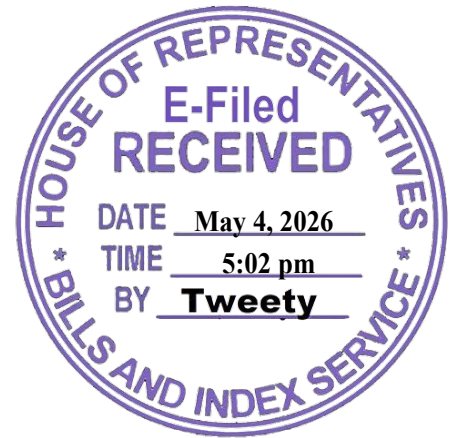




Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH CONGRESS
First Regular Session



COMMITTEE REPORT NO. 259

Submitted by the Committee on Housing and Urban Development on May 4, 2026
Re: House Bill No. 9048

Recommending its approval in substitution of House Bills Numbered 2567, 6281, and 6670

Sponsors: Representatives Ma. Victoria Co-Pilar and Kenneth T. Gatchalian

Mr. Speaker:

The Committee on Housing and Urban Development, to which were referred House Bill No. 2567, introduced by Representatives Ralph Wendel P. Tulfo and Jocelyn P. Tulfo, entitled:

AN ACT STRENGTHENING THE RIGHT OF GOVERNMENT TO EXPROPRIATE LANDS FOR SOCIALIZED HOUSING, AMENDING FOR THE PURPOSE SECTIONS 9, 10, AND 11 OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992",

House Bill No. 6281, introduced by Rep. Ma. Victoria Co-Pilar, entitled:

AN ACT STRENGTHENING THE RIGHT OF GOVERNMENT TO EXPROPRIATE LANDS FOR SOCIALIZED HOUSING, AMENDING FOR THE PURPOSE SECTIONS 9, 10, AND 11 OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE URBAN DEVELOPMENT AND HOUSING ACT OF 1992,

and House Bill No. 6670, introduced by Rep. Katrina Reiko Chua-Tai, entitled:

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

has considered the same and recommends that the attached House Bill No. 9048, entitled:

AN ACT STRENGTHENING THE RIGHT OF GOVERNMENT TO EXPROPRIATE LANDS FOR SOCIALIZED HOUSING, AMENDING FOR THE PURPOSE SECTIONS 9, 10, AND 11 OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE URBAN DEVELOPMENT AND HOUSING ACT OF 1992

be approved in substitution of House Bills Numbered 2567, 6281, and 6670 with Representatives Ralph Wendel P. Tulfo, Jocelyn P. Tulfo, Ma. Victoria Co-Pilar, Katrina Reiko Chua-Tai, Kenneth T. Gatchalian, Leila M. De Lima, Elijah Rumbaoa San Fernando, Mark Anthony Santos, Milagros Aquino-Magsaysay, Howard A. Guintu, Felimon M. Espares, Alfonso V. Umali, Jr., Amado Carlos A. Bolilia IV, Henry “Indy” F. Oaminal, Jr., Roman T. Romulo, Franz Vincent F. Legazpi, and Joseph Kim C. Yu as authors thereof.

Respectfully submitted,



MA. VICTORIA CO-PILAR

Chairperson

Committee on Housing and Urban Development

THE HONORABLE SPEAKER
HOUSE OF REPRESENTATIVES
QUEZON CITY

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

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 9048
(In substitution of House Bills Numbered 2567, 6281, and 6670)

Introduced by Representatives **RALPH WENDEL P. TULFO, JOCELYN P. TULFO, MA. VICTORIA CO-PILAR, KATRINA REIKO CHUA-TAI, KENNETH T. GATCHALIAN, LEILA M. DE LIMA, ELIJAH RUMBAOA SAN FERNANDO, MARK ANTHONY SANTOS, MILAGROS AQUINO-MAGSAYSAY, HOWARD A. GUINTU, FELIMON M. ESPARES, ALFONSO V. UMALI, JR., AMADO CARLOS A. BOLILIA IV, HENRY “INDY” F. OAMINAL, JR., ROMAN T. ROMULO, FRANZ VINCENT F. LEGAZPI, and JOSEPH KIM C. YU**

