

Government's Regulatory Body for Housing and Land Development

HOUSING AND LAND USE REGULATORY BOARD

HOUSING AND LAND USE REGULATORY BOARD

2012

Annual Report

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Message of the Chief Executive Officer

It is my privilege and honor to present the HLURB 2012 Annual Report. 2012 was very busy year for HLURB. The agency had accomplished 90% of its targets. We had made stepped up our efforts in the field of planning assistance several fold resulting in a substantial increase in the number of approved and updated Comprehensive Land Use Plans for local government units. We had also witnessed an upswing in subdivision and condominium development, a clear signal of economy growth.

There is still a lot of work to be done and we will continue to deliver our services with the outmost competence and integrity.

God bless us all.

Antonio M. Bernardo

Agency Profile

Mandate

As one of the key housing agencies, the Housing and Land Use Regulatory Board (HLURB) shall enhance rational land use and housing and real estate delivery through policy development, planning and regulations.

Vision

Well planned and decent communities via regulation on land use, housing and homeowners association.

Mission

To promulgate and enforce policies on land use, real estate development and homeowners associations in order to promote the interests of stakeholders.

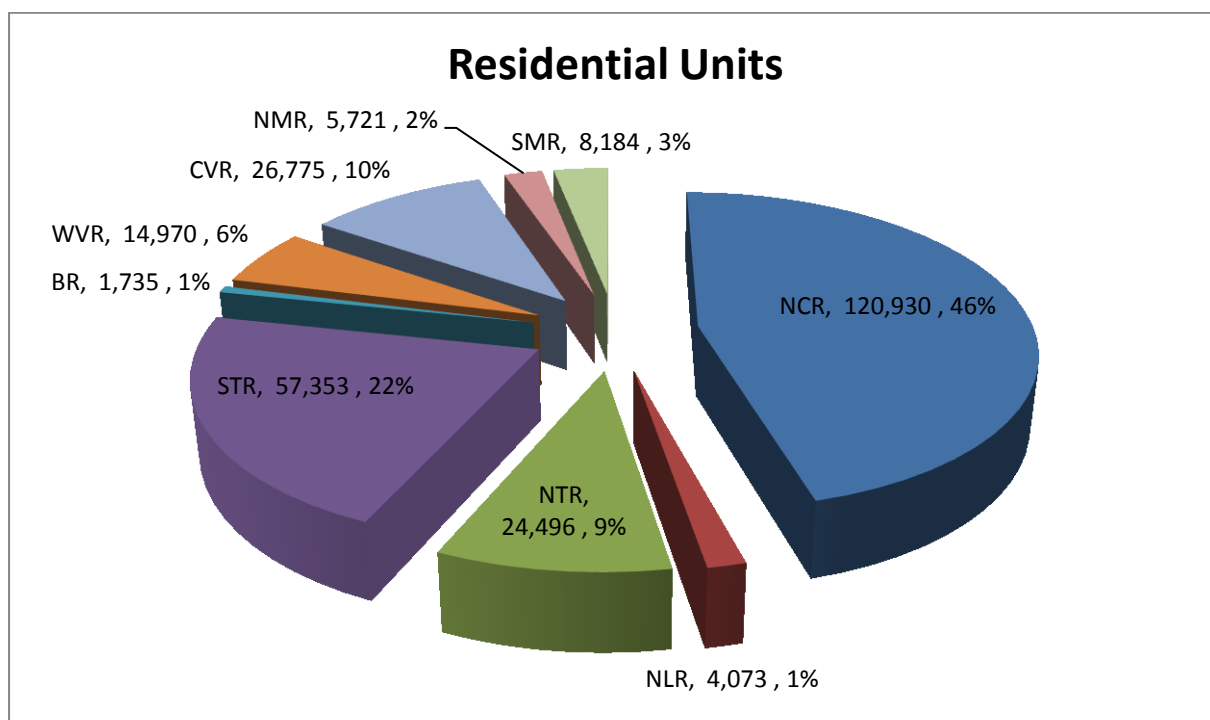
Agency Accomplishments

License to sell

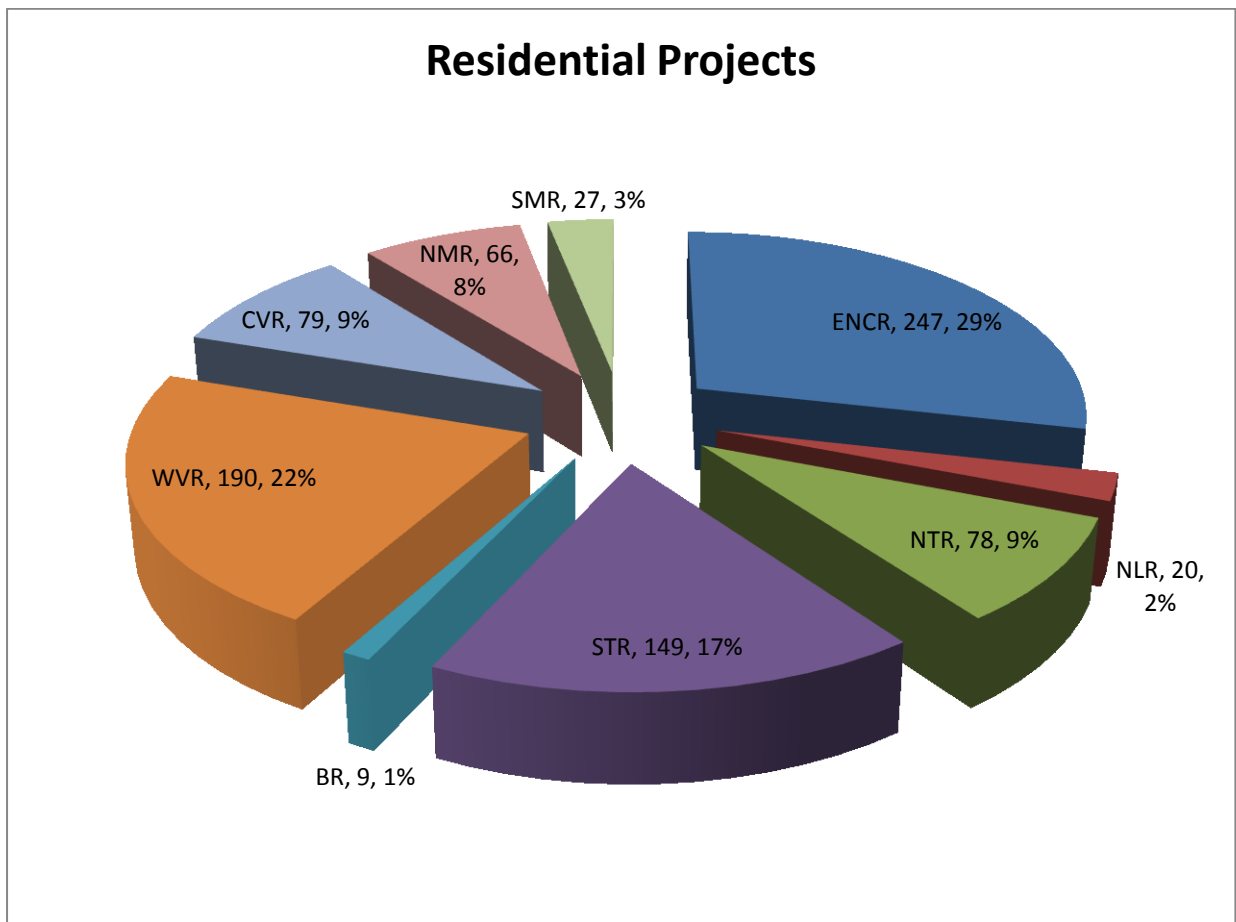
One of the mandates of the HLURB is to regulate the development and sale of subdivision lots and condominium units. The regulation is done primarily through a permitting system which requires developers to secure a license to sell (LS) for their condominium, subdivision projects and other non-residential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

