

AN ACT AUTHORIZING THE DIRECTOR OF LANDS, UNDER THE DIRECTION OF THE SECRETARY OF AGRICULTURE AND NATURAL RESOURCES, TO SELL CERTAIN DISPOSABLE AND ALIENABLE LOTS LOCATED AT PAN...

REPUBLIC ACT NO. 4123, June 20, 1964

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

SECTION 1. The Director of Lands, under the direction of the Secretary of Agriculture and Natural Resources, is hereby authorized and directed to sell without delay and without the necessity of public bidding to its present and actual occupants that portion of land consisting of filled up estero and the reclaimed adjacent areas belonging to the Government of the Philippines, situated in the District of Pandacan, City of Manila, known as Estero de Ganado and more particularly described as follows:

"A parcel of land (Lot No. 24-B-3) of the subdivision plan Bsd-6152, being a portion of Lot 24-B described in plan Psd-5620, G. L. R. O. Cad. Record No. 319, situate in the District of Pandacan, City of Manila with an area of 2960 square meters;

"A parcel of land (Lot No. 24-C-3,) of the subdivision plan Bsd-6152, being a portion of Lot No. 24-C described on plan Psd-5620, G. L. R. O. Cad. Record No. 319 situated in the District of Pandacan, City of Manila with an area of 978.60 square meters;

"A parcel of land (Lot No. 24-C-3,) of the subdivision plan Bsd-6152 being a portion of Lot No. 24-C described on plan Psd-5620; G. L. R. O. Cad. Record No. 819 situated in the District of Pandacan, City of Manila with an area of 1,573.30 square meters.

"A parcel of land (Lot No. 24-A-3,) of the subdivision plan Bsd-6152, being a portion of Lot No. 24-A, described on Psd-5620, G. L. R. O. Cad. Record No. 319, situated in the District of Pandacan, City of Manila with an area of 931.10 square meters; and

" A portion of Estero Ganado which is already filled up and adjacent to the above-mentioned parcels of land, all located at the District of Pandacan, City of Manila with an area of 1,540.00 square meters;

Provided, however, That the area of each lot to be sold to present and actual occupants thereof shall not exceed two hundred square meters.

SEC. 2. The Director of Lands, before making the sale of the property mentioned in Section one hereof, shall cause the same to be subdivided into smaller lots in accordance with a plan of subdivision to be prepared by him, giving allowances for such alleys as may be deemed necessary for fire escape and other purposes, the cost of survey and subdivision to be considered as part of the purchase price to be paid by the occupants for their respective lots: Provided, however, That the areas in excess of two hundred square meters occupied by the present occupants shall be made available to the other actual occupants whose lots be taken up in whole or in part by the construction of the necessary alleys.

SEC. 3. The selling price of each lot shall not be more than five pesos per square meter. The purchasers shall be allowed, with no down payment whatsoever, fifteen years from the date of purchase within which to pay the purchase price in one hundred eighty equal monthly installments, with an annual interest at the rate of four per centum on all installments due and payable. They may also pay the price in cash or more than one installment at one time.

SEC. 4. Lands acquired under this Act shall not, except in favor of the Government or any of its branches or institutions, or legally constituted banking corporations, be subject to encumbrance or alienation within fifteen years after the date of the issuance of the transfer certificate of title to the purchaser, nor shall they become liable to the satisfaction of any debt contracted prior to the expiration of said period.

SEC. 5. Any contract of agreement made or executed in violation of this Act shall cause the reversion of the property and its environments and the forfeiture of all payments made on account of the purchase price thereof to the Government.

SEC. 6. In the event of the death of a purchaser prior to the complete payment of the price of the lot purchased by him, his widow and children shall succeed in all his rights and obligations with respect to his lot. In the event said purchaser or his successors in interests should fail to pay six consecutive or cumulative installments on the purchase price and the interest thereon or on any installment, when and as the same matures, it shall be the duty of the Director of Lands at once to bring suit for the recovery of such installments and interest due, or of the total amount of the purchase price unpaid, with interest thereon, and also to enforce the lien of the Government against the lot by selling the same in the manner provided by law for the foreclosure of mortgage: Provided, That only persons who do not own any residential lot in the cities of Manila, Quezon, Pasay, or their suburbs, and are qualified to acquire public lands, can take part in the sale by auction. In the event of such sale the purchaser at such sale shall acquire a good and indefeasible title.

SEC. 7. The Bureau of Lands shall implement and carry out the provision of this Act. The Director of Land; may promulgate such rules and regulations as may necessary to carry into effect the provisions of this Act.

SEC. 8. All laws or parts of laws inconsistent with this are repealed or modified accordingly.

SEC. 9. This Act shall take effect upon its approval.

Approved, June 20, 1964.

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