

[REPUBLIC ACT NO. 4118, June 20, 1964]

AN ACT CONVERTING CERTAIN PARCEL OF LAND IN THE CITY OF MANILA, WHICH IS RESERVED AS COMMUNAL PROPERTY, INTO DISPOSABLE OR ALIENABLE LAND OF THE STATE AND PROVIDING FOR ITS SUBDIVISION AND SALE.

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

SECTION 1. Lot 1-B-2B of Block 557 of the cadastral survey of the City of Manila, situated in the District of Malate, City of Manila, which is reserved as communal property, is hereby converted into disposable or alienable land of the State, to be placed under the disposal of the Land Tenure Administration. The Land Tenure Administration shall subdivide the property into small lots, none of which shall exceed one hundred and twenty square meters in area and sell the same on installment basis to the tenants or *bona fide* occupants thereof and to individuals, in the order mentioned: *Provided*, That no down payment shall be required of tenants or *bona fide* occupants who cannot afford to pay such down payment: *Provided, further*, That no person can purchase more than one lot: *Provided, furthermore*, That if the tenant or *bona fide* occupant of any given lot is not able to purchase the same, he shall be given a lease from month to month until such time that he is able to purchase the lot: *Provided, still further*, That in the event of lease, the rentals which may be charged shall not exceed eight per cent per annum of the assessed value of the property leased: *And provided, finally*, That in fixing the price of each lot, which shall not exceed twenty pesos per square meter, the cost of subdivision and survey shall not be included.

SEC. 2. Upon approval of this Act, no ejectment proceedings against any tenant or *bona fide* occupant of the above lots shall be instituted and any ejectment proceedings pending in court against any such tenant or *bona fide* occupant shall be dismissed upon motion of the defendant: *Provided*, That any demolition order directed against any tenant or *bona fide* occupant thereof shall be lifted.

SEC. 3. Upon approval of this Act, if the tenant or *bona fide* occupant is in arrears in the payment of any rentals, the amount legally due shall be liquidated and shall be payable in twenty-four equal monthly installments from the date of liquidation.

SEC. 4. No property acquired by virtue of this Act shall be transferred, sold, mortgaged, or otherwise disposed of within a period of five years from the date full ownership thereof has been vested in the purchaser without the consent of the Land Tenure Administration.

SEC. 5. In the event of the death of the purchaser prior to the complete payment of the price of the lot purchased by him, his widow and children shall succeed in all his rights and obligations with respect to his lot.