



Republic of the Philippines
Office of the President

HOUSING AND LAND USE REGULATORY BOARD

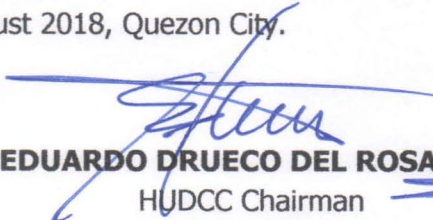
Lupong Nangangasiwa sa Pabahay at Gamit ng Lupa

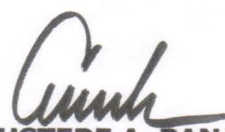
Board of Commissioners
RESOLUTION NO. 976
Series of 2018

RATIFYING EXECUTIVE COMMITTEE RESOLUTION NO. 002, SERIES OF 2018, EXTENDING TO UNIVERSAL BANKS THE SERVICING OF ESCROW DEPOSITS OF DEVELOPERS COMPLYING UNDER SECTION 4.4 OF BOARD RESOLUTION NO. 965, SERIES OF 2017, THE REVISED IMPLEMENTING RULES AND REGULATIONS TO GOVERN SECTIONS 3, 18 AND 20 OF R.A. 7279, AS AMENDED BY R.A. 10884, THE "BALANCED HOUSING DEVELOPMENT PROGRAM AMENDMENTS"

RESOLVED AS IT IS HEREBY RESOLVED, that Executive Committee Resolution No. 002, Series of 2018, dated 13 July 2018, Extending to Universal Banks The Servicing of Escrow Deposits of Developers Complying Under Section 4.4 of Board Resolution No. 965, S. of 2017, The Revised Implementing Rules & Regulations to Govern Sections 3, 18 and 20 of R.A. 7279, As Amended By R.A. 10884, The "Balanced Housing Development Program Amendments" be, as the same is hereby **RATIFIED**.


APPROVED, 01 August 2018, Quezon City.


EDUARDO DRUECO DEL ROSARIO
HUDCC Chairman


AUSTERE A. PANADERO
Undersecretary, DILG


LLOYD CHRISTOPHER A. LAO
Chief Executive Officer & Commissioner



DIMAS S. SOGUILON
Undersecretary, DPWH


RIA CORAZON A. GOLEZ-CABRERA
Commissioner


SERGIO E. YAP II
Assistant Secretary, DOJ


MELZAR P. GALICIA
Commissioner


DANILO D. BARRAMEDA
Director IV, Legal Staff, NEDA

Attested:

CHARITO B. LANSANG
Board Secretary



EXECUTIVE COMMITTEE

RESOLUTION NO. 002

Series of 2018

EXTENDING TO UNIVERSAL BANKS THE SERVICING OF ESCROW DEPOSITS OF DEVELOPERS COMPLYING UNDER SECTION 4.4 OF BOARD RESOLUTION NO. 965, SERIES OF 2017, THE REVISED IMPLEMENTING RULES AND REGULATIONS TO GOVERN SECTIONS 3, 18 AND 20 OF R.A. 7279, AS AMENDED BY R.A. 10884, THE "BALANCED HOUSING DEVELOPMENT PROGRAM AMENDMENTS"

WHEREAS, Section 4. **Other Manners of Compliance** of Board Resolution no. 965, Series of 2017, specifies that developers may also choose from among any of the manners of compliance provided therein to comply with the balanced housing development requirement, subject to the pertinent guidelines, requirements, and procedures that may be promulgated by the Housing and Land Use Regulatory Board;

WHEREAS, Developers may comply with the balanced housing development requirement through Paragraph 4.4, participation based on a percentage of the amount of investment required to undertake a new settlement for socialized housing project described in sub-paragraphs 4.4.1 and 4.4.2, as follows:

"4.4.1 Thru a third party for the implementation of land development, installation of water utility, or power utility; or

"4.4.2 Construction, thru a third party, of non-salable and non-recoverable housing projects on land owned by the government or donated private land such as housing for AFP personnel, public housing, rehabilitation of calamity-stricken communities, housing for street children, indigent elderly and people with disability or other types of projects".

WHEREAS the same Paragraph 4.4 further provides, as follows:

"The developers participating under this provision shall enter into a Memorandum of Agreement with the HLURB, HUDCC and any Shelter Agency or Local Government Unit as proof of participation. The accredited socialized housing developer shall submit to HLURB a proposed socialized housing project or program for HLURB evaluation and approval. The amount of participation required for socialized housing compliance shall be deposited by the private developer in an escrow trust account with **Pag-Ibig Fund** and such funds shall be subject to release to the third party contractor accredited by the HLURB in accordance with the terms and conditions of a work order or construction agreement. Upon

remittance by the developer of its participation in escrow with the **Pag-ibig Fund**, x x x. A final Certificate of Compliance shall be issued in favor of the developer upon completion of the construction or installation intended for the remitted participation in escrow with the **Pag-ibig Fund**, x x x."

WHEREAS, during the Key Shelter Agency Heads Meeting on May 17, 2018, the Chief Executive Officer of HDMF/Pag-ibig Fund (Fund), concerned of exposing the Fund and its officers to any liability that may occur by reason of the above stated provision, manifested that the Fund would be willing to assist in setting up the escrow accounts with Land bank, but it may not be a signatory nor could it participate in the disbursement of the funds held by the said escrow accounts (Minutes of the meeting);

WHEREAS, there is an urgent need of extending to universal banks authorized to service escrow trust accounts, the servicing of escrow deposits of developers complying under Section 4.4 of Board Resolution no. 965, series of 2017, the Revised Implementing Rules and Regulations to Govern Sections 3, 18 and 20 of R.A. 7279, as amended by R.A. 10884, so as not to render nugatory or defeat the objectives of the law;

WHEREFORE, BE IT RESOLVED, as it is hereby **RESOLVED**, extending to universal banks, the servicing of escrow deposits of developers complying under Section 4.4 of Board Resolution no. 965, series of 2017, the Revised Implementing Rules and Regulations to Govern Sections 3, 18 and 20 of R.A. 7279, as amended by R.A. 10884, the "Balanced Housing Development Program Amendments", subject to ratification by the Board of Commissioners.

APPROVED, 13 July 2018, Quezon City



LLOYD CHRISTOPHER A. LAO
Chief Executive Officer & Commissioner

ANTONIO T. KHO, JR.
Undersecretary, DOJ

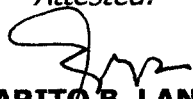


RIA CORAZON A. GOLEZ-CABRERA
Commissioner



MELZAR P. GALICIA
Commissioner

Attested:



CHARITO B. LANSANG
Board Secretary

List of Universal Banks (As of 18 January 2018)

1. Al-Amanah Islamic Investment Bank of the Philippines
2. ANZ Banking Group Ltd.
3. Asia United Bank Corporation
4. Bank of the Philippine Islands
5. BDO Unibank, Inc.
6. China Banking Corporation
7. Deutsche Bank AG
8. Development Bank of the Philippines
9. East West Banking Corporation
10. The Hongkong & Shanghai Banking Corporation
11. ING Bank N.V.*
12. Land Bank of the Philippines
13. Metropolitan Bank & Trust Company
14. Mizuho Bank, Ltd. - Manila Branch
15. Philippine National Bank
16. Philippine Trust Company
17. Rizal Commercial Banking Corporation
18. Security Bank Corporation
19. Standard Chartered Bank
20. Union Bank of the Philippines
21. United Coconut Planters Bank

ING Bank N.V. was formerly called Internationale Nederlanden Groep Bank N.V.

- Manila Branch