

Republic of the Philippines  
HOUSE OF REPRESENTATIVES  
Quezon City

EIGHTEENTH CONGRESS  
First Regular Session



HOUSE BILL NO. 2038

Introduced by: **HON. "KUYA" JOSE ANTONIO R. SY-ALVARADO**

**AN ACT PROVIDING A MAGNA CARTA FOR THE BENEFICIARIES OF HOUSING  
PROGRAMS OF THE GOVERNMENT**

**EXPLANATORY NOTE**

Article XIII Section 9 of the 1987 Constitution provides that the State shall, by law, and for the common good, undertake, in cooperation with the private sector a continuing program of urban land reform and housing which will make available at affordable cost, decent housing and basic services to underprivilege and homeless citizens in urban centers and resettlement areas.

The State has the vital role in uplifting the conditions of the underprivilege and homeless citizens in urban areas of the country by providing them decent affordable cost of housing to qualified program beneficiaries. Hence, this bill seeks to define basic rights and privileges that housing program beneficiary may enjoy with corresponding obligation or duty that they must observe in order to enjoy such privilege.

In view of the foregoing, the approval of this bill is earnestly sought.

**"KUYA" JOSE ANTONIO R. SY-ALVARADO**

*Representative  
First District of Bulacan*

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

**SECTION 1.** This act shall be known as the "Magna Carta of Housing Beneficiaries"

**SECTION 2.** It is the policy of the State to provide housing programs for the poor, underprivileged and homeless and provide them basic rights, privileges and responsibilities for being a qualified housing program beneficiary of the State.

**SECTION 3. DEFINITION OF TERMS:**

- (a.) **"Beneficiary"** refers to those individuals identified by the National Housing Authority as qualified recipient of the government housing project.
- (b.) **"Underprivileged and homeless citizen"** refers to the beneficiaries whose income or combine household income falls within the poverty threshold as defined by the National Economic Development Authority and who do not own housing facilities including those who live in makeshift dwelling and do not enjoy security of tenure.

**SECTION 4. RIGHTS AND RESPONSIBILITIES OF A BENEFICIARY**

- a) A beneficiary shall enjoy full use of the property as personal dwelling for the benefit of his family and his dependents.
- b) A beneficiary shall not be ousted by anyone even the instrumentalities of the State without due process of law.
- c) The State shall provide access to basic utilities and services to the recipients of housing program such as power and electricity and potable water, sewerage facilities and an efficient and adequate solid waste disposal system, access to primary roads and



transportation which leads to nearby educational institution, health centers, hospitals and employment opportunities.

- d) The beneficiary has the obligation to pay promptly the cost of the housing in order to acquire full ownership over the property.
- e) The beneficiary shall not use the property for commercial purpose such as, but not limited to, leasing of the property to another but not including establishment of small sari-sari store.
- f) The beneficiary shall not vacate the property and use it for pecuniary gain other than the purpose of dwelling for his family or legal dependents.

**SECTION 4. SEPARABILITY CLAUSE.** If, for any reason, any provision of this Act or the application of such provision to any person, group, and circumstance is declared invalid or unconstitutional, the remainder of this Act shall not be affected by such declaration.

**SECTION 5. REPEALING CLAUSE.** The provisions of this, as amended and all other laws, decrees, executive order, rules and regulations, issuances or parts thereof inconsistent with the provision of this Act are hereby repealed or modified accordingly.

**SECTION 6. EFFECTIVITY.** This law shall take effect as soon as it is published in the Official Gazette.

*Approved,* d) The beneficiary has the obligation to pay promptly the cost of the housing in order to acquire full ownership over the property.

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