AN ACT
STRENGTHENING THE RIGHT OF GOVERNMENT TO EXPROPRIATE LANDS FOR
SOCIALIZED HOUSING, AMENDING FOR THE PURPOSE SECTIONS 9, 10, AND 11
OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE URBAN
DEVELOPMENT AND HOUSING ACT OF 1992

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

1 **SECTION 1.** Section 9 of Republic Act No. 7279, otherwise known as the “Urban
2 Development and Housing Act of 1992”, is hereby amended to read as follows:

3
4 **"SEC. 9.** [Priorities in the] *Acquisition of Land* **FOR SOCIALIZED**
5 **HOUSING.** - [Lands for socialized housing shall be acquired in the
6 following order] **THE FOLLOWING LANDS MAY BE ACQUIRED FOR**
7 **SOCIALIZED HOUSING:**

- 8
9 (a) Those owned by the Government or any of its subdivisions,
10 instrumentalities, or agencies, including government-owned or -
11 controlled corporations and their subsidiaries;
12 (b) Alienable lands of the public domain;
13 (c) Unregistered or abandoned and idle lands;
14 (d) Those within the declared Areas for Priority Development, Zonal
15 Improvement Program sites, and Slum Improvement and
16 Resettlement Program sites which have not yet been acquired;

- (e) Bagong Lipunan Improvement of Sites and Services or BLISS sites which have not yet been acquired; and
(f) Privately-owned lands.

Where on-site development is found more practicable and advantageous to the beneficiaries, the priorities mentioned in this section shall not apply. The local government units **AND CONCERNED SHELTER AGENCIES** shall give budgetary priority to on-site development of government lands

THE POWER TO IDENTIFY AND TO PRIORITIZE THE PARTICULAR AREA TO BE ACQUIRED SHALL BE WITH THE LOCAL GOVERNMENT UNIT OR THE PROPER AGENCY ACQUIRING LAND FOR SOCIALIZED HOUSING IN COORDINATION WITH THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT, UNDER SECTION 24 OF REPUBLIC ACT NO. 11201, OTHERWISE KNOWN AS THE "DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT ACT". FOR THIS PURPOSE, THE ENUMERATION IN THIS SECTION SHALL NOT, IN ANY WAY, BE INTERPRETED AS SETTING AN ORDER OF PRIORITY."

SEC. 2. Section 10 of Republic Act No. 7279 is hereby amended to read as follows:

"SEC. 10. Modes of Land Acquisition. - The modes of acquiring lands for purposes of this Act shall include, among others, community mortgage, land swapping, land assembly or consolidation, land banking, donation to the Government, joint-venture agreement, negotiated purchase, and expropriation: *Provided*, [however, That expropriation shall be resorted to only when other modes of acquisition have been exhausted: *Provided, further*,] That where expropriation is resorted to, parcels of land owned by small property owners shall be exempted for purposes of this Act: *Provided, [finally]* **FURTHER**, That abandoned property, as herein defined, shall be reverted and escheated to the State in a proceeding analogous to the procedure laid down in Rule 91 of the Rules of Court: **PROVIDED, FINALLY, THAT EXPROPRIATION PROCEEDINGS SHALL FOLLOW THE PROCEDURE LAID DOWN UNDER RULE 67 OF THE RULES OF COURT AND SECTION 19 OF REPUBLIC ACT NO. 7160, OTHERWISE KNOWN AS THE LOCAL GOVERNMENT CODE OF 1991, AS AMENDED.**

For the purpose of socialized housing, government-owned and foreclosed properties shall be acquired by the local government units, or by **SHELTER AGENCIES SUCH AS** the National Housing Authority **AND SOCIAL HOUSING FINANCE CORPORATION PRIMARILY** [primary] through negotiated purchase **OR ADVANCE LAND ACQUISITION IN FAVOR OF BENEFICIARIES**: *Provided*, That qualified beneficiaries who are actual occupants of the land shall be given the right of first refusal."

