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COMMITTEE MEETING ON HOUSE MEASURES

COMMITTEE	MEASURES		SUBJECT MATTER	ACTION TAKEN/DISCUSSION
	NO.	PRINCIPAL AUTHOR		
Housing and Urban Development	HR 1781	Rep. Pineda	Inquiry into the alleged discriminatory conduct of homeowners' associations towards foreign nationals residing in subdivisions in the Philippines	<p>The Committee, chaired by Rep. Francisco "Kiko" Benitez (3rd District, Negros Occidental), agreed to create a subcommittee to continue the conduct of inquiry pursuant to HR 1781.</p> <p>Rep. Paul Ruiz Daza (1st District, Northern Samar) was designated as head of the subcommittee.</p> <p>At the outset, Rep. Benitez said that the inquiry was called to look into the implementation of state regulations meant to protect the right of people to housing and determine if there is a need to improve such regulations through proper legislation.</p> <p>Rep. Enrico Pineda (Party-List, 1-PACMAN), author of HR 1781, said that the measure seeks to investigate the alleged racial discrimination being committed by homeowners' associations against foreign nationals residing in subdivisions.</p> <p>Rep. Pineda cited RA 9904 or the Magna Carta for Homeowners and Homeowners' Associations, which prohibits any person to deprive any homeowner of his/her right to avail of or enjoy basic community services and facilities where he/she paid the dues, charges, and other fees for such services. Rep. Pineda specifically brought up the concern of Miao Miao Wang who allegedly experienced discrimination as a resident in Magallanes Village in Makati City.</p> <p>Wang, who is a businesswoman leasing a residential house in Magallanes, told the Committee that her vehicle was always flagged down by the security guard manning the gate every time she would enter the village even if her vehicle bears the village's car sticker. She also claimed that she was always asked to show her identification card and other personal documents at the village gate to prove her identity. This, despite the fact that she and her husband already submitted all documentary requirements to the lessor and to the village administration office prior to their moving in to the village. Hence, in her view, such actions by the village security would already constitute a form of harassment. (Wang no longer lives in Magallanes Village but still continues to lease the property.)</p> <p>Magallanes Village Association (MVA) Manager Rosemarie Rasay asserted that the MVA does</p>

<p>Continuation... Housing and Urban Development</p>				<p>not discriminate nor tolerate any discriminatory act against any homeowner, tenant, or guest, whether the person is a Filipino or a foreign national.</p> <p>According to Rasay, as part of the MVA's rules and regulations, all homes are to be used solely for single-family home purposes citing the village's R-1 category under the Makati City zoning ordinance.</p> <p>Based on the Makati City Ordinance No. 2012-102, "Low Density Residential Zone (R-1) shall be used principally for single detached dwellings with customary ancillary uses, and compatible accessory uses on a neighborhood scale, except for Bel-Air, San Lorenzo and San Miguel Villages where duplexes may be allowed and in Forbes Park Village where multi-family dwelling may be allowed."</p> <p>Rasay explained further that in order to ensure that the single-family home policy is observed, tenants and homeowners are required to submit the names of the family members who will be staying in the residence before moving in. Rasay said that such policy was implemented primarily to prevent tenants from using leased properties as staff houses, commissary, warehouse, and other purposes, as what happened with some past tenants in the village.</p> <p>Rasay mentioned that Wang was monitored for using the property as a staff house. She said that the village asked Wang to provide a copy of the working visa and license of the security guards, as claimed by Wang, who are staying in the leased property. However, Wang did not submit the requirements, and instead filed a complaint against MVA officers and security guards with the National Bureau of Investigation (NBI) for unjust vexation and oral defamation, among others.</p> <p>Rep. Jose "Bonito" Singson Jr. (Party- List, PROBINSYANO AKO), co-author of HR 1781, asked if the actions of the security guards in dealing with Wang were authorized by the MVA Board through a resolution or only by Rasay being the village manager.</p> <p>Rasay explained that part of her duties and responsibilities is to implement the resolutions issued by the MVA Board and the administrative and operational policies of the homeowners' association.</p> <p>In reply to the query of Deputy Speaker Rodante Marcoleta (Party-List, SAGIP), Rasay affirmed that the house being leased by Wang is still under monitoring because of two persons staying in the residence, who are allegedly security guards as claimed by Wang, but whose identity the village wants to check.</p> <p>Deputy Speaker Marcoleta noted that Wang has the right to hire security guards for her family's</p>
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	HR 380	Rep. Zarate	Investigation into the impending demolition of thousands of houses to give way to the North Luzon Expressway (NLEX) and South Luzon Expressway (SLEX) Connector Road and the Philippine National Railways North-South Railway Project	<p>The Committee agreed to create a subcommittee to continue the conduct of inquiry pursuant to HRs 380, 1605 and 1679.</p> <p>Deputy Speaker Marcoleta was designated as head of the subcommittee.</p>
	HR 1605	Rep. Brosas	Investigation into the series of demolitions in the National Housing Authority's Katuparan Housing Project in Vitas, Tondo, Manila, and recommending measures to halt the impending displacement of around 700 families amid the COVID-19 pandemic	<p>Rep. Benitez noted that with the issuance of DILG Memorandum Circular (MC) No. 2021-031, the previous DILG MC No. 2020-068, which postpones all administrative demolition and eviction activities during the enhanced community quarantine (ECQ) and state of national calamity, is no longer valid. This means that local government units (LGUs) can now proceed with the demolition of houses and other structures to give way to government infrastructure projects. However, Rep. Benitez stressed that even with this new policy, LGUs and concerned government agencies should make sure that in implementing infrastructure projects, the rights and welfare of the affected residents should always be protected, especially during this time of pandemic.</p>
	HR 1679	Rep. Brosas	Inquiry into the issuance of Department of the Interior and Local Government (DILG) Memorandum Circular No. 2021-031, which lifts the postponement of demolition and eviction activities amid the COVID-19 pandemic and state of national calamity, and recommending its immediate withdrawal	<p>Rep. Arlene Brosas (Party-List, GABRIELA), author of HRs 1605 and 1679, called for an investigation of several demolitions being undertaken despite the pandemic, particularly in Vitas Katuparan Housing Project in Tondo, Manila. The demolition of houses and eviction of at least 90 families on the riverside portion of the Vitas Katuparan Housing Project is being done to allow the construction of a high-rise housing project, Rep. Brosas disclosed. She urged the concerned agencies to uphold the</p>

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	HB 9446	Rep. Villafuerte	Establishing the policy towards the least displacement of informal settler families through on-site, in-city and near-city resettlement strategies pursuant to the people's plan and mandating local government units to provide basic services and livelihood components in resettlement sites	<p>The Committee agreed to lay on the table HB 9446.</p> <p>The Secretariat was directed to prepare a letter informing the author of the Committee's decision.</p> <p>According to Rep. Gavini "Apol" Pancho (2nd District, Bulacan), the intent of HB 9446 is already covered by HB 8248 that was approved by the House on Third Reading on February 8 and transmitted to the Senate the following day.</p>