



Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

SEVENTEENTH (17th) CONGRESS
First Regular Session

HOUSE BILL NO. 159

Introduced by REP. JOSE CHRISTOPHER Y. BELMONTE

AN ACT

STRENGTHENING THE RIGHT OF GOVERNMENT TO EXPROPRIATE LANDS FOR SOCIALIZED HOUSING, AMENDING FOR THE PURPOSE SECTIONS 9, 10, AND 11 OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992"

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

SECTION 1. Sections 9, 10, and 11 of Republic Act No. 7279 are hereby amended to read as follows:

"SEC. 9: [Priorities in the] Acquisition of Land FOR SOCIALIZED HOUSING. – [Lands for socialized housing shall be acquired in the following order] THE FOLLOWING LANDS MAY BE ACQUIRED FOR SOCIALIZED HOUSING:

"(a) Those owned by the Government or any of its subdivisions, instrumentalities, or agencies, including government-owned or -controlled corporations and their subsidiaries;

"(b) Alienable lands of the public domain;

"(c) Unregistered or abandoned and idle lands;

"(d) Those within the declared Areas for Priority Development, Zonal Improvement Program sites, and Slum Improvement and Resettlement Program sites which have not yet been acquired;

"(e) Bagong Lipunan Improvement of Sites and Services or BLISS sites which have not yet been acquired; and

"(f) Privately-owned lands.

1 “[Where on-site development is found more practicable and
2 advantageous to the beneficiaries, the priorities mentioned in this section shall
3 not apply. The local government units shall give budgetary priority to on-site
4 development of government lands.]

5
6 **“THE POWER TO IDENTIFY AND TO PRIORITIZE THE
7 PARTICULAR AREA TO BE ACQUIRED SHALL BE WITH THE
8 LOCAL GOVERNMENT UNIT OR THE PROPER AGENCY
9 ACQUIRING LAND FOR SOCIALIZED HOUSING. FOR THIS
10 PURPOSE, THE ENUMERATION IN THIS SECTION SHALL NOT,
11 IN ANY WAY, BE INTERPRETED AS SETTING AN ORDER OF
12 PRIORITY.”**

13
14 “SEC. 10. *Modes of Land Acquisition.* – The modes of acquiring lands
15 for purposes of this Act shall include, among others, community mortgage,
16 land swapping, land assembly or consolidation, land banking, donation to the
17 Government, joint-venture agreement, negotiated purchase, and expropriation:
18 *Provided, [however, That expropriation shall be resorted to only when other
19 modes of acquisition have been exhausted: Provided, further,]* That where
20 expropriation is resorted to, parcels of land owned by small property owners
21 shall be exempted for purposes of this Act: *Provided, [finally]* **FURTHER,**
22 That abandoned property, as herein defined, shall be reverted and escheated to
23 the State in a proceeding analogous to the procedure laid down in Rule 91 of
24 the Rules of Court.

25
26 “For the purpose of socialized housing, government-owned and
27 foreclosed properties shall be acquired by the local government units, or by
28 the National Housing Authority primarily through negotiated purchase:
29 *Provided, That qualified beneficiaries who are actual occupants of the land
30 shall be given the right of first refusal.”*

31
32 “SEC. 11. *Expropriation of Idle Lands.* – All idle lands in urban and
33 urbanizable areas, as defined and identified in accordance with this Act, shall
34 be expropriated and shall form part of the public domain. These lands shall be
35 disposed of or utilized by the Government for such purposes that conform
36 with their land use plans. Expropriation proceedings shall be instituted if, after
37 the lapse of one (1) year following receipt of notice of acquisition, the owner
38 fails to introduce improvements as defined in Section 3(f) hereof, except in the
39 case of *force majeure* and other fortuitous events. Exempted from this
40 provision, however, are residential lands owned by small property owners [or
41 those the ownership of which is subject of a pending litigation].”

1 **SEC. 2. *Repealing Clause.*** – All laws, decrees, executive orders, proclamations, rules
2 and regulations, or any part thereof which are inconsistent with this Act, are hereby repealed
3 or modified accordingly.

4
5 **SEC. 3. *Effectivity.*** – This Act shall take effect fifteen (15) days after its publication
6 in the *Official Gazette* or in a newspaper of national circulation.

7
8 *Approved.*