SEC. 3. Section 11 of Republic Act No. 7279 is hereby amended to read as follows:

63
64 "SEC. 11. *Expropriation of Idle Lands.* - All idle lands in urban and urbanizable
65 areas, as defined and identified in accordance with this Act, shall be expropriated
66 and shall form part of the public domain. These lands shall be disposed of or
67 utilized by the Government for such purposes that conform with their land use
68 plans. Expropriation proceedings shall be instituted if, after the lapse of one (1)
69 year following receipt of notice of acquisition, the owner fails to introduce
70 improvements as defined in Section 3(f) hereof, except in the case of force majeure
71 and other fortuitous events. Exempted from this provision, however, are residential
72 lands owned by small property owners or those the ownership of which is subject
73 of a pending litigation: **PROVIDED, THAT THE CASE HAS BEEN INITIATED**
74 **PRIOR TO THE FILING OF A VERIFIED COMPLAINT UNDER RULE 67 OF THE**
75 **RULES OF COURT."**
76

77 **SEC. 4.** If any portion or provision of this Act is declared unconstitutional, the remainder
78 of this Act or any provisions not affected thereby shall remain in force and effect.
79

80 **SEC. 5.** All laws, decrees, orders, issuances, or rules, and regulations or parts thereof
81 inconsistent with the provisions of this Act are hereby repealed, amended, or modified
82 accordingly.
83

84 **SEC. 6.** This Act shall take effect fifteen (15) days after its publication in the *Official*
85 *Gazette* or in a newspaper of general circulation.
86

87 *Approved,*

FACT SHEET

HOUSE BILL NO. 9048

(In substitution of House Bills Numbered 2567, 6281, and 6670)

AN ACT

**STRENGTHENING THE RIGHT OF GOVERNMENT TO EXPROPRIATE LANDS FOR
SOCIALIZED HOUSING, AMENDING FOR THE PURPOSE SECTIONS 9, 10, AND 11 OF
REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE URBAN DEVELOPMENT
AND HOUSING ACT OF 1992**

Introduced by ***Representatives Ralph Wendel P. Tulfo, Jocelyn P. Tulfo, Ma. Victoria Co-Pilar, Katrina Reiko Chua-Tai, Kenneth T. Gatchalian, Leila M. De Lima, Elijah Rumbaoa San Fernando, Mark Anthony Santos, Milagros Aquino-Magsaysay, Howard A. Guintu, Felimon M. Espares, Alfonso V. Umali, Jr., Amado Carlos A. Bolilia IV, Henry “Indy” F. Oaminal, Jr., Roman T. Romulo, Franz Vincent F. Legazpi, and Joseph Kim C. Yu***

*Committee Referral: **COMMITTEE ON HOUSING AND URBAN DEVELOPMENT**
Committee Chairperson: **REP. MA. VICTORIA CO-PILAR***

OBJECTIVES:

- To strengthen the authority of the government to acquire lands for socialized housing including government-owned, alienable lands, unregistered or abandoned and idle lands, and privately-owned lands
- To identify and prioritize areas for land acquisition in coordination with the Department of Human Settlements and Urban Development
- To ensure efficient and lawful expropriation proceedings in relation with existing laws and court procedures

KEY PROVISIONS:

- Amends Section 9 of Republic Act (RA) No. 7279 to remove the mandatory order of priority in land acquisition for socialized housing
- Identifies and prioritizes the land to be acquired for socialized housing
- Emphasizes budgetary priority for on-site development of government lands
- Amends Section 11 of RA No. 7279 to exclude in the exemption of lands whose ownership is subject of a pending litigation if the verified complaint was filed after the filing of a verified complaint under Rule 67 of the Rules of Court

RELATED LAWS:

- Republic Act No. 7279 – “Urban Development and Housing Act of 1992”
- Republic Act No. 11201 – “Department of Human Settlements and Urban Development Act”