

**HOUSING AND LAND USE REGULATORY BOARD
ACCOMPLISHMENT REPORT
CY 2006**

As one of the key agencies involved and committed to the National Shelter Program (NSP), HLURB continues to ensure effective regulation of housing and real estate development through capability building and technical assistance in land use planning, zoning administration and issuance of permits and licenses for subdivision and condominium projects. The program and activities being undertaken are aligned to the policy direction and target set in the 10-Point Agenda by the President which is "to decongest Metro Manila by forming new cores of government and housing center in Luzon, Visayas and Mindanao".

For CY 2006, the Board posted a remarkable achievement by surpassing its annual target in the field of regulation/ enforcement, and provision of technical assistance in the formulation of comprehensive land use plans (CLUPs).

I. COMPREHENSIVE LAND USE PLANNING

A. TECHNICAL ASSISTANCE IN THE FORMULATION/UPDATE OF COMPREHENSIVE LAND USE PLANS

As mandated, HLURB renews annually its commitment in providing direct technical assistance to LGUs in the formulation of CLUPs/ZOs. This process involves a year-round activities starting with MOA signing with Local Chief Executive (LCE) of the target LGUs and ends with the completion of the final draft CLUP/ZO.

In CY 2006, a total of 106 LGUs were extended technical assistance by HLURB regional staff equivalent to 105% of the target for said year. Average accomplishment was 68% with forty-two (42) completed draft CLUPs/ZOs. Despite the limited number of technical staff providing full time assistance some regional field offices (RFOs) yielded a 100% completion of the draft CLUPs of their respective LGU targets. Noteworthy were RFOs II, VI and XI.

Following were some of the reasons for the low turn-out of completed CLUPs/ZOs:

1. Full-blown assistance for some target LGUs started around the second quarter of the year because of budgetary problems on the part of target LGUs. Thus, assistance will continue until the middle of next year 2007.
2. Assistance to some LGUs especially in calamity stricken areas stopped momentarily due to problem in mobility and communication, and;
3. Deprioritization of CLUP formulation activities by some LGUs.

B. REVIEW AND RATIFICATION OF CLUPs/ZOs

HLURB is charged to review and ratify CLUPs of highly urbanized cities, independent component cities, Metro Manila cities and municipalities and provinces. During the year seven (7) CLUPs were received by the Board for review/ratification. However, only four (4) were recommended and subsequently approved by the Board. These are plans of:

1. Camarines Norte Province
2. Cavite Province
3. Zamboanga City
4. Cagayan de Oro City

To ensure completion and adoption of CLUPs and ZOs of component cities and municipalities by the respective Sangguniang Bayan (SB) and/or Sangguniang Panlungsod (SP) and subsequent approval of the same by the Sangguniang Panlalawigan, the HLURB continues to provide technical assistance to LGUs especially in the refinement of the draft CLUP after public hearing and PLUC review. Relative to this a total of 239 LGUs were assisted by the RFO technical staff.

As of December 2006, 1,371 or 85% out of 1,610 cities and municipalities nationwide have approved CLUPs and ZOs. Of these, 773 or 56% are updated. On the other hand 73 % or 58 out of 80 provinces have approved Provincial Physical Framework Plans (PPFPS). The plans of the remaining 22 provinces are still on various stages of planning, review and approval process.

1. Comprehensive Land Use Plans

With Approved Plans		1,371
New Plans	168	
Updated CLUPs	773	
For Updating	430	
Without Approved Plans		239
Preparation On-going	238	
Have no Activities	1	
Total LGUs		1,610

2. Provincial Physical Framework Plan (PPFPs)

With Approved Plans	58	
Without Approved Plans	22	
Total (incl. Metro Manila)		80

Besides direct technical assistance, capacity building for LGUs is likewise provided through training in CLUP formulation, CLUP review and approval process, zoning administration, subdivision plan processing /evaluation. A total of 722 LGUs were trained in 2006 equivalent to 120% of the target for the year.

C. ZONING ADMINISTRATION

The strategy of deputation was employed by HLURB to institute and ensure proper implementation and enforcement of the CLUPs and ZOs at the local level. Deputized Zoning Officers/Administrators (DZAs) of the LGUs are properly trained by HLURB in the processing and issuance of permits and zoning clearances to development projects. However under EO 72, said function was devolved to the LGUs. For LGUs which have not assumed the devolved function and to those without updated plans, HLURB still continue to perform said function through its deputees.

In CY 2006, a total of 154 DZAs still active nationwide issued 6,236 Certificates of Zoning Compliance (CZC), copies of which were submitted to HLURB for review.

