



HOUSE OF REPRESENTATIVES

H. No. 3515

BY REPRESENTATIVES BIAZON, GUANLAO, VIOLAGO, BAGATSING, CO,
SINGSON (E.), CASTELO, BATOCABE, ROMUALDO AND DEL ROSARIO
(A.G.), PER COMMITTEE REPORT NO. 12

AN ACT PRESCRIBING THE MECHANISMS TO FACILITATE THE
DISPOSITION OF IDLE GOVERNMENT-OWNED LANDS FOR
SOCIALIZED HOUSING

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

1 SECTION 1. *Short Title.* – This Act shall be known as the “Idle
2 Government-Owned Lands Disposition Act of 2014”.

3 SEC. 2. *Declaration of Policy.* – It is hereby declared the policy of
4 the State to ensure the availability of sufficient lands for socialized housing
5 purposes and to improve the capability of local government units (LGUs) in
6 undertaking housing and urban development programs and projects.

7 SEC. 3. *Inventory of Lands.* – To carry out the provisions of this Act,
8 an inventory of all idle government-owned lands shall be conducted within
9 one (1) year from the effectivity of this Act.

10 The Housing and Urban Development Coordinating Council (HUDCC)
11 through the National Housing Authority (NHA), in coordination with the
12 Department of Environment and Natural Resources (DENR) through the Land
13 Management Bureau (LMB), shall conduct an inventory of all lands owned by

1 the national government or any of its subdivisions, instrumentalities or
2 agencies, including government-owned or -controlled corporations and their
3 subsidiaries which have not been used for the purpose for which they have
4 been reserved for the past ten (10) years.

5 The Department of the Interior and Local Government (DILG) through
6 the LGUs shall conduct an inventory of all local government-owned lands
7 within their respective localities which have remained idle. For monitoring
8 purposes, the DILG shall furnish the HUDCC a copy of its inventory.

9 The inventories stated in the preceding paragraphs shall be updated
10 every three (3) years.

11 SEC. 4. *Identification and Setting Aside of Lands for Socialized*
12 *Housing.* – After the conduct of the inventory:

13 (a) All LGUs are hereby directed to identify and set aside idle local
14 government-owned lands which are suitable for socialized housing: *Provided,*
15 That the Housing and Land Use Regulatory Board (HLURB) shall provide
16 technical assistance to the LGUs in the identification thereof and their eventual
17 setting aside for and disposition as socialized housing sites: *Provided, further,*
18 That identified lands for socialized housing shall be integrated in the
19 Comprehensive Land Use Plan (CLUP) of LGUs; and

20 (b) The NHA, in coordination with the LMB, is likewise directed to
21 identify idle lands owned by the national government or any of its
22 subdivisions, instrumentalities or agencies, including government-owned or
23 -controlled corporations and their subsidiaries, which have not been used for
24 the purpose for which they have been reserved for the past ten (10) years to be
25 set aside for socialized housing: *Provided,* That such lands have been declared
26 open for disposition whether through an act of Congress or other related laws.

27 Except for local government-owned lands, all lands owned by the
28 national government or any of its subdivisions, instrumentalities or agencies,

1 including government-owned or -controlled corporations and their subsidiaries
2 identified for socialized housing, shall immediately be transferred to the NHA
3 to be set aside for the purpose subject to the approval of the President of the
4 Philippines: *Provided*, That lands comprising the acquired assets of the
5 government-owned or -controlled corporations and government financial
6 institutions engaged in shelter financing that are taken possession of in
7 their ordinary conduct of business are not covered under this Act.

