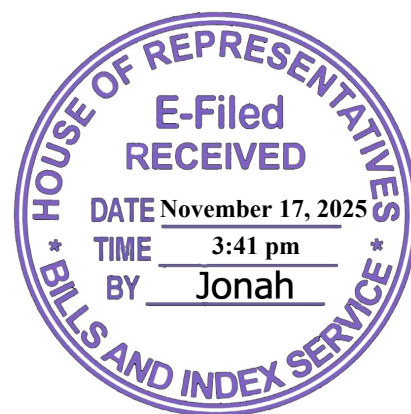


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 6068



Introduced by **Representatives ERIC G. YAP and EDVIC G. YAP**

EXPLANATORY NOTE

This bill seeks to strengthen the Bases Conversion and Development Authority (BCDA) so that it may fully live up to its mandate of transforming former military bases into engines of national development and economic inclusion. The BCDA has been a vital instrumentality of the State, remitting more than P71.18 Billion to the national government since its creation in 1992¹. Yet, the BCDA's legal and institutional framework remains rooted in its 1992 charter which no longer match the scale of the BCDA's current portfolio of economic zones. It is in this context that this proposed measure become deeply urgent.

This legislative measure extends the corporate term of the BCDA to fifty (50) years, renewable for another fifty (50) years. It gives the conversion authority the horizon and certainty needed to plan, invest, and deliver large-scale projects for the benefit of our communities. It also ensures that the BCDA has the financial muscle to mobilize and leverage investment and spread opportunities to less developed provinces by increasing its authorized capital stock from P100 Billion to P400 Billion.

When the BCDA succeeded in boosting its investments to P7.72 Billion in the first quarter of 2025, it also brought jobs and hope to local communities². But many Filipinos still live outside the reach of meaningful economic hubs, and access to dignified housing remains elusive. Empowering the BCDA with modern governance and financing standards means we are giving the Filipino people a better chance to own homes, live near work, and participate in the value chain of national infrastructure. Moreover, in a time of accelerated climate change, it is strategically imperative to repurpose former military bases into smart, resilient, and sustainable economic zones. The BCDA's

¹ GCG. 2023. *Bases Conversion and Development Authority*. Retrieved from <https://icrs.gcg.gov.ph/profiles/bcda/>. Retrieved on 11 November 2025.

² CRISMUNDO, Kris. 2025. *BCDA triples investments in Q1 2025 to PHP7.7B*. Retrieved from <https://www.pna.gov.ph/articles/1249350>. Retrieved on 11 November 2025.


partnership with Japanese institutions on connectivity, waste-to-energy (WTE), and renewable energy projects demonstrates this forward momentum³.

The passage of this bill affirms the nation's commitment to transform lands once reserved for war into sources of hope and progress. It reflects the State's belief that no community is too remote, and no region too peripheral to benefit from development.

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



HON. ERIC G. YAP



HON. EDVIC G. YAP

³ LAGARE, Jordeene. 2025. *BCDA taps 3 Japanese institutions for connectivity, sustainability projects*. Retrieved from <https://business.inquirer.net/550153/bcda-taps-3-japanese-institutions-for-connectivity-sustainability-projects>. Retrieved on 11 November 2025.

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 6068

Introduced by **Representative ERIC G. YAP and EDVIC G. YAP**

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:

ARTICLE I
POLICY AND PRINCIPLES

Section 1. Section 3 of Republic Act (RA) No. 7227, 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 (**BCDA**), 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 approval of this Act. It shall have a term of fifty (50) years from its organization, **WHICH SHALL BE RENEWABLE FOR ANOTHER FIFTY (50) YEARS UPON THE EXPIRATION OF ITS ORIGINAL TERM, AND MAY BE FURTHER ENTENDED BY LAW:** *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. Section 5 of the same Act, is hereby amended to read as follows:

“SEC. 5. *Powers of the Conversion Authority.* – To carry out its objectives under this Act, the Conversion Authority is hereby vested with the following powers:

“x x x

l) To exercise [oversight functions] **RIGHTS OF OWNERSHIP** over the **PROPERTIES TRANSFERRED TO IT BY THE STATE, OVER ITS SUBSIDIARIES, AND OVER** Special Economic Zones declared under this Act and by subsequent presidential proclamations within the framework of the declared policies of this Act;

m) To **GRANT, DONATE, OR OTHERWISE ALIENATE BY GRATUITOUS TITLE REAL PROPERTIES TO ANY GOVERNMENT INSTITUTION OR AGENCY TO BE DEVOTED EXCLUSIVELY FOR PUBLIC USE;**

N) EXERCISE CONTROL AND SUPERVISION OVER ITS SUBSIDIARIES INCLUDING BUT NOT LIMITED TO THEIR PLANS, PROJECTS, PROGRAMS, POLICIES, FINANCIALS, AND OTHER ACTIVITIES;

