



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
20<sup>th</sup> City Council

PO20CC-045

75<sup>th</sup> Regular Session

ORDINANCE NO. SP- 2771, S-2018

AN ORDINANCE PROVIDING FOR THE QUEZON CITY  
COMPREHENSIVE SOCIALIZED HOUSING CODE OF 2018.

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Introduced by Councilors MARIVIC CO-PILAR AND  
ALEXIS R. HERRERA.

Co-Introduced by Councilors Ranulfo Z. Ludovica, Gian  
Carlo G. Sotto, Raquel S. Malañgen, Godofredo T.  
Liban II, Kate Abigail G. Coseteng, Ivy Xenia L.  
Lagman, Irene R. Belmonte, Ramon P. Medalla,  
Franz S. Pumaren and Alfredo S. Roxas.

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WHEREAS, Quezon City is the largest city in Metro Manila, with  
a land area of more or less 161,125,800 sqm;

WHEREAS, Quezon City has a population of 2,936,116 with a  
growth rate of 1.17% according to the 2015 census of the Philippine  
Statistics Authority;

WHEREAS, the increase in economic activities and growing  
economic opportunities in Quezon City has led to a rapid urbanization  
and in-city migration, which in turn, led to the formation of slums and  
squatter settlements where the basic needs of citizens are not  
adequately met;

WHEREAS, as of 2017, an estimated 30% of Quezon City's  
population or 190,772 households are considered Informal Settler  
Families (ISF) with 5.2% or 9,920 living in danger areas;

WHEREAS, Republic Act No. 7279 or the Urban Development  
and Housing Act mandates the State, through local government units,  
to develop and implement a comprehensive urban development and  
housing program; *A*

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WHEREAS, in fulfilment of this mandate, the Quezon City Government had developed and implemented policies to provide affordable and adequate housing to all residents, especially ISFs living in danger areas;

WHEREAS, despite efforts, as of 2017, there still remains a shortage of dwelling units to meet the needs of the City, which is expected to rise if interventions are not introduced to manage or meet the increasing demand;

WHEREAS, there is a need to introduce policy and programmatic interventions in order to achieve the City's goal of providing affordable and adequate housing for all of its residents.

NOW, THEREFORE,

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

ARTICLE I  
GENERAL PROVISIONS

SECTION 1. TITLE – This Ordinance shall be known as the “Quezon City Comprehensive Socialized Housing Code of 2018.”

SECTION 2. DECLARATION OF POLICY – The Quezon City recognizes the right of people to an adequate standard of living including adequate housing. It is the policy of the City to uplift the living conditions of its citizens, especially the underprivileged and homeless sectors. Towards this end, the City shall undertake a comprehensive, strategic and continuing urban development and affordable housing program and shall endeavor to:

- (a) Make affordable, safe and adequate housing available and accessible especially to the underprivileged and homeless sectors;
  - (b) Ensure that basic services and employment opportunities are available and accessible to all residents;
  - (c) Rationalize the use and development of urban lands to ensure equitable utilization;
  - (d) Minimize urban dysfunctions, especially those that affect public health, safety and ecology; y
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- (e) Provide an equitable land tenure system that will provide security of tenure to beneficiaries but respect the rights of property owners, guaranteeing payment of just compensation;
- (f) Encourage private sector participation in inclusive urban development and in providing affordable housing;
- (g) Enable effective people's participation in the formulation of urban development and affordable housing programs; and
- (h) Improve the capability of relevant departments and offices of the City to meet the housing needs of its residents.

**SECTION 3. DEFINITION OF TERMS** – The following words and phrases shall have the meanings ascribed to them in this Section –

- (a) **Affordable Housing** – Housing units that are priced within twelve to twenty percent (12-20%) of the gross family income of average and low-income earners.
- (b) **Beneficiary** – Underprivileged, homeless citizens and informal settler families (ISFs) of Quezon City who have been found to be qualified under the City's Affordable Housing programs by the Beneficiary Selection and Arbitration Committee.
- (c) **Beneficiary Selection and Arbitration Committee** – The body created pursuant to Section 6.5 Article V of this Ordinance, for purposes of identifying Beneficiaries of the City's Affordable Housing Projects.
- (d) **Blighted Lands** – Areas where the structures are dilapidated, obsolete and unsanitary, tending to depreciate the value of the land and prevent normal development and use of the area.
- (e) **Comprehensive Development Plan or "CDP"** - The plan with which the LGU promotes the general welfare of its inhabitants in its capacity as a corporate body. ↗

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- (f) *Comprehensive Land Use Plan or "CLUP" – The rational approach of allocating available resources as equitably as possible among competing user groups and for different functions. It is the long-term guide for the physical development of the local area, the framework for management and co-management of the local territory.*
- (g) *Community Mortgage Program or "CMP" – A financing program of the Social Housing Finance Corporation which assists legally organized associations of underprivileged and homeless citizens to purchase and develop a tract of land under the concept of community ownership.*
- (h) *Consultation – The constitutionally mandated process whereby the public, on their own or through people's organizations, is provided an opportunity to be heard and to participate in the decision-making process on matters involving the protection and promotion of its legitimate collective interest, which shall include appropriate documentation and feedback mechanisms.*
- (i) *Danger Areas - A location where the presence of a hazard may cause loss of life, injury or other health impacts, and property damage. Danger areas include esteros, railroad tracks, garbage dumps, riverbanks, shorelines, waterways, public spaces such as sidewalks, roads, parks, playgrounds, transmission lines, fault lines, and areas prone to fire, liquefaction and landslides.*
- (j) *Demolition Order - Refers to a writ of demolition issued by a court of competent jurisdiction to dismantle all structures subject for clearing.*
- (k) *Eviction Order - Refers to the removal of persons and their belongings from a subject building/ structure or area, or both in accordance with law.*
- (l) *Economic and Socialized Housing – Two levels of standards and technical requirements promulgated by BP Blg. 220, different from those provided in PD 957, PD 1126, PD 1096 and PD 1185, in order to make available adequate housing units for average and low-income earners in urban and rural areas. X*

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- (m) *Estate Manager - Monitors the City-initiated Affordable Housing projects for a period of three (3) years.*
- (n) *High Density Housing - The strategy of building multi-storey Affordable Housing, which may either be Socialized or Economic Housing, in order to maximize the value of land and accommodate a significant number of informal settler families.*
- (o) *Housing, Community Development and Resettlement Department or "HCDRD" - The Office in the Quezon City Government mandated to implement Republic Act No. 7279 and this Ordinance, in coordination with relevant national government agencies and local departments and offices, the private sector and non-government organizations.*
- (p) *Housing Stress - A situation where a household is spending 20% or more of its net income on housing.*
- (q) *Idle Lands - Non-agricultural lands in Quezon City on which no improvements, as herein defined, have been made by the owner, as certified by the city assessor.*
- (r) *Improvements - All types of buildings and residential units, walls, fences, structures or constructions of all kinds of a fixed character or which are adhered to the soil but shall not include trees, plants and growing fruits and other fixtures that are mere superimposition on the land, and the value of improvements shall not be less than fifty percent (50%) of the assessed value of the property.*
- (s) *Illegal Structures - Illegal Structures shall include any Improvement in danger areas and areas cleared for implementation of government infrastructure projects. The term also includes all Improvements that were constructed without the appropriate building permit or without complying with a Pre-Approved Plan as defined in this Ordinance, or any improvement on existing dwelling units without the consent of the City Engineer, after the issuance of an Occupancy Permit.*
- (t) *Informal Settler Families - Families living in make-shift dwellings or improvements without any form of Security of Tenure, whether by ownership, lease or usufruct. x*

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- (u) *Land Assembly or Consolidation* – The acquisition of lots of varying ownership through purchase or expropriation for the purpose of planned and rational development and affordable housing programs without individual property boundary restrictions.
- (v) *Land Banking* – The acquisition of land at values based on existing use in advance of actual need to promote planned development and affordable housing programs.
- (w) *Land Inventory* – A comprehensive database of all lands owned by the City, identifying lands that may be allocated for Affordable Housing.
- (x) *Land Swapping* – The process of land acquisition by exchanging land for another piece of land of equal value, or for shares of stock in a government or quasi-government corporation where the book value is equal to the land being exchanged, for the purpose of planned and rational development and provision for socialized housing where land values are determined based on land classification, market value and assessed value taken from existing tax declarations: Provided, that more valuable lands owned by private persons may be exchanged with less valuable lands to carry out the objectives of this Ordinance.
- (y) *Local Housing Board or "LHB"* –The body mandated to formulate and develop policies to implement Republic Act No. 7279 and this Ordinance, including the Local Shelter Plan.
- (z) *Local Shelter Plan*– The thematic plan periodically prepared by the Local Housing Board to articulate the objectives of the Housing Sub-sector of the Social Development Sector of the Comprehensive Development Plan.
- (aa) *Non-conformist Occupants* – Refers to any person who is a qualified beneficiary of a socialized housing program of the city government or any national agency but who unjustifiably or deliberately refuses to be covered by the said socialized housing program after giving him/her all the opportunities to be considered as a beneficiary. It also include those who instigate or persuade other potential qualified beneficiaries not to recognize or to avail of the said program. ✓

