

AUTHORIZING THE UNIVERSITY OF THE PHILIPPINES AT LOS BAÑOS TO ACQUIRE BY NEGOTIATED SALE OR BY EXPROPRIATION CERTAIN PRIVATE PROPERTIES FOR THE EXPANSION OF AGRICULTURAL RESEARCH...

PRESIDENTIAL DECREE No. 457, May 15, 1974

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WHEREAS, the University of the Philippines at Los Baños (UPLB) and the International Rice Research Institute (IRRI) are in urgent need of additional lands for the expansion of their agricultural research programs especially on rice and multiple cropping;

WHEREAS, the present world food crisis which affects the Philippine economy demands that the University of the Philippines at Los Baños and the International Rice Research Institute intensify their research projects to increase food production;

WHEREAS, there are private agricultural lands adjacent to the research center of the University of the Philippines at Los Baños and the International Rice Research Institute which are suitable for the purpose and listed in Schedule "A" of this Decree.

NOW, THEREFORE, I, FERDINAND E. MARCOS, President of the Philippines, by virtue of the powers in me vested by the Constitution, do hereby decree and order the following as part of the law of the land:

SECTION 1. The University of the Philippines at Los Baños is hereby authorized to acquire by negotiated sale or by expropriation the private agricultural properties described in Schedule "A" of this Decree for the expansion of the agricultural research programs of the University and the International Rice Research Institute.

SEC. 2. The acquisition cost of the properties including existing permanent trees shall, in case of negotiated sale, be in the amount of Twelve Thousand Five Hundred (P12,500.00) Pesos per hectare while permanent buildings shall be compensated in accordance with the market value fixed by the Provincial Assessor, the provisions of Presidential Decree No. 76 notwithstanding, and if by expropriation proceedings, such cost for the lands and buildings shall be in accordance with Presidential Decree No. 76. In both cases, for the dispossession of the bona-fide tenant-tillers from their farmholdings they shall be compensated in the amount of Twelve Thousand Five Hundred (P12,500.00) Pesos per hectare and they shall be given a free homelot of Five Hundred (500) square meters each to be located in the barrio site to be set aside by the University of the Philippines at Los Baños. The other landless occupants in the area shall be given the option to purchase in the barrio site a homelot of not more than Five Hundred (500) square meters each at One Peso and Twenty Five Centavos (P1.25) per square meter.

SEC. 3. In the event of acquisition by expropriation the University of the Philippines at Los Baños shall take immediate possession of the properties involved as soon as the requisites of Presidential Decree No. 42 are complied with.

SEC. 4. The Bureau of Lands shall execute the subdivision survey of the homelots of the tenant-tillers mentioned in Section 2 hereof on the basis of a subdivision survey to be prepared by the University of the Philippines at Los

Baños. The University shall upon approval of the subdivision survey, immediately execute the corresponding deeds of conveyances of the homelots to the tenant-tillers and shall at its own expense cause the registration thereof in the name of the tenant-tillers and landless occupants who opted to buy homelots. The Department of Agrarian Reform, the Department of Social Welfare, the National Cottage Industries Development Authority, the Presidential Assistant on Housing Resettlement Agency, and the Armed Forces of the Philippines shall extend full assistance in the relocation and rehabilitation of the tenant-tillers and the landless occupants who opted to buy homelots.

SEC. 5. The University of the Philippines at Los Baños shall be exempt from registration fees for the acquisition of titles to the properties as well as for the issuance of individual Titles to the tenant-tillers and landless occupants who opted for homelots. Should expropriation proceeding in resorted to, the University shall likewise be exempt from all court fees.

SEC. 6. The landowners are hereby exempted from payment of capital gains tax and the tenant-tillers from any tax on the compensation prescribed in this Decree.

SEC. 7. There is hereby appropriated the sum of Eight Million Five Hundred Thousand Pesos (P8,500,000.00) to carry out the purposes of this Decree.

SEC. 8. The University of the Philippines at Los Baños shall promulgate the rules and regulations to implement this Decree.

