



**FREQUENTLY ASKED QUESTIONS (“FAQS”) ON  
THE RATIONALIZATION OF FHA II ASSOCIATION DUES  
04 December 2023**

1. Q: What is the monthly Association Dues chargeable to and/or payable by each homeowner or lot owner of Filinvest Homes II Subdivision (“Filinvest II”)?

A: Effective 01 January 2024 and pursuant to FHA II BR No. 87, Series of 2023, the following shall be the rate/s of the Association Dues, thus:

**Homeowner’s Dues**

Two Pesos and Fifty Centavos (PhP2.50) per square meter per title but in no case less than Six Hundred Pesos (PhP600.00) but not to exceed One Thousand Pesos (PhP1,00.00)

**Lot Owner’s Dues**

One Peso and Ninety Centavos (PhP1.90) per square meter per title but in no case less than Four Hundred Fifty Pesos (PhP450.00) but not to exceed Eight Hundred Pesos (PhP800.00).

2. Q: Did the FHA II Board of Governors (“BOG”) authorize an increase in Association Dues effective 01 January 2024?

A: No.

The rates of Homeowner’s Dues and Lot Owner’s Dues at PhP2.50 per square meter and PhP1.90 per square meter, respectively, remain the same and unchanged.

The FHA II BOG simply rationalized the Association Dues by assessing it depending primarily on the size of the property of the homeowner and/or lot owner and adjusting the ceiling from PhP600.00 and PhP550.00 to PhP1,000.00 and PhP800.00 for homeowners and lot owners, respectively.

As such, for those homeowners / lot owners of the minimum cut of 240 sq.m. in Filinvest II, there will be no increase in Association Dues even for the upcoming year.

3. Q: What is/are the reasons for the rationalization of the Association Dues of Filinvest II?

A: The reason/s for the rationalization of the Association Dues of Filinvest II are the following, among others, to wit:

(a) To partly address the projected fiscal shortfall of the Association for the following year in the amount of around PhP10.7 Million that can be brought about by consecutive minimum wage increases and effects of inflation;

(b) To aid the Association in maintaining good financial standing and having a healthy balance sheet; and

(c) To be able to assess Association Dues based on the area of each homeowner and/or lot owner's property/ies as much as possible pursuant to prevailing practice of other executive Villages and as decreed by governmental authorities.

4. Q: Is the assessment of Association Dues with a ceiling of PhP1,000.00 and PhP800.00 per title for homeowners and lot owners, respectively, at par or attune with the chargeable dues in other Villages in Metro Manila comparable to Filinvest II?

A: Truth be told, the rationalized Association Dues of Filinvest II is still not at par with the prevailing dues of other comparable subdivisions in Metro Manila such as Capitol Hills (PhP1,200), Filinvest I (PhP1,300), La Vista (P25/sqm), Ayala Heights (PhP3,000), Merville (PhP3,000), and Vista Real (PhP1,700 + maintenance of P1/sqm).

It must be noted that Filinvest II is one of the biggest subdivisions in Metro Manila terms of land area at 123 hectares and with no less than 8 gates requiring security service thus the significant administration expense. Nonetheless, the rationalized Association Dues of Filinvest II would definitely be a welcome progression.

5. Q: What is the reason for assessing Association Dues primarily based on the size of the property of homeowners / lot owners?

A: It is because it is the most logical, rational, and equitable way of determining sharing or allocation of expenses between and among the stakeholders in the subdivision and as supported by the prevailing guidelines from the appropriate government agency/ies. Necessarily, the bigger the area would mean more significant requirement on security, waste management, occupancy regulation, and the like.

6. Q: Is the assessment of monthly Association Dues based primarily on the area of the property of homeowners/lot owners supported by any authoritative issuance?

A: Yes, specifically by HLURB Resolution No. 001, Series of 2017, entitled "Guidelines in the kinds of dues, fees, and contributions that may be collected by Homeowners Association."

Notably, the Department of Human Settlements and Urban Development ("DHSUD") has yet to issue a corresponding regulation, thus, making the one issued by HLURB as the still prevailing issuance on the matter.

7. Q: Under HLURB Resolution No. 001, Series of 2017, how are Association Dues computed?

A: The Association Dues chargeable for each member is computed by multiplying the total lot and floor area by the rate base, which is arrived at by dividing the gross expense of the Association by its gross area to arrive at cost per square meter, and an additional 10% for members or 20% for beneficial users to cover for any

shortfall in collections resulting from failure of some members or beneficial users to pay their dues, fees, or contributions.

8. Q: What is the primary basis/es of assessment of Association Dues under HLURB Resolution No. 001, Series of 2017?

A: The same are clearly based on at least two (2) main factors, namely, the expenses of the Association and the area of the subject properties.

Needless to state, a consideration of the expenses of the Association and the area of the properties of the homeowners are indispensable elements/factors in determining the proper figures for the assessment of Association Dues.

For Filinvest II and as have been emphasized during the FHA II General Assembly, our prevailing Association dues are not even enough to answer for the Village's Security Service Expenses, regardless of whether it is on monthly or annual basis.

9. Q: If FHA II will strictly abide by HLURB Resolution No. 001, Series of 2017, how much will be the monthly Association Dues in Filinvest II?

A: The Association Dues will definitely be significantly higher to the chagrin of our homeowners and lot owners.

Based on the gross monthly expense of the Association of PhP3,514,300.00 and considering the gross area of the properties of its homeowners of 783,989 sq.m., the rate base is going to be at least PhP4.48 per square meter, as of date.

The monthly chargeable Association dues per homeowner/lot owner should therefor ideally amount to at least PhP1,200.00 for homeowners with a minimum lot of 240 sq.m. with additional 10%-20% for any shortfall.

The above does not even cover the total floor area of the properties of the homeowners, which can be the basis of the assessment of chargeable dues, and in addition to the lot area, would result to higher chargeable amount.

Evidently, the chargeable Association dues would substantially be higher for those owning bigger lots, such that those owning 500 sq.m. in area can be legitimately assessed for Association dues of almost PhP2,500.00 per month.

For your information.