



HOUSING AND LAND USE REGULATORY BOARD

GOVERNMENT'S REGULATORY BODY FOR HOUSING AND LAND DEVELOPMENT

2019 ANNUAL REPORT



Republic of the Philippines
Office of the President

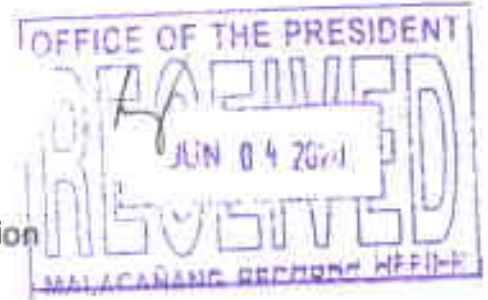
HOUSING AND LAND USE REGULATORY BOARD

Lupong Nangangasiwa sa Pabahay at Gamit ng Lupa

02 June 2020

USEC. RIZALINA N. JUSTOL

Deputy Executive Secretary for Finance and Administration
Malacanang, Manila



Dear USEC. JUSTOL:

Submitted herewith is the 2019 ANNUAL REPORT of the Housing and Land Use
Regulatory Board.

For your information.



MELZAR P. GALICIA

Chief Executive Officer and
Commissioner

Code No. 0B

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Message from the CEO and Commissioner

2019 marks the final year of operation of the Housing and Land Use Regulatory Board (HLURB). On February 14, 2019, Republic Act No. 11201 was passed creating the Department of Human Settlements and Urban Development (DHSUD), and the Human Settlements Adjudication Commission (HSAC). Under the said law, the planning and regulatory functions of the HLURB were transferred to the DHSUD, while the HLURB was reconstituted as the HSAC, retaining the adjudicatory function of the HLURB under an expanded jurisdiction. The HSAC shall be an independent body attached to the DHSUD only for purposes of policy, planning and program coordination.

Pending approval of the Organizational Structure and Staffing Pattern (OSSP) of both the DHSUD and HSAC by the Department of Budget and Management (DBM), the HLURB continued to operate and perform its functions until the end of the year.

I have the honor to present the final accomplishments of the HLURB.

We bid farewell to HLURB as an institution and look forward to the full operationalization of the DSHUD and the HSAC with hope and optimism.

God bless us all.


MELZAR P. GALICIA

Agency Profile

Vision

An institution of professionals exemplifying public service with responsibility, integrity, competence and justice geared towards the attainment of well-planned and sustainable communities through the regulation of land use, housing development and homeowners associations, and the just resolution of disputes.

Mission

To promulgate and enforce policies on land use, housing and homeowners associations which promote inclusive growth and economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development benefits.

Agency Accomplishments

A. License to Sell

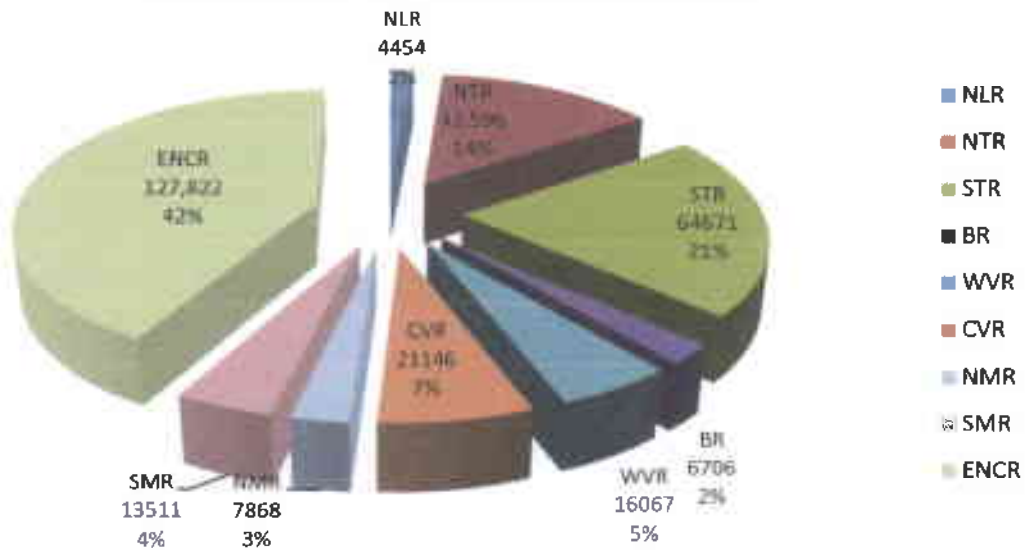
One of the mandates of the HLURB is to regulate the development and sale of subdivision lots and condominium units. The regulation is done primarily through a permitting system which requires developers to secure a license to sell (LS) for their condominium, subdivision projects and other non-residential real estate projects, prior to engaging in any sale.

In **2019**, a total of **790** licenses to sell were issued. **712** of the licenses to sell issued were for residential projects while **78** of the licenses to sell were issued for non-residential projects. These figures translate to **304,841** housing units and **381,419** non-residential units.

Compared to **2018**, there was an increase of **36%** in the licensed residential projects from **579 to 790 (2018-2019)** and a **49%** increase in the housing units covered by license to sell from **204,344 to 304,841 (2018vs. 2019)** housing units.

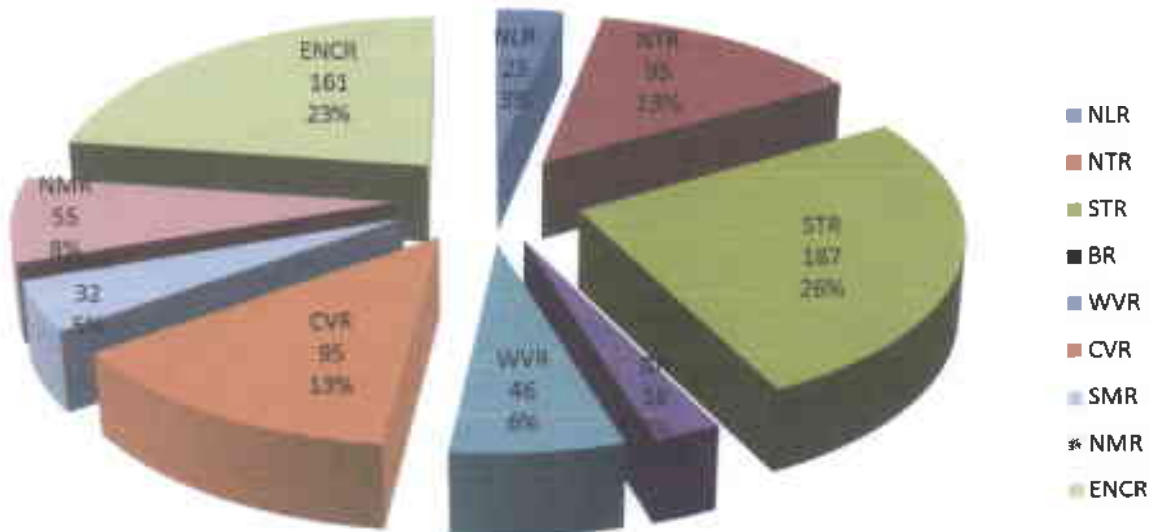
Majority of the licensed **housing units** are located in the **Expanded National Capital Region (ENCR)** with **127,822** units, followed by **Southern Tagalog Region (STR)** with **42,596** units, and then by **Northern Tagalog Region (NTR)** with **42,596** units.

Housing Units Licensed by Region, 2019

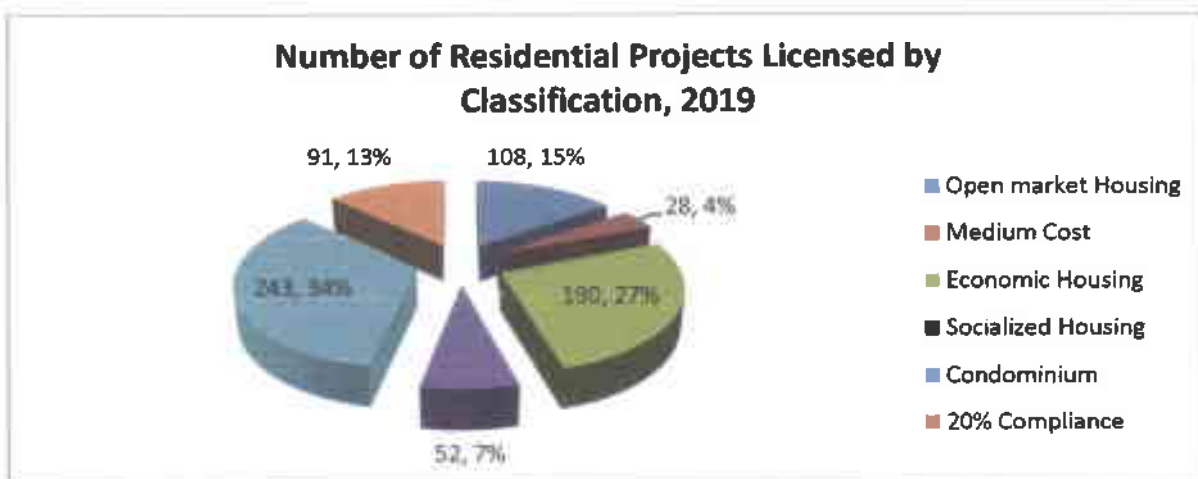


In terms of location, majority of the residential projects issued license to sell are located in **Southern Tagalog Region (STR)** with **26% (187/712)**, followed by **Expanded National Capital Region (ENCR)** with **23% (161/712)**, and then by **Northern Tagalog Region (NTR)** and **Central Visayas Region (CVR)** with both **13% (95/712)**.

