

FOURTEENTH CONGRESS OF THE)
REPUBLIC OF THE PHILIPPINES)
Second Regular Session)

OFFICE OF THE SECRETARY

8 NOV 17 P2:13

SENATE

RECEIVED BY

S. No. 2884

Introduced by Senator JUAN MIGUEL F. ZUBIRI

EXPLANATORY NOTE

Provision of access to shelter is one of the basic mandates of the government. It is also one of the areas where the government has a huge backlog of housing units considering that the Philippines is the world's most populous country in the world with 88.57 million people.

The most highly urbanized cities are also grouped around three mega-city clusters, namely Metropolitan Manila, Metropolitan Cebu and Metropolitan Davao. The government implements its shelter mandate through housing agencies and financial institutions namely the National Housing Authority (NHA), Home Development Mortgage Fund (HDMF), Home Guarantee Corporation (HGC), Socialized Housing Finance Corporation (SHFC), Government Service Insurance System (GSIS), Social Security System (SSS), Development Bank of the Philippines (DBP), Land Bank of the Philippines (LBP), and PagIBIG.

Access to shelter and the state of the housing industry is also a determinant of the health of our economy. Taking this into account, the government implements its housing construction mandate by supporting private sector projects through the grant of housing loans and support to developers eyeing the big market of housing rental, dormitories and rent-to-own types of investments and projects.

However, many Filipino households still cannot afford to purchase new housing units built by government and private housing developers. Likewise, the concentration of employment opportunities, schools, hospitals and other infrastructure have forced people to fight for their own place in the mega-cities and growth areas in the provinces.

Of 15,278,808 households, only 10,866,001 or roughly two-thirds live in houses owned / being amortized; 2,047,970 live free of charge in houses with the owners' consent; 190,748 live in houses free of charge without the owner's consent; and 631,451 households have no reported dwelling units. The sector that this bill hopes to assist by way of extending the Rent Control Act totals 1,542,538 households. (2008 Philippine Statistical Yearbook published by National Statistical Coordination Board)

The five regions with the most numerous households renting their dwellings are the National Capital Region with 687,048 households; Southern Tagalog with 245,510 households; Central Luzon, with 137,028 households; Central Visayas with 90,536 households; and Southern Mindanao with 85,561 households.

Not presented in the datasets are the large populations of students and workers who rent near their schools and places of work. Students in the so-called University Belt in Metropolitan Manila is just one of the centers where in-transit population rely on renting their dwelling units. Another, would be the white and blue collar workers who are forced by circumstance to rent near financial, trading and manufacturing centers like the cities of Manila, Makati, Cebu, Davao and Zamboanga. People renting their dwellings need our support to protect them from excessive rental payments and unreasonable ejections that may occur once the Rent Control Act lapses by the end of this year.

Thus, urgent approval of this bill is earnestly sought.



JUAN MIGUEL F. ZUBIRI

FOURTEENTH CONGRESS OF THE)
REPUBLIC OF THE PHILIPPINES)
Second Regular Session)

OFFICE OF THE CLERK

8 NOV 17 P2:31

SENATE

RECORDED BY: 

S. No. 2884

Introduced by Senator JUAN MIGUEL F. ZUBIRI

AN ACT
TO EXTEND THE EFFECTIVITY OF THE RENT CONTROL ACT OF 2005,
AMENDING FOR THE PURPOSE SECTION 17 OF REPUBLIC ACT NO. 9341,
ENTITLED "AN ACT ESTABLISHING REFORMS IN THE REGULATION OF RENT
OF CERTAIN RESIDENTIAL UNITS, PROVIDING MECHANISMS 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. *Extension of the Effectivity of the Rent Control Act of 2005*** –

2 The effectivity of Republic Act No. 9341, entitled "An Act Establishing Reforms in the
3 Regulation of Rentals of Certain Residential Units, Providing the Mechanisms Therefor,
4 and for other Purposes" is hereby extended for a period of three (3) years from January
5 1, 2009 to December 31, 2011.

6 Section 17 of Republic Act No. 9341 is hereby amended and modified
7 accordingly.

8
9 **SEC. 2. *Effectivity Clause.*** – This Act shall take effect immediately following its
10 publication in the Official Gazette or in at least two (2) national newspapers of general
11 circulation.

12
13 Approved,