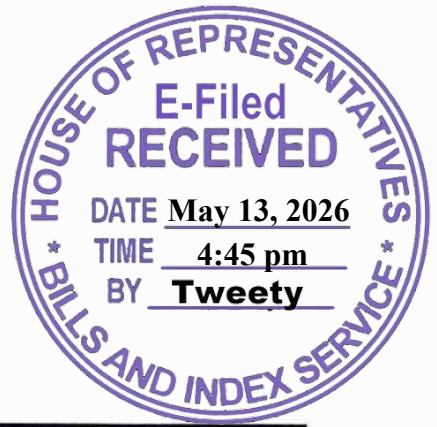


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
First Regular Session



COMMITTEE REPORT NO. 300

Submitted by the Special Committee on Bases Conversion on May 13, 2026.

Re: House Bill No. 9257

Recommending its approval in substitution of House Bills Numbered 4490, 4899, 5717, 5968, and 6068

Sponsors: Representatives Arturo B. Robes, Rufus B. Rodriguez, Maximo B. Rodriguez, Jr., Gloria Macapagal-Arroyo, Eric L. Olivarez, Kristine Singson-Meehan, Eric Go Yap, and Edvic G. Yap

Mr. Speaker:

The Special Committee on Bases Conversion, to which were referred House Bill No. 4490, authored by Representatives Rufus B. Rodriguez and Maximo B. Rodriguez, Jr., entitled:

"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";

House Bill No. 4899, authored by Representative Gloria Macapagal-Arroyo, entitled:

"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";

House Bill No. 5717, authored by Representative Eric L. Olivarez, entitled:

"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";

House Bill No. 5968, authored by Representative Kristine Singson-Meehan, entitled:

"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";

and House Bill No. 6068, authored by Representatives Eric Go Yap and Edvic G. Yap, entitled:

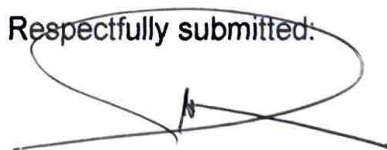
"AN ACT STRENGTHENING THE BASES CONVERSION AND DEVELOPMENT AUTHORITY AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7227, OTHERWISE KNOWN AS "THE BASES CONVERSION AND DEVELOPMENT ACT OF 1992", AS AMENDED"

has considered the same and recommends that the attached House Bill No. 9257, entitled:

"AN ACT STRENGTHENING THE BASES CONVERSION AND DEVELOPMENT AUTHORITY, ADDING A NEW SECTION 15-D, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7227, OTHERWISE KNOWN AS THE "BASES CONVERSION AND DEVELOPMENT ACT OF 1992", AS AMENDED"

be approved in substitution of House Bills Numbered 4490, 4899, 5717, 5968, and 6068 with Representatives Rufus B. Rodriguez, Maximo B. Rodriguez, Jr., Gloria Macapagal-Arroyo, Eric L. Olivarez, Kristine Singson-Meehan, Eric Go Yap, Edvic G. Yap, Arturo B. Robes, Jefferson F. Khonghun, Bambi B. Emano, Ricardo S. Cruz, Jr., Carmelo G. Lazatin, Jr., Antonino B. Roman III, and Ferdinand "B1" L. Beltran as authors thereof.

Respectfully submitted:



REP. ARTURO B. ROBES

Chairperson

Special Committee on Bases Conversion

**THE HONORABLE SPEAKER
HOUSE OF REPRESENTATIVES
QUEZON CITY**

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
First Regular Session

House Bill No. **9257**
(in substitution of House Bills Numbered 4490, 4899, 5717, 5968, and 6068)

Introduced by Representatives Rufus B. Rodriguez, Maximo B. Rodriguez, Jr., Gloria Macapagal-Arroyo, Eric L. Olivarez, Kristine Singson-Meehan, Eric Go Yap, Edvic G. Yap, Arturo B. Robes, Jefferson F. Khonghun, Bambi B. Emano, Ricardo S. Cruz, Jr., Carmelo G. Lazatin, Jr., Antonino B. Roman III, and Ferdinand "B1" L. Beltran

