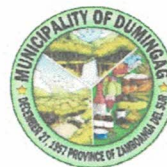


Republic of the Philippines
PROVINCE OF ZAMBOANGA DEL SUR
Municipality of Dumingag

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OFFICE OF THE SANGGUNIANG BAYAN



EXCERPT FROM THE MINUTES OF THE 57th REGULAR SESSION OF THE 11th SANGGUNIANG BAYAN OF DUMINGAG, ZAMBOANGA DEL SUR HELD AT THE MUNICIPAL SESSION HALL ON NOVEMBER 13, 2023.

OFFICERS/MEMBERS:	POSITION	PRESENT	ABSENT	OB	OL
Hon. Edgardo G. Jamero	Municipal Vice Mayor	___/___	___	___	___
Hon. Julius G. Jamero	SB Member	___/___	___	___	___
Hon. Jo Vincent J. Morpos	SB Member	___/___	___	___	___
Hon. Dean Kaiser C. Tangalin	SB Member	___	___/___	___	___
Hon. Francis Joeray T. Gumban	SB Member	___/___	___	___	___
Hon. Jerson L. Cabahug	SB Member	___/___	___	___	___
Hon. Julito C. Mandac	SB Member	___/___	___	___	___
Hon. Percalixia Y. Bazar	SB Member	___/___	___	___	___
Hon. Efren A. Costanilla	SB Member	___/___	___	___	___
Hon. Ronie C. Gimeno	Ex - Officio Member	___/___	___	___	___
Hon. Leonel C. Dinawanao	Ex - Officio Member	___/___	___	___	___

Municipal Ordinance No. 11th-11-2023

AN ORDINANCE ESTABLISHING A SOCIALIZED HOUSING PROJECT IN BARANGAY CARIDAD, DUMINGAG, ZAMBOANGA DEL SUR, PROVIDING GUIDELINES IN ITS IMPLEMENTATION AND FOR OTHER PURPOSES.

ARTICLE 1

TITLE, DECLARATION OF POLICY AND DEFINITION OF TERMS

SECTION 1. TITLE

This Ordinance shall be known as the Socialized Housing Ordinance in Barangay Caridad, Dumingag, Zamboanga del Sur.

SECTION 2. DECLARATION OF POLICY

It shall be the policy of the municipality of Dumingag, Zamboanga del Sur to establish socialized housing projects for its qualified beneficiaries for the purpose of improving their living condition by helping them acquire a housing unit with basic amenities at a very affordable cost.

SECTION 3. DEFINITION OF TERMS

For purposes of this ordinance, the following shall bear the meaning ascribed opposite them, as follows:

- Socialized Housing Project — the housing project established by the municipality of Dumingag intended for qualified beneficiaries
- Socialized Housing Unit — the lot and the dwelling unit thereon that may be disposed to qualified/selected beneficiaries
- Affordable Cost — refers to the most reasonable price of land and housing unit based on the needs and financial capability of project beneficiaries and appropriate financing schemes
- Head of the Family - refers to a person whose livelihood and leadership all members of the family are dependent upon

HON. JULIUS G. JAMERO
SB Member

HON. JO VINCENT L. LACORPOS
SB Member

ABSENT
HON. DEAN KAISER C. TANGALIN
SB Member

HON. FRANCIS JOSEPH T. GUMBAN
SB Member

HON. JERSON L. CHABUG
SB Member

HON. JULITO M. MANDAC
SB Member

HON. PERCALIXIA YUBAZAR
SB Member

HON. EFREN A. COSTANILLA
SB Member

HON. RONIE C. CIMENO
Ex-Officio Member

HON. LEONEL C. DINANGAÑO
Ex-Officio Member

JESSY B. PALON
Secretary to the Sanggunian

HON. EDUARDO C. JAMERO
Municipal Vice Mayor

HON. GERRY T. PAGLIWAMAN
Municipal Mayor

e. Gross Family Income - refers to the sum total of the income earned or derived from all sources by the head of a family and that of all his/her family members

ARTICLE II
THE SOCIALIZED HOUSING PROJECT

SECTION 4. ESTABLISHMENT

The Socialized Housing Project herein-referred to shall be established at the municipal lot (Lot 5, PCS 09-004341) located at Barangay Caridad, Dumingag, Zamboanga del Sur registered in the name of the LGU of Dumingag, Zamboanga del Sur under Transfer Certificate of Title No. T-52,037.

