


14 DEC -1 AIO 58

**SENATE**

Senate Bill No. 2478

RECEIVED BY: 

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INTRODUCED BY SEN. JINGGOY EJERCITO ESTRADA

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**AN ACT  
ESTABLISHING A COMPREHENSIVE AND INTEGRATED NATIONAL  
POLICY AND PROGRAM GUIDELINES FOR THE OPERATION AND  
MAINTENANCE OF DORMITORIES AND BOARDING HOUSES, PROVIDING  
PENALTIES THEREFOR, AND FOR OTHER PURPOSES**

**EXPLANATORY NOTE**

Students who have to stay far away from home to attend school face a lot of challenges – loads of school works, familiarization of their new environment, building new relationships with teachers, schoolmates and friends, and keeping themselves safe and sound while they are away from their homes and families. While they are on guard on all of these concerns all day, the only time they can relax and recharge for the next day's activities is when they reach their dormitories or boarding houses.

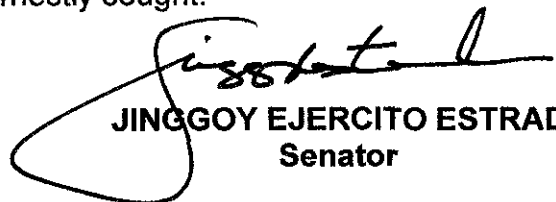
While a good number of dormitories and boarding houses set and strictly implement their own house rules, others remain negligent and careless, thus sacrificing the security of their place and their tenants. As a matter of fact, thousand of cases of theft in dormitories have already been reported. A good number of dormitories also provide adequate facilities needed by students for their education and health, but others still fail to do this and instead offer crude spaces barely comfortable for resting and studying. It is a fact that the quality of place depends on the amount one is willing to pay. Thus, those students who have limited budget have to make do with dormitories and boarding houses which do not even have the minimum decency and safety of a place to stay.

This measure seeks to establish a national policy and program guidelines for the operation and maintenance of dormitories and boarding houses with the aim of

providing each and every student in our country the minimum requirements for a decent, conducive and safe place to stay while they are attending school.

This bill was filed by Senator Manny Villar during the 15<sup>th</sup> Congress but was not passed into law. The undersigned included a new provision requiring dormitories and boarding houses to install Closed-Circuit Television (CCTV) cameras in their vicinity.

The immediate passage of this bill is earnestly sought.




**JINGGOY EJERCITO ESTRADA**  
Senator

74 DEC -1 AIO 58

SENATE

Senate Bill No. 2478

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INTRODUCED BY SEN. JINGGOY EJERCITO ESTRADA

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AN ACT  
ESTABLISHING A COMPREHENSIVE AND INTEGRATED NATIONAL  
POLICY AND PROGRAM GUIDELINES FOR THE OPERATION AND  
MAINTENANCE OF DORMITORIES AND BOARDING HOUSES, PROVIDING  
PENALTIES THEREFOR, AND FOR OTHER PURPOSES

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

1 **SECTION 1.** *Declaration of Policy.* – It is hereby declared the policy of the State  
2 to promote and improve the condition of those living in dormitories and boarding  
3 houses. Towards this end, the State shall adopt a national standard for the  
4 operation and maintenance of dormitories and boarding houses to make these  
5 facilities conducive to living and learning.  
6

7  
8 **SEC. 2.** *Definition of Terms.* – As used in this Act, the following shall mean:  
9

10 (a) “Dormitory or boarding house” – any house or building or portion thereof in  
11 which six (6) or more persons may be regularly accepted as boarders on a  
12 daily, weekly, or monthly basis;  
13

14 (b) “Dormitory or boarding house helpers” – cooks, food handlers, helpers  
15 who handle the food services for the boarders and any other persons who  
16 shall assist the owners of boarding houses or dormitories in housing  
17 maintenance and similar household chores.  
18

