

## K. HOUSING AND LAND USE REGULATORY BOARD

### STRATEGIC OBJECTIVES

- MANDATE** : The Housing and Land Use Regulatory Board (HLURB) is the government agency mandated to provide assistance to local government units in the preparation and approval of their comprehensive land use plans (CLUPs), regulate housing, land use development and homeowners associations. It also adjudicates cases pertaining real estate management, zoning, homeowners associations disputes and the appeal cases pertaining thereto.
- 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

**SECTION 1 : EXPENDITURE PROGRAM  
(in pesos)**

No./ Code	GASS / STO / OPERATIONS / PROJECTS	2014 Actual	2015 Current	2016 Proposed
000001000000000	General Administration and Support	55,357,000	48,913,000	612,640,000
	PS	41,356,000	31,195,000	36,981,000
	MOOE	12,882,000	16,618,000	17,356,000
	CO	1,119,000	1,100,000	558,303,000
000002000000000	Support to Operations	41,338,000	44,346,000	42,908,000
	PS	33,682,000	32,496,000	30,842,000
	MOOE	7,656,000	11,850,000	12,066,000
000003000000000	Operations	216,930,000	221,386,000	216,061,000
	PS	146,548,000	143,771,000	137,688,000
	MOOE	50,615,000	77,615,000	78,373,000
	CO	19,767,000		
	Projects	14,440,000	980,000	
	MOOE	940,000	618,000	
	CO	13,500,000	362,000	
TOTAL AGENCY BUDGET		328,065,000	315,625,000	871,609,000
	PS	221,586,000	207,462,000	205,511,000
	MOOE	72,093,000	106,701,000	107,795,000
	CO	34,386,000	1,462,000	558,303,000

**STAFFING SUMMARY**

	2014	2015	2016
TOTAL STAFFING			
Total Number of Authorized Positions	422	422	422
Total Number of Filled Positions	409	408	408

**PROPOSED 2016**

OPERATIONS BY MFO	PS	MOOE	CO	TOTAL
MFO 1: TECHNICAL ADVISORY SERVICES	41,659,000			41,659,000
MFO 2: LAND USE AND HOA REGULATION SERVICES	84,040,000			84,040,000

**SECTION 2 : EXPENDITURE PROGRAM BY CENTRAL / REGIONAL ALLOCATION, 2016  
(in pesos)**

REGION	PS	MOOE	CO	TOTAL
CENTRAL OFFICE	61,838,000			61,838,000
Regional Allocation (net of Central Office):	126,260,000			126,260,000
National Capital Region (NCR)	23,535,000			23,535,000
Cordillera Administrative Region (CAR)	14,322,000			14,322,000
Region III - Central Luzon	10,785,000			10,785,000
Region IVA - CALABARZON	20,264,000			20,264,000

Region V - Bicol	8,322,000	8,322,000
Region VI - Western Visayas	9,655,000	9,655,000
Region VII - Central Visayas	14,463,000	14,463,000
Region X - Northern Mindanao	12,664,000	12,664,000
Region XI - Davao	12,250,000	12,250,000
<b>TOTAL AGENCY BUDGET</b>	<b>188,098,000</b>	<b>188,098,000</b>

### SECTION 3 : SPECIAL PROVISION(S)

1. Regulation Fees and Other Charges. In addition to the amounts appropriated herein, Six Hundred Sixty Six Million Ninety Eight Thousand Pesos (P666,098,000) shall be used for the MOOE and Capital Outlay requirements of the Housing and Land Use Regulatory Board (HLURB) sourced from fees, fines, and other charges collected by the Housing and Land Use Regulatory Board (HLURB) in accordance with E.O. No. 648, s. 1981.

Release of funds shall be 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 to the DBM, the House Committee on Appropriations and the Senate Committee on Finance, either in printed form or by way of electronic document, quarterly reports on financial and physical accomplishments. 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 posted on the HLURB website.

