingly developed to become a center for trade and commerce, inviting more investment opportunities in the city. Its high income, high population growth and massive area of land are circumstances necessitating the passage of this proposed bill.

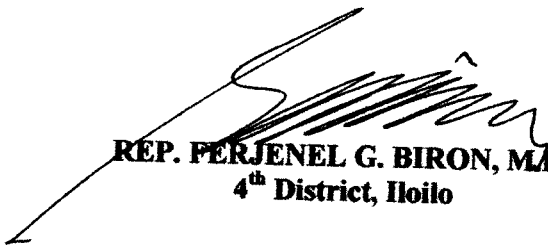
Pursuant to Section 7 of P.D. No. 1529, there shall be at least one Register of Deeds for each province and one for each city. Presently, the Province of Iloilo has only one Register of Deeds located in Iloilo City, around fifty-one (51) kilometers away from Passi. Residents of the City of Passi and its neighboring municipalities are forced to travel a lengthy distance before they can have their lands registered or obtain copies of their land titles. The people necessarily have to expend a significant amount of time, money and energy traveling to such distance, making the process of land registration unduly taxing and inconvenient.

The fast growing industry and urbanization of the City of Passi and the various municipalities of the Province of Iloilo affecting large tracts of alienable agricultural land causes the continued rise in demand for services related to land registration.

The establishment of the Office of the Registry of Deeds in the City of Passi, Iloilo will relieve the existing Registry of Deeds situated in Iloilo City of overburden and bring the service of the government closer, faster and more efficiently to the people.

This act was referred to the Committee on Justice during the 18th Congress authored by Rep. Braeden John Q. Biron.

For these reasons, the approval of this bill is earnestly sought.



REP. FERJENEL G. BIRON, M.D.
4th District, Iloilo

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EIGHTEENTH CONGRESS
First Regular Session

HOUSE BILL NO. 4410

INTRODUCED BY: REP. FERJENEL G. BIRON, M.D.

**AN ACT ESTABLISHING THE OFFICE OF THE REGISTER OF DEEDS IN
THE CITY OF PASSI, PROVINCE OF ILOILO AND APPROPRIATING
FUNDS THEREFOR**

Section 1. There is hereby established the Office of the Register of Deeds in the City of Passi, Province of Iloilo, which shall perform all the duties and functions of the Register of Deeds exclusively for the 4th District of Iloilo including the City of Passi and all municipalities of the said district namely Anilao, Banate, Barotac Nuevo, Dingle, Duenas, Dumangas, and San Enrique.

Sec. 2. The Register of Deeds of the City of Passi shall be appointed by the Secretary of Justice upon the recommendation of the Administrator of the Land Registration Authority. The Registrar shall be assisted by a staffing complement to be appointed by the Secretary of Justice upon the recommendation of the Administrator of the Land Registration Authority in accordance with existing laws.

Sec. 3. The Register of Deeds of the City of Passi shall be under the direct supervision and control of the Secretary of Justice. The latter shall formulate rules and regulations necessary for the implementation of this Act.

Sec. 4. The Register of Deeds for Iloilo City shall as soon as practicable transfer and turn over to the Office of the Register of Deeds in the City of Passi all documents or records relating to properties and transactions pertaining to the latter's jurisdiction.

Sec. 5. The amount necessary for the implementation of this Act shall be charged to the appropriation of the Department of Justice under the current General Appropriations Act. Thereafter, such sum as may be necessary for its operation and maintenance shall be included in the annual General Appropriations Act.

Sec. 6. This Act shall take effect upon its approval.

Approved,