19  
20 **SEC. 3.** *License from Local Governments.* – It shall be unlawful for any person  
21 to own, keep, maintain or operate any dormitory or boarding house without first  
22 obtaining a license from the city / municipal government. The license which shall  
23 be posted in a conspicuous place shall specify the number of persons allowed to  
24 dwell or board in every dormitory or boarding house.  
25

26  
27 **SEC. 4.** *Classes of Dormitories and Boarding Houses.* – For purposes of this  
28 Act, dormitories and boarding houses shall have the following classifications:  
29

30 a) Class A – dormitories and boarding houses providing accommodations for  
31 fifty (50) boarders or more;

- 1 b) Class B – dormitories and boarding houses providing accommodations for  
2 thirty (30) but less than fifty (50) boarders;  
3 c) Class C – dormitories and boarding houses providing accommodations for  
4 twenty (20) but less than thirty (30) boarders;  
5 d) Class D – dormitories and boarding houses providing accommodations for  
6 more than five (5) but less than twenty (20) boarders;  
7  
8

9 **SEC. 5. *Minimum Dormitory or Boarding House Rentals.*** – The Local  
10 Government Units (LGUs), through their respective Sanggunians, shall fix the  
11 minimum monthly boarding rentals taking into consideration the following factors:  
12

- 13 a) site of the dormitory or boarding house, whether urban or rural areas;  
14 b) classification of the dormitory or boarding house;  
15 c) facilities and premises offered;  
16 d) number of boarders allowed in each room;  
17 e) construction of the building; and,  
18 f) such other factors which may be deemed necessary under the  
19 circumstances.  
20

21 In the absence of any agreement for the payment or additional expenses for  
22 electric, telephone and water utility bills, the minimum boarding house rental  
23 prescribed under this Section shall be the basic rentals which shall be paid to the  
24 owner inclusive of electric, telephone and water bills.  
25  
26

27 **SEC. 6. *Rental Discounts to Student Boarders.*** – All boarding houses and  
28 dormitories shall give a discount of ten percent (10%) for all students. Students  
29 shall be required to present school registration cards or similar documents to  
30 serve as proof thereof.  
31  
32

33 **SEC. 7. *Building Type for Dormitories and Boarding Houses.*** – Any three-storey  
34 building erected as a dormitory or boarding house for the accommodation of one  
35 hundred (100) persons or any building or section of building exceeding three  
36 storeys to be used for said purpose, must be or reinforced concrete structural  
37 framing covered with concrete; *Provided, however,* That existing three-storey  
38 buildings presently maintained as boarding houses or dormitories shall be  
39 exempted from the requirements of this Section; *Provided, further,* That if more  
40 than fifty percent (50%) of such buildings are repaired or altered, the  
41 requirements herein provided shall be complied with. Building accommodating  
42 less than one hundred (100) persons shall not exceed three-storey in height or  
43 twelve (12) meters if the structure thereof is non-fireproof but in no case lower in  
44 quality than that of a frame structure.  
45  
46

47 **SEC. 8. *Dormitory and Boarding House Helpers.*** – The owners and operators of  
48 dormitories or boarding houses shall employ at least one (1) helper for every fifty  
49 (50) boarders or occupants for the proper maintenance of the said dormitories or  
50 boarding houses.  
51  
52

53 **SEC. 9. *Lighting and Electrical Facilities.*** – All rooms, passageways and other  
54 parts of the premises especially those intended for reading and studying  
55 purposes shall be properly and adequately lighted by natural or artificial means  
56 or both in consonance with the standards of illumination practices.  
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**SEC. 10. *Ventilation and Spacing.*** – All buildings erected or repaired for use as boarding houses or dormitories shall have rooms with adequate ventilations and enough space for comfort. All bedrooms shall have a window. Beds shall be arranged in such manner as would provide adequate space to give the boarders enough room for mobility.

**SEC. 11. *Sanitary Facilities.*** – All dormitories and boarding houses shall provide a lavatory for every ten (10) boarders and such other necessary sanitary facilities as may be determined by the Local Government unit where such dwelling houses are located.

