



LEGISLATIVE RESEARCH SERVICE
QUICK NOTES
THIRD REGULAR SESSION, 19TH CONGRESS

Public Hearing of the Committee on Environment, Natural Resources and Climate Change, joint with the Committees on Social Justice, Welfare and Rural Development; and Finance

Chairperson: Sen. Cynthia A. Villar

10 December 2024, Tuesday, 10:00 a.m., Sen. Recto Room, Senate

Re: Welfareville Property (Mandaluyong City)

- **H. No. 428—Rep. Neptali M. Gonzales II**
- **H. No. 10015—Rep. Neptali M. Gonzales II**

Background

- The Welfareville Property, located in Barangay Addition Hills, Mandaluyong City, consists of 18 parcels of land owned by the Philippine Government under the Department of Social Welfare and Development (DSWD).
- Republic Act No. 5260, dated June 15, 1968, authorized the sale of the Welfareville Property through public bidding to generate funds for programs and projects aimed at supporting impoverished Filipino children across the country.
- In 1994, then-President Fidel Ramos issued Executive Order No. 156 to promote the development of Welfareville for socialized housing. However, the distribution of Welfareville has faced delays for various reasons.

Highlights of the Bills

- The Welfareville property is declared alienable and disposable, except for the areas occupied by the National Center for Mental Health and the Correctional Institution for Women. The property will be sold through direct negotiated sales, rather than public bidding, to bona fide residents.
- The determination of bona fide residents will be based on the census verification survey conducted by the Welfareville Commission of the Local Government of the City of Mandaluyong in 2003, or on continuous residency or ownership of residential structures for at least 10 years prior to the effectivity of the bill. This must be certified by the concerned barangay chairperson and the local government of the City of Mandaluyong.
- Residents are prohibited from assigning, selling, conveying, or disposing of their rights to any party for a period of 20 years from the date of purchase, except in cases of testate or intestate succession.
- A Trustee Committee will be created, composed of the following members: secretary of the DSWD, secretary of the Department of Environment and Natural Resources, chairperson

of the Presidential Commission for the Urban Poor, representative of the Lone District of the City of Mandaluyong, mayor of the City of Mandaluyong, chairperson of the Housing and Urban Development Coordinating Council, and two representatives from the duly recognized people's organizations;

- Parcels of land occupied by the following educational institutions within the property are exempt from the sale or disposition:
 1. Andres Bonifacio Integrated School
 2. Addition Hills Integrated School
 3. Mandaluyong Addition Hills Elementary School
 4. Mataas Na Paaralang Neptali A. Gonzales
 5. Senate President Neptali A. Gonzales Integrated School
 6. Jose Fabella Memorial School
 7. Nueve De Febrero Elementary School
 8. Mandaluyong College of Science and Technology

Possible Points for Discussion

- Laws or constitutional provisions that support the disposition of government-owned properties for socialized purposes.
- Analyze the rationale for bypassing standard public bidding procedures.
- Alignment with existing land reform, urban development, or housing policies.
- How does the act contribute to addressing housing inequalities in urban areas?
- Criteria for identifying beneficiaries and ensuring fairness.
- Safeguards for protecting vulnerable sectors.
- How will the land be priced or valued for disposition?
- Mechanisms for identifying eligible residents to prevent fraud.
- Timelines and logistics: Ensuring efficient and transparent implementation.
- Environmental impact of the proposed disposition and subsequent development; Incorporating green spaces or sustainable development practices in planning.
- Role of oversight bodies; How will the effectiveness of the program be evaluated?

LRS personnel in charge of the Committee on Environment, Natural Resources and Climate Change: Atty. Gladys Garcia