II. REGULATION

A. POLICY DEVELOPMENT

The Board continuously prepares, updates/amends policies, guidelines, standards and regulations to ensure that development conforms with the current laws, development trends and demands. Four guidelines/standards were updated/amended in 2006 corresponding to a 100% of the target. These are:

1. Amendment to certain provisions of the 2004 Rules of Registration and Supervision of Homeowner's Associations (HOAs);
2. Updating guidelines on the formulation and revision of CLUP as part of its continuing effort to respond to national policy issuances and feedback from LGUs and other stakeholders;
3. Amendment to the provision on signatories to Subdivision Development Plan for projects under PD 957 and BP 220; and
4. Formulated rules and regulations for columbarium development (for Board approval in Jan. 07)

B. ISSUANCE OF LICENSE TO SELL (LS)

A high accomplishment was recorded in the registration and licensing of subdivision and condominium projects for CY 2006.

A total of 2,346 residential projects were issued Licenses to Sell, 12% over and above the target of 2,100 in 2006. Of the 2,346 projects, 1,646 or 70% were simple subdivision, 308 or 13% open market, 172 or 8% economic, 122 or 5% socialized housing projects. There were 98 or 4% residential condominium projects licensed during the year.

In terms of the number of units, open market accounted for 32% at 60,236 units followed by socialized housing at 33% with 61,699 units. Economic housing accounted for 18% with 34,363 units while condominium had a share of 13% with 23,736 units. Simple subdivision had the least number with a share of 4% with 6,967 units

For non-residential projects, 37 memorial parks projects were issued license to sell covering 149,997 plots, 7 projects for farmland with 19,581 lots, 16 commercial subdivision projects with 861 lots, 4 industrial subdivision projects covering 122 lots and 4 commercial condominium projects with 1,331 units.

In CY 2005, the number of residential projects issued License to Sell was 2,348 with 167,229 units and 2,346 projects with 187,001 units in CY 2006. This showed a 12% increase on the number of units covered by LS from CYs 2005-2006.

The total residential and non-residential units covered by LS in CY 2005 was 298,002 while there were 358,893 units in CY 2006, a 20% increase compared to previous year.

Table below shows the breakdown by type of residential project issued LS in CY 2006 with the corresponding number of units covered.

Type of Project	No. of Projects	% Share	No. of Units	% Share
Open Market	308	13%	60,236	32%
Economic	172	8%	34,363	18%
Socialized	122	5%	61,699	33%
Condominium	98	4%	23,736	13%
Simple Subdivision	1,646	70%	6,967	4%
Sub-total	2,346		187,001	

Comm. Cond.	3	4%	1,331	1%
Industrial Subd.	4	6%	122	0%
Commercial Subd.	16	24%	861	1%
Farmlot	7	10%	19,581	11%
Memorial Parks	37	55%	149,997	87%
Sub-total	67		171,892	
TOTAL	2,413		358,893	

C. APPROVAL OF OTHER PERMITS, LICENSES AND CLEARANCES

The Board likewise grants other issuances among which are Certificates of Registration, Certificates of Completion, Clearance to Mortgage and other similar issuances. A total of 10,575 various permits, clearances and certificates were issued in CY 2006. This accounted for 91% of the target of 11,600.

In CY 2006, 882 HOAs were registered by the Board which was 20% over and above the target of 735. Likewise, registration/licensing of Brokers/Salesmen surpassed the target by 11%. A total of 5,037 registrations were recorded against the target of 4,545.

D. MONITORING AND INVESTIGATION OF PROJECTS

HURB conducts monitoring/investigations to ensure that development of projects comply with the approved subdivision plans. The activity likewise provides ample bases for actions in response to complaints filed. Investigations are either field or non-field. The former is carried out in the actual location of the project while the latter, which is referred to as table monitoring is performed through an examination of records pertinent to the project, e.g., sales status report, etc. The activities of HOAs are likewise monitored and supervised. This is usually done through table monitoring to update their records.

Combined field and non-field monitoring/investigations conducted went up and recorded a total of 23,932 or 9% above the target of 22,000. Of the total monitoring, 2,526 of which were monitoring/supervision for homeowner's association.

III. ADJUDICATION OF CASES

Complaints relative to violations of pertinent legislation and HLURB rules and regulations which are formally filed with the Board are decided upon by the designated Housing and Land Use Arbiters (HLAs) both at the Central Office and the RFOs. Cases filed at the RFOs without HLAs are acted upon by the Legal Services Group of the central office.

The HLAs handled a total of 3,575 registered complaints of which 2,730 are real estate management (REM) cases and 845 are HOA cases. During the year, a total of 1,116 cases were decided or 89% of the target of which 935 were REM cases and 181 HOA cases. The Board have 2,459 pending cases, which are in various stages of litigation proceedings.

RESOLUTION OF APPEALED CASES

An aggrieved party in a case decided by an HLA may file a petition for review or appeal the decision of the HLA to the Board of Commissioners. The Board's decision is appealable to the Office of the President which decision is final and subject to review only by the Supreme Court.

In CY 2006, the Board resolved 535 cases, of which 437 are REM and 98 are HOA cases. Accomplishment was 19% over and above the target of 450

In addition, the Board extends legal assistance through the conduct of legal researches, render legal opinions and prepare, review and comment on legislative proposals. HLURB rendered 193 legal opinions as against th target of 220 for CY 2006.