**SEC. 12. *Fire Protection Facilities.*** – Dormitories and boarding houses shall provide fire escapes and other firefighting facilities, including but not limited to fire extinguishers and hose cabinet.

**SEC. 13. *Study Room.*** – Dormitories or boarding houses having twenty (20) or more boarders shall provide a study room for general use by the persons dwelling on the same.

**SEC. 14. *First Aid.*** – Every owner shall maintain in his boarding house or dormitory such basic first aid medicine and equipment as may be necessary for emergency purposes.

**SEC. 15. *Garbage Receptacles.*** – All boarding houses or dormitories shall provide garbage receptacles to be disposed daily.

**SEC. 16. *Closed-Circuit Television (CCTV) Cameras.*** – All boarding houses or dormitories shall install closed-circuit televisions (CCTV) cameras in strategic areas in their vicinity. Such CCTV cameras are intended to prevent and address wrongdoings and crimes, and not, in any way, to intrude into the privacy of the tenants. Said CCTV cameras should be operational 24-7 and recordings should be kept in file for at least one (1) year.

**SEC. 17. *Treatment of Boarders.*** – All boarders shall be treated in just and humane manner. In no case shall physical violence and other ignominious act shall be inflicted upon boarders.

**SEC. 18. *Termination Notice.*** – If a period is fixed for the lease of a room in the boarding house or similar dwelling units, neither the boarding house owner nor the boarder may terminate the contract before the expiration of the term, except for a just cause. If the boarder is unjustly ejected from the boarding house, he or she shall be paid damages equivalent to one-half month rental. If the boarder leaves without justifiable reasons and without proper notice, he or she shall forfeit any deposit made on rentals not exceeding fifteen (15) days. If the duration of the stay in the boarding house is not determined by contract or by agreement of the parties, the boarding house owner or the boarder may give notice to terminate the same at least five (5) days before the intended date thereof.

1  
2 **SEC. 19. *Duty of Boarding House or Dormitory Owners.*** – All owners of boarding  
3 houses and dormitories shall carry out the provisions of this Act in good faith.  
4 Unless there is any compelling reason, in no case shall a dormitory or boarding  
5 house owner deny the application of a student.  
6

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8 **SEC. 20. *License Fees.*** – All local government units, through their respective  
9 Sanggunian, shall fix the annual license fees to be imposed on boarding houses  
10 and dormitories considering the classification mentioned above, the rentals paid  
11 by boarders and other necessary considerations.  
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13  
14 **SEC. 21. *Local Ordinance as Necessary Rules and Regulations.*** – Local  
15 Government units through their respective Sanggunian shall pass an ordinance  
16 providing for the necessary rules and regulations to carry out the provisions of  
17 this Act.  
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19  
20 **SEC. 22. *Penalty.*** – In case of violation of any of the provisions of this Act, the  
21 license and permit to operate the dormitory or boarding house and all sums paid  
22 therefore shall, after due notice and hearing, be revoked and forfeited, and any  
23 person responsible for such violation shall be punished with imprisonment for a  
24 period not exceeding six (6) months or a fine not less than Five Thousand Pesos  
25 (P5,000.00) nor more than Ten Thousand Pesos (P10,000.00) or both, at the  
26 discretion of the Court.  
27

28  
29 **SEC. 23. *Separability Clause.*** – If any part or provision of this Act is held  
30 unconstitutional or invalid, the other parts or provisions hereof which are not  
31 affected thereby shall continue to be in full force and effect.  
32

33  
34 **SEC. 24. *Repealing Clause.*** – All laws, orders, rules or regulations which are  
35 inconsistent with or contrary to the provisions of this Act are hereby amended or  
36 repealed accordingly.  
37

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39 **SEC. 25. *Effectivity Clause.*** – This Act shall take effect after fifteen (15) days  
40 following its publication in at least two (2) newspapers of general circulation.  
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45 *Approved,*