



Republic of the Philippines  
House of Representatives

**EIGHTEENTH CONGRESS**  
*First Regular Session*

HOUSE BILL NO.: 6548

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Introduced By HONORABLE LUISA LLOREN CUARESMA  
Lone District of the Province of Nueva Vizcaya

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**AN ACT MANDATING THE FULL TRANSPARENCY AND DISCLOSURE  
OF RELEVANT FACTS AND ALL REQUIREMENTS BY THE OWNERS  
AND/OR DEVELOPERS OF CONDOMINIUM PROJECTS TO THE  
BUYERS AMENDING FOR THE PURPOSE PD 957 AND FOR OTHER  
PURPOSES**

**EXPLANATORY NOTE**

Many Overseas Filipino Workers (OFW) families in the urban areas today are choosing to live in the condo units. This is mainly because a condominium is the trend of the time, where you can transfer and own outright thus, the modern way of living for Filipinos.

However, buying a condominium is not always as convenient as oftenly said. News about fraud, abuses and exploitations and even misrepresentation has become persistent, in fact, now a common issue being experienced by buyers. Almost everyday, we hear news of Filipino families who aspire of owning a condominium unit ending up not being able to make their dream a reality because they become victims of fraud, abuses exploitations, and misrepresentation of condominium sellers and/or developers with so much hidden charges or ghost fees.

Considering that it is a policy of the State to undertake, in cooperation with the private sector, a comprehensive and continuing urban development, the present Condominium Buyer's Protective Decree of 1976 must be amended to provide additional protection to buyers of condominium units.

The amendment of the present law will correct and resolve the above problems being practiced by some unscrupulous owners and/or developers and ensure further the protection of buyers of condominium units. Hence, the passage of this bill is urgently sought.

*Luisa Lloren Cuaresma*  
LUISA LLOREN CUARESMA  
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*Be it enacted by the Senate and House of Representatives of the Philippines in  
Congress assembled.*

Section 1. *Short Title.* This Act shall be known as "The Condominium Buyers' Protection Law of 2020".

Section 2. *Declaration of Policy.* It is the policy of the State to undertake in cooperation with the private sector, a comprehensive and continuing urban development. Toward this end, certain reforms must be made in the present law to add more protection to the buyers of condominium units.

Section 3. *Full Transparency and Disclosure of All Documentary Requirements.* It shall be mandatory for the owners and/or developers to provide a complete list, which shall specify all documents, required from the buyer.



The list of documentary requirements shall be acknowledged by the buyer by affixing his/her signature.

Within thirty (30) days from the signing, the buyer must submit all the documentary requirements to the developer. Failure to submit all the required documents shall cause the forfeiture of the offer to buy the condominium unit.

No deposit/reservation fee/down payment shall be paid by the buyer until all documentary requirements are processed and accepted by the developer as valid and complete.

Section 4. *Copy of by-laws and Master Deed.* It shall be mandatory for the owners and/or developers to provide the buyer a copy of the by-laws and the master deed. Should a hard copy not be feasible, the owners and /or developers shall direct the buyer to their website where the by-laws and master deed are posted.

Section 5. *Condominium Corporation Board.* It shall be for the owners and/or developers to provide the buyer a list of the names of the current board of the Condominium Corporation. Should a hard copy not be feasible, the owners and/or developers shall direct the buyer to their website where such list is disclosed.

Section 6. *Copy/ies of the Architectural and/or Engineering Plans.* It shall be mandatory for the owners and/or developers to provide the buyer copies of the architectural and/or engineering plans of the condominium project. Should a hard copy not be feasible, the owners and/or developers shall direct the buyer to their website where such plans posted.

Section 7. *Certified True Copy of Land Title.* It shall be mandatory for the owners and/or developers to provide the buyer a certified true copy of the title of the condominium project with the annotation any liens on the property, if any. The cost for the obtaining a certified true copy shall be borne by the owners and/or developers.

Section 8. *Signature on Ads and Promotional Materials.* The buyer may ask the broker and/or company officials to sign any official ad or promotional materials issued for the condominium project enumerating all the required fees and charges.

Section 9. *Penalties.* Any owner and/or developer of condominium projects who neglect or fail to establish and maintain green spaces in their projects shall be punished with a fine of not less that Five Hundred Thousand Pesos (Php500,000.00) but not more than One Million Pesos (Php1,000,000.00), without prejudice to the filing of appropriate administrative, criminal or civil charges against them.

Section 10. *Implementing Rules and Regulations.* The Housing and Land Use Regulatory Board shall have the power to promulgate the implementing rules and regulations as may be necessary to fully implement the objectives and purposes of this Act within one (1) year from the approval hereof.

Section 11. *Separability Clause.* - If any part or provision of this Act shall be held unconstitutional or invalid, other provisions, which are not affected thereby, shall continue to be in full force and effect.

Section 12. *Repealing Clause* – All laws, issuances or parts thereof inconsistent with this Act are hereby repealed or modified accordingly.

Section 13. *Effectivity.* – This Act shall take effect fifteen (15) days after its publication in the *Official Gazette* or in at least two (2) newspapers of general circulation.

Approved,