2. Appropriations for Programs and Specific Activities. The amounts appropriated herein for the programs of the agency shall be used specifically for the following activities in the indicated amounts and conditions:

### SECTION 4 : 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

<u>ORGANIZATIONAL OUTCOMES (OOs) / PERFORMANCE INDICATORS (PIs)</u>	<u>Baseline</u>	<u>2016 Targets</u>
<b>Rational use of land and orderly development of communities improved</b>		
Percentage of municipalities and component cities with CLUPs increased by 1.6% by 2016.	1,368	1,390
<b>Equitable access to housing and protection of subdivision and condominium buyers improved</b>		
Number of housing units increased by 1% by 2016.	216,503	218,668
Percentage decreased of 1% on violations found (with order of imposition of fine)	No Baseline	333
<b>Governance of homeowners associations improved</b>		
Percentage of decisions upheld on appeal	No baseline (new indicator)	90%

<u>MFO / PIs</u>	<u>2016 Targets</u>
<b>MFO 1: TECHNICAL ADVISORY SERVICES</b>	
Number of land use plans reviewed	12
Average percentage of stakeholders that rate land use plans as good or better	100%
Percentage of reviews of land use plans completed within two (2) months or less	100%
<b>MFO 2: LAND USE AND HOA REGULATION SERVICES</b>	
<b>Licensing and Registration</b>	
Number of Homeowners Association registered	1,043
Number of subdivision development applications acted upon	993
Average percentage of stakeholders who rate each development as good or better	98.7%
Number of subdivision development applications acted upon within twenty-one (21) days	903
<b>Monitoring</b>	
Number of site inspections conducted	43,084
Percentage of inspections that result in issuance of notice of violation of land use planning standards and guidelines	43%
Percentage of developments that are inspected more than ten (10) times in the last year	0%
<b>Enforcement</b>	
Number of enforcement actions undertaken	971
Number of decisions overturned on appeal to a higher authority	10%
Percentage of enforcement actions resolved within sixty (60) days	90.16%
<b>Homeowners Association Adjudication</b>	
Number of disputes adjudicated	370
Percentage of disputes elevated to the Court of Appeals	10%
Percentage of disputes resolved within sixty (60) days	90%

Appropriations/Obligations

(In Thousand Pesos)

<u>Description</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
New General Appropriations	189,428	189,434	188,098
General Fund		189,434	188,098
R.A. No. 10633	189,428		
Automatic Appropriations	172,140	126,191	683,511
Retirement and Life Insurance Premiums	18,028	18,028	17,413
Special Account	154,112	108,163	666,098
Budgetary Adjustment(s)	11,277		
Transfer(s) from:			
Miscellaneous Personnel Benefits Fund	6,352		
Pension and Gratuity Fund	4,925		
Total Available Appropriations	372,845	315,625	871,609
Unused Appropriations	( 44,780)		
Unobligated Allotment	( 44,780)		
<b>TOTAL OBLIGATIONS</b>	<b>328,065</b>	<b>315,625</b>	<b>871,609</b>
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Proposed New Appropriations Language

For general administration and support, support to operations, and operations as indicated hereunder.....P 188,098,000

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## New Appropriations, by Programs/Activities/Projects, by Operating Units

		Current Operating Expenditures		
		Personnel Services	Maintenance and Other Operating Expenses	Capital Outlays
PROGRAMS				
000001000000000	General Administration and Support	<u>34,240,000</u>		<u>34,240,000</u>
103001000100000	General Management and Supervision	P <u>30,109,000</u>		P <u>30,109,000</u>
	National Capital Region (NCR)	<u>28,247,000</u>		<u>28,247,000</u>
	Central Office	27,880,000		27,880,000
	Expanded National Capital Region	367,000		367,000
	Region IVA - CALABARZON	<u>624,000</u>		<u>624,000</u>
	Southern Tagalog Region (Regions IVA and IVB)	624,000		624,000
	Region V - Bicol	<u>407,000</u>		<u>407,000</u>
	Bicol Region (Region V)	407,000		407,000
	Region VI - Western Visayas	<u>458,000</u>		<u>458,000</u>
	Western Visayas Region	458,000		458,000
	Region VII - Central Visayas	<u>373,000</u>		<u>373,000</u>
	Central Visayas Region (Regions VII and VIII)	373,000		373,000
103001000200000	Administration of Personnel Benefits	<u>4,131,000</u>		<u>4,131,000</u>
	National Capital Region (NCR)	<u>4,131,000</u>		<u>4,131,000</u>
	Central Office	4,131,000		4,131,000
	Sub-total, General Administration and Support	<u>34,240,000</u>		<u>34,240,000</u>
000002000000000	Support to Operations	<u>28,159,000</u>		<u>28,159,000</u>
206002000100000	Conduct of legal researches and related studies	<u>12,115,000</u>		<u>12,115,000</u>
	National Capital Region (NCR)	<u>12,115,000</u>		<u>12,115,000</u>
	Central Office	12,115,000		12,115,000
201002000200000	Technical support to management on program conceptualization and development, coordination and monitoring	<u>16,044,000</u>		<u>16,044,000</u>
	National Capital Region (NCR)	<u>16,044,000</u>		<u>16,044,000</u>
	Central Office	16,044,000		16,044,000
	Sub-total, Support to Operations	<u>28,159,000</u>		<u>28,159,000</u>

