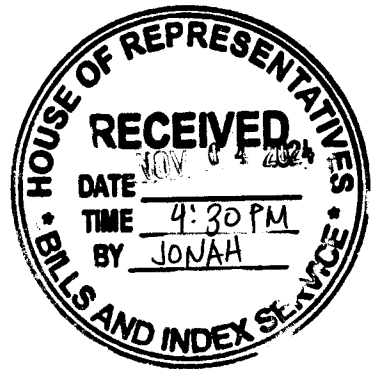




Republic of the Philippines
House of Representatives
Quezon City, Metro Manila



Nineteenth Congress
Third Regular Session

HOUSE BILL NO. **11025**

Introduced by Representative Rosanna "Ria" Vergara

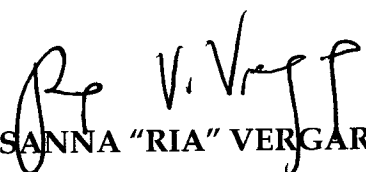
EXPLANATORY NOTE

Foreign investment is essential to the economic growth and development of a country. It plays a key role in helping a nation reach its economic potential by fostering business activities, introducing new technologies, and improving the competitiveness of local businesses. Moreover, foreign investment results in job creation, which boosts income levels and helps elevate the standard of living within the receiving country.

Given these benefits, it is crucial for governments to create an economic environment that is attractive to international investors. Policies that encourage foreign investment can make a country more appealing globally. Governments that prioritize and improve their investment policies not only draw in more foreign businesses but also promote economic stability, which further enhances the country's appeal.

In line with these objectives, this bill seeks to amend Republic Act No. 7652, also known as "Investors' Lease Act" by extending the maximum lease period allowed for foreign investors to ninety-nine (99) years. By increasing the allowable lease term, the bill provides investors with the confidence to undertake long-term projects and make strategic business decisions with a sense of security.

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


ROSANNA "RIA" VERGARA



Republic of the Philippines
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1 AN ACT AMENDING REPUBLIC ACT NO. 7652, OTHERWISE KNOWN
2 AS THE "INVESTORS' LEASE ACT," TO EXTEND THE MAXIMUM LEASE
3 PERIOD OF PRIVATE LANDS TO FOREIGNERS
4

5 *Be it enacted by the Senate and House of Representatives of the Philippines in Congress*
6 *assembled:*
7

8 Section 1. Section 3 of Republic Act No. 7652 is hereby amended to read as
9 follows:

10 "Section 4. Coverage. - Any foreign investor investing in the Philippines shall
11 be allowed to lease private lands in accordance with the laws of the Republic of the
12 Philippines subject to the following conditions:

13 "(1) ~~[No]~~ **THE AGGREGATE PERIOD OF THE** lease contract shall be for a
14 period NOT exceeding ~~[fifty (50) years, renewable once for a period of not more~~
15 ~~than twenty-five (25) years]~~ **NINETY-NINE (99) YEARS;**

16 "(2) The leased area shall be used solely for the purpose of the investment
17 upon the mutual agreement of the parties;

1 "(3) The leased premises shall comprise such area as may reasonably be
2 required for the purpose of the investment subject however to the Comprehensive
3 Agrarian Reform Law and the Local Government Code.

4 The leasehold right acquired under long-term lease contracts entered into
5 pursuant to this Act may be sold, transferred, or assigned: *Provided*, That when the
6 buyer, transferee, or assignee is a foreigner or a foreign-owned enterprise, the
7 conditions and limitations in respect to the use of the leased property as provided
8 for under this Act shall continue to apply."

9 Section 2. Implementing Rules and Regulations. - Upon effectivity of this Act,
10 the Board of Investments, the Fiscal Incentives Review Board, and the Land
11 Registration Authority, in consultation with other concerned government agencies
12 and stakeholders, shall promulgate the necessary implementing rules and
13 regulations for the effective implementation of this Act.

14 Section 3. Repealing Clause. - All laws, executive orders, proclamations, rules,
15 regulations and other issuances or parts thereof which are inconsistent with the
16 provisions of the Act are hereby repealed, amended, or modified accordingly.

17 Section 4. Separability Clause. - If any part of this Act is held unconstitutional
18 or invalid, other parts or provisions thereof which are not affected shall continue in
19 full force and effect.

20 Section 5. Effectivity. - This Act shall take effect fifteen (15) days following
21 completion of its publication in the Official Gazette or at least two (2) newspapers
22 of general circulation.

23 Approved,