

HOUSE OF REPRESENTATIVES

H. No. 2000

BY REPRESENTATIVE GONZALES (N.)

AN ACT
DECLARING CERTAIN PORTIONS OF THE WELFAREVILLE
PROPERTY LOCATED IN THE CITY OF MANDALUYONG OPEN
FOR DISPOSITION TO *BONA FIDE* RESIDENTS WITHOUT
PUBLIC BIDDING AND FOR OTHER PURPOSES

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

1 **SECTION 1. Declaration of Policy.** – It is hereby declared the policy of the State
2 to secure the land tenure of the urban poor. Pursuant to Sections 9 and 10 of Article XIII of
3 the Constitution and Republic Act No. 7279, also known as the “Urban Development and
4 Housing Act of 1992”, certain portions of the Welfareville property owned by the national
5 government in the City of Mandaluyong shall be utilized for socialized housing.

6 **SEC. 2. Direct Negotiated Sale Without Public Bidding of the Welfareville**
7 **Property.** – The Welfareville property, except the areas occupied by the National Center
8 for Mental Health (NCMH) and the Correctional Institution for Women (CIW), is hereby
9 declared alienable and disposable and shall be sold through direct negotiated sale to *bona fide*
10 residents therein without public bidding: *Provided, That* the applicable conditions provided
11 under Section 12 of Republic Act No. 7279, as amended, shall be complied with: *Provided,*
12 *also,* That the determination of *bona fide* residents shall be based on the census verification
13 survey conducted by the Welfareville Commission of the Local Government of the City of
14 Mandaluyong in 2003 or on continuous residency or ownership of residential structures for at

1 least ten (10) years before the effectivity of this Act as certified by the barangay chairperson
 2 concerned and the local government of the City of Mandaluyong: *Provided, further,* That
 3 persons or families classified as *bona fide* residents in the NCMH and CIW areas for having
 4 been included in the census verification survey of 2003 or who have continuously
 5 maintained residence or owned a residential structure in these areas for at least ten (10)
 6 years prior to the effectivity of this Act as certified by the barangay chairperson and the local
 7 government of the City of Mandaluyong, shall be allowed to purchase lots within the
 8 disposable and alienable portion of the Welfareville property, also through direct negotiated
 9 sale without public bidding: *Provided, furthermore,* That a nonnegotiable condition of the
 10 sale to *bona fide* residents therein shall be annotated on their titles to the effect that, except
 11 for testate or intestate succession, the residents cannot assign, sell, convey or dispose of their
 12 rights to any party within a period of twenty (20) years from the date of purchase: *Provided,*
 13 *finally,* That the proceeds of the sale shall be exclusively used and expended in accordance
 14 with Section 2 of Republic Act No. 5260, otherwise known as “An Act Authorizing a
 15 Committee Composed of the Administrator of the Social Welfare Administration, the
 16 Auditor General and the Secretary of the Department of General Services to Sell the
 17 Welfareville Property Located in the Municipality of Mandaluyong, Province of Rizal, and
 18 for Other Purposes”.

19 **SEC. 3. Cadastral Survey.** – The Bureau of Lands shall undertake a cadastral survey
 20 of the disposable and alienable portions of the Welfareville property referred to in this Act
 21 for the purpose of determining the actual boundaries of said area. The Bureau shall also
 22 submit its report to the Welfareville Trustee Committee.

23 **SEC. 4. Trustee Committee.** – There is hereby created a Trustee Committee to be
 24 composed of the Secretary of the Department of Social Welfare and Development as the
 25 Chairperson, the Secretary of the Department of Environment and Natural Resources, the
 26 Chairperson of the Presidential Commission for the Urban Poor, the Representative of the

1 Lone District of the City of Mandaluyong, the Mayor of the City of Mandaluyong, the
2 Chairperson of the Housing and Urban Development Coordinating Council, and two (2)
3 representatives from the duly recognized people's organizations, as members thereof. The
4 representatives of the duly recognized people's organizations shall be appointed by the
5 Chairperson of the Trustee Committee upon the recommendation of the organization they
6 represent.

7 **SEC. 5. Powers and Functions of the Trustee Committee.** – The Trustee
8 Committee shall have the following powers and functions:

- 9 1. To determine the *bona fide* residents based on the census verification
10 survey conducted by the Welfareville Commission of the Local
11 Government of the City of Mandaluyong in 2003;
- 12 2. To formulate a schedule of implementation of the sale;
- 13 3. To supervise the sale except the areas occupied by the NCMH and
14 CIW; and
- 15 4. To administer the proceeds of the sale and its utilization.

16 **SEC. 6. Implementing Rules and Regulations.** – The Trustee Committee shall
17 formulate and promulgate the rules and regulations to effectively implement the provisions
18 of this Act within sixty (60) days from the effectivity of this Act.

19 **SEC. 7. Appropriations.** – The amount necessary for the operations of the Trustee
20 Committee shall be included in the budget of the Department of Social Welfare and
21 Development in the annual General Appropriations Act.

22 **SEC. 8. Separability Clause.** – If any provision of this Act is declared invalid or
23 unconstitutional, the remaining provisions not affected thereby shall continue to be in full
24 force and effect.

1 **SEC. 9. *Repealing Clause.*** – Section 1 of Republic Act No. 5260 and all laws,
2 decrees, orders, rules and regulations, issuances, or parts thereof which are inconsistent with
3 any of the provisions of this Act are hereby repealed, amended, or modified accordingly.

4 **SEC. 10. *Effectivity.*** – This Act shall take effect fifteen (15) days after its
5 publication in the *Official Gazette* or in a newspaper of general circulation.

Approved,