



Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila



TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 2286

Introduced by **Representative MA. VICTORIA CO-PILAR**

EXPLANATORY NOTE

In recent years, the Philippines has witnessed rapid urban growth, with vertical housing developments becoming a dominant feature in city landscapes. Condominiums have emerged as a practical response to increasing population density and limited land availability. However, many of these developments—particularly those built decades ago—are now showing signs of aging and deterioration. These old structures pose risks not only to their residents but also to neighboring communities, especially in the face of natural calamities such as earthquakes, fires, or typhoons. Yet despite these growing concerns, the existing legal framework under Republic Act No. 4726, also known as the “Condominium Act”, remains outdated and ill-equipped to address the challenges of maintenance, redevelopment, or dissolution of aging condominium buildings.

At its core, the “Condominium Redevelopment Act” offers a practical, compassionate, and future-proof solution to the looming problems of structural obsolescence, unclear governance, and community disempowerment in high-density urban housing. By strengthening the legal rights of unit owners, clarifying procedures for redevelopment, and updating governance rules, the bill will lead to safer, better-managed, and more vibrant condominium communities throughout the country.

In view of the urgent need to address the risks and challenges posed by aging condominium structures, the immediate passage of this bill is earnestly sought.

1
2 “The enabling or master deed may be amended or revoked **THROUGH**
3 **A SPECIAL POWER GRANTED BY THE REGISTERED OWNERS,**
4 **OR** upon registration of an instrument executed by a simple majority of
5 the registered owners of the property: *Provided,* That in a condominium
6 project [exclusively] for [either] residential, [or] commercial, **OR MIXED**
7 use, simple majority shall be on a per unit of ownership basis, **OR** [and
8 that in the case of mixed use, simple majority shall be] on a floor area of
9 ownership basis, **AS DETERMINED IN THE MASTER DEED:** *Provided,*
10 *further,* That prior notifications to all registered owners are done: and
11 *Provided, finally,* That any amendment or revocation already decided by a
12 simple majority of all registered owners shall be submitted to the
13 [Housing and Land
14 Use Regulatory Board] **DEPARTMENT OF HUMAN SETTLEMENTS**
15 **AND URBAN DEVELOPMENT** and the city/municipal engineer for
16 approval before it can be registered. Until registration of a revocation, the
17 provisions of this Act shall continue to apply to such property.”
18

19 **SEC. 5.** Section 6 of Republic Act No. 4726 is hereby amended to read as follows:
20

21 “Section 6. Unless otherwise expressly provided in the enabling or master
22 deed or the declaration of restrictions, the incidents of a condominium
23 grant are as follows:
24

25 (a) The boundary of the unit granted are the interior surfaces of the
26 perimeter walls, floors, ceilings, windows and doors thereof. The
27 following are not part of the unit bearing walls, columns, floors, roofs,
28 foundations and other common structural elements of the building;
29 lobbies, stairways, hallways, and other areas of common use, elevator
30 equipment and shafts, central heating, central refrigeration and
31 central air-conditioning equipment, reservoirs, tanks, pumps and
32 other central services and facilities, pipes, ducts, flues, chutes,
33 conduits, wires and other utility installations, wherever located,
34 except the outlets thereof when located within the unit. **UNIT AREAS**
35 **WRITTEN ON ALL CONDOMINIUM CERTIFICATES OF TITLE**
36 **SHALL BE DEEMED TO BE PRECEDED BY “APPROXIMATELY”**
37 **AND FOLLOWED BY**
38 **“SQUARE METERS, MORE OR LESS.”**

39 x x x
40

41 **SEC. 6.** Section 9 of Republic Act No. 4726 is hereby amended to read as follows:
42

