

**HOUSING AND LAND USE REGULATORY BOARD
ACCOMPLISHMENT REPORT
JANUARY TO DECEMBER 2007**

The HLURB as a regulatory arm in housing and land use development aims to achieve well-planned communities, improved shelter security and empowered homeowners associations. Towards these ends, the Board's mission is to promulgate and enforce land use and housing regulations which sustain a balance among economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development benefits.

Pursuant to the DBM/NEDA's directive, the Board developed its Organizational Performance Indicator Framework (OPIF). The OPIF primarily involves the formulation of a logical framework showing the linking of the societal and sectoral goals, organizational outcomes, major final outputs and the programs and activities undertaken by the agency in order to deliver its mandated functions and services.

Below are the four (4) Major Final Outputs (MFOs) of the Board with the corresponding programs and activities as well as its targets and accomplishments for the year 2007. As a whole, the Board accomplished its targets significantly except for few ones which were not met for reasons beyond our control.

I. Policy Formulation, Dissemination, Implementation and Monitoring Services on Land Use Planning, Zoning Administration and Real Estate Project Development

The Board continuously formulates/updates and amends policy guidelines, rules and regulations, systems and procedures relative to land use planning, zoning administration, real estate project development and homeowners associations (HOAs). Twelve (12) policy standards and guidelines were formulated or updated/amended in 2007 surpassing the annual target of four (4). In addition, an assessment of the status of socialized housing and community mortgage program as a mode of compliance to Sec. 18 of RA 7279 were undertaken. The Board initiated to update and amend more guidelines, standards, rules and regulations to meet the need/demand of the current situation. This resulted to a very high accomplishment for the year. See Table III for the listing.

In the formulation and updating of guidelines, preparation/review of proposed legislations and in drafting of responses to some queries, a conduct of researches and studies may be necessary. During the year, there were 359 technical/legal researches conducted or 20% over and above the target of 300. Accordingly, 268 opinions were rendered which is 49% over and above the target of 180.

During the year, 66 administrative issuances and 16 board resolutions were prepared representing 38% and 33% over and above the target of 48 and 12 respectively. Policy issuances were disseminated for implementation and monitoring through the central office groups and regional field offices.

Thirty two (32) accomplishment reports by the Board were prepared and submitted to the Housing and Urban Development Coordinating Council (HUDCC), DBM, NEDA, Commission on Audit (COA), Senate, Congress and other agencies against a target of 30 for the year.

For the enhancement of the employee's skills and capabilities, eighty three (83) staff participated/attended related technical, legal or value formation seminar or 98% of the targeted 85 conducted locally and abroad.

II. Capability Building and Technical Assistance Services on Land Use Planning, Zoning Administration and Real Estate Project Development

The Board extended technical assistance in the formulation/update of Comprehensive Land Use Plans (CLUPs) to 111 local government units (LGUs) way over the annual target of 102. Of these, forty three (43) were able to complete their draft CLUP while sixty-eight (68) were still in various stages of preparation. Attached is the list of 111 LGUs being assisted/extended technical assistance by HLURB. (Table IV)

While the Board assisted the LGUs in plan preparation, it likewise continued to assist them in the adoption/review of their formulated/updated CLUPs. During the year, HLURB had assisted 269 LGUs or 80% of the targeted 336.

HLURB reviewed and ratified three (3) CLUPs/Physical Provincial Framework Plans (PPFPs) out of the targeted twelve (12). These are Guimaras Province, and Amendments to Makati City Zoning Ordinance and Batangas Province. The 4th plan reviewed was that of Dagupan City which was returned for further refinement. Target was not met because only four (4) CLUPs were submitted to the Board for review and ratification.

Five hundred twenty six (526) LGUs were trained and provided consultation services on subdivision plan process, evaluation, monitoring, review and approval of CLUPs and zoning administration, covering 17% over and above the targeted 450 LGUs.