## 410 EXPENDITURE PROGRAM FY 2016 VOLUME III

00000300000000	Operations	<u>125,699,000</u>	<u>125,699,000</u>
00000301000000	MFO 1: TECHNICAL ADVISORY SERVICES	<u>41,659,000</u>	<u>41,659,000</u>
00000301010000	Formulation of Policies and Standards, Rules and Regulations on Human Settlements	<u>41,659,000</u>	<u>41,659,000</u>
201003010100001	Formulation, revision, adoption and dissemination of standards and guidelines for physical plans, subdivisions and urban land reform	<u>24,219,000</u>	<u>24,219,000</u>
	National Capital Region (NCR)	<u>3,555,000</u>	<u>3,555,000</u>
	Expanded National Capital Region	3,555,000	3,555,000
	Cordillera Administrative Region (CAR)	<u>2,700,000</u>	<u>2,700,000</u>
	Northern Luzon Region (CAR, Regions I and II)	2,700,000	2,700,000
	Region III - Central Luzon	<u>2,467,000</u>	<u>2,467,000</u>
	Northern Tagalog Region (Region III)	2,467,000	2,467,000
	Region IVA - CALABARZON	<u>3,504,000</u>	<u>3,504,000</u>
	Southern Tagalog Region (Regions IVA and IVB)	3,504,000	3,504,000
	Region V - Bicol	<u>2,332,000</u>	<u>2,332,000</u>
	Bicol Region (Region V)	2,332,000	2,332,000
	Region VI - Western Visayas	<u>2,391,000</u>	<u>2,391,000</u>
	Western Visayas Region	2,391,000	2,391,000
	Region VII - Central Visayas	<u>1,870,000</u>	<u>1,870,000</u>
	Central Visayas Region (Regions VII and VIII)	1,870,000	1,870,000
	Region X - Northern Mindanao	<u>2,501,000</u>	<u>2,501,000</u>
	Northern Mindanao Region (Regions IX, X and XIII)	2,501,000	2,501,000
	Region XI - Davao	<u>2,899,000</u>	<u>2,899,000</u>
	Southern Mindanao Region (Regions XI and XII)	2,899,000	2,899,000
202003010100003	Provision of town planning and zoning assistance in the preparation of human settlements plans and concept planning for urban land reform areas for priority development (APD) and subdivisions, including its review and evaluation as well as the operations	<u>17,440,000</u>	<u>17,440,000</u>
	National Capital Region (NCR)	<u>858,000</u>	<u>858,000</u>
	Expanded National Capital Region	858,000	858,000
	Cordillera Administrative Region (CAR)	<u>2,845,000</u>	<u>2,845,000</u>
	Northern Luzon Region (CAR, Regions I and II)	2,845,000	2,845,000