In 2012, a total of **927** licenses to sell were issued. **865** of the licenses to sell issued were for **residential projects** while **62** of the licenses to sell for **non residential projects**. These figures translate to **264,237 housing units** and **162,234 non residential units**.

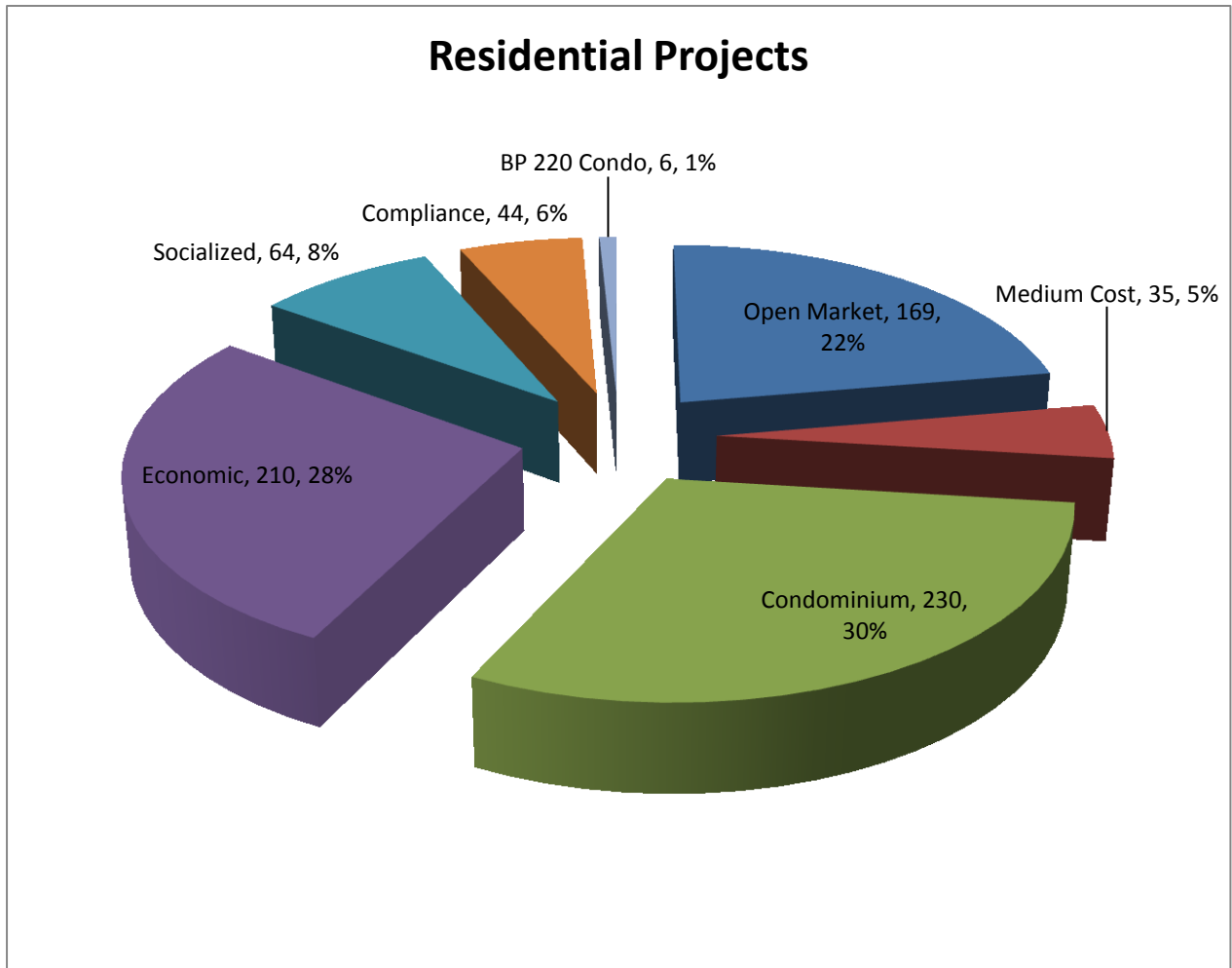
Majority of the **housing units** are located in the Expanded National Capital Region (**ENCR**) with **120,930 units**, followed by Southern Tagalog Region (**STR**) with **57,353 units** and then by Central Visayas Region (**CVR**) with **26,775 units**.