AN ACT
STRENGTHENING THE BASES CONVERSION AND DEVELOPMENT
AUTHORITY, ADDING A NEW SECTION 15-D, 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:

1 **SECTION 1.** A new Section 15-D is hereby inserted in Republic Act No. 7227, as
2 amended, to read as follows:

3 SEC. 15-D. *DECLARATION OF ALIENABLE AND DISPOSABLE LANDS*
4 *OF THE CONVERSION AUTHORITY.* — TEN PERCENT (10%) OF THE
5 TOTAL LAND AREA WITHIN THE FOLLOWING ECONOMIC AND
6 FREEPORT ZONES AND RESERVATIONS UNDER THE CONVERSION
7 AUTHORITY, AS IDENTIFIED IN THEIR RESPECTIVE MASTER
8 DEVELOPMENT PLANS, THE METES AND BOUNDS OF WHICH HAVE
9 BEEN SEGREGATED IN THE SURVEY PLANS CONDUCTED BY THE
10 BCDA IN COORDINATION WITH ITS IMPLEMENTING ARMS AND
11 RELEVANT GOVERNMENT AGENCIES, AND APPROVED BY THE
12 DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
13 (DENR) IS HEREBY CLASSIFIED AS AGRICULTURAL LAND AND
14 DECLARED AS ALIENABLE AND DISPOSABLE: (A) CLARK SPECIAL
15 ECONOMIC ZONE, INCLUDING NEW CLARK CITY AND CLARK
16 FREEPORT ZONE; (B) PORO POINT FREEPORT ZONE; (C) JOHN HAY
17 RESERVATION; AND (D) BATAAN TECHNOLOGY PARK WITHIN THE
18 MORONG SPECIAL ECONOMIC ZONE.

1 THE DECLARED ALIENABLE AND DISPOSABLE LANDS AS IDENTIFIED
2 IN THE RESPECTIVE MASTER DEVELOPMENT PLANS OF THE SAID
3 ECONOMIC AND FREEPORT ZONES AND RESERVATIONS SHALL BE
4 ALLOCATED AS FOLLOWS: FIVE PERCENT (5%) FOR RESIDENTIAL
5 AND RESIDENTIAL MIXED-USE PURPOSES, AND FIVE PERCENT (5%)
6 FOR INSTITUTIONAL AND INDUSTRIAL PURPOSES, CONSISTENT
7 WITH GOVERNMENT PRIORITIES: *PROVIDED*, THAT THE PRESIDENT
8 OF THE PHILIPPINES MAY, CONSIDERING MARKET DEMAND AND
9 ECONOMIC CONDITIONS, DECLARE AN ADDITIONAL FIVE PERCENT
10 (5%) FOR THE SAME PURPOSES.

11 **SEC. 2.** The Master Development Plan shall be formulated and prepared jointly by
12 the Bases Conversion and Development Authority (BCDA) and its implementing
13 arms in accordance with Sections 2 and 4 of Republic Act (RA) No. 7227, as
14 amended, related laws, and executive issuances.

15 **SEC. 3.** The authority of the President to sell the lands covered by Section 1 of
16 this Act is hereby recognized in accordance with RA 7227, as amended, and other
17 existing laws, rules and regulations governing sales of government properties:
18 *Provided*, That no sale or disposition shall be undertaken until the Master
19 Development Plan is approved by the President, as recommended by BCDA:
20 *Provided, further*, That after the approval of a Master Development Plan, the
21 President may authorize the BCDA to sell or dispose of the lands in accordance
22 thereto, in coordination with its implementing arm.

23 Proceeds from the sale and disposition under this Act shall be remitted to the
24 Bureau of the Treasury and shall accrue to the general fund. The BCDA shall
25 submit implementation updates to the Office of the President every three (3)
26 years.

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

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

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

35 **SEC. 7.** Section 2 of RA 7917, or the Act Amending Section 8 of Republic Act
36 Numbered Seventy-Two Hundred and Twenty-Seven, Otherwise Known as the
37 Bases Conversion and Development Act of 1992, Providing for the Distribution of
38 Proceeds from the Sale of Portions of Metro Manila Military Camps, and for other

1 purposes is hereby repealed. All other laws, decrees, executive orders, issuances,
2 proclamations, letters of instruction, ordinances, administrative rules and
3 regulations or any part thereof inconsistent with or contrary to the provisions of this
4 Act are hereby repealed, amended, or modified accordingly.

