



Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH CONGRESS
First Regular Session



HOUSE BILL NO. 771

Introduced by Representative Ma. Victoria Co-Pilar

EXPLANATORY NOTE

Land is a finite and irreplaceable resource that serves as the foundation of all economic, environmental, social, and cultural development. Yet despite its critical importance, the Philippines still lacks a coherent, comprehensive, and institutionalized framework for land use planning and management at the national level. This has resulted in fragmented and overlapping land policies, unregulated urban sprawl, environmental degradation, food insecurity, and increasing vulnerability to climate-induced disasters.

For decades, efforts to pass a National Land Use Act (NLUA) have sought to establish a rational, holistic, and sustainable system for land use planning that balances the country's competing demands for food security, industrialization, housing, environmental protection, disaster risk reduction, and climate resilience. The absence of such a framework continues to hamper inclusive growth, aggravate social inequity, and place undue pressure on ecosystems and marginalized communities.

This bill seeks to institutionalize the National Land Use Policy to ensure the sustainable, efficient, and equitable allocation and utilization of the country's land resources. It mandates the formulation of a National Physical Framework Plan (NPFP) that will serve as the overarching policy guide for land use planning and development across all levels of government. The bill also aims to integrate and harmonize sectoral land use policies—such as those for agriculture, forestry, mining, human settlements, and infrastructure—with national development goals and local government plans.

Moreover, the proposed measure establishes mechanisms for land use conflict resolution, enhances the capacity of local government units in land use planning, and promotes the participation of civil society and stakeholders in decision-making processes. It further provides for the protection of ecologically fragile areas, the delineation of protected agricultural lands, and the prioritization of disaster-resilient and climate-

adaptive land use strategies.

The passage of the National Land Use Act is long overdue. It is an essential step toward good governance, environmental stewardship, and the realization of sustainable and inclusive development for present and future generations of Filipinos.

In view of the foregoing reasons, the approval of this bill is earnestly sought

A handwritten signature in black ink, appearing to be "Fidel", written in a cursive style.



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2
3 **AN ACT**
4 **INSTITUTING A NATIONAL LAND USE AND MANAGEMENT**
5 **POLICY,**
6 **PROVIDING THE IMPLEMENTING MECHANISMS, AND**
7 **APPROPRIATING FUNDS THEREFOR**

8
9 *Be it enacted by the Senate and House of Representatives of the Philippines in Congress*
10 *assembled:*

11
12 **CHAPTER I**
13 **INTRODUCTORY PROVISIONS**

14
15 **SECTION 1. Title** – This Act shall be known and cited as the “National Land
16 Use Management Act of the Philippines”.

17
18 **SEC. 2. Declaration of Policies and Principles.** – it is the policy of the State to:

- 19 (a) Provide for a rational, holistic and just allocation, utilization,
20 management, and development of the country’s land and water
21 resources so that their use is consistent with the principles of equity,
22 social justice, environmental integrity and sustainable
23 development for the common good;
- 24 (b) Hold owners and users of land responsible for developing and
25 conserving their lands thereby making these productive and
26 supportive of sustainable development and environmental
27 stability in accordance with the principle that the use of land bears
28 a social function and that all economic agents shall contribute to
29 the common good;
- 30 (c) Treat groups of islands, including parts of islands, interconnecting
31 waters and other natural features which are also closely

1 interrelated, as forming an intrinsic geographical, economic and
2 political entity, or which historically have been regarded as such
3 entity;

- 4 (d) Strengthen the capacity of the local government units (LGUs) to
5 manage and maintain ecological balance within their territorial
6 jurisdiction, in partnership with the national government, in
7 accordance with the Philippine Constitution and Republic Act
8 No. 7160 or the Local Government Code of 1991.

9
10 Towards this end, the State shall institutionalize land use and physical
11 planning as a mechanism for identifying, determining and evaluating appropriate
12 land use and allocation patterns that promote and ensure:

- 13 (1) Maintenance and preservation of environmental integrity and stability;
14 (2) Sustainable and just management and utilization of natural resources;
15 (3) Disaster risk reduction and climate risk - based planning;
16 (4) Protection and prime agricultural lands for food security, with
17 emphasis on self - sufficiency through efficient and sustainable use
18 of land resources consistent with the principles of sound agricultural
19 development, natural resources development, and agrarian reform;
20 (5) Protection and conservation of the country's natural heritage,
21 permanent forest lands, natural forests, critical watersheds and key
22 biodiversity areas to ensure adequate forest cover to maintain
23 ecological processes in the country;
24 (6) Sustainable development and management of water resources;
25 (7) Settlements, transportation and other infrastructure development in
26 support of inclusive growth and rural, urban and regional
27 development;
28 (8) Improved access to affordable housing by increasing the supply
29 thereof through direct allocation, better access to unutilized lands, and
30 increased production of multiple use and higher density projects,
31 where appropriate;
32 (9) Respect for and protection of traditional resource right of the
33 Indigenous Cultural Communities / Indigenous Peoples (ICCs/IPs)
34 to their ancestral domains; compliance with free and prior informed
35 consent of ICCs/IPs; and recognition of customary laws and
36 traditional resource use and management, knowledge, and practices
37 in ancestral domains;
38 (10) Equitable access to land through State intervention that guarantees its
39 affordability to the basic disadvantaged sectors defined under
40 Republic Act No. 8425 or the Social Reform and Poverty Alleviation
41 Act;
42 (11) Energy security or energy self - sufficiency;
43 (12) Preservation and conservation of parks and protected areas to keep
44 the scenery, the natural and historic objects, and the biodiversity
45 therein in the natural state and prevent them from being damaged for

1 purposes of public recreational use and enjoyment; and
2 (13) Meaningful participation of the basic sectors.
3

4 **SEC. 3. Scope** – This act shall apply to all lands and all resources therein,
5 whether public, private, government – owned, and / or in the possession of any
6 person, whether natural or juridical, and shall guide the rational, holistic and just
7 allocation, utilization, development and management of the country’s land and water
8 resources including such activities that bear impact on said resources.
9

10 **SEC. 4. Definition of Terms.** – As used in this Act:

- 11 (a) *Agricultural land* – refers to the subclass of classified agricultural lands
12 devoted to or suitable for the cultivation of the soil, planting of crops,
13 growing of trees, raising of livestock, poultry, fish or aquaculture
14 production, including the harvesting of such farm products and
15 other farm activities and practices performed in conjunction with such
16 farming operations, by persons whether natural or juridical, and not
17 classified as residential land, commercial land or industrial land;
18 (b) *Agricultural land use conversion* – refers to the undertaking of any
19 development activity which modifies or alters the physical
20 characteristics of agricultural lands to render them suitable for non-
21 agricultural purposes under an approved order of conversion issued
22 by the appropriate government agency;
23 (c) *Alienable and disposable lands of the public domain* – refers to lands of the
24 public domain which have been delineated, classified, and certified
25 as such and available for disposition under Commonwealth Act No.
26 141, otherwise known as the Public Land Act, as amended;
27 (d) *Ancestral domains* – refer to all areas generally belonging to ICCs/IPs
28 as defined in Republic Act No. 8371, otherwise known as the
29 Indigenous Peoples Rights Act (IPRA) of 1997;
30 (e) *Ancestral Domain Suitable Development and Protection Plan (ADSDPP)* –
31 refers to a plan formulated and pursued in accordance with the rights
32 of ICCs/IPs to manage and develop the land as well as natural and
33 human resources within their ancestral domains based on their
34 indigenous knowledge systems and practices on the principle of self-
35 determination;
36 (f) *Classified agricultural land* - refers to one of the four (4) classifications of
37 land under the Constitution not classified by law as mineral land,
38 forest land or national park and the only land classification subject to
39 alienation;
40 (g) *Coastal Area / Zone* - refers to a band of dryland and the adjacent ocean
41 space (water and submerged land) in which terrestrial processes and
42 uses directly affect oceanic processes and uses, and vice versa, its
43 geographic extent may include areas within a landward limit of one
44 (1) kilometer from the shoreline at high tide to include mangrove
45 swamps, brackish water ponds, nipa swamps, estuarine rivers, sandy
46 beaches and other areas within a seaward limit of two hundred (200)