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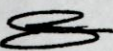
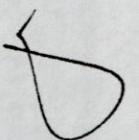
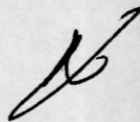
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- (bb) *On-site Development* – The process of upgrading and rehabilitation of blighted slum areas in the City with a view of minimizing displacement of dwellers in said areas, and with provisions for basic services.
- (cc) *Pre-approved Plans* – The set of building, electrical, architectural plans and drawings pre-approved by the City Engineer and City Architect, to be used in Affordable Housing Projects.
- (dd) *Professional Squatters* – Individuals or groups who profit financially from occupying or disposing lands without the consent of the landowner. The term shall also apply to persons who have previously been awarded home lots or housing units by the Government but who sold, leased or transferred the same to settle illegally in the same place or in another area, whether or not within Quezon City, and non-bona fide occupants and intruders of land reserved for Affordable Housing. The term shall not apply to individuals or group who simply rent land and housing from professional squatters and squatting syndicates.
- (ee) *Recalcitrant* – Refers to those who become beneficiaries but later on deliberately and unjustifiably disobey the existing policies and rules of the socialized housing program or who do not comply with the payment of their dues, monthly amortization and other legal fees. It also includes those who instigate or persuade other qualified beneficiaries to do the same.
- (ff) *Rental Housing* – A type of Affordable Housing that is only available for rent to beneficiaries, not by sale or mortgage.
- (gg) *Resettlement Areas* – Areas defined by the HCDRD to be used for the relocation of its underprivileged and homeless citizens.
- (hh) *Security of tenure* – The degree of protection afforded to qualified Program beneficiaries against infringement or unjust, unreasonable and arbitrary eviction or demolition, by virtue of the right of ownership, lease agreement, usufruct and other contractual arrangements. ✓

- (ii) *Socialized Housing – Housing programs and projects covering houses and lots or homelots only undertaken by the City or the private sector for the underprivileged or homeless citizens which shall include sites and services development, long-term financing, liberalized terms on interest payments, and such other benefits in accordance with Republic Act No. 7279 and this ordinance.*
- (jj) *Squatting Syndicates – Groups of persons engaged in the business of squatter housing for profit or gain.*
- (kk) *Transition Housing – Temporary relocation area for Beneficiaries subject to relocation, while the permanent relocation area is being constructed or completed. It also refers to temporary housing units for persons or families whose housing have been destroyed by natural or man-made calamities and are awaiting reconstruction.*
- (ll) *Underprivileged and Homeless Citizens – Individuals or families residing in Quezon City whose income or combined household income falls within the poverty threshold as defined by the National Economic and Development Authority, and who do not live in housing facilities. This shall include those who live in makeshift dwelling units and do not enjoy security of tenure.*
- (mm) *Unregistered or Abandoned Lands – Lands in Quezon City which are not registered with the Registry of Deeds or with the City Assessor’s Office, or which are uninhabited by the owner and have not been developed or devoted for any useful purpose, or appears unutilized for a period of three (3) consecutive years immediately prior to the issuance and receipt of publication of notice of acquisition by the Government. It does not include land which has been abandoned by reason of force majeure or any fortuitous event; Provided, that prior to such event, such land was previously used for some useful or economic purpose.*
- (nn) *Urban Development and Socialized Housing Fund – The amount earmarked and set aside pursuant to Article II, Section 8 of this Ordinance, exclusively for the implementation of this Ordinance.*



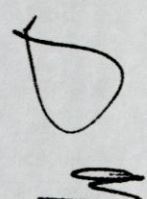
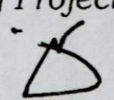
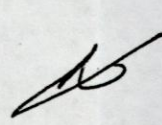
SECTION 4. SCOPE – The provisions of this Code shall apply within the territorial jurisdiction of Quezon City.

ARTICLE II  
URBAN DEVELOPMENT AND SOCIALIZED  
HOUSING MANAGEMENT

SECTION 1. LEAD AGENCY – The Housing, Community Development and Resettlement Department (HCDRD) shall be mandated to implement the provisions of this Ordinance and Republic Act No. 7279.

1.1 FUNCTIONS AND POWERS -- The HCDRD shall have the following functions and powers:

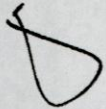
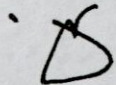
- (a) Implement and enforce the provisions of this Ordinance;
- (b) Serve as Secretariat to the Local Housing Board;
- (c) Convene the Urban Development and Socialized Housing Working Group every quarter or as often as necessary to fully implement this Ordinance;
- (d) Conduct a census of underprivileged and homeless citizens every five (5) years;
- (e) Identify lands suitable for the City's Socialized Housing projects;
- (f) Ensure and assist the Local Housing Board in the preparation of the Local Shelter Plan;
- (g) Recommend the approval of provisions affecting housing in the Comprehensive Development Plan and Comprehensive Land Use Plan;
- (h) Develop and propose Socialized Housing Projects identified in the Local Shelter Plan;
- (i) Act as CMP Mobilizer for the City's Socialized Housing Projects;
- (j) In accordance with Article V, Section 6.5 herein, create a Beneficiary, Selection and Arbitration Committee for all of the City's Socialized Housing Projects; ✓



- (k) Ensure social and financial preparation of the Beneficiaries;
- (l) Recommend for approval of the Sangguniang Panlungsod the accreditation of Community Housing Associations on any Affordable Housing Projects and other private originators for CMP;
- (m) Coordinate and recommend for approval of the City Mayor, partnership agreements with relevant national government agencies including Government Owned and Controlled Corporations, local government departments and offices, the private sector and non-government organizations to implement this Ordinance and Republic Act No. 7297;
- (n) Coordinate with HLURB and the LGU's regulatory offices to ensure the enforcement of Balanced Housing in accordance with Article V Section 4.1 of this Ordinance;
- (o) Recommend new transportation routes and facilities for basic and social services to the appropriate bodies to ensure connectivity and quality of life in resettlement sites and Affordable Housing Projects;
- (p) Conduct strategic information, education and communications campaigns to implement this Ordinance.
- (q) Provide legal assistance to HOA in case of unfounded cases filed against them.
- (r) Assist the HOA in the reblocking and/or demolition of structures of the members of their association in compliance with the approved subdivision plan.

1.2. BUDGET – HCDRD shall submit to the City Council its operational requirement for the year of administrative operations and thereafter, that will cover the salaries, wages, benefits, travel expenses and other incidental expenses necessary for the performance of its functions under this Ordinance.

1.3. COMPOSITION – The HCDRD shall be headed by a Department Head and Assistant Department Head, and shall be composed of the following divisions (see Annex "A") with the following responsibilities: †

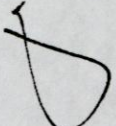
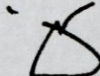
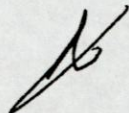


1.3.1 ADMINISTRATIVE AND RECORDS DIVISION

- a) Implement policies and procedures related to accreditation, monitoring and evaluation of community associations, housing beneficiaries, NGOs and private entities;
- b) Facilitate processing of permits for Affordable Housing Projects.
- c) Handle documentation of all projects and safe-keep all files;
- d) Develop and administer the Department's administrative and personnel policies and programs as set forth in the rules and regulations of the Civil Service Commission to provide an effective organizational structure, efficient and people-oriented employees, equitable treatment, advancement opportunities and economical services relative to facilities, equipment, supplies, materials and budget allocations; and
- e) Tasked to maintain the centralized record system.

