

REAL ESTATE mortgages registered in the Greater Manila area during the month numbered 470, with a total value of ₱7,050,986, as compared with 646, with a total value of ₱9,363,680, registered during the preceding month of September.

Of the October mortgages, 102, with a total value of ₱1,367,235, represented deals within Manila proper, while 368, with a total value of ₱5,683,751, were mortgages in the places first above-mentioned.

REAL ESTATE SALES, 1954

	Manila	Quezon City	Pasay City	Suburban Towns	Total
January	₱4,757,076	₱1,306,427	₱505,410	₱1,676,512	₱8,245,425
February	2,444,703	2,295,413	330,245	1,859,162	6,929,523
March	2,811,805	2,501,229	162,167	2,239,095	7,714,296
April	4,692,440	1,381,842	169,520	976,526	7,170,328
May	2,412,941	1,587,327	246,905	1,644,658	5,891,831
June	2,584,689	4,280,526	175,518	2,165,846	9,206,579
July	3,383,397	1,122,490	320,251	2,000,503	6,326,641
August	1,948,002	1,458,729	490,560	2,383,531	6,280,822
September	2,255,463	1,184,084	250,258	2,215,575	5,905,380
October	973,165	2,473,364	236,544	1,490,578	5,174,051

REAL ESTATE MORTGAGES, 1954

	Manila	Quezon City	Pasay City	Suburban Towns	Total
January	₱6,243,766	₱1,308,920	₱517,867	₱3,629,703	₱11,700,256
February	2,980,579	1,891,440	600,810	2,115,852	7,588,816
March	4,400,965	2,132,170	417,390	1,773,031	8,723,556
April	5,606,798	1,392,580	267,850	1,503,990	7,771,218
May	4,148,835	1,991,400	334,300	1,710,865	8,185,400
June	6,593,711	1,486,785	607,600	2,119,166	8,807,262
July	7,768,526	1,237,031	284,370	1,367,730	10,657,657
August	5,170,526	1,853,524	829,613	1,714,034	9,567,697
September	3,876,293	1,746,971	495,000	3,245,416	9,363,680
October	1,376,235	1,819,147	791,400	3,073,204	7,050,986

Building Construction

By **JUAN J. CARLOS**

President, United Construction Co., Inc.

DURING the month of September, the Office of the City Engineer approved building permits for construction work amounting to ₱3,338,420. For the same period in 1953, the volume of work authorized amounted to ₱5,394,820, in comparison with ₱4,421,340 in 1952 and ₱4,465,040 in 1951.

Some of the big projects that were started during the month under review were:

A 7-story commercial building at Ilaya and Albuquerque Streets, Tondo, for the Philippine Textile Mill Corp., costing ₱300,000;

On Padre Faura, Ermita, an office building for the Girl Scouts of the Philippines, estimated at ₱250,000;

For Son Keng Po, a commercial building costing ₱240,000 to be erected on Santo Cristo Street, Binondo.

Foundation for the Far Eastern University Hospital on Morayta Street, Sta. Cruz, estimated at ₱100,000;

A market building at Asuncion and Azcarraga Streets, Binondo, costing ₱200,000, for Maxima T. Cruz.

Another theater on Rizal Avenue, near corner Azcarraga, for Zosima, Inc., costing ₱200,000;

For the St. Scholastica's College on Pennsylvania Street, an annex building estimated at ₱150,000.

PRICES of essential construction materials coming from Japan reacted upward during the period under review when the reparations talk between the Philippines and Japan bogged down, in anticipation of a closing of trade between the two countries. Reinforcing steel bars which were quoted last month at ₱300 a ton rose to ₱340 to ₱350 a ton. Galvanized-iron sheets registered increases of from ₱.20 to ₱.25 a sheet. Undoubtedly, the supply of some building items will diminish should the trade between the Philippines and Japan be interrupted.

Upon petition of two private cement manufacturers, the Office of the Economic Coordinator increased the selling price of locally produced Portland cement from ₱3.30 to ₱3.60 f.o.b. factory, per bag of 94 lbs. The manufacturers allege increased costs of production in their petition. House

builders and other consumers were caught by surprise by this sudden hiking of cement prices when all other items, including living costs, according to the government index, are going down.

Port of Manila

By **W. S. HURST**

Executive Officer, Luzon Brokerage Company

THE following condensation of a Memorandum Order, dated September 30, 1954, of acting Collector of Customs R. M. Millarez, addressed to all Customs appraisers and examiners, concerning baggage declaration and entry and examination and release of the baggage of returning residents, will be of interest:

(1) Before opening and examining baggage of any incoming passenger, the examiner must require the passenger to present his Baggage Declaration and Entry form, duly accomplished, specifying all the new articles purchased abroad and their quantities and values; the term "personal effects" can be construed as referring only to used personal effects.

(2) If the Declaration is not properly accomplished, the passenger must first be required to complete it.

(3) Before beginning the examination to examiner must ask the passenger if there are any articles he may have forgotten or failed to declare, and if so the passenger must be asked to include them in his Declaration; he should be warned that any omission or misdeclaration may cause seizure or confiscation of his baggage.

(4) If it appears from the Baggage Declaration that the goods are in commercial quantities or their aggregate value is more than ₱200, and the shipment is covered by a bill of lading, the owner must be required to file a regular Entry in the Marine Division for examination as in the case of general cargo; cars and jeeps are excluded from this requirement unless more than one.

(5) If upon examination, which must be thorough, the examiner finds (1) contraband goods, (2) dutiable or taxable goods not mentioned in the Declaration, or (3) that there has been a misdeclaration of goods as to kind, quantity, and value, the baggage should not be released; a report thereof in writing must be submitted to the Chief Appraiser for action.

(6) If clearance from Customs is not made by the consignee personally but through a representative, presentation of a written Power of Attorney should be required whenever possible; if not, care must be taken that delivery is made to the right person. In the case of manifested baggage, presentation of delivery permit from the steamship agent must be required.

(7) If the goods subject to duty or tax are in commercial quantities, or when they exceed ₱1,000 in appraised value, they shall be released only on presentation of a corresponding Release certificate from the Central Bank.

(8) "Consistent with the faithful compliance of his official duties, no examiner or appraiser should cause inconvenience to any passenger in the treatment, examination, and release of baggage through unnecessary red-tape or delay, or otherwise. It goes without saying that passengers should be treated with courtesy."

Arrastre Service, Manila

(Port Terminal Services)

By **FRANCISCO DELGADO**

General Manager, Delgado Brothers, Inc.

TONNAGE handled during the month of October set a new mark for the year and was some 20,000 tons more than the 99,744 tons handled over the piers during the month of September, 1954. There was no pier congestion and cargo handling was characterized by a smooth, even flow in the receiving and delivery operations.

In a series of conferences between Customs officials, brokers, representatives of the steamship companies, and the Arrastre Contractor, tangible remedial measures have been agreed upon for adoption in order to prevent possible congestion during heavy operations and also in anticipation of the coming Christmas and New Year season. Based on recommendations of the Arrastre Contractor, the main points are the following:

1. There should be proper coordination between our Operations Department and the officials of the Bureau of Customs concerned in the berthing of vessels so that sufficient tonnage space for incoming cargo will be insured.