

[**PRESIDENTIAL DECREE NO. 1808, January 16, 1981**]

DIRECTING THE CANCELLATION OF AWARDS, CONTRACTS OF SALE, TITLES OF LOTS WITHIN THE AGNO-LEVERIZA TENANT ASSOCIATION SUBDIVISION AND THE RECONVEYANCE OF THE SAME TO THE GOVERNMENT UPON PAYMENT OF JUST COMPENSATION AND ORDERING THE EXPROPRIATION OF VACANT LOTS ADJACENT THERETO WHICH ARE COVERED BY TRANSFER CERTIFICATE OF TITLES NOS. 70406, 31713, 132081 AND 134314 ALL SITUATED AT MALATE, MANILA FOR UPGRADING UNDER THE ZONAL IMPROVEMENT PROGRAM (ZIP) AND THE DISPOSAL OF LOTS GENERATED THEREIN TO THEIR PRESENT BONA-FIDE OCCUPANTS AND OTHER QUALIFIED SQUATTER FAMILIES AND AUTHORIZING THE APPROPRIATION OF FUNDS FOR THE PURPOSE.

WHEREAS, the government has adopted and implemented the announced policy that slum improvement and resettlement, otherwise known as upgrading of sites and services, is an accepted approach to meeting the housing needs and the primary strategy in dealing with slums and other blighted communities;

WHEREAS, under Proclamation No. 1967, a portion of Lot 62 and Lot 76, both of Block 573 of the Cadastral Survey of Manila which were developed into the Agno-Leveriza Tenant Association (ALTA) Subdivision by the City of Manila pursuant to Republic Act No. 4145, was identified as a depressed area for priority development (APD) under the Zonal Improvement Program;

WHEREAS, Republic Act No. 4145 did not resolve the land tenure problem in the area to the extent that non-resident awardees have to eject bonafide residents in order to acquire physical possession of their awarded lots, and an extensive displacement of structures of resident families has to be undertaken to allow each awardee resident family to have physical possession of the awarded lot;

WHEREAS, there is an urgent need to resolve the land tenure problem in the Agno-Leveriza area to allow the implementation of the comprehensive development plans for this depressed community as *provided* under the Zonal Improvement Program;

NOW, THEREFORE, I, FERDINAND E. MARCOS, President of the Philippines, by virtue of the powers vested in me by the constitution, do hereby order and decree:

SECTION 1. The National Housing Authority is designated Administrator of the National Government and upon effecting the refund as *provided* for in Section 3 hereof is hereby authorized and directed to immediately take possession, control and disposition of the above-described ALTA Subdivision and to develop it in accordance with the provisions of the national SIR and Metro Manila ZIP Programs.

SEC. 2. The awards, conditional contracts to sell, deeds of sale, and other contracts leading to the conveyance of lots executed by virtue of Republic Act No. 4145 of the City of Manila are hereby cancelled and revoked, and the corresponding Transfer Certificates of Title and those derived therefrom and issued pursuant thereto are hereby deemed cancelled, and the ownership of the lots covered thereby reverted

back to the Government, if the awardee, purchaser or his successor-in-interest is a non-resident and, therefore, not in actual physical possession of the lot so awarded or sold.

SEC. 3. The National Housing Authority shall refund to all lot awardees of the ALTA Subdivision who are still paying installments to the City of Manila the amounts they have paid with interest thereon at twelve percent (12%) per annum. The awardee-claimant shall present to the NHA a certification from the City Treasurer of Manila indicating the total amount paid by them including land taxes.

The National Housing Authority shall pay those who have fully paid their obligations to the City of Manila under their respective contracts on or before the issuance of this Decree or their successor-in-interest the just compensation of their lots in accordance with PD No. 1533.

The National Housing Authority shall effect the refund or payment directly or by depositing it with the Philippine National Bank.

The Philippine National Bank is hereby directed to accept the aforesaid deposits in trust from the awardee/purchasers-claimants.

SEC. 4. The Register of Deeds of Manila is hereby directed to cancel in its registry books the Transfer Certificates of Title cancelled under Section 2 hereof and to issue in lieu thereof new titles in the name of the Republic of the Philippines with the NHA as the Administrator without the necessity of a court declaration.

SEC. 5. The National Housing Authority is also directed to expropriate the vacant lots of private ownership adjoining the said ALTA Subdivision which are covered by Transfer Certificate of Titles Nos. 70406, 31710, 132081, and 134314, all situated at Malate, Manila, having been identified as a blighted area and included not only in the ZIP established under Metro Manila Executive Order No. 6-77 pursuant to LOI 555, as amended by LOI 686, but also as an Area for Priority Development (APD) under Proclamation No. 1967.

SEC. 6. The National Housing Authority, as lead agency in the implementation of ZIP, with the assistance of the Mayor of Manila and in consultation with the Metro Manila Commission, shall evolve, prepare and implement a comprehensive development plan which shall consider the upgrading of existing dwelling units, the relocation of qualified squatter families to a resettlement area nearby; and the reblocking, rearrangement and realignment of existing dwelling and other structures to allow for the introduction of basic facilities and services, all in accordance with the provision of the national SIR and Metro Manila ZIP Programs. The Authority shall maximize the land use of the area and shall provide for a controlled, orderly and structured growth of dwellings in an environment *provided* with adequate sanitary and other physical facilities. The Authority shall also adopt rules and regulations governing the disposition and award of lots in the area consistent with the provisions of LOI's 555 and 557, as amended.

SEC. 7. The development of the area shall be undertaken by the National Housing Authority and other relevant agencies according to the funding arrangements and design standards agreed between the Government of the Philippines and the International Bank for Reconstruction and Development as part of the Third Urban Development Project. Funds invested in the project shall be properly recovered according to the provisions of LOI's 555 and 557, as amended. Land tenure shall be