

## AN ORDINANCE REGULATING RENTALS OF LOTS AND BUILDINGS FOR RESIDENTIAL PURPOSES.

WHEREAS, in view of the prevailing scarcity of lands and buildings for residential purposes in the City of Manila and the present high cost of living, a state of emergency in the matter of providing housing accommodations especially for the poor at reasonable rates is hereby declared to exist: Now, therefore

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

SECTION 1. Lessors or sublessors of lands, or parts thereof, primarily devoted to residential purposes, and persons claiming title or color of title thereto from such lessors or sublessors, are hereby prohibited from increasing the rental to an amount in excess of the proportion, percentagewise, in the increase of the assessed value of the land leased or subleased. If only a portion of the land is leased or subleased, the proportionate value of the leased premises shall be the basis for determining the maximum rental to which the same may be increased.

SEC. 2. Lessors or sublessors of buildings, or parts thereof, primarily devoted to residential purposes, and persons claiming title or color of title thereto from such lessors or sublessors, are hereby prohibited from increasing the rentals to an amount in excess of ten (10) per centum per annum of the assessed value of the building leased or subleased and of the land on which the building stands. If only a portion of the building is leased or subleased, the proportionate assessed value of the building and the land on which the building stands shall be the basis for determining the maximum rental to which the same may be increased.

SEC. 3. This Ordinance shall not apply to contracts of lease or sublease existing upon its approval and to lands used by, or to rooms of, boarding houses and lodging houses: PROVIDED, HOWEVER, That renewals or modifications of such contracts made on or after the approval of this Ordinance shall be governed by the provisions hereof.

SEC. 4. Any person violating the provisions of this Ordinance shall, upon conviction, be punished by a fine of not less than one hundred (P100.00) pesos nor more than two hundred (P200.00) pesos and imprisonment for not less than one (1) month nor more than six (6) months. In the case of juridical persons, the general manager, director, or any other person in control thereof shall be liable.

SEC. 5. This Ordinance shall take effect on January 1, 1964.

Enacted by the Municipal Board of the City of Manila at its regular session today, December 27, 1963.

Approved by His Honor, the Mayor on *December 31, 1963.*

APPROVED:

*[Signature]*  
ANTONIO S. VILLEGAS  
Mayor  
City of Manila

*[Signature]*  
HERMINIO A. ASTORGA  
Acting Vice-Mayor and  
Presiding Officer, Municipal Board

ATTESTED:

*[Signature]*  
SERAFIN P. MANALO  
Secretary to the Mayor

*[Signature]*  
IRENEO KOMOSENG  
Secretary, Municipal Board