1 meters isobaths to include coral reefs, algal flats, seagrass beds, and
2 other soft- bottom areas;

- 3 (h) *Comprehensive Land Use Plan (CLUP)* - refers to a document embodying
4 a set of policies, accompanied by maps and similar illustrations that
5 serve as a policy guide for determining the future use of lands and
6 natural resources within the territorial jurisdiction of the LGUs. It
7 represents the community-desired pattern of population distribution
8 and proposes future allocation of land and resources to various
9 activities, It includes the processes and criteria employed in such
10 determination of allocation of land and resources, it is a plan for the
11 long-term management of the local territory covering a period of a
12 minimum of ten (10) years, reviewable not earlier than every five (5)
13 years base on the four (4) categories of land use planning provided
14 in Section 6 of this Act;
- 15 (i) *Comprehensive land use planning* - refers to the act of defining the
16 allocation, utilization, development and management of all lands
17 within a given territory or jurisdiction according to the inherit
18 characteristics of the land itself and supportive of sustainable,
19 economic, demographic, sociocultural and environmental objectives
20 as an aid to decision-making and legislation;
- 21 (j) *Critical watershed* - refers or forest lands that have been identified and
22 evaluated to provide critical and vital natural, ecological,
23 environmental and physical beneficial services such as water,
24 biodiversity, energy, irrigation, social and cultural, among others, to
25 a specific area or community and whose biophysical condition
26 demands immediate rehabilitation, protection and management to
27 prevent its further denudation, deterioration and exploitation;
- 28 (k) *Cultural heritage* - refers to a totality of cultural properties, whether
29 natural or human-made, preserved and developed through time,
30 and passed on the posterity;
- 31 (l) *Customary laws* - refer to a body of written/or unwritten rules, usages,
32 customs and practices traditionally and continually recognized,
33 accepted, and observed by respective ICCs/IPs consistent with IPRA;
- 34 (m) *Danger zones* - refer to areas with high level of threat to the lives and
35 well- being of people that cannot be addressed through scientific,
36 physical and engineering methods, and are therefore not suitable for
37 settlement and permanent structures. Areas can only be declared as
38 danger zones after proper technical studies and public consultations
39 with affected families are conducted;
- 40 (n) *Development plan* - refers to a document that defines the activities and
41 measures that the national government or LGUs intend to implement
42 over a specified period of time in order to achieve the defined set of
43 development goals identified in the national or local physical
44 framework plans. It integrates socioeconomic, financial, fiscal legal
45 legislative, institutional and sectoral plans of the national
46 government or any of its instrumentalities or a particular LGU,

consistent with the objectives identified in spatial plans such as land use plans or physical framework plans. It may include an analysis of problems and resources, definition of goals and objectives, policy guidelines, project and target achievements, and an implementation mechanism which defines the roles and contributions expected from the government and the private sector;

- (o) *Disaster-prone areas or Geo-hazard areas* - refer to areas frequented by and/or vulnerable to experience weather, climatic, hydrologic, geologic, and other natural disturbances or calamities;
- (p) *Disaster risk reduction* - refers to the concept and practice of reducing disaster risks through systematic efforts to analyze and manage the casual factors of disasters, including reduced exposures to hazards, lessened vulnerability of people and property, wise management of land and the environment, and improved preparedness for adverse events;
- (q) *Ecologically fragile lands* - refer to lands within critical watersheds, brackish and freshwater wetlands, pasturelands, inland rivers and waterways, coastal and settlement areas, and croplands which require rehabilitation, protection, and whose continued unsustainable use would result in physical risks and threats to life and property, public health and safety, as well as adversely affect the productivity of lowland agricultural areas and stability of the upland system;
- (r) *Ecotourism* - refers to a form of sustainable tourism within a natural and/or cultural heritage area where community participation, protection and management of natural resources, culture and indigenous knowledge and practices, environmental education and ethics, as well as economic benefits are fostered and pursued for the enrichment of the host community and satisfaction of visitors;
- (s) *Energy resources* - refer to surface to subsurface substances that serve as energy sources. These are traditionally mineral fuel deposits such as coal, petroleum, natural gas or renewable resources from geothermal, hydro reservoirs, or nonconventional sources including ocean waves, solar, wind, biomass, and other similar resources which serve the same purpose;
- (t) *Energy resource lands* - refer to lands where naturally occurring or indigenous Energy resources exist in sufficient quantity and/or quality as to be economically viable for exploration, development, production, utilization, and distribution purposes;
- (u) *Environmentally critical area* - refer to areas declared by law as:
 - (1) areas for natural parks, watershed reserves, wildlife preserves, and sanctuaries;
 - (2) Areas set aside for aesthetic and visual value;
 - (3) Areas that constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife both flora and fauna;
 - (4) Areas of unique historic, archaeological, or scientific interests;
 - (5) Areas that are traditionally occupied by ICCs/Ips

- (6) Areas with critical slopes;
 - (7) Areas frequented and/or hard hit by natural calamities such as, but not limited to, geologic hazards, floods, typhoons and volcanic activities;
 - (8) Recharge areas of aquifers;
 - (9) Mangrove areas;
 - (10) Coral reefs;
 - (11) Mossy and virgin forests;
 - (12) Rivers and riverbanks;
 - (13) Swamp forests and marshlands;
 - (14) Foreshore lands;
 - (15) Protected areas pursuant to republic Act No. 7586 or the NIPAS Act of 1992; and
 - (16) Areas set aside as aesthetic potential tourist spots. This term shall also include other terrestrial, aquatic and marine areas that need special protection and conservation measures because they are ecologically fragile or they are needed for food security and food self-sufficiency as determined by concerned agencies and LGUs in consultation with the concerned stakeholders;
- (v) *Exhausted mineral resources* - refer to a situation where the mineral resources in specific sited are no longer in sufficient quantity or quality to justify additional expenditure for extraction or utilization;
- (w) *Flood plain* - refers to the portion of a river valley adjacent to a river channel which is covered with water when the river overflows its banks at flood stages, and which usually consists of silt deposited by the stream;
- (x) *Flood-prone areas* - refer to low-lying areas usually adjacent to large or active water bodies and which therefore experience regular or seasonal inundation as a result of changes in the mean water level of these bodies or because of land reclamation and other artificial interference with the natural processes.
- (y) *Food security* - refers to the policy objective of meeting the requirements for food availability, accessibility, and affordability of the present and future generations of Filipinos in a sustainable manner, through local production or importation in case of shortage based on a micro level situation, or both, and taking into account the country's existing and potential resource endowments and related production advantages, and consistent with the overall national development objectives and policies;
- (z) *Food self-sufficiency* - refers to the policy objective of meeting the food requirements through intensive local food production in a sustainable manner based on the country's existing and potential resources and related production advantages;
- (aa) *Foreshore land* - refers to a string of land margining a body or water, the part of a seashore between the low-water line usually at the