III. Regulatory Services on the Development and Sale of Subdivision, Condominium and Other Real Estate Projects, Brokers, Salesmen, Dealers and HOAs

During the year 2007, HLURB issued 1,870 Licenses to Sell (LS) for residential and non-residential projects or 89% of the target of 2,100. Below rated accomplishment was due to the decrease in applications received by the Board compared to previous years. This might be attributed to the conduct of elections in May 2007.

About 62% or 1,112 of the residential projects issued LS were simple subdivisions, 262 or 15% open market, 12% or 213 economic, 7% or 77 socialized, and 4% or 77 condominium projects.

The 1,796 licensed residential projects covered 172,967 lots or house and lots. Of these, open market housing had the biggest share of 58,237 at 34%, followed by economic and socialized housing with 45,292 and 45,1010 units at 26% respectively, condominium with 20,631 units at 12% and simple subdivision with 3,706 units at 2%.

Seventy-four (74) non-residential projects with corresponding 166,268 units were issued LS during the year.

Table I. Subdivision and Condominium Projects Issued Licenses To Sell

		Projects	Units
A. Residential	Open Market Housing	262	58,237
	Economic housing	213	45,292
	Socialized Housing	132	45,101
	Condominium	77	20,631
	Simple Subdivision	1,112	3,706
	Sub-total	1,796	172,967
B. Non-Residential	Cond. Commercial	1	996
	Industrial Subdivision	4	716
	Commercial Subd.	15	413
	Farmplot	6	483
	Memorial Parks	48	163,660
	Sub-total	74	166,268
TOTAL	1,870	339,235	

Other permits issued such as Locational Clearance, Zoning Certifications, Preliminary Approval, Subdivision and Condominium Plan Approval, Certificate of Registration, Certificate of Completion and other related certificates reached 9,062 or 77% out of the targeted 11,700. Further assumption of the devolved functions i.e. issuance of Locational Clearance and Development Permit for subdivision projects by LGUs, accounted for the decreasing number of applications for these permits/clearances.

A total of 730 HOAs were registered during the period at 95% against the target of 770. On the other hand, 2,433 HOAs were monitored/supervised which accounted to 122% of the target of 2,000.

Likewise, the Board registered 5,336 brokers, salesmen and dealers which was 16% over and above the annual target of 4,590. The bulk of registration was during the first semester at 4,606 and 730 in the second semester.

On the monitoring of the development of real estate projects issued LS, 20,370 field and non-field visits/investigations were conducted during the year representing 101% of the target of 20,070.

II. Adjudication Services on Complaints, Cases, Appeals Relative to Land Use/Zoning, Housing and Real Estate Development and HOAs

The HLURB surpassed its target in adjudication of cases/complaints relative to housing, land use and development. Two thousand seven hundred sixteen (2,716) cases/complaints were adjudicated equivalent to 217% of the target of 1,250 for the year.

The high rated performance was in response to the call of the Vice President Noli de Castro to achieve zero backlog on pending cases. To achieve this, regional arbiters handling very few cases were deployed to ENCRFO which had the highest number of cases, to fastrack the disposition of cases already ripe for resolution.

Accomplishment on the resolution of appealed cases was likewise notable at 890 or 198% over and above the target of 450. Law graduates hired on a contractual basis contributed much to the speedy disposition of appealed cases being handled by the Appeals Review Group during the period.

In addition, some of the regional field offices of the Board specifically ENCRFO, Region IV-A and III conducted mediation, a step in the rules of procedures in adjudication of cases as approved by the Board per Res. No. 793 s. 2006, to hasten the resolution of complaints and lessen the number of filed cases. These were undertaken and successfully done by the thirty (30) trained mediators of the Board.

