



# Implementation *Bulletin*



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## **RA 11454: AN ACT AUTHORIZING THE SALE OF CERTAIN PARCELS OF LAND IN BARANGAY KRUS NA LIGAS, QUEZON CITY BY THE UNIVERSITY OF THE PHILIPPINES TO THE QUEZON CITY GOVERNMENT**

*This law amends the charter of the University of the Philippines (UP) to authorize the sale of certain parcels of land in Barangay Krus na Ligas with a total area of not more than 22.467 hectares. However, authorization is automatically revoked when both parties fail to agree on the terms and conditions of the sale within one year from the law's effectivity.*

*It calls for the creation of a Technical Working Group (TWG) under the Quezon City government to determine the legitimate residents of the barangay who are eligible to become subsequent buyers of the land, and to assist the university to resettle residents found in university properties adjacent to the parcels of land to be sold under this law. It also mandates the creation of an Interagency Committee headed by the Quezon City government and composed of representatives from UP, Department of Housing and Urban Development, and the National Housing Authority that will issue the implementation guidelines.*

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The Quezon City government through Mr. Ramon T. Asprer of the Housing, Community Development and Resettlement Department (HCDRD) informed the Senate of the following updates on the implementation of this law:

### **Technical working group**

Mayor Josefina G. Belmonte issued Executive Order No. 17 series of 2020 dated March 4, 2020 creating the TWG. It held its first meeting on March 13, 2020. During the meeting, the TWG agreed to conduct a

census of the residents of the barangay to identify all current residents and structure owners who may be qualified beneficiaries of the land distribution program. They agreed to use as starting point the census conducted in 1974 by the city's planning and development office. A Beneficiary Selection and Awards Committee will be formed to screen and evaluate documentary evidence presented by prospective beneficiaries proving continuous occupancy of their residence in the barangay for at least 30 years. The group also agreed to set a meeting with Mayor Belmonte to



*A marker at barangay Krus na Ligas in Quezon City (Wikipedia Commons)*

recommend an initial price offer to the university. Issues and concerns raised during this meeting include the mode of subdividing the land to heirs, clarification on whether those who bought property rights from the owners are qualified under the program, and possible obstacles to reblocking.

The second meeting of the TWG was held on June 2, 2020. The members discussed the offer price, payment terms, and the availability of funds to purchase the land considering the possible impact of the pandemic on the city's tax collections. The group also raised concerns about meeting the one-year deadline for setting the terms of the sale. This law was signed on August 30, 2019 and published on the website of the Official Gazette on September 10, 2019.<sup>1</sup>

### **Meeting with UP**

Mayor Belmonte held a meeting with Atty. Danilo L. Concepcion, UP President, on August 10, 2020 to offer to purchase the land for PhP 764.898 million. The offer was rejected. Both parties agreed to set another meeting before the end of the one-year prescriptive period.

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<sup>1</sup> <https://www.officialgazette.gov.ph/2019/08/30/republic-act-no-11454/> (accessed September 19, 2020)