



HOUSE OF REPRESENTATIVES

H. No. 428

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BY REPRESENTATIVES GONZALES (N.), BENITEZ, CO (E.), CRUZ (A.), ROBES, TIENG, VERZOSA, ORTEGA, PADUANO, SALCEDA, CO-PILAR, GUINTU, FERRER (A.), FORTES, SACDALAN, GARDIOLA, UMALI, MATIBAG, LAGON (S.), ADVINCULA, LEGARDA, ANG, ATAYDE, OLASO, TULFO (R.W.), PADIERNOS, LIMKAICHONG, ABALOS, BONGALON, ONGCHUAN, ZAMORA (M.C.), TAN-TAMBUT, RIVERA, ADIONG, SAKALURAN, RECTO, CARI, TANJUATCO, BARBERS, REVILLA (R.J.), MASTURA, OUANO-DIZON, ORDANES, MAGSINO AND ESPARES

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**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.

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

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

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22 **SECTION 3. Cadastral Survey.** – The Bureau of Lands shall undertake a cadastral  
23 survey of the disposable and alienable portions of the Welfareville property referred to in this

1 Act for the purpose of determining the actual boundaries of said area. The Bureau shall also  
2 submit its report to the Welfareville Trustee Committee.

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4 **SECTION 4. Trustee Committee.** – There is hereby created a Trustee Committee  
5 to be composed of the Secretary of the Department of Social Welfare and Development as  
6 the Chairperson; the Secretary of the Department of Environment and Natural Resources;  
7 the Chairperson of the Presidential Commission for the Urban Poor; the Representative of  
8 the Lone District of the City of Mandaluyong; the Mayor of the City of Mandaluyong; the  
9 Chairperson of the Housing and Urban Development Coordinating Council; and two (2)  
10 representatives from the duly recognized people’s organizations, as members thereof. The  
11 representatives of the duly recognized people’s organizations shall be appointed by the  
12 Chairperson of the Trustee Committee upon the recommendation of the organization they  
13 represent.

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15 **SECTION 5. Powers And Functions of the Trustee Committee.** – The Trustee  
16 Committee shall have the following powers and functions:

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- 18 1. To determine the *bona fide* residents based on the census verification  
19 survey conducted by the Welfareville Commission of the Local  
20 Government of the City of Mandaluyong in 2003;
- 21 2. To formulate a schedule of implementation of the sale;
- 22 3. To supervise the sale except the areas occupied by the NCMH and CIW;  
23 and
- 24 4. To administer the proceeds of the sale and its utilization.

1           **SECTION 6. *Implementing Rules and Regulations.*** – The Trustee Committee  
2 shall formulate the rules and regulations to effectively implement the provisions of this Act  
3 within sixty (60) days from the effectivity of this Act.

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5           **SECTION 7. *Appropriations.*** – The amount necessary for the operations of the  
6 Trustee Committee shall be included in the budget of the Department of Social Welfare and  
7 Development in the annual General Appropriations Act.

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9           **SECTION 8. *Separability Clause.*** – If any provision of this Act is declared invalid  
10 or unconstitutional, the remaining provision not affected thereby shall continue to be in full  
11 force and effect.

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

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

Approved,