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NINETEENTH CONGRESS OF THE )  
REPUBLIC OF THE PHILIPPINES )  
First Regular Session )



Senate

Office of the Secretary

'22 JUL 25 AIO :31

SENATE

S. No. 801

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**Introduced by Senator Jinggoy Ejercito Estrada**

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**AN ACT  
ESTABLISHING A COMPREHENSIVE AND INTEGRATED NATIONAL POLICY  
AND PROGRAM GUIDELINES FOR THE OPERATION AND MAINTENANCE OF  
DORMITORIES AND BOARDING HOUSES, PROVIDING PENALTIES  
THEREFOR, AND FOR OTHER PURPOSES**

**EXPLANATORY NOTE**

A student's residential setting is an important aspect of their education and development. Staying at a dorm or a boarding house is usually a student's option when their residence is far away from the educational institution they are attending. The proximity to the college or university ensures that students arrive on time for their classes and allows for the reduction of travel time which can be used for study or for extracurricular activities.

While in-campus dormitories have rules and guidelines, many of the privately-owned dormitories and boarding houses may be operating without such regulations in place, thus compromising the privacy, safety, and security of their place and their tenants. While a good number of dormitories and boarding houses provide adequate facilities needed by students for their education and health, others fail to do this and instead offer crude spaces barely comfortable for resting and studying. Students who have limited budgets for housing have to make do with dormitories and boarding houses which cannot provide the optimum environment for students' learning and safety.

This measure seeks to establish a national policy and program guidelines for the operation and maintenance of dormitories and boarding houses that are affordable, clean, safe, and conducive to learning.

A version of this bill was filed by Senator Manny Villar during the 15<sup>th</sup> Congress. This representation has included a new provision requiring dormitories and boarding houses to install Closed-Circuit Television (CCTV) cameras in their vicinity.

The immediate passage of this bill is earnestly sought.



**JINGGOY EJERCITO ESTRADA**

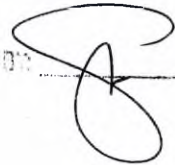
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**AN ACT**  
**ESTABLISHING A COMPREHENSIVE AND INTEGRATED NATIONAL POLICY**  
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**DORMITORIES AND BOARDING HOUSES, PROVIDING PENALTIES**  
**THEREFOR, AND FOR OTHER PURPOSES**

*Be it enacted by the Senate and the House of Representatives of the Philippines in Congress assembled:*

1 Section 1. *Declaration of Policy.* – It is hereby declared the policy of the State  
2 to promote and improve the condition of those living in dormitories and boarding  
3 houses. Towards this end, the State shall adopt a national standard for the  
4 operation and maintenance of dormitories and boarding houses to make these  
5 facilities conducive to living and learning.

6 Sec. 2. *Definition of Terms.* – As used in this Act,

7 a. *Dormitory or boarding house* refers to a house or building or portion thereof  
8 in which six (6) or more persons may be regularly accepted as boarders on a  
9 daily, weekly, or monthly basis, and

10 b. *Dormitory or House Parent* refers to an individual responsible for the  
11 management and enforcement of rules of the dormitory or boarding house,  
12 ensuring its safety and security, as well as the well-being of dormers and  
13 boarders.

14 Sec. 3. *License from Local Government Units.* – It shall be unlawful for  
15 any person to own, keep, maintain, or operate any dormitory or boarding house  
16 without first obtaining a license from the city or municipal government. The license

1 which shall be posted in a conspicuous place shall specify the number of persons  
2 allowed to dorm or board in every dormitory or boarding house.

3       *Sec. 4. Classes of Dormitories and Boarding Houses.* – For purposes of this  
4 Act, dormitories and boarding houses shall have the following classifications:

- 5       a. Class A – dormitories and boarding houses providing accommodations for fifty  
6       (50) dormers and/or boarders or more;
- 7       b. Class B – dormitories and boarding houses providing accommodations for  
8       thirty (30) but less than fifty (50) dormers and/or boarders;
- 9       c. Class C – dormitories and boarding houses providing accommodations for  
10       twenty (20) but less than thirty (30) dormers and/or boarders; and
- 11       d. Class D – dormitories and boarding houses providing accommodations for  
12       more than five (5) but less than twenty (20) dormers and/or boarders.

13       *Sec. 5. Minimum Dormitory or Boarding House Rentals.* – The Local  
14 Government Units (LGUs), through their respective *Sanggunian*, shall set the  
15 minimum monthly boarding rentals taking into consideration the following factors:

- 16       a. site of the dormitory or boarding house, whether urban or rural areas;
- 17       b. classification of the dormitory or boarding house;
- 18       c. facilities and premises offered;
- 19       d. number of boarders allowed in each room;
- 20       e. construction of the building; and
- 21       f. such other factors which may be deemed necessary under the circumstances.

22       In the absence of any agreement for the payment or additional expenses for  
23 electric, internet, telephone and water utility bills, the minimum boarding house  
24 rental prescribed under this Section shall be the basic rentals which shall be paid to  
25 the owner inclusive of electric, internet, telephone and water bills.

26       *Sec. 6. Rental Discounts to Students.* – All dormitories and boarding houses  
27 shall give a discount of ten percent (10%) for all students. Students shall be  
28 required to present school registration cards or similar documents to serve as proof  
29 thereof.

