

**[ EXECUTIVE ORDER NO. 184, June 27, 1994 ]**

**CREATING SOCIALIZED HOUSING ONE-STOP PROCESSING CENTERS TO FACILITATE THE PROCESSING AND ISSUANCE OF PERMITS, CLEARANCES, CERTIFICATIONS AND LICENSES APPROPRIATE AND NECESSARY FOR THE IMPLEMENTATION OF SOCIALIZED HOUSING PROJECTS, AND DIRECTING ALL GOVERNMENT AGENCIES CONCERNED TO SUPPORT THE OPERATIONS OF THE SAID CENTERS**

WHEREAS, consistent with Section 9, Article III of the Constitution which mandates the provision of decent housing and basic services to the underprivileged and homeless, the present Administration through the various housing agencies of the government, has embarked on a massive socialized housing program;

WHEREAS, to attain targets set under the government's socialized housing program, maximum private sector participation is imperative:

WHEREAS, in undertaking socialized housing projects contemplated under Republic Act No. 7279 otherwise known as the Urban Development and Housing Act of 1992, the developer/proponent must secure the appropriate and necessary permits, clearances, certifications and licenses from various government agencies which include the Department of Agrarian Reform (DAR), the Department of Environment and Natural Resources (DENR), the Department of Agriculture (DA), the Housing and Land Use Regulatory Board (HLURB), and the local government units (LGUs) concerned;

WHEREAS, despite various tax and other incentives offered by government to developers/proponents of socialized housing projects, maximum private sector participation is not realized in view of existing processes in the issuance of permits, clearances, certifications and licenses which are found to be cumbersome and time-consuming, thereby causing considerable delays in project implementation and resulting in added costs that further impair the affordability of socialized housing units;

WHEREAS, Section 20 of Republic Act No. 7279 mandates the creation of one-stop offices in the different regions of the country to handle the processing, approval and issuance of permits, clearances, certifications and licenses and that the same be issued within ninety (90) days from submission of all requirements by the developer/proponent; and

WHEREAS, there is a need to implement the above-mentioned statutory mandate to further strengthen the on-going efforts to streamline bureaucratic procedures and hasten government processing and issuance of permits, clearances, certifications and licenses.

NOW, THEREFORE, I, FIDEL V. RAMOS, President of the Republic of the Philippines, by virtue of the powers vested in me by the law, do hereby order:

*SECTION 1. Creation of Socialized Housing One-Stop Processing Centers.* — The creation of Socialized Housing One-Stop Processing Centers (SHOPCs) is hereby directed in all the administrative regions of the country to be manned by representatives from the following agencies:

- a. The Housing and Urban Development Coordinating Council (HUDCC);
- b. The Housing and Land Use Regulatory Board (HLURB);
- c. The Department of Agrarian Reform (DAR);
- d. The Department of Environment and Natural Resources-Land Management Bureau (DENR-LMB);
- e. The Department of Agriculture (DA); and
- f. The Department of the Interior and Local Government (DILG);

The above-named agencies are hereby directed to designate an organic official/employee to man their respective Desks in all SHOPCs. In this connection, the Heads of said agencies shall, subject to existing laws and as far as practicable, delegate sufficient authority to their respective Desks to evaluate and process applications to undertake socialized housing projects, as well as supporting documents therefor, render final or appropriate action thereon, and sign and issue the corresponding permits, clearances, certifications and licenses therefor.

The Chamber of Real Estate and Builders Associations, Inc. (CREBA) or any other non-governmental organization involved in socialized housing projects, and the League of Governors and City Mayors of the Philippines (LGCMP), may be invited and asked by the HUDCC to set up their Desks in the SHOPCs to provide private sector monitoring of the operations of the SHOPCs and provide such other services to facilitate coordination among and between the SHOPC Desks, other government agencies and applicant developers/proponents.

*SECTION 2. Powers of the SHOPCs.* — Subject to existing laws and the provisions of the preceding Section, the SHOPCs shall, within their respective regions and through the respective Desks of the above-named agencies, exercise the following powers:

- a. Issue Locational Clearances, Conversion Orders or Certificates of Exemption (from the coverage of the Comprehensive Agrarian Reform Program [CARP]), Development Permits and Licenses to Sell in favor of applicant developers/proponents of socialized housing projects;
- b. Issue Environmental Clearance Certificate whenever required;

- c. Determine disturbance compensation for tenant-farmers/farmworkers affected by the land conversion and ensure that affected tenant-farmers/farmworkers are duly compensated;
- d. Ensure the simplification of processing and approval of licenses, permits and clearances to comply with the 90-day period mandated under Section 20 of Republic Act No. 7279; and
- e. Call on other agencies/entities for support/assistance as may be deemed necessary to attain the objectives set forth under this order.

*SECTION 3. Agency Responsibilities.* — The SHOPC Desks shall have the following responsibilities:

1. HUDCC Desk

- a. Coordinate, monitor and exercise administrative supervision over the SHOPC;
- b. Determine administrative and operational costs of the SHOPC and pro-rate the contribution of each Desk to said costs;
- c. In consultation with the agencies concerned, determine the number of staff/personnel required for the effective operation of the SHOPC;
- d. Identify and call upon other government agencies or offices whose support is vital to the operation of the SHOPC;
- e. Prepare and submit to the HUDCC head office, status reports on the operations and performance of the SHOPC; and
- f. Perform such other responsibilities as may be required.

2. HLURB Desk

- a. Accept applications for socialized housing projects;
- b. Inspect the proposed project site and determine its suitability for socialized housing purposes;
- c. Recommend to the DAR Desk, the conversion of lands suitable for socialized housing;
- d. Evaluate the application, technical plans as well as other supporting documents and papers in support of the application, and recommend final approval thereof to the concerned LGU;
- e. Issue Locational Clearances and Licenses to Sell;
- f. Subject to par. 4 (a) below, certify that the proposed project site is not included in the DENR list/map of environmentally critical areas; and
- g. Perform such other responsibilities as may be required.