

Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City

PO 20 CC - 045

20th Quezon City Council

PROPOSED ORDINANCE _____

**AN ORDINANCE PROVIDING FOR
THE HOUSING CODE OF QUEZON CITY**

**Introduced by: COUN. MARIVIC CO-PILAR
AND COUN. ALEXIS HERRERA**

WHEREAS, *Quezon City is a city that covers a vast area of land, around ONE HUNDRED SIXTY ONE MILLION ONE HUNDRED TWENTY FIVE THOUSAND AND EIGHT HUNDRED square meters (161,125,800.00 sq.m.), more or less. In this vast land, mixedly owned by private and public entities, corresponds likewise a large number of residents and occupants.*

WHEREAS, *Being a highly urbanized city, population within likewise is enormous and dynamically increasing. At present, the city is accommodating a population of THREE MILLION EIGHTY FIVE THOUSAND SEVEN HUNDRED EIGHTY SIX (3,085,786) residents, more or less. In these population that the city caters to is a considerable number of residents who belong to the indigents living below the poverty line. They are often called informal settlers of lands.*

WHEREAS, *These indigent residents are mostly occupants of lands which they do not own. In addition thereto, a considerable*

are classified "Danger Zones" such as creeks, esteros and the like. For years that they have stayed, resided and lived in their places, they are of continuous worry and fear of being evicted, if not, ravaged by a calamity or inundation such as flood and/or fire.

WHEREAS, As population increases, the problem for areas to be occupied likewise grows.

WHEREAS, With the mandatory task imposed upon the Quezon City Government to monitor, supervise, regulate and pass laws that would provide and take care of the welfare of its residents, especially the indigent and informal settlers, the Local Government of Quezon City took the initiative to create and consolidate the legal procedures, steps and requirements under One Housing Code in order to safeguard the welfare of its indigent residents, but likewise provide a readily handy reference and guidance for its proper implementations.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN SESSION ASSEMBLED.

I. GENERAL PROVISIONS

ARTICLE 1.

TITLE

*This book shall be termed, called and otherwise known as
"QUEZON CITY HOUSING CODE of 2014"*

ARTICLE 2.

DECLARATION OF POLICY

As clearly stated and expressed in the primordial law of the land, the 1987 Constitution of the Philippines conveys in Article II, Section 10 that "The State shall promote social justice in all phases of national development". As the Local Government of Quezon City continuously and dynamically aims for progress and development, social justice for the landless and homeless indigent residents is included.

For the realization of this statutory provision in the Constitution, Congress enacted and passed laws among which is Republic Act No. 7279 otherwise known as "Urban Development and Housing Act of 1992".

Another legislative enactment is Batas Pambansa Bilang 220 which was passed into law for the purpose of "establishing and promulgating different levels of standards and technical requirements for economic and socialized housing projects in urban and rural areas."

Republic Act No. 9904 otherwise known "Magna Carta for Homeowners and Homeowners' Association (HOAs)" was likewise passed into law giving additional recognition to the rights of homeowners and homeowners' association.

Republic Act No. 6552, otherwise known as "An Act to Provide protection to Buyers of Real Estate on Installment Basis". This was purposed to protect the buyers from and against onerous and oppressive conditions such as oppressive interests, cash surrender value and observance of grace periods in payments.

Aside from these legislative enactments for the realization of social justice among the indigent residents, government agencies are likewise afforded mandatory tasks to protect their welfare. First and foremost is the Housing and Land Use Regulatory Board (HLURB). HLURB which is vested with authority and power to regulate and adjudicate since the year 2000 when it assumed its HOA functions.

As the clear wordings in the 1987 Constitution of the Philippines is stated and with the numerous legislation by the national government in furtherance and realization of social justice among the indigent residents, the local Government of Quezon City hereby declares its policy, the following:

- a. To uphold the right of the people to form their homeowners association; and
- b. To provide vital resources and make available its basic services to its people.

ARTICLE 3.

LIBERAL CONSTRUCTION

The provisions under this Housing Code shall be given liberality in the construction thereof in favour of the primordial purpose of realizing and implementing the housing program to its beneficiaries

ARTICLE 4.

DEFINITION OF TERMS

ADAPTATION - *adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates harm or exploits beneficial opportunities.*

AFFORDABLE COST - *refers to the most reasonable price of land and shelter based on the needs and financial capacity of Program beneficiaries and appropriate financing schemes.*

ALLEY – *refers to unobstructed public way not less than three (3) meters intended to serve both pedestrian and emergency vehicles, and also access to lots, both ends always connecting to streets.*

AREAS FOR PRIORITY DEVELOPMENT - *refers to those areas declared as such under existing statutes and pertinent executive issuances.*

ABATEMENT - *refers to any act that would remove or neutralize a nuisance, health and fire hazard.*

BLIGHTED / SLUM AREA – *refers to an area where the structures are dilapidated, obsolete and unsanitary, tending to depreciate the value of the land and prevent normal development and use of the area.*

BLANK WALL - *refers to a wall with no openings for door or windows.*

BLOCK - refers to parcel of land bounded on the sides by streets or alleys or pathways or other natural or man-made features, and occupied by or intended for buildings.

BUY / PURCHASE - refers to any contract to buy, purchase, or otherwise acquire for a valuable consideration of lot or subdivision lot, including the building and other improvement thereon.

BUILDING OFFICIAL - refers to jurisdictional administrator of buildings and construction codes, engineering calculation, supervision, permits, facilities management, and accepted construction procedures.

CIRCULATORY - refers to a system of interconnecting roads, alleys and pathwalks in a subdivision project.

CLIMATE CHANGE - is a global crisis manifested by rising temperature, variability of precipitation, frequency and intensity of typhoons, sea level rise, increased incidents of droughts, floods, heat waves, and forest and grassland fires.

CLUSTER HOUSING - refers to a single family attached dwelling containing three or more separate living units grouped closely together to form relatively compact structures.

COMMUNITY FACILITIES - refers to facilities or structures intended to serve common needs and for the benefit of the community, such as: neighborhood/multi-purpose center, health center, drugstore, school, livelihood center, etc.

COMPLEX SUBDIVISION PLAN - refers to a subdivision plan of a registered land wherein a street, passageway or open space is delineated on the plan.

COMMUNITY MORTGAGE PROGRAM - CMP is a financing scheme enabling the residents of blighted areas to own the lots they presently occupy or will relocate to. CMP seeks to reduce development costs by providing mechanisms for greater affordability for lower-income borrowers, such as the urban poor. Cacnio (2001) stated that the CMP was 'designed as a low-income home financing that allows an undivided tract of land to be acquired by several beneficiaries through community mortgage.

CONDOMINIUM PROJECT - refers to an entire parcel of real property divided or to be divided primarily for residential purposes into condominium units, including all structures thereon.

CONDOMINIUM UNIT - refers to a part of the condominium project intended for any type of independent use or ownership, including one or more rooms or spaces located in one or more floors (or part of parts of floors) in a building or buildings and such accessories as may be appended thereto.

CONSULTATION - refers to the constitutionally mandated process whereby the public on their own or through people's organization, is provided an opportunity to be heard and to participate in the decision-making process on matters involving the protection and promotion of its legitimate collective interests, which shall include appropriate documentation and feedback mechanism.

CORRIDOR - refers to a long passage in a building from which doors lead into rooms.

DENSITY OF POPULATION - refers to a measurement of population per unit area.

DEVELOPED AREA - refers to urban area characterized by higher population density and vast human features.

DEVELOPER - refers to the person who develops or improves the subdivision project or condominium project for and in behalf of the owner thereof.

DISASTER - a serious disruption of the functioning of a community or a society involving widespread human, material, economic or environmental losses and impacts, which exceeds the ability of the affected community or society to cope using its own resources.

DISASTER RISK - the potential disaster losses in lives, health status, livelihoods, assets and services which could occur to a particular community or a society over some specified future time period.

DIRECT SALE PROGRAM - The Direct Sale Program is where the Landowner and the Community Association engages directly with each other under a Vendor-Vendee character. The Quezon City Government shall provide assistance through HCDRD to applicant-Community Association in conducting the said direct sale upon the latter's request. In this program, the Quezon City Government is not a privy to said direct sale.

DRAINAGE SYSTEM - refers to a system of watercourses or drains for carrying off excess water.

DWELLING - refers to a building designed or used as residence for one or more families.

ECONOMIC HOUSING - a type of housing project provided to average income families.

EXPOSURE TO HAZARD - refers to the number of people located in areas where hazardous events occur combined with the frequency of hazard events.

FIRE - refers to active principle of burning, characterized by the heat and light of combustion.

FIRE ALARM - refers to any visual or audible signal produced by a device or system to warn the occupants of the building or fire fighting elements of the presence or danger of fire to enable them to undertake immediate action to save life and property and to suppress the fire.

FIRE EXIT - refers to a special exit in a building during emergencies.

FIRE HAZARD - Any condition or act which increases or may cause an increase in the probability of the occurrence of fire, or which may obstruct, delay, hinder or interfere with fire fighting operations and the safeguarding of life and property.

FIRELOCK - refers to any wall which separate two abutting living units so as to resist the spread of fire. Such wall shall be of masonry construction e.g., cement hollow blocks, bricks,

reinforced concrete, etc. At least 4" thick, and shall extend throughout the whole length of the living units and from the lowest portion of the wall adjoining the living units up to the point just below the roof covering or purlins.

FIRE-RESISTIVE TIME PERIOD RATING - refers to fire resistive time period is the length of time a material can withstand being burned which may be one-hour, 2-hours, 4-hours, etc.

FIRE TRAP - refers to unsafe building in case of fire because it will burn easily or because it lacks adequate exits or fire escapes.

FIREWALL - refers to a fire block which extends vertically from the lowest portion of the wall which adjoins the 2 living units up to a minimum height of 0.30 meter above the highest portion of the roof attached to it; the firewall shall also extend horizontal up to a minimum distance of 0.30 meter beyond the outermost edge of the abutting living units.

FRONTAGE - refers to that part or end of a lot which abuts a street.

HAZARD – a dangerous phenomenon, substance, human activity or condition that may cause loss of life, injury or other health impacts, property damage, loss of livelihoods and services, social and economic disruption, or environmental damage.

HEADROOM - refers to a vertical clearance of a stair, mezzanine, loft and attic.

HIGH-END HOUSING - refers to an expensive and technically sophisticated housing unit, sometimes referred to as luxurious housing unit.

HIGH DENSITY HOUSING PROJECT - refers to a housing project with a higher number or density of housing units per unit area, usually characterized by the construction of walk-up or condominium buildings.

HUMAN VULNERABILITY - refers to the different variables that make people more or less able to absorb the impact and recover from a hazard event.

IDLE LAND - refers to non-agricultural lands in urbanizable areas on which no improvements, as herein defined, have been made by the owner, as certified by the city, municipal or provincial assessor.

IMPROVEMENT - refers to all buildings and residential units, walls, fences, structures or construction of all kinds of a fixed character or which are adhered to the soil but shall not include trees, plants and growing fruits, and other fixtures that are mere superimpositions on the land, and the value of improvements shall not be less than fifty percent (50%) of the assessed value of the property.

JOINT VENTURE - refers to the commitment or agreement by two (2) or more persons to carry out a specific or single business enterprise for their mutual benefit, for which purpose they combine their funds, land resource, facilities and services.

LAND ASSEMBLY OR CONSOLIDATION - refers to the acquisition of lots or varying ownership through purchase or expropriation for the purpose of planned and rational development and socialized housing programs without individual property boundary restrictions.

LAND BANKING - refers to the acquisition of land at values based on existing use in advance of actual need to promote planned development and socialized housing programs.

LAND OWNER - refers to the registered owner of the land.

LAND SWAPPING - refers to the process of land acquisition by exchanging land for another piece of land of equal value, or for shares of stock in a government or quasi-government corporation whose book value is of equal value to the land being exchanged, for the purpose of planned and rational development and provision for socialized housing where land values are determined based on land classification, market value and assessed value taken from existing tax declarations: Provided, that more valuable lands owned by private persons may be exchanged with less valuable lands.

LAND USE PLAN - refers to the rational approach of allocating available land resources as equitably as possible among competing user groups and for different functions consistent with the development plan area and the Program.

LIVING UNIT - refers to a dwelling, or portion thereof, providing complete living facilities for one family, including provisions for living, sleeping, cooking, eating, bathing and toilet facilities and laundry facilities, the same as a single family-dwelling.

LOFT - refers to a space between the main floor and the ceiling used for accommodation or storage.

LOT / PLOT - refers to a portion of a subdivision or any parcel of land intended as a unit for transfer of ownership or for building development.

LOT LINE WALL - refers to a wall used only by the party upon whose lot the wall is located, erected at a line separating two parcels of land each of which is a separate real estate entity.

MEZZANINE - refers to a room between the main floor and the ceiling occupying the three fourths ($\frac{3}{4}$) of the main floor area.

MITIGATION - strategies to reduce greenhouse gas sources and emissions and enhancing greenhouse gas sinks.

