

**RURAL BANK OF OLONGAPO, INC., PETITIONER-APPELLANT, VS.
COMMISSIONER OF LAND REGISTRATION AND REGISTER OF DEEDS
OF OLONGAPO CITY, RESPONDENTS-APPELLEES.**

G.R. No. L-47988. February 20, 1981

Ponente: AQUINO, J.

Read online (full-text search, related cases, audio case brief): <https://batas.org/library/67c4f4dc81ac/>

AQUINO, J.:

The petitioner characterized its petition for review dated March 15, 1978, as an "appeal from the resolution of the Land Registration Commissioner in LRC Consulta No. 1121 and/or for declaratory relief."

This Court has no jurisdiction to act on an original petition for declaratory relief.

The petitioner seeks the review of the resolution dated January 10, 1978 of the Acting Commissioner of Land Registration wherein he opined that certain certificates of sale were not registerable.

The petition was filed in this Court pursuant to section 1, Rule 43 of the Rules of Court, and section 4 of Republic Act No. 1151 which provide for an appeal to this Court from a final order, ruling or decision of the Land Registration Commission.

However, section 1 of Republic Act No. 5434, which took effect on September 9, 1968, provides that parties aggrieved by a final ruling, award, order, decision or judgment of the Land Registration Commission and other agencies mentioned therein may appeal to the Court of Appeals and from the final judgment or decision of the Court of Appeals, the aggrieved party may appeal by certiorari as provided in Rule 45 of the Rules of Court.

Hence, the instant appeal was erroneously made to this Court. This case falls within the exclusive appellate jurisdiction of the Court of Appeals.

WHEREFORE, pursuant to section 31 of the Judiciary Law, this case is transferred to the Court of Appeals. (See Minute Resolution in *Syquia vs. Register of Deeds of Manila*, G.R. No. 55075, November 24, 1980.)

SO ORDERED.

Barredo, (Chairman), Concepcion, Jr., Abad Santos, and De Castro, JJ., concur.

ABOUT BATAS.ORG

Study smarter at BATAS.org

The Philippine bar review and law-school companion built around how your brain actually remembers.

The complete Philippine law library - free for everyone.

More than 100,000 Supreme Court decisions, Republic Acts, and executive issuances - full-text searchable, browsable by category and year, and always free. No paywall, no login. This PDF came from it.

Audio case-brief lectures.

Any decision becomes a podcast-style lecture - facts, issues, ruling, and doctrine - with read-along highlighting and a hands-free presentation mode. Study while commuting, working out, or resting your eyes.

Bar review built on the science of memory.

Complete, sequenced courses for all eight bar subjects, narrated like podcasts and reinforced with retrieval practice and spaced review - the study techniques with the strongest evidence behind them.

The full law-school curriculum.

One subscription unlocks the entire J.D. curriculum - every subject, every lesson, with your progress tracked down to the paragraph so you can pick up exactly where you left off, on any device.

Mock exams that tell you where you stand.

Timed multiple-choice exams graded instantly, with per-subject score breakdowns and focus suggestions that point you at your weakest topics first.

A study planner that keeps you on pace.

Set your schedule and BATAS tells you every day whether you are on track for bar day - and exactly which lesson to take next.

Start free at <https://batas.org>

The law library is free forever - and your first lesson is one click away.

The text of this document is an official public record and remains in the public domain. Formatting, presentation, and compilation © 2026 batas.org.

Downloaded free from the batas.org Law Library. Share it freely - the library is free for every law student, bar reviewee, and practitioner.