

SIXTEENTH CONGRESS OF THE REPUBLIC)
OF THE PHILIPPINES)
First Regular Session)



Senate
Office of the Secretary

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SENATE
P. S. R. No. 446

RECEIVED BY: *[Signature]*

Introduced by Senator Miriam Defensor Santiago

RESOLUTION

DIRECTING THE PROPER SENATE COMMITTEE TO CONDUCT AN INQUIRY, IN AID OF LEGISLATION, ON THE NEED TO PROVIDE VIABLE INCENTIVES FOR DEVELOPERS TO CONSTRUCT SOCIALIZED MEDIUM-RISE HOUSING FOR LOW-INCOME EARNERS

WHEREAS, the Constitution, Article 2, Section 9 provides: "The State shall promote a just and dynamic social order that will ensure the prosperity and independence of the nation and free the people from poverty through policies that provide adequate social services, promote full employment, a rising standard of living, and an improved quality of life for all";

WHEREAS, the Constitution, Article 2, Section 20 further mandates: "The State recognizes the indispensable role of the private sector, encourages private enterprise, and provides incentives to needed investments";

WHEREAS, based on a 10 January 2014 article in the *Manila Standard Today*, there is an increasing demand for the government to immediately set-up price ceilings for vertical developments of socialized housing projects and adjustments to the current modes of compliance for the low-income market segment;

WHEREAS, two of the biggest housing developers' group, The Chamber of Real Estate and Builders Associations Inc. (CREBA) and the Organization of Socialized Housing Developers of the Philippines (OSHDP), pressed for the need to institute a balanced housing development program particularly for socialized housing medium-rise walk-up buildings;

WHEREAS, according to CREBA President Charlie A.V. Gorayeb, this type of development particularly targets the urban dwellers who will naturally prefer locations near urban development centers, where walking or short travels from place of residence to work, school, and other purposes is vital to the budget;

WHEREAS, this proposal would also provide low-income earners access and opportunity to safe and decent shelter in the city that they could eventually own for a price that they can afford;

WHEREAS, according to the news article, government records show that while the rules have been relaxed to allow for additional modes by which developers of subdivisions can comply

with the Urban Development Housing Act, actual production in terms of housing units has been meager and way below the targets to meet the annual compounding housing demand;

WHEREAS, by reducing the requirement to a more reasonable number and at the same time focusing on modes of compliance that redound to additional housing units instead of its cash and other alternatives, developers would find it a lot easier, realistic and financially-feasible to comply and to address the existing gap between housing supply and demand.

WHEREFORE, BE IT RESOLVED BY THE PHILIPPINE SENATE to direct the proper Senate committee to conduct an inquiry, in aid of legislation, on the need to provide viable incentives for developers to construct socialized medium-rise housing for low-income earners.

Adopted,

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MIRIAM DEFENSOR SANTIAGO

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