

## K. HOUSING AND LAND USE REGULATORY BOARD

### STRATEGIC OBJECTIVES

#### MANDATE

##### A. PLANNING:

1. Formulate Comprehensive Land Use Planning Guidelines (CLUP).
2. Render technical assistance to LGUs in CLUP preparation and to members of Provincial and Regional Land Use Committees in CLUP review.
3. Review and approve CLUPs for Highly Urbanized Cities, Independent Component Cities, Metro Manila Cities and Municipalities and Provincial Physical Framework Plans.

4. Install an information system to monitor change in the actual use of resources and the implementation of CLUPs by LGUs.
5. Update and revise the National Urban Development and Housing Framework.

**B. REGULATION:**

1. Register and license residential and non-residential subdivision projects.
2. Issue development permits for condominium projects and columbarium projects.
3. Monitor development and construction of subdivision and condominium projects including the sale of lots of units therein.
4. Update and revise rules, guidelines and standards on housing and real estate.
5. Approve Master Deed and Declaration of Restrictions of condominium projects, and any amendment or revocation thereof decided upon majority of all registered owners (concurrently with City or Municipal Engineer).
6. Issue locational clearance for projects considered to be of vital and national or regional economic or environmental significance.
7. Register and supervise Home Owner Associations.
8. Register real estate brokers, dealers and salesmen engaged in selling lots or unit in projects under HLURB jurisdiction.

**C. ADJUDICATION:**

1. Hear and decide disputes between subdivision lot or condominium unit buyer and developer.
2. Resolve intra and inter-homeowners associations disputes.
3. Decide on appeals from decisions of local zoning bodies.

**VISION**

To attain well-planned and self-reliant communities via land and housing regulations

**MISSION**

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 benefits

**KEY RESULT AREAS**

Anti-corruption and transparent, accountable and participatory governance

**SECTOR OUTCOME**

Well-planned communities/improved shelter security and empowered homeowners associations

**ORGANIZATIONAL OUTCOME**

1. Rational use of land and orderly development of communities
2. Equitable access to housing and protection of subdivision and condominium buyers
3. Improved governance of Homeowners Associations

**New Appropriations, by Program/Project**

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|                 |                                    | <u>Current Operating Expenditures</u> |                    |                |              |
|-----------------|------------------------------------|---------------------------------------|--------------------|----------------|--------------|
|                 |                                    | <u>Personnel</u>                      | <u>Maintenance</u> | <u>Capital</u> | <u>Total</u> |
|                 |                                    | <u>Services</u>                       | <u>and Other</u>   | <u>Outlays</u> |              |
|                 |                                    |                                       | <u>Operating</u>   |                |              |
|                 |                                    |                                       | <u>Expenses</u>    |                |              |
|                 |                                    |                                       |                    |                |              |
| <b>PROGRAMS</b> |                                    |                                       |                    |                |              |
| 100000000       | General Administration and Support | P 28,934,000                          |                    |                | P 28,934,000 |
| 200000000       | Support to Operations              |                                       | 30,308,000         |                | 30,308,000   |

GENERAL APPROPRIATIONS ACT, FY 2014

|   |               |               |
|---|---------------|---------------|
| 300000000 Operations                        | 130,186,000   | 130,186,000   |
|   | -----         | -----         |
| MFO 1: Technical Advisory Services          | 45,284,000    | 45,284,000    |
| MFO 2: Land Use and NOA Regulation Services | 84,902,000    | 84,902,000    |
|   | -----         | -----         |
| Total, Programs                             | 189,428,000   | 189,428,000   |
|   | -----         | -----         |
| TOTAL NEW APPROPRIATIONS                    | P 189,428,000 | P 189,428,000 |
|   | =====         | =====         |

**New Appropriations, by Central/Regional Allocation**

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| REGION                                 | Current Operating Expenditures |  |                 | Total         |
|--|--------------------------------|--|-----------------|---------------|
|  | Personnel Services             | Maintenance and Other Operating Expenses | Capital Outlays |               |
| Central Office                         | P 59,242,000                   |  |                 | P 59,242,000  |
| Regional Allocation                    | 130,186,000                    |  |                 | 130,186,000   |
|  | -----                          |  |                 | -----         |
| National Capital Region (NCR)          | 25,260,000                     |  |                 | 25,260,000    |
| Cordillera Administrative Region (CAR) | 15,420,000                     |  |                 | 15,420,000    |
| Region III - Central Luzon             | 10,673,000                     |  |                 | 10,673,000    |
| Region IVA - CALABARZON                | 20,077,000                     |  |                 | 20,077,000    |
| Region V - Bicol                       | 7,896,000                      |  |                 | 7,896,000     |
| Region VI - Western Visayas            | 9,607,000                      |  |                 | 9,607,000     |
| Region VII - Central Visayas           | 15,191,000                     |  |                 | 15,191,000    |
| Region X - Northern Mindanao           | 13,947,000                     |  |                 | 13,947,000    |
| Region XI - Davao                      | 12,115,000                     |  |                 | 12,115,000    |
|  | -----                          |  |                 | -----         |
| TOTAL NEW APPROPRIATIONS               | P 189,428,000                  |  |                 | P 189,428,000 |
|  | =====                          |  |                 | =====         |

