

[**PRESIDENTIAL DECREE NO. 1190, September 01, 1977**]

CANCELLING THE TITLES OF LOT PURCHASERS AT THE MALAYA-EAST AVENUE SUBDIVISION, QUEZON CITY, AND TO RECONVEY THE SAME TO THE NATIONAL HOUSING AUTHORITY FOR HOUSING PURPOSES.

WHEREAS, the dissolved People's Homesite and Housing Corporation was created to acquire, develop, improve, subdivide, lease and sell lands and construct, lease and sell buildings or any interest therein in the cities and populous towns of the Philippines, with the object of providing decent housing for those who may be found unable otherwise to provide themselves therewith;

WHEREAS, the dissolved People's Homesite and Housing Corporation in pursuance to its objectives has sold residential lots at the Malaya-Avenue Subdivision with the condition, which was annotated at the back of the respective titles, to the effect that the purchasers shall construct a residential house on the lots, and complete the same within a period of one year from the execution of the deed of sale and/or the issuance of title in their favor;

WHEREAS, these lots were awarded in 1957 under a 10 year repayment contract, and the owners completed payments of amortizations therefor;

WHEREAS, notwithstanding the lapse of more than 20 years from the date of award and more than 10 years from full payment by the original awardees, no houses have been constructed by them or successors-in-interests as required in their contracts and titles, which is an indication that the awardees or their vendees or successors-in-interests have no need for the lots but have acquired them for speculative purposes in violation of the policies of the government;

WHEREAS, the National Housing Authority was created under Presidential Decree No. 757 promulgated on July 31, 1975, to provide and maintain adequate housing for the greatest possible number of people, and to take over the powers and functions of the dissolved People's Homesite and Housing Corporations;

WHEREAS, as successor of the dissolved People's Homesite and Housing Corporation and pursuant to its objectives, the National Housing Authority has pursued to enforce the obligation of the owners to build their residential houses as specified in their titles, and have consequently called attention to the conditions for the award, annotated on each of the titles issued in favor of the awardees;

WHEREAS, in spite of several notices by registered mail and by publication in a newspaper of general circulation, the purchasers have failed to comply with the conditions by constructing their residential houses on their respective lots;

WHEREAS, in order to maximize the land use of these idle lots and to increase the housing stock in Metro Manila, it is necessary that the transfer certificate of titles of non-complying owners be cancelled and the idle lots be reconveyed to the National Housing Authority, as successor-in-interest of the dissolved People's Homesite and Housing Corporation.