

**HOUSING AND LAND USE REGULATORY BOARD
PERFORMANCE EVALUATION REPORT
FOR THE PERIOD JANUARY to DECEMBER 2009**

The Housing and Land Use Regulatory Board (HLURB) as the government's regulatory arm in housing and land development aims to achieve well-planned communities, improved shelter security and empowered homeowners associations (HOAs). It ensures effective regulation of housing and real estate development through capability-building and technical assistance in land use planning, zoning administration, issuance of permits and licenses for subdivision and condominium projects, registration and intra corporate adjudication of homeowners associations and adjudication of cases by buyers against developers.

Accomplishments for said period are as follows:

- For the protection of buyers, a developer is required to secure License to Sell (LS) from the HLURB prior to the sale of house and lot or lot only. Licenses to Sell are issued to residential and the non-residential projects except for simple subdivisions which are issued Certificate of Non-Coverage (CNC). During the period, a total of 2,229 projects with 871 LS and 1,358 CNC were issued or 3% over and above the target of 2,160. Following is the breakdown:

1. Residential

	No. of Projects	No. of Lots/House & Lots
Open Market Housing	255	46,344
Economic Housing	229	60,987
Socialized Housing	162	59,345
Condominium	99	33,314
Simple Subdivision (SSA)	60	134
Total Residential with LS	805	200,124
SSA with CNC	1,358	5,421
Total Residential	2,163	205,545

2. Non-Residential

Commercial Condominium	6	2,474
Industrial Subdivision	-	-
Commercial Subdivision	14	921
Farmlot	4	283
Memorial Park/Columbarium	42	209,543
Total Non-Residential	66	213,221

TOTAL (Residential & Non-Residential)	2,229	418,766
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Of the 2,229 residential and non-residential projects issued LS/CNC, 2,163 (97%) were residential projects, and 66 (3%) were non-residential projects.

For residential projects, 255 (12%) were open market housing, 229 (11%) were economic housing, 162 (07%) were socialized housing, 99 (05%) were condominium and 1,418 (65%) were simple subdivisions.

The 2,163 residential projects covered 205,545 lots or house and lots. Of these, economic housing cornered the biggest share of 60,987 or 30%, followed by socialized housing with 59,345 or 29%, open market with 46,344 or 22%, condominium with 33,314 or 16% and simple subdivision with the least share of 5,555 or 3%.

As regards non-residential projects, a total of 213,221 units have been licensed.

In 2009, residential and non-residential projects had a combine 418,766 units covered by LS/CNC.

- The Board likewise grants other permits among which are Certificate of Completion, Clearance to Mortgage and other similar issuances. A total of 7,382 various permits, clearances were issued as of December 2009. This accounted for 84% against the target of 8,800.
- Registered brokers, salesmen and dealers reached 4,278 or 43% over and above the target of 3,000.
- There were 767 HOAs registered or 95% of the targeted 810.
- Conduct of monitoring/investigations is undertaken to ensure that development of projects complies with the approved subdivision plan or in response to complaints such as incomplete development, selling without license, non-delivery of titles, etcetera.

A total of 18,914 monitoring/investigations were conducted or 91% vis-a-vis the target of 20,800.

- Activities of homeowners associations were likewise monitored and supervised. These are done through submission of reportorial requirements and presence/observation during election of officers.

There were 2,617 monitoring supervision conducted at 31% over and above the target of 2,000.

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

A total of 1,118 cases were decided/adjudicated or 89% against the target of 1,260.

On this aspect, the Alternate Dispute Resolution (ADR) process proved indispensable in resolving the complaints before they become full blown cases.

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

From January to December 2009, the Board resolved 761 appealed cases or 36% over and above the target of 560. Law graduates hired on a contractual basis were instrumental to this high accomplishment.

- The Board provided technical assistance in the formulation/updating of Comprehensive Land Use Plans (CLUPs) to 131 local government units (LGUs) for an accomplishment of 69%. There are fifty six (56) CLUPs with completed draft, twelve (12) are deferred while others are in various stages of completion.
- The review and ratification of CLUPs of provinces, highly urbanized cities, independent component cities and Metro Manila cities and municipalities is lodged with the HLURB. Of the targeted twelve (12), only four (4) CLUPs of cities and municipalities submitted and were reviewed by the Board from January to December. These are cities and municipalities of San Juan, Parañaque, Las Piñas and Valenzuela.
- HLURB continues to update/amend policies, guidelines, standards and regulations to ensure that the same are in line with the current laws, development trends and demands.

