

## **AN ACT TO FURTHER AMEND SECTION TWO OF REPUBLIC ACT NUMBERED ELEVEN HUNDRED AND FIFTY-ONE, AS AMENDED BY REPUBLIC ACT NUMBERED THIRTY-EIGHT HUNDRED AND SEVEN, BY ADJUSTING THE S...**

*REPUBLIC ACT NO. 4040, June 18, 1964*

Read online (full-text search, related cases, audio case brief): <https://batas.org/library/d524344969a2/>

---

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

SECTION 1. Section two of Republic Act Numbered Eleven hundred and fifty-one, as amended by Republic Act Numbered Thirty-eight hundred and seven, is hereby further amended to read as follows:

"SEC. 2. Chief and Assistant Chief and other of-ficials of the Commission.&mdashThe Land Registration Commission shall have a chief and an assistant chief, to be known, respectively, as the Commissioner and the Assistant Commissioner of Land Registration who shall be appointed by the President with the consent of the Commission on Appointments. The Commissioner shall be a duly qualified member of the Philippines Bar with at least five years of practice in the legal profession, and shall be entitled to the same compensation, emoluments and privileges as those of a Judge of the Court of First Instance. The Assistant Commissioner who shall possess the same qualifications as those required of the Commissioner, shall receive compensation at the rate of twelve thousand five hundred sixteen pesos per annum. He shall act as Commissioner of Land Registration during the absence or disability of the Commissioner, and when there is a vacancy in the position until another person shall have been designated or appointed in accordance with law. The Assistant Commissioner shall also perform such other functions as the Commissioner may assign to him. The Commissioner shall be assisted by ten chiefs of divisions who shall receive an annual compensation of ten thousand eight hundred pesos each, ten assistant chiefs of divisions who shall receive an annual compensation of nine thousand six hundred pesos each; and twelve research attorneys presently with the law division and actually performing duties as such, who shall for purposes of this Act, after be designated as special attorneys who shall be classified as follows:

- (a) Four senior special attorneys at eight thousand four hundred pesos each per annum;
- (b) Four special attorneys at seven thousand two hundred pesos each per annum;
- (c) Four special attorneys at six thousand pesos each per annum;

and ten deeds registry inspectors presently with the Registry and Inspection Division who shall be classified as follows:

- (a) Three senior deeds registry inspectors at seven thousand two hundred pesos each per annum;
- (b) Three deeds registry inspectors at six thousand pesos each per annum; and
- (c) Four deeds registry inspectors at four thousand eight hundred pesos each per annum."

SEC. 2. Provisions of any law to the contrary notwithstanding, the incumbent officials mentioned in Section two of Republic Act Numbered Eleven hundred and fifty-one, as hereby amended, shall continue to occupy their

respective positions and receive the salary rates provided for in this Act: Provided, That no attorney already holding office as such in the Law Division of the Land Registration Commission and affected by the preceding section upon the passage of this Act shall, by reason thereof, be removed from office or demoted to a lower category or scale of salary except for cause and upon compliance with the due processes provided by law.

SEC. 3. The salary differentials resulting from the adjustment in salaries provided in this Act shall be paid out the savings in the appropriation for the Land Registration Commission during the first fiscal year. In subsequent years the same shall be included in the annual General Appropriations Act.

SEC. 4. This Act shall take effect upon its approval.

Approved, June 18, 1964.

**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.