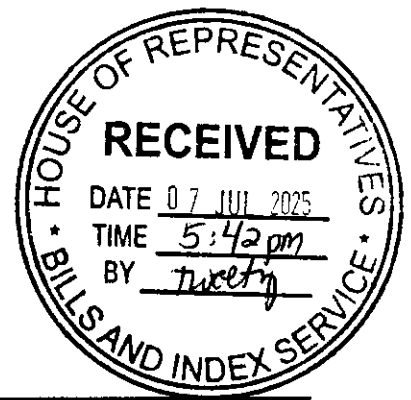


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro, Manila

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. **1520**



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**

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.

Pursuant to Section 7 of Presidential Decree No. 1529, *otherwise known as the Property Registration Decree*, there shall be at least one Register of Deeds for each province and one for each city. At present, however, the Province of Iloilo maintains only one Registry of Deeds office, which is located in Iloilo City. This centralization imposes a significant burden on residents of the City of Passi and nearby municipalities, who must travel approximately fifty-one (51) kilometers to access land registration services or secure certified copies of land titles. The distance entails considerable expense, time, and effort, rendering the process inconvenient and inefficient for many constituents.

The City of Passi, centrally located in Panay Island, is experiencing rapid urbanization and industrial growth. It spans a total land area of 25,139 hectares

(62,120 acres), the largest among all localities in the province, comprising approximately 5.39% of Iloilo's total land area. With its strategic location and sustained economic development, Passi has become a hub for trade and commerce, drawing increasing numbers of investors and residents.

These circumstances—Passi's large territorial jurisdiction, high population growth, rising land transactions, and expanding economic activity—have led to a significant increase in the demand for land-related services, particularly land registration. The current single Registry of Deeds office in Iloilo City is increasingly overburdened by the volume of transactions coming from across the province, including those from Passi and surrounding municipalities.

The establishment of a separate Registry of Deeds in the City of Passi will address these challenges by improving accessibility to land registration services, reducing congestion and workload at the Iloilo City office, and enhancing efficiency and economic activity.

This bill, authored by this Representation, was previously filed and referred to the Committee on Justice during the 19th Congress.

In view of the foregoing, the creation of a Registry of Deeds in the City of Passi, Iloilo is both a practical and necessary measure that will bring essential public services closer to the people and support the city's continuing growth and development. Hence, the approval of this bill is earnestly sought.



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

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

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

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

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

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

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

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

6 Approved,