MOBILIZER / ORIGINATOR - An organization or a non-government organization that will help the community Association (CA) to get organized and registered with the appropriate government agencies, document the loan and mortgage, assist in the negotiation with the land owner for the purchase of the property and act as creditor - mortgagee.

MULTI-FAMILY DWELLING - refers to a dwelling on one lot containing separate living units for 3 or more families, usually provided with common access, services, and use of land.

NATURAL HAZARD - refers to earthquake, tropical cyclone, flood, landslide, storm surge, tsunami, drought and other similar natural calamities.

OCCUPANCY - refers to the purpose for which a building is used or intended to be used. The term shall also include the building or

room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

ON-SITE DEVELOPMENT - refers to the process of upgrading and rehabilitation of bighted and slum urban areas with a view of minimizing displacement of dwellers in said areas, and with provisions for basic services.

OPEN SPACE - shall mean an area reserved exclusively for parks, playgrounds, recreational uses, schools, roads, places of worship, hospitals, health centers, barangay centers and other similar facilities and amenities.

OVERLOADING - The use of one or more electrical appliances or devices which draw or consume electrical current beyond the designed capacity of the existing electrical system.

PARTY WALL - refers to a wall used jointly by two parties under easement agreement, erected upon a line separating two parcels of land each of which is a separate real estate.

PARKS AND PLAYGROUNDS - refers to the portion of the open space of a subdivision as define under PD 1216.

PATHWALK / FOOTPATH – refers to unobstructed public way intended for pedestrian with minimum width of two (2) meters and which cuts across a block to provide access to adjacent streets of property with maximum length of 100 meters if connecting to roads and 50 meters if terminating in a dead end.

PROFESSIONAL SQUATTERS - refers to (RA 7279) individuals or groups who occupy lands without the express consent of the

landowner and who have sufficient income for legitimate housing. The terms shall also apply to persons who have previously been awarded home lots or housing units by the government but who sold, leased or transferred the same to settle illegally in the same place or in another urban area, and non-bona fide occupants and intruders of lands reserved for socialized housing. The term shall not apply to individuals or groups who simply rent land and housing from professional squatters or squatting syndicates.

It is a law providing for a systematic, comprehensive and ecological solid waste management program in the country (Mandatory segregation of solid waste, establishment of Materials Recovery Facility (MRF), etc.

REAL ESTATE BROKER - refers to any person duly licensed by appropriate government agencies for commission or other compensation, undertakes to sell or negotiate the sale of a real estate belonging to another.

REAL ESTATE DEALER - refers to any person directly engaged as principal in the business of buying, selling or exchanging real estate whether on a full-time or part-time basis.

RESETTLEMENT AREAS - refers to areas identified by the appropriate national agency or by the local government unit with respect to areas within its jurisdiction, which shall be used for the relocation of the underprivileged and homeless families including those living in danger zone and affected by the infrastructure projects.

RESIDENTIAL ZONE, LOW DENSITY (R-1) - refers to a district having a density up to 20 du/ha characterized mainly by single

family, single detached dwellings with usual community ancillary services on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional facilities.

RESIDENTIAL SUBZONE, LOW DENSITY (R-1-A) - *refers to a district having a density up to 28 du/ha characterized mainly by single family, single detached dwellings with usual community ancillary services on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional facilities.*

RESIDENTIAL ZONE, MEDIUM DENSITY (R-2) - *refers to a district having a density up to 60 du/ha characterized mainly by multi-family housing like duplexes, townhouses, accessories, or row-houses and other multi-family dwellings on a limited scale with the usual community ancillary services and support facilities on a barangay scale.*

RESIDENTIAL SUBZONE, MEDIUM DENSITY (R-2-A) - *refers to a district having a density up to 100 du/ha characterized mainly by multi-family housing like duplexes, townhouses, accessories, or row-houses and other multi-family dwellings on outlying barangay scale with the usual community ancillary services and support facilities.*

RESIDENTIAL ZONE, HIGH DENSITY (R-3) - *refers to a district having a density of 101 and above du/ha characterized by mixed housing types and high density dwellings, with more than the usual community ancillary services serving also the needs of outlying barangays, increasingly commercial in scale.*

REZONING - refers to a process of amending and/or change in the text and maps of the Zoning Ordinance.

RISK - the combination of the probability of an event and its negative consequences.

ROAD - refers to a public way both national and local roads intended to serve both vehicles and pedestrians; it shall include carriage way, sidewalks, alleys and planting strips, and its gutters, drainage and sewerage.

ROOFDECK - refers to the flat portion of the roof covered or not, usually made up of concrete slabs, used as terrace, for drying area, etc.

ROWHOUSE - refers to a single-family attached dwelling up to two (2) storey containing three or more separate living units designed in such a way that they are adjacent to each other at the sides, as in a row, and are separated from each other by party walls; provided with independent access, services, and use of land.

SALE OR SELL - refers to every disposition, or attempt to dispose for a valuable consideration of a lot or subdivision lot, including the building and other improvement thereon.

SALESMAN - refers to the person regularly employed by a broker to perform, for and in his behalf, any or all functions of a real estate broker.

SECURITY OF TENURE - refers to the degree of protection afforded to qualified Program beneficiaries against infringement or

unjust, unreasonable and arbitrary eviction or disposition, by virtue of the right ownership, lease agreement, usufruct and other contractual arrangements.

SETBACK - *refers to an application of easement on the development within the property line as provided for in PD 1096 and BP 220.*

SHED - *refers to a rough structure for shelter, storage or a workshop; it may be a separate building or a lean-to against another structure, more often with one or more open side.*

SINGLE-FAMILY ATTACHED - *refers to a dwelling containing two or more separate living units each of which is separated from another by party or lot lines walls and provided with independent access, services, and use of land, such dwellings shall include duplexes, terraces, and cluster housing.*

SINGLE-FAMILY DETACHED - *refers to a dwelling for one family which is completely surrounded by setbacks with independent access, services, and use of land.*

SLOPE - *refers to a surface of which one end or side is at a higher level than another; a rising or falling of surface.*

SLUM IMPROVEMENT AND RESETTLEMENT PROGRAM (SIRP) - *refers to the program of the National Housing Authority and Quezon City Local Government of upgrading and improving blighted areas in Quezon City pursuant to existing statutes and pertinent executive issuances.*

SMALL PROPERTY OWNERS - refers to those whose only real property consists of residential lands not exceeding three hundred square meters.

SOCIALIZED HOUSING - as per Batas Pambansa (BP) 220, refers to housing programs and projects covering houses, lots and homelots only undertaken by the government or the private sector for the under privileged and homeless citizens which shall include sites and services development, long term financing, liberalized terms on interest payment and such other benefits in accordance with the provision of RA 7279 or the Urban Development and Housing Act of 1992.

SOCIALIZED HOUSING ZONE - refers to an identified site for socialized housing as provided for under RA 7279 or UDHA.

SPECIAL URBAN DEVELOPMENT ZONES - refers to areas governed by certain conditions and regulations to preserve and protect their distinct or special character or to control physical development to prevent traffic congestion, deterioration of services, facilities and environment and other problems affecting the general public.

SPECIAL USE PERMIT - refers to a permit issued for a use not inherently allowed by the district regulations and subject to special review by the Zoning Official of a city/ municipality.

SQUATTING SYNDICATES - refers to a malicious, intended and planned action of group of persons engaged in the business of squatter housing for profit or gain.

STAIRWAY - refers to a set of steps or stairs and its surrounding walls or structures.

STOREY - refers to a part of a building comprising all the rooms that are on the same level.

SUBDIVISION - it shall refer to a subdivision as defined under PD 957 and which have designated open spaces and delineated road lots / service streets in the approved plans.

SUBDIVISION LOT - refers to any lot of the lots, whether residential, commercial, industrial, or recreational, in a subdivision project.

SUBDIVISION PROJECT - refers to a tract or a parcel of land registered under Act No 496 which is partitioned primarily for residential purposes into individual lots with or without improvements thereon, and offered to the public for sale in cash or installment terms. It shall include all residential, commercial, industrial, and recreational areas as well as open space and other community and public areas in the project.

SUITABILITY OF SITE - refers to analysis and determination of a site for intended developmental initiative or purpose.

TOPOGRAPHY - refers to an arrangement of the natural and artificial physical features of an area.

UNDERPRIVILEGED and HOMELESS CITIZENS - refers to the beneficiaries of this Act and to individuals or families residing in urban and urbanizable areas whose income or combined household income falls within the poverty threshold as defined by the National Economic and Development Authority and who

do own housing facilities. This shall include those who do not own housing facilities. This shall include those who live in makeshift units and do not enjoy security of tenure.

UNREGISTERED OR ABANDONED LANDS - refers to lands in urban and urbanizable areas which are not registered with the Register of Deeds, or with the city or municipal assessor's office concerned, or which are uninhabited by the owner and have not been developed or devoted for any useful purpose, or appears unutilized for a period of three (3) consecutive years immediately prior to the issuance and receipt or publication of notice of acquisition by the Government as provided under this Act. It does not include land which has been abandoned by reason of force majeure or any fortuitous event. Provided, that prior to such event, such land was previously use for some useful or economic purpose.

URBAN AREAS - refers to all cities regardless of their population density and to municipalities with a population density of at least five hundred (500) persons per square kilometer.

URBANIZABLE AREAS - refers to sites and lands which, considering present characteristics and prevailing conditions, display marked and great potential of becoming urban areas within the period of five (5) years.

VULNERABILITY - the characteristics and circumstances of a community, system or asset that make it susceptible to the damaging effects of a hazard.

ZONAL IMPROVEMENT PROGRAM (ZIP) - refers to the program of the National Housing Authority of upgrading and improving

blighted squatters areas within the cities and municipalities of Metro Manila pursuant to existing statutes and pertinent executive issuances.

ZONING - *refers to a device of land-use planning used by local governments; it is derived from the practice of designating permitted uses of land based on mapped zones which separate one set of land.*

ZONING OFFICIAL - *a City Government employee responsible for the implementation / enforcement of this ordinance.*

ZONING ORDINANCE - *a local legislative measure that contains set of rules and regulations affecting land use.*

II. LAND INVENTORY

ARTICLE 5.

PUBLIC LANDS OWNED BY **QUEZON CITY**

Public Lands are lands owned by the Local Government of Quezon City by its territorial origin and/or acquired through the different modes of acquisition afforded to it by law under strict legal procedures. The full extent of ownership rights by the Local Government of Quezon City over said lands is rightfully exercised and imposed.

ARTICLE 5. SECTION 1
KINDS OF PUBLIC LANDS

*These public lands are classified into two (2) distinct kinds:
a) lands of public domain and b) those of patrimonial property.*

Lands of Public Domain – These are public lands which are devoted and rendered for public use such as roads, sidewalks, parks and the like

As stated in Article 420 of the New Civil Code of the Philippines, the following are property of public dominion:

- (1) Those intended for public use, such as roads, canals, rivers, torrents, ports and bridges constructed by the State, banks, shores, roadstead, and others of similar character;*
- (2) Those which belong to the State, without being for public use and are intended for some public service for the development of the national wealth.*

Patrimonial Properties – These public lands are commonly called “Private Properties of the Government” which are alienable and disposable and not rendered for public use

In the same Code, it is stated in Art. 421 that “All other property of the State, which is not of the character stated in the preceding article (Article 420), is patrimonial property.”

ARTICLE 5. SECTION 2

MODES OF ACQUISITION OF LANDS BY QUEZON CITY

There are different modes of acquisition of land afforded all Local Government Units (LGU) in the country, inclusive of Quezon City. Numerous and different laws provides the Local Government Units the authority, power and capacity to acquire lands for its purpose. These are the following, to wit:

- 1. Donation in Favour of the LGU (Local Government of Quezon City) – All LGU(s) such as Cities and Municipalities in the country are considered Public Corporations. A Public Corporation is a juridical entity that is given the rights as of an individual. A Public Corporation can make donations, a Donor, as well as be a recipient of donations, as a Donee. At this matter, private and public lands may be donated in favour of the Local Government of Quezon City. As it accepts the said donation, the Local Government of Quezon City attains ownership over the said land whether the land was private or public in kind prior to the donation.*
- 2. Public Auction Sale of Lands Which Are Delinquent in Payment of their Corresponding Real Property Tax Due to the LGU (Local Government of Quezon City) – Under the 1987 Philippine Constitution, LGU(s) are given the authority and right to create its own sources of revenue. Real Property Taxation is a source of revenue for every LGU. The tax imposition is relative to the value of the land and improvement in accordance with the guidelines set likewise by law. As these lands and improvement are valuated and assessed, their corresponding land and improvement owners*

are exacted with Real Property Tax annually. However, certain owners of lands and/or improvements failed and continuously fail to pay the corresponding real property taxes over the said property for numerous years. As the law protects the right of the LGU to collect its taxes, it likewise provided all LGU(s) to exercise the power of Levy and Distraint over the said properties. In order to acquire and collect the delinquent amount of real property taxes due from the said property, the LGU levies the said property and subject the property to an auction sale for the collection of the delinquent taxes. However, the Local Government of Quezon City does not become automatically the owner of the levied property. First and foremost that the property shall be subjected and put to an auction sale. When a qualified bidder has won the said property in the said auction, the owner of said property is given one (1) year to redeem the said property by paying the winning auction price. If the owner fails to redeem the same property within one year, the winning bidder becomes the new owner of the property. Only in cases where the Local Government of Quezon City is the winning bidder and the one (1) year redemption period had already lapsed, the real property is now owned by the Local Government of Quezon City.