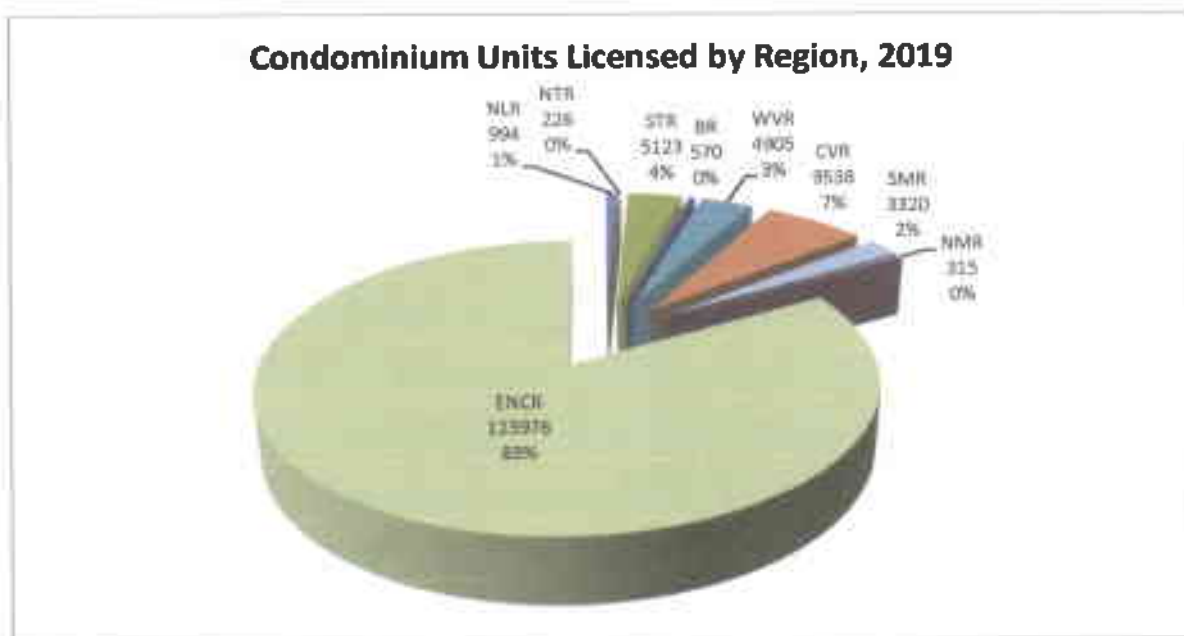
Number of Residential Projects Licensed by Region, 2019



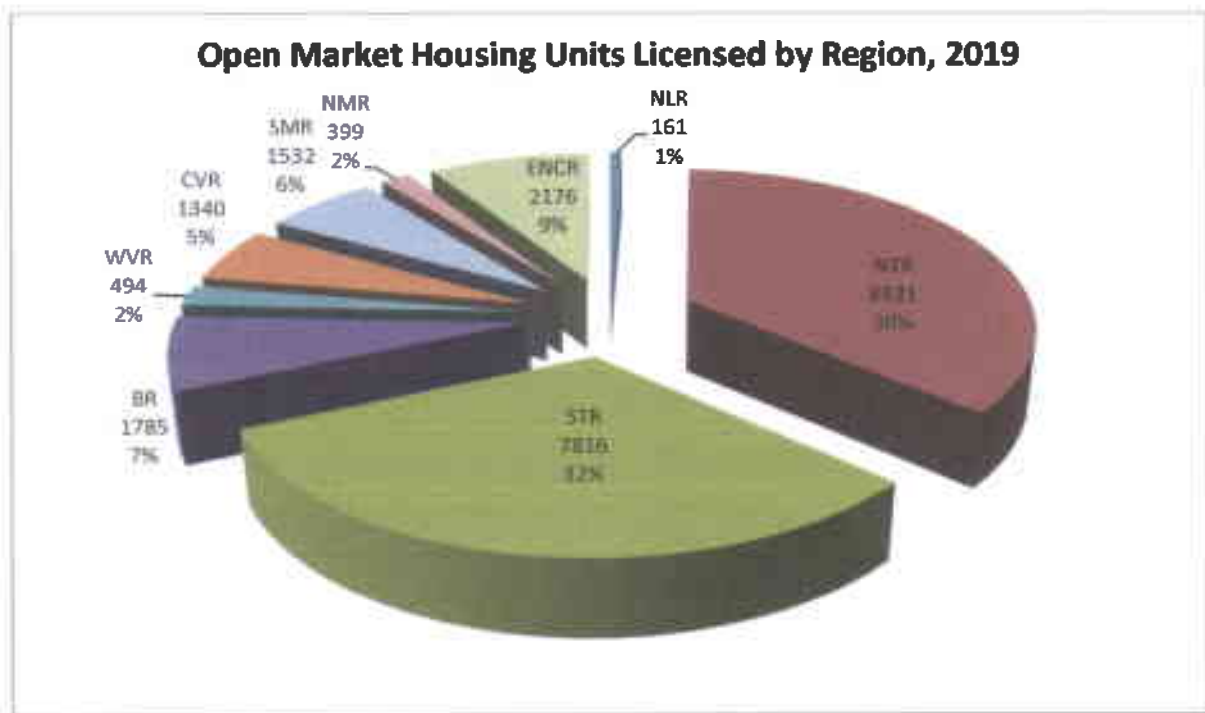
In terms of classification, majority of the licensed **residential** projects were under the category of **Condominium** with **34% (243/712)**, followed by **Economic Housing** with **27% (190/712)** and then by **Open Market Housing** with **15% (108/712)**.



Majority of the Residential Condominium units covered by license to sell are located in **Expanded National Capital Region (ENCR)** with **83% (123,976/148,967)**, followed by **Central Visayas Region (CVR)** with **7% (9,538/148,967)** and followed by **Southern Tagalog Region (STR)** with **4% (5,123/148)**.

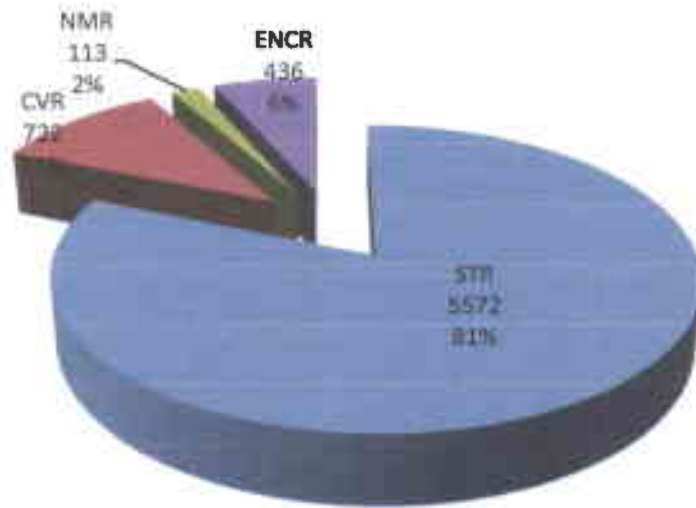


In terms of location, majority of the Open Market housing units covered by License to Sell are located in **Northern Tagalog Region(NTR)** with **36% (8,821/24,524)** followed by **Southern Tagalog Region (STR)** with **32% (7,816/24,524)** and followed by **Expanded National Capital Region (ENCR)** accounting for **9% (2176/24,524)**.

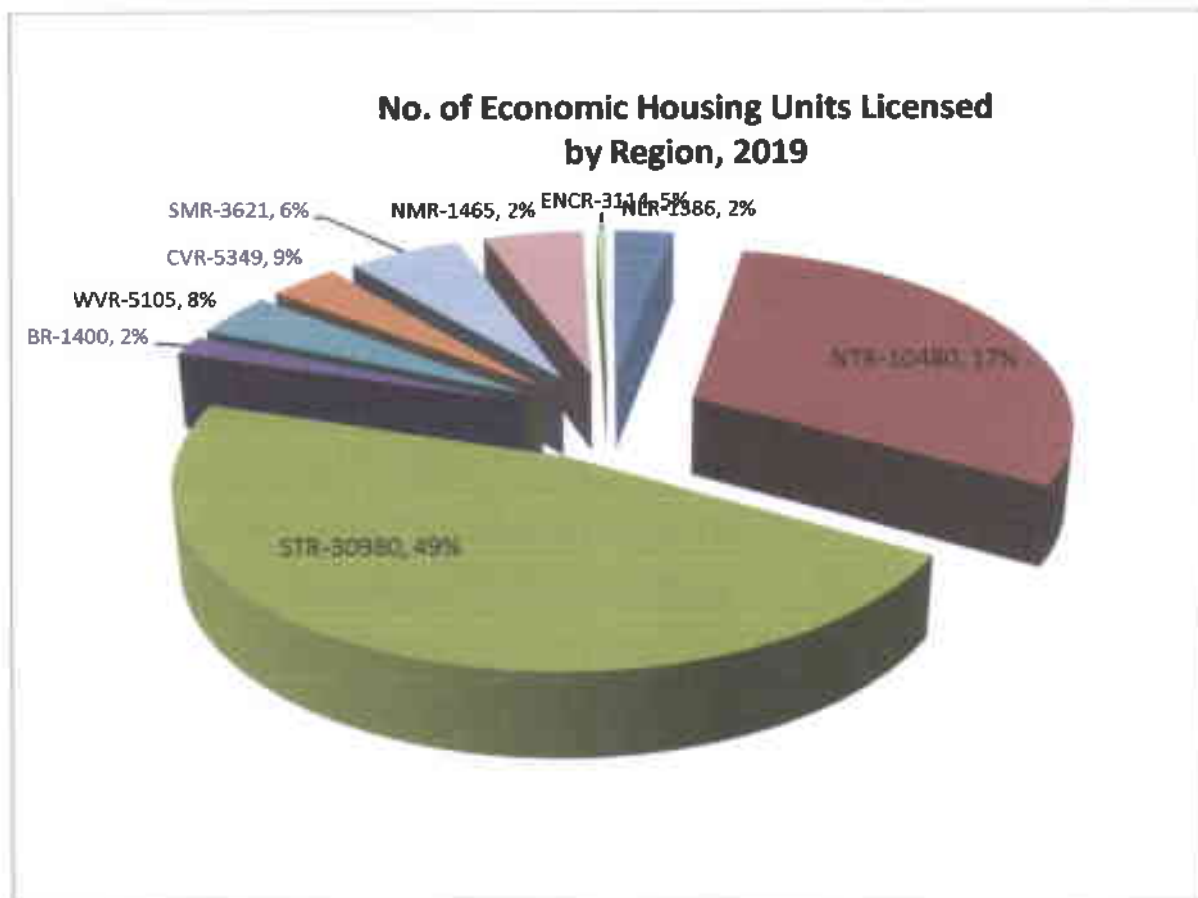


In terms of location, majority of the Medium Cost housing units covered by License to Sell are located in **Southern Tagalog Region (STR)** and **Central Visayas Region (CVR)** with **81% (5,572/6,843)** and **11% (722/6,843)**, respectively.