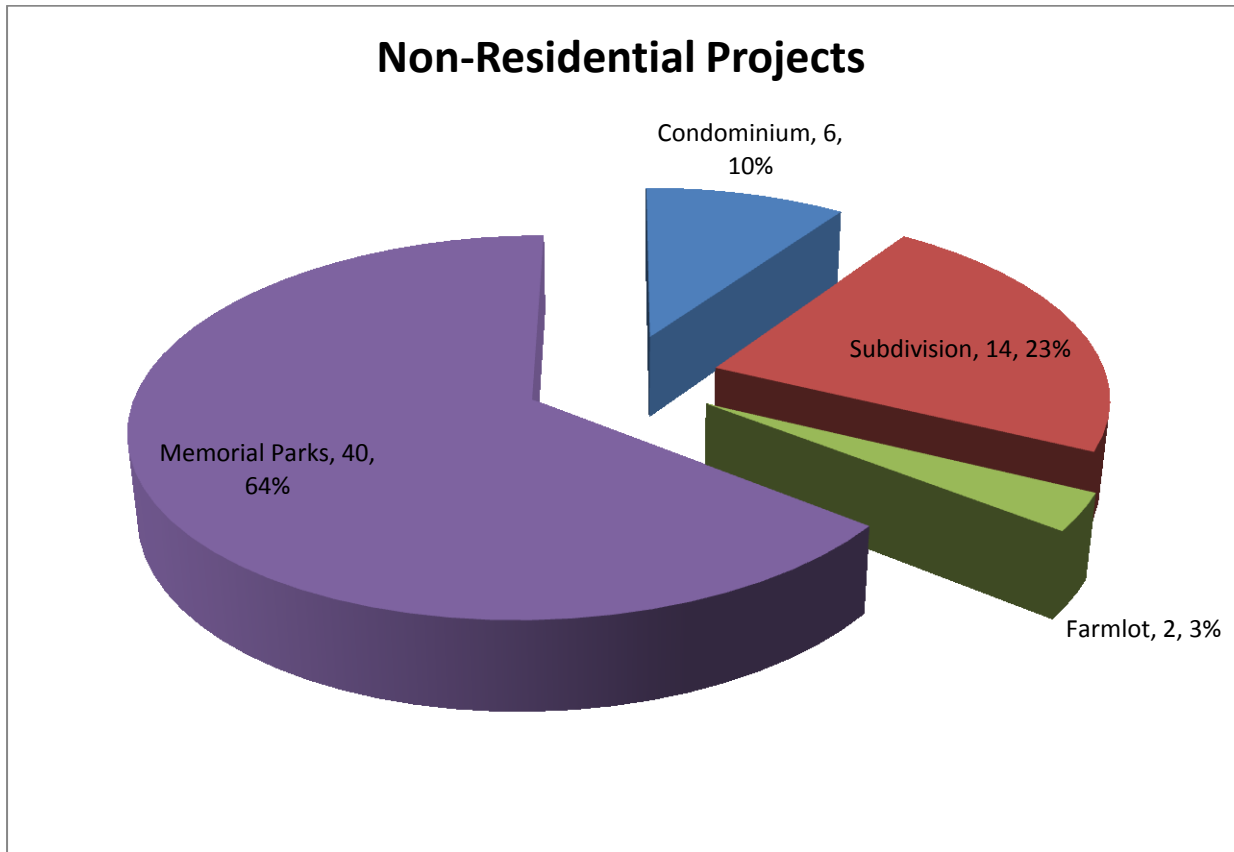
Majority of the licenses issued for **residential projects** were in Expanded National Capital Region (**ENCR**) accounting for **29%** (247/865), followed by Western Visayas Region (**WVR**) with **22%** (190/865), and then by Southern Tagalog Region (**STR**) with **17%** (149/865).



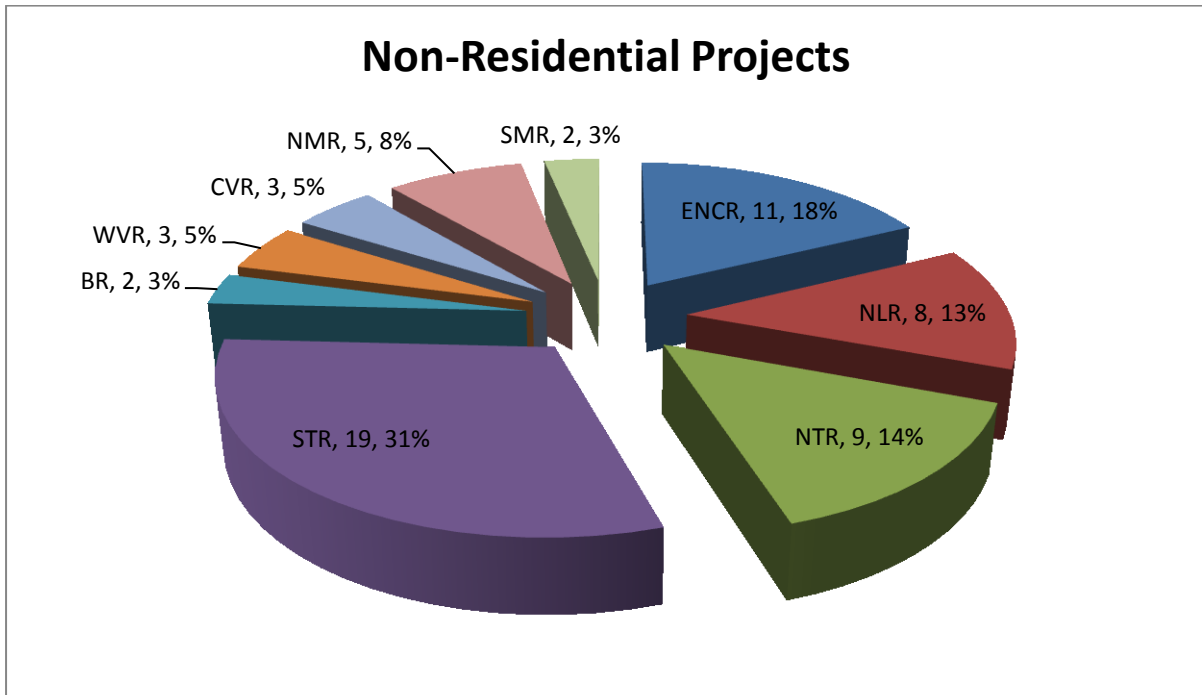
Compared to 2011 where most of the projects were under the category of open market subdivision project, majority of the **residential** projects were under the category of **Condominium** accounting for **30%** (230/758), followed by **economic housing** accounting for **28%** (210/758), and then followed by **open market** with **22%** (169/758) .



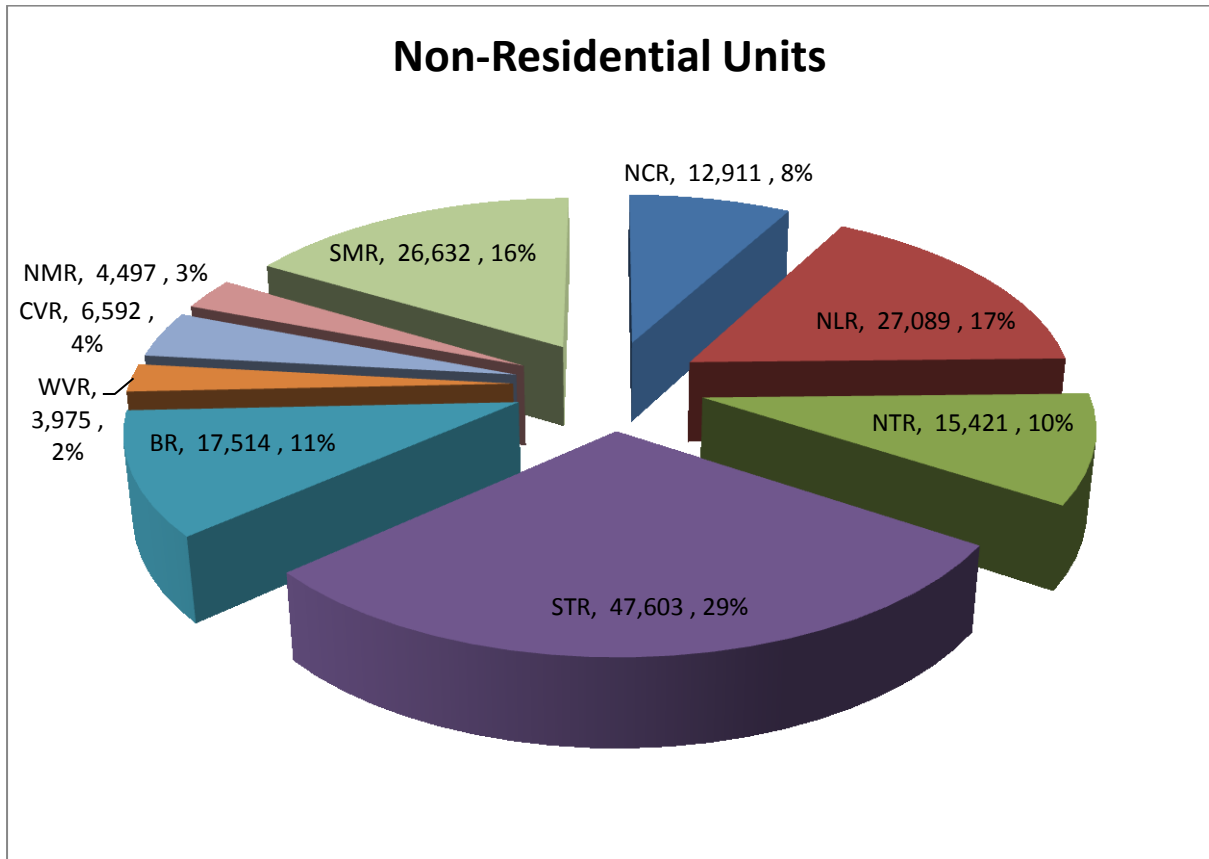
For **non-residential** projects, **memorial parks** accounted for **64%** (40/62), and **commercial subdivision** accounted for **23%**(14/62).