1.3.2 CENSUS AND PLANNING DIVISION

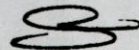
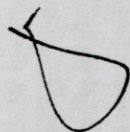
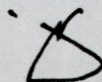
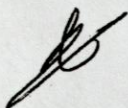
- a) Identify prospective sites for Affordable Housing Projects;
- b) Prepare and formulate Affordable Housing projects that will address the needs of target beneficiaries;
- c) Prepare pre-approved plans, other plans, lot surveys and conduct on-site inspections to comply with building design standards under relevant laws;
- d) Monitor project compliance with plans and building design standards under relevant laws; ✓



- e) Conduct census survey in the community of urban poor in all districts of the City to determine the exact location and number of the informal settlers occupying the different areas in every barangay and to gather vital information/data relative to their living condition as well as to prepare and consolidate records of their socio-economic profile;
- f) Undertake preparation of plans needed by the Office in the implementation of the Affordable Housing Programs;
- g) Conduct a census of beneficiaries of prospective projects, survey of preference to determine preferred Affordable Housing type of targeted relocation areas to ensure alignment of projects with the financial capacity of target beneficiaries;
- h) Develop a Management Information System with information sharing, data collection and mapping features; and
- i) Assist in all activities of the Department concerning technical aspects.


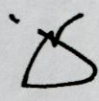
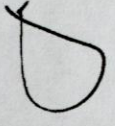
### 1.3.3 HOUSING AND RESETTLEMENT DIVISION

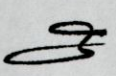
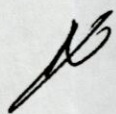
- a) Legalizes the tenurial status of the City's informal settlers through the implementation of Community Mortgage Program (CMP) under the Department through the financing of the Social Housing Finance Corporation;
- b) Provide security of land tenure to informal settlers occupying government-owned lots through the implementation of Direct Sale Program and special projects under the socialized housing and land acquisition program of Quezon City;
- c) Initiate the set-up of community organizations in the depressed/blighted areas to bring greater social awareness and participation; /



- d) Provide guidance to beneficiaries on community organization;
- e) Provide guidance to beneficiaries on financing options and coordinate with financing institutions on behalf of beneficiaries;
- f) Propose livelihood projects for Affordable Housing Projects to ensure sustained improvement of living conditions;
- g) Assign estate managers and/or organize and enable Homeowners Associations for Affordable Housing Projects to maintain and protect said Projects;
- h) Assist in the identification of priority areas for relocation;
- i) Conduct continuous surveillance of cleared danger areas, waterways, etc., to prevent reversion to blighted land status, in coordination with Task Force COPRISSS;
- j) As part of the Task Force on Control and Prevention of Illegal Structures and Squatting Syndicates (COPRISSS), initiate proceedings for eviction and/or demolition;
- k) Supervise execution of Affordable Housing Projects until turned over to the Beneficiaries;
- l) Ensure timely completion; and
- m) The Housing and Resettlement Division is responsible for developing new programs as outlined in Article V.

#### 1.3.4 SUPPORT SERVICES DIVISION

- a) Assist in the preparation of budget plans for Affordable Housing Projects in coordination with the City Administrator, Treasurer, Budget Officer and Chairperson of the Committee of Ways and Means of the City Council;   

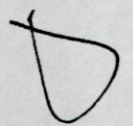
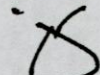
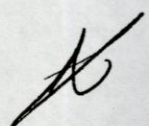


- b) Provide services in connection with the collection and servicing of loan accounts;
- c) Ensure compliance with regulatory requirements for Affordable Housing Projects;
- d) Ensure compliance with plans including budget plan;
- e) Approve payment to contractors in accordance with the agreements;
- f) Provide basic services such as water and electric utilities to Affordable Housing Projects of the City; and
- g) Increase the Collection Efficiency Rating (CER) of the City's Housing Projects to attain project sustainability of the HCDRD and for the benefit of the urban poor program beneficiaries.

#### 1.3.5 REAL ESTATE MANAGEMENT DIVISION


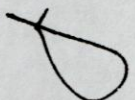
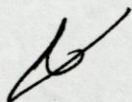
- a) Compile an inventory of lands suitable for socialized housing within the city;
- b) Assist the LHB and CPDO in identifying growth areas where socialized housing can be made available;
- c) Process acquisition of land for socialized housing;
- d) Provide assistance to beneficiaries in securing land titles;
- e) Facilitate transfer of titles of open spaces to the City, as appropriate; and
- f) Ensure compliance with the procedures set forth in Section 2.3 for acquiring land.

SECTION 2. POLICY-MAKING – The Local Housing Board shall be responsible for formulating and developing policies to ensure implementation of this Ordinance and Republic Act No. 7279. ✓



2.1. *Functions and Powers.* The LHB shall have the following functions and powers:

- a) *Promulgate policies and guidelines for the implementation of this Ordinance, the Local Shelter Plan and Republic Act No. 7279;*
- b) *With support from HCDRD, prepare and recommend for approval the Local Shelter Plan;*
- c) *Recommend for approval provisions of the Comprehensive Development Plan and Comprehensive Land Use Plan relating to housing;*
- d) *Serve as Advisory Committee to the Sanggunian on Urban Development and Affordable Housing Projects, including, but not limited to, the necessity of appropriations to implement this Ordinance and Republic Act No. 7279;*
- e) *Propose new policies to the City Council, in furtherance of the policy objectives of this Ordinance;*
- f) *Recommend local shelter plans provided that such plans should include provisions on the source of funds for socialized housing projects, Provided also, that such local shelter plans are consistent or reconciled with the different Barangay Development Plans submitted to the Sanggunian;*
- g) *Assist in the formulation of amendments to the Quezon City Land Use Plan;*
- h) *In coordination with the Barangay Officials, monitor the nature and progress of land development of projects approved by the Sanggunian;*
- i) *Ensure compliance with the balanced housing requirement, Provided, that the appropriate committee in the Sanggunian shall furnish the Board with all applications for socialized housing; ✓*



- j) Identify lands for socialized housing, using site selection criteria, documentation requirements and technical assistance under guidelines enacted for the purpose. The Board shall create a Technical Working Group (TWG) among themselves for this purpose and thereby define the members, roles and functions of the TWG;
- k) Advise the Sanggunian on matters of local taxation and allocation which may affect the local government socialized housing program, which includes, but not limited to the formulation of a socialized housing tax, the allocation of proceeds from idle tax collections for socialized housing purposes, adjustment tax, and SHFTF. The Board shall recommend to the City Mayor tax incentive schemes, other than those provided herein, for the private sector and beneficiaries of the socialized housing program;
- l) Recommend for the acquisition and disposition of lands within Quezon City for socialized housing purposes, subject to the guidelines, rules and regulations enacted for the purpose. Provided, that the Board may request the Tax Assessors of the Revenue District Office of the Bureau of Internal Revenue, (BIR) to report on how a particular Land Valuation, tasked to resolve issues and conflicts that may arise between landowner/s and urban poor beneficiaries on the valuation of a particular parcel of land. The Board shall consider Section 13 IRR of UDHA for Land Valuation purposes and shall recommend to the City Mayor areas to be declared as blighted;
- m) Recommend for approval of the Local Chief Executives (LCEs) partnership arrangements with the NHA, including but not limited to the following programs: Housing Production Assistance, Resettlement Assistance, Local Housing and Cost Recoverable Joint Ventures in the implementation of this provision, the Board shall draft memoranda of cooperation/partnership between Quezon City and Key Shelter Agencies; ✕

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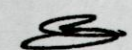
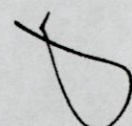

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- n) Coordinate with the national government housing agencies involved in assisting Quezon City in its socialized housing projects, including but not limited to the Home Development Mutual Fund (HDMF), National Home Insurance Finance Corporation (NHMFC) and the Home Guaranty Corporation (HGC), and for this purpose, the Local Housing Board shall coordinate with the advisory committee created to implement the Local Government Pabahay Program;
- o) Ensure the registration of underprivileged and homeless families as socialized housing beneficiaries; Provided, that the Board shall assume the role of a city registration committee as constituted under pertinent guidelines, rules and regulations;
- p) Coordinate with national government entities performing functions which may affect housing and urban development;
- q) Receive monthly report from the PC District representatives as to their activities and underprivileged and homeless projects, if any. The Board shall issue monitoring forms for this purpose; and
- r) Submit to the President and the Congress of the Philippines an annual report with respect to the implementation of Section 28 of the UDHA as required by Section 14 of the same.

