

Comments on the House Joint Resolution No.3 entitled “Joint Resolution Ordaining a Glossary of Significant Housing Terminologies for Adherence by the Key Shelter Agencies of Government and Other Housing and Urban Development Stakeholders “ (*revised 01 Feb 2017*) authored by Hon. Alfredo Benitez, Chairperson of the Committee of Housing and Urban Development, House of Representatives, Philippines.

1. The PIDS provides its comments on the classification of the glossary into national and operational terminologies. An examination of the sources and details of the glossary shows that in general, both terminologies are derived or supported by laws, implementing rules and guidelines of specific laws and/or specific programs. It is therefore not clear what really differentiates these terminologies. It seems that there is an attempt to categorized terms based on the definition such that, National terminology provides a universal (or general) description of the term while the Operational terminology defines the specific features attributed to the term. However, if this indeed is the intent, the distinction is blurred for some terms as provided below:
 - “Cluster housing” have the same meaning in both national and operational categories
 - “Balcony” which is defined “1.20 meters of more above the main floor” is an operational definition but is categorized as a national terminology.
 - Same observation for “Basement”, Basic community services and facilities, “complex subdivision survey”; “compliance project”; “controlled area”, “delinquent member” etc which have operational definitions but classified under National terminology
 - “Condominium” includes both general and operational definitions provided under the national category
 - “Appraisal”, “Assessed value”, “Bond guarantee coverage”, “community facilities”, “compatible uses”, “developer” are terminologies that have general definitions and national in context but included in the operational terminology.
 - “Dwelling”, “dwelling unit” mentioned in both national and operational terminology but it is not clear why the definition from the National Building code is considered national and those from PD927 and BP220 as operational. The meanings are also similar.
 - “Site Development” and “Land Development” have similar meanings. The former is a proposed definition classified under National while the latter is operational based on HLURB Board Resolution
 - “Slum Upgrading/Informal Settlement” (National Term) vs Informal Settlements Upgrading and Slum Upgrading Program (Operational terms), all referring to the same NHA program and have similar meanings.
 - Socialized Housing (National) and Socialized Housing *Projects* (Operational) have similar meanings. The former is the proposed meaning; the latter is based on the IRR of RA7279.

Comments were written by Dr. Marife M. Ballesteros, OIC-Vice President of the Philippine Institute for Development Studies.



2. There is a need to review how the terms are classified. PIDS reiterates its recommendation on an earlier version of the Glossary of Housing Terminologies to remove the classification of the terminologies. Should an operational definition for a terminology be present, both general and operational definition can be given (e.g. national and operational definition of “Alley”; “Firewall”, “dwelling”). Moreover, there are only a few words (12 terminologies) that are included in both national and operational classification.
3. The Committee may also consider excluding terms that are relevant only in reference to a specific project. Terms such as “CMP Express Lane”, “CMP Loan”, “Post Take-out fee”, “service fee”, “Mobilizer”, etc. whose meaning may change depending on the program/project and may not need to be harmonized.
4. For your consideration.