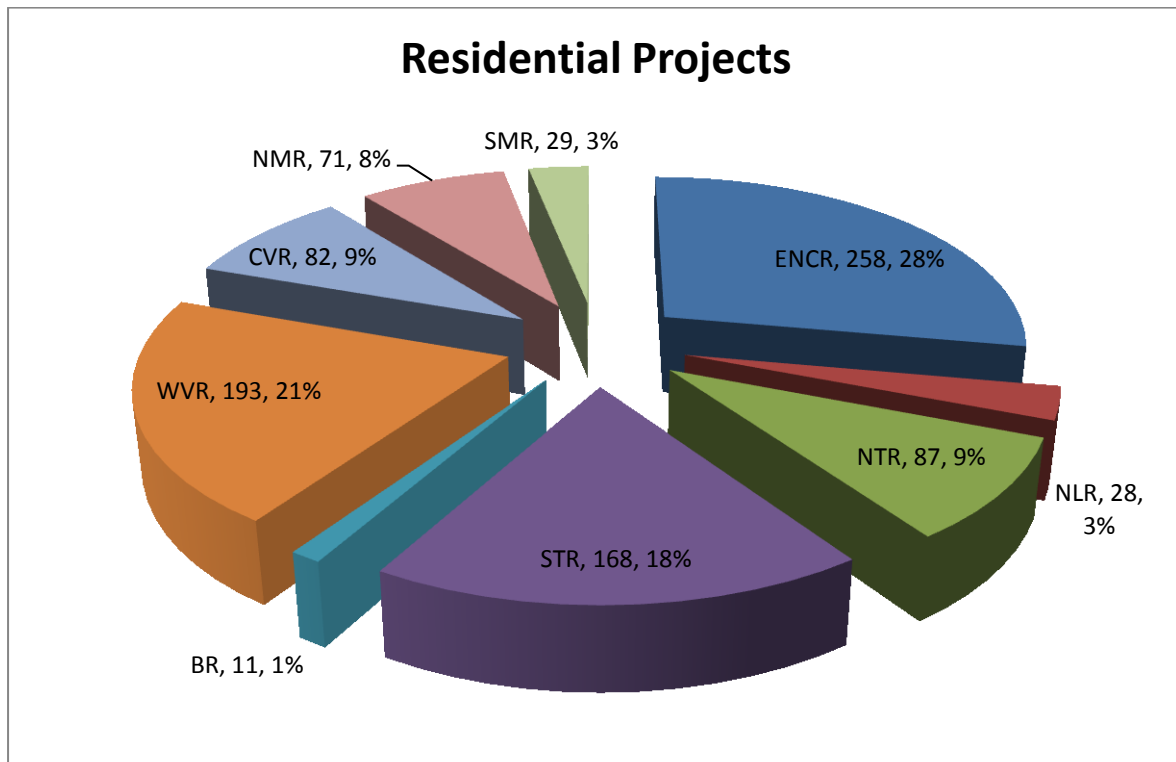
Majority of the **non-residential projects** are located in Southern Tagalog Region (**STR**) accounting for 31% (19/62), followed by Expanded National Capital Region (**ENCR**) accounting for 18% (11/622), and Northern Luzon Region (**NLR**) with 13% (8/62).



Most of **non-residential units** are located at Southern Tagalog Region (**STR**) which accounted for 29% (**47,603/162,234**), Northern Luzon Region (**NLR**) 17% (**27,089/162,234**) and Southern Mindanao Region (**SMR**) 16% (**26,632/162,234**).



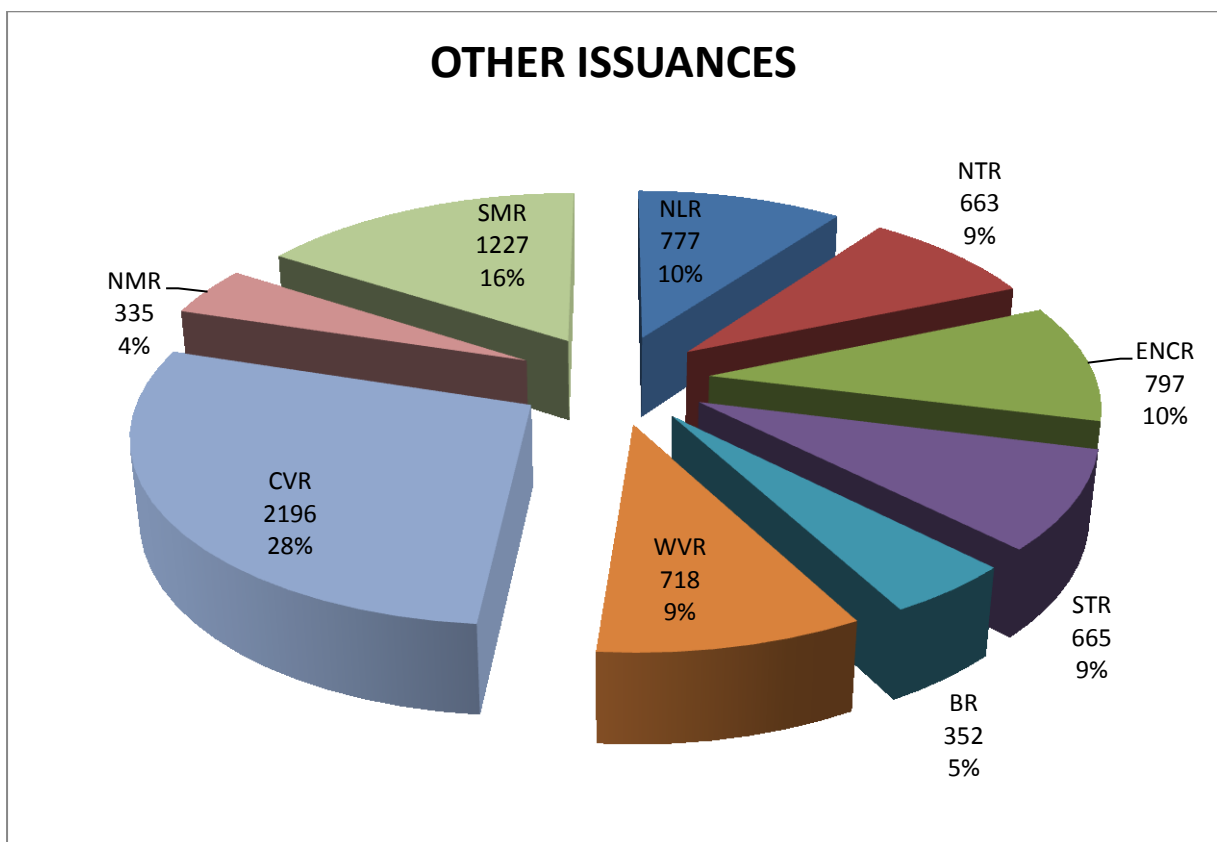
Overall, majority of the projects issued license to sell were located in Expanded National Capital Region (**ENCR**) which accounted for **28%** (258/927), followed by Western Visayas Region (**WVR**) which generated for **21%** (193/927), and then by Southern Tagalog Region (**STR**) which accounted for **18%** (168/927).



