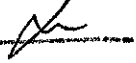


THIRTEEN CONGRESS OF THE REPUBLIC )  
OF THE PHILIPPINES )  
Third Regular Session )

6 NOV 21 2006

SENATE

RECEIVED BY: 

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**COMMITTEE REPORT NO. 161**

Submitted by the Committee on Urban Planning, Housing and Resettlement on

21 NOV 2006

Re: Senate Bill No 2518

Recommending its approval in substitution of Senate Bill Nos. 1999 and 2175,  
taking into consideration House Bill No. 3834.

Sponsor: Senators Biazon and Roxas

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**MR. PRESIDENT:**

The Committee on Urban Planning, Housing and Resettlement to which  
were referred Senate Bill No. 1999, introduced by Senator Biazon, entitled:

**“AN ACT  
PROVIDING FOR THE “NO BIDDING” SALE OF  
GOVERNMENT-OWNED PROPERTIES TO ITS  
OCCUPANTS FOR SOCIALIZED HOUSING,  
AMENDING FOR THE PURPOSE REPUBLIC ACT NO.  
7279, OTHERWISE KNOWN AS THE URBAN  
DEVELOPMENT AND HOUSING ACT OF 1992, AND  
FOR OTHER PURPOSES”**

and Senate Bill No. 2175, introduced by Senator Roxas, entitled:

**“AN ACT  
UPHOLDING THE RIGHT OF ACQUISITION BY  
QUALIFIED BENEFICIARIES OF GOVERNMENT-  
OWNED LANDS THEY ACTUALLY OCCUPY,  
AMENDING CERTAIN PROVISIONS OF RA NO. 7279,  
OTHERWISE KNOWN AS THE URBAN  
DEVELOPMENT AND HOUSING ACT OF 1992, AND  
FOR OTHER PURPOSES”**

taking into consideration House Bill No. 3834, introduced by Representatives Abalos, et al, entitled:

**“AN ACT  
PROVIDING FOR THE “NO BIDDING” SALE OF  
GOVERNMENT-OWNED PROPERTIES TO ITS  
OCCUPANTS FOR SOCIALIZED HOUSING,  
AMENDING FOR THE PURPOSE REPUBLIC ACT NO.  
7279, OTHERWISE KNOWN AS THE URBAN  
DEVELOPMENT AND HOUSING ACT OF 1992, AND  
FOR OTHER PURPOSES”**

have considered the same and have the honor to report it back to the Senate with the recommendation that the attached bill, Senate Bill No. **2518**, prepared by the Committee, entitled:

**“AN ACT  
PROVIDING FOR THE “NO BIDDING” SALE OF  
LANDS OWNED BY THE NATIONAL GOVERNMENT  
OR ANY OF ITS AGENCIES OR  
INSTRUMENTALITIES TO ITS OCCUPANTS FOR  
SOCIALIZED HOUSING, AMENDING FOR THE  
PURPOSE REPUBLIC ACT NO. 7279, OTHERWISE  
KNOWN AS THE URBAN DEVELOPMENT AND  
HOUSING ACT OF 1992, AND FOR OTHER  
PURPOSES”**

be approved in substitution of Senate Bill Nos. 1999 and 2175, taking into consideration House Bill No. 3834, with Senators Biazon and Roxas as authors.

Respectfully submitted.