3. Sale of Lands in Favour of LGU (Local Government of Quezon City) – As aforementioned in the preceding paragraph, LGU(s) are considered juridical entities vested with the right to enter into commercial transactions such as sale, whether as a Vendor or Vendee. The Local Government of Quezon City may acquire real properties through negotiated sale as a vendor thereto. It would send and convey its intent to own the real property to the owner. Thereafter, it would make its offer,

which is a fair, just and considerable price to the real property owner. When the owner agrees and a “meeting of the minds” between the parties had been reached, the conveyance through would follow. As the contract of sale is consummated, the Local Government of Quezon City acquires ownership over the said real property.

4. Expropriation Proceedings On Real Property – All LGU(s) is vested with the authority to exercise its Power of Eminent Domain whereby it would acquire the real property concerned for a public purpose despite the disapproval and denial by the real property owner of its conveyance to the government. However, the law provides a strict rule on expropriation proceedings due to the nature of intrusion to private rights. It is required that a negotiated sale be attempted first and it has failed prior to any expropriation proceedings. Compensation to the owner in consideration of the taking by the government must be just and equitable. Lastly, the public purpose it is intended to serve must be clear and evident. Complying with all the aforementioned requisites, the Local Government of Quezon City would be able to acquire its ownership over the said land(s).

5. Lands Belong to the LGU by Origin (Local Government of Quezon City) – These are the lands that by origin and nature belong to the Local Government of Quezon City. Its ownership is vested and rested on the Local Government of Quezon City.

ARTICLE 6.

PRIVATE LANDS

These lands are lands outside the ownership the Local Government of Quezon City such as those owned by private individuals and entities. For purposes of discussion in this Housing Code, lands owned by other national government agencies such as National Housing Authority (NHA), Republic of the Philippines (RP), Government Security and Insurance Services (GSIS), and the like shall be taken as private lands which the Local Government of Quezon City is not vested with the right of ownership over their lands.

ARTICLE 7.

OFFICES IN QUEZON CITY GOVERNMENT AND THEIR CORRESPONDING DUTIES UNDER THE HOUSING CODE

The Local Government of Quezon City is providing a dynamic address to the ever-growing problems of housing within the City. As its economic activity within the City continues to progress and development in the whole City is being undertaken, the provision of housing to its residents belonging to different classes of income earners likewise continues to grow in a fast phase.

With its available resources, manpower and technical knowledge on housing programs, the different local departments are hereby stated and their respective participation in the housing programs of the City, to wit:

1. HOUSING COMMUNITY DEVELOPMENT AND RE-SETTLEMENT DEPARTMENT (HCDRD) – This Office in the Local Government of Quezon City is mandated to implement and put into realization the Republic Act No. 7279 otherwise known as Urban Development and Housing Act (UDHA), in coordination with the Social Housing Finance Corporation (SHFC), Housing and Urban Development Coordinating Council (HUDCC), National Housing Authority (NHA), Department of Interior and Local Government (DILG) and other government agencies concerned, private sectors and other non-government organizations. It is likewise authorized to take on the role of being the mobilizer/originator whereby it is tasked facilitate the socialized housing project, assist the community association to register with the Housing and Land Use Regulatory Board (HLURB) and assist likewise the poor and underprivileged in their primordial dream of acquiring the land they are occupying for many years.

2. CITY PLANNING AND DEVELOPMENT OFFICE (CPDO) – This Office is tasked to review, study and investigate all infrastructure development to be undertaken within the territorial jurisdiction of the City. With the General Development Plan of the City, proposed construction and land development plans are submitted and deliberated upon and thereafter, its resolution, in order to determine if the same complies or not with the City's General Plan of development.

3. DEPARTMENT OF ENGINEERING – The Quezon City Government shall venture on land development and

housing projects that shall benefit the landless and homeless constituents of the City. This endeavour shall cover socialized, low-cost and economic housing projects to include its planning, programming, designing, estimating, administering, implementing, supervising, controlling and coordinating all phases of these housing projects from land development up to housing construction. Through the Department of Engineering, Quezon City Government is mandated to implement and observe the provisions of the Local Government Code and Quezon City Charter in the infrastructure projects done within the City. The Department of Engineering is in charge in the implementation and approval of on-site amenities, road networks, pathwalks, alleys, sidewalks, drainage system, canals for every housing project. It is likewise tasked to produce affordable & acceptable house-and-lot packages embracing the applicable provisions of law and responsive housing designs that shall ensure uniformity, standard structural plans & designs and synchronized works & functions in the light of prevailing environmental, social & economic conditions of our society.

4. SPECIAL DESIGN GROUP - The Special Design Group (SDG) makes available different designs, concepts and style suitable to the type of housing program to be implemented. It shall prepare or formulate planning guidelines for site development and housing designs including project feasibility studies. Prepares standard land development details and cost estimates and technical specifications. Reviews project proposals on

housing from various QC LGU departments to ascertain compliance to approve standards and designs. Monitors and supervise project implementation compliance based on approved plans, designs or project proposals.

5. DEPARTMENT OF THE BUILDING OFFICIAL (DBO) – The Department of the Building Official is tasked to regulate and monitor the construction and buildings plans of a project. It shall investigate and determine if there is compliance with the documentary requirements when securing building permits and compliance as to the composition and construction means in building the real property.

6. SUBDIVISION ADMINISTRATION UNIT (SAU) -- This unit performs its task of administration and regulation. It evaluates and makes its recommendation to the Local Housing Board on the proposed and submitted subdivision and land development plans. It likewise exercises authority and jurisdiction over mediation proceedings of homeowners and subdivision disputes.

7. ENVIRONMENTAL PROTECTION AND WASTE MANAGEMENT DEPARTMENT (EPWMD) – This Office is mandated by legislation to provide a comprehensive environmental management program for the City which includes specifically solid waste management and pollution control. The Department's programs, projects and activities are all geared toward the attainment of the City's vision to create a clean, green and pleasant environment that is conducive to healthy city living, enforce all laws, regulations and policies pertaining to

environmental management, engage the public in care, protection, preservation and promotion of environment, and to ensure and promote disaster risk reduction measures and climate change adaptation in housing development programs.

8. OFFICE OF THE CITY ASSESSOR – The Office is clothed with the authority to give valuation to the real property(ies) situated within the territorial jurisdiction of the City.

9. OFFICE OF THE CITY TREASURER – The Office is mandated and tasked to collect taxes and payments due to the City Government. In accordance with the Local Government Code, Section 247 which states “the collection of real property taxes with interests thereon and related expenses, and the enforcement of the remedies provided for in the Local Government Code or any applicable laws shall be the responsibility of the city or municipal treasurer concerned”. In relation to the Housing Program of the City, the Office of the City Treasurer would perform as a collector and depository of payments by beneficiaries of the housing projects as would be agreed upon by the financing entity.

10. CITY LEGAL DEPARTMENT – The Office acts and takes the role as counsel for the City in the exercise of its authority and jurisdiction. Investigation, study, preparation and execution of contracts entered into by the City are within its jurisdiction.

11. OFFICE OF THE MAYOR – The Office of the Local Chief Executive takes an important and vital role in the Housing Project of the City. As the Local Chief Executive, the City Mayor spearheads the quest in providing its residents, the poor, underprivileged and marginalized residents the opportunity to realize and own a residential property where their fears of being evicted or ravaged by natural calamities and inundation are to be eradicated. The Local Chief Executive would most often represent the City in acquiring private properties purposed for housing and shelter provisions.

12. CITY GENERAL SERVICES DEPARTMENT - The office is mandated under section 490 of the Local Government Code (RA 7160) as the accountable and official property custodian of the City Government in real properties acquired, to be acquired and to be disposed. The Department evaluates and makes its recommendations to the City Mayor, the City Council and other departments for the acquisitions, utilization, inventory and dispositions of the real properties of the City. It is in charge for the collection of documents process the transfer of ownership in favour of the City or in favour of the beneficiaries of the Socialized Housing Projects.

13. LOCAL HOUSING BOARD – The Board was organized to formulate and create housing and re-settlement related policies. It likewise reviews the recommendation by the Subdivision Plan Approval Unit (SAU) on the submitted proposed subdivision plan over a land area. Thereafter, the Office makes its report and submits the same to the Honourable City Council of

Quezon City for approval. It is composed of representatives from different people's organizations, non-government organizations (NGO) and government agencies.

14. OFFICE OF THE VICE-MAYOR & QUEZON CITY COUNCIL – The Honourable Vice-Mayor as Presiding Officer, together with the Honourable City Councilors of Quezon City, comprises the legislative body in the Local Government of Quezon City.

The measures, projects and programs of the City is legislated and approved by the Honourable City Council after passing through a tedious and critical investigation on the measure, project or program proposed. Among its standing committees that are involved in the Housing Projects of the City are the following, to wit:

- a) **COMMITTEE ON URBAN POOR AND HUMAN SETTLEMENT** – This committee takes jurisdiction over matters relating to the protection and development of the welfare of the underprivileged and indigent residents including but not limited to logistical, administrative or financial support to enable urban poor settlers to have a decent place to build their houses on.
- b) **COMMITTEE PATRIMONIAL AND PROPRIETARY PROPERTY AND GENERAL SERVICES** – This committee shall have the power to conduct an inventory of all public properties and indepth

studies for the maximum utilization of the said properties; to assess and determine the present market value of the said properties. It shall likewise determine the reasonableness of lease rental being charge by the city taking into consideration the assessed value and location of property and thereafter, submit a recommendation relative thereto. It shall study the advisability of disposing certain properties of the city and recommend the terms and conditions thereto.

c) *COMMITTEE ON SUBDIVISIONS, HOUSING AND REAL ESTATE* – This committee takes notice, study and investigation on all matters relating to housing, subdivisions and real estate, distribution, acquisition and expropriation of landed estates within the territorial jurisdiction of Quezon City, determination and definition of extent and boundaries of landed estates within the territorial limits of the City.

d) *COMMITTEE ON CITY PLANNING, BUILDING AND ZONING* – The committee deals with matters pertaining to the preparation and development of integrated and comprehensive master plan for the physical, economic, socio-cultural, religious and other aspects of the present and future development of the City and all matters relating to zoning, permissible and non-permissible use of constructions and activities in said zones, the proper enforcement of regulations thereon, construction of buildings and other structures and all matters

pertaining to the proper implementation and observance of the National Building Code.

ARTICLE 8.

DEVELOPING PROGRAMS FOR AFFORDABLE HOUSING IN QUEZON CITY

Quezon City covers a wide range of land within its territorial jurisdiction. It covers an area of 161.12 square kilometres, composed of public and private lands. In its present population of 3,170,536, under a population growth rate of 2.986 % per annum, Quezon City may soon face the problem of housing this population.

In the general population, there are 190,706 informal settler families living within 150,905 structures. The occupancy by the informal settlers in the City covers about 6.42% of the total land area.

The 635,907 households within Quezon City, about 30% are informal settler families (ISFs) or around 190,772. Furthermore, in these numbers of Informal Settlers Families, 5.2% thereof or 9,920 families live in danger areas.

Glaring and most often seen among the Informal Settler Families are their underprivileged way of life. Their existence and subsistence is almost synonymous to compromised quality of life. They are often exposed to greater vulnerability to illnesses, calamities such as storms, fires, flooding, inundation and other tragic events due to congestion, poor sanitation, danger/risk zones, makeshift shanties built with light materials, poor water supply, lack or no supply of electricity, and the like.

Informal settlements are high-risk areas for calamities. It likewise compromises often the safety and security of residents and visitors thereat.

Unfortunate as it seems, the existence of Informal Settlements compromises likewise the development of adjacent, if not, nearby lots and area. Discouragement, disinterest and/or non-introduction of improvement and development in the area would often be experienced by the nearby landowner(s) due to the proximity to the area of Informal Settlement. Thus, these undeveloped lots could possibly become or among the blighted properties within the City.

In addressing this growing concern, the Quezon City Government, through its special agencies, determined the cause and effect of said concern. Among the reasons found why Informal Settler Families came to existence and continue to multiply is basically poverty and scarcity in the income-generating livelihood/employment. Families belonging to the marginalized, urban poor and underprivileged usually have no regular employment or merely abides by the informal way of earning an income such as vending, labor and the like. I ever a few of these families do have a job, mostly belongs to low income earning employment such as casual and intermittent jobs.

As it is a fact, there is a low supply of affordable housing which the Informal Settler Families can avail. They basically could not afford the initial down payment and/or could not meet and comply with its monthly amortizations due to its high price. In furtherance thereto, the Informal Settler Families would usually be not given or disapproved in their application with private credit financing companies. The poor are considered credit risks due to irregular and unreliable sources of income and inadequate knowledge of credit

responsibilities. Most often, very few private developers go into the construction of socialized or low-cost housing because of the marginal returns and poor payback experienced in such projects.

