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Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

SIXTEENTH CONGRESS
First Regular Session

HOUSE BILL NO. 2310



Introduced by Rep. Winston "Winnie" Castelo

EXPLANATORY NOTE

Long in its history, this bill shall benefit some 41,973 families as beneficiaries although 13,717 more families already live at the National Government Center sites of which about 8,001 live at East side and about 4,797 at the West side). This 'overspill' however, cannot be accommodated at the project sites and needed to be relocated outside of the proclaimed NGC area.

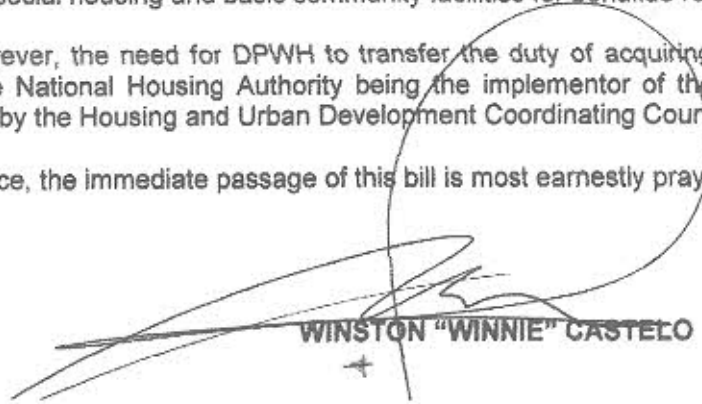
This is what the bill seeks to address in a scheme where qualified family-beneficiaries shall no longer worry about being ejected and their houses demolished. It shall be envisioned a community of persons with sense of dignity and who will be responsible taxpayers to the LGU-Quezon City. They can focus on the education of their children, livelihood projects, facility or mechanism on forced savings, and payment of their home lots.

Historically enough, the plight of the landless or homeless has seen former Presidents signing proclamation issuances if only to reserve portions of the government-owned National Government Center Sites or even acquire private lands in order to reserve to them. Hence, we note such issuances as Proclamation No. 1826 (FM), Proclamation No. 137 (Cory), Proclamation Nos. 248 and 1169 (FVR) that declared additional portions of land open for disposition under the provisions of Republic Act No. 7279 ("Urban Development and Housing Act of 1992").

And with the approval of Republic Act No. 9207 (aka "National Government Center Housing and Land Utilization Act of 2003"), the nature of use of NGC was changed from quasi-public purpose for national government edifices to the public purpose of social housing and basic community facilities for bonafide residents thereat.

However, the need for DPWH to transfer the duty of acquiring private lands at NGC to the National Housing Authority being the implementor of the housing project designated by the Housing and Urban Development Coordinating Council.

Hence, the immediate passage of this bill is most earnestly prayed.


WINSTON "WINNIE" CASTELO

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AN ACT
MANDATING THE NATIONAL HOUSING AUTHORITY TO UNDERTAKE THE ACQUISITION,
RECONSTITUTION AND RECOVERY OF REAL PROPERTIES REFERRED TO UNDER
REPUBLIC ACT NO. 9207 AT THE NATIONAL GOVERNMENT CENTER (NGC) LAND AND
HOUSING PROJECT SITES IN BARANGAYS COMMONWEALTH, HOLY SPIRIT, BATASAN
HILLS AND PAYATAS IN QUEZON CITY FOR THE PURPOSE OF FACILITATING AND
COMPLETING THE DISPOSITION OF HOMELOTS, SOCIALIZED HOUSING UNITS AND
DEVELOPMENT OF COMMUNITY FACILITIES THEREON IN FAVOR OF THE QUALIFIED
BENEFICIARIES

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

SECTION 1. **Short Title.** - This Act shall be known as "The National Government Center Land and Housing Act of 2011".

SEC. 2. **Declaration of State Policy.** - It is hereby declared the policy of the State to secure land tenure of the urban poor. Towards this end, lands located in the NGC, Quezon City shall be utilized for housing, socio-economic, civic, educational, religious and other purposes.

Per Section 9, Article XIII of the 1987 Constitution, "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. It shall also promote adequate employment opportunities to such citizens. In the implementation of such program the State shall respect the rights of small property owners."

SEC. 3. **Coverage of the Act.** - This Act shall cover all lands referred to under Republic Act No. 9207, otherwise known as the National Government Center (NGC) Housing and Land Utilization Act of 2003, specifically those mentioned in Sections 3 and 4 thereof, containing an area of 184 hectares on the west side and 238 hectares on the east side of Commonwealth Avenue for the purpose of disposition to *bona fide* residents and for local government, community facilities, socioeconomic, charitable, educational and religious purposes, subject to certain conditions provided for in the same Act and its Implementing Rules and Regulations.

SEC. 4. **Exemption** - This Act shall not cover the acquired proprietary interest of the Home Guaranty Corporation, under Republic Act No. 9207, such as the Commonwealth Enterprise Zone on the west side of Commonwealth Avenue.

SEC. 5. **Authority to Acquire, Reconstitute and Recover all lands within the coverage of RA 9207.** - The National Housing Authority is hereby mandated, for the purpose of disposition to *bona fide* residents and for local government unit of Quezon City, community facilities, socio-economic, charitable, educational and religious institutions, to undertake the following:

- a. To acquire all un-acquired lands on the contained NGC Project Sites at West and East sides of Commonwealth Avenue, by negotiation with the landowners or by expropriation proceedings or other modes of acquisition;
- b. To institute an action for reconstitution, either administrative or judicial, of all land titles, as well as untitled, if any, covered by the aforesaid NGC Project Sites;
- c. To recover possession of all lands embraced in the defined NGC Project Sites;
- d. To take other actions, necessary, appropriate and lawful, in order to attain the objectives and purposes of this Act.

SEC. 6. **Appropriations.** To carry out the provision of this Act, the initial amount of Two Hundred Million Pesos (P200,000,000.00) is hereby appropriated from the General Appropriations Act for the purpose of acquiring privately-owned lands covered by RA 9207.

SEC. 7. **Repealing Clause.** All laws, decrees, executive orders, proclamations, rules and regulations, and issuances, or parts thereof which are inconsistent with the provisions of this Act are hereby repealed or modified accordingly.

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

SEC. 9. **Effectivity of the Act.** This Act shall take effect upon its approval.

Approved,