**HOUSING AND LAND USE REGULATORY BOARD
TARGETS AND ACCOMPLISHMENTS
JANUARY TO DECEMBER 2007**

TABLE II

Major Final Outputs/ Performance Indicators	Target	Actual	% Accom vs. Target
I. Policy Formulation, Dissemination, Implementation and Monitoring Services on Land Use Planning, Zoning Administration and Real Estate Project Development			
1. Policy guidelines, rules and regulations, systems and procedures formulated/updated or amended	4	5	125%
2. Technical/legal researches conducted	300	359	120%
3. Technical/legal opinions rendered	180	268	149%
4. HLURB accomplishment reports prepared and submitted to HUDCC, DBM, COA, Senate, Congress and other agencies	30	32	107%
5. Administrative issuances prepared and disseminated	48	66	138%
6. Board resolutions prepared	12	16	133%
7. Staff training provided/attended	85	83 staff	98%
II. Capability Building and Technical Assistance Services on Land Use Planning, Zoning Administration and Real Estate Project Development			
1. LGUs provided technical assistance in the formulation/update, review and approval of CLUPs and ZOs	102	111	109%
2. LGUs assisted in the adoption/review of CLUPs	336	269	80%
3. Submitted CLUPs reviewed/ratified	12	3	25%
4. LGUs trained/provided consultation services on subdivision plan process, evaluation, monitoring, review and approval of CLUPs zoning administration	450	526	117%
III. Regulatory Services on the Development and Sale of Subdivision, Condominium and Other Real Estate Projects, Brokers, Salesmen, Dealers and HOAs			
1. Licenses to Sell (LS) issued	2,100	1,870	89%
2. Other permits, clearances and registration certificates approved/issued	11,700	9,062	77%
3. HOAs registered	770	730	95%
4. HOAs monitored/supervised	2,000	2,433	122%
5. Real estate brokers, salesmen and dealers registered	4,590	5,336	116%
6. Field and non-field monitoring/investigations conducted	20,070	20,370	101%
IV. Adjudication Services on Complaints, Cases, Appeals Relative to Land Use/Zoning, Housing and Real Estate Development and HOAs			
1. Complaints/cases adjudicated	1,250	2,716	217%
2. Appealed cases resolved	450	890	198%

**HOUSING AND LAND USE REGULATORY BOARD
STANDARDS AND GUIDELINES FORMULATED/UPDATED AND AMENDED
JANUARY TO DECEMBER 2007**

1. Rules and Regulations Governing Columbarium Development
2. Accrediting Pagibig Housing Bonds as an Alternative Investment of Subd./Owner/ Developer in Compliance to the 20% Social Housing Development Requirement under Sec. 18 of RA 7279
3. Amendment of the 2004 Rules and Procedures to Incorporate Rules on Mediation
4. Policy Study on Accrediting the Northrail and Southrail Linkage Projects as Compliance to RA 7279
5. Amending Sec. 3.c.4. of IRR to Govern Sec. 18 of RA 7279
6. Revised Rules and Regulations for Advertisement Approval
7. Establishing a One-Stop Shop Processing Center for Housing Related Permits
8. Implementing Sec. 5 of EO 45 s. of 2001, Relative to the Submission by the Applicant Developer of an Affidavit with Technical Studies and Documents by Competent Individuals, in lieu of the Required Certification, Clearance or Permit for the Issuance of CR/LS for Subdivision and Condominium projects
9. Limiting Joint Venture Projects as a Mode of Compliance to the Balanced Housing Development
10. Approving the Fastracking of the Issuance of Cert. Of Registration and License to Sell
11. Comprehensive Land Use Plan GIS Guidebook
12. A Guide to Sectoral Studies on the Comprehensive Land Use Plan Preparation

**LIST OF LOCAL GOVERNMENT UNITS (LGUs) EXTENDED
TECHNICAL ASSISTANCE IN COMPREHENSIVE LAND
PLAN (CLUP) FORMULATION
CY 2007**