The lot had a total area of twenty nine thousand nine hundred eighty (29,980) square meters. It will be divided into blocks with open spaces and road network for accessibility. Basic amenities such as water system and electricity shall also be provided.

The total saleable area is eighteen thousand four hundred ninety nine (18,499) square meters which comprises a total of 61.71% of the total land area. 24.44% of the total land area shall be allocated for the road network and the remaining 13.85% is for the open spaces.

SECTION 5. NAME OF THE PROJECT

The Socialized Housing Project established herein shall be called "Dumingag Country Homes".

SECTION 6. SITE DEVELOPMENT AND EXPENSES

The expenses for the development of the Socialized Housing Project shall be borne by the developer of the project. This shall include the development of the road network and all alleys thereof, the subdivision of the area for the housing units; the installation of the electrical main lines and provision of water system necessary for the consumption of the residents; and, all undertakings that may be found necessary thereon.

SECTION 7. BLOCKS/UNIT ASSIGNMENT IN THE HOUSING PROJECT

Based on the approved site survey, the Dumingag Country Homes shall be divided by blocks and are hereby designated as Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10.

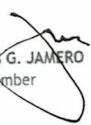
For easy identification of the two hundred fifty (250) saleable lots and housing units, it shall be identified by blocks and lot numbers. Ex. Block 1-Lot 1; Block 1-Lot 2, up to Block 10-Lot 37.

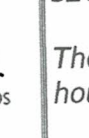
SECTION 8. OPEN SPACES AND NON-SALEABLE LOTS

Block 1-Lots 1 to 13 shall be designated as a non-saleable lot to be used as the location for water distribution facility and law enforcement building.

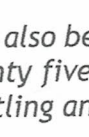
Block 3 shall be designated entirely as an open space to serve as a park or playground.

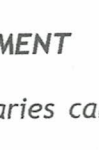
Block 9-Lots 2, 4, 6, 8, 11, 13, 16, 18, 20, 22, 24, 27, 29, 32, 34, 37 and 39 shall be designated as open spaces/non-saleable lots. No structures shall be constructed. Trees however, may be planted.


HON. JULIUS G. JAMERO
SB Member


HON. JO VINCENTA MORPOS
SB Member

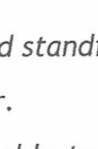
ABSENT
HON. DEAN KAISER C. TANGALIN
SB Member


HON. FRANCIS JOYRAY T. GUMBAN
SB Member

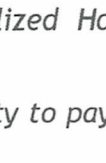

HON. JERSON L. CABAHUG
SB Member


HON. JULITO C. MANDAC
SB Member


HON. PERCALIXIA B. BAZAR
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HON. EFREN A. COSTANILLA
SB Member


HON. RONIE S. GIMENO
Ex-Officio Member


HON. LEONEL C. BINAWANAO
Ex-Officio Member


JESSY B. PALON
Secretary to the Sanggunian


HON. EDUARDO S. JAMERO
Municipal Vice Mayor


HON. EERRY T. PASLINAWAN
Municipal Mayor

ARTICLE III

HOUSING UNIT LOT AREA, PRICING AND PAYMENT

SECTION 9. LOT AREA AND PRICING

The lot area of the housing unit shall not be less than seventy (70) square meters. Each housing unit shall be accessible by a subdivision road or alley.

The minimum selling price for the lot and housing unit for this particular project shall be at five hundred eighty thousand pesos (P580,000.00) at seventy (70) square meters. If the lot is more than seventy (70) square meters, there shall be collected from the beneficiary the amount of one thousand pesos (P1,000.000) per square meter which shall be paid directly to the municipal government of Dumingag.

There shall also be collected by the developer from the qualified beneficiaries a processing fee of twenty five thousand pesos (P25,000.00) which will cover the cost of the necessary permits, titling and taxes among others.

SECTION 10. PAYMENT

Qualified beneficiaries can only avail of the lot and housing unit thru Pag-ibig Housing Loan/Financing.

ARTICLE IV

THE BENEFICIARIES QUALIFICATIONS, PRIORITIZATION CRITERIA, AND RESPONSIBILITIES

SECTION 11. QUALIFICATIONS OF AN APPLICANT

An applicant must possess all of the following qualifications in order to be qualified to avail of the lot and housing unit, to wit:

- He/she must be a citizen of good standing in the community.
- Must be a Pag-Ibig Fund Member.
- He/she must be willing and capable to pay the cost of the lot and housing unit on equal monthly installments based on the terms of Pag-Ibig Fund.

