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SENATE
P. S. Res. No. 1054

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Introduced by Senator Joseph Victor G. Ejercito

**RESOLUTION DIRECTING THE PROPER SENATE COMMITTEE TO
CONDUCT AN INQUIRY, IN AID OF LEGISLATION, ON THE NUMEROUS
REPORTS OF REAL ESTATE SUBDIVISION BUYERS ON THE ALLEGED
UNLAWFUL PRACTICES COMMITTED BY REAL ESTATE
DEVELOPERS, OWNERS AND OPERATORS**

WHEREAS, it is the policy of the State to afford its inhabitants the requirement of decent human settlement and to provide them with ample opportunities for improving their quality of life; ¹

WHEREAS, Republic Act No. 6541 of the National Building Code of the Philippines, Sec. 1.01.02, likewise states:

(a) It is hereby declared to be the policy of the State to safeguard life, health, property, and public welfare, consistent with the principles of environmental management and control; and to this end, make it the purpose of this Code to provide for all buildings and structures, a framework of minimum standards and requirements by guiding, regulating, and controlling their location, siting, design, quality of materials, construction, use, occupancy, and maintenance, including their environment, utilities, fixtures, equipment, and mechanical electrical, and other systems and installations;

WHEREAS, there has been several complaints received by our office regarding the practices of real estate subdivision developers, owners, and operators allegedly in violation of some laws related to housing;

WHEREAS, the complaints show the unscrupulous practices of developers, owners and operators such as the use of substandard materials for the construction of the units, delayed turn-over of the units, selling without license to sell, fraudulent sales, among others;

¹ PD 957

WHEREAS, the said practices are in violation of Presidential Decree (PD) 957 (*Subdivision and Condominium Buyers' Protective Decree*) particularly Section 5 (License to sell), Section 19 (Advertisements), Section 23 (Non-Forfeiture of Payments, Republic Act (RA) No. 9904 (*Magna Carta for Homeowners and Homeowners' Associations*), Republic Act No. 6541 (*National Building Code*); inter alia;

WHEREAS, it is the purpose of PD 957 to closely supervise and regulate the real estate subdivision and condominium businesses, and to imposed penalties for fraudulent practices and manipulations committed in violation therewith, in order not to undermine the land and housing program of the government;

NOW, THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED by the Philippine Senate, to direct the proper Senate Committee to conduct an inquiry, in aid of legislation, on the numerous reports of real estate subdivision buyers on the alleged unlawful practices committed by real estate developers, owners and operators in violation of Philippine laws.

Adopted,



JOSEPH VICTOR G. EJERCITO
Senator