Thus, Quezon City Government directly addresses this very important concern of its constituency by implementing its Housing Program. This Housing Program was created with a vision that in the early future, these informal settlements would be eradicated and turned into well-organized and developed housing projects with multi-purpose facilities which is conducive to a healthy, safe and progressive living to the poor, marginalized and underprivileged families.

As mandated upon by the 1987 Philippine Constitution, the Quezon City Government makes tangible the passage “social justice in all forms of development” through its housing programs for the poor, marginalized and underprivileged.

III. HOUSING MENU

QUEZON CITY’S HOUSING PROGRAMS

PER HUDCC HOUSING CATEGORY	
HOUSING TYPE	COST
Socialized Housing	Up to PhP 450,000
Economic Housing	PhP 450,001 up to PhP 750,000
Low Cost Housing	PhP 750,001 up to PhP 3,000,000

ARTICLE 9

SOCIALIZED HOUSING

ARTICLE 9. SECTION 1

DEFINITION OF SOCIALIZED HOUSING

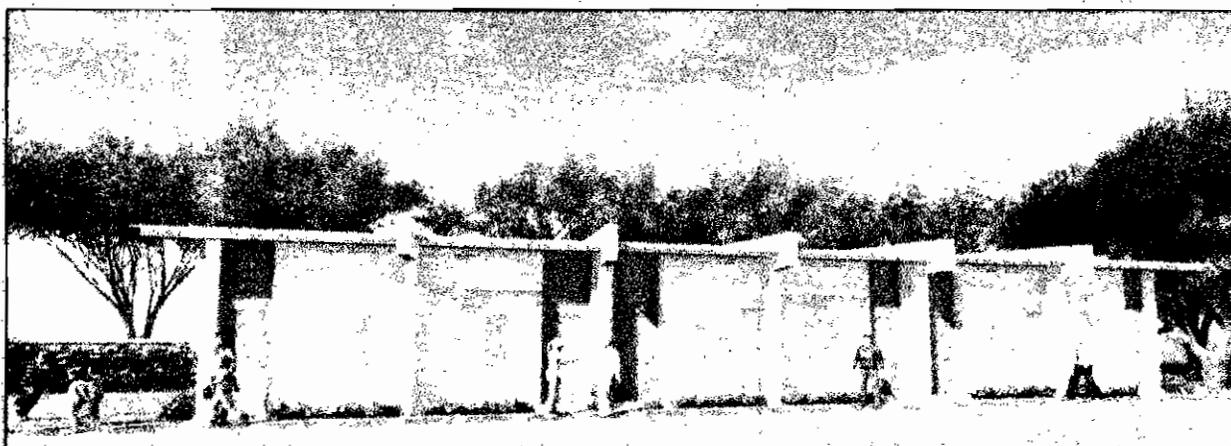
As per the Bangko Sentral ng Pilipinas (BSP) Revised Definition of Socialized and Low-Cost Housing Monetary Board Resolution 768 dated 26 May 2011, Socialized Housing – refers to housing packages with loan ceiling of not more than Php 450,000.00 (as per Resolution No.1, Series of 2013 of the Housing and Urban Development Coordinating Council (HLUR) or in such other amount which the HUDCC may prescribe in the future.

ARTICLE 9. SECTION 2

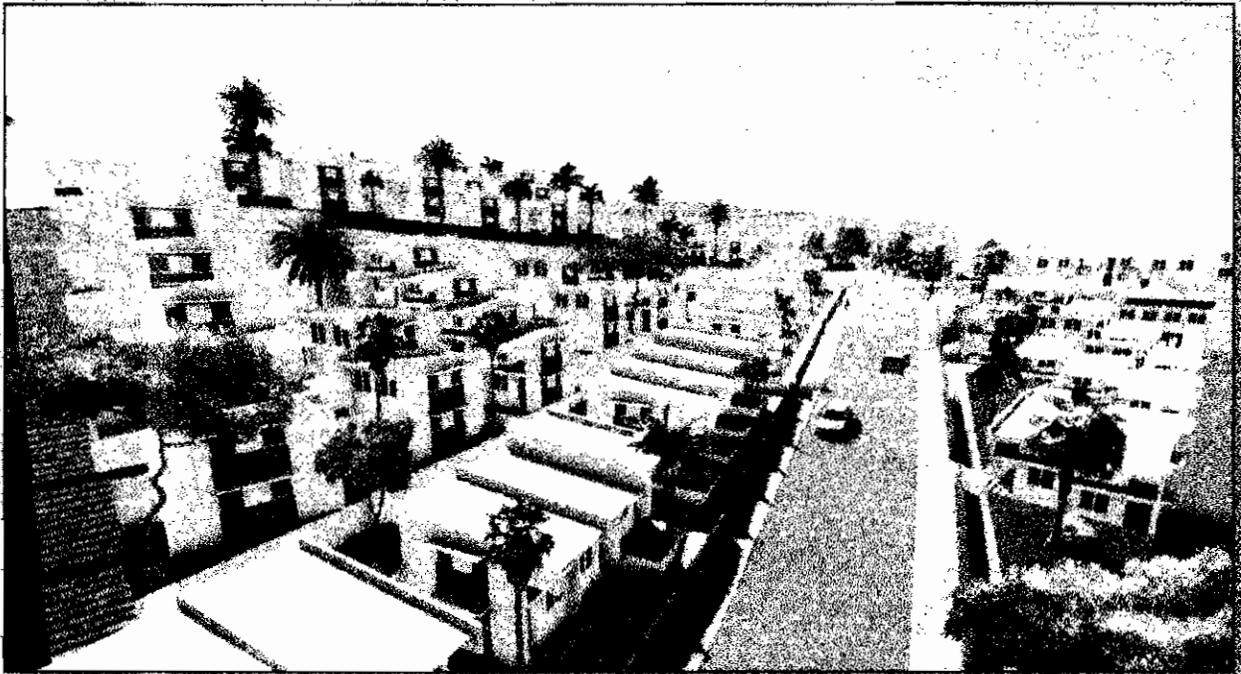
DESIGNS OF SOCIALIZED HOUSING UNITS

Provided herein are specific designs for Socialized Housing, together with an architectural perspective thereof.

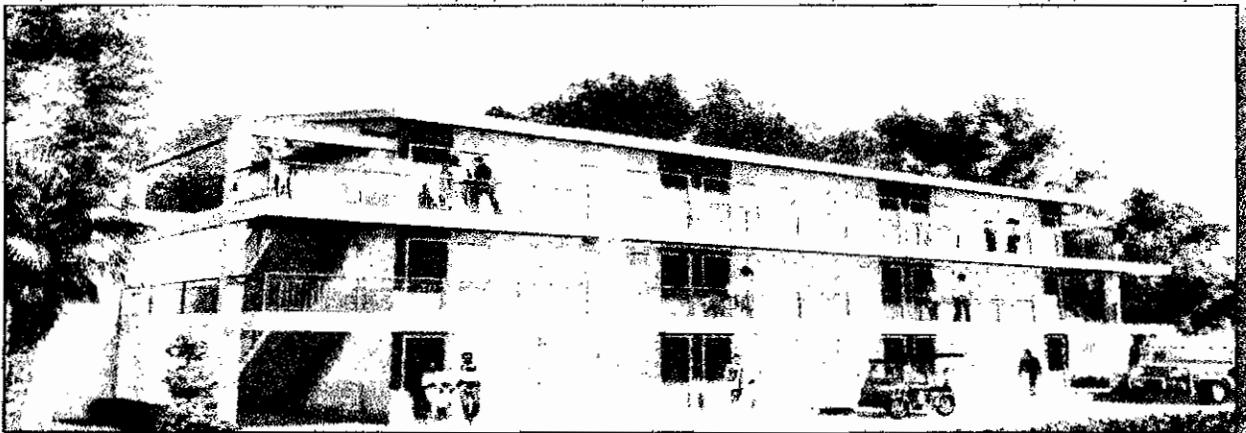
A. Architectural Perspective 1



B. Architectural Perspective 2



C. Architectural Perspective 3



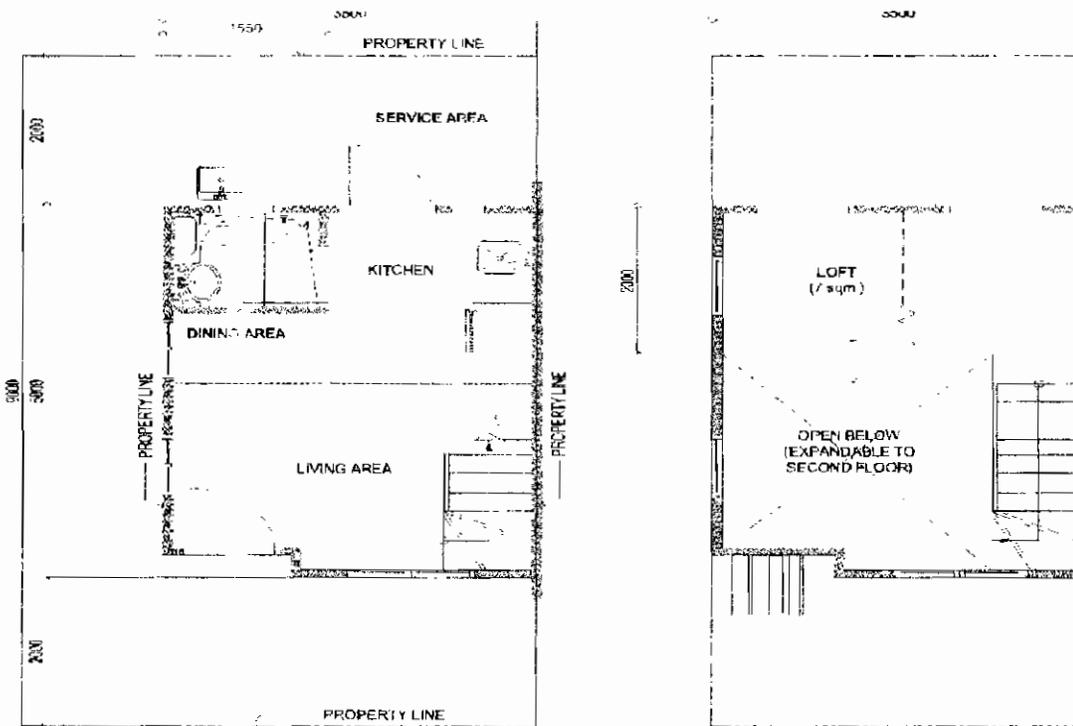
ARTICLE 9. SECTION 3

FLOOR PLANS OF SOCIALIZED HOUSING UNITS

The following floor plans and section plans are the measurements and placements of utilities depicting the size and shape, as well as, construction of SOCIALIZED housing units. They are:

1. **SOCIALIZED HOUSING** (Const. Cost per Unit up to 450,000.00)

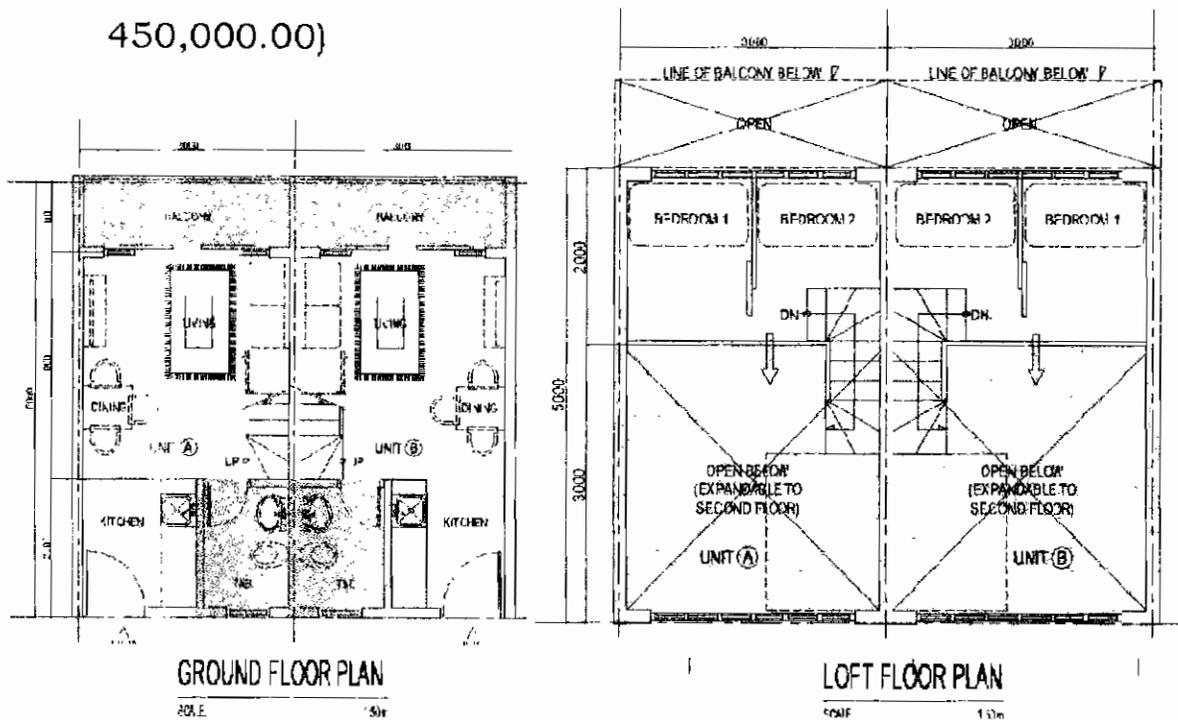
Proposed Typical 24 sq.m. by 35 sq.m.



