

CONDONING BACK RENTALS DUE FROM LOT BUYERS AND AWARDEES OF THE GARCIA ESTATE IN DAVAO CITY

ADMINISTRATIVE ORDER NO. 445, January 24, 1980

Read online (full-text search, related cases, audio case brief): <https://batas.org/library/272719a7b9b5/>

WHEREAS, the Garcia Estate situated in Davao City was purchased by the government in 1961, pursuant to the Constitution and Republic Act 1400 for subdivision into residential lots and resale to the tenants-occupants and other persons qualified to acquire homelots of their own;

WHEREAS, in the sale of the lots, the occupant-buyer are required to pay back rentals and interest up to the time that they purchase their lots;

WHEREAS, the rentals and interest have accumulated to such an extent that the occupants-applicants cannot pay the same, thereby delaying the execution of sales and issuance of titles in their favor;

WHEREAS, the failure of the tenants and occupants to pay the rentals and interest was due partly to their conviction that they were to pay the cost of the land and not for the use thereof, since the estate was primarily acquired by the government in their behalf;

WHEREAS, the collection of rentals is tantamount to a continuance of the tenant-landlord relationship which the Constitution and the land, reform laws contemplate to replace with land ownership scheme;

NOW, THEREFORE, I, FERDINAND E. MARCOS, President of the Philippines, by virtue of the powers vested in me by law and the best interests of the Government so requiring, do hereby order:

That the outstanding rentals of tenants and occupants found qualified under the law, rules and regulations to acquire homelots in the GARCIA ESTATE, Davao City, as well as rentals in arrears and interest thereon of promises in agreements to sell are hereby condoned and said persons relieved therefrom.

Done in the City of Manila, this 24th day of January, in the year of Our Lord, nineteen hundred and eighty.

(Sgd.) FERDINAND E. MARCOS
President of the Philippines

By the President:

(Sgd.) JUAN C. TUVERA
Presidential Assistant

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.