30       *Sec. 7. Building Type for Dormitories and Boarding Houses.* – Any three-story  
31 building erected as a dormitory or boarding house for the accommodation of one  
32 hundred (100) persons or any building or section of building exceeding three stories

1 to be used for said purpose, must be or reinforced concrete structural framing  
2 covered with concrete; *Provided*, That existing three-storey buildings presently  
3 maintained as dormitories or boarding houses shall be exempted from the  
4 requirements of this Section; *Provided, further*, That if more than fifty percent  
5 (50%) of such buildings are repaired or altered, the requirements herein provided  
6 shall be complied with. Building accommodating less than one hundred (100)  
7 persons shall not exceed three-story in height or twelve (12) meters if the structure  
8 thereof is non-fireproof but in no case lower in quality than that of a frame  
9 structure.

10 Provisions must be in place to allow dormitories and boarding houses to be  
11 accessible to students with disabilities.

12 Sec. 8. *Dormitory or House Parent.* – The owners and operators of  
13 dormitories or boarding houses shall employ at least one (1) Dormitory or House  
14 Parent for every fifty (50) dormers and/or boarders for the proper maintenance of  
15 the said dormitories or boarding houses.

16 Sec. 9. *Lighting and Electrical Facilities.* – All rooms, passageways, and other  
17 parts of the premises especially those intended for reading and studying purposes  
18 shall be properly and adequately lit by natural or artificial means or both in  
19 consonance with the standards of illumination practices.

20 Sec. 10. *Ventilation and Spacing.* – All buildings erected or repaired for use as  
21 dormitories or boarding houses shall have rooms with adequate ventilation and  
22 enough space for comfort. All bedrooms shall have a window and beds shall be  
23 arranged in such manner as would provide adequate space to give the boarders  
24 enough room for mobility.

25 Sec. 11. *Sanitary Facilities.* – All dormitories and boarding houses shall  
26 provide a lavatory for every ten (10) dormers and/or boarders and such other  
27 necessary sanitary facilities as may be determined by the LGU where such dwelling  
28 houses are located.

29 Sec. 12. *Fire Protection Facilities.* – Dormitories and boarding houses shall  
30 provide fire escapes and other firefighting facilities, including but not limited to fire  
31 extinguishers and hose cabinet.

1           Sec. 13. *Study Room.* – Dormitories and boarding houses having twenty (20)  
2 or more dormers and/or boarders shall provide a study room for general use by the  
3 persons dwelling on the same.

4           Sec. 14. *First Aid.* – Every owner shall maintain in the dormitory and/or  
5 boarding house such basic first aid medicine and equipment as may be necessary for  
6 emergency purposes.

7           Sec. 15. *Garbage Receptacles.* – All dormitories and boarding houses shall  
8 provide garbage receptacles to be disposed daily.

9           Sec. 16. *Closed-Circuit Television (CCTV) Cameras.* – All dormitories and  
10 boarding houses shall install closed-circuit televisions (CCTV) cameras in strategic  
11 areas in their vicinity. Such CCTV cameras are intended to prevent and address  
12 wrongdoings and crimes, and not, in any way, to intrude into the privacy of the  
13 tenants. Said CCTV cameras should be operational 24/7 and recordings should be  
14 kept in file for at least one (1) year.

15           Sec. 17. *Treatment of Dormers and Boarders.* – All dormers and boarders  
16 shall be treated in just and humane manner. In no case shall physical violence and  
17 other ignominious act shall be inflicted upon them.

18           Sec. 18. *Termination Notice.* – If a period is fixed for the lease of a room in  
19 the dormitory or boarding house, neither the owner nor the dormer and/or boarder  
20 may terminate the contract before the expiration of the term, except for a just  
21 cause. If the dormer or boarder is unjustly ejected from the dormitory or boarding  
22 house, he or she shall be paid damages equivalent to a half month rental. If the  
23 boarder leaves without justifiable reasons and without proper notice, he or she shall  
24 forfeit any deposit made on rentals not exceeding fifteen (15) days. If the duration  
25 of the stay in the boarding house is not determined by contract or by agreement of  
26 the parties, the boarding house owner or the boarder may give notice to terminate  
27 the same at least five (5) days before the intended date thereof.

28           Sec. 19. *Duty of Dormitory or Boarding House Owners.* – All owners of  
29 dormitories and boarding houses and shall carry out the provisions of this Act in  
30 good faith. Unless there is any compelling reason, in no case shall a dormitory or  
31 boarding house owner deny the application of a student.

1           Sec. 20. *License Fees.* – All local government units, through their respective  
2 *Sanggunian*, shall fix the annual license fees to be imposed on dormitories and  
3 boarding houses considering the classification mentioned above, the rentals paid by  
4 boarders and other necessary considerations.

5           Sec. 21. *Local Ordinance as Necessary Rules and Regulations.* – LGUs  
6 through their respective *Sanggunian* shall pass an ordinance providing for the  
7 necessary rules and regulations to carry out the provisions of this Act.

8           Sec. 22. *Penalty.* – In case of violation of any of the provisions of this Act,  
9 the license and permit to operate the dormitory or boarding house and all sums paid  
10 therefore shall, after due notice and hearing, be revoked and forfeited, and any  
11 person responsible for such violation shall be punished with imprisonment for a  
12 period not exceeding six (6) months or a fine not less than Five Thousand Pesos  
13 (P5,000.00) nor more than Ten Thousand Pesos (P10,000.00) or both, at the  
14 discretion of the Court.

15           Sec. 23. *Separability Clause.* – If any part or provision of this Act is held  
16 unconstitutional or invalid, the other parts or provisions hereof which are not  
17 affected thereby shall continue to be in full force and effect.

18           SEC. 24. *Repealing Clause.* – All laws, orders, rules or regulations which are  
19 inconsistent with or contrary to the provisions of this Act are hereby amended or  
20 repealed accordingly.

21           Sec. 25. *Effectivity Clause.* – This Act shall take effect after fifteen (15) days  
22 following its publication in at least two (2) newspapers of general circulation.

*Approved,*