Medium Cost Housing Units Licensed, 2019

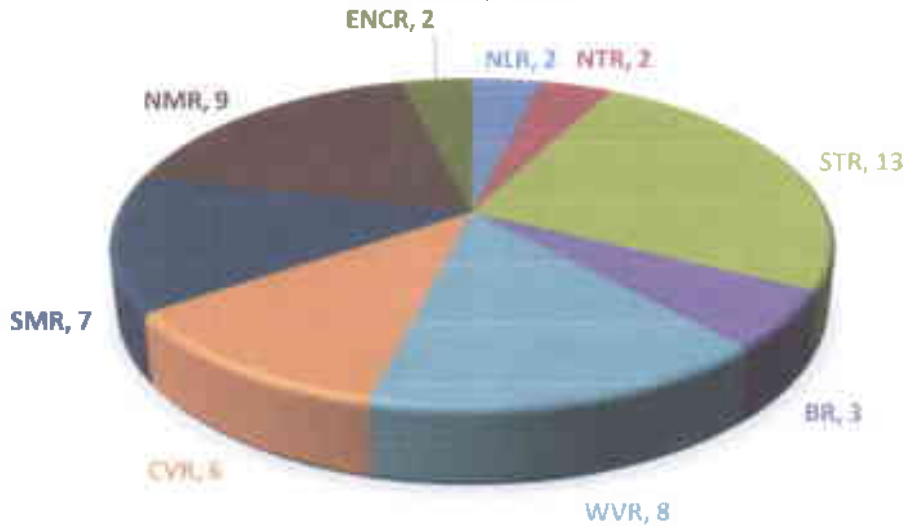


In terms of location, majority of the Economic Housing Units covered by license to sell are located in **Southern Tagalog Region (STR)** with **49% (30,980/47892)** followed by **Northern Tagalog Region (NTR)** with **17% (10480/47892)**, then followed by **Central Visayas Region (CVR)** with **9% (5349/47892)**.



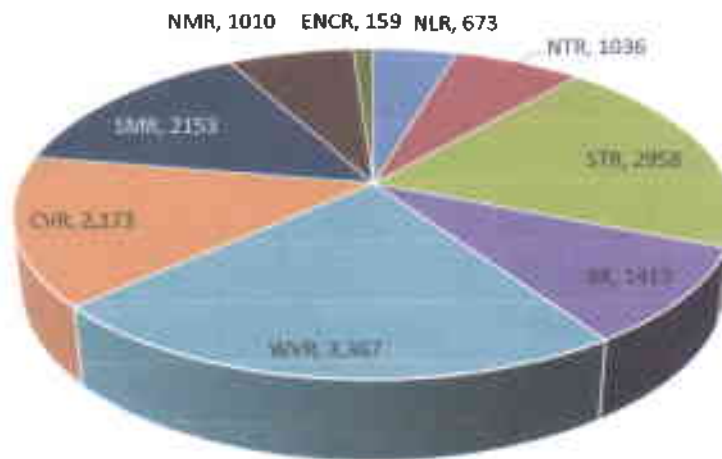
A total of **52** main socialized housing projects and **91** Compliance projects were issued licenses to sell for **2019**. In terms of location, majority of the main socialized housing projects licensed are located in **Southern Tagalog Region (STR)** with **13** projects, followed by **Northern Mindanao Region (NMR)** with **9** projects and **Western Visayas Region (WVR)** with **8** projects.

NUMBER OF SOCIALIZED HOUSING PROJECTS LICENSED, BY REGION, 2019



In terms of location, most of the socialized housing units covered by license to sell were located in the **Western Visayas Region (WVR)** with **3,367** socialized housing units, followed by **Southern Tagalog Region (STR)** with **2,958** socialized housing units, and with **Central Visayas Region (CVR)** with **2,173** socialized housing units.

Housing Units Covered by Licensed Main Socialized Housing Projects, 2019



A total of **91** compliance projects were licensed in **2019**. Of the compliance projects licensed, **89** were new settlements and **2** were condominium projects. This has an equivalent of **26,933** housing units.



In terms of location of compliance projects, most compliance projects are located in **Southern Tagalog Region (STR)** with **3 (35%)** followed by **Northern Tagalog Region (NTR)** with **19**.



The price ceiling for units in a socialized subdivision project was set as follows:

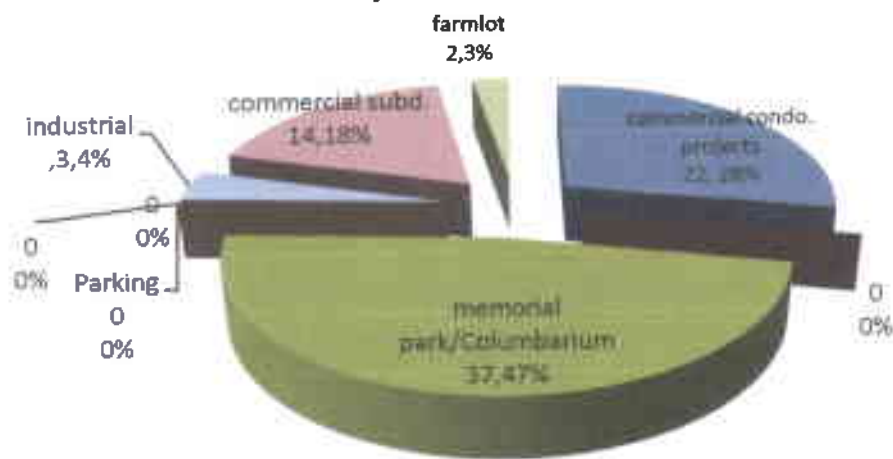
1. P480,000.00 = 22 sq .m. with loft of at least 50% of the base structure, or 24 sq, m.
2. P530,000.00 = 24 sq. m. with loft of at least 50% of the base structure , or 28 sq. m.
3. P580,000.00= 28 sq. m. with loft of at least 50% of the base structure, or 32 sq. m.

The price ceiling for units in a socialized condominium projects is as follows:

1. For the National Capital Region, San Jose del Monte City in Bulacan Province, Cainta and Antipolo City in Rizal Province; San Pedro City in Laguna; Carmona and Cities of Imus and Bacoor in Cavite Province:
 - a. P700, 000.00 = 22 sq. m.
 - b. P750,000.00 = 24 sq. m.
2. For other areas:
 - a. P600,000.00 = 22 sq. m.
 - b. P650,000.00 = 24 sq. m.

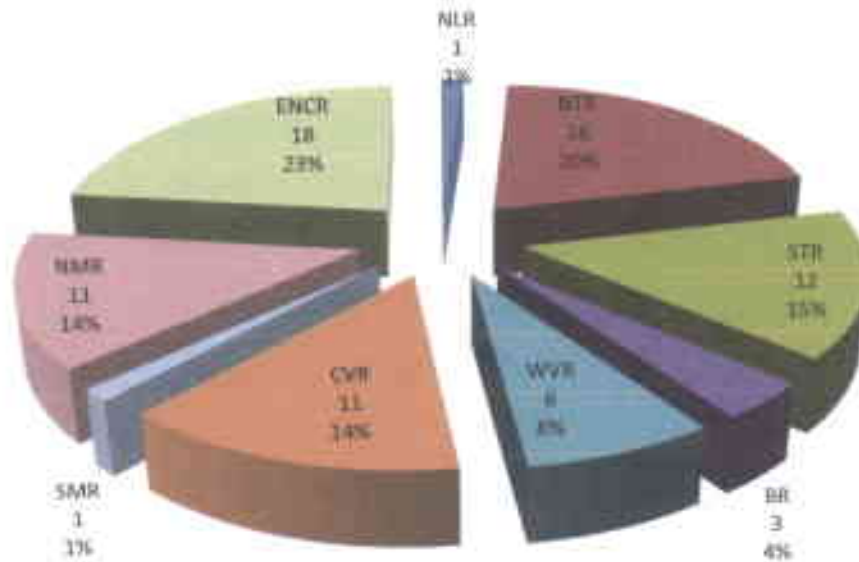
In terms of classification, majority of the licensed **non-residential** projects are **memorial parks/columbarium** with **47% (37/78)**, followed by **commercial condominium projects 28% (22/78)**, **commercial subdivision 18% (14/78)**, **industrial 4% (3/78)** and **farmlot subdivision projects with 3% (2/78)**.