2.2 Composition - The Local Housing Board shall be composed of the following:

Chairman : City Mayor  
Vice-Chairman : City Vice Mayor  
Secretariat : HCDRD  
Members :

- a. Two (2) members representing the City Council;
- b. Five (5) members appointed by the City Mayor;



- c. Six (6) representatives of duly accredited Quezon City POs;
- d. Two (2) representatives of duly accredited Quezon City NGOs;
- e. Representative from the Housing and Urban Development Coordinating Council to be designated by the HUDCC Chairperson;
- f. Representative from the Commission on Human Rights designated by the CHR Chairperson; and
- g. Representative from the Philippine Commission on Urban Poor designated by the PCUP Chairperson.

**SECTION 3. PLANNING** – The City shall, in implementing this Ordinance, ensure alignment of the Comprehensive Development Plan, Comprehensive Land Use Plan and Local Shelter Plan.

3.1. *Local Shelter Plan* – The Local Housing Board, with support from HCDRD, shall review and update the Local Shelter Plan every five (5) years. The LSP shall specify objectives, strategies, activities, key performance indicators and budget estimates. The LSP shall also specify pipeline relocation areas and their development plans, Socialized Housing projects, and other plans for the next five (5) years following its approval. The LSP shall be approved by the City Mayor and the City Council prior to the execution of its programmed activities.

**SECTION 4. CONTROL AND PREVENTION OF ILLEGAL STRUCTURES AND SYNDICATED SQUATTING.**

4.1. *Barangay Surveillance Teams* – All Barangays in the City shall create a Barangay Surveillance Team, which shall be responsible for reporting new illegal structures, professional squatters and syndicated squatters.

4.1.1. *Composition.* The Barangay Surveillance Team shall be composed of the Punong Barangay, all Barangay Kagawads, and the Head of the Barangay Public Safety Officers. ✓

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4.1.2 Powers and Functions – The Barangay Surveillance Team shall be responsible for:

- a) reporting new illegal structures, professional squatters and syndicated squatters to the Department of Public Order and Safety (DPOS) for appropriate action;
- b) Notifying new illegal structures and returning squatters of their violation, and of the possibility of demolition in case of failure to remove the illegal structure; and
- c) Conducting information dissemination campaigns necessary to prevent the creation of illegal structures or to prevent cleared areas from returning to blighted land status.

4.2. Task Force COPRISS – A Task Force for the control and prevention of illegal structures, and syndicated squatting is hereby created under the Anti-Squatting Unit of the Department of Public Order and Safety.

4.2.1. Composition. Task Force COPRISS shall be composed of representatives from the following offices/departments:

- a) DPOS (Anti-Squatting Unit);
- b) Building Official;
- c) Punong Barangay of the relevant Barangay; and
- d) HCDRD Legal Support Section.

4.2.2 Budget – The budget of Task Force COPRISS shall be included in the annual budget of DPOS.

4.2.3. Functions and Powers – Task Force COPRISS shall have the following functions and powers:

- a) Upon the report of the Barangay Surveillance Teams or at its own instance, conduct surveillance and investigation of cleared areas, project sites and other danger areas; ✓

- b) *Initiate proceedings for the issuance of a demolition order, when necessary; and*
- c) *Execute demolition and/or eviction orders, or conduct summary demolition operations in accordance with the procedures under Section 2.2 Article VI.*

4.2.4. *Remuneration – The members of the Task Force COPRISSS shall perform their duties and responsibilities without any additional compensation and remuneration except honoraria and hazard allowances for their surveillance and demolition activities, which shall be included in the annual budget of the DPOS.*

**SECTION 5. DATA COLLECTION, EVALUATION AND MONITORING** – *The HCDRD shall be responsible for data collection, evaluation and monitoring.*

5.1. *Baseline Inventory – Within three (3) years from the effectivity of this Ordinance, the HCDRD shall complete a baseline inventory of land and potential beneficiaries. Such inventory shall be updated every five (5) years thereafter, with the findings submitted to the LHB, City Mayor and City Council for appropriate action.*

5.2. *Evaluation and Monitoring – The HCDRD shall continuously monitor all project sites, relocation sites and CMP sites to prevent their reversion to blighted land status. For this purpose, all Barangay Secretaries shall be required to submit to the HCDRD an annual report on the status of project sites, relocation sites and CMP sites within its jurisdiction.*

**SECTION 6. INSTITUTIONAL DEVELOPMENT** – *The HCDRD shall be responsible for the capability building and institutional development of its department, to ensure capacity to perform its functions in this Ordinance and technology transfer.*

**SECTION 7. CAPABILITY BUILDING** – *The HCDRD shall, include in its institutional development, plans to enable HOAs to sustain the maintenance of project sites and CMP sites. (Capability Building is suggested to be separated to Institutional Development)*

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SECTION 8. URBAN DEVELOPMENT AND SOCIALIZED HOUSING FUND – A special account called Urban Development and Socialized Housing Fund is hereby created exclusively for the execution of Urban Development and Socialized Housing Projects. Upon the effectivity of this Ordinance and every year thereafter, 1.0% of the aggregate real property tax collected, all idle land tax, CMP origination fees, fees in lieu, and all fines and penalties collected pursuant to this Ordinance, shall accrue to the Urban Development and Socialized Housing Fund. HCDRD shall present to the LHB a report on the Fund status at least once every quarter.

ARTICLE III  
URBAN DEVELOPMENT STRATEGY

SECTION 1. ADHERENCE TO THE SUSTAINABLE DEVELOPMENT GOALS – The LHB shall develop policies aligning with the 2030 Agenda for Sustainable Development, and in particular Goal 11, which seeks to “make cities and human settlements inclusive, safe, resilient and sustainable.”

SECTION 2. PURSUIT OF THE CITY’S VISION – The LHB and HCDRD shall develop policies and programs that support the vision of the City as a desirable human settlement with the following qualities:

- a) A healthy, educated and secured citizenry;
- b) A strong, diverse and vibrant economy;
- c) A well-linked, balanced and attractive cityscape;
- d) A clean, green and pleasant environment; and
- e) A dynamic, sound and participative governance.

SECTION 3. SETTLEMENT DEVELOPMENT – The LHB and HCDRD, in coordination with relevant offices of the local government, shall develop policies and programs that will improve the city’s performance according to the following indicators:

- a) Reduction in the proportion of population living in slums, informal settlements, or inadequate housing by stimulating the supply to a variety of adequate housing, basic services and social infrastructure options that are safe, affordable and accessible for members of different income groups, taking into consideration the integration of marginalized, homeless and vulnerable persons and communities.

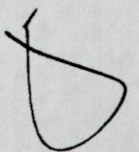
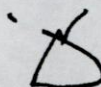
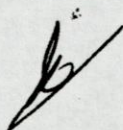
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- b) Increase in the proportion of the population that has convenient access to safe, affordable and sustainable public transport, especially for women, children, persons with disabilities, and older people.
- c) Improvement in land-use efficiency by managing urban growth and promoting orderly urban expansion in relation to the population growth rate.
- d) Sustained and strengthened direct participation structures of civil society in urban planning and management.
- e) Higher share of local government resources for the preservation, protection and conservation of cultural and natural heritage.
- f) Substantial reduction in number of deaths and people affected, and in direct economic losses caused by disasters through the implementation of integrated plans for mitigation and adaptation to climate change, risk reduction and resilience strategies, aligned with the Sendai Framework for Disaster Risk Reduction 2015-2030, that include vulnerable and marginalized groups in their design, implementation and monitoring.
- g) Reduction in adverse per capita environmental impact by paying special attention to air quality, and by increasing the percentage of solid waste regularly collected and with adequate final discharge in relation to the total waste generated by the city.
- h) Provision of universal access to safe, inclusive and accessible green and public spaces, in particular for women and children, older persons and persons with disabilities.
- i) Increased use of local materials in building sustainable and resilient buildings through promotion of access to financial and technical assistance for the construction and manufacturing sectors. ✓



ARTICLE IV  
LAND USE AND LAND MANAGEMENT

SECTION 1. IDENTIFICATION OF LAND SUITABLE FOR SOCIALIZED HOUSING – Based on the socialized housing need characterized and quantified in the LSP, HCDRD shall identify properties within the city that could match the housing need.

1.1 Land Inventory – Within one (1) year from the effectivity of this Ordinance and every three (3) years thereafter, HCDRD shall compile an Inventory of lands with potential for socialized housing within the City. The inventory shall include:

- a) Residential lands;
- b) National Government-owned lands;
- c) Quezon City Government-owned lands;
- d) Unregistered, abandoned or idle lands; and
- e) Forfeited or expropriated land pending titling.

