

# **HOUSING COOPERATIVES..... NOW AND THEN**

Presented by:

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## **COOPERATIVES PICTURE NOWADAYS**

- **A potent organization competing with other business entity with the end goal of providing services based on the needs of members**
- **We have billionaire and millionaire cooperatives operating at par with multi-national corporations that has proven its strength through time**
- **An effective instrument of steering the economy and providing employment**

# STATE OF COOPERATIVE MOVEMENT

23,672 registered  
cooperatives

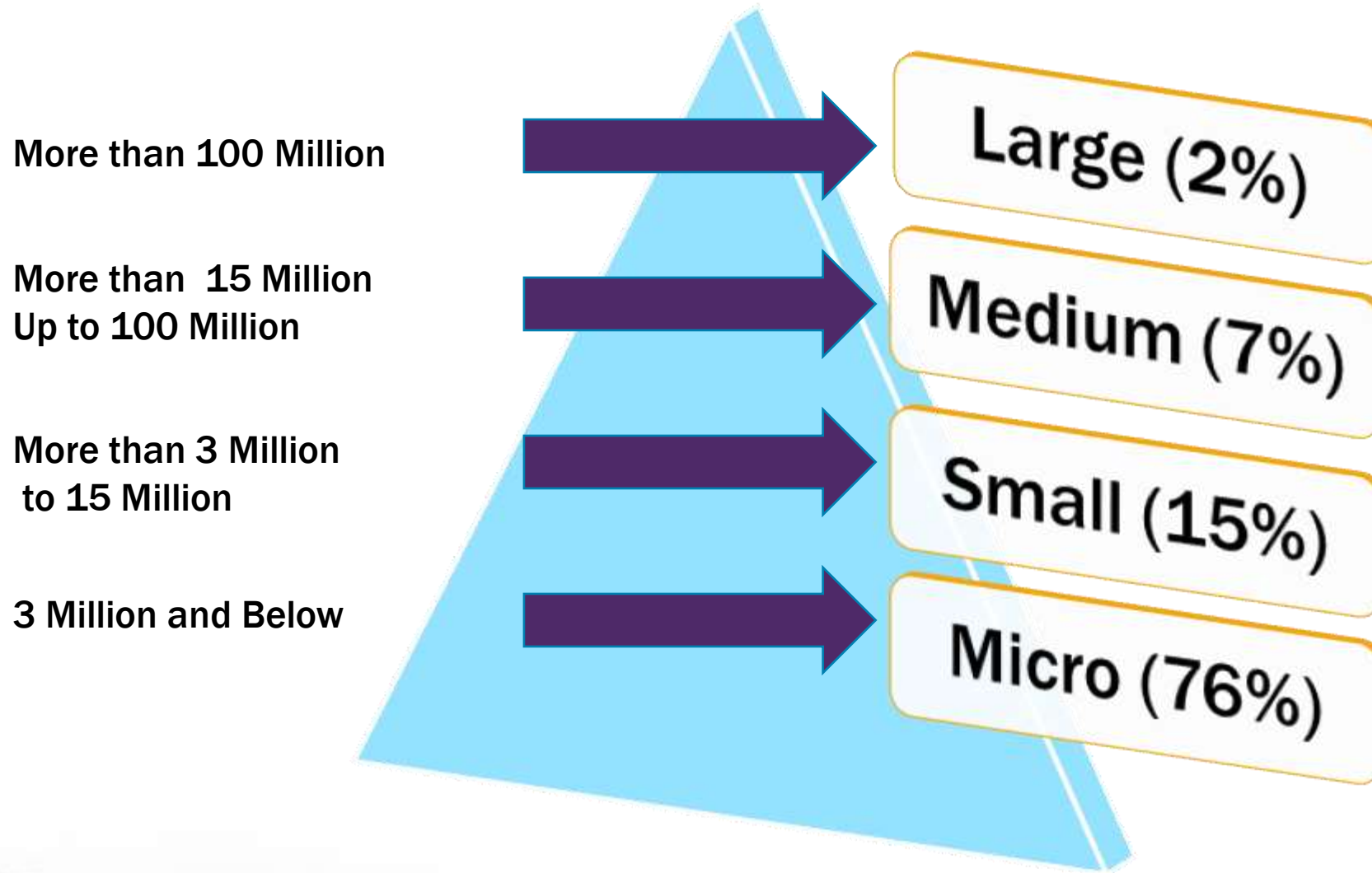
13 Million  
members or  
23.8% of  
population