SEC. 9. All laws, decrees, rules and regulations contrary to or inconsistent herewith are hereby amended or repealed accordingly.

SEC. 10. This Decree shall take effect immediately.

Done in the City of Manila, this 15th day of May in the year of Our Lord, nineteen hundred and seventy-four.

(Sgd.)

FERDINAND E. MARCOS

President of the Philippines

By the President:

(Sgd.)

ALEJANDRO MELCHOR

Executive Secretary

PRIVATE AGRICULTURAL PROPERTIES TO BE ACQUIRED BY NEGOTIATED SALE OR BY
EXPROPRIATION FOR THE EXPANSION OF THE AGRICULTURAL RESEARCH PROGRAMS OF THE
UPLB-IRRI.

Name of Owner TCT No. Lot No.

Area in Sq.m.

Location

1.

LUIS A. YULO a) (T-53322) C-2-A-1-B

49,892

Bay, Laguna

.

T-7787

b) (T-53323) C-2-A-1-C

318,777

Bay, Laguna

T-7788

2.

EDMUNDO E. LOPEZ a) (T-42480) B-2-D-3-C

2,500

Bay, Laguna

T-10037

b) (T-18685) C-2-B-2

206,667

Bay, Laguna

T-2763

c) (T-42472) D-2-C-3

30,729

Los Baños

T-10029

d) (T-42475) D-2-C-6

30,729

Los Baños

T-10032

3.

JOSE R. LOPEZ a) (T-18684) C-2-B-1

206,676

Bay, Laguna

T-2762

b) (T-42481) B-2-D-3-D

2,500

Bay, Laguna

T-10038

c) (T-42470) D-2-C-1

30,729

Los Baños

T-10027

d) (T-42474) D-2-C-5

30,730

Los Baños

T-10031

4.

EUGENIA R. LOPEZ a) (T-42478) B-2-D-3-A

2,500

Bay, Laguna

T-10035

b) (T-42474) D-2-C-2

30,729

Los Baños

T-10028

c) (T-42476) D-2-C-7

30,729

Los Baños

T-10033

d) (T-25410) B-2-D-2

10,000

Bay, Laguna

T-12998

e) (T-18687) B-2-A

40,002

Bay, Laguna

T-2764

5.

FRANCISCO R. LOPEZ a) (T-24279) D-2-D-3-B

2,500

Bay, Laguna

b) (T-18686) C-2-B-3

206,663

Bay, Laguna

c) (T-42473) D-2-C-4

30,729

Los Baños

T-10030

d) (T-42477) D-2-C-8

30,729

Los Baños

T-10034

6.

LUCIA HERBOSA

LUIS HERBOSA

LUCINA V. VDA DE HERBOSA (T-50243)

T-23128 B-2-E-1

260,000

Bay, Laguna

7.

MARIANO HERBOSA (T-69731) B-2-E-A

130,000

Bay, Laguna

T-26862

8.

ENRIQUE HERBOSA (T-69733) B-2-E-3-A

137,929.50

Bay, Laguna

T-26864

9.

ESTANISLAO HERBOSA (T-69732) B-2-E-2-B

130,000

Bay, Laguna

T-26863

10.

FRANCISCO HERBOSA (T-26865) B-2-E-3-B

137,929.50

Bay, Laguna

11.

MRS. CARIDAD CRUZ-SYQUIA (T-54033) D-1

799,998

Bay, Laguna

12.

MRS. YOLANDA BATISTA-YATCO (T-32452) C-2-A-2-B

99,775

Bay, Laguna

13.

MRS. TERESITA BATISTA-ESTRELLA (T-32451) C-2-A-2-A

99,775

Bay, Laguna

14.

TAGALOG EQUIPMENT AND TRADING CORP (T-34302) C-2-A-3

199,551

Bay, Laguna

15.

KASAGANAAN DEV. CORP. (T-70100) B-2-B

40,000

Los Baños

16.

FE CRUZ VDA. DE GONZALES (T-41678) C-2-A-1-A

30,881

Bay, Laguna

T-18490

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