O) TO FORMULATE AND ADOPT ITS OWN GUIDELINES THAT SHALL GOVERN ITS JOINT VENTURE ARRANGEMENTS WITH THE PRIVATE ENTITIES FOR THE DEVELOPMENT AND DISPOSITION OF ITS ASSETS AND OPERATIONS OF ITS FACILITIES TO ENSURE THE TIMELY DELIVERY OF ITS PROJECTS;

P) TO FORMULATE EFFECTIVE GUIDELINES AND STRATEGIES THAT SHALL EFFECT IMMEDIATE RECOVERY AND POSSESSION OF PROPERTIES TRANSFERRED TO IT BY THE STATE AND OCCUPIED BY PRIVATE INDIVIDUALS, TO ENSURE TIMELY DELIVERY OF THE PROJECTS COVERED BY THE CONVERSION AND DEVELOPMENT PLAN OF THE CONVERSION AUTHORITY;

Q) TO GRANT FINANCIAL ASSISTANCE TO QUALIFIED PROJECT AFFECTED PEOPLE (PAP), INCLUDING CLAIMANTS/OWNERS OF STRUCTURES AND IMPROVEMENTS WHO DO NOT HAVE LEGALLY RECOGNIZED RIGHTS TO THE LAND OF THE CONVERSION AUTHORITY;

R) TO DETERMINE THE REASONABLE AMOUNT OF FINANCIAL ASSISTANCE TO BE GRANTED TO THE PAP, AND TO ENTER INTO A COMPROMISE AGREEMENT WITH CLAIMANTS WHO ARE IN POSSESSION OF THE LAND OF

BCDA OR ANY PORTION THEREOF SUBJECT TO THE CONVERSION AND DEVELOPMENT PLAN OF THE CONVERSION AUTHORITY;

S) TO GRANT, ADMINISTER, AND IMPLEMENT INCENTIVES TO ENTERPRISES IN SPECIAL ECONOMIC AND FREEPORT ZONES DECLARED UNDER THIS ACT AND BY SUBSEQUENT PRESIDENTIAL PROCLAMATIONS, IN ACCORDANCE WITH EXISTING LAWS, RULES, AND REGULATIONS ON FISCAL INCENTIVES;

T) TO promulgate all necessary rules and regulations; and

[n] U) To perform such other powers as may be necessary and proper to carry out the purposes of this Act."

SEC. 3. Section 6 of the same Act, is hereby amended to read as follows:

"SEC. 6. *Capitalization.* - The Conversion Authority shall have an authorized capital of [One hundred billion pesos (P100,000,000,000)] **FOUR HUNDRED BILLION PESOS (P400,000,000.000.00)** which may be fully subscribed by the Republic of the Philippines and **FUNDED BY THE CONVERSION AUTHORITY** [shall either be paid up from the proceeds of the sales of its land assets as provided for in Sec. 8 of this Act or by transferring to the Conversion Authority properties valued in such amount] **EITHER IN CASH OR PROPERTY.**

x x x."

SEC. 4. A new section denominated as Section 18 is hereby inserted to read as follows:

"SEC. 18. *CONVERSION OF RESIDENTIAL LANDS.* - RESIDENTIAL LAND AND RESIDENTIAL MINED-USE LAND, IDENTIFIED BY THE CONVERSION AUTHORITY IN ITS MASTER DEVELOPMENT PLANS FOR THE ECONOMIC ZONES IDENTIFIED AND DEFINED UNDER R.A. 7227, AS AMENDED, ARE HEREBY DECLARED ALIENABLE AND DISPOSABLE: *PROVIDED*, THAT, THE AREA TO BE CLASSIFIED AS ALIENABLE AND DISPOSABLE SUBJECT TO SALE SHALL NOT BE MORE THAN FIVE PERCENT (5%) OF THE TOTAL LAND AREA OF EACH ECONOMIC ZONE. THE CONVERSION AUTHORITY IS HEREBY AUTHORIZED TO SELL THESE LANDS.

THE PROCEEDS FROM THE SALE THEREOF SHALL ACCRUE TO THE CONVERSION AUTHORITY: *PROVIDED*, THAT EVERY THREE (3) YEARS, THE CONVERSION AUTHORITY SHALL SUBMIT TO THE OFFICE OF THE PRESIDENT PERIODIC UPDATES ON THE

**DISPOSITION OF RESIDENTIAL LAND AND RESIDENTIAL MIXED-
USE LAND."**

SEC. 5. Section 18 of RA No. 7227, as amended, is hereby renumbered as Section 19, and all succeeding sections of the same Act are hereby renumbered accordingly.

SEC. 6. *Separability Clause.* - If any portion or provision of this Act is declared invalid or unconstitutional, other provisions hereof shall remain in full force and effect.

SEC. 7. *Repealing Clause.* - All acts and decrees, executive orders, implementing rules and regulations or parts thereof, inconsistent with the provisions of this Act are hereby repealed, amended or modified accordingly.

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

Approved,