

**HUDCC RESOLUTION NO. 2**  
**Series of 2013**

**EXTENSIONS OF PERIOD OF REGULATION FOR THE RENT CONTROL  
ACT COVERAGE**

**WHEREAS**, under Section 2 of Republic Act No. 9653, otherwise known as the Rent Control Act of 2009, the State shall continue to protect housing tenants in the lower income brackets and other beneficiaries from unreasonable rent increases;

**WHEREAS**, the said law mandates that the rent of any residential unit with a total monthly rent of up to P10,000.00 in the National Capital Region (NCR) and other highly urbanized cities, or up to P5,000.00 in all other areas, shall not be increased by more than seven percent (7%) annually as long as the unit is occupied by the same lessee;

**WHEREAS**, the Housing and Urban Development Coordinating Council (HUDCC) has been granted the authority to continue the regulation of the rental of certain residential units, to determine the period of regulation and its subsequent extensions, if warranted, to determine the residential units covered and to adjust the allowable limit on rental increases per annum, taking into consideration, among others, National Statistics Office (NSO) census on rental units, prevailing rental rates, monthly inflation rate on rentals of the immediately preceding year, and rental price index<sup>1</sup>;

**WHEREAS**, HUDCC commissioned the Statistical Research and Training Center (SRTC), an attached agency of the National Economic and Development Authority (NEDA), to conduct a study on rental regulation;

**WHEREAS**, the preliminary results of the study, based on the 2012 Family Income and Expenditure Survey (FIES), show that about 1.5 million households or 7.2% of the 21.5 million total households in the country are renters, and 97% of said renters, and 97% of said renters are renting monthly at P10,000 and below;

**WHEREAS**, the SRTC's findings have to be further validated, and additional data such as the Wholesale Price Index for Construction Materials, Real Estate Price Index and Depreciation Costs, among others, have to be generated to provide a comprehensive study on rental regulation.

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<sup>1</sup> Section 6 of Republic Act No. 9653

**THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED** that the period of the rent control be extended, at status quo rates, until 31 December 2015.

**RESOLVED, FURTHER, THAT** said extension is without prejudice to any adjustment(s) that may be necessary from the outcome of validation and consultation activities to be conducted.

**APPROVED** this 16 December 2013, at Pasay City, Philippines.



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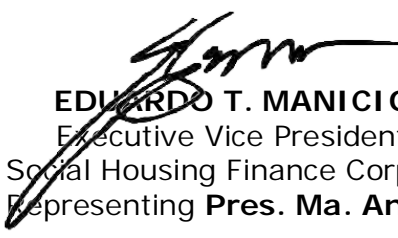
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