**COOP**

Php 266,84 Billion  
in terms of Assets

Php 437.61 Billion  
Volume of  
Business

# CATEGORIES OF COOP (in terms of Assets)



# THE HOUSING COOPERATIVES

- Art 23 (p) of RA 9520 defines housing cooperatives
- *Housing Cooperative* is one organized to assist or provide access to housing for the benefit of its regular members who actively participate in the savings program for housing. It is co-owned and controlled by its members;

# **SELECTED STATISTICS OF HOUSING COOPERATIVES**

**(based on the submitted data of 54 housing cooperatives nationwide)**

**Membership**

**194,362**

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**Housing  
Beneficiaries  
8,064**

# **SELECTED STATISTICS OF HOUSING COOPERATIVES**

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**Employees**

**1,471**



# **SELECTED STATISTICS OF HOUSING COOPERATIVES**

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**ASSETS**

**5.27 Billion Pesos**

# **SELECTED STATISTICS OF HOUSING COOPERATIVES**

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**PAID-UP**

**2.25 Billion Pesos**

# **SELECTED STATISTICS OF HOUSING COOPERATIVES**

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**Volume of Business  
4.53 Billion Pesos**

# **SELECTED STATISTICS OF HOUSING COOPERATIVES**

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**LIABILITIES**

**3.09 Billion Pesos**

# **SELECTED STATISTICS OF HOUSING COOPERATIVES**

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**NET SURPLUS**  
**465.71 Million Pesos**

# LEARNINGS AND CHALLENGES IN COOP HOUSING

- Complexities of housing cooperative but able to hurdle it through seminars
- Securing necessary permits in construction and development and issues on neighborhood communities
- Coping up with the standards set by government regarding housing program implementation
- The concept, nature, and processes of a housing cooperative
- Tax treatment of housing coops

# LEARNINGS AND CHALLENGES IN COOP HOUSING

- Affordable financial program for housing coops
- Coop staff should personally follow up in the HLURB so that all pertinent doc regarding the project will not be lost which resulted to non issuance of Authority to Sell
- Handling of buyers, documentation required by Home Mutual Development Fund. Collection of fees, fencing arrangement and construction, demands of members, terms and conditions, etc.

# LEARNINGS AND CHALLENGES IN COOP HOUSING

- Lack of funds, lack of technical capability on housing project, difficulty in land acquisition & individual titling of land
- Coop knowledge in housing project.
- Nice to learn that HDMF has program on coop housing
- Needs actuarial knowledge re:cost of lots, houses and others
- Needs strict supervision by mgmt on collection requirements
- it takes a longer period to mobilie resources internally to acquire land



# LEARNINGS AND CHALLENGES IN COOP HOUSING

- Coops registered with the CDA cannot avail of financial assistance to acquire lands from GFIs like SHFC unless they convert themselves onto homeowners association registered with HLURB

# **COOPS RECOMMENDATION FOR POSSIBLE INTERVENIONS**

- **Synchronization of government programs for cooperative housing**
- **Special rules and standards for housing cooperatives**
- **Special tax treatment for housing cooperatives**
- **Access to the inventory of land available for housing**
- **Special financial program for housing cooperatives**
- **Priority in partnership with LGUs**

# COOPS RECOMMENDATION FOR POSSIBLE INTERVENIONS

- Exemption to capital gain tax
- HDMF to give fixed interest rates in terms of development and housing loans to coops
- Provision for road improvements and maintenance after the lots and/or houses have been awarded
- For CDA and HLURB to harmonize the AC and BL of housing coops
- Purchase of raw lands by coops for socialized housing should also be exempted from payment of capital gains tax

Thank  
You



**MARAMING SALAMAT PO SA INYONG ORAS AT PANAHOON !!!**