

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

SEVENTEENTH CONGRESS
First Regular Session

HOUSE BILL NO. **2231**

HOUSE OF REPRESENTATIVES

RECEIVED

DATE: **01 AUG 2016**

TIME: **5:30 PM**

BY: **[Signature]**

REGISTRATION UNIT
BILLS AND LEGISLATIVE SERVICE

Introduced by **HONORABLE STRIKE B. REVILLA**

AN ACT STRENGTHENING THE BALANCED HOUSING DEVELOPMENT PROGRAM, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, ENTITLED: "AN ACT TO PROVIDE FOR A COMPREHENSIVE AND CONTINUING URBAN DEVELOPMENT AND HOUSING PROGRAM, ESTABLISH THE MECHANISM FOR ITS IMPLEMENTATION AND FOR OTHER PURPOSES"

EXPLANATORY NOTE

The Urban Development and Housing Act (UDHA) was enacted in 1992 basically to address the shortage of housing for our people. However, decades after the enactment of this noble measure, homelessness remains a major problem in our country. Informal settlements and slums, houses built on riverbanks, railroad tracks and other high-risk areas are usual view especially in urban centers.

This proposed measure aims to strengthen the UDHA by reinforcing the Balanced Housing Development Program. The "balanced housing" aspect, as required in Sec 18 of RA 7279 intends to secure that all housing projects approved must give a portions of their projects for the poor through socialized housing. By this requirement, all developers will effectively contribute in addressing the problem of homelessness by ensuring that a portion of their projects is intended for the poor.

Decent housing is a basic need of every human. This proposal seeks to achieve the fulfilment of this bill that's why passage of this bill is earnestly sought.



REP. STRIKE B. REVILLA
2nd District of Cavite

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AN ACT
STRENGTHENING THE BALANCED HOUSING DEVELOPMENT PROGRAM,
AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, ENTITLED: "AN ACT
TO PROVIDE FOR A COMPREHENSIVE AND CONTINUING URBAN
DEVELOPMENT AND HOUSING PROGRAM, ESTABLISH THE MECHANISM FOR
ITS IMPLEMENTATION AND FOR OTHER PURPOSES"

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

1 **SECTION 1. Short Title.** – This Act shall be known as the "Balanced Housing Development
2 Program Amendment of 2015".
3

4 **SEC. 2. Amendatory Provisions.** – For purposes of this Act, the following provisions of
5 Republic Act No. 7279, entitled: "An Act to Provide for a Comprehensive and Continuing Urban
6 Development and Housing Program, Establish the Mechanism for its Implementation, and for
7 Other Purposes", are hereby amended:
8

9 (a) Section 18 of Republic Act No. 7279 is hereby amended to read as follows:
10

11 "SEC. 18. *Balanced Housing Development.* – The Program shall
12 include a system to be specified in the Framework plan whereby
13 **OWNERS AND/OR** developers of proposed subdivision **AND**
14 **CONDOMINIUM** projects shall be required to develop an area for
15 socialized housing equivalent to at least twenty percent (20%) of the
16 total subdivision **OR CONDOMINIUM** area or total subdivision **OR**
17 **CONDOMINIUM** project cost, at the option of the developer, within
18 the same city or municipality, whenever feasible, and in accordance with
19 the standards set by the Housing and Land Use Regulatory Board and
20 other existing laws[.]: **PROVIDED, THAT OWNERS AND/OR**
21 **DEVELOPERS OF PROPOSED SOCIALIZED HOUSING**
22 **SUBDIVISION PROJECTS AND OWNERS AND/OR**
23 **DEVELOPERS OF PROPOSED CONDOMINIUM PROJECTS**

1 **TO BE SOLD AT SOCIALIZED HOUSING PRICES SHALL BE**
2 **EXEMPT THEREFROM.** The balanced housing development as
3 herein required may also be complied with by the **OWNERS AND/OR**
4 developers concerned in any of the following manner:

5 “(a) Development of new settlement;

6 “(b) Slum upgrading or renewal of areas for priority development
7 either through zonal improvement programs or slum improvement and
8 resettlement programs;

9 “(c) Joint-venture projects **FOR SOCIALIZED HOUSING**
10 with either the local government units or any of the housing agencies[;]
11 **or WITH ANOTHER PRIVATE DEVELOPER: PROVIDED,**
12 **THAT, THE OWNER AND/OR DEVELOPER OF THE MAIN**
13 **SUBDIVISION OR CONDOMINIUM PROJECT SHALL BE**
14 **SOLIDARILY LIABLE WITH THE OWNER AND/OR**
15 **DEVELOPER OF THE SOCIALIZED HOUSING PROJECT FOR**
16 **THE DEVELOPMENT OF THE LATTER, IRRESPECTIVE OF**
17 **THE PROVISIONS OF THEIR JOINT VENTURE**
18 **AGREEMENT;**

