

L. HOUSING AND LAND USE REGULATORY BOARD

STRATEGIC OBJECTIVES

MANDATE

The Housing and Land Use Regulatory Board (HLURB) is the 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.

VISION

An institution of professionals exemplifying public service with responsibility, integrity, competence and justice geared towards the attainment of well-planned and sustainable communities through the regulation of land use, housing development and homeowners associations, and the just resolution of disputes.

MISSION

To promulgate and enforce policies on land use, housing and homeowners associations which promote inclusive growth and economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development 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 improved
2. Equitable access to housing and protection of subdivision and condominium buyers improved
3. Governance of homeowners associations improved

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

ORGANIZATIONAL OUTCOMES (OOs) / PERFORMANCE INDICATORS (PIs)	BASELINE	2015 TARGETS
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Rational use of land and orderly development of communities improved

Percentage of municipalities and component cities with CLUPs increased by 1.48% by 2015.	1,377	13 (100.95% or 1,390)
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Equitable access to housing and protection of subdivision and condominium buyers improved

Number of housing units increased by 5% by 2015.	211,526	222,102
Percentage decreased of 5% on violations found (with order of imposition of fine)	354	336

Governance of homeowners associations improved

Percentage of decisions upheld on appeal	100% (new indicator)	13
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MAJOR FINAL OUTPUTS (MFOs) / PERFORMANCE INDICATORS (PIs)

2015 Targets

MFO 1: TECHNICAL ADVISORY SERVICES

Number of comprehensive land use plans (CLUP's) of highly Urbanized Cities (LGU's), Independent Component Cities (ICC's), Metro Manila LGU's and Provincial Physical Framework (PPFP's) reviewed	
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%

MFO 2: LAND USE AND HOA REGULATION SERVICES

Licensing and Registration	
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	900
Monitoring	
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%
Enforcement	
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%
Homeowners Association Adjudication	
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.