Number of Non-Residential Projects Licensed by Classification, 2019

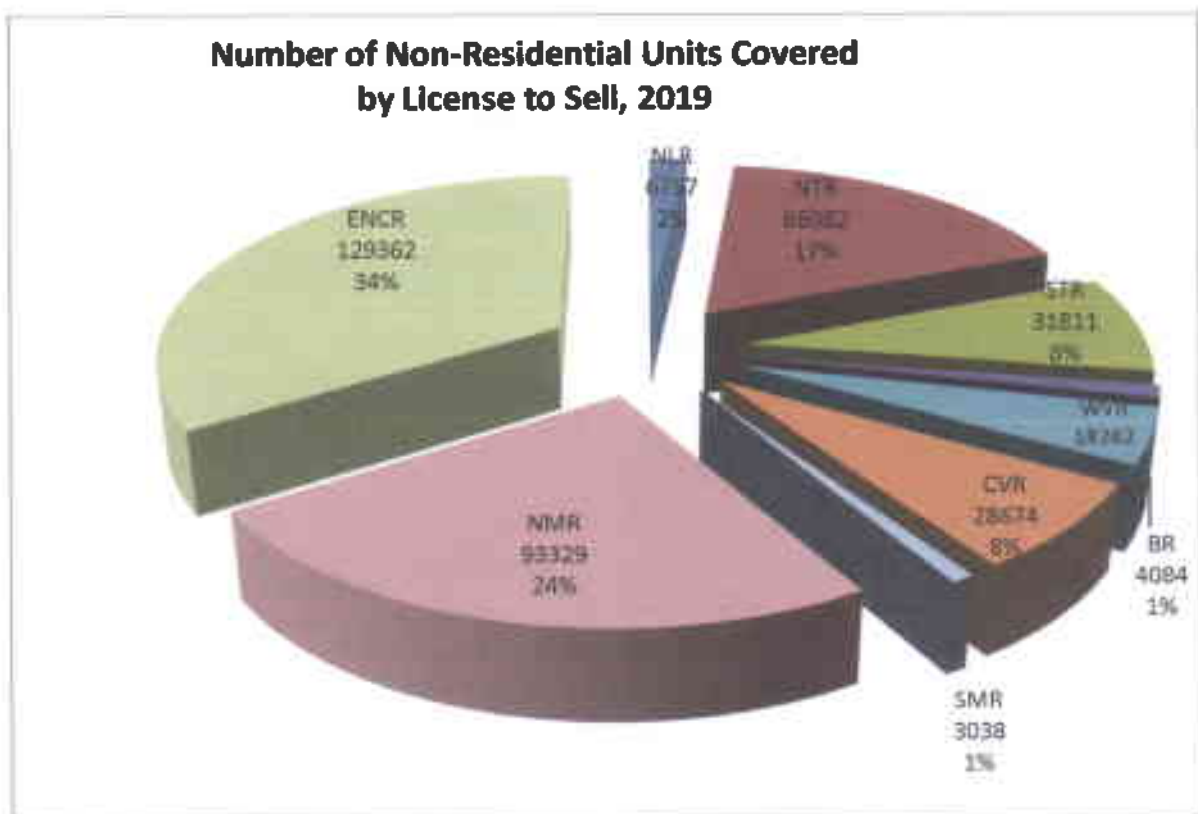


In terms of location, majority of the licensed **non-residential projects** are located in **Expanded National Capital Region (ENCR)** with 23% (18/79) followed by **Northern Tagalog Region (NTR)** with 20% (16/79), and **Southern Tagalog Region (STR)** with 15% (12/79).

Number of licensed Non-Residential Projects by Region, 2019

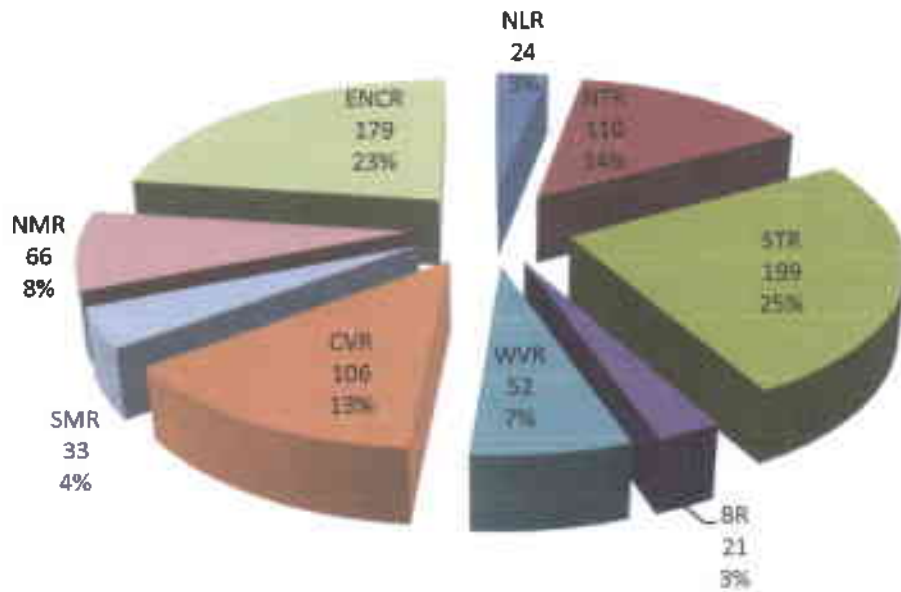


Most of the **non-residential units covered by license to sell** are located at **Expanded National Capital Region (ENCR)** with **34% (129,362/381,419)** followed by **Northern Mindanao Region (NMR)** with **24% (93,329/381,419)** and **Northern Tagalog Region (NTR)** with **17% (66,982/381,419)**.



Overall in terms of location, majority of the projects (residential and non-residential) issued license to sell are located in **Southern Tagalog Region (STR)** with **25% (199/790)** followed by **Expanded National Capital Region (ENCR)** with **23% (179/790)** and then by **Northern Tagalog Region (NTR)** **14% (110/790)**.

Number of Residential and Non-Residential Projects Licensed by Region, 2019

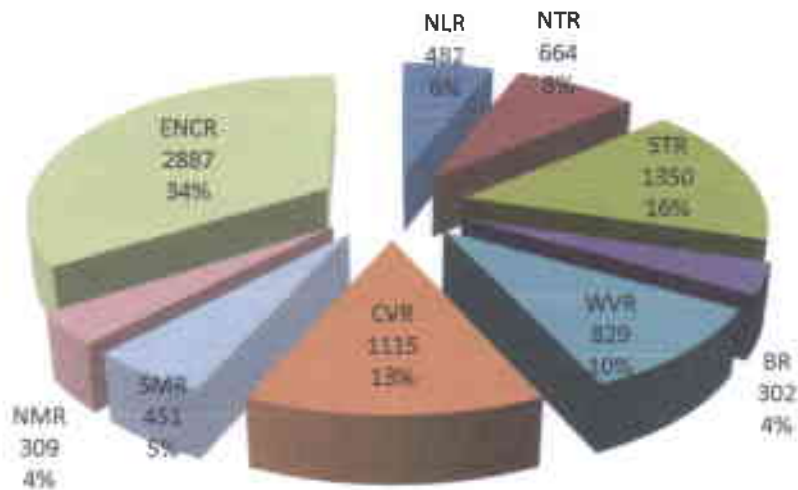


Compared to **2018**, there was an **14%** increase in the number of licenses to sell issued in **2019 (790 vs. 653)**.

B. Other Permits/ Clearances

Aside from the license to sell, the HLURB also issues other housing and zoning related permits and clearances, such as locational clearance, zoning certifications, preliminary approval, subdivision and condominium plan approval, certificate of completion, certificate of registration, certificate of non-coverage, clearance to mortgage and certificate of creditable withholding tax. In **2019**, a total of **8,389 other permits and clearances** were issued. Majority of these permits were issued in **Expanded National Capital Region (ENCR)** with **36% (2,997/8,389)** followed by **Southern Tagalog Region (STR)** with **16% (1,350/8,389)**, and by **Central Visayas Region (CVR)** with **13% (1,115/8,389)**.

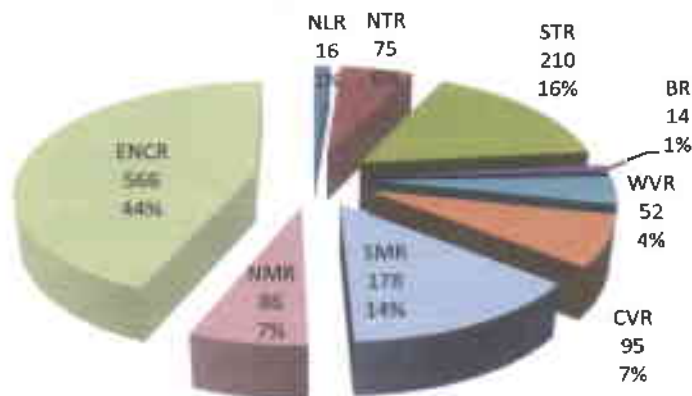
Other Permits Issued by Region, 2019



C. HOA Registration

Under Republic Act no. 8763 (March 7, 2000) and Republic Act no. 9904 (January 7, 2010), the HLURB exercises supervision over homeowners associations (HOAs). In **2019**, the HLURB approved applications for registration of **1,292 HOAs**. The bulk of these HOA certificates of registration was issued by **Expanded National Capital Region (ENCR)** with **44% (566/1,292)**, followed by **Southern Tagalog Region (STR)** with **16% (210/1,292)**, and **Southern Mindanao Region (SMR)** with **14% (178/1,292)**.

