

[Act No. 3156, March 08, 1924]

AN ACT TO AMEND AND REPEAL CERTAIN PROVISIONS OF THE ADMINISTRATIVE CODE, REGULATE IN CERTAIN DETAILS THE FUNCTIONS AND APPOINTMENT OF REGISTERS OF DEEDS, FIX THEIR SALARIES, PROVIDE FOR THE PAYMENT OF THE REGISTRATION FEES INTO THE INSULAR TREASURY, APPROPRIATE FUNDS THEREFOR, AND FOR OTHER PURPOSES

Be it enacted by the Senate and House of Representatives of the Philippines in Legislature assembled and by the authority of the same:

SECTION 1. Section one hundred and ninety-two of Act Numbered Twenty-seven hundred and eleven, known as the Administrative Code, is hereby amended to read as follows:

"SEC. 192. *Office of register of deeds.*—There shall be a register of deeds for the City of Manila and one for each of the several provinces except the Mountain Province. In the Mountain Province there shall be one register of deeds for the Mountain Province, whose jurisdiction shall extend to such parts of the province as are not contained in the Subprovince of Benguet, and for the Subprovince of Benguet there shall be a register of deeds whose jurisdiction shall extend throughout the Subprovince of Benguet, including the City of Baguio.

SEC. 192 (a) *Appointment of registers of deeds and subordinate personnel.*—The registers of deeds and the subordinate personnel of their offices shall, for administrative purposes, be under the General Land Registration Office. The registers of deeds shall be appointed by the Governor-General, with the consent of the Philippine Senate, and the subordinate employees of their offices shall be appointed by the Secretary of Justice, on nomination by the Chief of the General Land Registration Office.

"SEC. 192 (b). *Salaries of registers of deeds.*—The salary of the Register of Deeds of the City of Manila shall be five thousand pesos per annum ; that of the registers of deeds of the Provinces of Cebu, Iloilo, Occidental Negros, and Pangasinan, three thousand pesos per annum; that of the registers of deeds of the Provinces of Albay, Bulacan, Laguna, Leyte, Nueva Ecija, Pampanga, Rizal, Tarlac, Tayabas, and Zamboanga, twenty-four hundred pesos per annum; and that of the registers of deeds of the other provinces, including the Subprovince of Benguet, eighteen hundred pesos per annum.

"SEC. 192 (c). *Qualifications of registers of deeds.*—No person shall be appointed to the office of register of deeds unless he has been employed for over five years in some branch of the Government the functions of which include the registration of property or unless he is authorized to practice law in the Philippine Islands or is a graduate of a law school recognized by the Government. This qualification shall,

however, not be required in the case of officers designated temporarily to perform the duties of register of deeds.

"SEC. 192 (d). *Privileges of registers.*—Registers of deeds shall be entitled to the benefits and privileges of classified employees.

"SEC. 192 (e). *Transfer of employee to serve in another province.*—When the public interest requires it, the Secretary of Justice, on recommendation of the Chief of the General Land Registration Office, may direct a register of deeds appointed for one province or any subordinate employee of the office of such register to go to another province for temporary service in the same."

SEC. 2. Section one hundred and ninety-three of the Administrative Code is hereby amended to read as follows:

"SEC. 193. *General functions of register of deeds.*—The office of register of deeds constitutes a public depository of records of documents affecting the title of land in the province or city wherein such office is situated; and it is the duty of a register of deeds to record in proper form all instruments relative to such lands, the recording whereof shall be required or allowed by law.

"Except in the City of Manila, the register of deeds shall perform the functions of commercial register in all matters except the registration of vessels, under the supervision of the Director of the Bureau of Commerce and Industry. He shall also maintain a book of records of chattel mortgages and perform in respect to such instruments the duties prescribed in section one hundred and ninety-eight hereof.

"SEC. 193 (a). *Annual reports.*—Immediately after January first of each year, all registers of deeds shall send to the Chief of the General Land Registration Office annual reports the scope and form of which said chief shall prescribe, on the work performed in their respective offices during the preceding year."

SEC. 3. Section two hundred and one of the Administrative Code, is hereby amended to read as follows:

"SEC. 201. *Discharge of duties of register in case of vacancy, etc.*—Where no regular register of deeds shall have been appointed for any province, or in case of a vacancy in the office, or upon the occasion of the absence or disability of the register, the duties of register shall be performed by the following officials, without additional compensation, in the order in which they are mentioned below, until a regular register of deeds shall have been appointed and qualified, during the entire time of such absence or incapacity of the register:

" (a) For the City of Manila, by the Chief or Assistant chief of the General