



Comments on House Joint Resolution No. 38 entitled “Joint Resolution Ordaining a Glossary of Significant Housing Terminologies for Adherence by the Key Shelter Agencies, Other Appropriate Agencies of Government, and Other Housing and Urban Development Stakeholders”, authored by Representatives Abu, Benitez, and Paduano, per Committee Report No. 976

1. The PIDS provides updated and detailed comments on House Joint Resolution No. 38 which is an updated version of House Joint Resolution No. 3 (authored by Representative Benitez). The comments are provided in order to contribute to the objective of harmonizing and codifying the housing terminologies. It must be emphasized that the glossary is not merely a compendium or a reference guide but will be used in the crafting of laws. Therefore, the terminologies to be listed and the definition given require scrutiny. Below are terms that would need to be looked over, along with the corresponding comments of PIDS.

NATIONAL TERMINOLOGIES	OPERATIONAL TERMINOLOGIES	REMARKS
Alley	Alley	The glossary does not give a harmonized definition. The national definition provides the width of an alley as not more than three meters, while the operational definition provides a width of not more than two meters. Which among these two definitions is generally acceptable? Can we consider the values as a range? If so, why should the same term of similar definition appear in both classification?
Appraised Value	Appraised Value	The general definition has already provided an understanding of the term. The operational terminology does not provide a different meaning from that of the national terminology, hence there is no need for a separate classification of the terms.
Cluster Housing	Cluster Housing	A single definition would be sufficient. There is no need to classify the term.

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

	Service Fee, Community Mortgage Program (CMP) Express Lane, CMP Loan, CMP Loan Amount, CMP Mobilizer & Post Take-Out Fee	These terms need not be harmonized because their usage is specific and relevant only to a specific program. If the objective of having a glossary is simply to have a reference guide, then it will be alright to have a longer list. If that is the objective, then the glossary list should have included also the operational words used in programs of HGC, NHMFC, NHA, etc.
Condominium		The definition actually explains the Condominium Act (RA 4726) instead of the term "Condominium".
Developer	Developer	The definition on both classification is similar. There is no need to classify this term. It can have just one definition.
Dwelling	Dwelling	Similar definitions. The definitions can just be merged. There is no need to classify the term
Dwelling Unit	Dwelling Unit	
Housing Packages	Housing Packages	
Off-Site Development	Off-Site Project	Replacing the word "Development" with "Project" does not make the term operational if the definitions are the same.
On-Site Development	On-Site Project	Replacing the word "Development" with "Project" does not make the term operational if the definitions are the same.
Socialized Housing	Socialized Housing Projects	Adding the word "Projects" does not make the term operational if the definitions are the same.

2. For your consideration.

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