

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

First Regular Session
THIRTEENTH CONGRESS

House Bill No. **452**

Introduced by Rep. Manuel "Way Kurat" E. Zamora

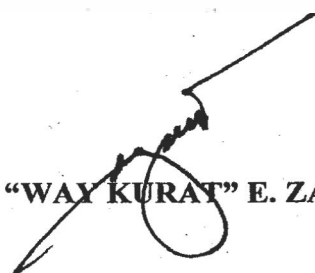
EXPLANATORY NOTE

Admittedly, one of the most pressing concerns facing our country today is how to provide shelter to thousands of our people who do not have a roofed enclave they can call home. It has been the thrust of every administration to prioritize housing projects. Numerous subdivisions have sprouted not only in urban areas but also in the countryside. Many areas are cleared of their vegetation cover to pave the way for their transformation into residential districts. Trees are cut down and in their places came the road networks and the houses. It cannot be overemphasized, however, that there is a need to re-green the subdivisions to ensure that the residents will have a healthy environment to live in. This is in pursuance with the mandate of Article II, Section 16 of the Constitution of the Republic which states that:

"The State shall protect and advance the right of the people to a balanced and healthful ecology in accord with the rhythm and harmony of nature."

This bill proposes that real estate developers should be required to plant at least fifty (50) shady trees per hectare of the subdivision/residential area being developed. This will provide ecological balance and add up to the aesthetic appearance of the place. It will also prove to be of great help in preventing natural disasters such as flooding and landslides such as what we have witnessed in some residential areas recently.

Hence, the immediate and favorable passage of this bill is earnestly requested.


MANUEL "WAY KURAT" E. ZAMORA

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AN ACT REQUIRING REAL ESTATE DEVELOPERS TO PLANT AT LEAST FIFTY (50) SHADY TREES FOR EVERY HECTARE OF THE SUBDIVISION PROJECT THEY ARE DEVELOPING AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF

Be it enacted by the Senate and the House of Representatives of the Philippines in Congress assembled:

1 SECTION 1. All real estate developers are hereby required to plant at least fifty
2 (50) shady trees per hectare of the subdivision project they are developing.

3 SEC. 2. For purposes of this Act, a subdivision project is a tract or parcel of land
4 registered under Act No. 496, partitioned primarily for residential purposes into
5 individual lots, with or without improvements thereon, and offered to the public for sale,
6 in cash or in installment terms. It shall include all residential, commercial, industrial and
7 recreational areas, as well as open spaces and other community and public areas in the
8 project.

9 SEC. 3. The real estate developers shall secure a certification from the Secretary
10 of Environment and Natural Resources that they have complied with the provisions of
11 this Act prior to the selling of the lots of the subdivision project.

12 SEC. 4. All real estate developers found to be in violation of this Act shall be
13 imposed a fine of not less than Five Hundred Thousand Pesos (P500,000.00) nor more
14 than One Million Pesos (P1,000,000.00) per project. In addition, their business licenses
15 and permits shall be automatically revoked.

16 SEC. 5. The Secretary of Environment and Natural Resources shall formulate the
17 necessary rules and regulations for the implementation of this Act.

18 SEC. 6. All laws, decrees, orders, rules, regulations and other issuances or parts
19 thereof inconsistent herewith are hereby repealed

20 SEC. 7. This Act shall take effect upon its approval.

Approved,