Compared to 2011, there was 18% increase in the number of license to sell issued in 2010 (927 vs 784).

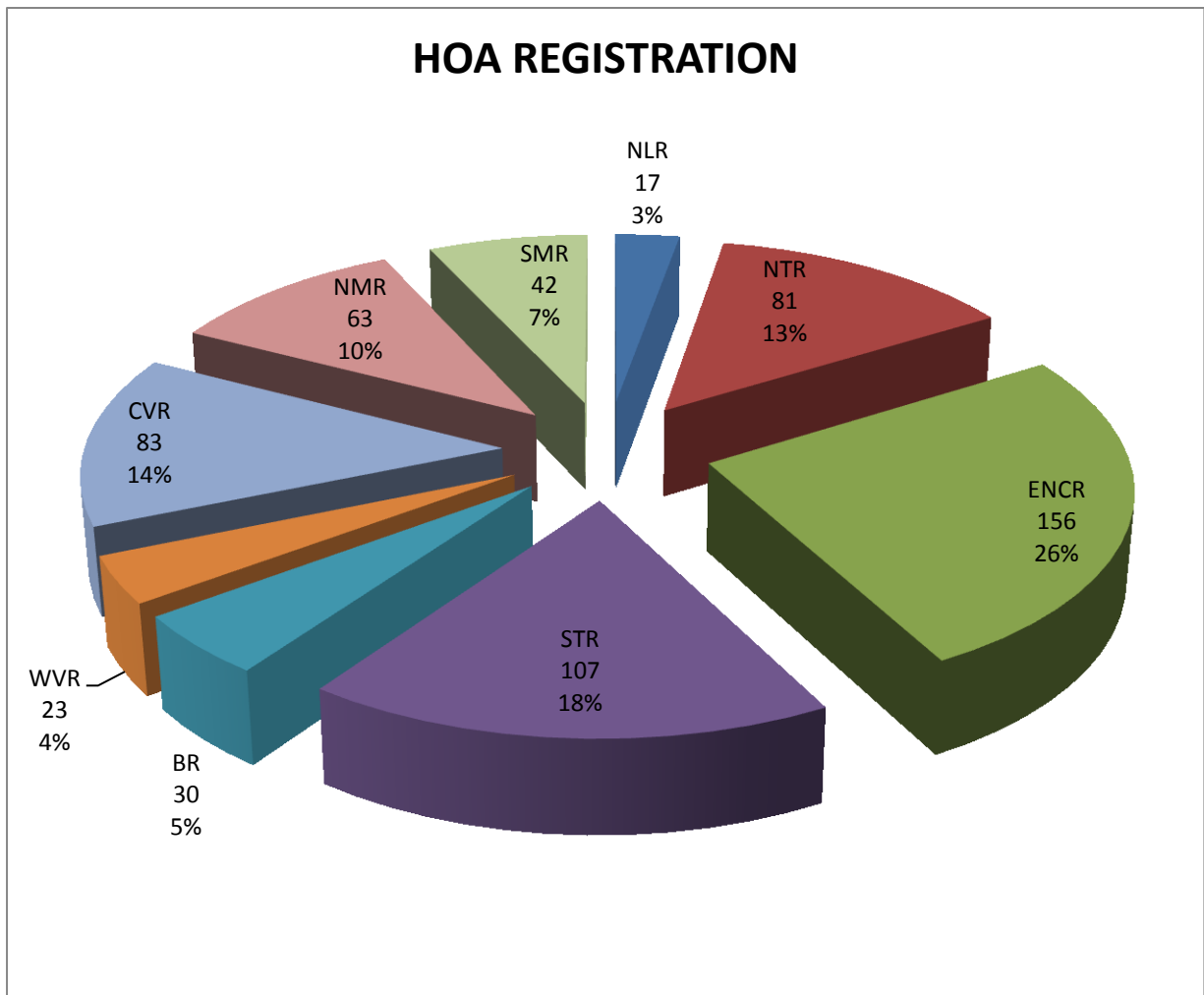
Other permits/ clearances

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 2012, a total of **7,731 other permits and clearances** were issued. Majority of these permits were issued in **CVR** which accounted for **28%** (2,196/7,731), **SMR** at **16%** (1,228/7,731), and by **ENCR** at **10%** (797/7,731).



