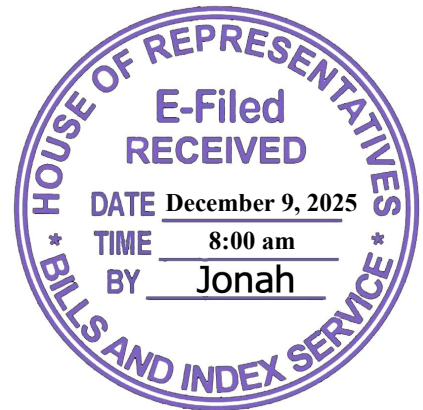




Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH CONGRESS
First Regular Session

House Bill No. 6670



Introduced by **Representative KATRINA REIKO CHUA - TAI**
1st District, Zamboanga City

AN ACT
STRENGTHENING THE RIGHT OF THE GOVERNMENT TO EXPROPRIATE LANDS
FOR SOCIALIZED HOUSING, AMENDING SECTIONS 3, 9, 10, 11, AND 41 OF REPUBLIC
ACT NO. 7279 OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING
ACT (UDHA) OF 1992” AND FOR OTHER PURPOSES

EXPLANATORY NOTE

Across the Philippines, millions of families still struggle to find a safe and affordable place to live. While the Urban Development and Housing Act of 1992 set important rules for social housing, its rules have not kept up with the changing problems cities face or the urgent needs of families today.

This bill strengthens the government’s ability to secure land for socialized housing, ensuring swifter access to safe homes for low-income and informal settler families. It modernizes RA 7279 by updating key definitions, expanding acquisition strategies, clarifying land valuation, and reinforcing oversight.

The bill targets land near existing socialized housing and National Housing Authority properties to ensure strategic expansion. It also introduces joint ventures, long-term leases, land banking, and private partnerships to create more housing options.

It streamlines expropriation and compensation, ties valuation to established schedules, covers improvements, and bars speculation. New safeguards ensure site suitability, risk assessment, fiscal responsibility, and transparency, aligning with DHSUD’s national housing oversight role.

With stronger land-acquisition tools, the bill accelerates efforts to address homelessness through faster, more strategic, and more transparent actions. It enables fair resettlement, prudent spending, and moves safe housing closer for vulnerable families, advancing social justice nationwide.

IN VIEW OF THE FOREGOING, immediate passage of this bill is earnestly sought.


KATRINA REIKO CHUA - TAI



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AN ACT

**STRENGTHENING THE RIGHT OF THE GOVERNMENT TO EXPROPRIATE
LANDS FOR SOCIALIZED HOUSING, AMENDING SECTIONS 3, 9, 10, 11, AND 41 OF
REPUBLIC ACT NO. 7279 OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT
AND HOUSING ACT (UDHA) OF 1992” AND FOR OTHER PURPOSES**

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

SECTION 1. Section 3 of Republic Act No. 7279 is hereby amended to include:

“Sec. 3. *Definition of Terms.* - For purposes of this Act:

(a) Xxx;

(w) Xxx; ~~and~~

(x) Xxx; **AND**

**(Y) “JUST COMPENSATION” REFERS TO THE FAIR AND FULL
MONETARY VALUE OF PROPERTY ACQUIRED FOR SOCIALIZED
HOUSING OR RESETTLEMENT PURPOSES, DETERMINED ON THE
BASIS OF THE SCHEDULE OF MARKET VALUES (SMV) PREPARED
BY THE LOCAL GOVERNMENT UNIT AND APPROVED PURSUANT TO
REPUBLIC ACT NO. 12001, OTHERWISE KNOWN AS THE REAL
PROPERTY VALUATION AND ASSESSMENT REFORM ACT (RPVARA).
IN AREAS WHERE THE SMV HAS NOT YET BEEN ISSUED, UPDATED,
OR APPROVED UNDER RA 12001, THE BUREAU OF INTERNAL
REVENUE (BIR) ZONAL VALUE (BZV) SHALL SERVE AS THE
ALTERNATIVE BASIS FOR VALUATION. THE VALUATION SHALL
ALSO SEPARATELY CONSIDER THE VALUE OF EXISTING
IMPROVEMENTS ON THE PROPERTY IN ACCORDANCE WITH
NATIONAL VALUATION STANDARDS AND GUIDELINES ISSUED BY
THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN
DEVELOPMENT (DHSUD) AND THE BUREAU OF LOCAL
GOVERNMENT FINANCE (BLGF). THE DETERMINATION OF JUST
COMPENSATION SHALL CONFORM TO INTERNATIONALLY
ACCEPTED VALUATION PRINCIPLES, THE PHILIPPINE VALUATION
STANDARDS (PVS), AND THE RULES ISSUED UNDER RA 12001, AND
SHALL EXCLUDE SPECULATIVE, INFLATED, OR ANTICIPATORY
VALUES.”**

