



Republic of the Philippines  
**SANGGUNIANG PANLUNGSOD**  
City of Mandaluyong

ORDINANCE NO. 395 S-2008

AN ORDINANCE PRESCRIBING PROCEDURES FOR COLLECTING  
ARREARAGES OF AWARDEES AND SETTING POLICY FOR  
TRANSFEREES AND RENTERS OF MEDIUM RISE  
CONDOMINIUMS AND LANDED ESTATES

BE IT ORDAINED by the Sangguniang Panlungsod of the City of Mandaluyong,  
in session assembled that:

**RULES AND REGULATIONS ON ARREARAGES**

- SECTION 1. All awardees shall pay at least one monthly installment for each month beginning January 2008.
- SECTION 2. If the awardees fail to pay three (3) monthly installments beginning January, 2008, their rights and interest to occupy and own the housing units or lots shall be cancelled or be forfeited by the Mandaluyong Housing and Development Board (MHDB).
- SECTION 3. Unpaid monthly installments payable beginning January, 2008 shall be charged two percent (2%) penalty per month until paid.
- SECTION 4. Mandaluyong Housing and Development Board (MHDB) should enjoin awardees with large amounts of arrearages to pay at least one (1) month equivalent amortization aside from their present monthly dues which shall be computed by Mandaluyong Housing and Development Board (MHDB) so as to lessen their arrearages and likewise to enable them to settle their obligations within the terms fixed for payments under the deeds or instruments they have executed in favor of the City Government.
- SECTION 5. All present and future projects whether medium rise condominiums, landed estates, Gawad Kalinga or Community Mortgage Program (government properties) projects shall conform to the aforementioned procedures in the forfeiture of rights and interest to occupy and own their housing units or landed estates. Unpaid monthly installments on future projects shall be charged at the rate of one percent (1%) per month interest until paid.

**POLICY ON TRANSFEREES AND RENTERS OF  
MEDIUM RISE CONDOMINIUMS, LANDED ESTATES,  
COMMUNITY MORTGAGE PROGRAM (CMP) AND  
GAWAD KALINGA PROJECTS**

- SECTION 6. Transferees and renters of the above described properties as of December 31, 2007 shall be given the opportunity to own their respective units or lots they occupy, provided, they comply to the following requirements:

- a. They shall apply with and furnish the Mandaluyong Housing and Development Board (MHDB) with all the requirements prescribed by the City Government and in accordance with Republic Act 7279 before applicants are awarded housing units or landed estates within ninety (90) days after approval of this Ordinance.
- b. They commit to pay the following amounts:
  1. For transferees – at least fifty percent (50%) of the outstanding arrearages of the awardees of the housing units or lots they occupy.
  2. For renters – at least thirty percent (30%) of the contract prices of the housing units or lots they occupy.
  3. The balances thereof shall be paid within one (1) year to five (5) years monthly installments as may be determined by the Mandaluyong Housing and Development Board.
- c. They commit to pay the amounts as above mentioned and the current monthly installments pertaining to the housing units or lots occupied by them.
- d. They shall be likewise subject to the provisions of aforementioned Sections 2, 3 and 4.
- e. They shall pay a transfer fee of three percent (3%) of the total contract price or Two Thousand Pesos (P2,000.00) whichever is higher.
- f. Notice of Awards shall be give to those applicants who qualify to all the above requirements otherwise their rights and interest over said properties will be forfeited by the Mandaluyong Housing and Development Board and can no longer avail of any land or housing projects of the City.
- g. Failure to comply with the above requirements within ninety (90) days from approval of this Ordinance will be a ground for the cancellation of the right to occupy subject property.

SECTION 7. Transferees of awarded housing units or lots by right of succession up to third degree, whether by affinity or by consanguinity, shall pay a transfer fee of One Thousand Pesos (P1,000.00).


SECTION 8. The opportunity given to transferees and renters to own the properties they presently occupy shall not apply to projects that will be awarded beginning with the year 2008, which any unauthorized transfers and renting of subject properties are declared illegal and which shall be automatically confiscated by Mandaluyong Housing and Development Board (MHDB). Transfers shall be allowed only for any justifiable and meritorious reasons upon payment of above amounts.

SECTION 9. Those awardees who have been issued Transfer Certificate of Titles (TCTs) with restrictions that they can not transfer ownership thereof within six (6) years from the issuance of Transfer Certificate of Title (TCT) may, for justifiable and meritorious reasons only, transfer ownership thereof to anybody upon payment of above amounts.

SECTION 10. EFFECTIVITY. This Ordinance shall take effect immediately after its approval and publication at least once in a newspaper of general circulation in Metro Manila.

ENACTED on this 14<sup>th</sup> day of April, 2008 in the City of Mandaluyong.

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE  
WAS ENACTED AND APPROVED BY THE SANGGUNIANG  
PANLUNGSOD OF MANDALUYONG IN REGULAR SESSION  
HELD ON THE DATE AND PLACE FIRST ABOVE GIVEN.

  
**JIMMY D. LACEBAL**  
Sanggunian Secretary

ATTESTED:

APPROVED:

**RENATO B. STA. MARIA**  
City Vice Mayor &  
Presiding Officer

**BENJAMIN DC. ABALOS, JR.**  
City Mayor

Date: \_\_\_\_\_

JONATHAN DC. ABALOS (Official Business)  
Councilor

  
EDWARD G. BARTOLOME  
Councilor

ANTHONY DLS. SUVA (Official Business)  
Councilor

  
CHERRY LYNN P. SANTOS  
Councilor

TERESITA C. PILLAS (Sick leave)  
Councilor

MICHAEL R. OCAMPO (Sick leave)  
Councilor

  
MARIO L. DE GUZMAN  
Councilor

  
NOEL E. BERNARDO  
Councilor

  
SEVERO N. SERVILLON  
Councilor

  
ROBERTO J. FRANCISCO  
Councilor

  
ALEX T. SANTOS  
Councilor

  
DARIUS S. APACIONADO  
Councilor

✓  
JESUS C. CRUZ (Official Business)  
ABC President

MARC RENNIEL V. EVANGELISTA (Absent)  
SK Federation President