



HOUSE OF REPRESENTATIVES

H. No. 3811

INTRODUCED BY HONORABLE ZUBIRI, JR., BAGATSING (A.), FUGOSO, BAGATSING, JR., RESPICIO, ALBANO, PLAZA, PUNZALAN, JR., YAP (R.), RAMIREZ, ROMERO, LIBAN, ABAYA, DY, JR., ANDOLANA, HENSON, CLAUDIO, DRAGON, VIOLAGO, LOPEZ-VITO, LANTO, ROLDAN, PANES, VILLAR, JR., LOPEZ (J.), VILLAROSA, CANDAZO, FUENTEBELLA, PALMA GIL, BAGUIO, SANCHEZ, AQUINO (H.), AND AQUINO-ORETA, PER COMMITTEE REPORT NO. 27

AN ACT FURTHER EXTENDING THE RENT CONTROL PERIOD FOR CERTAIN RESIDENTIAL UNITS, AMENDING THEREBY BATAS PAMBANSA BLG. 877, AS AMENDED

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

1 SECTION 1. The effectivity of Batas Pambansa Blg. 877,
2 entitled: "An Act Providing for the Stabilization and Regulation of
3 Rentals of Certain Residential Units and for Other Purposes," is
4 hereby extended for three (3) years for the period January 1, 1993
5 to December 31, 1995: *Provided*, That the allowable maximum
6 increases for the three-year period shall not be more than the rates
7 herein provided:

1	<i>PERIOD</i>	<i>MAXIMUM INCREASE</i>
2	Jan. 1, 1993 – Dec. 31, 1993	Fifteen percent (15%)
3	Jan. 1, 1994 – Dec. 31, 1994	Twenty percent (20%)
4	Jan. 1, 1995 – Dec. 31, 1995	Twenty percent (20%)

5 :*Provided, further,* That the basis for the maximum increase herein
6 authorized for the three-year period shall be the actual monthly
7 rental as of December 31, 1992: *Provided, finally,* That the increases
8 authorized herein shall be cumulative and compounded.

9 SEC. 2. Paragraphs (c) and (d), Section 5 of Batas Pambansa
10 Blg. 877 are hereby amended to read as follows:

11 "(c) Legitimate need of owner/lessor to repossess his
12 property for his own use or for the use of any immediate member of
13 his family as a residential unit, such owner or immediate member
14 not being the owner of any other available residential unit within
15 the [same city or municipality] NATIONAL CAPITAL REGION,
16 SHOULD THE LEASED PROPERTY BE LOCATED IN ANY OF THE CITIES
17 AND MUNICIPALITIES THEREIN, OR WITHIN A 15-KILOMETER
18 RADIUS FROM THE LEASED PROPERTY SHOULD THE LATTER BE
19 LOCATED IN THE OTHER REGIONS: *Provided, however,* That the
20 lease for a definite period has expired: *Provided, further,* That the

1 lessor has given the lessee formal notice three (3) months in
 2 advance of the lessor's intention to repossess the property: and
 3 *Provided, finally,* That the owner/lessor is prohibited from leasing
 4 the residential unit or allowing its use by a third party for at least
 5 one (1) year.

6 "(d) Absolute OR CONDITIONAL ownership by the lessee of
 7 another dwelling unit [in the same city or municipality] which he
 8 may lawfully use as his residence AND IS LOCATED WITHIN THE
 9 NATIONAL CAPITAL REGION SHOULD THE LEASED PROPERTY BE
 10 FOUND IN ANY OF THE CITIES AND MUNICIPALITIES THEREIN, OR
 11 WITHIN A 15-KILOMETER RADIUS FROM THE LEASED PROPERTY
 12 SHOULD THE LATTER BE LOCATED IN THE OTHER REGIONS:
 13 *Provided,* That the lessee shall have been formally notified by the
 14 lessor of the intended ejectment three (3) months in advance."

15 SEC. 3. This Act shall take effect immediately on January 1,
 16 1993 following its publication in at least two (2) national newspapers
 17 of general circulation and shall remain in force up to December 31,
 18 1995.

Approved,