



Senate

Office of the Secretary

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

'19 SEP 11 P 2 :29

SENATE
S. No. 1036

RECEIVED BY:

Introduced by Senator Manuel "Lito" M. Lapid

**AN ACT
PROVIDING A MECHANISM FOR THE REGULATION OF STUDENT HOUSING
ENTITIES AND ESTABLISHING A STUDENT HOUSING REGISTRY IN EVERY
CITY AND MUNICIPALITY**


EXPLANATORY NOTE


The lack of affordable and decent housing accommodations for our students is one of the major problems faced by the education sector. This is especially true to students who come from far-flung provinces and choose to study in cities and other urban areas. Because on-campus accommodation is usually limited and selective, many are forced to look for room rentals, boarding houses, dormitories and bed-spacers outside their schools and universities. However, the living conditions in these student housing arrangements is sometimes sub-par with commonplace complaints regarding overcrowding, lack of basic utilities, and the absence of safety and security measures, among others. Even government-funded dormitories and residence halls are not spared of these negative observations. The proliferation of these student housing entities requires close regulation by the government, particularly in the aspect of safety, security and compliance with building rules and regulations (e.g. the existence of fire exits and firefighting instruments, the integrity of the building against natural disasters, etc.).

This bill proposes to provide for a local government-based mechanism for the identification and registration of student housing through the creation of a registry of all such entities operating within the territorial jurisdiction of cities and municipalities. The bill also mandates a yearly inspection by the local building official or the

city/municipal engineer. A report of this yearly inspection shall be made available to the public and shall be endorsed to the local chief executive for proper action. The imposition of penalties for non-registration and refusal to submit to inspection is sanctioned by this proposed legislation.

Thus, early passage of this bill is earnestly sought.



MANUEL "LITO" M. LAPID.
Senator 



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

1 SECTION 1. *Short Title.* – This Act shall be known as the "Student Housing
2 Regulation Act of 2019."

3 Sec. 2. *Declaration of Policy.* – It is hereby declared the policy of the State to
4 protect the welfare, safety and security of the students who avail of on-campus or off-
5 campus, private or public housing accommodations.

6 Sec. 3. *Scope.* – This Act shall cover all dormitories, boarding houses, room-
7 for-rent/bed-space businesses, apartments and other similar entities which offer
8 housing accommodations to students with an occupancy capacity of at least three (3)
9 persons. Such entities that are operated by the government or by private schools or
10 universities are likewise covered by this Act.

11 Sec. 4. *Student Housing Registry.* – Every city and municipality is mandated to
12 set up a Registry of all student housing entities as mentioned in Section 3 of this Act
13 operating within the territorial jurisdiction of the said local government unit.

14 This Registry shall contain the following information:

15 a. Name/s of the owner/s of the student housing entity;

- 1 b. Name/s of the officer/s or building administrator of the business, if
- 2 organized as a juridical entity;
- 3 c. Contact information;
- 4 d. Address of the dormitory, boarding house, apartment, or other form housing
- 5 unit being operated and maintained;
- 6 e. Proof of connection to water and electric utilities;
- 7 f. Maximum number of occupants that can be accommodated; and
- 8 g. Rental rates being offered by the entity.

9 This Registry shall be under the management and custody of the Local Building
10 Official or the City/Municipal Engineer, as the case may be. The information submitted
11 by the entities shall be kept up-to-date. Changes in the above information shall be
12 reflected in the Registry within one (1) month from the occurrence thereof.

13 *Sec. 5. Mandatory Registration.* – All existing student housing entities must
14 register with their respective local governments as provided for under Section 4 of this
15 Act within three (3) months from the creation of the Student Housing Registry. Newly-
16 organized entities must likewise register within three (3) months from the start of their
17 operations.

18 *Sec. 6. Mandatory Inspection.* – The Local Building Official or the City/Municipal
19 Engineer is hereby mandated to conduct inspections of all student housing entities at
20 least once every year. A report of every annual inspection shall be submitted to the
21 local chief executive and be made available to the public.

22 *Sec. 7. Certificate of Compliance.* - A certificate stating compliance with the
23 registration requirement under Section 5 and the mandatory inspection under Section
24 6 shall be issued by the local government units to the entities concerned. Such
25 certification shall be displayed clearly and prominently within the premises of the
26 student housing entities. The occupants shall have the right to demand the
27 presentation of this certification.

28 *Sec. 8. Penalties.* – The non-compliance with the registration requirement as
29 set forth in Section 5, or the refusal to allow inspection as mandated in Section 6,

1 without justifiable reason, shall cause the automatic revocation of the business permit
2 of the violating entity and/or the imposition of a fine not exceeding Fifty Thousand
3 pesos (Php 50,000.00). This is without prejudice to any civil or criminal liability arising
4 from a violation of any other existing law, ordinance or regulation.

5 *Sec. 9. Implementing Rules and Regulations.* – Within ninety (90) days from
6 the approval of this Act, the Department of Interior and Local Government (DILG)
7 shall promulgate the rules and regulations necessary to implement the provisions of
8 this Act.

9 *Sec. 10. - Separability Clause.* - Should any provision of this Act or the
10 application thereof to any person or circumstance be held invalid, the other provisions
11 or sections of this Act shall not be affected thereby.

12 *Sec. 11. - Repealing Clause.* – All laws, decrees, executive orders, rules and
13 regulations or parts thereof which are inconsistent with this Act are hereby repealed,
14 amended or modified accordingly.

15 *Sec. 11. Effectivity Clause.* - This Act shall take effect fifteen (15) days following
16 its publication in the Official Gazette or in at least two (2) newspapers of general
17 circulation.

18 Approved,