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

Approved,

FACT SHEET

House Bill No. **9257**

(In substitution of House Bills Numbered 4490, 4899, 5717, 5968, and 6068)
(Approved by the Committee on 16 March 2026)

AN ACT

STRENGTHENING THE BASES CONVERSION AND DEVELOPMENT AUTHORITY, ADDING A NEW SECTION 15-D, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7227, OTHERWISE KNOWN AS THE “BASES CONVERSION AND DEVELOPMENT ACT OF 1992”, AS AMENDED

Introduced by: REPRESENTATIVES RUFUS B. RODRIGUEZ, MAXIMO B. RODRIGUEZ, JR., GLORIA MACAPAGAL - ARROYO, ERIC L. OLIVAREZ, KRISTINE SINGSON-MEEHAN, ERIC GO YAP, EDVIC G. YAP, ARTURO B. ROBES, JEFFERSON F. KHONGHUN, BAMBI B. EMANO, RICARDO S. CRUZ, JR., CARMELO G. LAZATIN JR., ANTONINO B. ROMAN III, AND FERDINAND "B1" L. BELTRAN

*Committee Referral: SPECIAL COMMITTEE ON BASES CONVERSION
Committee Chairperson: HON. ARTURO B. ROBES*

OBJECTIVE:

- To reinforce and rationalize the powers and functions of the Bases Conversion and Development Authority (BCDA), being one of the prime movers of big-ticket projects of the government.

KEY PROVISIONS:

- Declares ten percent (10%) of the total land area of the following BCDA properties as *alienable and disposable*:
 1. Clark Special Economic Zone, including New Clark City, and Clark Freeport Zone
 2. Poro Point Freeport Zone
 3. John Hay Reservation
 4. Bataan Technology Park within the Morong Special Economic Zone
- Requires that the designated portions be reflected in the respective Master Development Plans, with metes and bounds duly segregated in approved survey plans of the Department of Environment and Natural Resources.
- Prescribes the following distribution of the identified areas:
 - Five percent (5%) for residential and residential mixed-use purposes
 - Five percent (5%) for institutional and industrial purposes

- Authorizes the President of the Philippines, subject to market demand and prevailing economic conditions, to declare an additional five percent (5%) of land for the same purposes.
- Affirms the authority of the President to sell the above lands pursuant to Republic Act (RA) No. 7227, as amended, and other applicable laws, rules, and regulations governing the sale of government properties.
- Prohibits the sale or disposition of the identified properties until the Master Development Plan—formulated in accordance with Sections 2 and 4 of RA No. 7227, as amended—is approved by the President.
- Permits the President to authorize the BCDA, in coordination with its implementing arm, to sell or dispose of the lands in accordance with the approved Master Development Plan.

RELATED LAWS:

- REPUBLIC ACT NO. 7227 - AN ACT ACCELERATING THE CONVERSION OF MILITARY RESERVATIONS INTO OTHER PRODUCTIVE USES, CREATING THE BASES CONVERSION AND DEVELOPMENT AUTHORITY FOR THIS PURPOSE, PROVIDING FUNDS THEREFOR AND FOR OTHER PURPOSES, AS AMENDED (OTHERWISE KNOWN AS THE “BASES CONVERSION AND DEVELOPMENT ACT OF 1992)
- REPUBLIC ACT NO. 7917 - AN ACT AMENDING SECTION 8 OF REPUBLIC ACT NUMBERED SEVENTY-TWO HUNDRED AND TWENTY-SEVEN, OTHERWISE KNOWN AS THE BASES CONVERSION AND DEVELOPMENT ACT OF 1992, PROVIDING FOR THE DISTRIBUTION OF PROCEEDS FROM THE SALE OF PORTIONS OF METRO MANILA MILITARY CAMPS, AND FOR OTHER PURPOSES