8 SEC. 5. *Sale, Alienation or Encumbrance of Other Government-owned*
9 *Lands Not Set Aside for Socialized Housing.* – Whenever a government-owned
10 land not set aside for socialized housing, whether owned by the LGUs or the
11 national government or any of its subdivisions, instrumentalities or agencies,
12 including government-owned or -controlled corporations and their subsidiaries,
13 is sold, alienated or otherwise encumbered in favor of private individuals or
14 entities for its development into industrial, commercial or other similar estates,
15 there shall be set aside, as may be necessary, at least ten percent (10%) of the
16 proceeds thereof for the development of socialized housing projects within,
17 adjacent to the affected areas or in nearby areas within the city or municipality
18 in accordance with the local development land-use plan: *Provided*, That lands
19 comprising the acquired assets of government-owned or -controlled
20 corporations and government financial institutions engaged in shelter financing
21 that are taken possession of in their ordinary conduct of business are not
22 covered under this Act: *Provided, further*, That low-salaried employees of the
23 government agency that sold, alienated or otherwise encumbered such idle land
24 shall be given first priority as beneficiaries of the socialized housing projects to
25 be developed.

26 SEC. 6. *Conveyance of Segregated Land or Fund.* – For a land owned
27 by the national government or any of its subdivisions, instrumentalities or
28 agencies, including government-owned or -controlled corporations and their

1 subsidiaries, the segregated land or fund shall be conveyed at no cost to the
2 NHA which shall be directly responsible for the development of socialized
3 housing projects: *Provided, however,* That for a land owned by an LGU, the
4 segregated land or fund shall be retained by the LGU concerned to be utilized
5 exclusively for its socialized housing projects.

6 SEC. 7. *Implementation of Socialized Housing Projects.* – For
7 purposes of implementing socialized housing projects on lands set aside for
8 socialized housing and of utilizing the funds set aside from the sale, alienation
9 and encumbrance of other lands not set aside for socialized housing:

10 (a) The LGU concerned shall undertake or cause the undertaking of the
11 development of socialized housing projects for lands or funds set aside for
12 socialized housing pursuant to Sections 4(a), 5 and 6 of this Act; and

13 (b) The NHA shall undertake the provision of socialized housing for
14 the underprivileged and homeless citizens for such lands or funds set aside for
15 socialized housing pursuant to Sections 4(b), 5 and 6 of this Act.

16 Towards this end, the NHA and the LGU concerned are hereby
17 authorized to enter into joint venture agreements or other similar arrangements
18 with private developers or nongovernmental organizations (NGOs) engaged in
19 housing production: *Provided,* That the cost of housing unit, if constructed
20 within the affected area or locality pursuant to Section 5 hereof, shall exclude
21 the cost of land.

22 In both cases, the NHA and the LGU concerned shall coordinate with
23 each other in the development of socialized housing projects in the areas
24 mentioned in Section 5 of this Act.

25 SEC. 8. *Incentives for Private Developers and NGOs.* – To encourage
26 private sector and NGO participation in the socialized housing projects
27 described in Section 6 hereof, the incentives provided in Section 20, on
28 Incentives for Private Sector Participating in Socialized Housing of Republic

1 Act No. 7279, otherwise known as the “Urban Development and Housing Act
2 of 1992”, shall apply.

3 SEC. 9. *Implementing Rules and Regulations.* -- Within six (6) months
4 after the effectivity of this Act, the HUDCC and the DENR are hereby directed
5 to promulgate the necessary rules and regulations, including the mechanisms
6 and procedures on the conduct of inventory and identification of lands suitable
7 for socialized housing, to effectively implement the provisions of this Act. In
8 drafting the implementing rules and regulations, the National Urban
9 Development and Housing Framework described in Republic Act No. 7279
10 shall be taken into consideration.

11 SEC. 10. *Separability Clause.* -- If any part or provision of this Act is
12 declared invalid for any reason, the remainder of this Act not affected thereby
13 shall remain valid and effective.

14 SEC. 11. *Repealing Clause.* -- All laws, decrees, executive orders,
15 letters of instruction, rules and regulations or parts thereof inconsistent with
16 any of the provisions of this Act are hereby repealed, modified, superseded or
17 amended accordingly.

18 SEC. 12. *Effectivity Clause.* -- This Act shall take effect fifteen (15)
19 days after its complete publication in the *Official Gazette* or in at least two (2)
20 newspapers of general circulation.

Approved,

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