- 1 seaward margin of a low tide terrace and the upper limit of wave
2 wash at high tide often marked by a beach scarp or berm;
- 3 (bb) Forest - refers to an ecosystem or an assemblage of ecosystems
4 dominated by trees and other woody vegetation; a community of
5 plants and animals interacting with one another and its physical
6 environment;
- 7 (cc) *Forest lands* - refers to one of the four (4) classifications of land under
8 the Constitution under the public domain classified and/or
9 determined as suitable for forest purposes not classified as mineral
10 land, national park and classified agricultural land. These include all
11 permanent forest, forest reserves, forest reservations, and all the
12 remaining unclassified lands of the public domain;
- 13 (dd) *Forest Land Use Plan (PLUP)* - refers to the allocation of forest lands
14 into their appropriate uses consistent with existing biophysical
15 conditions such as topography, soil type, land use, climate, water
16 sources and socioeconomic, cultural and political realities. Forest land
17 use planning should be able to delineate protection and production
18 forests;
- 19 (ee) *Forest land sub classification* - refers to the process of determining the
20 most appropriate and sustainable use of forest lands primarily as
21 protection forest and production forest. They may be further
22 subclassified as grazing/pasture land, recreational areas and other
23 uses taking into account ecological, social and economic
24 considerations;
- 25 (ff) *Free, Prior and Informed Consent (FPIC)* - refers to the consensus of all
26 members of the ICCs/IPs to be determined in accordance with their
27 respective customary laws and practices, free from any external
28 manipulation, interference and coercion, and obtained after fully
29 disclosing the intent and scope of the activity, in a language and
30 process understandable to the community;
- 31 (gg) *Geo-hazards* - refer to nature and human-induced geological processes
32 that have potential to cause destruction and which pose a threat or
33 risk to a person's life and property. These may include, but are not
34 limited to, ground, water and weather-related conditions, volcanic
35 and earthquake induced hazards as ground shaking, ground
36 rupture, earthquake-induced landslides, liquefaction and tsunamis;
- 37 (hh) *Indigenous Cultural Communities/Indigenous Peoples (ICCs/IPs)* - refer
38 to groups of people or homogenous societies identified by self-
39 ascriptions and ascriptions by others, who have continuously lived
40 as organized community on communally bounded and defined
41 territory, and who have, under claim of ownership since time
42 immemorial, occupied, possessed and utilized such territories,
43 sharing common bonds of language, customs, traditions and other
44 distinctive cultural traits, or who have, through resistance to
45 political, social and cultural inroads of colonization, nonindigenous
46 religions and cultures, became historically differentiated from the

majority of Filipinos. ICCs/IPs shall likewise include peoples who are regarded as indigenous on account of their descent from the populations which inhabited the country at the time of conquest or colonization, or at the time of inroads of nonindigenous religions and cultures, or the establishment of present State boundaries, who retain some or all of their own social, economic, cultural and political institutions, but who may have displaced from their traditional domains, or who may have resettled outside of their ancestral domains;

(ii) *Inland waters* - refer to waters, which are not coastal and marine waters, and not subject to acquisitive prescription consistent with the provisions of Presidential Decree No. 10 or the Water Code of the Philippines;

(jj) *Integrated watershed management* - refers to a planning strategy or program for Watershed areas that complement environment sound soil and water management practices with mechanisms for ensuring greater responsibility, involvement, or participation of individuals, groups, communities and other stakeholders benefiting from these areas and water-related infrastructure;

(kk) *Key Biodiversity Areas (KBAs)* - refer to the present most important sites for Biodiversity conservation worldwide. These are places of international importance for the conservation of biodiversity through protected areas and other governance mechanisms. They are identified nationally using simple, standard criteria, based on their importance in maintaining species populations.

(ll) *Land* - refers to resources, both artificial and natural, found on the surface, below, and above the ground including inland waters and the air therein;

(mm) *Land sub classification* - refers to the act of determining and assigning specific uses of classified lands such as forest lands, classified agricultural lands, mineral lands and national parks in accordance with existing laws and this Act;

(nn) *Land use* - refers to the manner of allocation, utilization, management and development of land;

(oo) *Land use classification* - refers to the act of delineating or allocating lands according to protection land use, production land use, settlements development and infrastructure development as defined and provided for in this Act;

(pp) *Mandatory public hearings/Consultations* - refers to the mechanism to ensure the involvement of concerned stakeholders and communities in land use planning, from the barangay to the national level, to ensure the social acceptability of the plans. It should involve giving notice of hearing/consultation to concerned stakeholders through publication or posting in conspicuous places, conduct of a reasonable number of hearings, and solicitation of positions to arrive at a consensus. Public presentation of the plans:

- (qq) *Marine Protected Area (MPA)* - refers to a defined area of the sea established and set aside by law, administrative regulation or any other effective means in order to conserve and protect a part of or the entire enclosed environment, through the established of management guidelines. It includes all declared areas governed by specific rules or guidelines in order and manage activities within the enclosed areas;
- (rr) *Mineral exploration* - refers to the systematic searching or protecting for mineral resources including energy resources;
- (ss) *Mineral lands* - refers to lands of the public domain, excluding those in permanent forestlands and protection lands, where mineral resources are found in sufficient quantity and quality for extraction, development and utilization;
- (tt) *Multiple use of land resources* - refer to the utilization or management strategy for any land, which allows any activity, involving one or more of its resources, depending on the result of prior evaluation on its numerous beneficial use, that will produce the optimum benefits to the development and progress of the country and the public welfare without impairment or with the least injury to its other resources;
- (uu) *Municipal waters* - refers to not only streams, lakes, inland bodies of water and tidal waters within the municipality which are not included within the protected areas as defined under Republic Act No. 7586 of the National Integrated Protected Areas System or the NIPAS Act of 1992, public forest, timber lands, forest reserves of fishery reserves, but also marine waters included between (2) lines drawn perpendicular to the general coastline from points where the boundary lines of the municipality touch the sea at low tide and a third parallel with the general coastline including offshore islands and fifteen (15) kilometers from such coastline. Where the territory of a municipality includes several islands, outermost points of such islands shall be used as base points and connected by archipelagic baseline, irrespective of the lengths of such baselines from the main coastlines. Where two (2) municipalities are situated on opposite shores that there is less than thirty (3) kilometers of marine waters between them, the third line shall be equally distant from opposite shire of the respective municipalities;
- (vv) *National Integrated Protected Areas System (NIPAS)* - refers to the classification and administration of all designated protected areas to maintain essential ecological processes and life-support systems, to preserve genetic diversity, to ensure sustainable use of resources found therein, and to maintain their natural conditions to the greatest extent possible;
- (ww) *National Land Use Policy Council (NLIPC)* - refers to the administrative, policy-making, and making regulatory body created under this Act;

(xx) *National Park* - refers to forest reservation essentially of natural wilderness Character which has been withdrawn from settlement, occupancy or any form of Exploitation except in conformity with approved management plan and set aside as such exclusively to conserve the area or preserve the scenery, natural and historic objects, wild animals and plants therein and to provide enjoyment of these feature in such areas. It shall also refer to lands and waters of the public domain classified as such in the 1987 Constitution which include all areas under the NIPAS, pursuant to Republic Act No. 7586 or the NIPAS Act of 1992. Primarily designated for the conservation of native plants and animals and associated habitats and cultural diversity;

