

LIFTING THE HOLD IN ABEYANCE; ORDER ON THE IMPLEMENTATION OF PRESIDENTIAL PROCLAMATION NO. 770, S. 1996

Read online (full-text search, related cases, audio case brief): <https://batas.org/library/aff18340dee2/>

WHEREAS, mass housing has been reaffirmed by this government as a centerpiece program in its poverty alleviation efforts pursuant to Executive Order No. 20 dated 28 May 2001;

WHEREAS, Proclamation No. 770, series of 1996 excluded twenty thousand and eight (20,008) square meters, more or less, from the operation of Proclamation No. 451, series of 1953 (which had reserved certain parcels of the private domain of the government as radio station site in what is now Pugad Baboy, Valenzuela, Metro Manila), and accordingly released such area as housing site open to disposition to designated beneficiaries;

WHEREAS, through a memorandum from the Office of the President dated 09 June 1997, the implementation of Proclamation No. 770 was held in abeyance pending resolution of certain concerns raised by the then Office of the Press Secretary; and

WHEREAS, it has been determined that implementation of Proclamation No. 770 can begin subject to necessary adjustments with regard to the Philippine Broadcasting System (PBS) transmitter station found in the area.

NOW, THEREFORE, I, GLORIA MACAPAGAL-ARROYO, by virtue of the powers vested in me by law, do hereby order:

SECTION 1. Lifting the Directive Holding in Abeyance the Implementation of Proclamation No. 770. — The directive contained in the memorandum from the Office of the President dated 09 June 1997 holding in abeyance the implementation of Proclamation No. 770, or any order or issuance to that effect, is hereby lifted.

SECTION 2. Implementation of Proclamation No. 770. — Proclamation No. 770 shall be implemented subject to the condition that the present PBS transmitter station shall remain undisturbed in its present location pending transfer thereof to another suitable site.

SECTION 3. Designation of HUDCC as Lead Implementing Agency. — HUDCC is hereby designated to take the lead in implementing this Order. It may call on relevant agencies for support and assistance to effectively implement its functions.

HUDCC's functions under this Order shall include the following:

1. Establish the exact metes and bounds which may be immediately disposed of pursuant to Proclamation No. 770 subject to the area requirements of the PBS transmitter station which task shall be coordinated with the DENR.
2. Formulate and adopt the implementing guidelines for the proper disposition of the area subject to the condition set forth in the preceding provision;
3. Identify and qualify beneficiaries.
4. Establish and implement a fair lot pricing and payment scheme.

5. Identify other available areas within the coverage of Proclamation No. 451 which may be suitable for socialized housing purposes; and

6. Undertake such other tasks as may be necessary for the effective implementation of this Order.

In effecting the disposition of the land subject hereof, HUDCC shall ensure participation of the duly organized beneficiaries' association and other stakeholders.

The funding requirements for the various activities that must be undertaken in connection herewith shall come from HUDCC and shall be included in its budget.

SECTION 4. Remittance of proceeds of disposition to TELOF. — Proceeds of the disposition of the land shall be utilized for the development of the socialized housing site covered by this Order and the improvement of telecommunication facilities of TELOF.

SECTION 5. Relocation of PBS Tower. — The HUDCC is hereby directed to assistance the PBS in relocating its transmitter station to a location outside of the area covered by Proclamation No. 451. The funding requirements of such relocation shall be identified by the Department of Budget and Management in coordination with the Office of the President.

SECTION 6. Separability Clause. — All previous issuances inconsistent with this Order shall be deemed revoked or amended accordingly.

SECTION 7. Effectivity. — This Memorandum Order shall take effect immediately.

Adopted: 23 Sept. 2002

BY THE PRESIDENT:

(SGD.) ALBERTO G. ROMULO

Executive Secretary

ABOUT BATAS.ORG

Study smarter at BATAS.org

The Philippine bar review and law-school companion built around how your brain actually remembers.

The complete Philippine law library - free for everyone.

More than 100,000 Supreme Court decisions, Republic Acts, and executive issuances - full-text searchable, browsable by category and year, and always free. No paywall, no login. This PDF came from it.

Audio case-brief lectures.

Any decision becomes a podcast-style lecture - facts, issues, ruling, and doctrine - with read-along highlighting and a hands-free presentation mode. Study while commuting, working out, or resting your eyes.

Bar review built on the science of memory.

Complete, sequenced courses for all eight bar subjects, narrated like podcasts and reinforced with retrieval practice and spaced review - the study techniques with the strongest evidence behind them.

The full law-school curriculum.

One subscription unlocks the entire J.D. curriculum - every subject, every lesson, with your progress tracked down to the paragraph so you can pick up exactly where you left off, on any device.

Mock exams that tell you where you stand.

Timed multiple-choice exams graded instantly, with per-subject score breakdowns and focus suggestions that point you at your weakest topics first.

A study planner that keeps you on pace.

Set your schedule and BATAS tells you every day whether you are on track for bar day - and exactly which lesson to take next.

Start free at <https://batas.org>

The law library is free forever - and your first lesson is one click away.

The text of this document is an official public record and remains in the public domain. Formatting, presentation, and compilation © 2026 batas.org.

Downloaded free from the batas.org Law Library. Share it freely - the library is free for every law student, bar reviewee, and practitioner.