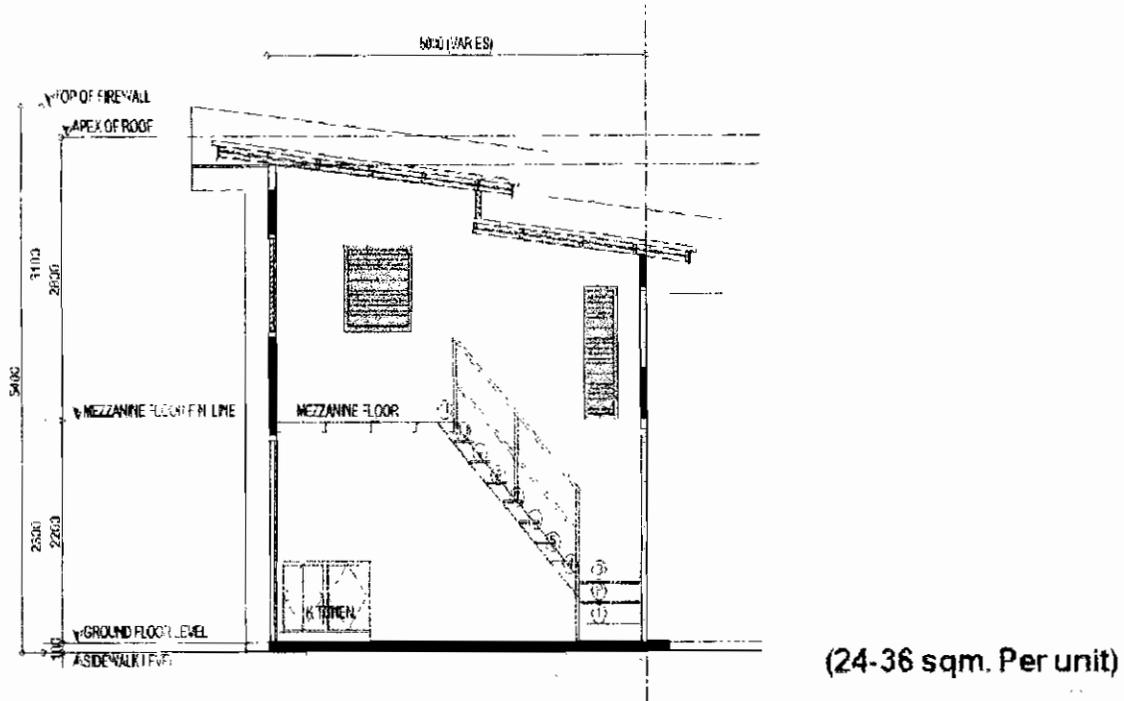
LOT SIZE: 9.0m x 3.5m = 31.50 sqm.

2. **SOCIALIZED HOUSING** (3-Storey Walk-Up Residence)

Proposed Multi-Storey (Const. Cost per Unit up to 450,000.00)



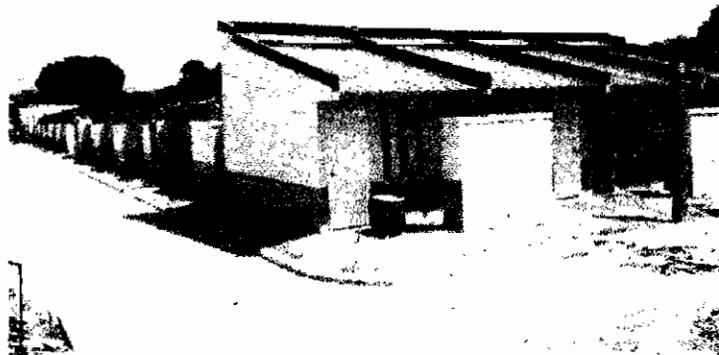
3. Typical Cross-Section of Socialized Housing Unit



4. Duly built and Usable Socialized Housing Units:

A Joint Venture Project by and between:

- LGU-QC : Landowner
- : Land Developer
- : Originator
- : Estate manager
- Habitat for Humanity : Housing Developer
- Pag-IBIG Fund & SHFC : Financer





PROPERTY DESCRIPTIONS

LOT NO. : Lot 9-B, Psd-00-036995
TCT NO. : 004-2011003559
OWNER : LGU-QC
GROSS AREA : 15,651 sq. m.
EXISTING CONDITION : Vacant

NUMBER OF HOUSING UNITS

: 334 (mixed)
: 190 one-storey with loft
: 144 two-storey walk-up
(allocated for ISFs @
waterways)

ARTICLE 10

ECONOMIC HOUSING

ARTICLE 10. SECTION 1

DEFINITION OF ECONOMIC HOUSING

*As per Batas Pambansa (BP) 220, **Economic Housing** refers to a type of housing project provided to average income families.*

***Economic Housing**, as HUDCC, refers to housing packages that cost between PhP 450,001.00 and PhP 750,000.00.*

*Type of Housing Project with lower interest rates and longer amortization periods provided to **low income** families.*

ARTICLE 10. SECTION 2

DESIGN OF ECONOMIC HOUSING UNITS

Provided herein are specific designs for Economic Housing, together with an architectural perspective thereof.

A. Architectural Perspective 1.



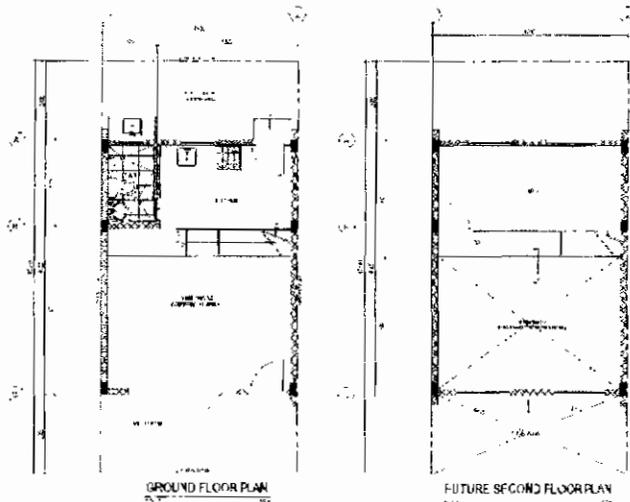
ARTICLE 10. SECTION 3

FLOOR PLANS OF ECONOMIC HOUSING UNITS

The following floor plans and section plans are the measurements and placements of utilities depicting the size and shape, as well as, construction of ECONOMIC housing units. They are:

1. ECONOMIC/COMMERCIAL HOUSING

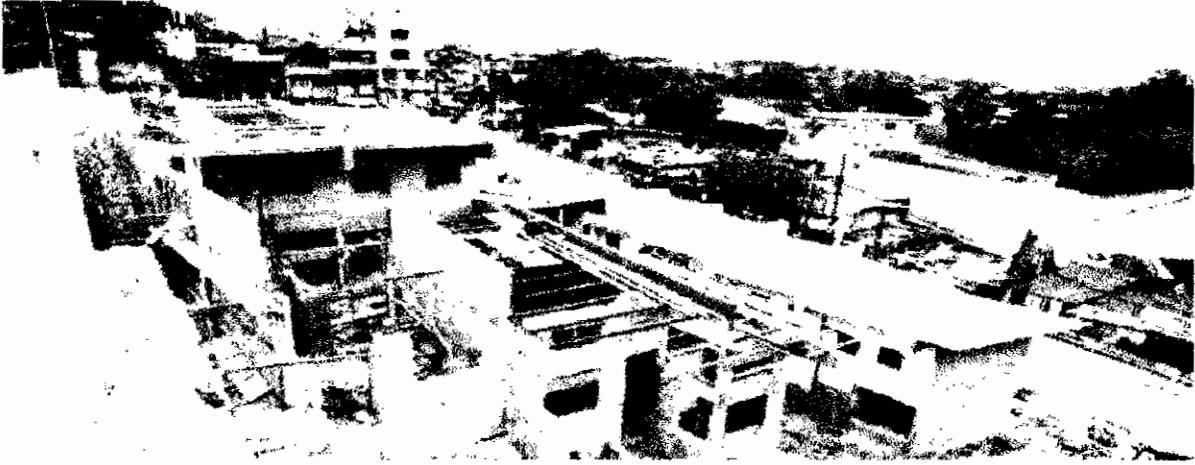
(Const. Cost per Unit up to 450,001.00 up to 750,000.00)
Proposed Typical 24 sq.m. by 35 sq.m.



LOT SIZE: 10.50m x 4.60m = 48.30 sqm.

2. Duly built and Usable Economic Housing Units:





ARTICLE 11

LOW-COST HOUSING

ARTICLE 11. SECTION 1

DEFINITION OF LOW COST HOUSING

Low Cost Housing is as HUDCC, refers to housing packages that cost between PhP 750,001.00 and PhP 3,000,000.00. Type of Housing Project with lower interest rates and longer amortization periods provided to **average income** families.

ARTICLE 11. SECTION 2

DESIGN OF LOW-COST HOUSING UNITS



ARTICLE 11. SECTION 3

FLOOR PLANS OF LOW-COST HOUSING UNITS

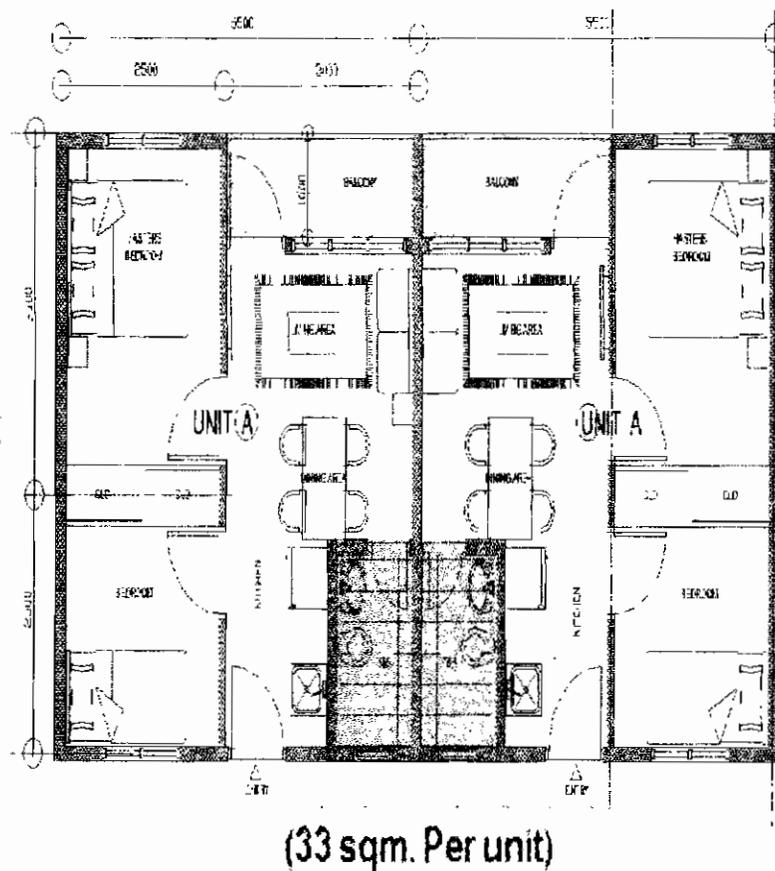
The following floor plans and section plans are the measurements and placements of utilities depicting the size and shape, as well as, construction of LOW-COST housing units. They are:

1. LOW COST HOUSING

Multi-Storey Walk-Up Residence

(Const. Cost per Unit up to 750,001.00 and up)

Proposed Typical 33 sq.m.



2. Duly built and Usable Low-Cost Housing Units:





IV. HOUSING COMMUNITY DEVELOPMENT AND RESETTLEMENT DEPARTMENT *(formerly known as URBAN POOR AFFAIRS OFFICE (UPAO))*

ARTICLE 12

DEFINITION

Among the different offices in the Local Government of Quezon City, the Housing, Community Development and Re-Settlement Department (HCDRD) takes the lead and plays an important and vital role in the Housing Program of the City. HCDRD, formerly the Urban Poor Affairs Office (UPAO), follows its mission and pursues the realization of its vision.

The Local Government of Quezon City puts into realization its housing projects for the poor and underprivileged residents through this office. HCDRD herein provides the different ways and steps followed in making the program available to the Quezon City residents, to wit:

ARTICLE 12. SECTION 1

APPLICATION FOR BENEFIT UNDER THE QUEZON CITY HOUSING PROGRAMS (SOCIALIZED, ECONOMIC, and LOW-COST)

The Local Government of Quezon City continuously undertakes its task of providing shelter and housing to its residents through its housing programs established, constructed and made available to its qualified residents within its territorial lands, whether patrimonial property or private lands.