HOA registration

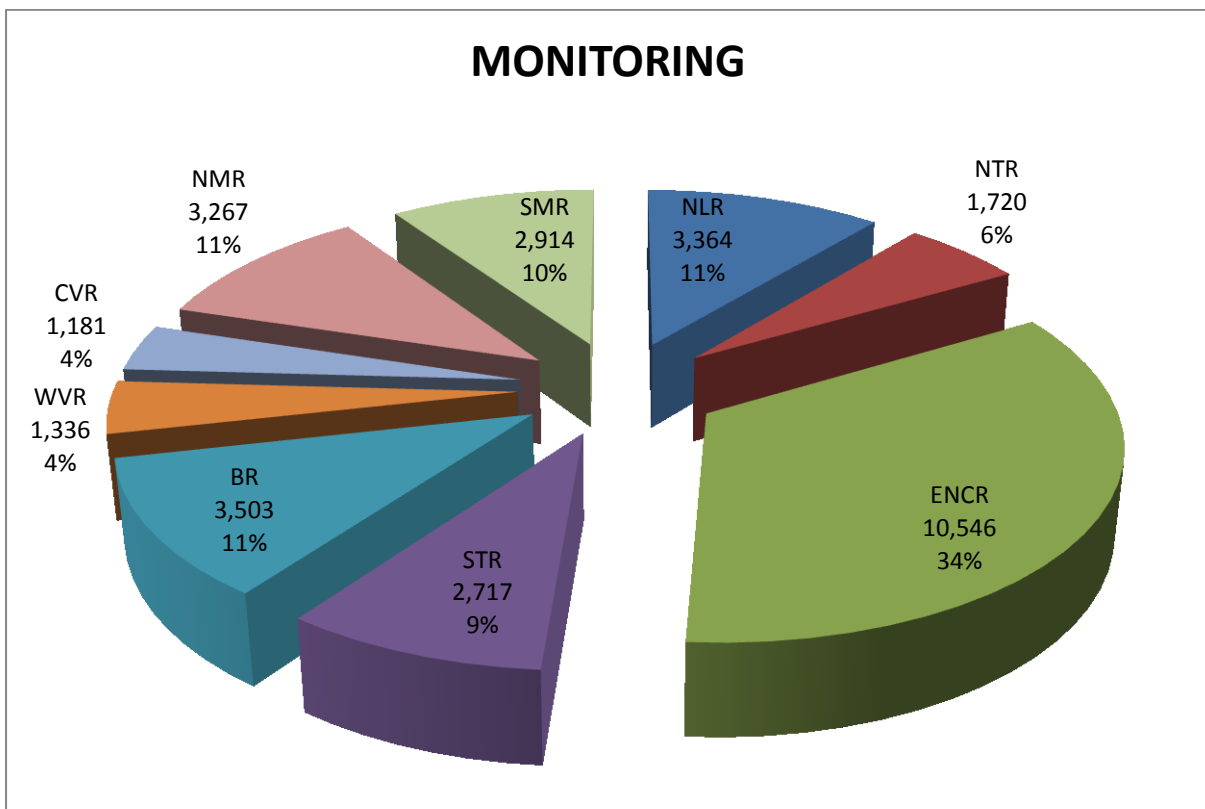
Under Republic Act no. 8763 (March 7, 2000), the HLURB exercises supervision over homeowners associations (HOAs). In 2012, the HLURB approved applications for registration of **602 HOAs**. The bulk of these HOA certificates of registration was issued by **NCR** which accounted for **26%** (156/602), **STR** got **18%** (107/602), and **CVR** got **14%** (83/602).



Compared to the previous year, there was a 6% increase in HOA registration in 2012 (602 vs. 565).

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 **30,548 field and non field monitoring activities in 2011**. A total of 16,632 projects and a total of 13,916 HOAs were monitored. Majority of the monitoring activities were conducted in **ENCR** which accounted for **34%** (10,546/30,548), **BR** came in next with **11%** (3,503/30,548), and **NLR** which recorded **11%** (2,536/17,154).

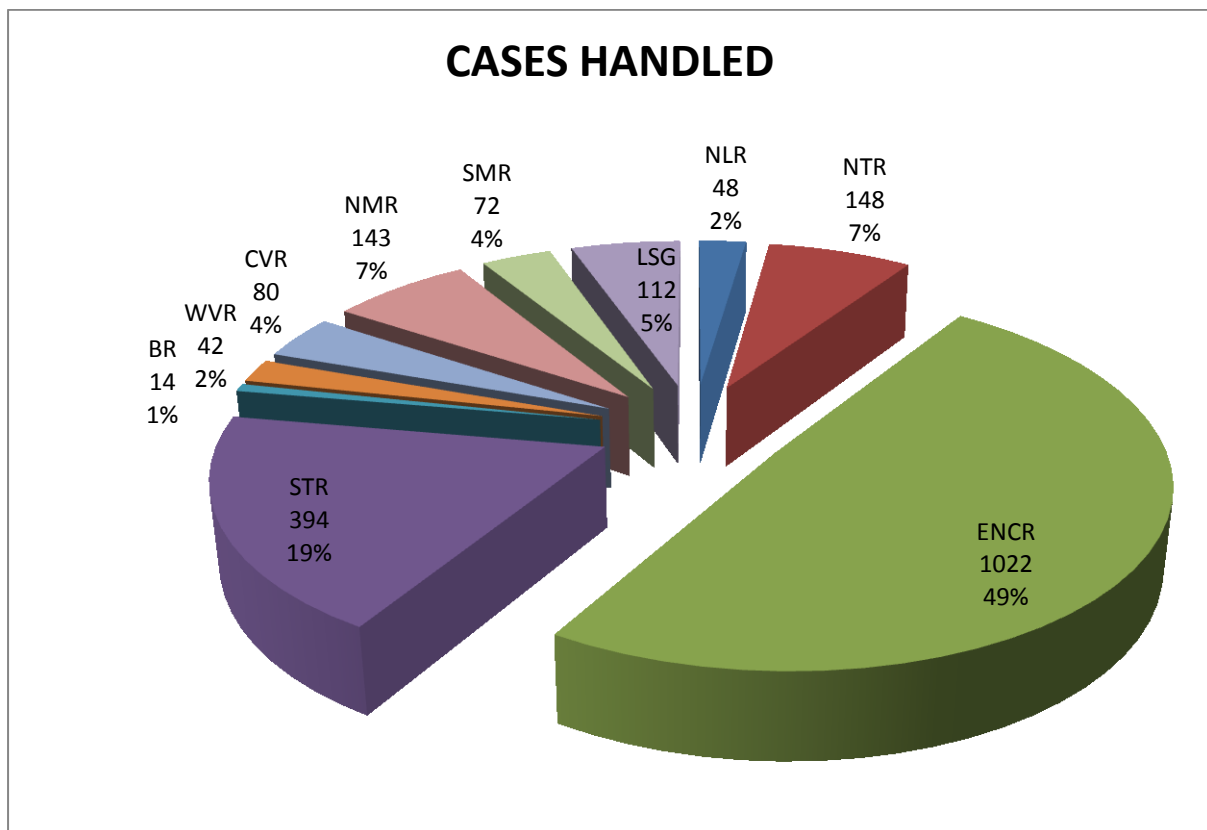


The total number of monitoring activities in 2012 has increased by 13,394 or by 78% compared to the total number of monitoring activities in 2011.