Number of HOAs Registered by Region, 2019

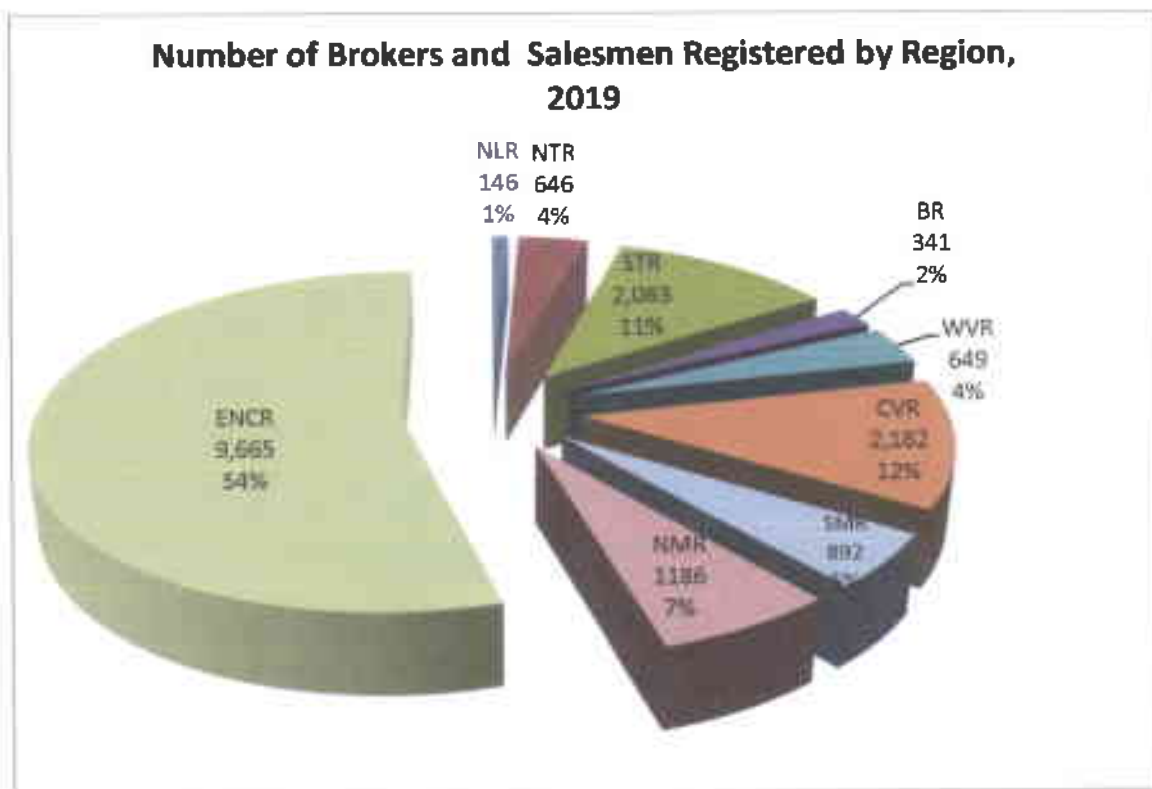


Compared to the previous year, there was a **10%** increase in HOA registration, **(1292 vs. 1161)** consistent with the increase in the number of licensed residential projects.

D. Registration of Dealers, Brokers and Salesmen

Even with the passage in 2010 of the of R.A. 9646 (Real Estate Service Act) which professionalized the work of real estate dealers, brokers and salesmen, the HLURB continues to exercise its mandate to register brokers and salesmen of subdivision lots and condominium units pursuant to the provisions of P.D. 957.

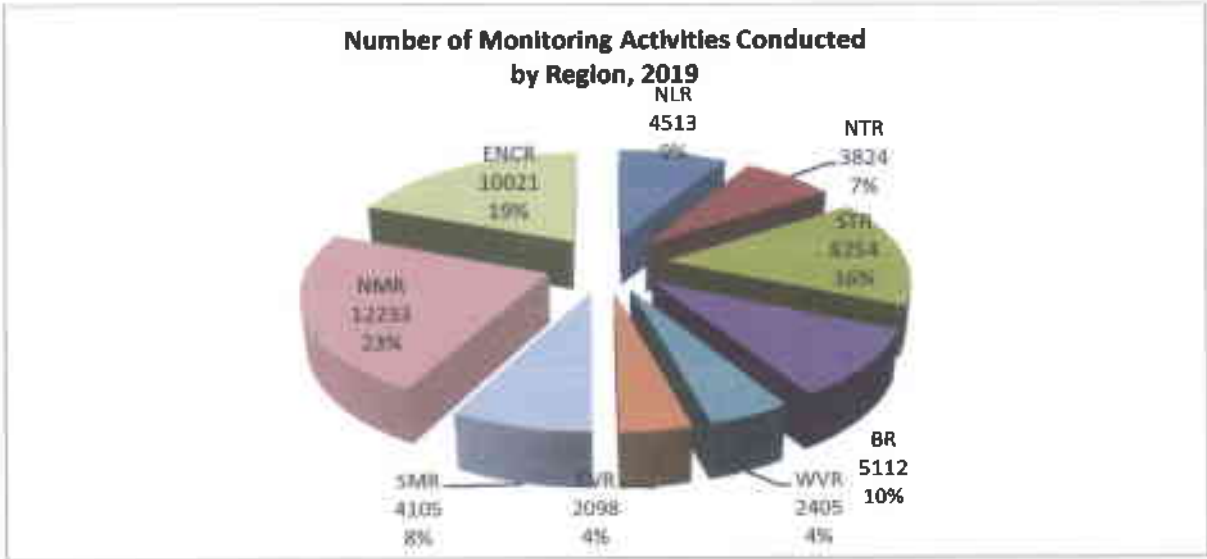
In **2019**, a total of **17,770** brokers, salesmen and dealers of subdivision lots and condominium units were registered. Majority of them were based in **Expanded National Capital Region (ENCR)** with **54%** (**9,665/17,770**), followed by **Central Visayas Region (CVR)** which registered for **12%** (**2,182/17,770**) and **Southern Tagalog Region (STR)** with **11%** (**2,063/17,770**).



Compared to the previous year, there was an **8% increase** in dealers/brokers and salesmen’s license issued from **16,276** in 2018 to **17,770** in 2019.

E. Monitoring

Incidental to its mandate to regulate the condominium and subdivision trade and business, the HLURB conducts monitoring activities to determine whether projects issued license to sell are completed as per approved plan and schedule, as well as to check violations reported to it. Furthermore, it also conducts monitoring activities inherent to its mandate to supervise homeowners associations. Given the resource constraints, the HLURB was able to conduct a total of **52,565 field and non-field monitoring activities** including HOA monitoring in 2019. Majority of the monitoring activities were conducted in **Northern Mindanao Region (NMR)** with **23% (12,233/52,565)**, followed by **Expanded National Capital Region (ENCR)** with **19% (10,021/52,565)**, and by **Southern Tagalog Region (STR)** with **16% (8,254/52,565)**.

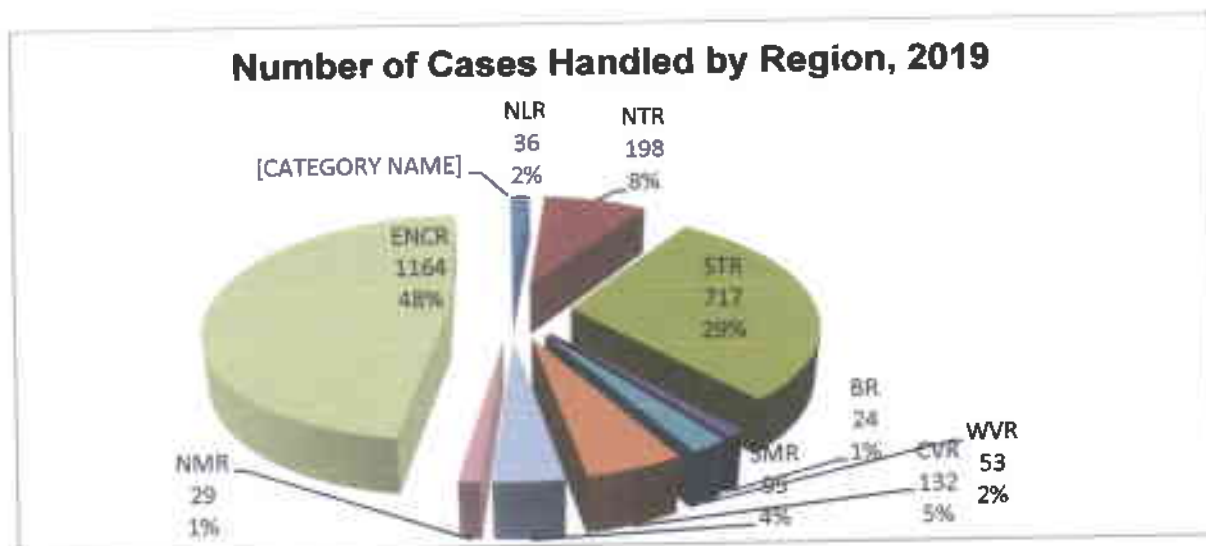


The total number of field and non-field monitoring activities in **2019 (52,565)** had decreased compared to **2018 (55,726)**.

F. Adjudication

F.1 Regional Cases

The HLURB is vested with power by law to hear and decide cases filed by subdivision lot or condominium unit buyers against the developer; homeowners disputes; as well as appeals from decisions of local zoning bodies. In **2019**, a total of **2,448 cases** at different stages of proceedings were being **handled** by the Regional Field Offices and Legal Services Group (LSG) of the HLURB. Majority of the cases were filed in **Expanded National Capital Region (ENCR)** with **48% (1,164/2,448)**, followed by **Southern Tagalog Region (STR)** with **29% (717/2,448)**, and then by **Northern Tagalog Region (NTR)** with **8% (198/2,448)**. By the end of the year, **35%** or a total of **857 regional cases** have already been resolved.

