

**HOUSING AND LAND USE REGULATORY BOARD
ACCOMPLISHMENT REPORT
JANUARY TO DECEMBER 2008**

PERFORMANCE INDICATORS	PERFORMANCE		
	Annual Target	Actual	% Actual vs. Target
I. Regulatory services on the development and sale of subdivisions, condominium and other real estate projects, brokers, salesmen, dealers and HOAs			
1. Number of Licenses to Sell issued	2,120	2,153	102%
2. Number of other permits, clearances and registration certificates approved/issued	11,800	9,140	77%
3. Number of real estate brokers, salesmen and dealers registered	4,635	4,300	93%
4. Number of HOAs registered	805	776	96%
5. Number of field and non-field monitoring/investigations conducted	22,070	22,264	101%
II. Adjudication services on complaints/cases/appeals			
1. Number of complaints/cases adjudicated	1,255	1,348	107%
2. Number of appealed cases resolved	455	944	207%
III. Capability building and technical assistance services on land use planning, zoning administration and real estate project development			
1. Number of LGUs provided technical assistance in the formulation/update, review and approval of CLUPs and ZOs.	103	104	101%
2. Number of submitted CLUPs reviewed/evaluated by the Board	12	7	58%
IV. Policy formulation, dissemination, implementation and monitoring services on land use planning, zoning administration and real estate project development			
1. No. of policy guidelines, rules and regulations, systems and procedures formulated/updated or amended	4	7	175%
2. No. of technical/legal researches conducted	300	290	97%
3. No. of technical/legal opinions rendered	180	254	141%
4. No. of HLURB accomplishment reports prepared and submitted to HUDCC, DBM, COA, Senate, Congress and other agencies	30	31	103%
5. No. of performance assessment and targets setting sessions conducted	2	1	50%
6. Number of administrative issuances prepared and disseminated	48	66	138%
7. No. of board resolutions prepared/approved	12	13	108%
8. No. of staff training provided/attended	85	74	87%

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The Housing and Land Use Regulatory Board (HLURB) continues to perform its function and responsibility as a regulatory body for housing and land use development through regulation of real estate trade and business, regulation/supervision of homeowner's associations (HOAs), adjudication of cases and technical assistance on land use planning to local government units (LGUs), under the mantle of the Housing and Urban Development Coordinating Council (HUDCC).

- Prior to sale of residential and non-residential subdivisions, a developer is required to secure License to Sell (LS) from the HLURB. This is to ensure the protection of lot or house and lot buyers and compliance to approved plans and conditions set in the approved Development Permit.

In CY 2008, the Board issued 2,153 Licenses to Sell (LS) for residential and non-residential projects, 2% over and above the target of 2,120.

About 64% or 1,323 of the residential projects issued LS were simple subdivisions, 249 or 12% open market, 11% or 228 economic, 6% or 126 socialized and 7% or 141 condominium.

The 2,067 licensed residential projects covered 220,756 lots or house and lots. Of these, economic market housing had the biggest share of 70,502 at 32%, followed by open market with 50,081 at 23%, condominium with 49,756 at 22%, socialized housing with 46,985 at 21% and simple subdivision with 3,432 units at 2%.

Eighty-six (86) non-residential projects with corresponding 206,535 units were issued LS during the year.

Residential and Non-residential Projects Issued Licenses to Sell

	No. of Projects	% Share	No. of lots/ h&L	% Share
A. Residential				
Open Market Housing	249	12%	50,081	23%
Economic Housing	228	11%	70,502	32%
Socialized Housing	126	6%	46,985	21%
Condominium	141	7%	49,756	22%
Simple Subdivision	1,323	64%	3,432	2%
B. Non-Residential				
Condominium Commercial	5	6%	1,223	0.60%
Industrial Subdivision	3	3%	112	0.05%
Commercial Subdivision	17	20%	1,012	0.50%
Farmlot	7	8%	587	0.28%
Memorial Parks	54	63%	203,601	98.57%

- Other related permits were issued by HLURB such as Locational Clearance, Zoning Certification, Preliminary Approval, Development Permit for subdivision and condominium projects, Certificate of Registration, Certificate of Completion, etc.

Other permits issued reached 9,140 or 77% out of the targeted 11,800. The decreasing number of applications might be the result of the continuing assumption by the LGUs of devolved functions such as the issuance of Locational Clearance and Development Permit for subdivision projects.

- The Board registered 4,300 brokers, salesmen and dealers which was 93% against the target of 4,635.
- Likewise, a total of 776 HOAs were registered during the period at 96% against the target of 805.
- On monitoring the development/status of real estate projects issued LS and supervision of HOAs, 22,264 or 1% over and above the target of 22,070 field and non-field monitoring/investigations were conducted.
- The HLURB surpassed its target in adjudication of cases/complaints relative to housing and land use development. One thousand three hundred forty six (1,346) cases/complaints were adjudicated equivalent to 107% of the target of 1,255 for the year.
- Likewise notable was the resolution of appealed cases at 944 or 107% over and above the target of 455. Law graduates hired on a contractual basis contributed much to the speedy disposition of appealed cases being handled during the period.

The thirty (30) trained mediators continue to conduct mediation conferences with the complainants and respondents. As a step in the rules of procedures in adjudication of cases, mediation conferences help facilitate resolution of complaints.

- The Board extended technical assistance in the formulation/update of Comprehensive Land Use Plans (CLUPs) to 104 LGUs or 1% over and above the target of 103. However, only twenty one (21) were able to complete their draft and eighty three (83) were still in various stages of preparation. Low completion of draft CLUPs during the period was due to the following :

- Budgetary constraint on the part of the LGUs;
- Local election; assistance for CLUP preparation/updating was deferred by some LGUs due to possible change in administration.
- Confusion brought about by the issuance of JMCOI series of 2007 "Synchronization of Planning, Programming and Budgeting" which took effect in June 2008.

- The Board continuously update and amend more guidelines, standards, rules and regulations in order to adopt and meet the need/demand of the current situation in housing and land use development.

During the year seven (7) guidelines were amended/ updated and implemented. These are:

- Approving the Amendment on the Participation of Developer in Community Mortgage Program (CMP) as a mode of compliance to Section 18 of RA 7279;
 - Amending certain provisions on the 2004 Rules of procedures of the board;
 - Amending certain Sections of the IRRs of BP 220;
 - Minimum level of development requirement in the issuance of LS for subdivision and condominium projects.
 - Accrediting Gawad Kalinga projects as compliance to the 20% socialized housing requirement under Sec. 18 of RA7279;
 - Declaring off-site Gawad Kalinga Projects as projects not covered by LS
 - Declaring Habitat for Humanity Philippines Projects as projects not covered by the LS of HLURB
- Relative to written queries and legislative proposals, a total of 290 technical/legal researches were conducted or 97% against the target of 300. Accordingly, 254 opinions were rendered which is 41% over and above the target of 180.
- Thirty-one (31) accomplishment reports by the Board were prepared and submitted to the HUDDC, DBM, NEDA, COA, Senate, Congress and other agencies against a target of 30 per year.
- In CY 2008, 66 administrative issuances and 13 board resolutions were prepared representing 38% and 8% over and above the target of 48 and 12 respectively. Policy issuances were disseminated for implementation and monitoring through the central office groups and regional field offices.
- For the enhancement of the employee's skills and capabilities, seventy four (74) staff participated/attended related technical, legal or value formation seminar or 87% of the targeted 85 conducted locally and abroad.