Adjudication

Regional and LSG Cases

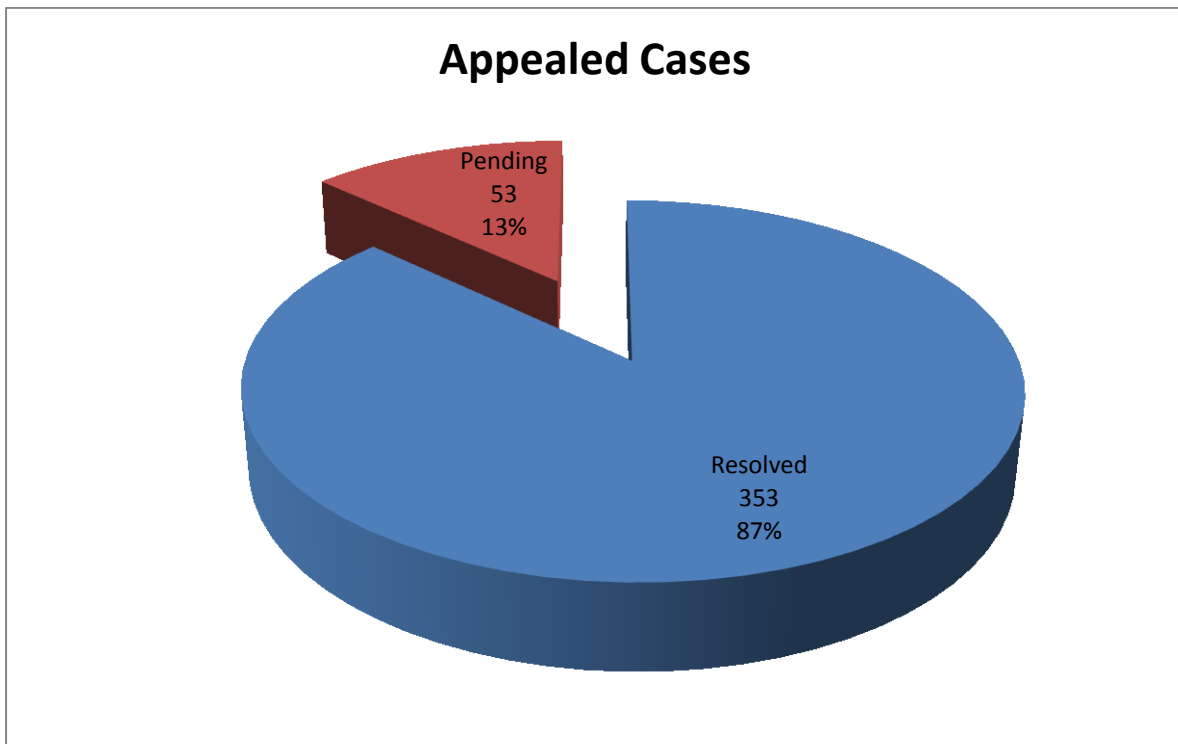
The HLURB is vested with power by law to hear and decide cases filed by subdivision lot or condominium unit buyers against the developer; homeowners disputes; as well as appeals from decisions of local zoning bodies. In 2011, a total of **2,075 cases** at different stages of proceedings were being **handled** by the Regional field offices and Legal Services Group (LSG) of the HLURB. Majority of the cases were filed in **NCR** which accounted for **49%** (1,022/2,075) followed by **STR** with 19% (394/2,075), and then by **NTR** with **7%** (148/2,075). By the end of the year, 41% or a total of **860 regional and LSG cases** have already been **resolved**.



Compared to the previous year, there was a 3.3% decrease in disposed cases from 890 in 2011 to 860 in 2012.

Appeals

Decisions of the Regional Field Offices are appealable to the Board of Commissioners of the HLURB. In 2012, **406 appeals** were handled by the Board of Commissioners. As the year came to a close, 87% or **353 appealed cases** have been **resolved** with the assistance of the Appeals Review Group (ARG). With the speedy disposition of appeals, the total number of appealed cases handled in 2012 had dropped from 669 in 2011 to 406, a decrease of 39%.



Because of the decrease in the number of appealed cases handled, there was a 37% decrease in the number of appealed cases resolved in 2012 compared to 2011. (353 vs. 564).

Comprehensive Land Use Planning and Zoning Assistance (CLUP/ZO)

Another major function of the HLURB is to render assistance to local government units (LGUs) in the formulation of their comprehensive land use plans (CLUPs). For 2012, 1040 LGUs were given technical assistance in the formulation of CLUPs; 242 CLUPs were reviewed as member of Provincial Land Use Committee/Regional Land Use Committee (PLUC/RLUC). 731 CLUPs for approval were monitored. A total of 24,916 participants from 7,883 LGUs and Homeowners Association (HOAs) have benefited from various trainings conducted by the regions on subdivision plan processing, evaluation, monitoring, reviews and approval of CLUPs and zoning administration.

Compared to 2011, there was a 433% increase in assisted LGUs in 2012 from 195 LGU to 1040. This was due to the Zero Backlog Program of the Board.

Out of the total number of 1,635 LGUs, 1,432 LGUs already have CLUPs. Only 203 have no CLUP. While 88% of the total LGUs have CLUPs, only 503 of these CLUPs are updated and 929 are for updating.

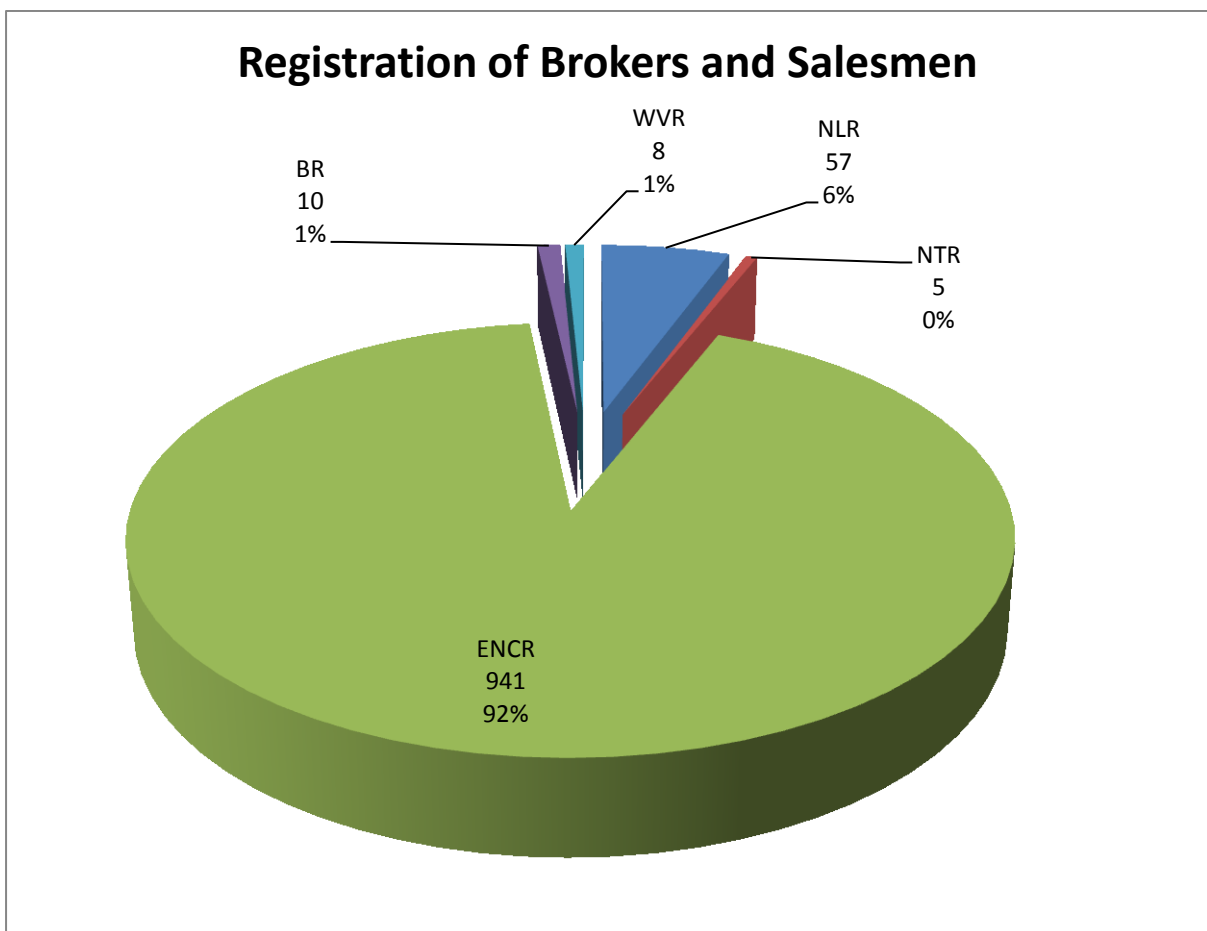
The HLURB also approves the CLUPs of Highly Urbanized Cities (HUC), Independent Component Cities (ICC) and cities and municipalities of Metro Manila.

