

# QUEZON CITY COUNCIL

Quezon City  
20<sup>th</sup> City Council

PO20CC-067

44<sup>th</sup> Regular Session

ORDINANCE NO. SP- **2627**, S-2017

**AN ORDINANCE MANDATING ALL RESIDENTIAL UNIT OWNERS TO REGISTER THEIR LESSEE/S IN THEIR RESPECTIVE BARANGAY, AND PROVIDING PENALTIES THEREOF.**

*Introduced by Councilors ESTRELLA C. VALMOCINA, ALEXIS R. HERRERA, RANULFO Z. LUDOVICA and RICARDO B. CORPUZ.*

*Co-Introduced by Councilors Lena Marie P. Juico, Elizabeth A. Delarmente, Victor V. Ferrer, Jr., Oliviere T. Belmonte, Precious Hipolito Castelo, Voltaire Godofredo L. Liban III, Roderick M. Paulate, Allan Benedict S. Reyes, Franz S. Pumaren, Eufemio C. Lagumbay, Marvin C. Rillo, Raquel S. Malañgen, Irene R. Belmonte, Ivy Xenia L. Lagman, Marra C. Suntay, Hero Clarence M. Bautista, Jose A. Visaya, Karl Edgar C. Castelo, Julianne Alyson Rae V. Medalla, Godofredo T. Liban II, Andres Jose G. Yllana, Jr., Allan Butch T. Francisco, Marivic Co-Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Donato C. Matias and Eric Z. Medina .*

*WHEREAS, Republic Act No. 7160, otherwise known as the Local Government Code of 1991, mandates local government units to maintain peace and order, and preserve the comfort and convenience of their inhabitants;*

*WHEREAS, the Department of the Interior and Local Government issued Memorandum Circular No. 2008-144 mandating the Punong Barangays to maintain and update a list of inhabitants and formulate an efficient system of keeping the same;*

QUEZON CITY PUBLIC LIBRARY

WHEREAS, the abovementioned Memorandum Circular also states that the Sangguniang Panlungsod is encouraged to support the undertaking by enacting an appropriate ordinance to pursue the intent and spirit of the law;

WHEREAS, it has become the modus operandi of most criminal elements to rent and transfer from one house to another to facilitate the commission of crimes and to avoid or elude arrest;

WHEREAS, as reported by the Quezon City Police District (QCPD) on August 20, 2016, the QCPD and Philippine Drug Enforcement Agency discovered a mini shabu laboratory in a townhouse which was rented out by three (3) Chinese nationals in Barangay Apolonio Samson, Quezon City;

WHEREAS, it was also reported that on October 2016, one of the most wanted personalities of the Department of National Defense and the Department of the Interior and Local Government was apprehended in his rented apartment in Barangay Culiati, Quezon City from tips of concerned citizens. The said person was suspected of planning a terror attack because of a blueprint of a condo mall found in his possession;

WHEREAS, it is highly encouraged among the barangays in the city to develop a system that collects information about the lessee/s that dwells in a residential unit located within their respective barangay;

WHEREAS, by developing a house renter's registry, if not deter the proliferation of various crimes committed by a lessee/s, will help the authorities uncover the identity of these criminals.

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

SECTION 1. Title - This Ordinance shall be known as the "House Lessees Registry System of Quezon City".



*SECTION 2. Declaration of City Policy - It is the declared policy of the City to serve and protect its constituents and shall maintain peace and order, and preserve the comfort and convenience of their inhabitants.*

*SECTION 3. Definition of Terms - As used in this Ordinance, the following terms shall mean:*

- a) RESIDENTIAL UNIT - shall refer to an apartment; house; boarding houses; dormitories; rooms; bedspaces and any other dwelling units offered for rent by their owners, except motels, motel rooms, hotels, hotel rooms, but also those used for home industries, retail stores or other business purposes if the owner thereof and his or her family actually live therein and use it principally for dwelling purposes.*
- b) LESSEE - shall mean the person renting a residential unit.*
- c) OWNER/LESSOR - shall include the owner or administrator or agent of the owner of the residential unit.*
- d) HOUSE RENTER'S REGISTRY - database of information of the residential unit, owner/lessor and lessee.*
- e) RENTERS REGISTRY FORM - document that the residential unit owner/lessor and/or lessee should accomplish information, such as but not limited to, name/s of lessee; duration of stay; permanent address; contact details and occupation.*

*SECTION 4. Objectives - This measure is intended to deter criminal elements from perpetuating crimes inside a residential unit or to elude arrests by becoming a lessee from one place to the other and to facilitate ease in tracking suspected or convicted criminal.*

*SECTION 5. Coverage - All owners/lessors of a residential unit as defined in Section 3 (a) of this ordinance who is leasing their residential unit for one (1) week or more. X*

*6*

*5*

*3*

*3*

For this purpose, each barangay is mandated to conduct an inventory of the existing residential units in their respective areas of jurisdiction.