(yy) *Network of Protected Areas for Agriculture and Agro-industrial Development (NPAAAD)* - refers to agricultural areas identified by the Department of Agriculture (DA) through the Bureau of Soils and Water Management (BSWM) in coordination with the National Mapping and Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro-industrial development and to promote sustainable growth. The NPAAAD covers all irrigated areas; all irrigable lands already covered by irrigation projects: all alluvial plains: lands highly suitable for agriculture whether irrigated or not; agro-industrial croplands or lands planted to industrial crops that support the validity of existing agricultural infrastructure and agro-based enterprises; highlands or areas located at an elevation of five hundred (500) meters or above and have the potential for growing semi-temperate and high value crops; all agricultural lands that are ecologically fragile the conversion of which will result in serious environmental degradation; and all mangrove areas and fish sanctuaries;

(zz) *Permanent Forest reserves* - refers to lands of the private or public domain which have been identified and determined to be needed for protection, conservation, Preservation and management as forest and shall be reserved, conserved and protected into perpetuity for such purpose;

(aaa) *Permanent forestlands* - refer to the forestlands, within public lands, that have been identified, determined and demarcated on the ground by the State to serve such purpose and shall be protected, conserved, preserved, maintained and manage as forestlands free from any form of utilization, exploitation or development, and reserved permanently as such for the benefit and use of future generations;

(bbb) *Physical framework plans* - refer to the national, regional or provincial indicative plans that outline the overall and macro-level physical development objectives, priorities, directions and strategies in its respective levels as prepared, reviewed, integrated and finalized by the national, regional, regional and provincial land use councils/boards, respectively, based on the Comprehensive Land

1 Use Plans (CLUPs) of the LGUs and the national policy guidelines
2 relating to land use and environment management to prevent or
3 mitigate the adverse effects of inappropriate resource utilization on
4 food security, the people's welfare, and their environment;

5 (ccc) *Premature or illegal conversion* - refers to any activity that modifies or
6 alters the physical characteristics of agricultural lands to render them
7 suitable for nonagricultural purposes without an approved order of
8 conversion from the Department of Agrarian Reform (DAR)
9 Secretary;

10 (ddd) *Prime agricultural lands* - refer to all contiguous irrigated areas and
11 irrigable lands already covered by irrigation projects; all alluvial
12 plain lands highly suitable for agriculture whether irrigated or not
13 have been identified to satisfy the country's needs for food self-
14 sufficiency and security; agro-industrial croplands or lands presently
15 planted and suitable to industrial and high value crops; highlands, or
16 areas located at an elevation of five hundred (500) meters or above
17 and have the potential for growing semi-temperature and high
18 value crops outside of declared permanently forestlands and
19 protection forests, and are not located in ecologically fragile and
20 environmentally critically areas;

21 (eee) *Production forest* - refers to forestland located in production lands
22 managed primarily for the production of timber and other tree
23 products;

24 (fff) *Production land use* - refers to the direct and indirect utilization of land
25 to generate output resulting from the following activities; agricultural,
26 fish farming of aquaculture, timber or agri-forestry, grazing and
27 pasture, mining, indigenous energy resource development,
28 industry, and tourism;

29 (ggg) *Protected areas* - refer to portions of land and water set aside by
30 reason of their unique physical and biological significance, managed
31 to enhance biological diversity, and protect against human
32 exploitation. For purposes of this Act, these shall also include all-
33 natural forests and agricultural lands identified and delineated
34 under this Act;

35 (hhh) *Protected forests* - refer to forests and forestlands, in both public and
36 private lands, that have been identified and determined by the State
37 for the beneficial use of present and future generations and shall be
38 preserved, conserved, protected and maintained as such free from
39 any form of utilization, exploitation or development;

40 (iii) *Protected land use* - refers to the use of land primarily reserved for
41 rehabilitation, conservation, and protection purposes and the
42 promotion of the country's ecological and life-support systems;

43 (jjj) *Public domain* - refers to lands belongings to the State which may be
44 classified as agricultural, forest or timber, mineral, or national park as
45 provided for in the Constitution;

(kkk) *Reclassification of agricultural lands* - refer to the act of specifying how agricultural lands shall be utilized for non-agricultural uses such as for residential, industrial, or commercial purposes, through the local planning and zoning processes pursuant to the Local Government Code of 1991, and subject to the requirements and procedure for conversion;

(lll) *Resettlement sites* - refer to areas identified by the appropriate national agency or by the LGU, with respect to areas within its jurisdiction, which shall be used for the relocation of the underprivileged and homeless, as defined under Republic Act No. 7279 or the Urban Development and Housing Act (UDHA) of 1992;

(mmm) *Restoration* - refers to returning forestland to its original forested state in terms of species' composition, structure, function and productivity;

(nnn) *Restoration zones* - refer to forest areas where activities are conducted to restore its forested state;

(ooo) *River basin* - refers to the horizontal projection of area from which a river and its tributaries receive surface water originating from precipitation;

(ppp) *Settlements* - refer to communities or built - up environment areas where people prefer to live in;

(qqq) *Settlements development* - refers to any improvement on existing settlements or any proposed development of certain areas for settlement purposes. It also involves the spatial distribution of population, identification of the roles and functions of key urban centers, determines of relationships among settlement areas, and the provision of basic services and facilities of identified major settlement areas or growth centers;

(rrr) *Shoreline* - refers to a strip of land covering at least one (1) kilometer from the point where seawater reaches during the highest high tide;

(sss) *Spatial data infrastructure* -refers to a system consisting of spatial data, technology, policies, practices, relationships, people and resources necessary to acquire, process, store and distribute spatial information to improve sharing and use throughout all levels of the government and private sector, among others, which shall be operationalized through electronic system that provides access to a network of spatial data sources and users and shall serve as the official linkage of the government to international and regional spatial data infrastructure;

(ttt) *Socialized housing* - refers to housing programs and projects covering home lots, houses and lots, or low-rise to medium-rise buildings, or high density housing projects undertaken by the government or the private sector for the underprivileged and homeless citizens which shall include sites and services development, long-term financing direct subsidy programs, liberalized terms on interest payment, and such other benefits in accordance with the UDHA and Batas

Pambansa Blg. 220;

(uuu) *Socialized housing sites* - refer to lands identified and designated by LGUs as sites for socialized housing pursuant to Article IV of the UDHA and its implementing guidelines;

(vvv) *Strategic Agriculture and Fisheries Development Zones (SAFDZs)* - refer to areas within the NPAAAD identified for production, agri-processing and marketing activities to help develop and modernize, within the support of government, the agriculture and fisheries sectors in an environmentally and sociocultural sound manner;

(www) *Sub classification or Reclassification of Agricultural Lands* - refers to the process undertaken by the LGUs of allocating declared agricultural lands in their respective territorial jurisdictions to specific uses such as residential, industrial or commercial purposes and may be used as a basis for application for land conversion by the owners thereof;

(xxx) *Sustainable development* - refers to the development objective of meeting the needs of the present generation without compromising the ability of future generations to meet their own needs, consistent with the principles of social equity, efficiency, and environmental integrity;

(yyy) *Sustainable traditional resource rights* - refer to the rights of ICCs/IPs to sustainably use, manage, protect and conserve: (1) land, air, water, and minerals; (2) plants, animals and other organism; (3) collecting, fishing and hunting grounds; (4) sacred sites; and (5) other areas of economic, ceremonial and aesthetic value in accordance with their indigenous knowledge, beliefs, system and practices;