1 **SECTION 2.** Section 9 of Republic Act No. 7279 is hereby amended to read as
2 follows:

3 “Sec. 9. ~~Priorities in the Acquisition of Land~~ **FOR SOCIALIZED HOUSING.** -
4 Lands for socialized housing ~~shall be acquired in the following order~~ **MAY BE**
5 **ACQUIRED THROUGH ANY OF THE FOLLOWING:**

- 6 (a) Those owned by the Government or any of its subdivisions, instrumentalities, or
7 agencies, including government-owned or - controlled corporations and their
8 subsidiaries;
9 (b) Alienable lands of the public domain;
10 (c) Unregistered or **UNDERDEVELOPED**, abandoned, and idle lands;
11 (d) Those within the declared Areas for Priority Development, Zonal Improvement
12 Program sites, and Slum Improvement and Resettlement Program sites which
13 have not yet been acquired;
14 (e) **EXISTING GOVERNMENT HOUSING SITES AND SETTLEMENTS,**
15 **INCLUDING THOSE PREVIOUSLY DEVELOPED UNDER THE** Bagong
16 Lipunan Improvement of Sites and Services or BLISS sites which have not yet
17 been acquired;
18 (f) Privately-owned lands; **AND**
19 (g) **OTHER AREAS IDENTIFIED IN THE LAND INVENTORY OF**
20 **DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN**
21 **DEVELOPMENT (DHSUD) AND THE NATIONAL HOUSING**
22 **AUTHORITY (NHA).**

23 ~~Where open site development is found more practicable and advantageous to the~~
24 ~~beneficiaries, the priorities mentioned in this section shall not apply. The local~~
25 ~~government units shall give budgetary priority to on-site development of government~~
26 ~~lands.~~ **THE POWER TO IDENTIFY AND TO PRIORITIZE THE PARTICULAR**
27 **AREA TO BE ACQUIRED SHALL BE WITH THE DEPARTMENT OF**
28 **HUMAN SETTLEMENTS AND URBAN DEVELOPMENT (DHSUD), THE**
29 **NATIONAL HOUSING AUTHORITY (NHA), OR OTHER PROPER**
30 **NATIONAL AGENCY ACQUIRING LAND FOR SOCIALIZED HOUSING.”**

31 **SECTION 3.** Section 10 of Republic Act No. 7279 is hereby amended to read as
32 follows:

33 “Sec. 10. *Modes of Land Acquisition.* - The modes of acquiring lands for purposes of
34 this Act shall include, ~~among others,~~ **DONATION**, community mortgage, land
35 swapping, land assembly or consolidation, land banking, donation to the Government,
36 joint-venture agreement, negotiated purchase ~~SALE~~, **and** expropriation, **OR ANY**
37 **OTHER MODE OF ACQUISITION AS PROVIDED BY LAW: Provided,**
38 ~~however, That expropriation shall be resorted to only when other models of acquisition~~
39 ~~have been exhausted: Provided, further, That where expropriation is resorted to, parcels~~
40 ~~of land owned by small property owners shall be exempted for purposes of this Act:~~
41 **Provided, finally, FURTHER,** That abandoned property, as herein defined, shall be
42 reverted and escheated to the State in a proceeding analogous to the procedure laid
43 down in Rule 91 of the Rules of Court.

44 For the purpose of socialized housing, government-owned and foreclosed properties
45 shall be acquired by the local government units, or by the National Housing Authority
46 primary through negotiated purchase: Provided, That qualified beneficiaries who are
47 actual occupants of the land shall be given the right of first refusal.”