The land inventory shall indicate the type of land use (commercial, residential, industrial) and degree of land utilization, presence of hazards, ownership, and any other information necessary to carry out the purpose of this Ordinance.

1.2 New Growth Areas – The LHB, in coordination with CPDO, shall identify growth areas where socialized housing can be made available in order to encourage establishment of businesses and make employment opportunities available in said areas. When necessary, the LHB shall submit proposed fiscal incentives to the City Council for this purpose.

SECTION 2. ACQUISITION OF LAND FOR THE DEVELOPMENT OF SOCIALIZED HOUSING PROJECTS – The LSP, as approved by the City Council in the form of an Ordinance, shall be the basis for initiating acquisition of land for Socialized Housing.

2.1. Priorities in Acquisition – Land for Socialized Housing shall be acquired in the following order:

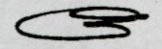
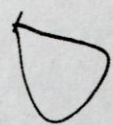
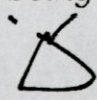
- a. Land owned by the City Government; ✓
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- b. Land owned by the National Government, to be donated to the City Government;
- c. Land forfeited by the City Government pursuant to existing laws and ordinances; and
- d. Privately-owned lands.

2.2 Role of the Real Estate Management Division – The list of land recommended for acquisition shall be prepared by HCDRD Real Estate Management Division, to be approved by the City Mayor and the City Council in accordance with this Section. The HCDRD REMD shall facilitate the acquisition of land for Socialized Housing projects and process and secure titles for such land.

2.3 Modes of Acquisition. Land for Socialized Housing shall be acquired using any of the following modes and upon compliance with the following procedures:

- a. Donation. The HCDRD shall submit for approval of the City Council any land proposed to be donated to the City for Socialized Housing. The HCDRD shall certify that the land is suitable for Socialized Housing and that no conditions are attached to the donation other than its use for Socialized Housing.
- b. Purchase. The HCDRD shall identify and recommend land to be acquired through purchase. HCDRD's list shall be approved by the City Mayor and the City Council. The approval of the City Council for the land purchase shall be in the form of an ordinance authorizing the City Mayor, through the HCDRD - REMD, to negotiate and perfect the purchase of the property or properties identified.
- c. Land Swapping. When necessary, the City Mayor may enter into a land-swapping arrangement, provided that the value of the City Government-owned land is less than or equal to the value of the land being acquired. ✓



- d. *Forfeiture.* Forfeited land may be allocated for Socialized Housing upon the approval of the City Council. The HCDRD-REMD shall identify forfeited land suitable for Socialized Housing and submit a proposal to the City Council containing a certification from the CPDO that the proposal is consistent with the CDP and CLUP. Upon approval of the City Council allocating forfeited land for Socialized Housing, HCDRD-REMD shall facilitate the transfer of title of the property.
- e. *Expropriation.* When necessary, the HCDRD-REMD shall coordinate with the City Legal Officer to initiate expropriation proceedings to acquire land identified for Socialized Housing projects. The approval of the City Council for the expropriation shall be in the form of an Ordinance, authorizing the HCDRD-REMD to process the transfer of title. Expropriation for socialized housing shall follow the following process:
- i) *An Ordinance granting authority to the local chief executive to acquire land in the exercise of the power of eminent domain for public use, or for the welfare or for the benefit of the poor and the landless;*
  - ii) *Payment of just compensation, pursuant to the provisions of the Constitution and pertinent laws;*
  - iii) *Valid and definite offer has been previously made to the owner;*
  - vi) *Such offer was not accepted;*
  - v) *The local government unit may immediately take possession of the property upon the filing of the expropriation proceedings and upon making a deposit with the proper court of at least fifteen percent (15%) of the fair market value of the property based on the current tax declaration of the property to be expropriated; and*
  - vi) *Amount to be paid for the expropriated property shall be determined by the proper court, based on the fair market value at the time of the taking of the property.*

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f. Long-Term Lease. Land acquired through long-term lease shall only be utilized for Rental Housing, or Transitional Housing, as defined in ARTICLE V, Sections 2.2 and 2.3. The approval of the City Council for the long-term lease shall be in the form of an ordinance authorizing the City Mayor, through the HCDRD-REMD, to negotiate and perfect the long-term lease of the property identified.

For purposes of this section, long-term lease is defined as lease for a period not less than twenty-five (25) years.

SECTION 3. DEVELOPMENT OF CLEARED AREAS – To prevent cleared areas from reverting to blighted land status, no demolition order shall be issued without a corresponding development plan or a security plan stating measures to prevent the formation of illegal structures, or from reverting to blighted status.

SECTION 4. OWNERSHIP OF COMMON SPACES.

4.1. City-Initiated Projects. Open spaces in City-initiated projects shall be owned by the City, until such time management is turned-over to the HOA in accordance with Section 2.6.2 (vii) of Article V.

4.2. CMP Projects. Open spaces in CMP Projects originated by the government shall be owned by the Homeowners' Association unless it is determined that there is a need to donate said open space to the City in order to maintain its habitability and viability.

4.3. Homeowners' Association. Beneficiaries residing in Socialized Housing projects initiated by the City and all CMP projects shall be required to organize into a Homeowners' Association, in accordance with the rules of HLURB.

The HCDRD shall be responsible for conducting capacity building seminars on the procedures for organizing Homeowners' Associations, their responsibilities, and remedies available against delinquent or non-complying members. X

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**SECTION 5. LAND VALUE CAPTURE** – The City adheres to the principles and promotion by the United Nations Human Settlements Program (UN Habitat) of land-based municipal and city finance policies that recapture land value increments resulting from collective action, for the benefit of the community. The LHB, with support from HCDRD, shall formulate policies to recover increases in private land values resulting from urban development, changes inland regulation, and public investment.

5.1. *Benefits of land value capture.* City revenues generated by land value capture policies and programs shall be used to finance socialized housing, public transit, and other urban infrastructure. In addition, land value capture policies shall be directed to curbing land speculation and encouraging rational urban development.

5.2. *Forms of land value capture.* These forms of recovery shall include betterment contributions, development exactions, as well as the mandated idle land tax and inclusionary housing or zoning, also known as balanced housing.

**ARTICLE V**  
**AFFORDABLE HOUSING PROGRAMS**

**SECTION 1. DEMAND-DRIVEN APPROACH TO SOCIALIZED HOUSING** – In developing Socialized Housing Projects, the HCDRD shall ensure that the cost of dwelling units for the proposed project is affordable to the target beneficiaries. For on-site socialized housing projects, the HCDRD shall endeavor to avoid displacing on-site ISFs and shall ensure that the proposed project is affordable to at least 60% of the on-site target beneficiaries.

For purposes of this Ordinance, housing shall be considered Affordable if its cost to the household will not result in Housing Stress, based on the net income of the household.

City Government-initiated Socialized Housing Projects shall cater only to the underprivileged, homeless and ISFs. Provided further, that, notwithstanding this limitation, the HCDRD shall continue to pursue Economic or Low-Cost Housing in partnership with NGOs and/or the private sector, with the goal of reducing the level of housing stress of the City.

The City Government shall develop a work for equity scheme to assist the underprivileged, homeless and ISFs in the acquisition of their housing needs. x

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SECTION 2. Types of Socialized Housing Programs that the LGU may undertake shall include:

2.1. First-time Homeownership - The LGU shall assist underprivileged and homeless constituents to become first-time homeowners through the following programs:

2.1.1 In-city LGU housing projects (Bistekville)

Quezon City Government initiated housing project constructed and made available to its qualified residents. To qualify for this type of housing program, a beneficiary must possess the following qualification:

- a) Must be a Filipino citizen;
- b) Must be included in the Census and Tagging done by the HCDRD and are actual residents in the on-site housing project;
- c) Must be certified by the Barangay and DILG as residing in danger areas;
- d) Must not be a beneficiary of any housing project of the government or other private organizations;
- e) Must not be a professional squatter or a member of squatting syndicates;
- f) Must not own any real property whether in the urban or rural areas; and
- g) Must conform to the qualifications set forth under Section 6, Article V of this Code.