(zzz) *Tourism development areas* - refer to specific sites for tourism development located in areas identified as priorities in the national and regional tourism master plans as well as those designated through legislative and executive issuances as tourist spots and tourist zones which can be developed into tourism estates or integrated resort, leisure, recreation complexes, and other tourism-related facilities;

(aaaa) *Tourism ecozone* - refers to tourism development areas, outside protection lands, which have been granted Special Economic Zone status, through the Philippine Export Authority (PEZA) registration and issuance of the required Presidential Proclamation, with its metes and bounds delineated by said Proclamation, pursuant to Republic Act No. 7916 or The Special Economic Zone Act (SEZA) or 1995, as amended;

(bbbb) *Tourism estates* - refer to large tracts of land with well-defined boundaries in any area, excluding those in protection lands, identified in the Philippine tourism master plan and regional tourism masterplan, by proclamation of the President and/or by acts of Congress and/or by local legislation and declared suited for the development of an integrated tourism and resort complex with prescribed carrying capacities and limits for its facilities and activities;

- (cccc) *Tourist spot* - refers to a particular area/site/spot, human-made or natural, known for its unique tourist/visitor-drawing attributes and activities and which may be classified according to its social, cultural, natural, historical, aesthetic, visual, scientific, religious, and recreational significance;
- (dddd) *Tourist zone* - refers to a geographic area with well-defined boundaries proclaimed as such by the President and/or by acts of Congress. No development projects for any purpose shall be initiated and introduced within the zone prior to the formulation of a tourist master development plan which shall be undertaken in coordination with the Department of Tourism (DOT) and the Tourism Infrastructure and Enterprise Zone Authority (TIEZA). A tourist zone is established for the enhancement and/or the conservation of cultural and historical heritage and for the appreciation and enjoyment of the local population and its visitors;
- (eeee) *Urban areas* - refer to all cities regardless of their population density and to municipalities with a population density of at least five hundred (500) persons per square kilometer;
- (ffff) *Urbanizable areas* - refer to sites and lands which, considering present characteristics and prevailing conditions, display marked and great potential of becoming urban areas within a period of five (5) years;
- (gggg) *Urban forestry or Green space* - refers to the establishment or setting-up of areas for mini-forest, eco-parks or small nature parks, in both public and private lands: wetlands, humans-made lagoons and lake systems, riverbanks and shores, grasslands, roof and rock gardens: lining roads and highways with trees, shrubs, or ornamental plants, and ground landscaping of schools, hospitals, and other government agencies in order to improve the environment in urban areas;
- (hhhh) *Water security* - refers to the sufficient access throughout the year to the minimum daily requirement of clean water to maintain a healthy life;
- (iiii) *Water use* - refers to the appropriation of water for domestic, municipal, irrigation, power generation, inland fisheries, poultry and livestock, industrial and commercial, environmental, and recreational use;
- (jjjj) *Watershed* - refers to a topographically delineated area of land from which rainwater can drain as surface run-off vis-a-vis a specific stream or river system to a common outlet point which may be a dam, irrigation system or urban water supply take-off point, or where the stream discharges into a river, lake, or the sea;
- (kkkk) *Zoning* - refers to the regulatory tool for delineating the specific land uses in accordance with the approved CLUP within the territorial jurisdiction of a city/municipality and specifying the conditions for their regulation; subject to the limitations imposed by law and competent authority; and
- (llll) *Zoning ordinance (ZO)* - refers to a local law passed by the

Sangguniang Bayan or Panlungsod approving the development control/zoning plan in accordance with an approved or adopted CLUP of the city/municipality, providing for the regulations and other conditions on the land uses including the limitation on the infrastructure that may be placed within the city's/municipality's territorial jurisdiction. It incorporates the protected areas, protected agricultural lands and ancestral lands as provided for in this Act.

CHAPTER II

FRAMEWORK FOR LAND USE PLANNING

SEC. 5. Basic Land Use Considerations. – Various land uses as categorized in the succeeding section shall be determined in a manner that promotes the policies and principles defined in Section 2 of this Act and shall consider the following elements of the framework therefor, among others:

- (a) Protection land use category as defined in Section 6 shall prevail over existing production land use category. The State shall undertake the necessary action in changing the classification of these production areas;
- (b) Preservation, conservation, rehabilitation and protection to perpetuity of permanent forestlands, critical watersheds, key biodiversity areas, environmentally critical and ecologically fragile areas and prime agricultural lands from any other land use, conversion, disposition, intrusion, utilization and development aside from their determined use and limits;
- (c) Protection of natural forests and natural resources ensures environmental stability, conserve biological diversity, improve ecosystem functions and provide long-term ecological and economic benefits. Designated restoration areas are designed to revive the ecosystem functions and services of forests as well as improve the economic and ecological benefits of local communities;
- (d) Protection of forest and wetlands from infrastructure development to preserve the ecological include, but not limited to, river channelization and dredging, large-scale irrigation and river diversions which reduce riverine habitat and alter flood patterns and natural flow regimes, reduce downstream water availability for agriculture and contribute to salinization through saltwater intrusion in coastal areas;
- (e) Resolution of land use conflicts which are life-threatening or threatening to public safety, sustainability of key production resources or employment activities and the delivery of basic services which are harmful or destructive to protected areas, flora, fauna, and other protected natural resources. Greater consideration shall be given to the human and tenurial rights of vulnerable groups in resolving land use conflicts;

- 1 (f) Identification of geo-hazard prone areas and high risk/danger zones
2 and corresponding risk reduction measures to ensure the prioritization
3 of life and safety: *Provided*, That specifically identified and assessed as
4 extremely hazardous and high-risk/danger zones shall be similarly
5 protected and cleared from all forms of human-made obstacles,
6 obstructions and instructions to ensure and secure public health and
7 safety;
- 8 (g) Respect for existing customary rights and traditional land uses of
9 ICCs/IP;
- 10 (h) Identification of settlements areas to check the demand for land and
11 establish the location of employment-generating industries and basic
12 services; and
- 13 (i) The availability of natural resources including indigenous energy
14 resources for energy security and self-sufficiency. However,
15 infrastructure energy projects such as dams with large reservoirs in
16 natural ecosystem shall not be allowed if it would interrupt the
17 connectivity of river systems, disrupt fish spawning and migration,
18 and alter seasonal flood regimes.
- 19

20 SEC. 6. Categories of Land Uses for Planning Purpose. – In determining and
21 defining the national, regional and provincial framework plans, and CLUPs, land
22 uses shall be group into four (4) major functional uses as follows:

- 23 (a) Protection Land Use refers to the use of land primarily reserved for
24 rehabilitation, conservation, and protection purposes and the
25 promotion of the country's ecological and life-support systems.
26 Planning for protection land use intends to achieve environmental
27 stability and ecological integrity, ensure a balance between resource
28 use and the preservation of some areas with environmental, aesthetic,
29 educational, cultural and historical significance, aid and protect
30 people and human-made structures from the ill-effects of natural
31 hazards.
- 32

33 Areas under this category are those covered by the NIPAS Act of 1992
34 and other coastal and marine protected areas; areas outside NIPAS,
35 which include, but are not limited to:

36 (1) Natural and restored forests, which consists of:

