



HOUSE OF REPRESENTATIVES

H. No. 9152

BY REPRESENTATIVES GONZALES (A.P.), BENITEZ, ANDAYA, SUANSING (E.), CASTRO (F.H.), ROA-PUNO, HOFER, ORTEGA (V.N.), PALMA, NOEL, SALO, PIMENTEL, SAVELLANO, GARIN (R.), GARCIA (J.E.), FORTUN, BRAVO (A.), BERTIZ, CAMPOS, SALON, BELARO, GULLAS, TEJADA, VIOLAGO, ZUBIRI, ALEJANO, GONZALES (A.D.), CHIPECO, BORDADO, GO (M.), MANGAOANG, CARI, TREÑAS, FERNANDO, NUÑEZ-MALANYAON, TUPAS, BATAOIL, CUARESMA, ROMUALDO, SILVERIO, DALIPE, CALDERON, MARCOLETA AND VERGARA, PER COMMITTEE REPORT NO. 1306

AN ACT DECLARING CERTAIN PORTIONS OF THE WELFAREVILLE PROPERTY LOCATED IN THE CITY OF MANDALUYONG OPEN FOR DISPOSITION TO *BONA FIDE* RESIDENTS WITHOUT PUBLIC BIDDING

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
2 policy of the State to secure the land tenure of the urban poor.
3 Pursuant to Sections 9 and 10 of Article XIII of the Constitution and
4 Republic Act No. 7279, also known as the “Urban Development and
5 Housing Act of 1992”, certain portions of the Welfareville property
6 owned by the national government in the City of Mandaluyong shall
7 be utilized for socialized housing.

8 SEC. 2. *Direct Negotiated Sale Without Public Bidding of the*
9 *Welfareville Property.* – The Welfareville property, except the areas
10 occupied by the National Center for Mental Health (NCMH) and the

1 Correctional Institution for Women (CIW), is hereby declared
2 alienable and disposable and shall be sold through direct negotiated
3 sale to *bona fide* residents therein without public bidding: *Provided*,
4 That the applicable conditions provided under Section 12 of
5 Republic Act No. 7279, as amended, shall be complied with:
6 *Provided, also*, That the determination of *bona fide* residents shall
7 be based on the census verification survey conducted by the
8 Welfareville Commission of the Local Government of the City of
9 Mandaluyong in 2003 or on continuous residency or ownership of
10 residential structures for at least ten (10) years before the effectivity
11 of this Act as certified by the barangay chairperson concerned and
12 the local government of the City of Mandaluyong: *Provided, further*,
13 That persons or families classified as *bona fide* residents in the
14 NCMH and CIW areas for having been included in the census
15 verification survey of 2003 or who have continuously maintained
16 residence or owned a residential structure in these areas for at least
17 ten (10) years prior to the effectivity of this Act as certified by the
18 barangay chairperson and the local government of the City of
19 Mandaluyong, shall be allowed to purchase lots within the
20 disposable and alienable portion of the Welfareville property, also
21 through direct negotiated sale without public bidding: *Provided*,
22 *furthermore*, That a nonnegotiable condition of the sale to *bona fide*
23 residents therein shall be annotated on their titles to the effect that,
24 except for testate or intestate succession, the residents cannot
25 assign, sell, convey or dispose of their rights to any party within a
26 period of twenty (20) years from the date of purchase: *Provided*,
27 *finally*, That the proceeds of the sale shall be exclusively used and
28 expended in accordance with Section 2 of Republic Act No. 5260,
29 otherwise known as "An Act Authorizing a Committee Composed of

1 the Administrator of the Social Welfare Administration, the Auditor
2 General and the Secretary of the Department of General Services to
3 Sell the Welfareville Property Located in the Municipality of
4 Mandaluyong, Province of Rizal, and for Other Purposes”.

5 SEC. 3. *Trustee Committee.* – There is hereby created a
6 Trustee Committee to be composed of the Secretary of the
7 Department of Social Welfare and Development as the Chairperson,
8 the Secretary of the Department of Environment and Natural
9 Resources, the Chairperson of the Presidential Commission for the
10 Urban Poor, the Representative of the Lone District of the City of
11 Mandaluyong, the Mayor of the City of Mandaluyong, the
12 Chairperson of the Housing and Urban Development Coordinating
13 Council, and two (2) representatives from the duly recognized
14 people’s organizations, as members thereof. The representatives of
15 the duly recognized people’s organizations shall be appointed by the
16 Chairperson of the Trustee Committee upon the recommendation of
17 the organization they represent.

18 SEC. 4. *Powers and Functions of the Trustee Committee.* –
19 The Trustee Committee shall have the following powers and
20 functions:

21 (a) To determine the *bona fide* residents based on the census
22 verification survey conducted by the Welfareville Commission of the
23 Local Government of the City of Mandaluyong in 2003;

24 (b) To formulate a schedule of implementation of the sale;

25 (c) To supervise the sale except the areas occupied by the
26 NCMH and CIW; and

27 (d) To administer the proceeds of the sale and its utilization.

28 SEC. 5. *Implementing Rules and Regulations.* – The Trustee
29 Committee shall formulate and promulgate the rules and

1 regulations to effectively implement the provisions of this Act
2 within sixty (60) days from the effectivity of this Act.

3 SEC. 6. *Appropriations.* – The amount necessary for the
4 operations of the Trustee Committee shall be included in the budget
5 of the Department of Social Welfare and Development in the annual
6 General Appropriations Act.

7 SEC. 7. *Separability Clause.* – If any provision of this Act is
8 declared invalid or unconstitutional, the remaining provisions not
9 affected thereby shall continue to be in full force and effect.

10 SEC. 8. *Repealing Clause.* – Section 1 of Republic Act
11 No. 5260 and all laws, decrees, orders, rules and regulations,
12 issuances, or parts thereof which are inconsistent with any of the
13 provisions of this Act are hereby repealed, amended, or modified
14 accordingly.

15 SEC. 9. *Effectivity.* – This Act shall take effect fifteen (15)
16 days after its publication in the *Official Gazette* or in a newspaper of
17 general circulation.

Approved,

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