In these three (3) types of Housing Programs mainly focused on providing the poor, underprivileged and marginalized residents of Quezon City a shelter and home they could call their own, Socialized, Economic and Low-Cost Housing can be availed through the following procedures set-forth by the following agencies/ departments.

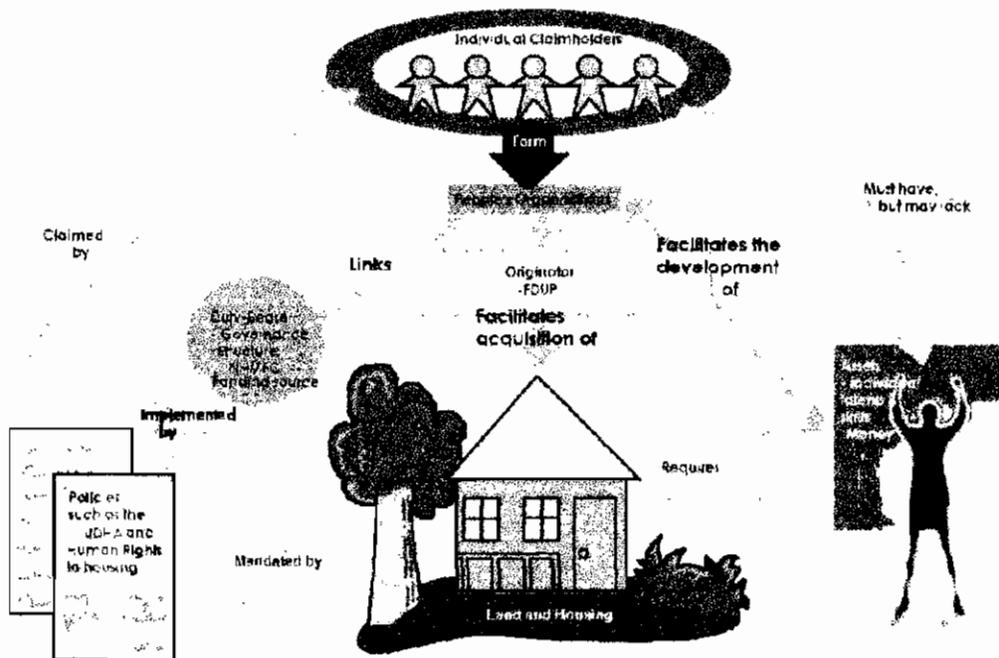
The requirements to be complied by an applicant in the housing program, SOCIALIZED, ECONOMIC or LOW-COST, are the following, to wit:

- *1. Proof of Income (CEC, Certificate of Engagement, Paystip, ITR)*
- *2. Marriage Contract/ Birth Certificate of borrower & spouse*
- *3. Photocopy of valid ID and company ID with signature*
- *4. Photocopy of valid ID of spouse*
- *5. 1x1 picture (4 pcs.)*
- *6. Proof of billing*

- 7. If OFW, Contract of Service and Special Power of Attorney (Subscribed with the appropriate Consulate Office)
- 8. Barangay Clearance
- 9. Certificate of No Property

ARTICLE 12. SECTION 2

LOT ACQUISITION THROUGH COMMUNITY MORTGAGE PROGRAM (CMP)



There are two kinds of projects under the Community Mortgage Program. They are namely:

- On-Site Projects - This project is about lands occupied by the urban poor which is to be bought by the same urban poor*
- Off Site Projects – This project is about lands to be acquired for the urban poor who were displaced and relocated from their place of origin.*

Under the Community Mortgage Program, there are three (3) main actors who play an important role. These are the (a) Community Housing Associations, (b) the Funding Agency and the (c) Originator.

Quezon City Government as Originator under CMP:

Quezon City Government would have the option to purchase the land directly from the landowner and transfer to the urban poor Community Housing Association (CHA). As an originator, the City focuses on the acquisition of land. The City, through its authorized representative will negotiate with the land owner for a price that is affordable for the urban poor. The major activities of the LGU include the following:

The basic procedure which the City would meet and acquaint itself with the urban poor community and discuss the housing needs. The City would convey, attempt and convince the landowner to sell his/her land to the urban poor community. Conditions from both negotiating parties shall be exchanged until a meeting of the minds be reached. It would include conditions, terms as well as price of consideration of the sale which is affordable to the urban poor.

As the meeting of the minds between Landowner and the City, the transaction shall be closed and agreed upon with the landowner in favor of the urban poor community.

Alternative financing schemes developed by LGUs are as follows: (Rebullida, L.G., 1998:13).

1. *Direct Purchase for CMP- the city government is the one that pays for the land, the beneficiaries remitted payments through their CHA officers.*
2. *Land Sharing Scheme – the local government and private owner agree to divide the private property into portions to be retained by the private owner and the portion to be bought by the LGU in behalf of the urban poor.*
3. *Land Swapping Scheme – the property occupied by the urban poor is retained and another property is given to the private owner in exchange.*

ARTICLE 12. SECTION 3

APPLICANTS

Basically, there are three kinds of applicants for the Community Mortgage Program. These are, to wit:

- a. *COMMUNITY HOUSING ASSOCIATION(s) - group of community residents forming an association of at least eight (8) members such as a Homeowners Association;*
- b. *LANDOWNER(s) – person or entity having legal title over the subject land; and*
- c. *INDIVIDUAL CLIENT – a single and natural person applying for socialized housing*

These respective parties may apply as a beneficiary to the Community Mortgage Program. However, each applicant is required to submit and comply with their respective requirements, namely:

For Community Associations (CA), they are required to submit a completed Letter Request and List of Beneficiaries.

For Landowners (LO), they are required to submit a completed Letter Request, certified true copies of (a) Land Title(s), together with certified true copies of its immediate three (3) titles back, (b) Tax Declaration with Official Tax Receipts, (c) Tax Clearance, (d) Vicinity Map or Lot Plan signed by a Licensed Geodetic Engineer, (e) Proof of road right-of- way, and (f) Special Power of Attorney in case registered owner is legally represented by an Attorney-In-Fact.

For an Individual Client for Socialized Housing, the person is required to produce and submit a complete (a) Proof of Income, (b) Marriage Contract, if married, (c) Certificate of Live Birth issued by National Statistics Office (NSO), (d) Homeowners Association Clearance, and (e) Barangay Clearance

The steps and procedure to be followed by the respective applicant(s) are herein set forth in a diagram manner in order to understand and be complied with ease.

ARTICLE 12. SECTION 3.A
Applicant-Community Association

As to the Applicant-Community Association, the following indicates and shows the necessary steps and requirements to follow and submit in order to avail the housing program, to wit:

Step	Applicant/Client	Service Provider	Division in Charge	Fees
A. Community Association (CA)				
1	Submit letter request with the list of Beneficiaries	Receive letter request from Comm. Assoc. (CA)	Housing, Community Development and Resettlement Department (HCDRD)	N/A

		Validate submitted docs. & attachments		
2		Transmittal to the Asst. Dep't Head for review of report	Housing, Community Development and Resettlement Department (HCDRD)	N/A
3		Receive report for proper disposition	Housing, Community Development and Resettlement Department (HCDRD)	N/A
4		Enrollment for Comm. Mortgage Program (CMP) based on the report submitted	Housing, Community Development and Resettlement Department (HCDRD)	N/A
5	Follow-up action taken on the request	Feedback to client with attached report	Housing and Resettlement Division	N/A
6	Review/Sign (compliant documents) w/ Comm. Mortgage Program Section	Submission of complete loan docs. to the Social Housing Finance Corporation (SHFC)	Housing and Resettlement Division	N/A
End of Transaction				

ARTICLE 12. SECTION 3.B
Applicant-Land Owner

As to the Applicant-Land Owner, the procedural flow of events, documents and steps necessary are herein provided, to wit:

Step	Applicant/Client	Service Provider	Division in Charge	Fees
B. Landowner (LO)				
1	Submit Letter request with the Cert True Copies of the ff: <ul style="list-style-type: none"> • Title • Tax Declaration • Tax Clearance 	Receive letter request from Landowner (LO)	Housing, Community Development and Resettlement Department	N/A
		Validate submitted docs. & attachments		

	• Vicinity Map/Lot Plan			
2	-	Transmittal to the Asst. Dep't. Head for review of report	Housing, Community Development and Resettlement Department	N/A
3	-	Receive report for proper disposition	Housing, Community Development and Resettlement Department	N/A
4	-	Enrollment for Comm. Mortgage Program (CMP) based on the report submitted	Housing, Community Development and Resettlement Department	N/A
5	Follow-up action taken on the request	Feedback to client with attached report	Housing and Resettlement Division	N/A
6	Review/Sign (compliant documents) with Comm. Mortgage Program Section	Submission of complete loan documents to the Social Housing Finance Corporation (SHFC)	Housing and Resettlement Division	N/A
End of Transaction				

ARTICLE 12. SECTION 3.C
Applicant-Individual Client

As to the Applicant-Individual Client for Socialized Housing, the procedural flow of events, documents and steps necessary likewise are herein provided, to wit:

Step	Applicant/Client	Service Provider	Division in Charge	Fees
C. Individual Client for Socialized Housing				
1	Submit letter request including the ff: <ul style="list-style-type: none"> • Proof of Income • Marriage Contract • Birth Certificate • Homeowners Clearance • Barangay Clearance 	Receive letter request from Landowner (LO)	Housing, Comm. Dev't. & Resettlement Department	N/A
		Validate submitted documents and attachments		
2	-	Transmittal to the Assistant Department Head for review of report	Housing, Comm. Dev't. & Resettlement Department	N/A
3	-	Receive report for proper disposition	Housing, Comm. Dev't. & Resettlement Department	N/A
4	-	Enrollment for CMP (CMP) Based on the report submitted	Housing, Comm. Dev't. & Resettlement Department	N/A
5	Follow-up action taken on the request	Feedback to client with attached report	Housing, Comm. Dev't. & Resettlement Department	N/A
6	Review/Sign (compliant docs.) with CMP Section	Submission of complete loan docs. to the SHFC	Housing and Resettlement Division	N/A
End of Transaction				

ARTICLE 12. SECTION 4

Originator

The Community Mortgage Program (CMP) funding agency such as SHFC and the Community Housing Associations shall be mediated by an "originator". The Quezon City Government through its tasked agency is authorized to be an originator.

Other entities that can act as an originator may be, government units such as the National Housing Authority (NHA), the Home Insurance Guarantee Corporation (HIGC), a banking association, or a

Non-Government Agency (NGO) accredited with the Socialized Housing Finance Corporation (SHFC).

Funding agencies for CMP include:

Social Security System (SSS)

Pag-Ibig

World Bank

and National Government Appropriations such as those under the Department of Interior and Local Government and those specified by the Comprehensive and Integrated Shelter Financing Act of 1994.

ARTICLE 12. SECTION 5

LOT ACQUISITION THROUGH DIRECT SALE PROGRAM

The Direct Sale Program is where the Landowner and the Community Association engages directly with each other under a Vendor-Vendee character. The Quezon City Government shall provide assistance through HCDRD to applicant-Community Association in conducting the said direct sale upon the latter's request. In this program, the Quezon City Government is not a privy to said direct sale.

The requirements under the Direct Sale Program are the following, namely:

- 1. Proof of Income*
- 2. Marriage Contract/ Birth Certificate*
- 3. Barangay Clearance*
- 4. Homeowners Association (HOA) Clearance*
- 5. Residence Certificate/ Valid I.D.(any Government issued I.D.)*
- 6. I.D. Picture*
- 7. Contract to Sale*
- 8. Order of Payment*

- 9. Certificate of Payment/ Full Payment (City Treasurer's Office/ HCDRD (UPAO))
- 10. Special Power of Attorney (SPA) (if necessary)
- 11. Death Certificate, Extra-Judicial Settlement (if necessary)
- 12. Tax Declaration
- 13. Tax Clearance
- 14. Certificate Authorizing Registration (CAR)
- 15. Transfer Tax Exemption
- 16. Original Transfer Certificate of Title
- 17. Memorandum of Agreement for the disposal of the property
- 18. Ordinances/Resolution regarding lot disposal
- 19. Approved subdivision plan

The steps are set forth herein in a diagram manner in order to be understood and easily followed by an applicant in a Direct Sale Program, to wit:

Step	Applicant/Client	Service Provider	Division in Charge	Fees
1	Homeowner Assoc. shall request for direct sale program Submit the ff: <ul style="list-style-type: none"> • Proof of Income • Marriage Contract • Birth Certificate • Homeowners Clearance • Brgy. Clearance 	Review docs. submitted and prepare Contract to Sell (CTS)	Housing, Comm. Dev't. & Resettlement Department	N/A
2	Payment of Awards and Processing Fee	Issue Order of Payment	Housing, Comm. Dev't. & Resettlement Department	P130
3	Request copy of Contract To Sell Present the ff: <ul style="list-style-type: none"> • Residence Certificate • Homeowners Assoc. Clearance • Valid I.D. (any Gov't. issued I.D.) 	Release Contract To Sell to project beneficiary	Housing, Comm. Dev't. & Resettlement Department	N/A

4	Request for signing of Deed of Absolute Sale (DOAS) Submit the ff <ul style="list-style-type: none"> • Inspection Report • Certificate of Payment (<i>Treasurer's Office</i>) • Cert. of Full Payment (HCDRD) • Special Power of Attorney (<i>if necessary</i>) • Marriage Contract or Death Certificate 	Review the submitted docs., prepare Deed of Absolute Sale (DOAS) for signing	Housing, Comm. Dev't. & Resettlement Department	
5	Request for original owner's duplicate Transfer Certificate of Title <ul style="list-style-type: none"> • Present valid I.D. (<i>any Gov't. issued I.D.</i>) • Special Power of Attorney (<i>if necessary</i>) 	Release original owner's duplicate Copy of Transfer Cert. of Title (upon receipt from RD)	Housing, Comm. Dev't. & Resettlement Department	N/A
End of Transaction				

ARTICLE 12. SECTION 6

PROVIDE ASSISTANCE TO COMMUNITY ASSOCIATIONS, INDIVIDUAL APPLICANTS, LAND OWNER, SECTORS OF SOCIETY, AND GOVERNMENT INSTITUTIONS

The Local Government of Quezon City, through HCDRD, makes available its services to Community Associations, Individual Applicants, Land Owners and Other Sectors of Society, including Government Institutions, in order to assist the public and thereby fully implement its housing program.

