

Briefer on “ <b>RA 10884: Balanced Housing Program Amendments Act</b> ”	
<b>Status</b>	Lapsed into law on <i>July 17, 2016</i>
<b>Full Title</b>	An Act Strengthening the Balanced Housing Development Program, amending for the Purpose Republic Act No. 7279, entitled “ <i>An Act to Provide for a Comprehensive and Continuing Urban Development and Housing Program, establish the mechanism for its implementation, and for other purposes</i> ”
<b>Objective</b>	<ul style="list-style-type: none"> <li>• To maximize the implementation of socialized housing projects by making the purpose and parameters of the balanced housing requirement provided by RA 7279.</li> <li>• Enactment of the law would help accelerate the provision of affordable decent housing for the ISFs, the underprivileged and the homeless Filipinos</li> </ul>
<b>Key Provisions</b>	<ul style="list-style-type: none"> <li>• Amendment of Section 3, paragraph r, redefining “socialized housing” by including <b>residential condominium units</b> in the types of housing programs and projects undertaken by the government or the private sector for the underprivileged and homeless citizens</li> <li>• <u>Amendments to Section 18 of RA 7279 on Balanced Housing:</u> <ol style="list-style-type: none"> <li>1. Requiring <b>owners and/or</b> developers of proposed subdivision <b>and condominium</b> projects to develop an area for socialized housing</li> <li>2. Exempting <b>owners and/or developers of proposed socialized subdivision and condominium projects</b> from the said requirement</li> <li>3. Requiring that the area for socialized housing should be equivalent to: <ul style="list-style-type: none"> <li>✓ at least <b>fifteen percent (15%)</b> of the total subdivision area or subdivision project cost</li> <li>✓ at least <b>five percent (5%)</b> of condominium area or project cost</li> </ul> </li> <li>4. Complying with the balanced housing requirement in the following manner: <ol style="list-style-type: none"> <li>a. Development of <b>socialized housing</b> in a new settlement</li> <li>b. Joint-venture projects <b>for socialized housing</b> with the</li> </ol> </li> </ol> </li> </ul>

	<p>local government, housing agencies, <b>or another private developer or accredited NGO by the HLURB</b></p> <p>c. Development of education facilities in an existing socialized housing area</p> <p>5. Indicating that <b>no other form of compliance</b> other than those listed <b>may be prescribed except through the enactment of a subsequent law</b></p> <p>6. Mandating that <b>no subdivision plan or condominium plan shall be approved by any LGU or government agency unless accompanied by a written undertaking made under oath by the owner and/or developer, setting forth in detail the manner in which compliance with Section 18 is proposed</b></p> <ul style="list-style-type: none"> <li>• Mandating the <b>HLURB to submit to Congress an Annual Compliance Report by the Owners and/or Developers</b></li> </ul>
<b>Penalties</b>	<ul style="list-style-type: none"> <li>✓ A fine of <b>not less than Five Hundred Thousand Pesos P500, 000 but not more than P10 Million</b> for the first offense</li> <li>✓ <b>Cancellation of license</b> to do business for the second offense shall be imposed for its violation.</li> </ul>
<b>IRR</b>	<ul style="list-style-type: none"> <li>• HLURB will promulgate the new Implementing Rules and Regulations (IRR) within 90 days of the effectivity of this Act.</li> <li>• NGOs and POs involved in housing rights and urban poor advocacy shall be consulted in the drafting of the IRR.</li> </ul>
<b>Other details</b>	

**\*Highlighted texts are the amendments introduced by RA 10884 to Section 18 of RA 7279.**