

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Philippines

THIRTEENTH CONGRESS
Second Regular Session



HOUSE BILL NO. 4521

INTRODUCED BY HONORABLE DR. REY B. AQUINO

EXPLANATORY NOTE

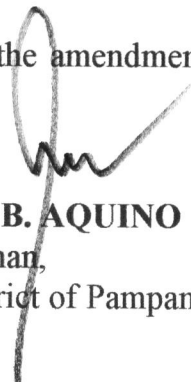
The "Urban Development and Housing Act of 1992" (R.A. 7279) was formulated to, among other objectives, encourage the participation of the private sector, like housing developers, in the production of socialized housing units for the masses of our people.

In particular, Sec. 18 of the law required "developers of proposed subdivision projects xxx to develop an area for socialized housing equivalent to at least twenty percent (20%) of the total subdivision area or total subdivision project cost, at the option of the developer, within the same city or municipality, whenever feasible xxx." In furtherance of this provision, the HLURB formulated Implementing Rules and Regulations (IRR) to implement said Sec. 18 by allowing, under certain conditions, a private subdivision owner to locate its social housing compliance "*in any city or municipality within the same region or in any city or municipality within the regions adjacent to it,*" subject to the conditions provided therein.

Unfortunately, even with this IRR practically relaxing the social housing compliance provision, housing developers are still having difficulty finding suitable and affordable lands within the adjacent regions where the main subdivision project is located.

Since it is the LGUs, where the subdivisions and housing projects are located, who best know the specific areas needed for and the beneficiaries entitled to the socialized housing programs, LGUs should be given a freehand to recommend to developers the schemes for the acquisition and disposition of lands within their localities for socialized housing purposes.

It is toward this end that approval of this bill for the amendment of R.A. 7279 is earnestly requested.


DR. REY B. AQUINO
Congressman,
Third District of Pampanga

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HOUSE BILL NO. 4521

Introduced by Representative Dr. Rey B. Aquino

AN ACT IMPROVING THE SOCIALIZED HOUSING PROGRAM, AMENDING FOR THIS PURPOSE REPUBLIC ACT NO. 7279 OTHERWISE KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992."

SECTION 1. Title – This Act shall be known as the “Revised Socialized Housing Act of 2005.”

SECTION 2. Section 18 of R.A. 7279 is hereby amended as follows:

“Sec. 18. Balanced Housing Development. — The Program shall include a system to be specified in the Framework plan whereby developers of proposed subdivision projects shall be required to develop an area for socialized housing equivalent to at least twenty percent (20%) of the total subdivision area or total subdivision project cost, at the option of the developer, within the same city or municipality, whenever feasible, and in accordance with the standards set by the Housing and Land Use Regulatory Board and other existing laws. The balanced housing development as herein required may also be complied with by the developers concerned in any of the following manner:

- (a) xxx
- (b) xxx
- (c) xxx
- (d) xxx

If it is not feasible for subdivision developers to develop an area for socialized housing within the same city or municipality, it shall be the option of the Local Government Unit (LGU) concerned to recommend to the developers such formulated schemes for the acquisition and disposition of lands within their localities for socialized housing purposes, subject to Sections 9 to 14 of R.A. 7279 and its implementing guidelines: Provided, That such schemes shall ensure that the valuation of a particular land for socialized housing purposes shall be within the affordability levels of prospective beneficiaries.

Section 3. Separability Clause. - If for any reason, any provision of this Act is declared invalid or unconstitutional, the remaining provisions not affected thereby shall continue to be in force and effect.

Section 4. Effectivity Clause. - This Act shall take effect upon publication in at least two (2) newspapers of general circulation.

Approved,