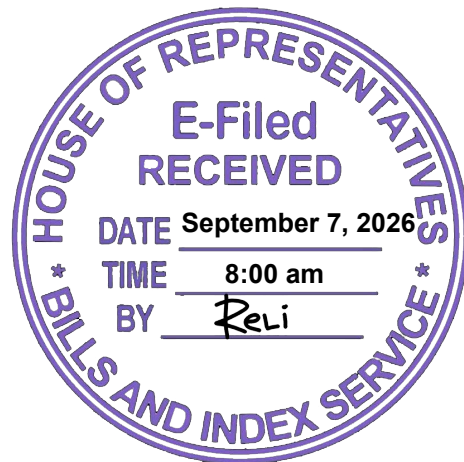


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City
TWENTIETH CONGRESS
Second Regular Session



HOUSE BILLNO. 11131

Introduced by **REP. BERNADETTE "DETTE" G. ESCUDERO**

AN ACT
EXEMPTING THE UNDERPRIVILEGED AND HOMELESS FROM THE,
REQUIRED PAYMENT OF SUPERSEDEAS BOND TO PERFECT AN APPEAL IN
RELATION TO EJECTMENT CASES FILED AGAINST THEM,
AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279 OR THE
"URBAN DEVELOPMENT HOUSING ACT OF 1992"

EXPLANATORY NOTE

More than three decades after the enactment of Republic Act (R.A.) No. 7279, or the Urban Development and Housing Act of 1992, housing insecurity remains one of the pressing issues that the government seeks to address and end. Related to this, the Department of the Interior and Local Government (DILG) reported that 238,747 informal settler families, of whom only 57,134, or 23.93 percent, had been relocated as of August 2025, leaving more than 181,000 identified families still awaiting resettlement.¹

The vulnerability of these families is aggravated when housing disputes and cases are filed before the courts. In May 2025, for instance, residents of a Tondo community resisted the implementation of a court-ordered demolition, with affected families expressing that they had nowhere else to go. The dispute had already undergone approximately four years of litigation before the final demolition order was issued.² Similar disputes underscore the realities for indigent families that ejectment cases are not simply a question of possession but determines whether a family continues to have a roof over its head.

Under Rule 70 of the Rules of Court, judgments against defendants in ejectment cases are immediately executory. To stay or put on hold the execution pending appeal, the defendant must, among others, file a sufficient supersedeas bond and continue making the required deposits for the use and occupation of the property.

¹ INQUIRER.net (2025, August 15). *57,134 informal settler families relocated from Manila Bay — DILG*. Accessed last 11 August 2026 from: <https://newsinfo.inquirer.net/2096123/57134-informal-settler-families-relocated-from-manila-bay-dilg>

² Locus, S. (2025, May 26). *Tension grips demolition in Tondo residential area*. Accessed last 11 August from: <https://www.gmanetwork.com/news/topstories/metro/947366/tension-grips-demolition-in-tondo-residential-area/story/>

The Supreme Court has consistently held that failure to comply with these requirements may result in the immediate execution of the judgment. For underprivileged and homeless citizens, however, the very financial incapacity that places them at risk of homelessness may also prevent them from securing the temporary protection necessary to meaningfully pursue their appeal.

This measure seeks to amend Section 28 of R.A. No. 7279 by clarifying the treatment of court-ordered eviction and demolition and by exempting qualified underprivileged and homeless citizens from the supersedeas bond requirement, subject to appropriate proof of indigency. It does not extinguish the property rights of lawful owners, nor does it prevent courts from ultimately enforcing valid judgments. Rather, it ensures that the ability to seek appellate relief and temporarily stay displacement will not depend solely on one's ability to pay.

In view of the foregoing, the immediate passage of this measure, which is a counterpart measure of Senate Bill no. 70, is earnestly sought.



HON. BERNADETTE "DETTE" G. ESCUDERO

Representative
1st District, Sorsogon

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

1 **SECTION. 1.** Section 28 Of Republic Act No. 7279 is hereby amended to read
2 as follows:

3
4 "SEC. 28. Eviction and Demolition. Eviction or demolition as a practice
5 shall be discouraged. Eviction or demolition, however, may be allowed under
6 the following situations:

7
8 x x x

9
10 (c) When there is a court order eviction and demolition [-]: **PROVIDED,**
11 **THAT NO SUPERSEDEAS BOND SHALL BE REQUIRED OF**
12 **UNDERPRIVILEGED AND HOMELESS CITIZENS AS DEFINED IN**
13 **SECTION 3 (T) OF THIS ACT TO PERFECT AN APPEAL FROM SUCH**
14 **EVICTON OR DEMOLITION ORDER: *PROVIDED, FURTHER,* THAT IN**
15 **LIEU THEREOF, THEY SHALL SUBMIT WITHIN THE PERIOD FOR**
16 **PERFECTING SUCH APPEAL, PROOF OF INDIGENCY AND**
17 **HOMELESSNESS AS EVIDENCED BY A SOCIAL CASE STUDY REPORT**
18 **DULY ISSUED BY THE CONCERNED CITY OR MUNICIPAL SOCIAL**
19 **WELFARE AND DEVELOPMENT OFFICE AND SUCH OTHER**
20 **DOCUMENTS AS MAY BE REQUIRED BY THE COURTS.**

21
22 x x x."
23

1 **SEC. 2. Repealing Clause.** All laws, presidential decrees, executive orders,
2 letters of instructions, administrative orders, proclamations, or administrative
3 regulations that are inconsistent with the provisions of this Act are hereby repealed,
4 amended, or modified accordingly.

5
6 **SEC. 3. Effectivity.** This Act shall take effect after fifteen (15) days following
7 its publication in the *Official Gazette* or in a newspaper of general circulation.

8
9 *Approved,*