

[ **REPUBLIC ACT NO. 3117, June 17, 1961** ]

**AN ACT PROVIDING FOR THE SUBDIVISION OF THE SAN NICOLAS FORESHORE LAND INTO LOTS AND THE SALE OF SAID LOTS TO THEIR LESSEES OR TO BONA FIDE OCCUPANTS OF SAID LAND, AND FOR OTHER PURPOSES.**

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

SECTION 1. This Act shall be known as the "San Nicolas Foreshore Land Act of 1961."

SEC. 2. Notwithstanding the provisions of the Public Land Act, as amended, the Director of Lands, under the direction of the Secretary of Agriculture and Natural Resources, is hereby authorized and directed to survey and subdivide immediately the lands in the District of San Nicolas, City of Manila, comprising what is known as the "San Nicolas Foreshore Land," which is bounded on the North by Azcarraga Street; on the East by Angalo Street; on the South by the private property of Smith Bell & Co.; and on the West by Del Pan Street, into lots in such manner that every lessee of any lot in said land or *bona fide* occupant of any parcel thereof will not be deprived of any part of the same, should he decide to buy it under this Act. The Director of Lands is hereby further directed to complete such survey and subdivision within one year from the date of the approval of this Act, after which said Director shall turn over all the pertinent records, or papers of said survey and subdivision to the Land Tenure Administration which is hereby authorized and directed to sell without delay and without the necessity of public bidding the lots as subdivided to their respective lessees and *bona fide* occupants if they are duly qualified to acquire public lands at the time of the approval of this Act, or, in the case of vacant lots, to persons who are not disqualified to acquire public lands: *Provided*, That those lessees and *bona fide* occupants who will be deprived of their lots or parcels of land by reason of the opening or widening of streets and alleys by virtue of the subdivision herein provided, shall be given preference, in the order mentioned, in the award or sale of the vacant lots: *Provided, further*, That if said vacant lots are not enough to accommodate all such lessees and occupants, the award or sale thereof shall be by lot.

No person shall be entitled to purchase more than one lot in the San Nicolas Foreshore Land, and any person purchasing two or more lots therein shall lose his rights and interests in said lots and forfeit all amounts paid on account of the same.

The selling price of each lot shall not be more than five pesos per square meter: *Provided*, That expenses for the opening or widening or repairs of the streets and alleys, the laying of sewer system, and the cost of the survey and subdivision shall