A letter of request addressed to HCDRD be executed containing complete personal circumstances, address and contact number with attached documents, is sufficient to seek assistance.

The steps taken are herein stated in the diagram, to wit:

Step	Applicant/Client	Service Provider	Division in Charge	Fees
1	Submit letter request <i>(With attached docs.)</i>	Receive letter request	Housing, Comm. Dev't. & Resettlement Department	N/A
2	Report to Comm. Dev't. Officer for further case review	Conduct Preliminary Investigation	Housing, Comm. Dev't. & Resettlement Department	N/A
3	Attend consultation and arbitration meetings	Preparation of Reports and Recommendations based on the submitted investigation report	Housing, Comm. Dev't. & Resettlement Department	N/A
4	Attend final meeting for the preparation of final report	Submission of Final Report of Action taken	Housing, Comm. Dev't. & Resettlement Department	N/A
End of Transaction				

ARTICLE 12. SECTION 7

RELOCATION AND RE-SETTLEMENT PROGRAM

There are two (2) initial requirements needed from the resident in order to avail the program on relocation and re-settlement. These are, to wit:

- *Valid I.D. (any Government issued I.D.)*
- *Investigation Report and Other Required Documents*

In order to avail of this program, the following procedure is herein stated:

Step	Applicant/Client	Service Provider	Division in Charge	Fees
1	Submit letter request	Receive letter request	Housing, Comm. Dev't. & Resettlement Department	N/A
2	Attend consultation meetings/ Social Preparation	Assignment/Referral of Letter Request to Dev't. Officer	Housing, Comm. Dev't. & Resettlement Department	N/A
3	Submit the list of relocation req'ts to HCDRD front desk	Submission of Report from Dev't. Officer assigned based on the investigation report submitted	Housing, Comm. Dev't. & Resettlement Department	N/A

4	Attend pre-relocation seminar	Indorse the list and requirements for pre-qualification data to NHA	Housing, Comm. Dev't. & Resettlement Department	N/A
5	Attend orientation and receive schedule of actual relocation	Implement the selection of qualified beneficiaries as per NHA qualification	Housing, Comm. Dev't. & Resettlement Department	N/A
End of Transaction				

ARTICLE 12. SECTION 8

ACCOUNTS MANAGEMENT

Assistance in the management of individual accounts is likewise provided by the office under its Support Services Division as a part of its public service. The following are requirements in order to enroll under this accounts management service, to wit:

- 1. *Contract to Sell*
- 2. *Official Receipt*
- 3. *Photocopy of the Title and Technical Description*
- 4. *Letter Request*
- 5. *Valid I.D. (any Government issued I.D.)*
- 6. *Authorization Letter/ Special Power of Attorney (SPA) when legally represented*

Step	Applicant/Client	Service Provider	Division in Charge	Fees
A. Amortization Payment				
1	Request for order of payment	Issue Order of Payment	Support Services Division	N/A
2	Present Off. Receipt of payment from City Treasurer's Office	Record/Entry to the individual ledger on payment made on a particular program	Support Services Division	N/A
End of Transaction				

B. Issuance of Certificate of Full Payment

1	Letter request for a cert. of full payment and present the following: <ul style="list-style-type: none"> • Valid I.D. (any Gov't issued ID) • Authorization • Special Power of Attorney (SPA) 	Release Certification of Full Payment	Support Services Division	N/A
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End of Transaction

C. Request for Individual Account Balances / Statement of Account

1	Request for individual ledger account	Release /Issue Individual Ledger Account	Support Services Division	N/A
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End of Transaction

ARTICLE 12. SECTION 9

ISSUANCE OF CLEARANCE FOR WATER CONNECTION AND ELECTRIFICATION PROGRAM

In order that a corresponding clearance can be issued to an applicant for water connection and/or electrification program, the following requirements shall be complied with and submitted to this Office. These are the following, to wit:

1. *Barangay Clearance for Electricity Supply application/ Water Connection application*
2. *Valid ID of applicant (any Government issued I.D.)*
3. *If done through a representative:*
 - *Authorization from applicant*
 - *Valid ID of representative (any Government issued I.D.)*
4. *Letter request*

How to Avail of the Program:

Step	Applicant/Client	Service Provider	Division in Charge	Fees
A. Issuance of Meralco and Electrical Certification				
1	Request for issuance of Meralco & Elect. Cert. Clearance and present the ff docs. • Brgy. Clearance for Meralco appl. • Valid I.D. (any Gov't issued I.D.) *Thru representative* • Authorization Letter • Valid ID of Rep. (any Government I.D. issued)	Check/Validate submitted docs. & process clearance to Meralco for electric connection Release Meralco and Electrical Certification/Clearance	Support Services Division	N/A
End of Transaction				
B. Issuance of Water Clearance				
1	Request for release of Water Clearance and present the ff. • Brgy Clearance for Water application • Valid I.D. (any Gov't I.D. issued) *Thru representative* • Authorization Letter • Valid ID of rep. (any Government I.D. issued)	Review submitted documents and process clearance for water connection (Maynilad/MWCI) Release Clearance for Water Connection	Support Services Division	N/A
End of Transaction				

ARTICLE 12. SECTION 10

CENSUS-SURVEY OF QUEZON CITY INFORMAL SETTLERS

The office likewise provides its services for a census-survey of the area occupied by informal settlers. The requirements are the following, to wit:

- 1. Letter Request
- 2. Certified true copy of Land Title
- 3. Certified true copy of vicinity map/ location map

A. Request for Census-Survey / Validation

1	Submit letter request for census-survey with the following docs: <ul style="list-style-type: none"> • Letter request • Land title/vicinity map (if private property) • Tax Declaration 	Receive letter request for census and check if required documents are attached	Census and Planning Division	N/A
2	Attend meeting for pre-investigation or inspection	For investigation and ocular inspection	Census and Planning Division	N/A
3	Attend briefing for actual census-survey	Conduct census-survey	Census and Planning Division	N/A
4	Secure copy of masterlist based on HCDRD requirement	Provide copy of masterlist	Census and Planning Division	N/A

End of Transaction

B. Request for Structural Mapping

1	Submit letter request for structural mapping with attached lot plan or land title	Receive letter request and check if required documents are attached	Census and Planning Division	N/A
2	Follow up for validated copy of structural map of the area concerned	Release copy of structural map	Census and Planning Division	N/A

End of Transaction

The steps to be followed are the following:

Step	Applicant/Client	Service Provider	Division in Charge	Fees
C. Request for Issuance of Census Masterlist (Association/Institutions/Landowner/s/Government)				
1	Submit letter request from Assoc/Inst./Landowner//Govt for issuance of a masterlist	Receive letter request and validate records of requesting party.	Census and Planning Division	N/A

2	Follow up request and receive the result of verification	Report of validation result as per client request	Census and Planning Division	N/A
End of Transaction				

D. Request for Issuance of Individual Census Certificate				
1	Submit letter with attached census tag from individual ISF Submit letter for census cert. from Gov't. Offices and other concerned agencies or qualified requesting parties to secure the same	Receive letter request With corresponding census tag. (attached)	Census and Planning Division	N/A
2	Get the requested copy of individual census certificate	Release copy of individual census certificate	Housing, Comm. Dev't. & Resettlement Department	N/A
End of Transaction				

IV. OFFICE OF THE CITY ENGINEER (SPECIAL DESIGN GROUP)

The objective is to be able to produce affordable & acceptable house-and-lot packages embracing the applicable provisions of law and responsive housing designs that shall ensure uniformity, standard structural plans & designs and synchronized works & functions in the light of prevailing environmental, social & economic conditions of our society.

ARTICLE 13.

PROCEDURAL FLOW

1. *The workflow shall commence with the following steps & procedures:*

1.1 *Site Selection Parameters*

a. Location

- *Conduct preliminary ocular survey & investigation of the selected site where the same should be linked with existing public infrastructures i.e. transportation, water & power, health, educational and recreational facilities.*
- *Major employment and business opportunities should be accessible.*
- *Solid waste disposal and management should be available thru local government intervention.*
- *The site should be suitable for housing, not flood-prone and not within danger & hazardous areas.*

b. Road Right-of-Way and Accessibility

- *The proposed site should be accessible via an existing legal Road Right-of-Way (ROW) from a major thoroughfare with existing or proposed public transportation system.*
- *The widths of the ROW should conform to the existing planning standards of Batas Pambansa (BP) No. 220. (1meter minimum width of sidewalk to accommodate PWD and senior citizens.)*

c. Zoning and Land Use Classification

- *The identified site should have a residential classification in its land use as defined under the approved Comprehensive Land Use Plan (CLUP) of Quezon City.*
- *In the absence of CLUP, the housing site should have the approval of the Sangguniang Panglunsod of Quezon City.*

d. Topography and Soil Characteristics

- The site should be suitable for residential development. It should be relatively-flat or relatively rolling and should meet the minimum standards of BP No. 220.
- Acceptable rolling terrains should have available filling requirements that are within the cost parameters for developed home lots.
- The slopes should be considered buildable, not exceeding the 15% maximum gradient for housing development purposes.
- For high-density development, slope should be below 5%. For low to medium-density, appropriate slope should be within 5% to 15%.
- Land development of sloping areas should be at reasonable and affordable costs but should not affect the soundness and structural stability for vertical construction.
- Soil characteristics should conform to the suitability requirements and standards of the Mines & Geosciences Bureau of the Department of Environment & Natural Resources.

e. Land Ownership

- The Transfer Certificate of Title and/or legal ownership documents on the proposed site should be established where no other claims, interests or rights of whatever nature should appear relative to the property.

1.2. Site Planning Principles

a. Compliance to Government Rules & Regulations

- *Batas Pambansa No. 220 (BP No. 220 & IRR 2009) should be the guide for site development, housing and road designs;*
- *Design width of the major & minor roads should conform with the provisions of BP No. 220;*
- *Appropriate road foundation should be made on concrete major & minor roads;*
- *Roads should conform with the standard requirements of the Department of Public Works and Highways Blue Book on the standard specifications for highways, bridges & airports (Volume II);*
- *Design for road slope should not be greater than 12°;*
- *Thickness of concrete pavement for roads should be 150mm & 100mm for alleys; and*
- *Thickness of base & sub-base course for roads & alleys should be 100mm.*

b. Adoption of Environmental Management Programs

- *Adoption of the green infrastructure and preservation of existing natural assets of the land such as trees, ground cover and vegetation, and natural waterways.*
- *The integration of this Program for the proposed site should be encouraged i.e. Solid & Liquid Waste Management; Greening & Urban Gardening; and Energy & Water Conservation.*

c. *Promotion of “Walkable Communities”*

- *Vehicular access should be reduced/limited to some home lots so that pedestrian walks & lanes within the area are enhanced.*

d. *Standards for Community Facilities*

- *The provision of specific community facilities shall be determined based on the needs of target beneficiaries as well as the existence of public infrastructure within 5-kilometer radius of the site. However, based on the needs analysis, the following facilities maybe provided in consultation with the prospective project beneficiaries:*

- *One Covered Basketball Court cum Multi-Purpose Center*
- *One Day Care Center with two(2) classrooms*
- *One Material Recovery Facility*
- *One Tricycle Terminal*

e. *Land Use Allocation per Site*

- *The land use allocation for each site should be within the ratio of 66% net saleable area and 34% non-saleable area, broken down as follows:*
 - *For Saleable Areas:*
 - *Net Saleable: A maximum of 66% of the total gross land area shall be devoted for residential housing dev’t.*
 - *The Non-Saleable Areas:*
 - *It shall conform to the minimum requirements pursuant to Section C of BP No. 220 as amended.*