- 37 (i) All existing areas within forestland containing primarily
38 and secondary forest of whatever types or species;
- 39 (ii) All existing areas within forestland containing secondary-
40 growth or residual forests of whatever type or specie;
- 41 (iii) Areas identified as key biodiversity areas (KBAs);
- 42 (iv) Restoration areas;
- 43 (v) All mangroves forests;
- 44 (vi) All easement areas as defined under Presidential Decree No.
45 1067, otherwise known as the Water Code of the
46 Philippines; and

- (vii) All other areas that would be deemed appropriate for protection, as designated by the Department of Environmental and Natural Resources (DENR), subject to the approval of the NLUPC created pursuant to Section 55 hereof.
- (2) Rehabilitated and/or reforested degraded mining areas;
- (3) Critical ecosystem for protection, such as:
- (i) Coral reefs;
 - (ii) Marshes and wetlands;
 - (iii) Lake and rivers;
 - (iv) Caves; and
 - (v) Waterfalls.
- (4) Disaster-prone areas that include areas subject to, or may be subject to:
- (i) Recurrent flooding;
 - (ii) Liquefaction;
 - (iii) Tsunamis;
 - (iv) Storm surges;
 - (v) Polar vortex;
 - (vi) Mass wasting;
 - (vii) Volcanic eruption
 - (viii) Direct impact of seismic activity;
 - (ix) Other disaster caused by climatic conditions; and
 - (x) Other areas that pose a high degree of hazard to human occupation and activity.
- (5) Critical watershed areas;
- (6) Marine protected areas;
- (7) All prime agricultural land as defined under this Act;
- (8) Ecologically fragile and environmentally critical areas whose conversion will result to serious environmental problems and threats to public health and safety;
- (9) Natural and human-made areas/sites of cultural, historical and anthropological significance, which are declared as such by internationally recognized institutions; and
- (10) All other areas not included and declared as production areas shall become protected areas.
- (b) Production Land Use refers to the most efficient, sustainable, and equitable utilization, development and management of land for productive purposes which are not classified for protection land use as defined in this section. Areas included in this category are agricultural lands, coastal and marine zones, production forest, mineral lands, energy resource lands, industrial, and tourism development areas where productive activities could be undertaken to meet the country's requirements for economic growth and

development. Protection land use shall comprise of, but shall not be limited to:

(1) Other agricultural lands not identified as prime agricultural lands. They shall consist of, but shall not be limited to:

- (i) Lands whose soils are suitable agricultural development;
- (ii) All alluvial plain lands that are suitable for agricultural production and/or can be devoted to food production;
- (iii) All lands that are traditional sources of staple food;
- (iv) All croplands required to attain a certain scale of production to sustain the economic viability of existing agro-based industries in the municipality, city or province; and
- (v) All lands in areas not highly prone to natural hazards that are suitable for the production of tree crops and other cash crops.

(2) Coastal, inland water and marine zones, such as fishponds;

(3) Production forests, such as:

- (i) All areas within forestland not classified as protection forests under Section 6(a) and shall be devoted to the production of timber and/or non-forest products or the establishment of industrial tree plantations, tree farms, woodlots, agro-forestry, or as multiple-use forests;
- (ii) All areas within forestlands considered as rangelands for grazing purposes; and
- (iii) All areas within forestlands managed under the community-based forest management in areas not classified as protection forests.

(4) Rangelands for grazing;

(5) Industrial development areas; and

(6) Tourism development areas, including potential small island for similar purposes.

(c) Settlements and Institutional Land Use refers to the use of urban and rural lands for settlements development purposes and/or improvements on existing settlements involving the spatial distribution of population, identification of the roles and functions of key urban centers, determination of relationships among settlement areas, and the provision of basic services and facilities to such settlements. It shall also include lands identified for institutional uses such as educational, administrative, government, law enforcement, health care and social services. Settlements and institutional land uses aim to ensure for the present and future generation the:

- (1) Effective integration of activities within and among settlements, allowing efficient movement of people and production of commodities through the provision of appropriate land, infrastructure, and facilities; and
- (2) Access of the population to housing, education, health care,

1 recreation, transportation and communication, sanitation, and
2 basic utilities such as water, power, waste disposal, and other
3 services;

4 (d) Infrastructure Land Use refers to the use of land dedicated to the
5 provision of basic services that foster economic and other forms of
6 integration necessary for producing or obtaining the material
7 requirements of Filipinos, in an efficient, responsive, safe and
8 ecologically friendly built environment. It includes, among others,
9 subsectors like: road networks, transportation and communication
10 facilities, social services, environmental services facilities, and
11 utilities.
12

13 *Provided,* That the determination of the functional uses of lands within ancestral
14 domains should be consistent with the land use categories provided for in this Act:
15 *Provided, further,* That other subcategories of land uses in delineated ancestral domains
16 may be formulated by the concerned ICCs/IPs themselves in accordance with their
17 particular needs and traditional resource and management systems.
18

19 **SEC. 7. Land Use Plans for Ancestral Domains.** - Land use plans for ancestral
20 mains shall be formulated by the ICCs/IPs themselves in accordance with their
21 particular needs and traditional resource and management systems with the assistance
22 of the National Commission on Indigenous Peoples (NCIP), the LGU's and civil
23 society organizations (CSOs) concerned. Such plans shall be recognized and adopted
24 in the barangay, city/municipal, provincial, regional and physical framework plans.
25

26 Physical framework plans made prior to the delineation of ancestral domains
27 included in such plans or ordinances shall, without prejudice to the rights of the
28 ICCs/IPs concerned, adopt different land use categories in accordance with their
29 particular needs and traditional resource and management systems.
30

31 In cases where there are no ADSDPPs, the LGUs and the ICCs/IPs shall jointly
32 formulate the land use within the ancestral domain until such time that the ICCs/IPs
33 have formulated their ADSDPPs.
34

35 **SEC. 8. Adoption of Multiple Uses of Land.** - The primary and alternative uses
36 of a specific land resources shall be determined and evaluated by the respective local
37 land use boards prior to any decision for the assignment of its use. Areas feasible
38 for sustainable resource use may be considered multiple-use zones wherein settlements,
39 tourism, agriculture, agro-forestry and extraction activities and other income-
40 generating, or livelihood activities may be allowed, except areas under protection land
41 use: *Provided,* That multiple uses of land resources shall be in accordance with priorities
42 in land use allocation identified in the approved physical framework and land use
43 plans wherein such multiple uses are compatible with the original land use and
44 planning, and that no reclassification shall be allowed: *Provided, further,* That, where
45 there are vested rights, titles, and claims prior to the enactment of this Act over the
46 areas feasible for sustainable land resource use, the same shall be respected.

