

AN ORDINANCE PROVIDING RULES AND REGULATIONS FOR THE ADMINISTRATION OF LANDS, ESTATES AND HACIENDAS TO BE ADMINISTERED BY THE CITY OF MANILA UNDER THE PROVISIONS OF REPUBLIC ACT NO. 409, ARTICLE XVIII.

Be it ordained by the Municipal Board of the City of Manila, that:

SECTION 1. The Mayor of the City of Manila shall, subject to the rules and regulations herein provided and such rules and regulations that the Municipal Board may hereafter deem necessary to adopt, administer all lands, estates or haciendas in the City of Manila already purchased or to be purchased by the National Government and those that may be acquired by the City of Manila for resale to persons entitled to buy in accordance with Section 3 hereof, and shall exercise and assume all duties, functions, powers and obligations heretofore imposed upon the Rural Progress Administration in connection with the administration of said lands, estates or haciendas.

SEC. 2. The lands, estates or haciendas shall be parcelled out in accordance with the plans to be prepared by the Office of the Mayor, provided that each lot shall have a minimum frontage of _____ meters and a depth of _____ meters, or an area of _____ square meters, more or less.

SEC. 3. The allotment and award of lots shall be made in favor of citizens of the Philippines only, in the following priority: firstly, to bona fide tenants or occupants of said lots; secondly, to bona fide tenants or occupants of lots or portions of lots who shall be displaced incidental to the subdivision or construction of streets, plazas, alleys or other improvements on the land, estate or hacienda; and thirdly, to laborers and low-salaried employees whose wages do not exceed ₱ _____ per month, or ₱ _____ per day, according as they receive monthly or daily compensation: PROVIDED, That not more than one lot shall be sold to a person or to persons belonging to the same household: AND PROVIDED, FURTHER, That a descendant, twenty-one years of age or over who lives independently and separately from his (or her) ascendants may acquire a lot if he (or she) possesses the qualifications herein set forth.

SEC. 4. Only residential houses shall be built on the lots sold under the provisions of this ordinance.

SEC. 5. Lots shall be sold at a price to be fixed which shall not exceed that which is sufficient to cover the purchase price paid by the National Government or by the City of Manila, plus the cost of surveying, subdividing, and filling, if the same had not yet been made at the time of purchase, to be paid within ten years in not more than 120 equal monthly installments, with interest at not more than four per centum per annum: PROVIDED, That non-payment of six consecutive installments shall be considered sufficient cause for the rescission of the contract of sale and forfeiture of all the installments previously paid: AND PROVIDED, FURTHER, That lands or areas reserved for streets, plazas, alleys or other public improvements shall be paid by the City of Manila and shall not be charged to the buyers, but for this purpose the City of Manila shall be considered as a bona fide tenant and shall be entitled to such terms and other conditions as any other bona fide tenant.

SEC. 6. No lot shall be transferred, leased, mortgaged or otherwise encumbered without the express approval of the Mayor of the City of Manila, provided that in case of foreclosure of mortgage or auction sale, the City of Manila reserves the right to redeem the lot so foreclosed.

SEC. 7. No rent shall be charged to the bona fide tenants or occupants from the time the lands, estates or haciendas were bought by the National Government to the time the lots into which they have been subdivided were sold to the bona fide tenants or occupants.

SEC. 8. In case there are two or more applicants for one lot, the award of the lot shall be determined in accordance with the priority rights provided in Section 3 hereof by the Mayor of the City of Manila, and should the applicants possess equal rights and qualifications to acquire the lot in question, the award of the lot shall be done by drawing of lots.

SEC. 9. A filing fee of P5.00 shall be collected from applicants who will be awarded the lots applied for.

SEC. 10. All ordinances and resolutions inconsistent with this ordinance are hereby repealed.

SEC. 11. This ordinance shall take effect upon its approval.

Enacted, March 30, 1950.

Approved, *April 5, 1950*

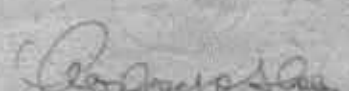
APPROVED:


MANUEL DE LA FUENTE
Mayor, City of Manila


PEDRO R. ARENAS
President, Municipal Board

ATTESTED:


CARMELO S. MENDOZA
Secretary to the Mayor


RODOLFO S. ROBLES
Secretary, Municipal Board