HOUSE OF REPRESENTATIVES
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LEGISLATIVE ARCHIVES

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INDEX DIVISION

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

THIRTEENTH CONGRESS

First Regular Session

House Bill No. 1596

Introduced by Hon. Rozzano Rufino B. Biazon

EXPLANATORY NOTE

The housing needs of the underprivileged and homeless in our country is a problem that continuously paints a stark picture for our country's economic managers, and housing czars.

While the 1987 Constitution provides a mandate that seeks to address this ever-growing problem, each administration, faced with the perennial problem of budget deficit that in turn threatens the provision and administration of social benefits to its citizens, is beset with the dilemma of how to allocate its meager resources for this purpose, especially for those who need it most.

Article 13, Section 9 partly reads, *"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."*

The State, in its desire to pursue the development of our country, has embarked on an unprecedented program of developing certain areas for priority development. This involves the identification of certain areas as "growth centers" for industrial, commercial and similar forms of development. The program includes the alienation of government-owned lands in favor of private individuals and entities for purposes of developing such lands into industrial or commercial centers.

Our country is fast running out of available residential land for its huge and ever-increasing population. The government has to pursue a rational land use plan that will entail the rational allocation of the government's scarce land resources to include housing for the underprivileged.

This bill seeks to require the setting aside of a portion of government-owned lands that are to be disposed of for purposes of developing "growth centers" in the country for the development of socialized housing projects for the benefit of the underprivileged and homeless Filipinos.

In view of the foregoing, early passage of this bill is earnestly urged.

ROZZANO RUFINO B. BIAZON
Representative
Lone District, Muntinlupa City

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AN ACT
MANDATING THAT AT LEAST TEN PERCENT (10%) OF GOVERNMENT-OWNED LANDS 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 any 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 ten percent (10%) of such land or at least ten percent (10%) of the proceeds thereof for the development of socialized housing projects in the affected area or locality.

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

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 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 Lands 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 to the affected areas in accordance with the local development plan of the affected area 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 NHA and the local government unit concerned shall coordinate with each other in the development of socialized housing projects in the affected area or locality.

Sec. 5. *Incentives for Private Developers.* To encourage private sector participation in the socialized housing projects described in Section hereof, the incentives provided in Section 20 of Republic Act No. 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 R.A. 7279.

Sec. 7. *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. 8. *Repealing Clause.* All laws, decrees, Executive Orders, Letters of Instruction, Rules and Regulations or parts thereof inconsistent with any provisions of this Act are hereby repealed, modified, superseded or amended accordingly.

Sec. 9. *Effectivity.* This Act shall take effect fifteen (15) days after its complete publication in the Official Gazette or in at least two (2) newspapers of general circulation.

Approved.