

Republic of the Philippines  
Congress of the Philippines  
Metro Manila

Seventeenth Congress

Third Regular Session

Begun and held in Metro Manila, on Monday, the twenty-third day of July, two thousand eighteen.

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[ REPUBLIC ACT NO. **11454** ]

AN ACT AUTHORIZING THE SALE OF CERTAIN PARCELS OF LAND IN BARANGAY KRUS NA LIGAS, QUEZON CITY BY THE UNIVERSITY OF THE PHILIPPINES TO THE QUEZON CITY GOVERNMENT, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 9500, OTHERWISE KNOWN AS "THE UNIVERSITY OF THE PHILIPPINES CHARTER OF 2008", AND FOR OTHER PURPOSES

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

SECTION 1. As an exception to Section 23 of Republic Act No. 9500 or "The University of the Philippines Charter of 2008", the University of the Philippines (the "University") is hereby authorized to sell, dispose, and alienate certain parcels of land owned by the University situated in Barangay Krus na Ligas, Quezon City, but only to the Quezon City Local Government, at fair market price that is acceptable to the University: *Provided*, That the sale of the said parcels of land in Barangay Krus na Ligas, which shall not exceed twenty-two and four hundred sixty-seven thousandths hectares

(22.467 has.), shall be considered perfected only from the time that the University is fully paid therefor, which payment in full shall be made within one (1) year from the signing and execution of the agreement: *Provided, further*, That no right of ownership or of possession, nor of any other attribute of ownership over the said parcels of land, shall transfer to the Quezon City Local Government until the aforementioned full payment has been actually received by the University: *Provided, finally*, That this authorization is deemed automatically revoked when the University and the Quezon City Local Government fail to agree on the terms and conditions of the sale within one (1) year from the effectivity of this Act, or when full payment was not received by the University, for whatever reason, one (1) year after the execution of the agreement.

For purposes of this Act, the said parcels of land situated in Barangay Krus na Ligas, authorized to be sold in this Act, shall not exceed a maximum of twenty-two and four hundred sixty-seven thousandths hectares (22.467 has.) with the following metes and bounds:

TECHNICAL DESCRIPTIONS			
LINES		BEARINGS	DISTANCES
BOUNDARY			
1	2	N 04° 17' W	19.63 m.
2	3	N 88° 44' E	10.30 m.
3	4	N 86° 36' E	14.71 m.
4	5	N 83° 20' E	14.74 m.
5	6	N 80° 20' E	6.60 m.
6	7	N 79° 10' E	16.82 m.
7	8	N 76° 10' E	11.82 m.
8	9	N 75° 05' E	74.72 m.
9	10	N 75° 04' E	47.12 m.
10	11	N 74° 41' E	31.31 m.
11	12	N 75° 16' E	21.05 m.
12	13	N 76° 04' E	11.47 m.
13	14	N 78° 54' E	20.32 m.
14	15	N 80° 48' E	8.42 m.
15	16	N 83° 53' E	28.42 m.
16	17	S 88° 46' E	3.13 m.

17	18	S 81°22' E	7.11 m.
18	19	S 87°51' E	57.88 m.
19	20	S 01°53' W	86.65 m.
20	21	S 02°04' W	64.82 m.
21	22	S 02°08' W	65.21 m.
22	23	S 01°56' W	55.06 m.
23	24	S 02°08' W	10.69 m.
24	25	S 02°09' W	62.37 m.
25	26	S 01°54' W	27.42 m.
26	27	S 02°14' W	31.70 m.
27	28	S 07°34' W	12.31 m.
28	29	S 14°20' W	6.32 m.
29	30	S 19°12' W	6.03 m.
30	31	S 23°14' W	6.14 m.
31	32	S 31°25' W	13.20 m.
32	33	S 41°22' W	17.82 m.
33	34	S 51°24' W	8.90 m.
34	35	S 53°27' W	204.54 m.
35	36	S 31°06' W	4.93 m.
36	37	S 12°03' E	2.74 m.
37	38	S 28°11' E	36.43 m.
38	39	S 33°07' E	43.97 m.
39	40	S 37°57' E	50.02 m.
40	41	S 34°14' E	18.01 m.
41	42	S 16°23' E	9.97 m.
42	43	S 03°51' W	6.45 m.
43	44	S 18°16' W	5.91 m.
44	45	S 31°46' W	7.69 m.
45	46	S 48°37' W	6.88 m.
46	47	S 66°12' W	9.31 m.
47	48	S 71°07' W	3.97 m.
48	49	S 72°02' W	3.19 m.
49	50	S 73°08' W	3.80 m.
50	51	S 73°49' W	89.28 m.
51	52	S 35°07' W	6.49 m.
52	53	S 05°19' E	150.97 m.
53	54	S 85°55' W	77.61 m.
54	1	N 04°17' W	861.56 m.
TIE LINES from BLLM No. 1, Marikina to corner "1"			
LOTS	BEARINGS	DISTANCES	
BDRY.	N 64°57' W	4120.50 m.	

