

APPROVED ON SECOND
READING ON MAY 28, 2019

CONGRESS OF THE PHILIPPINES
SEVENTEENTH CONGRESS
Third Regular Session

}

SENATE

S. No. 2234

PREPARED AND SUBMITTED JOINTLY BY THE COMMITTEES
ON EDUCATION, ARTS AND CULTURE; AND URBAN
PLANNING, HOUSING AND RESETTLEMENT WITH
SENATORS RECTO, SOTTO III AND ESCUDERO AS
AUTHORS THEREOF

AN ACT AUTHORIZING THE SALE OF CERTAIN
PARCELS OF LAND IN BARANGAY KRUS NA
LIGAS, QUEZON CITY BY THE UNIVERSITY OF
THE PHILIPPINES TO THE QUEZON CITY
GOVERNMENT AMENDING FOR THE PURPOSE
REPUBLIC ACT NO. 9500, OTHERWISE KNOWN
AS THE "UNIVERSITY OF THE PHILIPPINES
CHARTER OF 2008", AND FOR OTHER PURPOSES

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

- 1 SECTION 1. As an exception to Section 23 of Republic
2 Act No. 9500 or the "University of the Philippines Charter
3 of 2008", the University of the Philippines (the
4 "University") is hereby authorized to sell, dispose, and
5 alienate certain parcels of land owned by the University

1 situated in Barangay Krus Na Ligas, Quezon City, but only
2 to the Quezon City Local Government, at fair market price
3 that is acceptable to the University: *Provided*, That the
4 sale of the said parcels of land in Barangay Krus Na Ligas,
5 which shall not exceed twenty-two and four hundred sixty-
6 seven thousandths hectares (22.467 has.), shall be
7 considered perfected only from the time that the
8 University is fully paid therefor, which payment in full
9 shall be made within one (1) year from the signing and
10 execution of the agreement: *Provided, further*, That no
11 right of ownership or of possession, nor of any other
12 attribute of ownership over the said parcels of land, shall
13 transfer to the Quezon City Local Government until the
14 aforementioned full payment has been actually received by
15 the University: *Provided, finally*, That this authorization is
16 deemed automatically revoked when the University and
17 the Quezon City Local Government fail to agree on the
18 terms and conditions of the sale within one (1) year from
19 the effectivity of this Act, or when full payment was not

1 received by the University, for whatever reason, one (1)
2 year after the execution of the agreement.

3 For purposes of this Act, the said parcels of land
4 situated in Barangay Krus Na Ligas, authorized to be sold
5 in this Act, shall not exceed a maximum of twenty-two and
6 four hundred sixty-seven thousandths hectares (22.467
7 has.) with the following metes and bounds:

TECHNICAL DESCRIPTIONS			
LINES		BEARINGS	DISTANCES
BOUNDARY			
1	2	N 04°17' W	19.63 m.
2	3	N 88°44' E	10.30 m.
3	4	N 86°36' E	14.71 m.
4	5	N 83°20' E	14.74 m.
5	6	N 80°20' E	6.60 m.
6	7	N 79°10' E	16.82 m.
7	8	N 76°10' E	11.82 m.
8	9	N 75°05' E	74.72 m.
9	10	N 75°04' E	47.12 m.
10	11	N 74°41' E	31.31 m.
11	12	N 75°16' E	21.05 m.
12	13	N 76°04' E	11.47 m.
13	14	N 78°54' E	20.32 m.
14	15	N 80°48' E	8.42 m.
15	16	N 83°53' E	28.42 m.
16	17	S 88°46' E	3.13 m.
17	18	S 81°22' E	7.11 m.
18	19	S 87°51' E	57.88 m.
19	20	S 01°53' W	86.65 m.
20	21	S 02°04' W	64.82 m.
21	22	S 02°08' W	65.21 m.

