



EN BANC RESOLUTION NO. 8
Series of 2021

**PROMULGATING THE RULES OF PROCEDURE OF THE
HUMAN SETTLEMENTS ADJUDICATION COMMISSION**

PURSUANT TO Section 17 (a) of Republic Act No. 11201, otherwise known as the "Department of Human Settlements and Urban Development Act," the Human Settlements Adjudication Commission hereby adopts and promulgates the following Rules of Procedure:

PART I
COMMON PROVISIONS

Rule 1
TITLE, COVERAGE, AND CONSTRUCTION

Section 1. Title.— These Rules shall be known as the Rules of Procedure of the Human Settlements Adjudication Commission (HSAC), hereinafter referred to as the "Rules."

Section 2. Coverage.— These Rules shall govern the proceedings before the HSAC, and shall apply to the following disputes or controversies:

- (a) Cases involving subdivisions, condominiums, memorial parks, and similar real estate developments:
 - (1) Actions concerning unsound real estate business practices filed by buyers or homeowners against the project owner or developer, which cause prejudice to the buyers, or which are committed with bad faith and in disregard of the buyers' rights;
 - (2) Claims for refund, and other claims filed by a subdivision lot or condominium unit buyer against the project owner, developer, dealer, broker or salesman: *Provided*, That when the cause of action arises from the buyer's rights under Section 23 of Presidential Decree No. 957 and the purchase price of the