43 “Section 9. x x x
44

45 Such declaration of restrictions, among other things, may also provide:
46

47 (a) As to any such management body:
48

49 x x x
50

1 (8) For entry by its officers, [and] **THE DEVELOPER, THEIR** agents
2 **AND REPRESENTATIVES** into any unit **DURING**
3 **EMERGENCYSITUATIONS WHERE THERE IS DANGER OF**
4 **DAMAGE TO LIFE OR PROPERTY**, when necessary in connection
5 with the maintenance or construction for which such body is
6 responsible, **OR FOR MAINTENANCE AND REPAIRS RELATIVE**
7 **TO COMMON AREAS AND OTHER CONDOMINIUM UNITS**
8 **ARE CONCERNED, AND THE MANAGEMENT BODY OR**
9 **DEVELOPER AND THEIR RESPECTIVE AUTHORIZED**
10 **REPRESENTATIVES SHALL NOT, BY REASON THEREOF, BE**
11 **LIABLE FOR TRESPASS FOR SUCH ENTRY. IN THE EVENT**
12 **ENTRY IS NOT GRANTED DESPITE REASONABLE NOTICE**
13 **GIVEN THE PREVAILING CIRCUMSTANCES, SUCH**
14 **CONDOMINIUM UNIT OWNER SHALL BE DEEMED AS**
15 **HAVING ACTED IN BAD FAITH AND SHALL BE RESPONSIBLE**
16 **FOR ALL DAMAGES WHICH MAY BE REASONABLY**
17 **ATTRIBUTED TO NOT HAVING ALLOWED ENTRY FOR THE**
18 **PREVENTION OF DAMAGE OR PERFORMANCE OF**
19 **MAINTENANCE, CONSTRUCTION AND REPAIR WORKS."**
20

21 **SEC. 7.** Section 10 of Republic Act No. 4726 is hereby amended to read as follows:
22

23 "Section 10. Whenever the common areas in a condominium project
24 are [held] **USED** by a condominium corporation, such corporation
25 shall constitute the management body of the project. The corporate
26 purposes of such a corporation shall be limited to the holding of the
27 common areas, either in ownership or any other interest in real
28 property recognized by law, to the management of the project, and to
29 such other purposes as may be necessary, incidental or convenient to
30 the accomplishment of said purposes. **CONDOMINIUM DUES**
31 **BASED ON THE ACTUAL USE, ACCESSAND ENJOYMENT BY**
32 **THE MEMBERSHIP OR STOCKHOLDING OF THE COMMON**
33 **AREAS OF THE PROJECT, WHETHER WHOLLY OR PARTIALLY,**
34 **MAY BE ASSESSED BY THE CONDOMINIUM CORPORATION**
35 **UPON INCORPORATION FOR MAINTENANCE OF THE**
36 **COMMON AREAS.**
37

38 The articles of incorporation or by-laws of the corporation shall not
39 contain 36 any provision contrary to or inconsistent with the provisions
40 of this Act, the enabling or master deed, or the declaration of
41 restrictions of the project. **UNLESS PROVIDED OTHERWISE IN**
42 **THE BY-LAWS, QUORUM FOR MEETING PURPOSES SHALL BE**
43 **DETERMINED BY THE SIMPLE MAJORITY OF THE TOTAL**
44 **CONDOMINIUM UNITS HELD BY MEMBERS IN GOOD**
45 **STANDING.** Membership in a condominium corporation, regardless
46 of whether it is a stock or non-stock corporation, shall not be
47 transferable separately from the condominium unit of which it is an
48 appurtenance. When a member or stockholder ceases to own a unit in
49 the project in which the condominium corporation owns or holds the
50 common areas, he shall automatically cease to be a member or
51 stockholder of the condominium corporation. **UNLESS PROVIDED**

1 OTHERWISE IN THE ARTICLES OF INCORPORATION
2 AND BY-LAWS, JURIDICAL UNIT OWNERS MAY NAME,
3 CONSTITUTE AND APPOINT AN ATTORNEY-IN-FACT WHO
4 SHALL REPRESENT THE SAME IN THE CONDOMINIUM
5 CORPORATION AND WHO MAY LIKewise RUN FOR AND BE
6 ELECTED AND APPOINTED TO THE BOARD OR ANY
7 OFFICERSHIP POSITION: *PROVIDED*, THAT SUCH ATTORNEY-
8 IN-FACT WILL NOT CAUSE THE ALIEN INTEREST IN SUCH
9 CORPORATION TO EXCEED THE LIMITS IMPOSED BY
10 EXISTING LAWS.”

