

2018 OSHDP NATIONAL CONVENTION

August 23 & 24, 2018
Marco Polo Plaza, Cebu City



"SUSTAINING HOUSING GROWTH
AMIDST CHANGING TIMES"

CONVENTION RESOLUTIONS

WHEREAS, the Organization of Socialized and Economic Housing Developers of the Philippines (OSHDP), Inc., in coordination with the Housing and Urban Development Coordinating Council (HUDCC), concludes its 9th OSHDP National Convention on August 23 and 24, 2018 at the Marco Polo Plaza, Cebu City with the theme, "Sustaining Housing Growth Amidst Housing Growth";

WHEREAS, the convention presented a framework for private sector participation in government housing programs, particularly in providing affordable and decent housing, and identified key issues in the course of dialogue among the guest speakers, heads of agencies and stakeholders. On these bases, the participants have expressed their points of agreement to address said issues;

WHEREAS, the convention likewise presented innovative solutions that will address the increasing housing needs and will uplift the quality of life of the Filipinos;

WHEREFORE, for and in consideration of the foregoing, this body resolves, adopts and advocates the private sector shelter agenda taken out of the learning from the convention presentations, namely:

- (I) Renew the commitment to this administration's national housing program –the BALAI or Building Adequate, Livable, Affordable and Inclusive Filipino Communities, and offer solutions in support of our sector's leader, HUDCC Chairman Eduardo Del Rosario and all our partners in the Key Shelter Agencies (KSA);
- (II) Through the leadership of OSHDP, as the leading mass housing developer association, urgently call on the Housing and Urban Development Coordinating Council (HUDCC), Housing and Land Use Regulatory Board (HLURB), Home Development Mutual Fund (HDMF) and other Key Shelter Agencies, the House of Representatives, the Senate, and other concerned government offices, to make every effort to reverse the downward trend of performance of the housing sector in 2017 and first half of 2018 by addressing the following causes:

- The effective decrease in socialized housing price ceiling despite the adjustment to multi-tier price ceiling and new minimum floor area regime because of the absence of a clear and comprehensive implementing rules and regulations affecting the entire BP 220 standards;
 - Unabated inflation that affected most prices of construction materials, fuel and gas, and workers' wages;
 - Steep increase in real property values in key cities due in part to Build Build Build program of the government which pushes viable lands for socialized housing away from the regional centers;
 - Impending shortage of housing units as a consequence of the mismatch in price ceiling, demand for affordable housing and market prices of construction supply;
 - Inoperable policies, unclear rules and confusing issuances that effectively grinded the planning of new housing projects and application for new registration and licenses to sell processes to a halt;
 - Inconsistent interpretation by the Department of Finance (DOF) and Bureau of Internal Revenue (BIR) of the TRAIN law provisions on VAT exempt status of mass housing and the price threshold as a result of the vague provisions under the Tax Reform for Acceleration and Inclusion Act; and
 - Bureaucratic red tape and superfluous permitting processes that hamper efforts to efficiently secure Development Permits, Conversion and Exemption Clearances, and Licenses to Sell; which problems still persist at the local level all the way to the national government offices, particularly the Department of Agriculture (DA) and Department of Agrarian Reform (DAR), notwithstanding the enactment of Republic Act no. 11032 or the Ease of Doing Business and Efficient Government Service Delivery Act of 2018.
- (III)** Urge our partners in government and our leaders to consider our sector's constructive inputs in order to complete the needed reforms, and identify the critical actions needed to ensure smooth and swift intervention to bring our performance and accomplishments back on track;
- (IV)** Continue to submit practical proposals such as the enactment of an

Executive Order aligning the housing permits processes with the Ease of Doing Business, removing inoperable provisions in the HLURB Board Resolution No. 965 and Memorandum Circular No. 9-2018 and asking for consultation on BP 220 design standards, and moving for reconsideration on the new minimum standards and price ceilings even prior to the 2-year mandatory review;

- (V) Continue to warn the sector about the negative effects of some of the important legislations such as the TRAIN Package 2, which seeks to remove the incentives to private sector participating in socialized housing as well as the Pag-IBIG Fund charter exemption, and petition for an increase in housing budget for program initiatives; and
- (VI) Urge our leaders to listen and heed the inputs of the private sector through stakeholders and public consultations.

RESOLVED FURTHER, that with a sense of urgency considering the continuous increase in housing needs in the country, widening housing backlog, and declining and deteriorating actual production of housing units, both in the public and private sector today, the Organization shall initiate and lead alliances under the CEBU DECLARATION called “SOCIALIZED HOUSING ALLIANCE ROUNDTABLE ENDEAVOR” or S.H.A.R.E. and with the PHILIPPINE SOLAR and STORAGE ENERGY ALLIANCE, INC. formerly PHILIPPINE SOLAR POWER ALLIANCE, INC., in order to forge such partnership, in the spirit of strong cooperation and solidarity to meet the many objectives that make a responsive human settlements in the Philippines.

RESOLVED FINALLY, that the OSHDP Board of Directors and Officers are hereby urged to pursue the above-mentioned resolutions, and adopt the same in its Program of Action.

Adopted this 24th day of August 2018 at the Marco Polo Plaza, Cebu City.