



HOUSE OF REPRESENTATIVES

H. No. 6973

BY REPRESENTATIVES BIAZON, SINGSON (E.), TEODORO, MANGUDADATU,
MERCADO, PUENTEVELLA, ARENAS, GONZALES (N.), DE GUZMAN AND
DEL MAR, PER COMMITTEE REPORT NO. 2484

AN ACT PRESCRIBING THE MECHANISMS TO FACILITATE THE DISPOSITION OF GOVERNMENT-OWNED LANDS FOR SOCIALIZED HOUSING

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

1 SECTION 1. *Declaration of Policy.* – It is hereby declared the policy
2 of the State to ensure availability of sufficient lands for socialized housing
3 purposes and to improve the capability of local government units (LGUs) in
4 undertaking housing and urban development programs and projects.

5 SEC. 2. *Inventory, Identification and Setting Aside of Lands for*
6 *Socialized Housing.* – To carry out the provisions of this Act, an inventory of
7 all government-owned lands shall be conducted. Toward this end:

8 (a) all LGUs are hereby directed to identify and set aside all local
9 government-owned lands suitable for socialized housing; and

10 (b) the National Housing Authority (NHA), in coordination with the
11 Department of Environment and Natural Resources (DENR), is likewise

1 directed to identify lands owned by the national government or any of its
2 subdivisions, instrumentalities or agencies, including government-owned or
3 -controlled corporations and their subsidiaries which have not been used for
4 the purpose for which they have been reserved for the past ten (10) years to be
5 set aside for socialized housing: *Provided*, That such lands have been declared
6 open for disposition whether through an act of Congress or other related laws.

7 Except for local government-owned lands, all lands owned by the
8 national government or any of its subdivisions, instrumentalities or agencies,
9 including government-owned or -controlled corporations and their subsidiaries
10 identified for socialized housing, shall immediately be transferred to the NHA
11 to be set aside for the purpose subject to the approval of the President of the
12 Philippines.

13 *SEC. 3. Sale, Alienation or Encumbrance of Other Government-owned*
14 *Lands Not Set Aside for Socialized Housing.* – Whenever a government-
15 owned land not set aside for socialized housing, whether owned by the LGUs
16 or the national government or any of its subdivisions, instrumentalities or
17 agencies, including government-owned or -controlled corporations, is sold,
18 alienated or otherwise encumbered in favor of private individuals or entities for
19 its development into industrial, commercial or other similar estates, there shall
20 be set aside, as may be necessary, at least twenty percent (20%) of the
21 proceeds thereof for the development of socialized housing projects within,
22 adjacent to the affected areas or in nearby areas within the city or municipality
23 in accordance with the local development land-use plan.

24 *SEC. 4. Conveyance of Segregated Land or Fund.* – For a land owned
25 by the national government or any of its subdivisions, instrumentalities or
26 agencies, including government-owned or -controlled corporations and their
27 subsidiaries, the segregated land or fund shall be conveyed at no cost to the

1 NHA which shall be directly responsible for the development of socialized
2 housing projects.

3 However, for a land owned by an LGU, the segregated land or fund
4 shall be retained by the LGU concerned to be utilized exclusively for its
5 socialized housing projects.

6 SEC. 5. *Implementation of Socialized Housing Projects.* – For purposes
7 of implementing socialized housing projects on lands set aside for socialized
8 housing and of utilizing the funds set aside from the sale, alienation and
9 encumbrance of other lands not set aside for socialized housing:

10 (a) the LGU concerned shall undertake the development of socialized
11 housing projects for lands or funds set aside for socialized housing pursuant to
12 Sections 2(a) and 3, and the second paragraph of Section 4; and

13 (b) the NHA shall undertake the provision of socialized housing for the
14 underprivileged and homeless citizens for such lands or funds set aside for
15 socialized housing pursuant to Sections 2(b) and 3, and the first paragraph of
16 Section 4.

17 Toward this end, the NHA and the LGU concerned are hereby
18 authorized to enter into joint venture agreements or other similar arrangements
19 with private developers or nongovernmental organizations (NGOs) engaged in
20 housing production: *Provided*, That the cost of housing unit, if constructed
21 within the affected area or locality pursuant to Section 3 hereof, shall exclude
22 the cost of land.

23 In both cases, the NHA and the LGU concerned shall coordinate with
24 each other in the development of socialized housing projects in the areas
25 mentioned in Section 3 of this Act.

26 SEC. 6. *Incentives for Private Developers and NGOs.* – To encourage
27 private sector and NGO participation in the socialized housing projects

1 described in Section 5 hereof, the incentives provided in Section 20 of
2 Republic Act No. 7279 shall apply.

3 SEC. 7. *Implementing Rules and Regulations.* – Within six (6) months
4 after the effectivity of this Act, the Housing and Urban Development
5 Coordinating Council (HUDCC) and the DENR are hereby directed to
6 promulgate the necessary rules and regulations to effectively implement the
7 provisions of this Act. In drafting the implementing rules and regulations, the
8 National Urban Development and Housing Framework described in Republic
9 Act No. 7279 shall be taken into consideration.

10 SEC. 8. *Separability Clause.* – If any part or provision of this Act is
11 declared invalid for any reason, the remainder of this Act not affected thereby
12 shall remain valid and effective.

13 SEC. 9. *Repealing Clause.* – All laws, decrees, executive orders, letters
14 of instruction, rules and regulations or parts thereof inconsistent with any of the
15 provisions of this Act are hereby repealed, modified, superseded or amended
16 accordingly.

17 SEC. 10. *Effectivity Clause.* – This Act shall take effect fifteen (15)
18 days after its complete publication in the *Official Gazette* or in at least two (2)
19 newspapers of general circulation.

Approved,

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