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12 **SEC. 8.** Section 13 of Republic Act No. 4726 is hereby amended to read as follows:

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14 “Section 13. Until the enabling or the master deed of the project in
15 which the condominium corporation owns or holds the common area
16 is revoked, the corporation shall not be voluntarily dissolved through
17 an action for dissolution under Rule 104 of the Rules of Court except
18 upon a showing: x x x

19
20 (d) That the project or a material part thereof has been condemned or
21 expropriated and that the project is no longer viable, [or that the
22 members holding in aggregate more than seventy percent interest in
23 the corporation, if non-stock, or the stockholders representing more
24 than seventy percent of the capital stock entitled to vote, if a stock
25 corporation,] **OR THAT THE CONDOMINIUM OWNERS, BY A
26 VOTE OF A MAJORITY (50% PLUS 1) OF THE STOCKHOLDERS
27 OR MEMBERS THEREOF AT A GENERAL OR SPECIAL
28 MEETING DULY CALLED FOR THE PURPOSE**, are opposed to the
29 continuation of the condominium regime after expropriation or
30 condemnation of a material portion thereof; or”

31
32
33 **SEC. 9.** Section 14 of Republic Act No. 4726 is hereby amended to read as follows:

34
35 “Section 14. The condominium corporation may also be dissolved
36 [by the affirmative vote of all the stockholders or members thereof
37 at a general or special meeting duly called for the purpose:
38 *Provided*, That all the requirements of Section sixty-two of the
39 Corporation Law are complied with.] **IN THE FOLLOWING
40 MANNER:**

41
42 **(A) IF THE PROJECT HAS BEEN IN EXISTENCE FOR THIRTY (30)
43 YEARS OR MORE BUT LESS THAN FIFTY (50) YEARS, BY THE
44 AFFIRMATIVE VOTE OF 2/3 OF THE STOCKHOLDERS OR
45 MEMBERS THEREOF AT A GENERAL OR SPECIAL MEETING
46 DULY CALLED FOR THE PURPOSE: *PROVIDED*, THAT ALL THE
47 REQUIREMENTS OF TITLE XIV OF THE REVISED CORPORATION
48 CODE OF THE PHILIPPINES ARE COMPLIED WITH; OR**

49
50 **(B) IF THE PROJECT HAS BEEN IN EXISTENCE FOR FIFTY (50) YEARS
51 OR MORE, BY THE AFFIRMATIVE VOTE OF A SIMPLE MAJORITY**

1 OF THE STOCKHOLDERS OR MEMBERS THEREOF AT A
2 GENERAL OR SPECIAL MEETING DULY CALLED FOR THE
3 PURPOSE: *PROVIDED*, THAT ALL THE REQUIREMENTS OF TITLE
4 XIV OF THE REVISED CORPORATION CODE OF THE
5 PHILIPPINES ARE COMPLIED WITH.

6
7 FOR PURPOSES OF THIS SECTION, THE VOTES OF EACH UNIT
8 OWNER SHALL BE DETERMINED AND IN ACCORDANCE WITH
9 SECTION 4 ABOVE."

10
11 **SEC. 10.** Section 15 of Republic Act No. 4726 is hereby amended to read as follows:

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13 "Section 15. Unless otherwise provided for in the declaration of
14 restrictions upon voluntary dissolution of a condominium corporation in
15 accordance with the provisions of Sections thirteen and fourteen of this
16 Act, the corporation shall be deemed to hold a power of attorney from all
17 the members or stockholders to sell and dispose of their separate interests
18 in the project and liquidation of the corporation shall be effected by a sale
19 of the entire project as if the corporation owned the whole thereof, subject
20 to the rights of the corporate and of individual condominium creditors.
21 **A MEMBER OR STOCKHOLDER SHALL BE ENTITLED TO AN**
22 **ADVANCED PAYMENT OF THEIR PRO RATA SHARE FROM THE**
23 **PROCEEDS OF THE SALE OF THE ENTIRE PROJECT BASED ON**
24 **AN AGREED VALUATION BETWEEN THE CONDOMINIUM**
25 **CORPORATION AND THE BUYER OF THE PROJECT. SUCH**
26 **ADVANCED PAYMENT SHALL BE DEDUCTED FROM THE FINAL**
27 **AMOUNT TO BE PAID TO THE MEMBER OR STOCKHOLDER."**