1
2
3 **CHAPTER III**
4 **SPECIAL AREAS OF CONCERN**

5 **ARTICLE ONE. LAND USE CLASSIFICATION**
6

7 **SEC. 9. Review of Land Use Classification.** – The NLUPC shall review and
8 assess the current land use classification system and definitions used in the country to
9 ensure that it reflects the actual use of lands in the country.
10

11 The Land Management Bureau (LMB) shall provide the necessary technical
12 Information, conduct the needed assessment of the status of the existing land use
13 classification and shall submit an assessment report to the NLUPC not later than ninety
14 (90) days from the establishment of the latter.
15

16 **SEC. 10. Consideration of Assessment Report.** – Upon validation and
17 affirmation by local land use boards, the land use classification assessment report
18 submitted by the LMB shall be taken into consideration by the NLUPC in the
19 formulation of its planning guidelines.
20

21 **ARTICLE TWO. NIPAS AREAS**
22

23 **SEC. 11. Integrated Management Strategy.** – For more effective planning,
24 management, and protection of protected areas at the provincial and city/ municipal
25 levels, the Protected Area Management Plan (PAMP) referred to in the NIPAS Law
26 shall be incorporated in the Provincial Physical Framework Plan (PPFP) and CLUPs if
27 applicable, wherein protected area zoning shall be reflected.
28

29 **ARTICLE THREE. AGRICULTURAL LANDS**
30

31 **SEC. 12. Priority Areas for Agricultural Development.** – The priority areas for
32 agricultural development are the areas distributed under agrarian reform, areas that
33 can be covered by the Comprehensive Agrarian Reform Program (CARP), and those
34 identified as part of the NPAAAD. The mapping of the NPAAAD under the
35 Agriculture and Fisheries Modernization Act (AFMA) shall be completed not later
36 than one (1) year from the effectivity of this Act.
37

38 **SEC. 13. Conversion of Agricultural Lands.** – All lands considered and
39 identified as prime agricultural lands shall be maintained, managed and protected for
40 agricultural use and shall not be subjected to any form of conversion or reclassification.
41

42 All other agricultural lands not identified as prime agricultural lands can only
43 be converted to nonagricultural uses upon issuance of a DAR conversion order:
44 *Provided, That* such conversion shall not drastically change the nature of the overall land
45 uses in the surrounding and adjacent areas from its existing land use.

1
2 *Provided,* That consistent with the State policy on giving priority to the
3 completion of the CARP, those lands covered under compulsory
4 acquisition/voluntary offer to sell, production or profit-sharing subject to CARP shall
5 also be protected from conversion pending the distribution and/or installation of the
6 farmer beneficiaries.
7

8 *Provided, further,* That pending the completion of mapping activities of the
9 specific areas under the NPAAAD and the SAFDZs under the AFMA and their
10 incorporation in the National Physical Framework Plan (NPFP), the application for
11 conversion of these areas shall not be given due course by the appropriate government
12 agency.
13

14 **ARTICLE FOUR. ANCESTRAL DOMAIN** 15

16 **SEC. 14. Priority Areas for Agricultural Development Within Ancestral Domain.**
17 – Agricultural lands within ancestral domain shall be developed in accordance with
18 their ADSDPP.
19

20 **SEC. 15 Respect for Ancestral Domains.** – The Ancestral Domain Management
21 Plan (ADMP) or ADSDPP shall be adopted and integrated into the CLUP and/or
22 other plans that the LGU is mandated to produce. The extent of ancestral domains
23 shall be reflected in the land use plan, and shall be zoned as such in the zoning
24 ordinance. It shall be comanaged by the LGU and ICC/IP community. Additionally,
25 the ADMP/ADSDPP shall be included in the investment plans of the LGU.
26

27 **SEC 16. Ancestral Domain Policy Adoption.** - Ancestral domain policies shall
28 be adopted in the LGU's land use policy framework. However, in the event that the
29 ADMP/ADSDPP is still in the formulation stage or remains to be formulated, the
30 right to self-determination, and the observance of traditional resource and management
31 systems and processes shall be upheld at all times, as provided for under Republic Act
32 No. 3871.
33

34 **ARTICLE FIVE. FOREST LANDS AND RESERVATION OF** 35 **WATERSHED** 36

37 **SEC. 17. Permanent Forestlands.** – All forestlands are classified as forest or
38 timberlands. Titles, settlements, permits, leases, and/or agreements within critical
39 habitats, critical watershed areas, protected areas and KBAs shall be reviewed, and their
40 legality affirmed. All erroneous titles, settlements, permits, leases and/or agreements
41 within permanent forestlands shall be cancelled or revoked in due course.
42 Noncompliance with and violations of these instruments shall be grounds for their
43 cancellation or revocation:
44

45 *Provided,* That the applicable provision of Republic Act No. 3871 shall be

1 respected.

2
3 **SEC. 18. Additional Areas to be Included as Permanent Forestlands.** – The
4 following lands are needed for environmental protection and forestry purposes and
5 shall not be reclassified as agricultural lands or for any other land use:

- 6 (a) Isolated patches of forest, regardless of size and/or area, with rocky
7 terrain or which protect a spring/water source for communal use;
- 8 (b) All mangroves and swamplands including twenty (20)-meter wide
9 strips facing oceans, lakes and other bodies of water not yet
10 classified as alienable and disposable lands;
- 11 (c) Ridge tops and plateaus regardless of size found within or
12 surrounded wholly or partially by forestlands where headwaters
13 emanate;
- 14 (d) Twenty (20)-meter wide strips of land from the edge of the normal
15 height waterline of rivers and streams with channels of at least five
16 (5) meters width which are not yet classified as alienable and
17 disposable;
- 18 (e) Areas needed for public interest such as research or experimental
19 purposes; and
- 20 (f) Areas considered as environmentally critical because of their
21 vulnerability to damage from landslides, volcanic eruptions, and
22 other natural causes.

23
24 **SEC. 19. Reversion of Alienable and Disposable Lands to Forestlands.** – Upon
25 the recommendation of the DENR Secretary, duly reviewed and endorsed by the
26 NLUPC, and after due consultations with the concerned LGUs and the affected
27 parties, Congress may authorize the reversion of alienable and disposable lands of the
28 public domain or portion thereof to forestlands.

29
30 **SEC. 20. Critical Watershed Areas.** – The DENR, in coordination with the DA,
31 the LGUs concerned, and other government agencies, including government-owned
32 and - controlled corporations, and after mandatory public hearings/consultations, shall
33 identify and delineate critical watershed areas that need to be protected, rehabilitated,
34 enhanced, and/or withdrawn from uses that contribute to their further degradation.

35
36 **SEC. 21. Formulation and Implementation of Integrated Watershed**
37 **Management Plans.** – With the assistance of the DENR and upon mandatory
38 consultations with the concerned sectors and communities, the LGUs, through their
39 local land use boards, shall prepare their watersheds management plans which shall
40 be integrated into their respected CLUPs. The formulation and integration of the plan
41 shall be guided, among others, by the principle of the management and development
42 of inland water resources at the watershed level and shall be consistent with the
43 National Forestry Master Plan (NFMP).

44
45 The DENR and the concerned LGUs shall jointly implement the watershed
46 management plan subject to regular consultations with and involvement of the

community and other stakeholders in the implementation of the plan.

SEC. 22. Establishment and Management of National Parks. - All areas proclaimed by the President and Congress to be under the NIPAS, unless disestablished, including those identified initial components of the NIPAS as KBAs shall comprise the National Parks classification of the public domain. The DENR and concerned LGUs shall ensure that such areas are integrated in the CLUP and physical framework plans. *Provided, however,* That the preparation of management plans of protected areas and national parks shall be in accordance with the provisions of the NIPAS Act and other laws establishing or declaring specific areas as protected areas.

SEC. 23. Establishment of Restoration Zones. - Restoration areas shall be designated in the management plan as such. Designation of restoration zones is compulsory in all forest management plans and for all LGUs.