22	23	S 01°56' W	55.06 m.
23	24	S 02°08' W	10.69 m.
24	25	S 02°09' W	62.37 m.
25	26	S 01°54' W	27.42 m.
26	27	S 02°14' W	31.70 m.
27	28	S 07°34' W	12.31 m.
28	29	S 14°20' W	6.32 m.
29	30	S 19°12' W	6.03 m.
30	31	S 23°14' W	6.14 m.
31	32	S 31°25' W	13.20 m.
32	33	S 41°22' W	17.82 m.
33	34	S 51°24' W	8.90 m.
34	35	S 53°27' W	204.54 m.
35	36	S 31°06' W	4.93 m.
36	37	S 12°03' E	2.74 m.
37	38	S 28°11' E	36.43 m.
38	39	S 33°07' E	43.97 m.
39	40	S 37°57' E	50.02 m.
40	41	S 34°14' E	18.01 m.
41	42	S 16°23' E	9.97 m.
42	43	S 03°51' W	6.45 m.
43	44	S 18°16' W	5.91 m.
44	45	S 31°46' W	7.69 m.
45	46	S 48°37' W	6.88 m.
46	47	S 66°12' W	9.31 m.
47	48	S 71°07' W	3.97 m.
48	49	S 72°02' W	3.19 m.
49	50	S 73°08' W	3.80 m.
50	51	S 73°49' W	89.28 m.
51	52	S 35°07' W	6.49 m.
52	53	S 05°19' E	150.97 m.
53	54	S 85°55' W	77.61 m.
54	1	N 04°17' W	861.56 m.
TIE LINES from BLLM No. 1, Marikina to corner "1"			
LOTS		BEARINGS	DISTANCES
BDRY.		N 64°57' W	4120.50 m.

1 The area to be sold defined by the foregoing metes and
2 bounds shall not include any facility of the University, as
3 determined by the University, located in the said area.

4 SEC. 2. *Other Terms and Conditions of Sale.* – The
5 sale authorized by this Act shall likewise be subject to
6 other terms and conditions that shall be agreed upon by
7 the University and the Quezon City Local Government
8 which shall among others, include the right of the Quezon
9 City Local Government to make it compulsory and not
10 subject to their discretion, the right of first refusal in case
11 of any sale made thereafter to any of the legitimate
12 residents of Barangay Krus na Ligas.

13 SEC. 3. *Technical Working Group.* – Upon transfer of
14 ownership of the said parcels of land situated in Barangay
15 Krus Na Ligas from the University to the Quezon City
16 Local Government, the Quezon City Local Government
17 shall immediately fence off the property of the University
18 to segregate it from the area sold under this Act, and shall
19 subsequently transfer the said property to legitimate
20 residents of Barangay Krus Na Ligas. For this purpose, the

1 Quezon City Local Government shall create a Technical
2 Working Group to:

3 (a) Determine the "legitimate residents of Barangay
4 Krus Na Ligas", whose long-standing residence in the area
5 can sufficiently be established by authenticated
6 documentary and testimonial evidence, and who are
7 qualified to become subsequent buyers of parcels of land in
8 Barangay Krus Na Ligas;

9 "Legitimate residents of Barangay Krus Na Ligas",
10 pertain to those who by themselves, or through their
11 predecessors-in-interest, have been in continuous
12 possession and occupation of the same parcels of land in
13 the concept of owner since time immemorial, or for a period
14 of not less than thirty (30) years immediately preceding the
15 approval of this Act, and uncontested by any resident of
16 the same parcels of land; and

17 (b) Assist the University, at the expense of the
18 Quezon City Local Government, to resettle all the other
19 settlers found in the remaining property of the University

1 that is adjacent to the said parcels of land situated in
2 Barangay Krus Na Ligas.

3 SEC. 4. *Interagency Committee.* – An interagency
4 committee headed by the Quezon City Local Government
5 and composed of the University and the Department of
6 Housing and Urban Development and the National
7 Housing Authority shall issue the necessary guidelines for
8 the effective implementation of this Act.

9 SEC. 5. The sale authorized under this Act shall be
10 exempt from all taxes and impositions.

11 SEC. 6. *Separability Clause.* – If any part or provision
12 of this Act is declared invalid or unconstitutional, the other
13 parts hereof not affected thereby shall remain valid.

14 SEC. 7. *Repealing Clause.* – All other laws, rules and
15 regulations inconsistent with this Act are hereby repealed,
16 amended or modified accordingly.

17 SEC. 8. *Effectivity.* – This Act shall take effect fifteen
18 (15) days after its publication in the *Official Gazette* or in a
19 newspaper of general circulation.

Approved,