



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
20th City Council

PR20CC-505

35th Regular Session

RESOLUTION NO. SP- **7189**, S-2017

A RESOLUTION RECOMMENDING TO THE HONORABLE CONGRESSMEN OF QUEZON CITY TO AMEND SECTION 302, CHAPTER III OF THE NATIONAL BUILDING CODE, REQUIRING SUBMISSION OF LAND TITLES REGISTERED UNDER THEIR RESPECTIVE NAMES BY THE BENEFICIARIES OF LAND AND HOUSING PROGRAMS BY THE GOVERNMENT IN SECURING THEIR BUILDING PERMITS RESPECTIVELY CONSIDERING THAT THESE LANDS ARE SUBJECTED TO OR CONDITIONALLY SET UNDER AMORTIZED PAYMENTS THROUGH GOVERNMENT FINANCING INSTITUTIONS SUCH AS BUT NOT LIMITED TO SOCIALIZED HOUSING FINANCE CORPORATION (SHFC) UNDER THE COMMUNITY MORTGAGE PROGRAM.

Introduced by Councilor **MARIVIC CO-PILAR**.

Co-Introduced by Councilors Anthony Peter D. Crisologo, Lena Marie P. Juico, Elizabeth A. Delarmente, Victor V. Ferrer, Jr., Oliviere T. Belmonte, Alexis R. Herrera, Precious Hipolito Castelo, Voltaire Godofredo L. Liban III, Ramon P. Medalla, Estrella C. Valmocina, Roderick M. Paulate, Allan Benedict S. Reyes, Gian Carlo G. Sotto, Kate Abigail G. Coseteng, Jose Mario Don S. De Leon, Franz S. Pumaren, Eufemio C. Lagumbay, Marvin C. Rillo, Raquel S. Malañgen, Irene R. Belmonte, Ivy Xenia L. Lagman, Marra C. Suntay, Jose A. Visaya, Karl Edgar C. Castelo, Julianne Alyson Rae V. Medalla, Godofredo T. Liban II, Allan Butch T. Francisco, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto, Donato C. Matias, Eric Z. Medina and Ricardo B. Corpuz.

WHEREAS, the Local Government of Quezon City continuously and untiringly seeks, legislates and implements program that would provide its constituency the most needed commodity, which is shelter and housing; ✓

✍

✍

✍

WHEREAS, the Local Government of Quezon City provides the necessary services to provide, and if not, bridge the private land owner and the indigent and less fortunate occupants of the land in conveying and acquiring the land respectively under suitable and affordable conditions;

WHEREAS, government financing institutions likewise assist in these purpose by providing assistable loans for the beneficiaries such as those financed under SHFC;

WHEREAS, by good fortune, sincerity and perseverance, community mortgage programs succeed in conveying these lots from its private owners to the beneficiaries through its financing system. However, it would follow that the lot would be equally divided among its beneficiaries and re-blocking would ensue;

WHEREAS, the re-blocking of the lot would entail the tearing down of improvements constructed thereon and a new construction would be necessary for every beneficiary;

WHEREAS, at this juncture, the beneficiaries is required to secure their respective building permits from the Local Government Unit as provided under Section 302, Chapter III of the National Building Code;

WHEREAS, the beneficiaries would face problems in complying with the requirement of submitting a certified copy of land title registered under their respective names considering that the lot is not yet registered under their name respectively;

WHEREAS, it is most often that the acquired land shall be registered under the name of the Home Owners Association recognized by the financing institution. Only after and until full payment of the financed purchase amount, title over the lot will be transferred to the respective beneficiary;

WHEREAS, lacking this requirement under the National Building Code, the beneficiaries face a dilemma of not being able to secure a building permit for the construction of their respective houses;

WHEREAS, exemption from this requirement necessitates an amendment to the National Building Code, which is a national law. ✕

/ S J


35th Regular Session

Res. No. SP- **7189** S-2017
Page 3- PR20CC-505

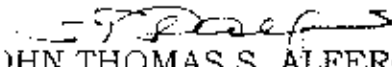
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to recommend, as it does hereby recommend to the Honorable Congressmen of Quezon City to amend Section 302, Chapter III of the National Building Code, requiring submission of land titles registered under their respective names by the beneficiaries of land and housing programs by the government in securing their building permits respectively considering that these lands are subjected to or conditionally set under amortized payments through government financing institutions such as but not limited to Socialized Housing Finance Corporation (SHFC) under the Community Mortgage Program.

ADOPTED: July 17, 2017.

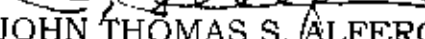

MA. JOSEFINA G. BELMONTE
Vice Mayor
Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on July 17, 2017 and was CONFIRMED on August 7, 2017.


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