CAR (6)	RFO III (cont'd.)	RFO VIII (cont'd.)
1. Tayum, Abra	10. Iba, Zambales	5. San Isidro, Leyte
2. Lagawe, Ifugao	11. San Felipe, Zambales	6. Bobon, Northern Samar
3. Balbalan, Kalinga	12. San Marcelino, Zambales	7. Lapinig, Northern Samar
4. Pasil, Kalinga	13. San Narciso, Zambales	8. Calbiga, Samar
5. Besao, Mt. Province		9. Pinabacdao, Samar
6. Sagada, Mt. Province	RFO IV - A (2)	10. Calbiga, Samar
	1. Cavite City	
	2. Taal, Batangas	RFO IX (10)
RFO I (11)		1. Leon Postigo, Zamboanga DN
1. Bautista, Pangasinan		2. Roxas, Zamboanga DN
2. Bayambang, Pangasinan	RFO IV - B (2)	3. Tampilisan, Zamboanga DN
3. Binalonan, Pangasinan	1. Odiongan, Romblon	4. Labangan, Zamboanga DSUR
4. Binmaley, Pangasinan	2. PFP of Oriental Mindoro	5. Mahayag, Zamboanga DSUR
5. Laoac, Pangasinan		6. San Pablo, Zamboanga DSUR
6. Manaog, Pangasinan	RFO V (11)	7. Sominot, Zamboanga DSUR
7. Mangaldan, Pangasinan	1. Camalig, Albay	8. Diplahan, Zamboanga Sibugay
8. Gregorio del Pilar, Ilocos N.	2. Libon, Albay	9. Malangas, Zamboanga Sibugay
9. Pasuquin, Ilocos Norte	3. Castilla, Camarines Sur	10. Ramon Magsaysay, ZSibugay
10. Vintar, Ilocos Norte	4. Pasacao, Camarines Sur	
11. Candon City, Ilocos Sur	5. Pili, Camarines Sur	
	6. Tiga-on, Camarines Sur	RFO X (8)
RFO II (8)	7. Cawayan, Masbate	1. Baungon, Bukidnon
1. Abulug, Cagayan	8. Dimasalang, Masbate	2. Danggagan, Bukidnon
2. Amulung, Cagayan	9. Bulan, Sorsogon	3. Impasug-ong, Bukidnon
3. Buguey, Cagayan	10. Gubat, Sorsogon	4. Kibawe, Bukidnon
4. Gonzaga, Cagayan	11. Legazpi City	5. Libona, Bukidnon
5. Lallo, Cagayan		6. Maramag, Bukidnon
6. Sta. Teresita, Cagayan	RFO VI (7)	7. Talakag, Bukidnon
7. Ilagan, Isabela	1. Tangalan, Aklan	8. Ozamis City, Misamis Occ.
8. Maddela, Quirino	2. Panay, Capiz	
	3. Dumangas, Iloilo	RFO XI (7)
RFO III (13)	4. Oton, Iloilo	1. Montevista, COMVAL Prov.
1. Guiguinto, Bulacan	5. San Joaquin, Iloilo	2. Asuncion, Davao Del Norte
2. Talavera, Nueva Ecija	6. Tigbauan, Iloilo	3. Island Garden City of Samal, DN
3. Talugtug, Nueva Ecija	7. PFP of Guimaras	4. Banganga, Davao Oriental
4. Apalit, Pampanga		5. Boston, Davao Oriental
5. Porac, Pampanga	RFO VIII (10)	6. Manay, Davao Oriental
6. Capas, Tarlac	1. Babatngon, Leyte	7. San Isidro, Davao Oriental
7. Moncada, Tarlac	2. Burauen, Leyte	
8. Botolan, Zambales	3. Capul, Leyte	RFO XII (7)
9. Cabangon, Zambales	4. Javier, Leyte	1. Libungan, Cotabato Province

LIST OF LGUs EXTENDED TECHNICAL ASSISTANCE (CONT'D.)

RFO XII (cont'd.)	RFO XIII (CARAGA) - (9)
2. Banga, South Cotabato	1. Esperanza, Agusan D Sur
3. Koronadal City, South Cot.	2. Sta. Josefa, Agusan D Sur
4. Polomolok, South Cotabato	3. Cagdianao Dinagat Islands
5. Tantaran, South Cotabato	4. Libjo, Dinagat Islands
6. Alabel, Sarangani Province	5. San Jose, Surigao del Norte
7. Lambayong, Sultan Kudarat	6. Sison, Surigao del Norte
	7. Lanuza, Surigao del Sur
	8. Agusan del Sur PFP
	9. Surigao del Sur PFP