28
29 **SEC. 11.** Section 16 of Republic Act No. 4726 is hereby further amended to read as follows:

30
31 "Section 16. A condominium corporation shall not, during its existence,
32 sell, exchange, [lease,] or otherwise dispose of the common areas owned
33 or held by it in the condominium project unless authorized by the
34 affirmative vote of a simple majority of the registered owners: *Provided*,
35 That prior notifications to all registered owners are done: and *Provided*,
36 *further*, That the condominium corporation may expand or integrate the
37 project with another upon the affirmative vote of a simple majority of the
38 registered owners, subject only to the final approval of the [Housing and
39 Land Use Regulatory Board] **DEPARTMENT OF HUMAN**
40 **SETTLEMENTS AND URBAN DEVELOPMENT. THE**
41 **CONDOMINIUM CORPORATION MAY LEASE A PORTION OF**
42 **THE COMMON AREAS OWNED OR HELD BY IT IN THE**
43 **CONDOMINIUM PROJECT PROVIDED THAT SUCH DOES NOT**
44 **INTERFERE WITH THE OPERATIONS AND SAFETY OF THE**
45 **COMMUNITY AS WELL AS WITH THE USE THEREOF BY THE**
46 **UNIT OWNERS, AND ALL NET RENTAL INCOME THEREOF**
47 **INURE TO THE BENEFIT OF THE MEMBERS OR STOCKHOLDERS,**
48 **AS THE CASE MAY BE."**

49
50 **SEC. 12.** Section 18 of Republic Act No. 4726 is hereby amended to read as follows:

1 “Section 18. Upon registration of an instrument conveying a
2 condominium, the Register of Deeds shall, upon payment of the proper
3 fees, enter [and annotate] the conveyance [on the certificate of title
4 covering the land included within the project] and the transferee shall be
5 entitled to the issuance of a “condominium owner’s” copy [of the
6 pertinent portion of such certificate of title]. Said “condominium
7 owner’s” copy need not reproduce the ownership status or series of
8 transactions in force or annotated with respect to other condominiums in
9 the project. A copy of the description of the land, a brief description of the
10 condominium conveyed, name and personal circumstances of the
11 condominium owner would be sufficient for purposes of the
12 “condominium owner’s” copy of the certificate of title. No conveyance of
13 condominiums or part thereof, subsequent to the original conveyance
14 thereof from the owner of the project, shall be registered unless
15 accompanied by a certificate of the management body of the project that
16 such conveyance is in accordance with the provisions of the declaration
17 of restrictions of such project **AND THERE ARE NO OUTSTANDING**
18 **CONDOMINIUM DUES OR ARREARS OWED FROM SUCH UNIT.**

19 In cases of condominium projects registered under the provisions of the
20 Spanish Mortgage Law or Act 3344, as amended, the registration of the
21 deed of conveyance of a condominium shall be sufficient if the Register
22 of Deeds shall keep the original or signed copy thereof, together with the
23 certificate of the management body of the project, and return a copy of
24 the deed of conveyance to the condominium owner duly acknowledge
25 and stamped by the Register of Deeds in the same manner as in the case
26 of registration of conveyances of real property under said laws.”
27

28 **SEC. 13. *Implementing Rules and Regulations.*** – The Department of Human Settlements and
29 Urban Development and the Human Settlements Adjudication Commission shall
30 promulgate within six (6) months from the effectivity of this Act the rules and regulations
31 to implement the provisions of this Act.
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33 **SEC. 14. *Repealing Clause.*** – All laws, decrees, orders, issuances, or rules and regulations
34 or parts thereof inconsistent with the provisions of this Act are hereby repealed,
35 amended, or modified accordingly.
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37 **SEC. 15. *Separability Clause.*** – If any portion or provision of this Act is declared
38 unconstitutional, the remainder of this Act or any provisions not affected thereby shall
39 remain in force and effect.
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41 **SEC. 16. *Effectivity.*** – This Act shall take effect fifteen (15) days after its publication in the
42 *Official Gazette* or in a newspaper of general circulation.
43

44 Approved,