

[REPUBLIC ACT NO. 7899, February 23, 1995]

**AN ACT AMENDING SECTION FOUR AND SECTION SIXTEEN OF
REPUBLIC ACT NUMBERED FOUR THOUSAND SEVEN HUNDRED
TWENTY-SIX, OTHERWISE KNOWN AS THE CONDOMINIUM ACT"**

*Be it enacted by the Senate and House of Representatives of the Philippines in
Congress assembled:*

SECTION 1. Section 4, last paragraph of Republic Act No. 4726 is hereby amended
as follows:

"SEC. 4. x x x

"The enabling or master deed may be amended or revoked upon
registration of an instrument executed by a simple majority of the
registered owners of the property: *Provided*, That in a condominium
project exclusively for either residential or commercial use, simple
majority shall be on a per unit of ownership basis and that in the case of
mixed use, simple majority shall be on a floor area of ownership basis:
Provided, further, That prior notifications to all registered owners are
done: and *Provided, finally*, That any amendment or revocation already
decided by a simple majority of all registered owners shall be submitted
to the Housing and Land Use Regulatory Board and the city/municipal
engineer for approval before it can be registered. Until registration of a
revocation, the provisions of this Act shall continue to apply to such
property."

SEC. 2. Section 16 of the same Act is hereby amended to read as follows:

"SEC. 16. A condominium corporation shall not, during its existence, sell,
exchange, lease or otherwise dispose of the common areas owned or
held by it in the condominium project unless authorized by the
affirmative vote of a simple majority of the registered owners: *Provided*,
That prior notifications to all registered owners are done: and *Provided*,
further, That the condominium corporation may expand or integrate the
project with another upon the affirmative vote of a simple majority of the
registered owners, subject only to the final approval of the Housing and
Land Use Regulatory Board."

SEC. 3. *Effectivity.* - This Act shall take effect fifteen (15) days after its complete
publication in at least two (2) national newspapers of general circulation.

Approved,

(Sgd.) EDGARDO J. ANGARA
President of the Senate

(Sgd.) JOSE DE VENECIA, JR.
Speaker of the House of Representatives