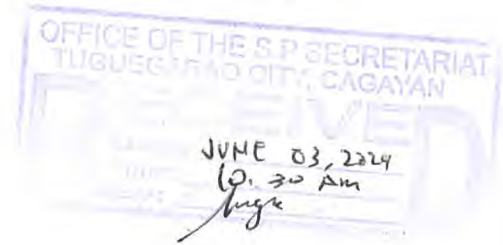




April 27, 2024

HON. MAILA ROSARIO TING-QUE

Mayor
Tuguegarao City, Cagayan



Dear **Mayor Ting-Que**,

Greetings!

The Department of Human Settlements and Urban Development (DHSUD) continues to receive an alarming number of reports concerning real estate illegal transactions, specifically on subdivision projects (**housing and farm lots**), condominium and other subdivision projects wherein **registered and unregistered developers and real estate brokers, agents, and salespersons** are found to be selling units or lots to the public without the proper project **Certificate of Registration and License to Sell**. Such swindlers have taken advantage of social media and other marketing tools to post and share false advertisements and promotions on housing, subdivision and condominium project units to sell to unsuspecting buyers.

Consequently, the lifetime savings and hard-earned money of unwavering buyers are unjustly taken away from them as they either fail to determine whether the persons they are dealing with are legitimate and or registered brokers or salespersons or not; and or fail to require said purported agents to show them copies of certificates, permits, and licenses required of all real estate projects, to ensure compliance with the subdivision laws and other pertinent provision of national and local laws and regulations.

This devolved function of the then Housing and Land Use Regulatory Board (HLURB) now DHSUD was stipulated under **Executive Order (EO) 71** dated 1993” DEVOLVING THE POWERS OF THE HOUSING AND LAND USE REGULATORY BOARD TO APPROVE SUBDIVISION PLANS, TO CITIES AND MUNICIPALITIES PURSUANT TO R.A. NO. 7160, OTHERWISE KNOWN AS THE LOCAL GOVERNMENT CODE OF 1991” and HLRB Office Circular No. 04 series of 1993 “Guidelines to Implement EO 71 s. 1993”

SECTION 3. – Without prejudice to the Board’s overall monitoring, enforcement and visitorial powers, local chief executives shall designate appropriate local officials who meet or possess the qualifications, standards and criteria set by the HLURB as enforcement officers who shall have full power to monitor, investigate and enforce compliance with these provisions of national laws and standards whose implementation have been devolved to the local government in accordance with this Order. (See attached copy of EO 71)

SECTION 6. – Enforcement Officers. For purposes of monitoring, the local chief executive shall designate a local official as Enforcement Officer who shall meet and possess the following qualifications, standards and criteria ... (See attached HLRB Office Circular No. 04 series of 1993 “Guidelines to Implement EO 71 s. 1993).



**Regional Office 2**

Hence, we would like to request your good office to strictly monitor the above fraudulent acts in your respective area of jurisdiction as per Presidential Decree No. 957 otherwise known as "Regulating the Sale of Subdivision Lots and Condominium, Providing Penalties for Violations Thereof".

Also, please submit an Inventory of Subdivision Projects with an Approved or Pending Development Permit (DP) (See attached form) and a copy of the designation order of your Enforcement Officer.

Attached is our IEC Material "DREAM Campaign" (Tips to protect property buyers against scammers) that you may post to conspicuous places in your LGU to foster more awareness to the public.

Your continuing support will contribute to promote the land and housing program of the government to support the objective of enhancing the economic, social and moral condition of the community.

Should you have any query, your staff may contact us through our email address: region2@dhsud.gov.ph

Thank you and looking forward to your continuing support on this endeavor.

Very truly yours,

GRACE A. DE VERA

OIC, Regional Director

Attachment: <https://tinyurl.com/EO71Attachment>



1. HLRB Office Circular No. 04 series of 1993 "Guidelines to Implement EO 71 s. 1993
2. Form (Inventory Subdivision Projects with Approved or Pending Development Permit (DP)
3. DREAM Campaign Material

Cc: Office of the Vice Mayor
Office of Sangguniang Panlungsod

