

**MALACAÑANG
MANILA
BY THE PRESIDENT OF THE PHILIPPINES**

ADMINISTRATIVE ORDER NO.245

**DECLARING IT A POLICY OF THE STATE TO ENCOURAGE PRIVATE
SECTOR PARTICIPATION IN LOW COST HOUSING THROUGH
JOINT VENTURES AND BUILD OPERATE AND TRANSFER
SCHEMES**

WHEREAS, Executive Order No. 90, series of 1986, identified the government agencies essential for the National Shelter Program and created the Housing and Urban Development Coordinating Council;

WHEREAS, the Housing and Urban Development Council has been tasked to coordinate the activities of the government housing agencies to ensure the accomplishment of the National Shelter Program;

WHEREAS, the attainment of the government's goal of providing every Filipino with affordable and decent shelter can be hastened with the participation of the private sector through joint ventures and build operate and transfer schemes;

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

SECTION 1. Declaration of Policy. It is hereby declared a policy of the State to encourage private sector participation in low cost housing and finance through joint ventures or build operate and transfer schemes.

SEC. 2. Mandate of Coordinating Bodies. Pursuant to Section 1 of Executive Order No. 90, the mandate of the National Housing Authority, National Home Mortgage Finance Corporation, Housing and Land Use Regulatory Board and the Home Financing Corporation to encourage and assist private developers in undertaking low cost housing projects is reiterated and reemphasized.

SEC. 3. Guidelines. Private developers undertaking low cost housing projects through joint venture or build operate and transfer schemes shall be guided by the provisions of Republic Act No. 6957 as amended by Republic Act No. 7718, on the financing , construction, operation and maintenance of infrastructure projects by the private sector.

SEC. 4. Separability. If any provision of this Administrative Order is declared unconstitutional, the remaining provisions shall remain in force.

PLYING, PLEASE CITE:



SEC. 5. Repealing Clause. All laws, orders, issuances, rules and regulations or parts thereof inconsistent with this Administrative Order are hereby repealed or modified accordingly.

SEC. 6. Effectivity. This Administrative Order shall take effect immediately.

Done in the City of Manila, this 23rd day of January in the year of Our Lord, Nineteen Hundred and Ninety-Six.



By the President:



RUBEN D. TORRES
Executive Secretary