



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
23rd City Council

PR23CC-025

26th Regular Session

RESOLUTION NO. SP- **10299**, S-2025

A RESOLUTION URGING THE CITY MAYOR, HONORABLE MA. JOSEFINA G. BELMONTE, AND THE QUEZON CITY HOUSING COMMUNITY DEVELOPMENT AND RESETTLEMENT DEPARTMENT (HCDRD) TO CONVENE ALL SUBDIVISION AND CONDOMINIUM DEVELOPERS IN QUEZON CITY FOR THE PURPOSE OF STRENGTHENING THE IMPLEMENTATION OF THE BALANCED HOUSING PROGRAM IN ACCORDANCE WITH REPUBLIC ACT NO. 7279, REPUBLIC ACT NO. 10884 AND QUEZON CITY ORDINANCE NO. SP-2771, S-2018

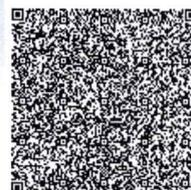
Introduced by Councilor ATTY. VICENTE BELMONTE JR.

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nicole "Nikki" V. Crisologo, Mikey F. Belmonte, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Ranulfo "Tatay Rannie" Z. Ludovica, Geleen "Dok G" Lumbad, Atty. Christoffer Allan "Tope" Liquigan, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Luigi D. Pumaren, Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Atty. Jesus Miguel Suntay, Raquel S. Malañgen, Joseph Joe Visaya, Aiko Melendez, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Ram V. Medalla, Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina and Jose Maria "Mari" M. Rodriguez

WHEREAS, Section 9, Article XIII of the Constitution of the Republic of the Philippines mandates that the State shall undertake a continuing program of urban land reform and housing to make available at affordable cost decent housing and basic services to underprivileged and homeless citizens;

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WHEREAS, Section 18 of Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992 (UDHA), as amended by Republic Act No. 10884, requires developers of proposed subdivision and condominium projects to develop an area for socialized housing equivalent to at least fifteen percent (15%) of the total project area or cost, referred to as the Balanced Housing Development Program;

WHEREAS, the Quezon City Comprehensive Socialized Housing Code of 2018, as well as the Quezon City Comprehensive Land Use Plan (CLUP) and relevant zoning ordinances, reinforce the duty of developers to contribute to inclusive urban development through compliance with balanced housing and socialized shelter requirements;

WHEREAS, many subdivision and condominium developers operating in Quezon City are either non-compliant or have delayed compliance with their balanced housing obligations, thereby contributing to the backlog in socialized housing and widening the gap in shelter access for low-income families;

WHEREAS, the Housing Community Development and Resettlement Department (HCDRD), being the City's primary agency on housing concerns, is empowered to monitor compliance, implement housing programs, and coordinate with the Department of Human Settlements and Urban Development (DHSUD) and other relevant agencies;

WHEREAS, Quezon City Ordinance No. SP-2771, S-2018, otherwise known as the Quezon City Comprehensive Socialized Housing Code of 2018, consolidates and operationalizes all local housing policies under the UDHA, clearly defining the roles of the Quezon City Housing Board, the HCDRD, the City Planning and Development Department (CPDD), the Department of the Building Official (DBO), and other departments in enforcing developer obligations under the Balanced Housing Program;

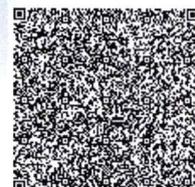
WHEREAS, despite the comprehensive policy framework under Quezon City Ordinance No. SP-2771, S-2018, internal assessments and Technical Working Group meetings reveal persistent gaps in the uniform interpretation of compliance modes, valuation methodologies, timelines for submission of Letters of Intent and escrow documents, and the monitoring of Balanced Housing obligations, thereby necessitating a unified convening under the Housing Board to clarify and harmonize implementation;

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WHEREAS, Executive Order No. 28, Series of 2019 and Executive Order No. 27, Series of 2023, issued by the Office of the Mayor of Quezon City, which reconstituted and strengthened the Quezon City Housing Board, expressly mandates the Board to formulate housing policies, harmonize national and local directives, oversee developer compliance, and serve as the coordinating and policy-setting body on all housing and resettlement matters within the City;

WHEREAS, during the recent Quezon City Housing Board meeting, Mayor Ma. Josefina G. Belmonte reaffirmed that housing remains a top priority of the City Government and emphasized the need to operationalize developer obligations to deliver actual, livable, and well-located homes for Quezon City residents;

WHEREAS, the establishment of a coordinated and transparent compliance platform will not only strengthen enforcement but also benefit developers through predictable processes, standardized documentation, reduced administrative burden, and single point of coordination;

WHEREAS, there is an urgent need to call the attention of all developers operating within the territorial jurisdiction of Quezon City to comply with their statutory and regulatory obligations in support of the City's inclusive housing vision.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to urge, as it does hereby urge, the City Mayor, Honorable Ma. Josefina G. Belmonte, and the Quezon City Housing Community Development and Resettlement Department (HCDRD) to convene all subdivision and condominium developers in Quezon City for the purpose of strengthening the implementation of the Balanced Housing Program in accordance with Republic Act No. 7279, Republic Act No. 10884 and Quezon City Ordinance No. SP-2771, S-2018.

RESOLVED FURTHER, to direct the HCDRD, as the Quezon City Housing Board Secretariat, to submit a report to the Sangguniang Panlungsod within sixty (60) days from the convening of the forum.

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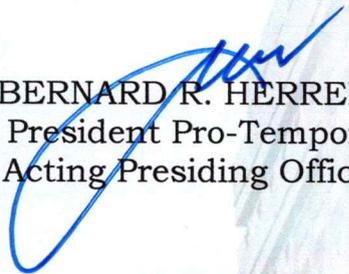


RESOLVED FINALLY, that copies of this Resolution be furnished to the Office of the City Mayor, the HCDRD, the Department of Human Settlements and Urban Development (DHSUD), and all concerned developers and stakeholders for their information and appropriate action.

ADOPTED: November 24, 2025.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on November 24, 2025 and was CONFIRMED on December 3, 2025.


BERNARD R. HERRERA
President Pro-Tempore
Acting Presiding Officer

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(Secretary to the Sanggunian)





