

Republic of the Philippines  
**HOUSE OF REPRESENTATIVES**  
Quezon City

**FIFTEENTH CONGRESS**  
First Regular Session

HOUSE BILL NO. 2145

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*Introduced by* **HON. MA. AMELITA A. CALIMBAS – VILLAROSA**

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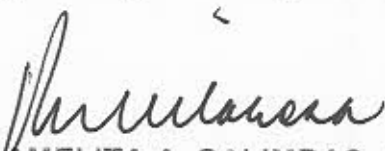
**EXPLANATORY NOTE**

Presidential Decree No. 772 criminalizing the practice of squatting in a sweeping manner was repealed in 1997 by Republic Act No. 8368 providing only an exemption in cases of professional squatters and squatting syndicates consistent with the provisions of Republic Act No. 7279 or the Urban Development and Housing Act of 1992 (UDHA). Unfortunately, more than seven years after, we have yet to see concrete benefits of such decriminalization.

Squatter colonies continue to mushroom with much greater pace all over the metropolis. This utter disrespect for property rights of others often find support from traditional politicians who, instead of seriously implementing the provision of summary eviction of professional squatters and squatting syndicates in the UDHA, countenance such nefarious and illegal activities for fear of losing potentially fertile sources of much needed votes. The obvious purpose of separating the grain from the shaft, so to speak, has not been served at all, rather, such delineation have paved the way for the sly to circumvent the law with impunity. It is common knowledge that many resettlement areas have become homes not for the urban poor but for those who take advantage of them.

The time has come to revisit Republic Act No. 8368 to evaluate the merits and demerits of a popular statute that purportedly upheld the rights of the less fortunate but at the great expense of the equally important rights of real property owners. A statute that has initially received much applause but appeared to have lost steam in mid-air due precisely to the universal principle that a wrong cannot be righted by another wrong, though the latter may be considered as one of lesser evil.

This bill will certainly be met with vigorous opposition but the will to do the right thing should stand mighty, though lonely, until enlightenment dawns upon society.

  
MA. AMELITA A. CALIMBAS - VILLAROSA

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**AN ACT**  
**AMENDING REPUBLIC ACT NO. 8368, OTHERWISE KNOWN**  
**AS THE "ANTI-SQUATTING LAW REPEAL ACT OF 1997"**

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

**SECTION 1.** This Act shall be known as the "Revised Anti-Squatting Law of 2005".

**SECTION 2.** Section 4 of Republic Act No. 8368 is hereby amended to read as follows:

Section 4. Effect on Republic Act No. 7279. – Nothing herein shall be construed to nullify, eliminate or diminish in any way Section 27 of Republic Act No. 7279 or any of its provisions relative to sanctions against professional squatters and squatting syndicates. Provided, that any person or group of persons who, with the use of force, intimidation or threat, or taking advantage of the absence or tolerance of the landowner, succeeds in occupying or possessing the property of the latter against his will, and, having received a written demand to either vacate or pay rent from said landowner, shall refuse to do so within a period of ninety (90) days, shall be considered a professional squatter within the purview of Republic Act No. 7279.

**SECTION 3.** This Act shall take effect thirty (30) days after its publication in two (2) newspapers of national circulation.

Approved.