Of the 9 CLUPs reviewed, submitted to the Board for ratification/approval, 1 was approved.

Registration of 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 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 2012, a total of **1,021 brokers, salesmen and dealers** were registered. Majority of them were based in **NCR** which accounted for **92%** (941/1,021), followed by **NLR** which registered for **6 %** (57/1,021), and Bicol Region (**BR**) which accounted for less than **1%** (10/1,021).



Compared to the previous year, there was a 5% increase in brokers from 975 in 2011 to 1,021 in 2012.

Formulation of policy guidelines

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 conducted several policy studies and formulated the following policies in 2012, to wit:

1. Board Resolution No. 885 (February 2012) Declaring a Moratorium on the Issuance of License to Sell for Development Projects Within Ancestral Lands and/or Ancestral Domains
2. Board Resolution No. 890 (December 2012) Promulgating the 2011 Revised Rules of Procedure of the HLURB
 - a. Guidelines for Section 3 (Balanced Housing Development Compliance) of the Revised Implementing Rules and Regulations To Govern Section 18 of RA 7279
 - b. Guidelines for Section 4.1 (Development of New Development) of the Revised Implementing Rules and Regulations To Govern Section 18 of RA 7279
 - c. Guidelines for Section 4.2 (Slum Upgrading) of the Revised Implementing Rules and Regulations To Govern Section 18 of RA 7279
 - d. Guidelines for Section 4.3 (Joint Venture with Either the Local Government Units or any of the Housing Agencies) of the Revised Implementing Rules and Regulations To Govern Section 18 of RA 7279
 - e. Guidelines for Section 4.4 [Participation in the Community Mortgage Program (CMP)] of the Revised Implementing Rules and Regulations To Govern Section 18 of RA 7279
 - f. Guidelines for the Accreditation of Developers of Socialized Housing Projects as Provided Under Section 5 of Board Resolution No. 890, Series of 2012 or the Revised Implementing Rules and Regulations to Govern Section 18 of RA 7279

- g. Guidelines for the Accreditation of Non-Government Organizations as Provided Under Section 5 of Board Resolution No. 890, Series of 2012 or the Revised Implementing Rules and Regulations to Govern Section 18 of RA 7279
- h. Revised Registration Statement and Applications for Additional Annotation of License to Sell of Compliance Project, Accreditation of Developers of Socialized Housing Projects and Non-Government Organizations (NGOs)

Administration and Finance

A. Manpower Resources

At the end of CY 2012, the total work force of the Board was 422 or there was an increase by 6.6%% from the previous year's total of 396. Of the 422 employees, 131 or 31% were stationed at the Central Office and the remaining 291 or 69% were detailed at the Regional Field Offices. At the Central Office, the Administrative Division had the most number of personnel with thirty-four (34), followed by the Finance Division with eighteen (18). The Office of Commissioner Linda M. Hornilla had the least number of personnel, with only one (1). Among the Regional Offices, the NCR had the most number of personnel with fifty-eight (58), followed by the STR with forty-five (45) employees.

In terms of workforce status, 404 employees held permanent positions, 14 held temporary positions and 4 held fixed-term positions. 339 employees occupied technical positions while 83 were given administrative items.

Female employees were higher in number with 245 compared with male employees at 177.

Scholarship training

Trainings, seminars and workshops were conducted to ensure professional and personal advancement of HLURB employees. For CY 2012, eighteen (18) employees attended local trainings, one (1) employee attended foreign training and one hundred seven (107) employees availed of in-house trainings.

Below is the list of trainings/workshops/seminars attended and participated by the employees.

Local Trainings

1. Management Program for e-Governance (MPeG), February 13-March 9, 2012, National Computer Center
2. MCLE Seminar, May 28-31, 2012, Supreme Hotel, Baguio City
3. Breaking the Status Quo through PRIME-HRM and Strategic Performance Management System, May 2-4, 2012, Waterfront Insular Hotel, Davao City
4. 64th Mandatory Continuing Legal Education (MCLE), May 16-19,2012, Ortigas, Pasig City
5. 34th National Government Association of Certified Public Accountant (GACPA) May 16-18, 2012, Punta Villa Resort, Sto. Niño Sur, Arevalo, Iloilo City
6. PHILGEPS Training on the Use of Virtual Store, April 24, 2012, eBlackboards Solution
7. PICE 2012 National Midyear Convention, May 3-June 2, 2012, Puerto Princesa Coliseum, Palawan City
8. 38th Geodetic Engineers of the Philippines (GEP) Assembly with the theme “Continuing Public-Private Partnership for Effective Land Administration and Governance”, June 1-3, 2012, Legend Hotel, Puerto Princesa, Palawan
9. MCLE Seminar June 1,2,8 and 9, 2012 Ginazel’s Building, Gulod Labac Batangas City

Foreign Training

1. Study Tour to familiarize the participants on Germany’s spatial planning and regional economic development on a decentralized setting, Deutsche Gesselschaft for Internationale Zusammenarbeit, Germany

In-House Training

1. HLURB Team Building Activities, May 25-26, 2012

B. Financial Resources

The budget of the Board for CY 2012 was Two hundred seventeen million five hundred forty five thousand pesos (P217,545,000.00). The actual release was Two hundred sixty six million one hundred sixty thousand five hundred forty seven pesos (P266,160,547.00). The following is the breakdown:

Php	202,037,450.00	-	GAA RA# 9401
	16,781,473.00	-	Automatic Appropriation
	13,471,058.00	-	Terminal Leave/Retirement
	33,870,566.00	-	Salary Increase