

THIRTEENTH CONGRESS OF THE REPUBLIC )  
OF THE PHILIPPINES )  
*First Regular Session* )

'04 JUN 30 P5 57

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S E N A T E

S. No. 483

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Introduced by Senator S. R. Osmeña III

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#### EXPLANATORY NOTE

Section 17 of Article II of the 1987 Constitution provides that "The State shall give priority to education, science and technology, arts, culture, and sports to foster patriotism and nationalism, accelerate social progress, and promote total human liberation and development."

Section 5 of Article XIV of the 1987 Constitution, likewise, mandates that "The State shall assign the highest budgetary priority to education and ensure that teaching will attract and retain its rightful share of the best available talents through adequate remuneration and other means of job satisfaction and fulfilment."

The State policies clearly recognize the role of the youth in nation building, and give emphasis on the promotion of their physical, moral, spiritual, intellectual and social well-being.

This bill confronts the issue on student housing which poses a potential threat in the pursuit of attaining better living and educational conditions for students. A glimpse at the prevailing state in student dormitories and lodging houses will show that most of these establishments are decrepit and below normal living standards. Worse, the owners appear to show little concern to improve the situation of the student-tenant.

The quandary highlights the role of the State in addressing the problems of the student youth. Housing or lodging is an essential component of a student's life. It is therefore imperative that the issue be addressed in order to promote the total well-being of the youth.

In view of the foregoing, early passage of this bill is earnestly requested.

*S. Osmeña III*  
SERGIO OSMEÑA III  
Senator

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AN ACT  
ESTABLISHING A COMPREHENSIVE AND INTEGRATED STUDENT  
HOUSING PROGRAM, APPROPRIATING FUNDS THEREFOR AND FOR  
OTHER PURPOSES

Be it enacted by the Senate and House of Representatives of the  
Philippines in Congress assembled:

1           SECTION 1. **Declaration of Policy.** – It is hereby declared the policy of  
2 the State to develop a comprehensive and integrated student housing and  
3 dormitory program in order to promote the welfare of the students.

4           SEC. 2. **Powers.** – The National Housing Authority, in addition to the  
5 powers granted under existing laws, is hereby authorized to do any of the  
6 following:

7           (1) To finance under liberalized credit terms student housing or  
8 dormitories under any of the following schemes:

- 9           a. Affordable interest rates and long-term repayment terms;
- 10           b. Graduated amortizations scheme that will ensure smaller  
11           amortizations during the initial period of payment; and
- 12           c. Subsidy of a portion of the interest payment, or a portion of  
13           the capital cost of construction;

14           (2) To establish throughout the country student housing or dormitories  
15           in places where educational institutions are located;

1 (3) To regulate the reasonable margin of profit of any person,  
2 corporation or partnership investing in student housing or dormitory  
3 under this Act.

4 SEC. 3. **Tax Exemption.** - Any provision of law to the contrary  
5 notwithstanding, all lands, buildings, and improvements, actually, directly, and  
6 exclusively used under the purposes of this Act and all the incomes derived  
7 therefrom shall be exempt from all kinds of taxes, duties, fees, charges and other  
8 assessments fro five (5) years from the actual use of the student housing or  
9 dormitory.

10 SEC. 4. **Free Student Housing Program.** - The National Housing  
11 Authority, shall, in coordination with the Department of Education, establish a  
12 program whereby a minimum of five (5%) percent of the occupancy spaces of the  
13 student housing or dormitories constructed pursuant to this Act, shall be  
14 furnished for free in favor of poor deserving students. This provision shall be  
15 made an integral part of the credit arrangement granted by the National Housing  
16 Authority under this Act.

17 SEC. 5. **Rules and Regulations.** - The National Housing Authority shall  
18 promulgate the rules and regulations necessary to implement this Act.

19 SEC. 6. **Appropriations.** - For the purpose of carrying out the provisions  
20 of this Act, the sum of Fifty Million Pesos (P50,000,000.00) shall be appropriated  
21 annually for five (5) years from the effectivity hereof.

22 SEC. 7. **Date of Effectivity.** - This Act shall take effect fifteen (15) days  
23 after its publication in the Official Gazette or in at least two (2) national  
24 newspapers of general circulation, whichever comes earlier.

25 Approved,