

TWENTIETH CONGRESS)
REPUBLIC OF THE PHILIPPINES)
First Regular Session)



HOUSE OF REPRESENTATIVES

*Introduced by Representative Rufus B. Rodriguez and
Representative Maximo B. Rodriguez, Jr.*

House Bill No. 4490

EXPLANATORY NOTE

This bill seeks to strengthen the Bases Conversion and Development Authority (BCDA) by introducing vital amendments to its charter, Republic Act No. 7227. Since its creation in 1992, the BCDA has been instrumental in fulfilling its dual mandate: to transform former military bases into centers of economic growth and to contribute to the modernization of the Armed Forces of the Philippines. Its impressive track record, which includes the development of premier business districts like Bonifacio Global City and Newport City, as well as game-changing infrastructure such as the Subic-Clark-Tarlac Expressway (SCTEX), Clark International Airport, and New Clark City, demonstrates BCDA's role in building inclusive, future-ready communities that create jobs and drive long-term prosperity.

Three (3) decades since its creation, the BCDA has not only reshaped Metro Manila's urban landscape but has also accelerated development in Central and Northern Luzon. Its economic and freeports zones in Clark, Poro Point, Camp John Hay, and the Bataan Technology Park have become hubs for investment, tourism, technology, and logistics. These projects have already generated more than 400,000 jobs, with over a million quality jobs projected as properties reach full development.

This bill secures BCDA's future. It extends its corporate life for an additional thirty (30) years to ensure the continuity of long-term projects and provide certainty for investors that BCDA is institutionally secure to honor its contractual obligations. It also mandates the allocation of ten percent (10%) of BCDA landholdings for leasehold-to-freehold conversion for housing, industrial, and institutional developments. This initiative will directly benefit more than 150,000 workers through the provision of affordable homes located near their workplaces, in support of the President's *Pambansang Pabahay Para sa Pilipino* Program (4PH). No longer will our workers have to endure long daily commutes. They will live where they work, raise families with dignity, and thrive in vibrant communities.

By passing this measure, Congress sends a clear message: we are building a *Bagong Pilipinas* that is inclusive, resilient, and forward-looking. Strengthening BCDA means strengthening our economy and our people. This is not just about land. This is about jobs. This is about homes. This is about the future of the Filipino nation.

In view of the foregoing, immediate approval of this measure is earnestly requested.


RUFUS B. RODRIGUEZ


MAXIMO B. RODRIGUEZ, JR.

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AN ACT

**STRENGTHENING THE BASES CONVERSION AND DEVELOPMENT AUTHORITY,
AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7227, OTHERWISE KNOWN AS THE
“BASES CONVERSION AND DEVELOPMENT ACT OF 1992”, AS AMENDED**

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

SEC 1. Section 3 of Republic Act No. 7227, otherwise known as the “Bases Conversion and Development Act of 1992”, as amended, is hereby further amended to read as follows:

"SEC. 3. Creation of the Bases Conversion and Development Authority. - There is hereby created a body corporate to be known as the Bases Conversion and Development Authority, hereinafter referred to as the Conversion Authority, which shall have the attribute of perpetual succession and shall be vested with the powers of a corporation.

It shall be organized within thirty (30) days after the approval of this Act.

*It shall have a term of fifty (50) years from its organization, **WHICH SHALL BE EXTENDED FOR ANOTHER THIRTY (30) YEARS UPON THE EXPIRATION OF ITS ORIGINAL TERM:** *Provided, That Congress, [by joint resolution], may dissolve the Conversion Authority whenever in its judgment the primary purpose for its creation has been accomplished. It shall establish its principal office in Metropolitan Manila unless otherwise provided by the Conversion Authority and may put up such branches as may be necessary."**

SEC 2. Declaration of Alienable and Disposable Lands. — Ten percent (10%) of the total land area of the following lands of the Bases Conversion and Development Authority (BCDA), as identified in their respective Master Development Plans, is hereby declared alienable and disposable: (a) Clark Special Economic Zone, including New Clark City and Clark Freeport Zone; (b) Poro Point Freeport Zone; (c) Camp John Hay; and (d) Bataan Technology Park within the Morong Special Economic Zone. The identified areas shall be allocated as follows: five percent (5%) for residential and residential/mixed-use purposes, and five percent (5%) for institutional and industrial purposes, consistent with government priorities. The President of the Philippines may, considering market demand and economic conditions, declare an additional five percent (5%) for the same purposes.

SEC. 3. The authority of the President to sell the above lands is hereby recognized in accordance with Republic Act No. 7227, as amended, and other existing laws, rules and regulations governing sales of government properties. No sale or disposition shall be undertaken until the Master Development Plan is approved by the President, as recommended and prepared by the BCDA, solely or jointly with its implementing arm. After

the approval of a Master Development Plan, the President may authorize the BCDA, solely or jointly with its implementing arm, to dispose of the lands in accordance thereto. Proceeds from the sale shall be remitted to the Bureau of the Treasury. The BCDA shall submit implementation updates to the Office of the President every three (3) years.

SEC. 4. Nothing in this Act shall be construed as transferring existing military bases under the jurisdiction of the Department of National Defense and/or Armed Forces of the Philippines to the BCDA.

SEC. 5. *Implementing Rules and Regulations.* - The BCDA, in consultation with the appropriate agencies, shall promulgate the rules and regulations necessary for the effective implementation of this Act within ninety (90) days from its effectivity.

SEC. 6. *Separability Clause.* - If any provision of this Act is declared unconstitutional, the remainder thereof not otherwise affected shall remain in full force and effect.

SEC. 7. *Repealing Clause.* - Section 2 of Republic Act No. 7917 is hereby repealed. All other laws, decrees, executive orders, issuances, proclamations, letters of instruction, ordinances, administrative rules and regulations or any part thereof inconsistent with or contrary to the provisions of this Act are hereby repealed, amended, or modified accordingly.

SEC. 8. *Effectivity.* - This Act shall take effect fifteen (15) days after its publication in the *Official Gazette* or in any newspaper of general circulation.

Approved,