**RODOLFO G. BIAZON**

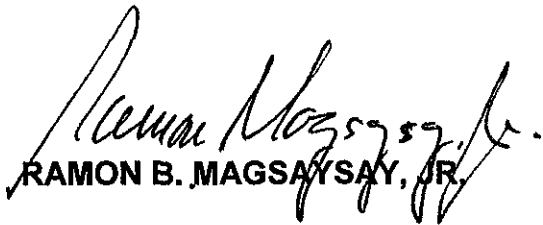
Chairman

Committee on Urban Planning, Housing and Resettlement

**Members:**

**MANUEL "LITO" M. LAPID**

*with 2 amendments*  
**RAMON "BONG" REVILLA, JR.**

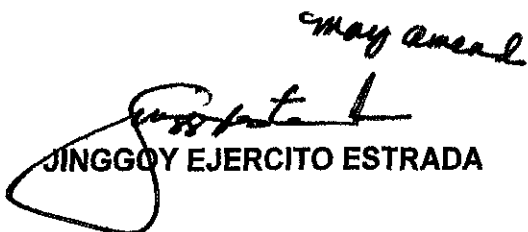


**RAMON B. MAGSAYSAY, JR.**

*may amend*  
**COMPAÑERA PIA S. CAYETANO**

**RICHARD J. GORDON**

*may amend*  
**SERGIO OSMEÑA III**

*may amend*  
  
**JINGGOY EJERCITO ESTRADA**

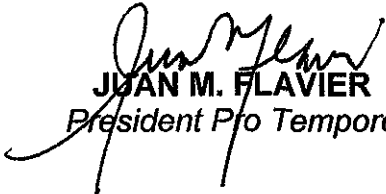
*may amend*  
  
**M.A. MADRIGAL**



**FRANKLIN M. DRILON**

*AL*  
**ALFREDO S. LIM**

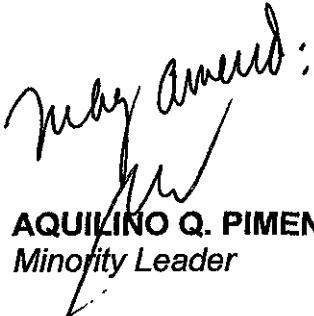
*Ex-Officio Members*



**JUAN M. FLAVIER**  
*President Pro Tempore*



**FRANCIS N. PANGILINAN**  
*Majority Leader*



**AQUILINO Q. PIMENTEL, JR.**  
*Minority Leader*


**Honorable MANNY VILLAR**  
*Senate President*  
*Senate of the Philippines*  
*Pasay City*

THIRTEENTH CONGRESS OF THE REPUBLIC )  
OF THE PHILIPPINES )  
Third Regular Session )

6 NOV 21 24 PM

SENATE

S.B. No. 2518

RECEIVED BY: 

Prepared by the Committee on Urban Planning, Housing and Resettlement  
With Senators Biazon and Roxas authors  
*of*

AN ACT

PROVIDING FOR THE "NO BIDDING" SALE OF LANDS OWNED BY THE NATIONAL GOVERNMENT OR ANY OF ITS AGENCIES OR INSTRUMENTALITIES TO ITS OCCUPANTS FOR SOCIALIZED HOUSING, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279 OTHERWISE KNOWN AS THE URBAN DEVELOPMENT AND HOUSING ACT OF 1992, AND FOR OTHER PURPOSES

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

1 **SECTION 1.** Section 12 of Republic Act No. 7279 otherwise known as the "Urban  
2 Development and Housing Act of 1992" is hereby amended to be read as follows:

3 **Sec. 12. Disposition of Lands for Socialized Housing.** – The National Housing  
4 Authority, with respect to lands belonging to the National Government, and the local  
5 government units with respect to the other lands within their respective localities,  
6 shall coordinate with each other to formulate and make available various alternative  
7 schemes for the disposition of lands to the beneficiaries of the Program. These  
8 schemes shall not be limited to those involving transfer of ownership in fee simple  
9 but shall include lease, with option to purchase, usufruct or such other variations as  
10 the local government units or the National Housing Authority may deem most  
11 expedient in carrying out the purposes of this Act.

12 Consistent with this provision, a scheme for public rental housing may be  
13 adopted.

14 **SALE OF LANDS OWNED BY THE NATIONAL GOVERNMENT OR ANY OF**  
15 **ITS AGENCIES OR INSTRUMENTALITIES MAY BE ALLOWED WITHOUT PUBLIC**  
16 **BIDDING SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1           A) THE LANDS ARE WITHIN A RESIDENTIAL ZONE AS CLASSIFIED BY  
2           THE LOCAL GOVERNMENT UNIT CONCERNED;
- 3           B) THE LANDS ARE CERTIFIED TO BE FOR SOCIALIZED HOUSING  
4           PURPOSE BY THE HOUSING AND URBAN DEVELOPMENT  
5           COORDINATING COUNCIL;
- 6           C) THE OCCUPANTS ARE QUALIFIED BENEFICIARIES IN  
7           ACCORDANCE WITH SECTION 16 AND ARE REGISTERED AS SUCH  
8           IN ACCORDANCE WITH SECTION 17 OF THIS ACT;
- 9           D) THE COST OF SAID LANDS SHALL BE MADE AFFORDABLE TO THE  
10          BENEFICIARIES, TAKING INTO CONSIDERATION THEIR INCOME AND  
11          LAND VALUATION REQUIRED IN SECTION 13 OF THIS ACT;
- 12          E) ANY SUBSEQUENT DISPOSITION OF THE SAID LANDS SHALL BE  
13          SUBJECT TO THE LIMITATIONS PROVIDED IN SECTION 14 OF THIS  
14          ACT; AND
- 15          F) THE OCCUPANTS HAVE RESIDED ON THE SAID LANDS SUBJECT TO  
16          THE PROHIBITIONS PROVIDED IN SECTION 30 OF THIS ACT.

17          **SEC. 2.** Separability Clause. – If any part or provision of this Act shall be held  
18          unconstitutional or invalid, other provisions hereof that are not affected thereby shall  
19          continue to be in full force and effect.

20          **SEC. 3.** Repealing Clause. – All laws, presidential decrees, executive orders,  
21          rules and regulations, or parts thereof, which are not consistent with this Act, are  
22          hereby repealed, amended or modified accordingly.

23          **SEC. 4.** Effectivity Clause. – This Act shall take effect fifteen (15) days after  
24          its publication in at least two (2) newspapers of general circulation.

25          Approved,