

SEVENTEENTH CONGRESS OF THE )  
REPUBLIC OF THE PHILIPPINES )  
Second Regular Session )



Senate  
Office of the Secretary

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SENATE

P.S. Res. No. 467

RECEIVED BY:

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INTRODUCED BY SENATOR JOSEPH VICTOR G. EJERCITO

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RESOLUTION

DIRECTING THE SENATE COMMITTEE ON URBAN PLANNING, HOUSING AND RESETTLEMENT TO CONDUCT AN INQUIRY, IN AID OF LEGISLATION, ON THE NUMEROUS REPORTS OF REAL ESTATE SUBDIVISION AND CONDOMINIUM BUYERS ON THE ALLEGED UNLAWFUL PRACTICES COMMITTED BY REAL ESTATE DEVELOPERS, OWNERS AND SELLERS AND THEIR FAILURE TO COMPLY WITH THE BALANCED HOUSING DEVELOPMENT PROGRAM

WHEREAS, under Republic Act (RA) No. 7279 or the Urban Development and Housing Act requires developers of proposed subdivision projects to develop an area for socialized housing equivalent to at least twenty percent (20%) of the total subdivision area or total subdivision project cost, at the option of the developer, within the same city or municipality, whenever feasible, and in accordance with the standards set by the Housing and Land Use Regulatory Board (HLURB) and other existing laws, which was later on amended by Republic Act No. 10884;

WHEREAS, Presidential Decree (PD) No. 957 or the Subdivision and Condominium Buyer's Protective Decree provides that it is the policy of the State to afford its inhabitants the requirement of decent human settlement and to provide them with ample opportunities for improving their quality of life;

WHEREAS, PD No. 957 was enacted in order to curb the disturbing quantum of cases of misrepresentation, deceit and fraudulent manipulations by exploitative subdivision and condominium developers, owners, and sellers;

**WHEREAS**, it is the purpose of PD 957 to closely supervise and regulate the real estate subdivision and condominium businesses, and to imposed penalties for fraudulent practices and manipulations committed in violation therewith, in order not to undermine the land and housing program of the government;

**WHEREAS**, after decades of enactment of the law, our office continue to receive numerous reports and complaints regarding the malpractices of real estate subdivision and condominium developers, owners, and sellers allegedly in violation of various housing laws;

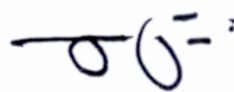
**WHEREAS**, the complaints reveal the corrupt practices of developers, owners, and sellers such as the delayed turn-over of units, selling without license to sell, fraudulent sales, misleading advertisements, substandard materials for the construction of the units, among others;

**WHEREAS**, there are also reports that some of the developers failed to comply with the Balanced Housing Development Program under Republic Act No. 7279 or the Urban Development and Housing Act;

**WHEREAS**, the said practices are in violation of Presidential Decree 957 (*Subdivision and Condominium Buyers' Protective Decree*) particularly Section 5 (License to sell), Section 19 (Advertisements), Section 23 (Non-Forfeiture of Payments), Republic Act No. 9904 (*Magna Carta for Homeowners and Homeowners' Associations*), Republic Act 7279 (*Urban Development and Housing Act*), Section 18 and as amended by Republic Act No. 10884 (*Balanced Housing Development Program Amendments*), inter alia;

**NOW, THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED** by the Philippine Senate, to direct the Senate Committee on Urban Planning Housing and Resettlement, to conduct an inquiry, in aid of legislation, on the numerous reports of real estate subdivision and condominium buyers on the alleged unlawful practices committed by real estate developers, owners and sellers and their failure to comply with the Balanced Housing Development Program.

*Adopted,*



JOSEPH VICTOR G. EJERCITO