2.1.2 Community Mortgage Program.

The City may act as Mobilizer for CMP. NGOs and Private Entities intending to act as originator for CMP projects must be accredited by the HCDRD. Depending on the applicant, the following procedures shall be observed in initiating CMP projects: ✓

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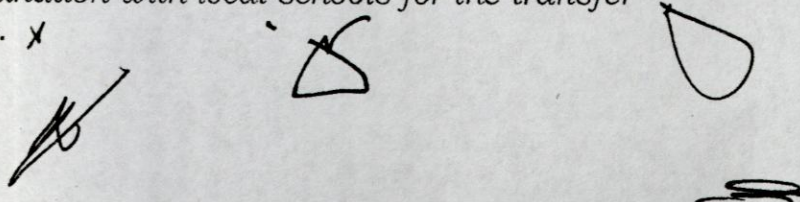
- a) Community Associations (CA). CA shall submit a completed letter request and list of target beneficiaries.
- b) Landowner. Landowners must submit a (1) Letter Request; (2) certified copies of the Land Title/s with certified copies of three (3) previous titles; (3) Tax declaration with official tax receipt; (4) Tax clearance; (5) Vicinity Map or Lot Plan signed by a licensed geodetic engineer; and (6) Proof of road right of way.
  - b).1. The HCDRD and the City Engineer shall develop procedures in the compliance of road right of way requirements.
- c) CMP beneficiaries shall have the option to construct dwelling units using pre-approved plans, their own plans and drawings, or retain existing structures.
- d) CMP beneficiaries intending to retain existing structures shall be required to obtain as-built plans from the City Engineer, at discounted rates. Provided, that any structure exceeding three (3) floors shall be required to obtain as-built plans on their own and shall be required to secure permits from the Building Official.

#### 2.1.3 Direct Sale

The Quezon City Government may assist the Informal Settler Families (ISF's) to acquire the city-owned or privately owned lot currently occupied by them by way of direct payment to the owner through monthly amortization for 25 years.

#### 2.1.4 Off-city Resettlement

The HCDRD shall, through national government programs or its own resettlement programs, implement the relocation and resettlement of persons living in danger areas and other ISFs. The HCDRD shall, prior to relocation, ensure the availability of a relocation or resettlement site that is compliant with the provisions of this Article. The HCDRD shall endeavour to minimize the disruption in the lives of residents by providing transitional housing, alternative livelihood and coordination with local schools for the transfer of affected students. x



The HCDRD shall develop a township program that will ensure access to education, health services, livelihood and employment, and basic utilities that will improve the quality of life of those who will avail of the program.

### 2.2 Rental Housing.

When it is determined by the HCDRD that less than sixty percent (60%) of on-site beneficiaries of a project site cannot afford to purchase socialized housing without falling into housing stress, the HCDRD may, upon the approval of the City Mayor and the City Council, establish Rental Housing, with affordable, long-term leases.

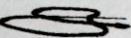
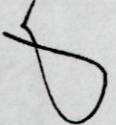
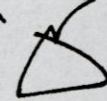
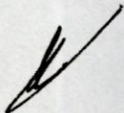
Before the expiration of the lease, the HCDRD shall determine if the financial status of the Beneficiary has improved and if the household is already financially capable of purchasing socialized housing or other types of Socialized Housing. Upon such determination, the lease will not be renewed, but the Beneficiary will be referred to nearby or alternative Socialized Housing sites.

### 2.3 Transition Housing.

The HCDRD shall establish transition housing projects within the City which shall serve as temporary shelter for beneficiaries subject to relocation while the permanent relocation area is being constructed or completed, or for persons whose housing have been destroyed by natural or man-made disasters and are awaiting reconstruction.

In case of persons affected by natural or man-made disasters, Transition Housing shall be made available, at the instance of the Disaster Risk Reduction and Management Office.

Only persons or families certified by the Barangay or other relevant agencies as affected by relocation or disasters shall be allowed to temporarily reside in Transition Houses. y



2.4 Special Programs. From analysis of its census data, HCDRD may propose housing projects for families or persons with special needs, including:

- 2.4.1 Seniors;
- 2.4.2 Persons with disabilities;
- 2.4.3 Homeless; and
- 2.4.4 Solo Parents

2.5 Renovations and Retro-fitting. In order to preserve the quality of life in existing settlements, HCDRD may design financing and incentive programs to support homeowners in their efforts to maintain or upgrade their dwelling structures. Such programs shall include incentives to homeowners and housing associations that incorporate green building technologies and disaster-resilient systems.

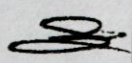
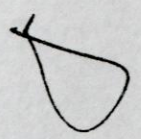
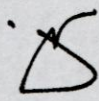
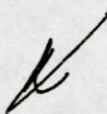
2.6 Community and Supportive Services.

2.6.1 Livelihood programs. The HCDRD shall coordinate with the Social Services Development Department on livelihood programs for City Government-initiated Socialized Housing Projects and CMPs. The SSDD shall prioritize underprivileged and homeless beneficiaries in giving access to livelihood programs.

2.6.2 Estate Management.

a) City-initiated projects and CMP projects. The HCDRD shall assign an estate manager under the Project Development, Monitoring and Management Division for all City-initiated Socialized Housing projects and CMP projects. The estate manager shall be assigned to the project for a period of three (3) years, unless a longer time is required to ensure maintenance of the habitability of the project cite. Estate managers shall have the following responsibilities:

- i) Ensure or monitor maintenance of common spaces; ✓



- ii) Monitor payment of taxes for common spaces and dwelling units;
  - iii) Assist in the organization of the HOA;
  - iv) Provide capacity-building trainings to the HOA;
  - v) Monitor compliance with restrictions and report illegal structures;
  - vi) Conduct information, education and communications campaign for residents to ensure compliance with this Ordinance and Master Deed; and
  - vii) Before the expiration of the period, the Estate Manager shall conduct an assessment of the capacity of the HOA to maintain the project. The estate manager shall recommend to the HCDRD whether or not the open spaces in the project site may be turned over to the HOA (in case of City-initiated projects), retained by the HOA or turned over to the City after full payment (for CMP projects). Provided, that no donation shall be accepted until the land is subdivided and the loan covering common spaces is fully-paid.
- b) Socialized Housing Projects by NGOs and private entities. NGOs and private entities shall, before securing Occupancy Permits for the project, submit an estate management plan to the HCDRD, detailing how the project will be maintained after turn-over. No Occupancy Permit shall be issued to NGOs and private entities for Socialized Housing Projects without first securing a certification of the sufficiency of the project's estate management plan.

SECTION 3. LIMITATION ON OWNERSHIP - City Government-initiated Socialized Housing Projects shall carry the following prohibitions for homebuyers:

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- a. Prohibition against transfer of ownership, leasing or subleasing, for a period of ten (10) years;
- b. Prohibition against introducing additional improvements without the approval of the City Engineer; and
- c. Prohibition on using more than twenty percent (20%) of the dwelling unit for commercial purposes.

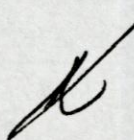
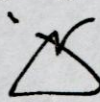

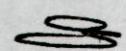
#### SECTION 4. PRIVATE SECTOR PROGRAMS

##### 4.1 Balanced housing

Developers of housing projects within Quezon City, including subdivisions and condominiums, shall be required to develop areas for socialized housing equivalent to at least fifteen percent (15%) of the total subdivision area or at least five percent (5%) of total condominium area or total project cost, at the option of the developer, within Quezon City. This provision may also be complied with by the developers concerned in any of the following manner:

- a. Development of new settlement within the City or outside the City but for residents of the City;
- b. Slum upgrading;
- c. Joint-venture projects with the City;
- d. Participation in the CMP;
- e. Donation to the Urban Development and Socialized Housing Fund not less than five percent (5%) of the total project cost; and
- f. Donation to an existing project of not less than five percent (5%) of the total project cost for retrofitting, compliance with the Green Building Code and/or for disaster resilience compliance.

Developers shall execute a Memorandum of Agreement with HCDRD, indicating the manner by which it will comply with the foregoing requirement. ✕

The Building Official shall, before processing any occupancy permit for any housing development project, require a certification from HCDRD that the real estate developer has entered into a Memorandum of Agreement with the City in accordance with this provision. Real estate developers who failed to comply with their commitment in the Memorandum of Agreement shall be blacklisted from conducting future projects within the City, pending compliance.

4.2 Incentives for Employer-initiated housing and transportation programs.


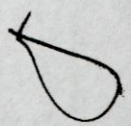

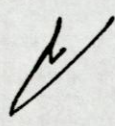
Businesses established within Quezon City may, within one (1) year from the effectivity of this Ordinance, register its housing and transportation programs with the BPLO. All businesses with housing and transportation programs will be given priority in the processing of all permits, and a 5% Department discount in its annual business permit fees. Provided, that said 5% discount shall only be applied upon execution of a sworn affidavit stating that the housing and/or transportation program is already ongoing, and containing a list of its employees availing of said program. Provided further, that the 5% discount shall only apply for transportation programs that service non-residents of Quezon City.

