

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

EIGHTEENTH CONGRESS
First Regular Session

HOUSE RESOLUTION NO. 351



Introduced by
BAYAN MUNA Party-List Representatives FERDINAND R. GAITE,
CARLOS ISAGANI T. ZARATE and EUFEMIA C. CULLAMAT

RESOLUTION

**URGING THE COMMITTEE ON HOUSING AND URBAN DEVELOPMENT TO
PROBE INTO THE SLOW DISTRIBUTION OF LAND TITLES FOR
HOMEOWNERS IN RIDGEVIEW PARK AND OTHER NATIONAL HOUSING
AUTHORITY PABAHAY PROJECTS**

WHEREAS, on June 1, 2018, a certain Riza Jane Aspiras of the National Housing Authority (NHA) held a dialogue with Kadamay Metro Tacloban in Ridgeview Park to discuss the Certificate of Eligibility for Lot Allocation (CELA). She asserted that the CELA was a document of ownership over the housing units;

WHEREAS, the CELA only indicates the inclusion of a beneficiary for the Yolanda Housing Project and their obligations to pay on installment basis for the property under a usufruct framework;

WHEREAS, on February 21, 2018 the National Housing Authority through its General Manager, Marcelino P. Escalada, signed and released Memorandum No. 004-2018 which outlined the disposition policy for all NHA Pabahay that (1) the housing units would follow a "full grant" policy that will not accrue any cost to the beneficiary as per NHA Board Resolution No. 6274 signed last November 26, 2017, and (2) a 20-year prohibition period would follow preventing beneficiaries from selling, renting out, altering and/or sublet the unit;

WHEREAS, the 20-year prohibition period as stated in Memo No. 004-2018 speaks exclusively of the limitations of ownership but does not refer to the delay in land title distribution for 20 years;

WHEREAS, in the guidelines for the Deed of Transfer and Acceptance (DOTA) as stated in Memorandum No. 005-2018, the contract to be signed between NHA and the Tacloban City Local Government Unit, the distribution of land titles is actually a requisite for the turnover of all NHA Pabahay to the host Local Government Unit;

51 WHEREAS, the guidelines for DOTA implies that information presently being propagated by
52 the NHA that land title distribution will only happen upon the completion of the 20-year
53 prohibition period is nothing more than a lie;

54
55 WHEREAS, on July 12, 2019, the representatives of the NHA have been holding cluster
56 meetings in all NHA Resettlement Sites from June 1-July 11 covering the following Housing
57 projects:


- | | | |
|----|------------------------|---------------------|
| 58 | | |
| 59 | 1. Ridgeview Park | 2,000 housing units |
| 60 | 2. Greendale Residence | 1,640 housing units |
| 61 | 3. North Hill Arbours | 2,000 housing units |
| 62 | 4. Guadalupe Heights | 2,600 housing units |
| 63 | 5. New Hope Village | 1,000 housing units |
| 64 | | |

65 WHEREAS, in the cluster meetings, the NHA together with the Presidential Commission for
66 the Urban Poor (PCUP) have announced the distribution of all land titles to beneficiaries within
67 a 20-year framework;


68
69 WHEREAS, a petition led by Kadamay Metro Tacloban was circulated from June 5 to June 14
70 around different NHA Pabahay units to prompt the Tacloban City Council Committee for
71 Housing to release a resolution urging the NHA to fast-track the distribution of land titles to
72 beneficiaries and was submitted to the Office of the Committee Chair for Housing on June 19,
73 2019;

74
75 **NOW THEREFORE BE IT RESOLVED**, that the House of Representatives, through the
76 Committee on Housing and Urban Development, to probe into the slow distribution of land
77 titles for homeowners of Ridgeview Park and other National Housing Authority Pabahay
78 Projects.

79
80
81 *Adopted,*

82
83
84
85 
86 Rep. FERDINAND R. GAITE
87 BAYAN MUNA Party-List

88
89
90 
91 Rep. CARLOS ISAGAN T. ZARATE
92 BAYAN MUNA Party-List

93
94 
95 Rep. EUFEMIA C. CULLAMAT
96 BAYAN MUNA Party-List