

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

18TH CONGRESS
First Regular Session

HOUSE BILL NO. 1173



**Introduced by Representatives Michael L. Romero and
Enrico A. Pineda**

EXPLANATORY NOTE

In the republic of the Philippines economic standards has undergone drastic changes. Originally housing projects with different technical standards are as to ensure affordability to average and low-income families (BP220).


In 1986 when Executive Order 90 was passed during the Revolutionary Government the National Shelter Program was established to cater to low-income earners who must be members of GSIS, SSS or HDMF to avail of the Integrated Housing Finance System or the Unified Home Lending Program. In this context "socialized housing units" are those conforming to BP 220. When RA 7279 or the Urban Development and Housing Act was passed in 1991, "Socialized Housing" was defined to refer to housing programs and projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens, thereby expanding the scope of BP220.

This House Bill seeks to rationalize the standards and costing for proposed housing projects for the Informal Settlers in danger areas.

Earnest approval of this bill is hereby requested.



MICHAEL L. ROMERO Ph.D.



ENRICO A. PINEDA

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**AN ACT
RATIONALIZING THE IMPLEMENTATION AND STANDARDS OF
SOCIALIZED HOUSING PROJECTS, AND FOR OTHER
PURPOSES**

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

SECTION 1. TITLE — This Act shall be known as the "Socialized Housing Development Act of 2019."

SECTION 2. DECLARATION OF POLICY — It is a policy of the government to promote and encourage the development of economic and socialized housing projects, primarily by the private sector in order to make available adequate economic and socialized housing units for average and low income earners in urban and rural areas.

SECTION 3. OBJECTIVES - It shall be the policy of the State to undertake, in cooperation with the private sector, a comprehensive and continuing Urban Development and Housing Program, hereinafter referred to as the Program, which shall:

- (1) Uplift the conditions of the underprivileged and homeless citizens in urban areas and in resettlement areas by making available to them decent housing at affordable cost, basic services, and employment opportunities;
- (2) Provide for the rational use and development of urban land in order to bring about the following:
 - (a) Equitable utilization of residential lands in urban and urbanizable areas with particular attention to the needs and requirements of the underprivileged and homeless citizens and not merely on the basis of market forces;
 - (b) Optimization of the use and productivity of land and urban resources;
 - (c) Development of urban areas conducive to commercial and industrial activities which can generate more economic opportunities for the people;
 - (d) Reduction in urban dysfunctions, particularly those that adversely affect public health, safety and ecology; and
 - (e) Access to land and housing by the underprivileged and homeless citizens.
- (3) Adopt workable policies to regulate and direct urban growth and expansion towards a dispersed urban net and more balanced urban-rural interdependence;
- (4) Provide for an equitable land tenure system that shall guarantee security of tenure to Program beneficiaries but shall respect the rights of small property owners and ensure the payment of just compensation;
- (5) Encourage more effective people's participation in the urban development process; and
- (6) Improve the capability of local government units in undertaking urban development and housing programs and projects.

SECTION 4. IMPLEMENTING RULES AND REGULATIONS — the state shall establish a National Urban Development and Housing Framework to be formulated by the Housing and Land Use Regulatory Board under the direction

of the Housing and Urban Development Coordinating Council (HUDCC) in coordination with all local government units and other concerned public and private sectors within six **(6)** months from the effectivity of this Act. The framework shall refer to the comprehensive plan for urban and urbanizable areas aimed at achieving the objectives of the Program.

In the formulation of this Framework, a review and rationalization of testing town and land use plans, housing programs, and all other objectives and activities of government agencies and the private sectors which may substantially affect urban land use patterns, transportation and public utilities, infrastructure, environment and population movement shall be undertaken with the concurrence of the local government units concerned.

SECTION 5. SOCIALIZED DEVELOPMENT - The Program shall include a system to be specified in the Framework plan whereby developers of proposed subdivision projects shall be required to develop an area for socialized housing equivalent to at least twenty five percent **(25%)** of the total subdivision area or total subdivision project cost, at the option of the developer, within the same city or municipality, whenever feasible, and in accordance with the standards set by the Housing and Land Use Regulatory Board and other existing laws.

The balanced housing development as herein required may also be complied with by the developers concerned in any of the following manner:

- (1)** Development of new settlement;
- (2)** Slum upgrading or renewal of areas for priority development either through zonal improvement programs or slum improvement and resettlement programs;
- (3)** Joint-venture projects with either the local government units or any of the housing agencies; or
- (4)** Participation in the community mortgage program.

SECTION 6. TECHNICAL SERVICES — Socialized housing or resettlement areas shall be provided by the local government unit or the National Housing Authority (NHA) in cooperation with the private developers and concerned agencies with the following basic services and facilities:

- (1) Potable water;
- (2) Power and electricity and an adequate power distribution system;
- (3) Sewerage facilities and an efficient and adequate solid waste disposal system; and
- (4) Access to primary roads and transportation facilities

The provisions of other basic services and facilities such as health, education, communications, security, recreation, relief and welfare shall be planned and shall be given priority for implementation by the local government units (LGUs) and concerned agencies in cooperation with the private sector and the beneficiaries themselves.

The local government unit, in coordination with the concerned national agencies, shall ensure that these basic services are provided at the most cost-efficient rates, and shall set as mechanism to coordinate operationally the thrusts, objectives and activities of other government agencies concerned with providing basic services to housing projects.

SECTION 7. PENALTIES - Any person or group identified as such shall be summarily evicted and their dwellings or structures demolished, and shall be disqualified to avail of the benefits of the Program.

A public official who tolerates the commission of the abovementioned acts shall be dealt with in accordance with existing laws.

For the purposes of this Act, professional squatters or members of squatting syndicates shall be imposed the penalty of six (6) years imprisonment or a fine of not less than One hundred thousand pesos (**P100,000.00**) but not

more than Two hundred thousand pesos (**P200,000**), or both, at the discretion of the court.

SECTION 8. PERIODIC REPORTS - The NHA shall submit periodic reports on its findings and make recommendations on actions to be taken by Congress and Senate and the appropriate department, and in order to carry out the objectives and mandates of this Act.

SECTION 9. AUTOMATIC REVIEW - Every three **(3) years** after the effectivity of this Act, an independent review panel composed of experts to be appointed by the President shall review the policies and programs in the NHA and shall make recommendations, based on its findings, to the President and to both Houses of Congress.

SECTION 10. REPEALING CLAUSE. All laws, executive orders, issuances, rules and regulations inconsistent with this Act are hereby amended, repealed or modified accordingly.

SECTION 11. SEPARABILITY CLAUSE. If, for any reason or reasons, any portion or provision of this Act shall be held unconstitutional or invalid, the remaining provisions not affected thereby shall continue to be in full force and effect.

SECTION 12. EFFECTIVITY CLAUSE. This Act shall take effect fifteen (15) days after its publication in any newspaper of general circulation.

Approved,