1 **SECTION 4.** Section 11 of Republic Act No. 7279 is hereby amended to read as
2 follows:

3 “Sec. 11. Expropriation of Idle Lands. - **IN CONSISTENT WITH SECTION 24 OF**
4 **REPUBLIC ACT NO. 11201, OTHERWISE KNOWN AS THE “DEPARTMENT**
5 **OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT ACT” AND**
6 **SECTION 15 OF REPUBLIC ACT NO. 12216, OTHERWISE KNOWN AS THE**
7 **“NATIONAL HOUSING AUTHORITY ACT”, All idle lands in urban, and**
8 **urbanizable areas, AND LANDS FOR PRIORITY EXPROPRIATION SHALL**
9 **INCLUDE PROPERTIES ADJACENT TO, IN FRONT OF, OR BEHIND AN**
10 **EXISTING SOCIALIZED HOUSING PROJECTS, AS WELL AS PROPERTIES**
11 **CURRENTLY UNDER THE NATIONAL HOUSING AUTHORITY (NHA)**
12 **OWNERSHIP** as defined and identified in accordance with this Act, shall be
13 expropriated and shall form part of the public domain. These lands shall be disposed of
14 or utilized by the Government for such purposes that conform with their land use
15 plans. Expropriation proceedings shall be instituted if, after the lapse of one (1) year
16 following receipt of notice of acquisition, the owner fails to introduce improvements as
17 defined in Section 3(f) hereof, except in the case of force majeure and other fortuitous
18 events. Exempted from this provision, however, are residential lands owned by small
19 property owners ~~or those the ownership of which is subject of a pending litigation.”~~”

20 **SECTION 5.** Section 41 of Republic Act No. 7279 is hereby amended to read as
21 follows:

22 “Sec. 41. **COORDINATION, MONITORING, AND EVALUATION** *Annual*
23 *Report.* - **THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN**
24 **DEVELOPMENT (DHSUD) ~~Housing and Urban Development Coordinating~~**
25 **~~Council,~~ IN COORDINATION WITH ALL CONCERNED GOVERNMENT**
26 **AGENCIES, INCLUDING GOCCs and the local government units shall BE THE**
27 **PRIMARY AGENCIES RESPONSIBLE FOR MONITORING AND**
28 **EVALUATION OF THE URBAN DEVELOPMENT AND HOUSING**
29 **PROGRAM, INCLUDING SOCIALIZED HOUSING AND RESETTLEMENT**
30 **INITIATIVES UNDERTAKEN PURSUANT TO THIS ACT. IN HARMONY**
31 **WITH SECTION 24 OF REPUBLIC ACT NO 11201, THE DHSUD SHALL**
32 **ESTABLISH AND IMPLEMENT A COMPREHENSIVE COORDINATION**
33 **AND MONITORING MECHANISM TO ENSURE THE TIMELY, EFFICIENT,**
34 **AND TRANSPARENT ACQUISITION AND DEVELOPMENT OF LANDS**
35 **INTENDED FOR SOCIALIZED HOUSING. FOR THIS PURPOSE, ALL**
36 **AGENCIES AND THE LGU SHALL ALIGN THEIR LAND ACQUISITION**
37 **ACTIVITIES, PROPOSALS, AND HOUSING-RELATED PROGRAMS WITH**
38 **DHSUD GUIDELINES AND NATIONAL HOUSING OBJECTIVES. THE**
39 **HOUSING AND URBAN DEVELOPMENT COORDINATING COUNCIL**
40 **SHALL REGULARLY submit a detailed annual reportS, DATA, AND UPDATES**
41 **with respect to the implementation of this Act to the President and the Congress of the**
42 **Republic of the Philippines.**

43 **ALL LANDS PROPOSED FOR SOCIALIZED HOUSING SHALL BE**
44 **SUBJECT TO SITE SUITABILITY AND READINESS EVALUATION,**
45 **INCLUDING ASSESSMENTS OF LAND CLASSIFICATION,**
46 **ENVIRONMENTAL AND GEOTECHNICAL SAFETY, DISASTER RISK, AND**
47 **CONSISTENCY WITH LOCAL LAND USE PLANS. LAND ACQUISITION**
48 **AND DEVELOPMENT SHALL OBSERVE FISCAL SAFEGUARDS,**
49 **ENSURING FUNDING AVAILABILITY, COST REASONABLENESS, AND**
50 **ADHERENCE TO PUBLIC FINANCIAL MANAGEMENT RULES.**

1 **SECTION 6. *Repealing Clause.*** - All laws, presidential decrees executive orders,
2 memoranda, rules, and regulations contrary to or inconsistent with the provisions of this Act
3 are hereby repealed, amended, or modified accordingly.

4 **SECTION 7. *Effectivity.*** - This Act shall take effect fifteen (15) days after its
5 publication in the Official Gazette or in a newspaper of general circulation.

6 Approved,