



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

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SENATE

S.B. No. 2518

RECEIVED BY: 

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


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,