

AN ACT TRANSFERRING TO THE CITY OF MANILA THE ADMINISTRATION AND DISPOSITION OF A PORTION OF LOT 62, BLOCK 573, OF THE CADASTRAL SURVEY OF MANILA, AND CONVERTING LOT 76 INTO ALI...

REPUBLIC ACT NO. 4145, 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 administration and disposal of that portion of Lot 62, Block 573, of the Cadastral Survey of Manila which is situated south of the Harrison Boulevard, extending to the Estero de Maytubig, Malate, Manila, more specifically bounded as follows:

"On the North by Harrison Boulevard; on the East by private properties along Agno Street; on the South by the Estero de Maytubig; and on the West by private properties along Leveriza Street, covered by Original Certificate of Title Numbered Six thousand seven hundred twenty-two, Registry Book Numbered 0-15, issued by the Register of Deeds of Manila," which has been converted into disposable and alienable land of the State by virtue of the provisions of Republic Act Numbered Three thousand one hundred twenty, is hereby transferred from the Land Authority to the City of Manila.

SEC. 2. Lot seventy-six, Block five hundred seventy-three of the Cadastral survey of Manila, which has been reserved for communal purpose, is hereby converted into alienable and disposable land of the State, for the same purpose as contained in this Act.

SEC. 3. The City of Manila shall subdivide said Lots sixty-two and seventy-six, of Block five hundred seventy-three, into small lots, none of which shall exceed one hundred and twenty square meters in area, fix the price of each lot based on its present assessed value and sell the same at cost on a fifteen-year installment basis to the presents tenants or bona fide occupants thereof and to individuals in the order mentioned: Provided, That a down payment of not exceeding two and a half per cent of the price of the lot shall be required of tenants or bona fide occupants who are eligible to purchase lots: Provided further, That no person can purchase more than one lot: And provided, finally, That in fixing the price of each lot, the costs of subdivision and survey shall not be included.

SEC. 4. There is hereby created a screening committee composed of the president of the Agno-Leveriza Tenants Association, as chairman, a representative of the Mayor, as vice-chairman, and the members of the board of directors of said association as members, who shall process the applications to purchase said lots and determine by a vote of majority the eligibility of said applicants to purchase lots: Provided, however, That the first priority shall be given to the present tenants and bona fide occupants. The recommendation of the screening committee shall be the basis of the award and execution by the Mayor of an agreement to sell the lot to the deserving tenant or bona fide occupant.

SEC. 5. Upon the approval of this Act and until the lots have all been allocated and awarded to the tenant-applicants, no ejectment proceedings against any tenant or bona fide occupant of the above lots, except

those affected by road and alley ways, shall be instituted and any ejectment proceedings pending in court against any such tenant or bona fide occupant shall be dismissed upon motion of the defendant; and that any demolition order directed against any tenant or bona fide occupant of said land shall be lifted.

SEC. 6. The City Engineer of Manila shall survey said lots and draft a subdivision plan of the property, providing for a main road extending from Harrison Boulevard to the Estero de Maytubig and for other convenient alleys; and any house affected by said road and alleys shall be removed; Provided, however, That the rights of the house-owners, if eligible to purchase lots, shall not be prejudiced by such removal or demolition.

SEC. 7. Upon the approval of this Act, if the tenant or bona fide occupant is in arrears in the payment of any rentals, the amount legally due shall be liquidated and shall be payable in twenty-four equal monthly installments from the date of liquidation.

SEC. 8. No property acquired by virtue of this Act shall be sold, transferred, mortgaged, or otherwise encumbered within a period of live years from the date full ownership thereof has been vested in the purchaser, without the consent of the Mayor of the City of Manila.

SEC. 9. The Mayor shall issue such rules and regulations as may be necessary to carry out the provisions of this Act.

SEC. 10. This Act shall take effect upon its approval.

Approved, June 20, 1964.

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