**SECTION 6. Requirements** - Owners/lessors should oversee the registration of their prospective lessee/s by requiring the latter to present at least two (2) or more government issued identification cards. In case of foreign nationals, they shall be required to present a valid visa and passport.

In both cases, the reason for the lessee/s stay shall be stated in the Renters Registry Form.

Within five (5) days from the commencement of the stay of the lessee, the owner/lessor shall submit to the barangay the duly accomplished registration form.

Provided that, for registration purposes, said owner/lessor shall be required to pay an amount of Fifty Pesos (P50.00) to the barangay where the residential unit is located.

Provided further that, owners/lessors shall regularly update the barangay concerned of their new lessee/s.

**SECTION 7. Penalty** - Any house owner/lessor who failed to register their lessee shall be penalized as follows:

- i. First offense - One Thousand Pesos (P1,000.00);
- ii. Second offense - Three Thousand Pesos (P3,000.00);
- iii. Third offense - Five Thousand Pesos (P5,000.00)

This is without prejudice to any legal action that may be filed against the owner/lessor found harboring criminal element/s.

**SECTION 8.** The registration fee collected shall accrue to the Barangay General Fund for the sustained implementation of this Ordinance. *A*



SECTION 9. *The City Planning and Development Office, Information Technology and Development Office and Barangay Operations Center are hereby mandated to develop a house renter database registry system that will be cascaded to the Barangay for the implementation of this ordinance.*

*Budgetary requirement for the implementation of this ordinance shall be submitted to the City Mayor for immediate appropriation.*

SECTION 10. *Implementing Rules and Regulations- To implement this ordinance, a Technical Working Group (TWG) is hereby created to formulate the necessary rules and regulations within sixty (60) days from its passage, which shall be composed of the following:*

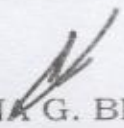
- a. *The City Mayor as the Lead Coordinator;*
- b. *One (1) representative from the Barangay Operations Center (BOC);*
- c. *One (1) representative from the Business Permits and Licensing Office (BPLO);*
- d. *City Planning and Development Office (CPDO);*
- e. *Information Technology and Development Office (ITDO);*
- f. *The President of the Liga ng mga Barangay; and*
- g. *One (1) representative from the Alliance of Quezon City Homeowner's Association (AQCHAI).*

SECTION 11. *Repealing Clause - All existing ordinances, resolutions, local executive orders, rules and regulations, or any part thereof, inconsistent with any of the provisions of this Ordinance is hereby repealed and/or modified accordingly.*

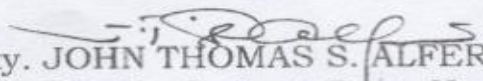
SECTION 12. *Separability Clause - In case any provision of this Ordinance is declared unconstitutional or invalid, the other provisions hereof which are not affected thereby shall continue to be in full force and effect.* ✕

SECTION 13. *Effectivity - This Ordinance shall take effect fifteen (15) days after its publication in newspapers of general circulation in the city and posting in conspicuous places in the city and barangay halls.*

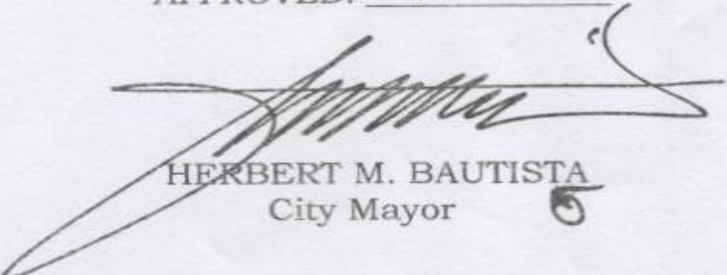
ENACTED: September 25, 2017.

  
MA. JOSEFINA G. BELMONTE  
Vice Mayor  
Presiding Officer

ATTESTED:

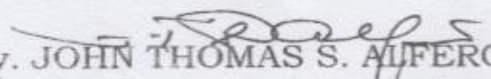
  
Atty. JOHN THOMAS S. ALFEROS III  
City Gov't. Asst. Dept. Head III

APPROVED: 07 NOV 2017

  
HERBERT M. BAUTISTA  
City Mayor

CERTIFICATION

*This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on September 25, 2017 and was PASSED on Third/Final Reading October 9, 2017.*

  
Atty. JOHN THOMAS S. ALFEROS III  
City Gov't. Asst. Dept. Head III