SECTION 12. PRIORITIZATION CRITERIA

Qualified applicants of the housing units in the Socialized Housing Project shall be prioritized in the following order:

- Residents of the municipality with the capability to pay the cost of the lot and housing unit.
- Those who are not residents but have jobs and business interests in the municipality.
- Those who are not residents but interested to be a beneficiary and had the capability to pay the cost of the lot and housing unit.

SECTION 13. BENEFICIARY'S RESPONSIBILITIES

A beneficiary of the lot and housing unit in the Socialized Housing Project shall have the following responsibilities:

- To maintain his/her membership in good standing in the Socialized Housing Project Homeowners Association that may be organized by the Local Government Unit.

HON. JULIUS G. JAMERO
SB Member

HON. JO VINCENT J. JUNGLOS
SB Member

ABSENT

HON. DEAN KAISER C. TANGALIN
SB Member

HON. FRANCIS JOERAY T. GUMBAN
SB Member

HON. JERSON L. CABAHO
SB Member

HON. JULITO C. MANDAC
SB Member

HON. PERCALIXIA V. BAZAR
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SB Member

HON. ROME G. GIMENO
Ex-Officio Member

HON. LEONEL CADINAYANAO
Ex-Officio Member

JESSY P. PALON
Secretary to the Sanggunian

HON. EDUARDO G. JAMERO
Municipal Vice Mayor

HON. GERRY T. PAGLINAWAN
Municipal Mayor

- b. To maintain cleanliness and sanitation of his/her housing unit and its immediate surroundings.
- c. To observe the rules and regulations governing the construction, renovation; the maintenance of peace and order; and, all other healthy practices that are indispensable in building a safe, healthy and happy community in the housing project.

ARTICLE V

THE HOMEOWNER'S ASSOCIATION

SECTION 14. THE ORGANIZATION OF THE SOCIALIZED HOUSING PROJECT HOME OWNERS ASSOCIATION

The municipal government shall initiate the organization of the Socialized Housing Project Home Owners Association in a meeting of all housing unit owners called for the purpose. Thereafter, it shall extend to the elected officers the needed technical assistance in order that the said association may be able to formulate and validly adopt its constitution and by-laws and, thereafter, be able to register itself with any appropriate government agency.

ARTICLE VI

DUMINGAG LOCAL HOUSING BOARD

SECTION 15. DUMINGAG LOCAL HOUSING BOARD

The DUMINGAG LOCAL HOUSING BOARD (DLHB) shall be composed of the following, to wit;

Chairperson - Municipal Mayor

Members:

1. Sangguniang Bayan Chairperson, Committee on Appropriations
2. Sangguniang Bayan Chairperson, Committee on Infrastructure
3. Liga ng mga Barangay President
4. Municipal Administrator
5. Head/OIC/ICO, Municipal Planning and Development Office
6. Head/OIC/ICO, Municipal Budget Office
7. Head/OIC/ICO, Municipal Treasurer's Office
8. Head/OIC/ICO, Municipal Assessor's Office
9. Head/OIC/ICO, Municipal Engineering Office
10. Head/OIC/ICO, Municipal Social Welfare and Development Office
11. A representative of a duly accredited People's Organization.
12. A representative of a Securities and Exchange Commission - registered and duly accredited non-Governmental Organization.
13. Legal Representative

In the fulfillment of its functions, the DLHB shall be assisted by a Technical Working Group (TWG). Its composition shall be determined by the Municipal Mayor in his capacity as the chairperson. The Municipal Planning and Development Office shall serve as the secretariat of the DLHB.

The composition of the DLHB, the Secretariat and the TWG can be amended or expanded by the Municipal Mayor as necessary but the required members as specified in the DILG pertinent circular shall remain.