The area to be sold defined by the foregoing metes and bounds shall not include any facility of the University, as determined by the University, located in the said area.

SEC. 2. *Other Terms and Conditions of Sale.* – The sale authorized by this Act shall likewise be subject to other terms and conditions that shall be agreed upon by the University and the Quezon City Local Government.

No land covered under this Act shall be sold, alienated or conveyed by the legitimate residents of Barangay Krus na Ligas except to his/her legal heirs. Should the legitimate residents unlawfully sell, transfer or otherwise dispose his/her lot to or any right therein, the transaction shall be null and void. He/She shall also lose his/her right to the land and forfeit the total amount of amortization paid thereon. In the event that the legitimate resident dies before full ownership of the land is vested on him/her, transfer to his/her heirs shall take place only upon assumption of his/her obligations. In case of failure by the heirs to assume such obligations, the land shall revert to the Quezon City Local Government for disposition.

SEC. 3. *Technical Working Group.* – Upon transfer of ownership of the said parcels of land situated in Barangay Krus na Ligas from the University to the Quezon City Local Government, the Quezon City Local Government shall immediately fence off the property of the University to segregate it from the area sold under this Act, and shall subsequently transfer the said property to legitimate residents of Barangay Krus na Ligas. For this purpose, the Quezon City Local Government shall create a Technical Working Group to:

(a) Determine the “legitimate residents of Barangay Krus na Ligas”, whose long-standing residence in the area can sufficiently be established by authenticated documentary and testimonial evidence, and who are qualified to become subsequent buyers of parcels of land in Barangay Krus na Ligas;

“Legitimate residents of Barangay Krus na Ligas”, pertain to those who by themselves, or through their predecessors-in-interest, have been in continuous possession and occupation of the same parcels of land in the concept of owner since time



immemorial, or for a period of not less than thirty (30) years immediately preceding the approval of this Act, and uncontested by any resident of the same parcels of land; and

(b) Assist the University, at the expense of the Quezon City Local Government, to resettle all the other settlers found in the remaining property of the University that is adjacent to the said parcels of land situated in Barangay Krus na Ligas.

SEC. 4. *Interagency Committee.* – An interagency committee headed by the Quezon City Local Government and composed of the University and the Department of Housing and Urban Development and the National Housing Authority shall issue the necessary guidelines for the effective implementation of this Act.

SEC. 5. The sale authorized under this Act shall be exempt from all taxes and impositions.

SEC. 6. *Separability Clause.* – If any part or provision of this Act is declared invalid or unconstitutional, the other parts hereof not affected thereby shall remain valid.

SEC. 7. *Repealing Clause.* – All other laws, rules and regulations inconsistent with this Act are hereby repealed, amended or modified accordingly.

SEC. 8. *Effectivity.* – This Act shall take effect fifteen (15) days after its publication in the *Official Gazette* or in a newspaper of general circulation.

Approved,

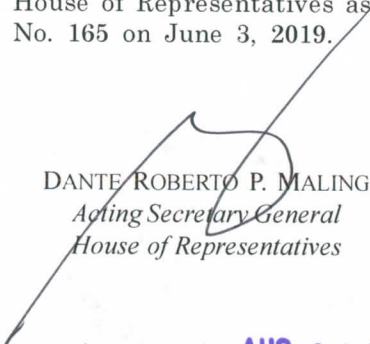


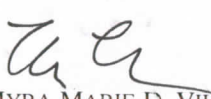
GLORIA MACAPAGAL ARROYO  
*Speaker of the House  
of Representatives*



VICENTE C. SOTTO III  
*President of the Senate*


This Act was passed by the Senate of the Philippines as Senate Bill No. 2234 on June 3, 2019 and adopted by the House of Representatives as an amendment to House Bill No. 165 on June 3, 2019.

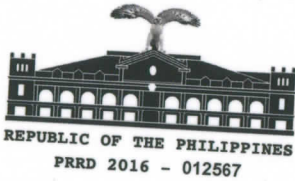
  
DANTE ROBERTO P. MALING  
*Acting Secretary General  
House of Representatives*

  
MYRA MARIE D. VILLARICA  
*Secretary of the Senate*

Approved: **AUG 30 2019**



  
RODRIGO ROA DUTERTE  
*President of the Philippines*



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