19 “(d) Participation in the community mortgage program[.],
20 **EITHER AS FINANCIER OR DEVELOPER;**

21 “(E) **INVESTMENT IN LONG-TERM RESETTLEMENT**
22 **HOUSING BONDS; OR**

23 “(F) **DEVELOPMENT OF EDUCATION FACILITIES**
24 **WITHIN THE PROJECT, WHENEVER FEASIBLE, OR WITHIN**
25 **THE CITY OR MUNICIPALITY, WHEREVER FEASIBLE, IN**
26 **ACCORDANCE WITH SECTION 21 HEREOF.**

27
28 “**NO OTHER FORM OF COMPLIANCE TO THIS**
29 **SECTION MAY BE PRESCRIBED EXCEPT THROUGH THE**
30 **ENACTMENT OF A SUBSEQUENT LAW.**

31
32 “**FURTHERMORE, NO SUBDIVISION PLAN SHALL BE**
33 **APPROVED BY ANY LOCAL GOVERNMENT UNIT OR**
34 **GOVERNMENT AGENCY UNLESS THE SAME IS**
35 **ACCOMPANIED BY A WRITTEN UNDERTAKING, MADE**
36 **UNDER OATH, BY THE OWNER AND/OR DEVELOPER,**
37 **SETTING FORTH IN DETAIL THE MANNER IN WHICH**
38 **COMPLIANCE WITH THIS SECTION IS PROPOSED.”**

(b) Section 21 of Republic Act No. 7279 is hereby amended to read as follows:

“SEC. 21. Basic Services. – Socialized housing or resettlement areas shall be provided by the local government unit or the National Housing Authority in cooperation with the private OWNERS AND/OR developers and concerned agencies with the following basic services and facilities:

“(a) Potable water;

“(b) Power and electricity and an adequate power distribution system;

“(c) Sewerage facilities and an efficient and adequate solid waste disposal system; and

“(d) Access to primary roads and transportation facilities.

“The provision 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 unit and concerned agencies in cooperation with the private sector and the beneficiaries themselves[.]: **PROVIDED, THAT THE PROVISION OF EDUCATION FACILITIES BY AN OWNER AND/OR A DEVELOPER IN SOCIALIZED HOUSING AREAS PURSUANT TO SECTION 18(F) HEREOF SHALL BE ACCORDED A HIGH PRIORITY.**

“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 a mechanism to coordinate operationally the thrusts, objectives and activities of other government agencies concerned with providing basic services to housing projects.”

(c) Section 45 of Republic Act No. 7279 is hereby amended to read as follows:

“SEC. 45. Penalty Clause. – Any person who violates any provision of this Act shall be imposed the penalty of not more than six (6) years of imprisonment or a fine of not less than Five thousand pesos (P5,000) but not more than One hundred thousand pesos (P100,000), or both, at the discretion of the court: **PROVIDED, THAT, ANY PERSON WHO VIOLATES THE PROVISION OF SECTION 18 HEREOF**

1 SHALL BE IMPOSED A PENALTY OF NOT MORE THAN SIX
2 (6) YEARS OF IMPRISONMENT OR A FINE OF NOT LESS
3 THAN FIVE HUNDRED THOUSAND PESOS (P500,000) BUT
4 NOT MORE THAN TEN MILLION PESOS (P10,000,000), OR
5 BOTH, AT THE DISCRETION OF THE COURT FOR THE FIRST
6 OFFENSE AND CANCELLATION OF LICENSE TO DO
7 BUSINESS FOR THE SECOND OFFENSE: Provided, FURTHER,
8 That, if the offender is a corporation, partnership, association or other
9 juridical entity, the penalty shall be imposed on the officer or officers of
10 said corporation, partnership, association or juridical entity who caused
11 the violation.”
12

13 **SEC. 3. Implementing Rules and Regulations.** – Within sixty (60) days from the effectivity of
14 this Act, the Housing and Land Use Regulatory Board shall promulgate a new set of
15 implementing rules and regulations for the amended Sections 18, 21 and 45 of Republic Act No.
16 7279, consistent with the parameters and standards set forth in said sections. Nongovernment
17 organizations and people’s organizations involved in housing rights and urban poor advocacy, as
18 well as the private sector, shall be consulted in the process of drafting these implementing rules
19 and regulations.
20

21 **SEC. 4. Separability Clause.** – If, for any reason, any provision of this Act is declared invalid
22 or unconstitutional, the remaining provisions not affected thereby shall continue to be in force
23 and effect.
24

25 **SEC. 5. Repealing Clause.** – All laws, decrees, executive orders, proclamations, rules and
26 regulations, and other issuances, or part or parts thereof which are inconsistent with the
27 provisions of this Act are hereby repealed or modified accordingly.
28

29 **SEC. 6. Effectivity Clause.** – This Act shall take effect fifteen (15) days after the completion of
30 its publication in the Official Gazette or in at least two (2) newspapers of general circulation.
31

32 *Approved,*