4.3 Impact fees.

All businesses established within Quezon City that employ Quezon City residents representing sixty percent (60%) of its total labor force shall be given priority in processing of all permits, and a five percent (5%) discount in its annual business permit fees. Provided, that it is able to submit proof that 60% of its labor force is composed of Quezon City residents. Such proof may be in the form of Barangay Certificates for 60% of its employees, or other certified documents indicating the employee's residence.

SECTION 5. Streamlining of Processing of Permits

5.1 Pre-approved plans.



*The HCDRD shall prepare plans and drawings for all types of Socialized Housing projects which shall be pre-approved by the City Engineer. Said pre-approved plans may be used in any Socialized Housing project, including CMP projects without need for securing architectural, structural, electrical, mechanical, and sanitary permits. Provided that, for CMP projects, CMP beneficiaries must submit a sworn affidavit, stating that he or she will comply with the plans and drawings and that failure to comply with said plans and drawings may result in the demolition of the building.*

*Pre-approved plans may be used in Socialized Housing Projects initiated by NGOs or the private sector only upon execution of a Memorandum of Agreement between the City and the NGO or the private sector.*

*5.2 One-Stop Shop for Permits.*

*Providers of any type of Socialized Housing Projects shall be required to obtain, unless exempted under the preceding Section, to wit:*

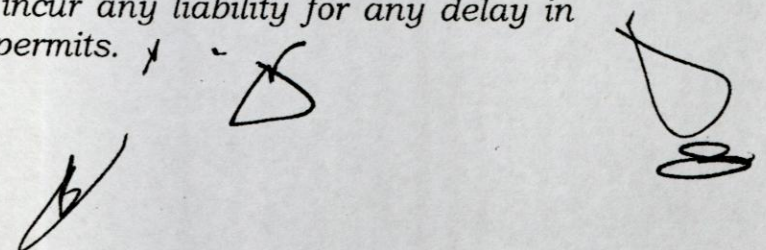
*5.3. City Planning and Development Office - Locational Clearance;*

*5.4 Department of Building Officials - Building Permit (including Architectural, structural, electrical, mechanical and sanitary permit);*

*5.5 Bureau of Fire Protection Office - Bureau of Fire Protection Clearance;*

*5.6 Department of Building Officials - Occupancy Permit;*

*The Administrative and Records Division of HCDRD shall serve as a one-stop shop for the processing of permits for Socialized Housing Projects initiated by non-government organizations and the private sector. Provided, that the HCDRD shall only facilitate processing of permits of NGOs and the private sector upon execution of a Memorandum of Agreement between the City and the NGO or private sector. Provided further, that the City Government shall not incur any liability for any delay in the processing of said permits.*



No Occupancy Permit shall be issued for any Socialized Housing Projects without the issuance of a tax declaration covering dwelling units.

This provision shall not apply to Low-Cost Housing. Permits for Low-Cost Housing shall be obtained through the Building Official, in accordance with its existing rules and processes.

The HCDRD shall create an action group that will assist Community Housing Associations (CHA) in complying with the requirements for CMP and who shall coordinate with the National Agency.

SECTION 6. BENEFICIARIES.

6.1. Qualifications. City Government-Initiated Projects shall be made available exclusively to the underprivileged, homeless and ISFs. Provided that, ISFs that can afford economic housing or low-cost housing without falling into housing stress shall not be entitled to avail of City Government-initiated Projects and will be referred to more appropriate types of Socialized Housing. Provided further, that the applicant has not previously been disqualified in accordance with Article VII of this Ordinance.

6.2. Priority. Beneficiaries for Socialized Housing shall be prioritized in the following manner, in chronological order of application, for each level:

6.2.1. On-Site Development -

First	Underprivileged residents of the project site
Second	Underprivileged ISFs relocated from danger areas
Third	ISFs residents of the project site and ISFs from danger areas
Fourth	Others

6.2.2. New -

First	<i>Underprivileged ISFs relocated from danger areas and underprivileged ISFs from other project sites</i>
Second	<i>ISFs relocated from danger areas</i>
Third	<i>ISFs from other project sites</i>
Fourth	<i>Others</i>

6.3. *Requirements. All underprivileged, homeless or ISFs may submit an application to avail of Socialized Housing. For identified project sites, all residents of the project site shall be required to submit an application to avail of Socialized Housing. The application shall be submitted to the Housing and Resettlement Division of the HCDRD, and shall be accompanied by the following requirements:*

- i. Application Form with names and photos of all members of the household;*
- ii. Proof of income (payslips, etc.) with Certification from employer;*
- iii. Proof of other sources of income; and*
- iv. Such other requirements deemed necessary by the HCDRD.*

6.4. *Registration. The HCDRD shall, in addition to registration of prospective beneficiaries for On-Site Developments, conduct information and registration campaigns in ISF communities. Prior to registration, ISFs shall be provided with information on the available modes of formalizing their tenure, and the Socialized Housing projects which they may avail of.* ✕

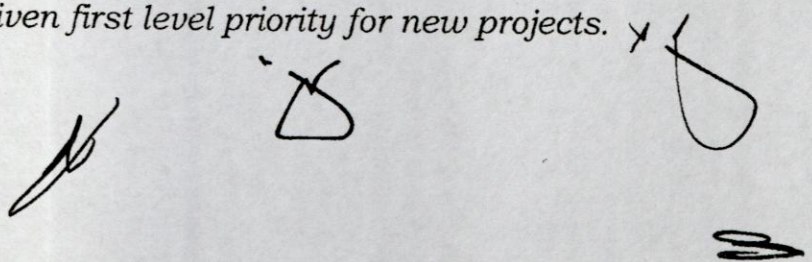
6.5. *Beneficiary Selection and Arbitration Committee.* To ascertain that applicants are qualified as Beneficiaries of City Government-initiated projects, the HCDRD shall form a Beneficiary Selection and Arbitration Committee for each project site.

6.5.1. *Composition.*

- i. *HCDRD Head – Chairperson*  
*- Members –*
- ii. *City Council Representative as recommended by the City Council;*
- iii. *Representative from the Local Housing Board;*
- iv. *Punong Barangay and/or duly Authorized Representative; and*
- v. *HOA President and/or duly Authorized Representative as Ex-Officio Member.*  
*- Secretariat –*
- vi. *Housing and Resettlement Division Head; and*
- vii. *Legal Services Section Head*

6.5.2. *Selection Process.* The Beneficiary Selection and Arbitration Committee shall determine if an applicant is qualified as a Beneficiary in accordance with Section 6 of Article V. Thereafter, the Beneficiary Selection and Arbitration Committee will determine the priority level of the applicant and assign the applicant to the appropriate project, if any, or to a waitlist. Beneficiaries assigned to the waitlist shall be stacked according to priority level and chronological order of application.

Subject to the qualifications under Section 6.2.1 of Article V, beneficiaries that are residents of on-site developments, who are found to be financially unable to afford the Socialized Housing package cost of the project, may opt to be placed on the waitlist and shall be given first level priority for new projects.



Applicants that are found to be unqualified to avail of City Government-initiated Socialized Housing Projects shall be referred to other Socialized Housing Projects offered by the private sector or NGOs.

*Design Standards.* All types of Socialized Housing, except Low-Cost Housing shall comply with minimum design standards set under Batas Pambansa Blg. 220 and other relevant laws and ordinances.

All other types of housing shall comply with minimum design standards set under Republic Act No. 6541 or the Building Code of the Philippines.

6.6.1. *Basic Physical Infrastructure.* All Socialized Housing projects must have the following basic infrastructure and/or utility services:

Water;  
Sanitation;  
Drainage;  
Road paving; and  
Electricity

6.6.2. *Basic Community Services.* All Socialized Housing projects must have the following accessible and available basic community services:

School;  
Health Center;  
Transportation; and  
Day Care Center

For purposes of this Section, community services shall be considered accessible and available if it is within a 4-kilometer radius from the project site.

SECTION 7. PROMOTION OF LOW-COST HOUSING TECHNOLOGIES AND SELF-SUSTAINABLE HOUSING TECHNOLOGIES – The LHB, in coordination with the HCDRD, shall develop policies in order to promote low-cost housing technologies and self-sustainable housing technologies.

*[Handwritten signatures and initials]*

The HCDRD shall likewise ensure that bidding for city-initiated socialized housing projects shall include green building options in the bid qualification process.