There were twenty two (22) policy studies, guidelines and standards prepared and approved by the Board both for administrative and technical concerns. Half of the abovementioned total were guidelines updated/amended related to housing, real estate management and HOAs, namely:

- a. Accrediting Habitat for Humanity Philippines Projects as compliance to Section 18 of RA 7279;
- b. Establishing the One-Stop-Shop Processing Center (SHOPC) for housing related permits, etc. in all regional offices;
- c. Requiring joint ventures with the LGUs in compliance to Section 18 RA 7279 to put up a minimum level of development prior to the issuance of L/S in accordance with Board Resolution No. 830 of 2008;

- d. Requiring subdivision and condominium owner/developer to submit a copy of the special/temporary permit from the PRC and of a separate permit from the DOLE for foreign architects who signed on plans required under the IRR of PD 957 and BP 220;
 - e. Prescribing a period for the resolution of cases and providing sanctions to ensure compliance;
 - f. Prescribing a period for the utilization of existing inventories of socialized housing units as advanced credit under Section 18 of RA 7279, and amending for this purpose Sec. 3 (d) of the IRRs thereof;
 - g. Amending Sec. 3, Rule II, Part II of the Rules and Regulations on Registration and Supervision of HOAs to include alteration approval of Subdivision Plan from LGUs for HOAs intending to avail of the community mortgage program (CMP) if located in existing subdivision projects;
 - h. Requiring clearance from the Social Housing Finance Corporation (SHFC) for projects under CMP and from the NHA for projects covered by its housing program prior to registration of such HOA;
 - i. Amending Rule XXI of the 2004 Rules of Procedure of the HLURB;
 - j. Approving the accreditation of investments in the PhP Twelve Billion (12.0) Pag-ibig Funds as alternative mode of compliance to the Twenty Percent (20%) balanced housing development requirement under Section 18 of RA 7279; and
 - k. Amending the minimum level of development requirement in the issuance of LS for subdivision and condominium projects under Board Resolution No. 830 series of 2008.
- In the formulation and updating of guidelines, preparation /review of proposed legislations and in drafting of responses to some queries, researches and studies may be necessary. During the periods, there were 404 technical/legal researches and 360 opinions conducted and rendered respectively; both are over and above 100% of its set targets.
 - For purposes of evaluation and release of budget for the Board, accomplishment reports are required by HUDCC, DBM, COA, Senate, Congress, etc. In this regard, 28 reports were submitted and accomplished.
 - For proper implementation of said functions, sixty nine (69) administrative issuances and twenty two (22) board Resolutions were prepared and adopted by the Board during the period.

For the year 2009, the Board has performed steadily and satisfactorily in the exercise of its regulatory and quasi-judicial functions in the housing sector. A detailed report is attached as Table 1.

**HOUSING AND LAND USE REGULATORY BOARD
TARGETS AND ACCOMPLISHMENTS
January to December 2009**

Table I

Major Final Outputs/ Performance Indicators	Target	Actual	% Accom vs. Target
I. Regulatory services on the development and sale of subdivision, condominium and other real estate projects, brokers, salesmen, dealers and HOAs			
1. Licenses to Sell (LS) issued	2,160	871	
2. Certificates of Non-Coverage		1,358	103%
3. Other permits, clearances and registration certificates approved/issued	8,800	7,382	84%
4. Real estate brokers, salesmen and dealers registered	3,000	4,278	143%
5. HOAs registered	810	767	95%
6. Field and non-field monitoring/investigations conducted	20,800	18,914	91%
7. HOAs monitored/supervised	2,000	2,617	131%
II. Adjudication services on complaints, cases, appeals relative to land use/zoning, housing and real estate development and HOAs			
1. Complaints/cases adjudicated	1,260	1,118	89%
2. Appealed cases resolved	560	761	136%
III. Capability building and technical assistance services on land use planning, zoning administration and real estate project development			
1. LGUs provided technical assistance in the formulation/ update, review and approval of CLUPs and ZOs	110 (annual)	131	119%
3. Submitted CLUPs reviewed/ratified	12	4	33%
IV. Policy formulation, dissemination, implementation and monitoring services on land use planning, zoning administration and real estate project development			
1. Policy guidelines, rules and regulations, systems and procedures formulated/updated or amended	10	10	100%
2. Technical/legal researches conducted	350	404	115%
3. Technical/legal opinions rendered	230	360	157%
4. HLURB accomplishment reports prepared and submitted to HUDCC, DBM, COA, Senate, Congress and other agencies	32	28	88%
5. Administrative issuances prepared and disseminated	60	69	115%
6. Board resolutions prepared	12	22	183%