**Special Provision(s)**

1. **Regulatory Fees.** In addition to the amounts appropriated herein, One Hundred Thirty Four Million Eighty Four Thousand Pesos (P134,084,000) sourced from fees, fines, and other charges collected by the Housing and Land Use Regulatory Board (HLURB) shall be used for its MOOE and Capital Outlay requirements in accordance with Section 9 of E.O. No. 648, s. 1981, subject to the submission of a Special Budget pursuant to Section 35, Chapter 5, Book VI of E.O. No. 292, s. 1987.

The HLURB shall submit, either in printed form or by way of electronic document, to the DBM, copy furnished the House Committee on Appropriations and the Senate Committee on Finance, quarterly reports on the financial and physical accomplishments on the utilization of said amount. The Chief Executive Officer of HLURB and the Agency's web administrator or his/her equivalent shall be responsible for ensuring that said quarterly reports are likewise posted on the official website of the HLURB.

2. **Appropriations for Programs and Specific Activities.** The amounts appropriated herein for the programs of the agency shall be used specifically for the activities in the amounts indicated under the Details of the FY 2014 Budget attached as Annex A (Volume 1) of this Act.

**PERFORMANCE INFORMATION**

**KEY STRATEGIES**

1. Effective enforcement of more responsive land use and housing rules, regulations, standards and guidelines
2. Revitalization and integration of the permitting and monitoring system
3. Intensified provision of technical assistance to Local Government Units to ensure formulation and approval of their new or updated Comprehensive Land Use Plans

4. Establishment of effective linkages with government and private sectors as well as foreign organizations
5. Revisiting of permitting system of HLURB
6. Publication of projects issued licenses to Sell projects with Cease and Desist Order and list of brokers
7. Strict implementation of the Revised Implementing Rules and Regulations to Govern Section 18 of RA 7279 and its Implementing Guidelines
8. ISO Certification of the HLURB core processes; Strict observance of the HLURB Rules of Procedures
9. Operation, upgrade and maintenance of Management Information Systems, Information Technology Systems, facilities and services
10. Sustained orientation of members and directors of Homeowners Associations on R.A. No. 9904

**MAJOR FINAL OUTPUTS (MFO) / PERFORMANCE INDICATORS**

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**Targets**

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**NFO 1: TECHNICAL ADVISORY SERVICES**

|   |     |
|---|-----|
| Number of land use plans reviewed   | 12  |
| Average percentage of stakeholders that rate land use plans as good or better   | 90% |
| Percentage of reviews of land use plans completed within two (2) months or less | 90% |

**NFO 2: LAND USE AND HOA REGULATION SERVICES**

|  |        |
|--|--------|
| <b>Licensing and Registration</b>  |        |
| Number of Homeowners Association registered  | 1,020  |
| Number of subdivision development applications acted upon  | 1,000  |
| Average percentage of stakeholders who rate each development as good or better   | 90%    |
| Number of subdivision development applications acted upon within twenty-one (21) days                                  | 90%    |
| <b>Monitoring</b>  |        |
| Number of site inspections conducted   | 35,000 |
| Percentage of inspections that result in issuance of notice of violation of land use planning standards and guidelines | 35%    |
| Percentage of developments that are inspected more than ten (10) times in the last year                                | 0%     |
| <b>Enforcement</b>   |        |
| Number of enforcement actions undertaken   | 1,072  |
| Number of decisions overturned on appeal to a higher authority   | 10%    |
| Percentage of enforcement actions resolved within sixty (60) days  | 90%    |
| <b>Homeowners Association Adjudication</b>   |        |
| Number of disputes adjudicated   | 268    |
| Percentage of disputes elevated to the Court of Appeals  | 10%    |
| Percentage of disputes resolved within sixty (60) days   | 90%    |

Note: Inclusive of Targets funded from other sources, e.g. Special Account in the General Fund