ARTICLE VI  
PROTECTION AGAINST DISPLACEMENT

SECTION 1. SECURITY OF TENURE – All beneficiaries of Socialized Housing, regardless of provider, shall enjoy security of tenure. For purposes of this Ordinance, security of tenure is defined as that degree of protection afforded to qualified program beneficiaries against infringement or unjust, unreasonable and arbitrary eviction or demolition, by virtue of the right of ownership, lease agreement, usufruct and other contractual arrangements.

Unless otherwise provided in this Section, no person shall be evicted and no dwelling shall be demolished without due process as provided herein.

SECTION 2. PROTECTION AGAINST EVICTION OR DEMOLITION.

2.1 When allowed. Eviction or demolition may be allowed under the following situations;

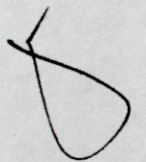
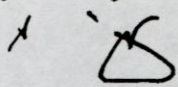
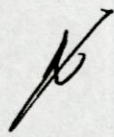
- a. When persons or entities occupy danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, waterways, public spaces such as sidewalks, roads, parks, playgrounds, transmission lines, fault lines, and areas prone to fire, liquefaction and landslides.;
- b. When government infrastructure projects with available funding are about to be implemented; and
- c. When there is a court order for eviction and demolition.

2.2 Requirements before eviction or demolition. In the execution of eviction or demolition orders involving the underprivileged, homeless and ISFs, the following shall be mandatory: *A*

*K*      *D*      *G*

*B*

- a. Notice upon the affected persons or entities at least thirty (30) days prior to the date of eviction or demolition;
- b. Adequate consultations on the matter of settlement with the duly designated representatives of the families to be resettled and the affected communities in the areas where they are to be relocated;
- c. Presence of local government officials or their representative during eviction or demolition;
- d. Proper identification of all persons taking part in the demolition;
- e. Execution of eviction or demolition only during regular office hours from Mondays to Fridays and during good weather, unless the affected families consent otherwise;
- f. No use of heavy equipment for demolition except for structures that are permanent and of concrete materials;
- g. Proper uniforms for members of Philippine National Police who shall occupy the first line of law enforcement and observe proper disturbance control procedures; and
- h. Adequate relocation, whether temporary or permanent. If the eviction is by way of a court order, relocation shall be undertaken by the local government unit concerned and the National Housing Authority with the assistance of other government agencies within forty-five (45) days from the service of notice of final judgment by the court. Should relocation not be possible within the said period, financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by sixty (60) days shall be extended to the affected families by the local government unit concerned.



**SECTION 3. PUBLIC SALE OF DELINQUENT REAL PROPERTIES**  
- The HCDRD shall provide the City Treasurer's Office of all the list of properties occupied by informal settler families. In addition to the notices provided by the auction committee to the owner/s of delinquent real properties, they are also required to give notice to the HCDRD who shall then inform the informal settlers association who are occupying the delinquent real properties by sending them notice of auction and by posting a copy of the notice in their place of residence ninety (90) days before the scheduled auction.

**ARTICLE VII  
PROHIBITED ACTS**

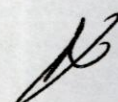
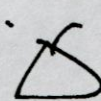
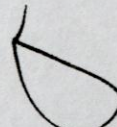

**SECTION 1. NEW ILLEGAL STRUCTURES** - It shall be unlawful for any person to construct any structure in danger areas, after the said area has been cleared under a relocation and resettlement program.

Persons violating this provision shall be summarily evicted and permanently disqualified from applying as Beneficiary under Section 6 of Article V, in addition to such fines and penalties imposed under Republic Act No. 7279.

**SECTION 2. PROFESSIONAL SQUATTING AND SYNDICATED SQUATTERS** - Persons or groups identified as professional squatters or syndicated squatters shall be summarily evicted and permanently disqualified from applying as Beneficiary under Section 6 of Article V in addition to such fines and penalties imposed under Republic Act No. 7279.

**SECTION 3.** Pursuant to the provision of Ordinance No. SP-2444, S-2015 on Non-conformist Occupants, Recalcitrants and Instigators, aside from being permanently disqualified from applying as Beneficiary under Section 6 of Article V, those who will be considered as non-conformist and recalcitrants as well as instigators shall be fined Five Thousand Pesos (P5,000.00).

**SECTION 4. LIABILITY OF GOVERNMENT OFFICIALS** - Any government official found aiding and abetting violations under Sections 1 and 2 of this Ordinance shall be immediately subjected to disciplinary procedures in accordance with law.

x .     


*A fine of Five Thousand Pesos (P5,000.00) and a penalty of one (1) year imprisonment shall likewise be imposed on any government official that is found, by final judgment, to have aided and abetted new illegal structures, professional squatters and squatting syndicates.*

ARTICLE VIII  
MISCELLANEOUS PROVISIONS

SECTION 1. TRANSITORY PROVISIONS.

1.1 *Improvements Not Subject to Back Taxes. Improvements in City-initiated Socialized Housing Projects and CMP Projects where the City is the originator that are declared for the first time shall not be subject to back taxes, Provided, that the HOA or individual owner shall cause the issuance of the tax declaration and pay the applicable real property tax for the current year within three (3) months from the effectivity of this Ordinance.*

1.2 *The Quezon City Information Technology & Development Office (QCITDO) shall ensure that the Management Information System for the HCDRD REMD shall be operational within a period of six (6) months.*

SECTION 2. IMPLEMENTING RULES AND REGULATIONS – *The HCDRD, City Assessor's Office, City Engineering Office, City Planning and Development Office and a representative from the Committee on Urban Poor and Human Settlement of the Quezon City Council shall, within sixty (60) days after the effectivity of this Ordinance, formulate the necessary rules and regulations for its effective implementation.*

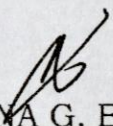
SECTION 3. REPEALING CLAUSE – *All Ordinances, Resolutions, Executive Orders, Memorandum Circulars and Administrative Orders or parts thereof which are inconsistent with any provisions of this Ordinance are hereby repealed or modified accordingly.*

SECTION 4. SEPARABILITY CLAUSE – *If any provision of this Ordinance is declared void or unconstitutional, the remaining portions shall not be affected and shall remain in full force and effect.* x

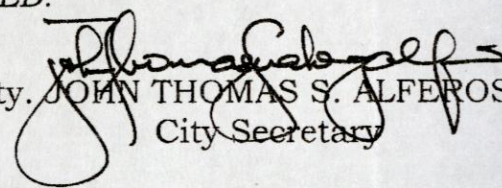
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SECTION 5. EFFECTIVITY – This Ordinance shall take effect within fifteen (15) days after its publication in a newspaper and after posting of copies of the same in conspicuous locations within Quezon City for a period of fifteen (15) days.

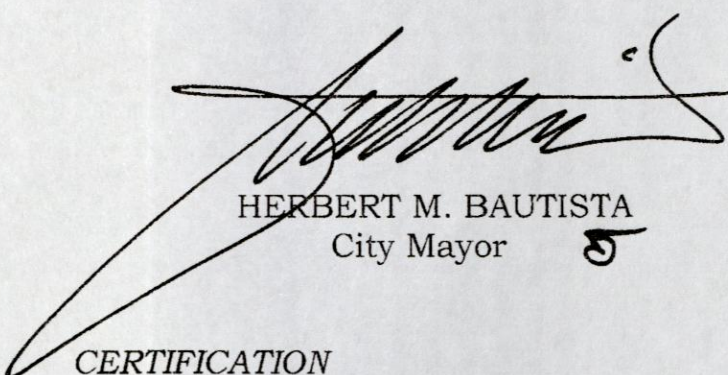
ENACTED: October 1, 2018.

  
MA. JOSEFINA G. BELMONTE  
City Vice Mayor  
Presiding Officer

ATTESTED:

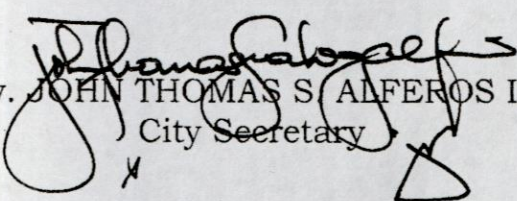
  
Atty. JOHN THOMAS S. ALFEROS III  
City Secretary

APPROVED: 22 NOV 2018

  
HERBERT M. BAUTISTA  
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on October 1, 2018 and was PASSED on Third/Final Reading on October 15, 2018.

  
Atty. JOHN THOMAS S. ALFEROS III  
City Secretary