

[Act No. 2360, February 28, 1914]

AN ACT PROVIDING FOR THE SALE OF THE LAND KNOWN AS THE SAN LAZARO ESTATE, IN THE CITY OF MANILA.

By authority of the United States, be it enacted by the Philippine Legislature, that:

SECTION 1. The lands commonly known as the San Lazaro estate, in the city of Manila, which are under the control and administration of the Insular Government, by virtue of Act Numbered Seventeen hundred and twenty-four of the Philippine Commission, confirming and ratifying the agreement made between the Secretary of War of the United States of North America, representing the Government of the Philippine Islands, and the Archbishop of Manila, representing the Roman Catholic Church, dated the eighth of June, nineteen hundred and seven, are hereby set aside to be sold, either at public auction or by private sale, as hereinafter provided.

SEC. 2. Within nine months from the date of the passage of the present occupants or tenants shall be entitled to purchase a lot, or any of the lots of land occupied by him, the area whereof shall not be in excess of fifteen hundred square meters if it is for a residence or six thousand square meters if for other purposes at a price to be fixed by the Director of Lands, not more than the valuation at which they are now assessed by the Collector of Internal Revenue, payable in semiannual installments within a period of not more than fifteen years if for a residence, and not more than five years if for other purposes: *Provided*, That the purchaser who shall have selected the period of fifteen years in which to pay for the lot purchased by him for residence purposes shall, after the first ten years, be compelled to pay the land tax on said lot, the provisions of section five of this Act to the contrary notwithstanding.

SEC. 3. Any lots or parcels not sold in accordance with the last preceding section shall be sold at public auction at a price not less than their assessed value and payment may be made on cash terms or in installments which shall in no case exceed one year. The purchaser shall be obliged to respect any contract of lease that the Director of Lands may have made prior thereto with respect to the lot sold.

SEC. 4. Until complete payment of the purchase price of interest on deferred each lot or parcel sold, deferred payments shall bear interest at the rate of six per centum per annum.

SEC. 5. The title to any lot sold under the provisions of conveyance of title. this Act shall not be deemed to be conveyed until the purchaser shall have fully paid all installments on the purchase price and interest thereon, and any sale or encumbrance thereof shall be null and void as against the Government of the Philippine Islands and shall be in all respects subordinate to its prior claim.

SEC. 6. In the event of the death of a purchaser prior Death of purchaser, to the complete payment of the price of the parcel or lot purchased, his heirs or successors shall succeed in all his rights and obligations. In case a purchaser shall have conveyed or sold to another his interest in the lot or parcel purchased by him before complete payment thereof, such person shall succeed him in all his rights upon presenting his assignment to the Director of Lands for registration.