SECTION 16. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE DUMINGAG LOCAL HOUSING BOARD

The DLHB shall have the following functions, duties and responsibilities, to wit;

- a. Formulate and recommend policies, plans, programs and projects related to housing and urban development in the municipality.
- b. Oversee the implementation of housing programs and land development projects in the municipality.
- c. Coordinate with local and national government agencies, non-government organizations and private entities in the development and implementation of housing programs and projects and other housing related housing projects.
- d. Recommend local shelter plans provided that such plans should include provisions on the source of funds for socialized housing projects.
- e. Assist in the formulation of amendments to the Comprehensive Land Use Plan (CLUP) of the municipality.
- f. Assist in the registration of informal settler families and other underprivileged households as socialized housing beneficiaries.
- g. Identify lands for socialized housing, using site selection criteria, documentation requirements and technical assistance under the guidelines adopted by the DLHB for the purpose.
- h. Advise the Sangguniang Bayan on matters of local taxation and allocation which may affect the LGU of Dumingag socialized housing program, which includes, but is not limited to the formulation of a socialized housing tax, the allocation of proceeds from idle land tax collections for socialized housing purposes.
- i. Recommend the acquisition and disposition of lands within the municipality of Dumingag for socialized housing purposes, subject to guidelines, rules and regulations adopted for the purpose. Provided that, the DLHB may request the Municipal Assessor or the Revenue District Officer of the Bureau of Internal Revenue (BIR) to recommend land valuation for socialized housing purposes in any particular instance.
- j. Coordinate with national government housing agencies involved in socialized housing, including but not limited to the Home Development Mutual Fund/Pag-Ibig Fund, Department of Human Settlements and Urban Development (DHSUD).
- k. Perform such other lawful functions as may be directed by the Municipal Mayor or as required by law.

SECTION 17. MEETINGS AND QUORUM

The Dumingag Local Housing Board shall meet as often necessary, which shall be presided by the Chairperson. In the absence of the Chairperson, the members present constituting a quorum shall elect among themselves who may preside for such meeting only. Quorum shall mean the presence of the majority of the members.

ARTICLE VII MISCELLANEOUS PROVISION

SECTION 18. AUTHORITY OF THE MUNICIPAL MAYOR

The Municipal Mayor is hereby authorized to sign the Deed of Sale of the Dumingag Country Home house and lot unit upon completion of the buyer's requirements and other obligations set forth by this Ordinance and other national government agencies involved in this project.

HON. JULIUS G. JAMERO
SB Member

HON. JO VINCENT L. MORFOS
SB Member

ABSENT
HON. DEAN KAISER C. TANGALIN
SB Member

HON. FRANCIS JOERAY T. GUMBAN
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SB Member

HON. RONE Z. GIMENO
Ex-Officio Member

HON. LEOMEL C. BINABANAO
Ex-Officio Member

JESSYDA PALON
Secretary to the Sanggunian

HON. EDUARDO G. JAMERO
Municipal Vice-Mayor

HON. GERRY T. PAGLINAWAN
Municipal Mayor

SECTION 19. KEEPING OF RECORDS

The Municipal Planning and Development Office (MPDO) shall keep and maintain records of the beneficiaries and other pertinent data of the socialized housing project. It shall also be responsible for the initial screening of interested applicants and assist them in the application process.

SECTION 20. OTHER HOUSING PROJECTS OF THE MUNICIPALITY

Future housing projects that will be implemented by the LGU of Dumingag may be established in other locations within the territorial jurisdiction of the municipality and may have different guidelines than what is set forth in this ordinance.

ARTICLE VIII FINAL CLAUSES

SECTION 21. SEPARABILITY CLAUSE

If any portion of this ordinance is declared invalid or unconstitutional, other portions hereof not affected by such declaration shall remain in full force and effect.

SECTION 22. REPEALING CLAUSE

Any portion of an ordinance, order or memorandum of local effect inconsistent with the provision/s of this ordinance is hereby repealed or modified accordingly.

SECTION 23. EFFECTIVITY CLAUSE

This ordinance shall take effect upon approval.

Enacted: November 13, 2023

SANGGUNIANG BAYAN MEMBERS:

Hon. Julius G. Jamero

Hon. Dean Kaiser C. Tangalin

Hon. Jerson L. Cabahug

Hon. Percalixia Y. Bazar

Hon. Ronie C. Gimeno

ABSENT

Hon. Jo Vincent J. Morpos

Hon. Francis Joeray T. Gumban

Hon. Julito C. Mandac

Hon. Efren A. Costanilla

Hon. Leonel C. Dinawanao

ATTESTED AND CERTIFIED
TO BE DULY ADOPTED

EDGARDO B. JAMERO
Presiding Officer/Municipal Vice Mayor

APPROVED: December 4, 2023

GERRY T. PAGLINAWAN
Municipal Mayor

I hereby certify that the foregoing Ordinance is true and correct.

JESSYL B. PALON
Secretary to the Sanggunian