- *It shall have a minimum of 34% of the total gross land area to be devoted for other uses i.e. circulation/road network, parks and playground & community facilities.*
- *The lot area allocation for community facilities may be adjusted based on the total land area of the proposed housing site.*

f. Maximum Allowable Density per Hectare

- *The maximum allowable density for any site using the prescribed lot sizes shall be 165 lots/housing units per hectare.*

1.3 Land Development Standards

a. Road Hierarchy

- *The hierarchy of roads for specific sizes on the project sites should conform to the provisions of BP 220.*
- *Parking spaces/bay along major & minor roads, open spaces should be provided to avoid traffic congestion.*

b. Water Supply Facilities

- *The site should offer sufficient supply of potable water identifying its possible sources.*
- *In case of centralized water supply system from shallow or deep wells, the total yield of all the wells should meet the demands of the housing beneficiaries based on the standards of the Philippine Water Code. For shallow wells, the ratio should be 1 shallow well to 25 lots.*

- *Water-testing should be undertaken to determine the water potability of its source.*
- *Proper coordination & institutional arrangement with the existing water institutions should be made with the assistance of the LGU.*

c. Power Supply Facilities

- *MERALCO should serve the needs of the new community and access for such facilities to and from the site should be identified as a pre-requisite for site selection.*
- *Close coordination should be made with MERALCO as to the Master Plan for the power supply distribution of the proposed Project.*
- *MERALCO Design on Power Facilities*
Supply and installation of the needed secondary connection poles including load side wires, messenger wires and other pole accessories, shall be included in the project cost by the developer.
 - *Service deposits with local electric company/cooperative shall be provided by the unit applicants.*
 - *Fees and expenses related to the provision of electric facilities as required by the Quezon City Government shall likewise be included in the Project Cost by the Developers, as well as wiring permit fees (CEIs), wiring permit application signed and sealed by Electrical Engineer and the occupancy permit for each of the housing units.*

d. Drainage System

- An applicable drainage system should be installed on site identifying the natural waterways and outfalls.
- The route going to the outfall should be identified and legal access should be acquired going to appropriate water bodies or public drainage system.
- Flooding levels inside the proposed site and within the vicinity should be determined.
- The natural waterways should be retained as much as possible to preserve its ecological balance.

e. Sewerage System

- Individual septic tank per lot should be provided.
- There are cases where a centralized waste water treatment facility can be included in the sewerage network.

1.4 Lot/Housing Unit Design Guidelines/ Standards

a. Lot Design

Minimum Lot Sizes shall be as follows

- For Row house (Socialized)
 - 31.50 m²
- For Row house (Commercial)
 - 48.50 m²

b. Block and Lot Orientation

- Row houses on straight full block must have a maximum of 12 units per row, while end lots should face the wider road right of way.

- Row houses of 12 units each must be segregated by at least a one meter linear park/pocket garden.

c. Setback Requirements

- The minimum setback requirement for the individual lots both socialized and economic based on location shall be as follows:

Lot Size		Location	Front Setback	Side Setback	Rear Setback
Economic	Socialized				
48.50 m ²	31.50 m ²	along major roads	2.00 m	1.50m on corner lots only	2.00 m
	31.50 m ²	along secondary roads	1.50 m	1.50m on corner lots only	2.00 m

- Front setbacks along major roads should be wider at 2.00 meters to allow for safety reasons. Setbacks at the rear end however should allow for drying and laundry areas. The said setbacks shall at all times be made free from obstruction to allow air to circulate inside the housing units. For row houses side setbacks shall be imposed on corner lots only. For lots located at the secondary or minor roads, the front setback shall be at 1.50 meters, to provide space for the septic tank and clearance between the lots and the electric poles.

d. *Minimum Floor Areas of Housing Units*

- *Socialized - 24 m² with loft*
- *Economic - 43 m² with loft*

e. *The planning, design and drawings shall strictly adhere to prescribed & existing laws and regulations, to wit:*

- *National Building Code of the Philippines (Presidential Decree No. 1096);*
- *Accessibility Law (Batas Pambansa No. 344);*
- *National Structural Code of the Philippines (Republic Act No. 184);*
- *Electrical Engineering Law (Republic Act No. 184);*
- *Mechanical Engineering Law (Republic Act No. 5336);*
- *Plumbing Code (Republic Act No. 1378, 1993-94 revisions);*
- *Fire Code (Presidential Decree No. 1185);*
- *IRR (Part I of the Green Building Ordinance of 2009);*
- *Green Building Ordinance No. SP-1917;*
- *Other laws and regulations covering environmental concerns; and*
- *Other local ordinances & regulations.*

Should there be a new technology or material substitute for the ones specified by the Architect/Developer, the materials/technologies must have passed the AITECH Accreditation of the government. All plans and drawings must be duly signed and sealed by Registered Licensed Architects for architectural plans, and by Registered Licensed Engineers for all other engineering plans and details, together with the structural design analysis. The structural design analysis shall

also be submitted duly signed and sealed by the Registered Licensed Engineer in charge of the design of the unit.

LGU-QC ON-GOING SOCIALIZED HOUSING PROJECTS					
NO.	HOUSING PROJECTS	LAND OWNER	LAND AREA in SQ.M	NO. OF UNITS	STATUS / REMARKS
1	PAYATAS-1 (OFF-SITE)	LGU-QC	15,651	334	land devt. : 100% completed housing devt. : 270 housing units completed : 64 units in near completion
2	KALIGAYAHAN (ON-SITE)	ARCE	48,876	1078	land devt. : 95% completed housing devt. : 818 housing units completed; : 260 units in near completion
3	ESCOPA II (ON-SITE)	DENR	4,426	98	Banana Island : 100% completed (land & housing development) Libis Area : on-going land devt. Burof Area : land devt - for bidding
4	CULIAT (ON-SITE)	LGU-QC	9,200	266	land devt. : on-going housing devt. : first 14 units completed : const. of next 16 units -on-going
5	PAYATAS-2 (ON-SITE)	LGU-QC	16,815	204	land devt. : on-going housing devt. : for MOA signing with Habitat social prep. : on-going
6	FAIRVIEW (ON-SITE)	LGU-QC	16,890	237	land devt. : on-going housing devt. : bidded project
7	ESCOPA III (ON-SITE)	HURA	1,872	90	land devt. : on-going housing devt. : for bidding
8	BAGBAG - 1 (OFF-SITE)	LGU-QC	1,973	108	land devt. : on-going housing devt. : for bidding
9	GULOD (OFF-SITE)	LGU-QC	4,243	183	land devt. : for bidding housing devt. : for bidding
10	ESCOPA III (ON-SITE) (for PWD)	DSWD	5,000	80	land devt. : bidded project housing devt. : bidded project social prep. : on-going
			124,946	2,678	

VI. GOVERNMENT AND NON-GOVERNMENT OFFICES

The following are among the Government and Non-Government Institutions providing its services for the purpose of the said socialized housing programs, together with their respective roles and procedures, to wit:

1. **Socialized Housing Finance Corporation (SHFC)** – Executive Order number 272 mandates the creation of the Social Housing Finance Corporation or SHFC, a body under the National Home Mortgage Finance

Corporation (NHMFC). Under the SHFC, the CMP receives regular budgetary allocations from the SHFC. The Abot Kaya Pabahay Fund is also transferred to the SHFC. The main reason as to why the SHFC was created was to make sure that the budget for CMP is used for CMP, as the previous system often led to budgetary misallocation, that is, the budget for CMP is used for something else, such as the NHMFC's administrative costs, and other land acquisition schemes such as the United Home Lending Program. The SHFC was created also in recognition of CMP's catering to the lower-income strata who avail of social housing services.

2. **Housing and Land Use Regulatory Board (HLURB)** – The Housing and Land Use Regulatory Board (HLURB) is government's regulatory body for housing and land development. It renders planning assistance and promulgates standards and rules for land use planning, zoning, and land development.
3. **National Housing Authority (NHA)** - The National Housing Authority (NHA) is the national agency mandated to engage in housing production for low income families. It traces its roots to the People's Homesite Corporation (PHC), the first government housing agency established on 14 October 1938 and to the National Housing Commission (NHC) which was created seven years later, on 17 September 1945. These two agencies, the PHC and the NHC, were eventually merged on 4 October 1947 into the People's Homesite and Housing Corporation.

In 1978, the Ministry of Human Settlements (MHS) was created. The Ministry adopted the holistic approach to housing. The NHA was placed as an attached agency to the MHS. On 26 March 1986, Executive Order No. 10 was issued placing the NHA as well as the other agencies attached to the abolished MHS, under the administrative supervision of the Office of the President. Subsequently, Executive Order No. 90 was issued on 17 December 1986, rationalizing the housing structure in the government along lines of specialization and concentration.

EO 90 identified the key housing agencies to implement the National Shelter Program and defined their respective mandates. The NHA was mandated to be the sole government agency to engage in housing production. Under the said Executive Order, NHA was placed under the policy and program supervision of the Housing and Urban Development Coordinating Council (HUDCC), the umbrella agency for shelter charged with the main function of coordinating the activities of various government housing agencies engaged in production, finance and regulation.

Executive Order No. 20 on 28 May 2001 reaffirmed mass housing as a center-piece program in the poverty alleviation efforts of government. Said EO likewise reaffirmed HUDCC's administrative supervision over the housing agencies including the NHA.(Historical Brief.National Housing Authority Website)

NHA assists in the development of resettlement sites by LGUs under its Resettlement Assistance Program for LGUs. This is implemented as joint undertaking between the LGU and NHA. The LGU's primary contribution is land while the NHA provides funds to cover cost of land development. LGUs recover project cost from beneficiaries and utilize proceeds exclusively for project maintenance or to acquire and/or develop new resettlement sites.

4. Department of Interior and Local Government (DILG) –

5. Pag-ibig Housing Programs –

6. Cooperative Development Authority –

7. Quezon City Housing and Urban Renewal Authority (QC-HURA) - The Corporation was created

by Quezon City through its local legislation. City Ordinance No. ___ was passed creating QC -HURA Corporation which is mandated to plan, design and

make available affordable housing units to low and average income earners with regular employment.

VII. LEGAL REFERENCES FOR THE HOUSING CODE:

Urban Development and Housing Authority (UDHA) RA No. 7279

An Act to provide for a comprehensive and continuing urban development and housing program, establishing the mechanism for its implementation and for other purposes.

The Comprehensive and Integrated Shelter Financing Act of 1994 (CISFA) R.A. No. 7835

The CISFA was mainly as a budgetary allocation mandate. It provides for an increase in the budgetary allocation for the NHMFC. Accordingly, from an original budget allocation amounting to Php 500,000, the budget allocation was raised to Php 5,500,000,000. This was in direct connection to the Government's movement of ensuring urban settlement and development. This mandate is also in accordance to the Government's National Shelter Program.

The National Building Code of the Philippines (P. D. No.1096)

This Code was established to safeguard life, health, property and public welfare, consistent with the principles sound environmental management and control, by providing for all buildings and structures, a framework of minimum standards and requirements to regulate and control their locations, sites, designs, quality of materials, use of occupancy and maintenance.

National Structural Code of the Philippines (NSCP)

This is a referral Code of P. D. No. 1096, that provides minimum standards to safeguard life or limb, property and public welfare by regulating and controlling the design, construction, quality of

materials pertaining to the structural aspect of all buildings and structures.

Batas Pambansa Bilang 220

It is a national law that established and promulgated different levels of standards and technical requirements for economic and socialized housing project in urban and rural areas from those provided under Presidential Decrees 957, 1216, 1096 and 1185. The act shall apply to the development of either a house and lot or a house or lot only.

Subdivision and Condominium Buyer's Protective Decree (PD No. 957)

It is a law regulating the sales of subdivision lots and condominiums and providing penalties for violation thereof.

Presidential Decree No. 1216

A presidential Issuance defining "open space" in residential subdivisions as an area reserved exclusively for parks, playground, recreational uses, schools, roads, place of worship, hospitals, health centers, barangay centers and other similar facilities and amenities

Urban Development and Housing Act (R. A. No. 7279)

It is a law which provides for a comprehensive and continuing urban development and housing program, establish the mechanism for its implementation, and for other purposes.

ARTICLE 14.

ADMINISTRATIVE CLAUSE

This ordinance covers only the territorial jurisdiction of the Local Government of Quezon City.

ARTICLE 15.

SEPARABILITY CLAUSE

If any part or provision of this Ordinance / Code shall be held unconstitutional or invalid, other parts or provisions hereof which are not affected shall continue to be in full force and effect.

ARTICLE 16.

REPEALING CLAUSE

All ordinances and administrative circulars and executive orders or parts thereof which are found to be inconsistent with provisions of this Ordinance / Code are hereby repealed and amended accordingly.

ARTICLE 17.

EFFECTIVITY CLAUSE

This ordinance shall take effect fifteen (15) days upon approval, posting and publication in a newspaper of general circulation.

ENACTED _____ **2016**

Respectfully Submitted by:


MARIVIC CO-PILAR
City Councilor
District VI, Quezon City


ALEXIS HERRERA
City Councilor
District I, Quezon City