	Region III - Central Luzon	<u>1,612,000</u>	<u>1,612,000</u>
	Northern Tagalog Region (Region III)	1,612,000	1,612,000
	Region IVA - CALABARZON	<u>2,319,000</u>	<u>2,319,000</u>
	Southern Tagalog Region (Regions IVA and IVB)	2,319,000	2,319,000
	Region V - Bicol	<u>1,418,000</u>	<u>1,418,000</u>
	Bicol Region (Region V)	1,418,000	1,418,000
	Region VI - Western Visayas	<u>2,004,000</u>	<u>2,004,000</u>
	Western Visayas Region	2,004,000	2,004,000
	Region VII - Central Visayas	<u>1,741,000</u>	<u>1,741,000</u>
	Central Visayas Region (Regions VII and VIII)	1,741,000	1,741,000
	Region X - Northern Mindanao	<u>1,758,000</u>	<u>1,758,000</u>
	Northern Mindanao Region (Regions IX, X and XIII)	1,758,000	1,758,000
	Region XI - Davao	<u>2,885,000</u>	<u>2,885,000</u>
	Southern Mindanao Region (Regions XI and XII)	2,885,000	2,885,000
000003020000000	MFO 2: LAND USE AND HOA REGULATIONS SERVICES	<u>84,040,000</u>	<u>84,040,000</u>
000003020100000	Regulation of Human Settlements Plans Programs	<u>84,040,000</u>	<u>84,040,000</u>
202003020100001	Processing / issuance of locational clearances in subdivisions and urban land reform	<u>33,924,000</u>	<u>33,924,000</u>
	National Capital Region (NCR)	<u>7,846,000</u>	<u>7,846,000</u>
	Central Office	1,058,000	1,058,000
	Expanded National Capital Region	6,788,000	6,788,000
	Cordillera Administrative Region (CAR)	<u>2,537,000</u>	<u>2,537,000</u>
	Northern Luzon Region (CAR, Regions I and II)	2,537,000	2,537,000
	Region III - Central Luzon	<u>1,871,000</u>	<u>1,871,000</u>
	Northern Tagalog Region (Region III)	1,871,000	1,871,000
	Region IVA - CALABARZON	<u>4,235,000</u>	<u>4,235,000</u>
	Southern Tagalog Region (Regions IVA and IVB)	4,235,000	4,235,000
	Region V - Bicol	<u>1,960,000</u>	<u>1,960,000</u>
	Bicol Region (Region V)	1,960,000	1,960,000
	Region VI - Western Visayas	<u>3,232,000</u>	<u>3,232,000</u>
	Western Visayas Region	3,232,000	3,232,000

Region VII - Central Visayas	<u>5,034,000</u>	<u>5,034,000</u>
Central Visayas Region (Regions VII and VIII)	5,034,000	5,034,000
Region X - Northern Mindanao	<u>4,580,000</u>	<u>4,580,000</u>
Northern Mindanao Region (Regions IX, X and XIII)	4,580,000	4,580,000
Region XI - Davao	<u>2,629,000</u>	<u>2,629,000</u>
Southern Mindanao Region (Regions XI and XII)	2,629,000	2,629,000
202003020100002 Monitoring of implementation/compliance with locational development permits issued, including the formulation of implementing rules and regulations for enforcement	<u>29,845,000</u>	<u>29,845,000</u>
National Capital Region (NCR)	<u>6,633,000</u>	<u>6,633,000</u>
Central Office	287,000	287,000
Expanded National Capital Region	6,346,000	6,346,000
Cordillera Administrative Region (CAR)	<u>4,374,000</u>	<u>4,374,000</u>
Northern Luzon Region (CAR, Regions I and II)	4,374,000	4,374,000
Region III - Central Luzon	<u>2,778,000</u>	<u>2,778,000</u>
Northern Tagalog Region (Region III)	2,778,000	2,778,000
Region IVA - CALABARZON	<u>5,483,000</u>	<u>5,483,000</u>
Southern Tagalog Region (Regions IVA and IVB)	5,483,000	5,483,000
Region V - Bicol	<u>1,061,000</u>	<u>1,061,000</u>
Bicol Region (Region V)	1,061,000	1,061,000
Region VI - Western Visayas	<u>885,000</u>	<u>885,000</u>
Western Visayas Region	885,000	885,000
Region VII - Central Visayas	<u>3,098,000</u>	<u>3,098,000</u>
Central Visayas Region (Regions VII and VIII)	3,098,000	3,098,000
Region X - Northern Mindanao	<u>2,682,000</u>	<u>2,682,000</u>
Northern Mindanao Region (Regions IX, X and XIII)	2,682,000	2,682,000
Region XI - Davao	<u>2,851,000</u>	<u>2,851,000</u>
Southern Mindanao Region (Regions XI and XII)	2,851,000	2,851,000
202003020100003 Conduct of trials and hearings on cases/problems/complaints arising from the implementation of human settlements plans/programs including urban land reform and subdivisions as well as appealed cases pertaining thereto	<u>20,271,000</u>	<u>20,271,000</u>