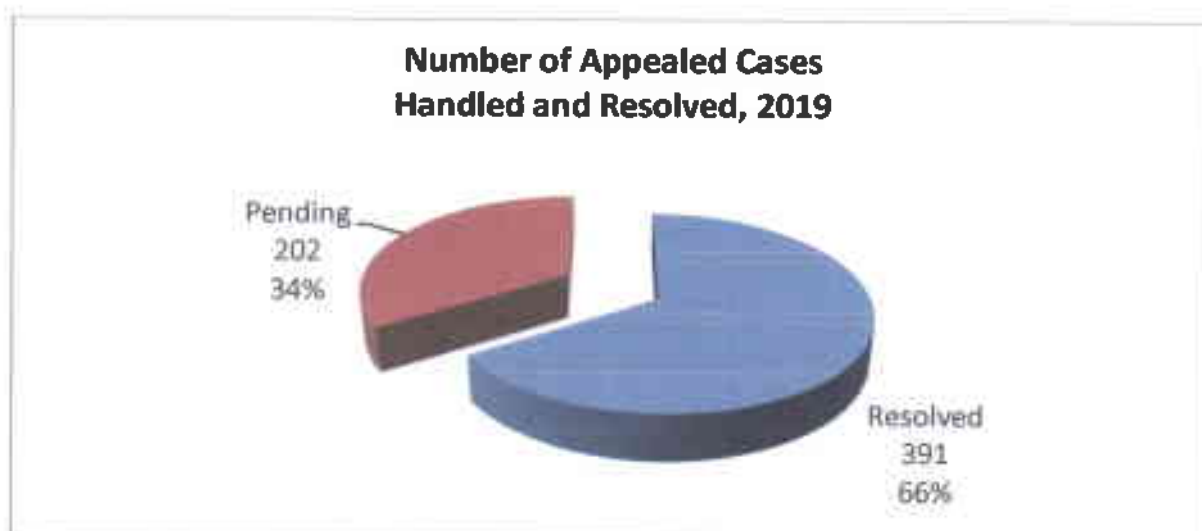


Compared to the previous year, there was a decrease **14%** in disposed cases from **998** in 2018 to **857** in 2019.

A major contributory factor to the decrease in the disposed cases was the reduction in the number of lawyers due to resignation, transfer to other positions or agencies, and death.

F.2 Appealed Cases

Decisions of the Regional Field Offices are appealable to the Board of Commissioners of the HLURB. In 2019, **593** appeals were handled by the Board of Commissioners. At the end of the year, **66%** or **391** appealed cases have been resolved with the assistance of the Appeals Review Group (ARG).



Compared to **2018**, the same number of appealed cases were resolved in **2019**, **391**.

G. Planning

Another major function of the HLURB is to render technical assistance to local government units (LGUs) in the formulation/updating of their comprehensive land use plans (CLUPs). For **2019**, **248** LGUs were given technical assistance in the formulation/updating of CLUPs, **336** CLUPs were reviewed as member of Provincial Land Use Committee/Regional Land Use Committee (PLUC/RLUC). In terms of training, a total of **5,562** participants from different local government units were trained on CLUP formulation, **1,289** participants on CLUP Review and Approval process, **908** participants on Zoning Administration, **1,051** participants on Subdivision Plan processing, **2,414** participants for other trainings while **2,412** HOAs were benefited by the trainings/orientation.

The HLURB also reviews and approves the CLUPs of Highly Urbanized Cities (HUC), Independent Component Cities (ICC) and cities and municipalities of Metro Manila and the Provincial Physical Framework Plans (PPFPs). For 2019, a total of 15 CLUPs/PPFPs were reviewed by the Policy Development Group (PDG), of which 6 were approved, namely: PPFP of Pangasinan and CLUPs of Malabon, Valenzuela City, Cagayan de Oro City, Caloocan City and General Santos City. Other CLUPs reviewed were the CLUP of Mandaue City, Iriga City, Naga City and Bacolod City, and the PPFPs of Oriental Mindoro, Southern Leyte, Leyte, Marinduque and Davao Occidental.

Finally, on the status of CLUPs, of the 1,634 local government units, 1487 LGUs or 1% already have approved CLUPs, while the remaining 147 or 9% have no approved CLUP.

Policy Formulation

The HLURB periodically revisits its policies and formulates new ones in order to adapt to the ever changing circumstances and in order to fill the gaps in policies for a more effective implementation of its mandates, mission and vision. The Board with the assistance of the Policy Development Group (PDG) and other concerned groups and Technical Working Groups conducted several policy studies and formulated the following policies in 2019, to wit:

2019 Approved Policies:

No.	Title of Policies	Remarks
1	Additional Condition to the Issuance of License to Sell for Subdivision and Condominium projects	MC No. 17, 17 November
2	Supplemental Guidelines for Mainstreaming Sustainable Land Management in the Comprehensive Land Use Plan	Board Res. No. 991, Oct. 21, 2019
3	Supplementary Procedural Guidelines in the Conduct of Mandatory Review of Comprehensive Land Use Plans (CLUPs) of Local Government Units Adversely Affected by Hazards as Approved in Memorandum Circular No. 01, S. 2019	MC No. 11, Oct. 16, 2019
4	Guidebook Volume 2 – Selling Price	MC No. 07, June 18, 2019
	Applying Inter-governmental Panel for Climate Change	MC No. 06,

5	Assessment Report No. 5 (IPCC-AR5) Framework for Vulnerability and Risk Assessment for Mainstreaming Climate Change and Disaster Risk in the CLUP	June 18, 2019
6	Administrative Rules of Procedure in the Monitoring of Real Estate Development Projects and Imposition of Sanctions for Violation of Presidential Decree No. 957 and Other Related Laws and Other Implementing Rules and Regulations (IRR)	BR No. 985, June 17, 2019
7	Cut-off Period of Effectivity of Adjusted Price Ceiling vis-à-vis the Minimum Floor Area and Lot Area Requirements per Board Resolution No. 973, Series of 2018	MC No. 04, April 15, 2019
8	Integration of San Pedro Bay and Leyte Gulf (SPBLG) Framework Plan in CLUPs of Affected LGUs	MC No. 03, April 5, 2019
9	Parameters for Review of Climate Change Adaptation and Disaster Risk Reduction in the Comprehensive Land Use Plans	MC No. 02, Jan. 10, 2019
10	2019 Revised Rules of Procedures of the Housing and Land Use Regulatory Board	BR. No. 980, Jan. 10, 2019
11	Mandatory Review of Comprehensive Land Use Plans (CLUPs) of Local Government Units Adversely Affected by Hazards	MC No. 01, Jan. 10, 2019

The PDG also conduct other study such as Building Climate Resiliency on Urban Plans and Development (BCRUPD) – a Project in Partnership with UN-Habitat (2017-2019) and Land Use Zoning and Information System (LUZIS) 2018-2020, among others.

H. Administration and Finance

I.1 Manpower Resources

At the end of CY 2019, the total work force of the HLURB was **375**. Of the **375** employees, **116** or **30.9%** were stationed at the Central Office and the remaining **259** or **69.1%** were detailed at the Regional Field Offices. At the Central Office, the Administrative Division had the most number of personnel with **thirty two (32)**, followed by the **Policy Development Group** and **Finance Division** with **thirteen (13)**. The Office of the Commissioner for Plans and Programs Group and Homeowners Associations had the least number of personnel, with **two (2)**. Among the Regional Offices, the **Expanded National Capital Region (ENCR)** had the most number of personnel with **fifty-one (51)**, followed by the **Southern Tagalog Region (STR)** with **thirty-nine (3)** employees.

In terms of workforce status, **372** employees held permanent positions and **3** held temporary with fixed-term positions. **322** employees occupied technical positions while **53** were non-technical or administrative items.

Female employees were higher in number with **214** compared to male employees at **161**.

SUMMARY OF HLURB PERSONNEL DISTRIBUTION PER OFFICE

AS OF DECEMBER 31, 2019

OFFICE/REGION	STATUS						POSITION				TOTAL
	PERMANENT		TEMPORARY W/ FIXED TERM				TECHNICAL		NON-TECH		
	M	F	M	F	M	F	M	F	M	F	
Office of the Chief Executive Officer Melzar P	0	3	1	-	-	-	1	2	-	1	4
Board Secretariat	2	5	-	-	-	-	1	5	1	-	7
Appeals Review Group	5	9	-	-	-	-	3	8	2	1	14
Office of the Commissioner Ria Corazon A Golez-Cabrera	1	2	-	-	-	1	-	2	1	1	4
Finance Division	3	10	-	-	-	-	3	9	-	1	13
Information, Communication and Technology Division	5	1	-	-	-	-	5	1	-	-	6
Office of the Commissioner Marilyn M. Pintor	0	1	-	-	-	1	-	2	-	-	2
Plans and Programs Group	3	6	-	-	-	-	3	5	-	1	9
Legal Services Group	7	5	-	-	-	-	7	4	-	1	12
Office of the Commissioner	-	-	-	-	-	-	-	-	-	-	0
Administrative Division	19	13	-	-	-	-	5	12	14	1	32
Policy Development Group	4	9	-	-	-	-	4	7	-	2	13
SUB-TOTAL	49	64	1	0	0	2	32	57	18	9	116
Expanded National Capital Regional Field Office	17	34	-	-	-	-	16	29	1	5	51
Northern Luzon Regional Field Office	15	17	-	-	-	-	13	17	2	-	32
Northern Tagalog Regional Field Office	9	13	-	-	-	-	8	12	1	1	22
Southern Tagalog Regional Field Office	20	19	-	-	-	-	14	17	6	2	39
Bicol Regional Field Office	5	12	-	-	-	-	5	10	-	2	17
Western Visayas Regional Field Office	9	10	-	-	-	-	8	10	1	0	19
Central Visayas Regional Field Office	12	17	-	-	-	-	12	17	-	-	29
Northern Mindanao Regional Field Office	15	13	-	-	-	-	14	12	1	1	28
Southern Mindanao Regional Field Office	9	13	-	-	-	-	8	11	1	2	22
SUB-TOTAL	111	148	1	0	0	0	98	135	13	13	259
GRAND TOTAL	160	212	1	0	0	2	130	192	31	22	375

