



**HLURB MEMORANDUM CIRCULAR NO. 02-D
Series of 2015 (JULY 20, 2015)**

TO : ALL CONCERNED

FROM : THE COMMISSIONER AND CHIEF EXECUTIVE OFFICER

SUBJECT : CLARIFICATORY GUIDELINES ON THE EXCLUSION OF DEVELOPERS OF SUBDIVISION AND CONDOMINIUM PROJECTS UNDER PRESIDENTIAL DECREE NO. 957, OTHERWISE KNOWN AS THE "SUBDIVISION AND CONDOMINIUM BUYERS' PROTECTIVE DECREE" AND ALL OTHER PROJECTS REQUIRED BY LAW TO BE REGISTERED WITH THE HOUSING AND LAND USE REGULATORY BOARD FROM THE REQUIREMENT OF REGISTRATION UNDER BOARD RESOLUTION NO. 922, SERIES OF 2014

Pursuant to Section 14 of the Housing and Land Use Regulatory Board (HLURB) Resolution No. 922, Series of 2014, or the "Revised Implementing Rules and Regulations to Govern Dealers, Brokers And Salesmen of Subdivision and Condominium Projects Under Presidential Decree No. 957 (P.D. No. 957) Otherwise Known as the "Subdivision and Condominium Buyers' Protective Decree" And All Other Projects Required By Law To Be Registered With The Housing and Land Use Regulatory Board", this Clarificatory Guidelines is hereby issued.

Section 1. Developers Are Not Required To Register. For the purpose of clarifying the coverage of the requirement of registration with the HLURB under Board Resolution No. 922, Series of 2014, developers of subdivision and condominium projects under P.D. No. 957 and all other projects required by law to be registered with the HLURB are not required to register.

1.1 Developers Are Not Considered As "Business Firms" Under Section 7 of Board Resolution No. 922, Series of 2014. Developers are not required to register as business firms under Section 7 of Board Resolution No. 922, Series of 2014. "Business Firms" as defined under Section 4.2 thereof, pertains only to "any corporation, partnership, association or cooperative engaged in the practice of real estate service and performing any of the acts or transactions of dealers, brokers or salespersons."

1.2 Developers Are Not Considered as "Dealers" Under Section 4.9 of Board Resolution No. 922, Series of 2014. Developers which develop a subdivision or condominium project are not considered as dealers and are therefore not required to register as dealers. A "dealer" is defined under Section 4.9 of Board Resolution No. 922, Series of 2014 as "any person, natural or juridical, that is required by P.D. No. 957 to be registered with the HLURB, before it can directly engage as principal in the business of buying and selling of any lot including any building or improvement thereon, or any unit in a project, whether in full-time or part-time basis".

Section 2. Effectivity Clause. This Clarificatory Guidelines shall take effect immediately.

For strict compliance and implementation.



ANTONIO M. BERNARDO
Commissioner and Chief Executive Officer