



Housing and Land Use Regulatory Board

Government's regulatory body for housing and land development

HLURB Mandates

Cooperative Housing Regulatory Challenges

**1st National Cooperative Housing Summit
Great Eastern Hotel, Quezon City
July 17, 2014**



**Cooperative Housing
Regulatory Challenges**

**e Housing
Challenges**

URB Mandates

HLURB Mandates

**Presidential
Decree No. 957**

**“Subdivision and Condominium Buyers
Protective Decree”**

**Batas Pambansa
Blg. 220**

**“Authorizing the Ministry of Human
Settlements To Establish and Promulgate
Different Levels of Standards and
Technical Requirements for Economic and
Socialized Housing Projects”**

**Republic Act
No. 9904**

**“Magna Carta For Homeowners and
Homeowners’ Association”**

**E.O. Nos. 648, 72
& R.A. No. 7279**

**Comprehensive Land Use Planning,
Zoning, and Identification of Socialized
Housing Sites**



Cooperative Housing Regulatory Challenges

HLURB Mandates

Presidential Decree No. 957



**Regulation of Subdivision &
Condominium Projects**



**Rights and Obligations
of Buyers & Developers**





Cooperative Housing Regulatory Challenges

HLURB Mandates

Presidential Decree No. 957

Subdivision Project



“Sale”

or land into individual lots

For sale, in cash or in installment terms



“shall include every disposition, or attempt to dispose, for a valuable consideration, of a subdivision lot”

“Sale”



“shall include every disposition, or attempt to dispose, for a valuable consideration, of a subdivision lot”



Cooperative Housing Regulatory Challenges

HLURB Mandates

Presidential Decree No. 957

Subdivision Project



“Sale”



“shall include every disposition, or attempt to dispose, for a valuable consideration, of a subdivision lot”

A privilege given to a member of a cooperative, corporation, partnership, or any association and/or the issuance of a certification or receipt evidencing or giving the right of participation in, or right to, any land in consideration of payment of the membership fee or dues, shall be deemed a sale within the meaning of this definition.



Cooperative Housing Regulatory Challenges

HLURB Mandates

**Presidential
Decree No. 957**

Condominium Project

**Republic Act No. 4726
"The Condominium Act"**

"Condominium project" shall mean the entire parcel of real property divided or to be divided primarily for residential purposes into condominium units, including all structures thereon.





Cooperative Housing Regulatory Challenges

HLURB Mandates

**Presidential
Decree No. 957**

Condominium Project

**Republic Act No. 4726
"The Condominium Act"**



**Condominium
Unit
Interest
in real
property**



**separate
Ownership
in a unit**

**any other
interest in
real property**

common areas



Cooperative Housing Regulatory Challenges

Regulatory Requirements

Presidential Decree No. 957

Condominium Subdivision Project

Condominium Project



Regulatory Requirements



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Cooperative Housing Regulatory Challenges

Regulatory Requirements

**Batas Pambansa
Blg. 220**

**Registration and
License to Sell**

**Design and
Standards
Time of Completion**

**Design and
Standards**

Price Ceiling

Regular Monitoring

**Administrative Fines
& Penalties**

**Batas Pambansa
Blg. 220**





Cooperative Housing Regulatory Challenges

Regulatory Requirements

Batas Pambansa Blg. 220

Design and Standards

- ➔ Access, right-of-ways, and road circulation system; spaces and with irregularly-cut lots
- ➔ Congested, none or insufficient open spaces and tree-planting scheme;
- ➔ Required open spaces and tree-planting scheme;
- ➔ Minimum lot sizes, frontages, and setbacks, with proper block layouts;
- ➔ Sewerage and drainage system according to sound engineering design and practice.



Cooperative Housing Regulatory Challenges

Regulatory Requirements

Batas Pambansa Blg. 220

Design and Standards

- ➔ **Congested, none or insufficient open spaces and with irregularly-cut lots**
- ➔ **None or improper road circulation system; access by individual right-of-way;**
- ➔ **improper drainage and sewerage system.**



Cooperative Housing Regulatory Challenges

Regulatory Requirements

Batas Pambansa Blg. 220

Price Ceiling

R.A. No. 8763 the affordability level of the average and low-income earners which is thirty percent (30%) of the gross family income as “shall be jointly determined by HUDCC & NEDA, but not more than once every two years, to conform to prevailing economic conditions”

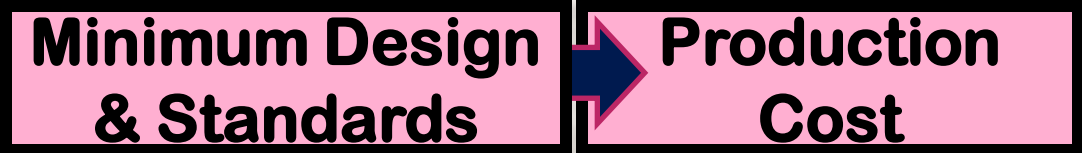
**HUDCC M.C. No. 01, s. of 2013
(December 18, 2013)**

=

₱ 450,000



AFFORDABILITY



**AFFORDABILITY
GAP**

**AFFORDABILITY
GAP**

**Members
&
Beneficiaries**





AFFORDABILITY

PRICE CEILING

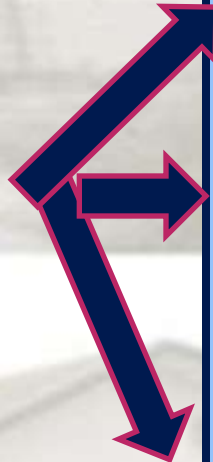
**Incentives and
Subsidies**

**Long-Term Financing;
Low -Interest Rates**

**Tax Exemptions &
Incentives**

**AFFORDABILITY
GAP**

AFFORDABILITY





AFFORDABILITY

PRICE CEILING

**AFFORDABILITY
GAP**

**RESETTLEMENT &
SLUM UPGRADING**

AFFORDABILITY

Cooperative Housing Regulatory Challenges

Current Issues and Concerns

Government's regulatory body for housing and land development

AFFORDABILITY

PRICE RISING

CMP &
COOPERATIVE
HOUSING

BALANCED HOUSING
DEVELOPMENT

RESETTLEMENT &
SLUM UPGRADING

Thank you all
www.hlu.gov.ph

AFFORDABILITY