Local Training

Name	Position	Office/ Program	Seminar/Conferences Attended/Date
San Jose, Nerissa M.	HHRO IV	GSS-AD	Mentoring and Coaching for Leaders, April 24& 25, 2019, Civil Service Institute
Lariosa, Imelda E.	HHRO IV	GSS-AD	Mentoring and Coaching for Leaders, <u>April 24& 25, 2019</u> , Civil Service Institute
Correos, Marizel B.	Chief Accountant	Finance Division	Budget and Treasury Management System (BTMS), April 3, 2019
Torre, Jorem V.	HHRO V		
Gomez, Marie Joy J. Manaog-Pajares, Rosario S.	HHRO III ADOF V	HRMS-AD	HR Conversations - Recruitment, Selection and Placement: Vying for PRIME-HRM Level II May 24, 2019
Barro, Maria Sofia M.	HHRO V	HRMS-AD	Mentoring and Coaching for Leaders, June 4& 5, 2019, Civil Service Institute
Aguilar, Mona Lisa U Barro, Maria Sofia M.	ADOF V HHRO V	HRMS-AD	HR Symposium July 25-27, 2019 Civil Service Commission
Aguilar, Mona Lisa U.	ADOF V	HRMS-AD	50 th Annual Convention and 69 th Foundation Anniversary of Occupational Health & Nurses Association of the Phils. (OHNAP), OHNAP Sept 3-4, 2019

In-House Training

Name	Position	Office/ Program	Seminar/Conferences Attended/Date
Lao, Lloyd Christopher A.	Comm. Atty. V	OCEO	Team Building Activity May 17-18, 2019
Arroyo, Maria Perpetua	Atty. IV	-do-	Acea Subic Bay Hotel and Resort,
Ong, Hanica Rachael Arshia O.	COS COS	-do- -do-	Subic, Zambales
Lagua, Hanah A.	COS	-do-	
Taruc, Jessie M.	Commissio ner	ORCGC	
Malupa, Brent B.	ADAS II	OCMPG	
Galicia, Melzar P.	COS	-do-	
Angoluan, Lalaine C.	Commissio ner	-do-	
Manga, Noel	HHRO III	OCMPP	
Pintor, Marilyn M.	COS	-do-	
Tolentino, Cheryl B.	COS	-do-	
Deloria, Clark	HHRO III	-do-	
De Leon, Michael	HHRO IV	-do-	
Bartolini, Eden Dannah	Atty. IV	ARG	
Ignacio. Roselle P.	Atty. IV	-do-	
Mina, Lorelei B.	ADAIV	-do-	
Rugay, Ina Carme T.	HHRO V	-do-	
Tepace, Ace Jimboie	HHRO IV	-do-	

Astudillo, Maria Cecelia	HHRO II	BSec	
Enciso, Julius Ervin O.	COS	-do-	
Santos, Leonora P.	COS	-do-	
Monsod, Elizabeth	HHRO V	-do-	
Tan, Joan D.	ADA III	-do-	
Lariosa, Imelda	ADA III	GSS-AD	
Arroyo, Orlando	HHRO IV	GSS-AD	
Awa-ao, Severo	ADA III	-do-	
Cañas, Marilyn	ADA IV	-do-	
Cerdiña Pedro	ADA IV	-do-	
De Juan, Ronie	ADA IV	-do-	
Gador, Juanito	ADA IV	-do-	
Gois, Ramelito	HHRO III	-do-	
Gomez, Eutemio	ADA III	-do-	
Israel, Jaquilynn	HHRO IV	-do-	
Mangco, Rolando S.	COS	-do-	
Millena, Corazon S.	ADAS III	-do-	
Tayoto, Roderick A	HHRO IV	-do-	
Rosella, Wilfredo	ADA VI	-do-	
Barro, Maria Sofia	HHRO III	HRMS-AD	
Castillo, Marivic	HHRO IV	-do-	
Gomez, Marie Joy	ADOF V	-do-	
Javier, Zorayda Victoria		-do-	
Manaog-Pajares, Rosario			
Lagua, Hanah			

Foreign Training

Name	Office/ Program	Seminar/Conferences Attended
Uboan, Eleanor	NLRFO	Postgraduate Programme on Green Cities and Eco-Efficiency (Green Cities) 2020, August 1- November 30, 2019, Institute for Housing and Urban Development Studies, The Netherlands

HLURB Educational Support Program

Name	Office/Program	Type of Scholarship/Duration
Bajao, Michael P.	NMRFO	Bar Review August 1, 2019-November 30, 2019
Singco, FelmaRoel R.	CO-LSG	Bar Review June 1, 2019-November 2019

I.2 Financial Resources

The budget of the HLURB for CY 2019 was **Two Hundred Forty Three Million Eight Hundred Thirty Thousand Four hundred Sixty Nine Pesos and 99/100 (P243,830,469.99)** broken down as follows:

General Appropriations Act (GAA):

Particulars	Amount
General Fund	P243,830,469.99
Special Account in the General Fund 151	
Collective Negotiation Agreement Incentive (CNAI)	6,576,285.00
Maintenance and Other Operating Expenses (MOOE)	122,559,352.74
Capital Outlay	55,895,340.00
Automatic Appropriation	
Retirement and Life Insurance Premium (RLIP)	21,848,243.34
Miscellaneous Personnel Benefits Fund	
Service Reward Incentive (SRI)	2,537,500.00
Productivity Enhancement Incentive (PEI)	770,612.00
Terminal Leave Pay/Gratuity Pay	20,666,975.36
TOTAL	P474,684,778.43

HOUSING AND LAND USE REGULATORY BOARD
CENTRAL OFFICE
STATEMENT OF CHANGES IN NET ASSETS/EQUITY
ALL FUNDS
FOR THE YEAR ENDING DECEMBER 31, 2019

	Accumulated	
	Surplus/ (Deficit)	
	<u>2019</u>	<u>2018</u>
Balance at January 1	990,660,712.58	1,045,099,193.63
Add/(Deduct):		
Changes in accounting policy	-	(12,031.44)
Prior period errors	130,847.05	(839.47)
Other adjustments	504,492,020.79	-
Restated Balance	<u>1,495,283,580.42</u>	<u>1,045,086,322.72</u>
Add/(Deduct):		
Changes in Net Assets/Equity for the Calendar Year		
Adjustment of Net Revenue recognized directly in Net Assets/Equity		
<i>Closing of Cash - Treasury/Agency Deposit - Regular</i>	(37,680.90)	
<i>Closing of Cash - Treasury/Agency Deposit - Special Account in the General Fund</i>	(206,745,169.17)	
Surplus/(Deficit) for the period	<u>(58,694,162.24)</u>	<u>(54,425,610.14)</u>
Balance at December 31	<u><u>1,229,806,568.11</u></u>	<u><u>990,660,712.58</u></u>

**HOUSING AND LAND USE REGULATORY BOARD
CENTRAL OFFICE
STATEMENT OF FINANCIAL POSITION
ALL FUNDS
AS AT DECEMBER 31, 2019**

ASSETS	Note	<u>2019</u>	<u>2018</u>
Current Assets			
Cash and Cash Equivalents	6	17,602,856.22	37,621,784.66
Receivables	7	1,668,005.46	1,297,798.53
Inventories	8	1,543,730.42	2,398,956.45
Total Current Assets		<u>20,814,592.10</u>	<u>41,318,539.64</u>
Non-Current Assets			
Property, Plant and Equipment	9	1,330,362,726.29	990,924,200.73
Intangible Assets	10	24,501,201.89	4,086,133.76
Other Non-Current Assets	12	15,432,462.52	54,242,074.02
Total Non-Current Assets		<u>1,370,296,390.70</u>	<u>1,049,252,408.51</u>
Total Assets		<u>1,391,110,982.80</u>	<u>1,090,570,948.15</u>
LIABILITIES			
Current Liabilities			
Financial Liabilities	13	34,871,536.71	1,381,509.95
Inter-Agency Payables	14	683,453.54	7,202,039.48
Total Current Liabilities		<u>35,554,990.25</u>	<u>8,583,549.43</u>
Non-Current Liabilities			
Trust Liabilities	15	125,597,804.10	91,175,065.80
Other Payables	16	151,620.34	151,620.34
Total Non-Current Liabilities		<u>125,749,424.44</u>	<u>91,326,686.14</u>
Total Liabilities		<u>161,304,414.69</u>	<u>99,910,235.57</u>
Total Assets Less Total Liabilities		<u>1,229,806,568.11</u>	<u>990,660,712.58</u>
NET ASSETS/EQUITY			
Accumulated Surplus/Deficit		1,229,806,568.11	990,660,712.58
Total Net Assets/Equity		<u>1,229,806,568.11</u>	<u>990,660,712.58</u>

This statement should be read in conjunction with the accompanying notes.

**HOUSING AND LAND USE REGULATORY BOARD
CENTRAL OFFICE
STATEMENT OF FINANCIAL PERFORMANCE
ALL FUNDS
FOR THE YEAR ENDING DECEMBER 31, 2019**

Revenue	Note	<u>2019</u>	<u>2018</u>
Service and Business Income	17	78,513.80	244,367.50
Total Revenue		<u>78,513.80</u>	<u>244,367.50</u>
Less: Current Operating Expenses			
Personnel Services	18	96,210,804.98	91,554,925.20
Maintenance and Other Operating Expenses	19	44,156,749.59	41,008,253.05
Non-Cash Expenses	20	4,531,798.22	3,446,410.39
Total Current Operating Expenses		<u>144,899,352.79</u>	<u>136,009,588.64</u>
Surplus (Deficit) from Current Operations		(144,820,838.99)	(135,765,221.14)
Net Financial Assistance/Subsidy	21	86,126,676.75	81,548,726.60
Surplus (Deficit) for the period		<u><u>(58,694,162.24)</u></u>	<u><u>(54,425,610.14)</u></u>

This statement should be read in conjunction with the accompanying notes.