National Capital Region (NCR)	5,944,000	5,944,000
Central Office	323,000	323,000
Expanded National Capital Region	5,621,000	5,621,000
Cordillera Administrative Region (CAR)	1,866,000	1,866,000
Northern Luzon Region (CAR, Regions I and II)	1,866,000	1,866,000
Region III - Central Luzon	2,057,000	2,057,000
Northern Tagalog Region (Region III)	2,057,000	2,057,000
Region IVA - CALABARZON	4,099,000	4,099,000
Southern Tagalog Region (Regions IVA and IVB)	4,099,000	4,099,000
Region V - Bicol	1,144,000	1,144,000
Bicol Region (Region V)	1,144,000	1,144,000
Region VI - Western Visayas	685,000	685,000
Western Visayas Region	685,000	685,000
Region VII - Central Visayas	2,347,000	2,347,000
Central Visayas Region (Regions VII and VIII)	2,347,000	2,347,000
Region X - Northern Mindanao	1,143,000	1,143,000
Northern Mindanao Region (Regions IX, X and XIII)	1,143,000	1,143,000
Region XI - Davao	986,000	986,000
Southern Mindanao Region (Regions XI and XII)	986,000	986,000
Sub-total, Operations	125,699,000	125,699,000
TOTAL NEW APPROPRIATIONS	P 188,098,000 =====	P 188,098,000 =====

Obligations, by Object of Expenditures

CYs 2014-2016  
(In Thousand Pesos)

	2014	2015	2016
Current Operating Expenditures			
Personnel Services			
Civilian Personnel			
Permanent Positions			
Basic Salary	146,041	150,224	145,106
Total Permanent Positions	146,041	150,224	145,106
Other Compensation Common to All			
Personnel Economic Relief Allowance	9,727	10,104	9,792
Representation Allowance	3,048	3,972	3,732
Transportation Allowance	3,045	3,972	3,732
Clothing and Uniform Allowance	2,060	2,105	2,040

## 414 EXPENDITURE PROGRAM FY 2016 VOLUME III

Productivity Incentive Allowance	809	842	
Honoraria	151	800	399
Year End Bonus	10,717	12,519	12,093
Cash Gift	3,482	2,105	2,040
Step Increment		373	658
Collective Negotiation Agreement	9,256		
Productivity Enhancement Incentive	1,999		2,040
Performance Based Bonus	4,347		
Total Other Compensation Common to All	<u>48,849</u>	<u>36,792</u>	<u>36,526</u>
Other Compensation for Specific Groups			
Other Personnel Benefits	1,853		
Total Other Compensation for Specific Groups	<u>1,853</u>		
Other Benefits			
Retirement and Life Insurance Premiums	17,265	18,028	17,413
PAG-IBIG Contributions	488	502	486
PhilHealth Contributions	1,383	1,414	1,363
Employees Compensation Insurance Premiums	488	502	486
Retirement Gratuity	4,925		
Terminal Leave	294		4,131
Total Other Benefits	<u>24,843</u>	<u>20,446</u>	<u>23,879</u>
TOTAL PERSONNEL SERVICES	<u>221,586</u>	<u>207,462</u>	<u>205,511</u>
Maintenance and Other Operating Expenses			
Travelling Expenses	5,932	9,254	9,532
Training and Scholarship Expenses	3,319	1,438	1,370
Supplies and Materials Expenses	7,942	13,509	13,914
Utility Expenses	7,534	8,894	9,163
Communication Expenses	6,393	6,635	6,635
Confidential, Intelligence and Extraordinary Expenses			
Extraordinary and Miscellaneous Expenses	413	392	392
Professional Services	5,403	37,187	
General Services	7,080	9,216	46,043
Repairs and Maintenance	1,947	3,267	3,376
Taxes, Insurance Premiums and Other Fees	1,150	1,759	1,759
Labor and Wages	14,997		
Other Maintenance and Operating Expenses			
Advertising Expenses	252	540	556
Printing and Publication Expenses	575	995	1,013
Representation Expenses	820	1,096	1,128
Transportation and Delivery Expenses	140	632	652
Rent/Lease Expenses	8,002	11,355	11,878
Subscription Expenses	194	432	282
Donations		100	102
TOTAL MAINTENANCE AND OTHER OPERATING EXPENSES	<u>72,093</u>	<u>106,701</u>	<u>107,795</u>
TOTAL CURRENT OPERATING EXPENDITURES	<u>293,679</u>	<u>314,163</u>	<u>313,306</u>
Capital Outlays			
Property, Plant and Equipment Outlay			
Buildings and Other Structures	13,500		552,004
Machinery and Equipment Outlay	1,119	1,462	6,299
Transportation Equipment Outlay	19,767		
TOTAL CAPITAL OUTLAYS	<u>34,386</u>	<u>1,462</u>	<u>558,303</u>
GRAND TOTAL	<u>328,065</u>	<u>315,625</u>	<u>871,609</u>