

*Republic of the Philippines*  
*House of Representatives*  
*Quezon City, Metro Manila*

*Sixteenth Congress*  
*First Regular Session*

House Bill No. \_\_\_\_\_ 586



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**Introduced by the Honorable Ann K. Hofer**

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**EXPLANATORY NOTE**


It has been more than a decade since the Province of Zamboanga Sibugay was created by virtue of Republic Act No. 8973. However, the said province is still coping with the challenges of public governance in terms of deficiencies in the presence of key national government agencies and instrumentalities that provide essential public services to its constituents. A case in point is the absence of a Registry of Deeds for the Province of Zamboanga Sibugay which will be tasked to administer all land transactions within its provincial boundaries.

Although Presidential Decree No. 1529, otherwise known as the Property Registration Decree, authorizes the creation of a Registry of Deeds for every province or city, the Department of Justice, which has primary administrative supervision over the Land Registration Authority, has not seen fit to implement the said provision of law. Thus, a recourse to direct legislation is much desired to achieve the expeditious creation of a Provincial Registry of Deeds.

The creation of a Provincial Registry of Deeds seeks to achieve the following: 1) to drastically reduce additional and unnecessary expenses of the people who are compelled to travel to the Province of Zamboanga Del Sur Registry of Deeds to process their land registration transactions, 2) to enhance economic and business activities in the province which involve land registration

transactions such as housing and subdivision projects, banking and financing business, 3) to provide administrative support to primary government agencies directly involve in the implementation of the land reform program.

For the foregoing reasons, the approval of this Bill is earnestly sought.



**ANN K. HOFER**

Second District, Zamboanga Sibugay

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AN ACT  
CREATING THE REGISTRY OF DEEDS OF THE PROVINCE OF  
ZAMBOANGA SIBUGAY AND APPROPRIATING FUNDS THEREFOR.

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

SECTION 1. There shall be established a Registry of Deeds for the Province of Zamboanga Sibugay which shall have territorial jurisdiction over all municipalities of the province. Its office shall be located in the Municipality of Ipil.

SEC. 2. The Provincial Register of Deeds shall be appointed by the President of the Philippines upon the recommendation of the Secretary of the Department of Justice. He shall be assisted by a staff-complement, in accordance with existing laws, to be appointed by the Secretary of the Department of Justice upon recommendation of the Administrator of the Land Registration Authority.

In case the revenues collected during its first three years of operation shall meet the annual average revenue standards set by Section 7 of Presidential Decree No. 1529, a Deputy Register of Deeds, and in the appropriate case, a Second Deputy Register of Deeds, shall be appointed by the Secretary of the

Department of Justice upon recommendation of the Administrator of the Land Registration Authority.

SEC. 3 All records pertaining to, as well as, all office equipment and supplies exclusively purchased and used for the jurisdiction of the Registry of Deeds of the Province of Zamboanga Sibugay, which are in the possession of the Registry of Deeds of Zamboanga Del Sur shall be transferred to the new Office of the Register of Deeds of Zamboanga Sibugay.

SEC. 4. The Secretary of the Department of Justice shall formulate the rules and regulations necessary for the implementation of this Act.

SEC. 5. The amount necessary to carry out the implementation of this Act shall be charged from the savings in the appropriations for the Department of Justice under the current General Appropriations Act. Thereafter, such amounts as may be necessary for the operation and maintenance of the Registry of Deeds of the Province of Zamboanga Sibugay shall be included in the annual budget of the Department of Justice.

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