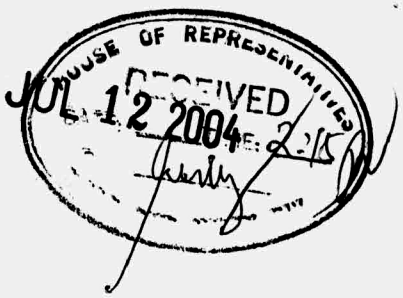
Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

THIRTEENTH CONGRESS
1st Regular Session

House Bill No. 1344



Introduced by **RODRIGUEZ D. DADIVAS**

Explanatory Note

The demand for affordable housing is continuously increasing each year and at present, we have an estimated housing backlog of about 4 million units including the homeless people living in parks, sidewalks, esteros, riverbanks, and other blighted areas in Metro Manila. The government's housing program is not enough to meet this demand unless a concrete measure is instituted.

The widening gap between the demand for and supply of housing has been attributed to the inability of the government to establish a sustainable mechanism for housing finance that could provide shelter to the lower 60% of the income population.

This bill seeks to set aside at least twenty (20%) percent of the government-owned land to be sold, alienated or otherwise encumbered for development purposes for socialized housing projects for the benefit of the underprivileged and homeless Filipinos.

The measure also encourages private sector participation in the socialized housing projects, as provided for in Section 2 hereof, the incentives provided in Section 20 of Republic Act 7279 shall likewise be extended to participating private developers.

The Constitution provides that "The State shall, by law, and for the common good, undertake, in cooperation with the private sector, a continuing program of urban land reform and housing which will make available at affordable cost decent housing and basic services to underprivileged and homeless citizens in urban centers and resettlement areas."

In view of the foregoing considerations, approval of this bill is earnestly sought.

RODRIGUEZ D. DADIVAS
Representative
1st District, Capiz

fn.bill.20%forhousing

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

THIRTEENTH CONGRESS
1st Regular Session

House Bill No. 1344

Introduced by **RODRIGUEZ D. DADIVAS**

AN ACT
MANDATING THAT AT LEAST TWENTY PER CENTUM (20%) OF THE GOVERNMENT-OWNED LAND TO BE SOLD, ALIENATED OR OTHERWISE ENCUMBERED FOR DEVELOPMENT PURPOSES, BE SEGREGATED FOR SOCIALIZED HOUSING PROJECTS.

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

Section 1. Declaration of Policy. – It is hereby declared the policy of the State to ensure that sufficient land for housing purposes are maintained, and to improve the capability of local government units in undertaking urban development and housing programs and projects.

Sec. 2. Sale, Alienation or Encumbrance of Government-owned Land. – Whenever government-owned land, whether owned by the National Government or nay of its instrumentalities, agencies, including government-owned or controlled corporations and local government units, is sold, alienated or otherwise encumbered in favor of private individuals or entities for its development into industrial, commercial or other similar estates, there shall be set aside at least Twenty per centum (20%) of such land or at least Twenty per centum (20%) of the proceeds thereof for the development of socialized housing projects in the affected are of locality.

Sec. 3. Delivery/Remittance of Segregated Lands or Funds. – The segregated land or fund mentioned in Sec. 2 hereof shall be delivered/remitted according to the following:

a) For lands owned by the National Government or any of its instrumentalities, agencies, including government-owned or controlled corporations -- the segregated land or fund shall be delivered/remitted to the National Housing Authority who shall be directly responsible for the development of socialized housing projects in the affected area or locality.
b) For lands owned by the Local Government Units – the segregated land or fund shall be retained by the local government unit concerned to be utilized exclusively for its socialized housing projects.

Sec. 4. Utilization of Segregated Land or Funds. – The National Housing Authority (NHA), being the primary government agency in charge of providing housing for the underprivileged and homeless, or in case of land owned by local

government units, the local government unit concerned shall undertake the development of socialized housing projects within or adjacent are or locality. For this purpose, the NHA and local government unit concerned are hereby authorized to enter into joint venture agreements or other similar arrangements with private developers.

In both cases, the National Housing Authority and the local government unit concerned shall coordinate with each other in the development of socialized housing projects in the affected are or locality.

Sec. 5. Incentives for Private Developers. – To encourage private sector participation in the socialized housing projects described in Section 2 hereof, the incentives provided in Section 20 of Republic Act 7279 shall likewise be extended to participating private developers.

Sec. 6. Implementing Rules and Regulations. – Within six (6) months after the effectivity of this Act, the Housing and Urban Development Coordinating Council (HUDCC) is hereby directed to promulgate the necessary rules and regulations to effectively implement the provisions of this Act. In drafting the implementing rules and regulations, the HUDCC shall take into consideration the National Urban Development and Housing Framework described in RA 7279.

Sec. 7. Repealing Clause. – All laws, presidential decrees, executive orders, rules and regulations or parts thereof which are inconsistent with any provisions of this Act are hereby repealed or modified accordingly.

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

Sec. 9. Effectivity. – This Act shall take effect upon its approval.

Approved,