**HOUSING AND LAND USE REGULATORY BOARD
CENTRAL OFFICE
STATEMENT OF CASH FLOWS
ALL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>2019</u>	<u>2018</u>
Cash Flows From Operating Activities		
Cash Inflows		
Receipt of Notice of Cash Allocation	94,861,566.89	101,678,304.59
Collection of Income/Revenues	78,513.80	274,458.70
Collection of Receivables	32,180.90	12,031.44
Receipt of Trust Liabilities	70,213.60	326.40
Other Receipts	500,110,179.53	6,258.85
Total Cash Inflows	<u>595,152,654.72</u>	<u>101,971,379.98</u>
Cash Outflows		
Remittance to National Treasury	213.60	326.40
Payment of operating expenses	118,942,443.21	91,069,334.37
Purchase of Inventories	671,880.00	1,409,309.48
Prepayments	102,115.90	57,584.08
Payment of Prior Year's Accounts Payable	151,509.95	302,673.94
Remittance of Personnel Benefit Contributions and Mandatory Deductions	15,717,717.05	38,497,568.41
Release of intra-agency fund transfers	7,363,880.00	17,076,238.55
Other Disbursements	17,339.75	-
Adjustments	227,984,498.04	14,576,777.13
Total Cash Outflows	<u>370,951,597.50</u>	<u>162,989,812.36</u>
Net Cash Provided by (Used in) Operating Activities	<u>224,201,057.22</u>	<u>(61,018,432.38)</u>
Cash Flows from Investing Activities		
Cash Inflows		
Proceeds from Sale/Disposal of Property, Plant and Equipment	5,500.00	-
Total Cash Inflows	<u>5,500.00</u>	<u>-</u>
Cash Outflows		
Purchase/Construction of Property, Plant and Equipment	231,975,451.66	301,009,801.53
Purchase of Intangible Assets	12,250,034.00	1,609,603.05
Total Cash Outflows	<u>244,225,485.66</u>	<u>302,619,404.58</u>
Net Cash Provided by (Used in) Investing Activities	<u>(244,219,985.66)</u>	<u>(302,619,404.58)</u>
Increase(Decrease) in Cash and Cash Equivalents	<u>(20,018,928.44)</u>	<u>(363,637,836.96)</u>
Effects of Exchange Rate Changes on Cash and Cash Equivalents		
Cash and Cash Equivalents, January 1	<u>37,621,784.66</u>	<u>401,259,621.62</u>
Cash and Cash Equivalents, December 31	<u>17,602,856.22</u>	<u>37,621,784.66</u>

Directory of Officials and Key Positions:

The Hon. EDUARDO D. DEL ROSARIO
 Chair, Housing and Urban Development Coordinating Council
 15th Floor Banco De Oro Bldg., Paseo de Roxas, Makati City

FULL TIME COMMISSIONERS

<p>Atty. LLOYD CHRISTOPHER A. LAO CEO and Commissioner Housing and Land Use Regulatory Board, Kalayaan Avenue corner Mayaman St., Diliman, Quezon City</p>	<p>Supervising Commissioner for:</p> <ul style="list-style-type: none"> - Information and Communication Technology Division (ICTD) - Policy Development Group (PDG) - Board Secretariat (BS) - Public Assistance Center (PAC) - Central Visayas Region Field Office (CVRFO) - Southern Tagalog Region Field Office (STRFO)
<p>Atty. MELZAR P. GALICIA Commissioner Housing and Land Use Regulatory Board, Kalayaan Avenue corner Mayaman St., Diliman, Quezon City</p>	<p>Supervising Commissioner for:</p> <ul style="list-style-type: none"> - Plans and Programs Group (PPG) - Legal Services Group (LSG) - Appeals Review Group (ARG) - Homeowners Association (HOA) - Expanded National Capital Region Field Office (ENCRFO) - Northern Tagalog Region Field Office (NTRFO) - Western Visayas Region Field Office (WVRFO) - Northern Mindanao Region Field Office (NMRFO)
<p>Atty. RIA CORAZON A. GOLEZ-CABRERA Commissioner Housing and Land Use Regulatory Board, Kalayaan Avenue corner Mayaman St., Diliman, Quezon City</p>	
<p>Atty. MARYLIN M. PINTOR Commissioner Housing and Land Use Regulatory Board Kalayaan Avenue, corner Mayaman St., Diliman, Quezon City</p>	<p>Supervising Commissioner for:</p> <ul style="list-style-type: none"> - Finance Division (FD) - Administrative Division (AD) - Southern Mindanao Region Field Office (SMRFO) - Northern Luzon Region Field Office (NLRFO) - Bicol Region Field Office (BRFO)

EX-OFFICIO COMMISSIONERS

SERGIO E. YAP II

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 Department of Justice (DOJ)
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 523-8481 loc.336

DANILO D. BARRAMEDA

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DIMAS S. SOGUILON

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MARVEL S. SACENDONCILLO

Assistant Secretary
 Department of Interior and Local Government
 (DILG)
 NAPOLCOM Center, EDSA cor. Quezon Ave., Q.C.
 Telephone No.: (632) 876-3454 loc. 2102

Central Office Operations

Group/Division	Group/Division Head	Contact Numbers	Email address
Administrative Division	Nerissa M. San Jose Officer-in-Charge, AD	924-33-65	hrrmd@hlurb.gov.ph
Finance Division	Marizel B. Correos Chief Accountant	924-34-74	fd@hlurb.gov.ph
Information Communication Technology Division	Runel B. Taningco Officer-in-Charge, ICTD	927-2698 927-2731 (632) 373- 1811	ictd@hlurb.gov.ph
Board Secretariat	Charito BunaganLansang Board Secretariat	local 1028	bdsec@hlurb.gov.ph
Appeals Review Group	Maria Luisa G. Pangan Head, ARG	924-3371 (632) 373- 1811	arg@hlurb.gov.ph
Legal Services Group	Reuben U. Zabala Officer-in-Charge, LSG	local 1007	lsg@hlurb.gov.ph
Policy Development Group	Nora L. Diaz Head, PDG	929-7798 9243386	pdg@hlurb.gov.ph
Plans and Programs Group	Arturo M. Dublado Head , PPG	924-33-89	ppg@hlurb.gov.ph

Regional Operations

REGION	REGIONAL FIELD OFFICER	CONTACT NUMBERS	EMAIL ADDRESS	WEBSITE
Northern Luzon Region(CAR, I, II) Leonard Wood Road, Botanical Garden, Baguio City	Atty. Dunstan T. San Vicente Regional Field Officer	(074) 442-5338	nlr@hlurb.gov.ph	http://nlr.hlurb.gov.ph/
Northern Tagalog Region(III) 3rd Flr., Insular Life Bldg. Dolores St.,San Fernando, Pampanga	Atty. Lyndon D. Juntilla Regional Field Officer	(045) 963-7376 (045) 861-2665	ntr@hlurb.gov.ph	http://ntr.hlurb.gov.ph/
National Capital Region(Metro Manila, Rizal) 2nd Flr., HLURB Bldg.,Kalayaan Ave., cor.Mayaman St., Diliman, Quezon City	Atty. Norman Jacinto P. Doral Officer-in-Charge	(02) 924-6658 - Permits, Registration and Licensing (02) 924-6658 - Planning (02) 926-1065 - Adjudication (02) 924-6660 - Monitoring (02) 920-3500 - Records (02) 929-8869 - HOA	ncr@hlurb.gov.ph	http://encr.hlurb.gov.ph/
Southern Tagalog Region(IV-A, IV-B) Dencri Business Center, National Highway, Brgy. Halang, Calamba City (behind DENR Region IV-A and Pag-IBIG Fund Laguna Office	Atty. Jann Roby R. Otero Regional Field Officer	(049) 502-9751 (049) 502-9822	str@hlurb.gov.ph	http://str.hlurb.gov.ph/
Bicol Region (V) 3 rd Floor Tyler Bldg., Rizal St., Legazpi City	Atty. Richard L. Manila Regional Field Officer	(052) 481-1622 (052) 480-	br@hlurb.gov.ph	http://br.hlurb.gov.ph/

		5678		
<p>Western Visayas Region(VI) WVR INJAP Bldg., Diversion 2011 Diversion Road, Mandurriao, Iloilo City</p>	<p>Atty. Melchor M. Calopis Regional Field Officer</p>	<p>(033) 321- 6177 (033) 501- 8202</p>	<p>wvr@hlurb.gov.ph</p>	<p>http://wvr.hlurb.gov.ph/</p>
<p>Central Visayas Region(VII, VIII) Rm 608, 6th Flr, Club Ultima Tower, Fuente Osmeña Avenue, Cebu City</p>	<p>Engr. Francis D. Ordeniza Regional Field Officer</p>	<p>(032) 254- 4564 (032) 418- 7990</p>	<p>cvr@hlurb.gov.ph</p>	<p>http://cvr.hlurb.gov.ph/</p>
<p>Northern Mindanao Region(IX, X, XIII) 3rd Floor, Dupoint Bldg., Velez-akut Street, Cagayan De Oro City</p>	<p>Dir. Charito A. Raagas Regional Field Officer</p>	<p>(088) 856- 5088 (088) 272- 1466</p>	<p>nmr@hlurb.gov.ph</p>	<p>http://nmr.hlurb.gov.ph/</p>
<p>Southern Mindanao Region (XI, XII) GB CAM Bldg., Monteverde Avenue, cor. Alvarez St., Davao City</p>	<p>Atty. Roberto Mauro Miguel T. Palma Gil Regional Field Officer</p>	<p>(082) 222- 2895 (082) 225- 3875</p>	<p>smr@hlurb.gov.ph</p>	<p>http://smr.hlurb.gov.ph/</p>