

SEVENTEENTH CONGRESS OF THE)
REPUBLIC OF THE PHILIPPINES)
First Regular Session)



Senate
Office of the Secretary

'16 JUL 21 P3:47

SENATE

S. No. 864

RECORDED BY:

Introduced by Senator Ralph G. Recto

AN ACT

AUTHORIZING THE SALE OF PARCELS OF LAND IN BARANGAY KRUS NA LIGAS, QUEZON CITY TO ITS LEGITIMATE AND QUALIFIED RESIDENTS, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 9500, OTHERWISE KNOWN AS "THE UNIVERSITY OF THE PHILIPPINES CHARTER OF 2008"

Explanatory Note

Section 9, Article II on the Declaration of Principles and State Policies of the Philippine Constitution empowers the State to: "free people from poverty through policies that provide for adequate social services, promote full employment, a rising standard of living, and an improved quality of life for all."

More particularly, the State is mandated by the Constitution in Sec. 9, Article XIII on Social Justice and Human Rights to implement programs to: "make available at affordable cost, decent housing and basic services to under-privileged and homeless citizens." For the constituents of Barangay Krus Na Ligas, security in their homes and over-all peace of mind call for the grant of ownership, title and benefits over a distinct parcel of land by the State and its agencies particularly the premier educational institution, the University of the Philippines and the Local Government of Quezon City.

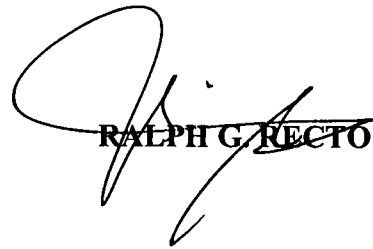
Barangay Krus na Ligas is the historic place located in a "gulod" or ridge in what was then the town of Marikina, and Balara. The Barangay predates the creation of Quezon City itself of which it is now a part of, alongside the UP Diliman campus. It is distinguished by a native tree called Ligas *Semecarpus cuneiformis* with its cross-like configuration dominating the landscape during the Spanish period.

On December 7th 1998, the area was declared a historical site by the National Historical Institute and the University of the Philippines as a part of the celebration of the Centennial of the Philippine Revolution. It recognized the Barangay as a "muog" or stronghold of the revolutionary forces of the Katipunan. After the Revolution, the community's struggles included the fight to be segregated from the University of the Philippines Diliman campus and to be handed back their land as descendants of the farmers who originally settled in the area. More recently, they moved to preserve the Parish Church and Plaza Sta. Ines which were established way back 1812.

This Bill seeks to transfer ownership of the parcels of land in Barangay Krus na Ligas to qualified buyers. In so doing, the Bill will enable the qualified residents who have long been

deprived ownership of their homes, to finally enjoy the privileges of ownership and experience peace of mind assured of their security of tenure in their own parcel of land.

In view of the foregoing, approval of this Bill is earnestly sought.

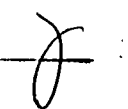


RALPH G. RECTO

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AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 9500, OTHERWISE KNOWN
AS “THE UNIVERSITY OF THE PHILIPPINES CHARTER OF 2008”

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

SECTION 1. Section 23 of Republic Act No. 9500 or “The University of the Philippines Charter of 2008” is hereby amended to read as follows:

“SEC. 23. Safeguards on Assets Disposition. – The preservation of the value of the assets of the national university shall be of primordial consideration.

“The sale of any existing real property of the national university shall be prohibited: *Provided*, That the Board may alienate real property donated after the effectivity of this Act if the terms of the donation specifically allow it[.]: **PROVIDED, FURTHER, THAT AS A MATTER OF SPECIFIC EXCEPTION, BARANGAY KRUS NA LIGAS, QUEZON CITY IS HEREBY DECLARED AS A DISPOSABLE ASSET FOR SALE BY THE NATIONAL UNIVERSITY FOR HOUSING AND URBAN SETTLEMENT PURPOSES ONLY, SUBJECT TO THE PROVISIONS OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”, AS AMENDED: PROVIDED, FURTHERMORE, THAT ONLY LEGITIMATE RESIDENTS OF BARANGAY KRUS NA LIGAS WHOSE LONG-STANDING RESIDENCE IN THE AREA CAN SUFFICIENTLY BE ESTABLISHED BY AUTHENTICATED DOCUMENTARY AND TESTIMONIAL EVIDENCE ARE QUALIFIED TO BECOME BUYERS OF PARCELS OF LAND IN BARANGAY KRUS NA LIGAS: PROVIDED, FINALLY, THAT FOR PURPOSES OF EVALUATING THE LEGITIMACY OF**

1 APPLICANTS, ONLY THOSE WHO BY THEMSELVES, OR
2 THROUGH THEIR PREDECESSORS-IN-INTEREST, HAVE
3 BEEN IN CONTINUOUS POSSESSION AND OCCUPATION OF
4 THE SAME PARCELS OF LAND IN THE CONCEPT OF OWNER
5 SINCE TIME IMMEMORIAL, OR FOR A PERIOD OF NOT LESS
6 THAN THIRTY (30) YEARS IMMEDIATELY PRECEDING THE
7 APPROVAL OF THIS ACT, AND UNCONTESTED BY ANY
8 OTHER RESIDENT OF THE SAME PARCELS OF LAND, SHALL
9 HAVE THE OPTION TO SECURE TITLE UNDER THE
10 PROVISIONS OF THIS ACT.

11 "x x x ."

12 **SEC. 2. *Suppletory Application of the Urban Development and Housing Act.*** – Republic
13 Act No. 7279, otherwise known as the "Urban Development and Housing Act of 1992", shall
14 have suppletory application to the housing and urban settlement components of this Act.

15 **SEC. 3. *Implementing Rules and Regulations.*** – An interagency committee headed by the
16 local government of Quezon City and composed of the University of the Philippines, the
17 Housing and Urban Development Coordinating Council and the Presidential Commission for the
18 Urban Poor shall issue the necessary rules and regulations for the effective implementation of
19 this Act, including the determination of the actual metes and bounds and the process of valuation
20 of the area of Krus na Ligas: *Provided*, That the area covered under Transfer Certificate of Title
21 (TCT) No. RD 57197 (192690) shall already be deemed included and part of Krus na Ligas:
22 *Provided, further*, That the total area shall not exceed a maximum of twenty-five (25) hectares:
23 *Provided, finally*, That the total area shall not include any currently existing vital facility of the
24 University of the Philippines.

25 **SEC. 4. *Separability Clause.*** – If, for any reason, any provision of this Act is declared
26 invalid and unconstitutional, the remaining provisions not affected thereby shall continue to be in
27 full force and effect.

28 **SEC. 5. *Repealing Clause.*** – All other laws, decrees, issuances, executive orders, rules
29 and regulations or parts thereof which are inconsistent with this Act are hereby repealed,
30 amended or modified accordingly.

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

 Approved,