ARTICLE SIX. COASTAL ZONES

SEC. 24. Criteria for the Allocation and Utilization of Lands Within the Coastal Zones. - The allocation and utilization of lands within the coastal zones shall be subject to the following guidelines:

- (a) Areas vegetated with mangrove species shall be protected, preserved and managed as mangrove forestland and shall not be converted to other uses;
- (b) Areas that meet all accepted criteria on elevation, soil type, soil depth topography, supply for successful fishpond development, and are not identified as mangrove protected areas, shall be utilized for aquaculture purposes as long as a 4:1 ratio for mangroves and fishponds is maintained to support ecological processes in mangrove ecosystem;
- (c) Areas subclassified as mangrove and still suitable for use as such, or due to environmental conditions need to be preserved as mangroves but are devoid of mangrove stands, shall not be converted to other uses. The DENR shall ensure that these lands shall be reforested within a given period of time.
- (d) Areas accessible to the sea and identified for fisherfolk settlement and housing but are not part of or are not within any protected land use areas shall be allocated to traditional fisherfolk who are inhabitants of the coastal communities, members of registered fisherfolk organizations, holders of stewardship lease contracts or titles to ancestral domains or any form of property right arrangements who participate in coastal resource management initiatives, subject to the usual census procedures of the Department of Human Settlements and Urban Development (DHSUD): *Provided,* That the government shall issue marine tenurial rights to organizations concerned based on a criteria to be established by the NLUPC;

- 1 (e) Areas that are neither subclassified as mangrove, fisherfolk
2 settlement nor fishpond may be devoted to recreational or tourism
3 purposes: *Provided*, That such undertaking will not result in
4 environmental degradation and displacement of small fisherfolk;
5 (f) Areas which are considered as traditional fishing grounds shall be
6 used primarily for such purpose;
7 (g) Areas shall be allocated for small infrastructure needed by
8 municipal fisherfolk and for fishing gear, boats, and post-harvest
9 facilities; and
10 (h) Areas which form part of foreshore lands as defined in this Act,
11 including those under lease agreements or arrangements shall
12 undergo zoning and evaluation so their boundaries, actual sizes
13 and corresponding uses can be determined while ensuring that
14 mangrove protection or restoration zones are considered to keep
15 the required 4:1 ratio between mangroves and fishponds.
16

17 **SEC. 25. Coastal Land Zone Sub classification.** - All public lands in the coastal
18 zones shall be subclassified into any of the following: fishponds, mangroves,
19 protection from tidal surge preservation of biodiversity, habitats and sanctuaries for
20 endangered wildlife, fisherfolk settlement, or recreational/tourism areas. No sub
21 classification of coastal zones to different uses shall be done without the following:

- 22 (a) Conduct of a comprehensive inventory and resource and
23 environmental assessment by the DENR with respective LGUs
24 and accredited Nongovernment organizations/people's
25 organizations (NGOs/POs) within their jurisdiction. The result
26 of such assessment along with a list of all existing applications
27 and expired Foreshore Lease Agreements shall be posted in three
28 (3) conspicuous places in the affected localities; and
29 (b) Prior consultation with local Fisheries and Aquatic Resource
30 Management Councils (FARMCs) formed pursuant to Republic
31 Act. No. 8550 or The Philippine Fisheries Code of 1998.
32

33 **SEC. 26. Zoning of Coastal Areas.** - The LGUs, in coordination with the DENR,
34 the FARMCs, local fisherfolk organizations and other concerned stakeholders such as
35 women and the youth, shall prepare the Coastal Zoning Resource Management Plan
36 (CZRMP) which shall be incorporated in the CLUP. Management zones defined in
37 the CZRMP should be reflected in the CLUP and the subsequent ZO.
38

39 **SEC. 27. Tourism and Recreation Zone.** - The designation of areas for tourism
40 and resorts near or over fishery areas or ports thereof shall be with the consent of the
41 concerned LGUs and FARMCs, and shall comply with the policies and guidelines set
42 forth in this Act.
43

44 **SEC. 28. Protection of Waterways, Easements and Flood Plains.** - Structures of
45 any kind shall not be built in waterways and easements. Pursuant to Presidential
46 Decree No. 1067 or the Water Code of the Philippines, the banks of rivers and streams

1 and the shores of the seas and lakes throughout their entire length and within a zero of
2 three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40)
3 meters in front areas, along their margins are subject to the easement of public use only
4 in the interest of recreation, navigation, floatage, fishing, and salvage.

5
6 The protection of flood plains shall adopt a river basin management approach,
7 in order to come up with integrated flood mitigation interventions. Development
8 within flood plains and other flood-prone areas must be controlled or, if allowed,
9 must be so sited, constructed and serviced that the lives of occupants are not put at
10 risk and that disruptions during floods are minimized. The identification and
11 characterization of flood-prone areas and flood plains shall be an integral part of the
12 CLUP preparation. The LGUs shall establish land use regulations to mitigate flood
13 risks through the CLUPs and ZOs.

14
15 To promote the best interest and the coordinated protection of flood plains, the
16 Department of Public Works and Highways (DPWH), in coordination with the
17 Department of Science and Technology (DOST) and the DENR, shall declare flood
18 control areas, as necessary, and shall prohibit or control activities that could damage or
19 cause deterioration of lakes and dikes, obstruct the flow of water, change the natural
20 flow of rivers, increase flood losses or aggravate flood problems pursuant to the
21 Water Code of the Philippines.

22
23 **SEC. 29. Disposition of Public Lands for Fishponds.** – Upon the effectivity of
24 this Act, but subject to existing rights and the preceding section, no fishpond lease
25 agreement (FLA) shall be issued for tidal swamps, mangroves and oilier swamps,
26 marshes, ponds, foreshore lands, and coastal areas within public lands, including
27 those presently declared available for fishpond development. The NLUPC, in
28 coordination with the DENR, the DA, the FARMCs and the LGUs shall set aside a
29 portion of available public lands for fish propagation, fish sanctuary, conservation,
30 ecological purposes and fisherfolk settlement areas. Fishponds covered by existing
31 FLAs, but are abandoned or are not operating efficiently and are found suitable for
32 mangroves shall be reforested with mangroves.

33
34 **SEC. 30. Immediate Restoration of Converted Mangrove Areas.** – The DENR, in
35 coordination with the FARMCs and other concerned agencies, shall immediately take
36 steps in the restoration of all abandoned, undeveloped and underutilized fishponds to
37 their original state as mangrove forests.

38
39 **ARTICLE SEVEN. MINERAL LANDS**
40

41 **SEC. 31. Policies on Mineral Lands.** – Land use policies for mineral lands shall
42 be geared towards the rational, ecologically sound, and sustainable use of mineral
43 resources which shall promote economic growth for the local economy and uphold the
44 human rights of indigenous peoples and local communities in the affected areas.

1 **SEC. 32. Criteria for the Allocation and Utilization of Lands for Mining**
2 **Purposes.** - The allocation and utilization of lands for mining purposes shall be
3 guided by the following:

- 4 (a) The principle of sustainable development shall be observed at all
5 times;
- 6 (b) In case of small-scale mining, adequate and acceptable safeguards
7 shall be instituted by the holders of mining rights or permits to
8 prevent environmental degradation of the mining sites and
9 adjacent areas;
- 10 (c) Mineral reservations which have become nonoperational for more
11 than ten (10) years as determined by the Mines and Geosciences
12 Bureau (MGB) shall be placed under appropriate surface
13 management by the DENR; and
- 14 (d) Ancestral domains declared as protected by virtue of their
15 ADSDPP as well as all watershed areas shall be closed to
16 mining.

17
18 **SEC. 33. Reversion of Mineral Lands.** - All mineral lands with exhausted
19 mineral resources, as determined by the MGB, shall automatically revert to their
20 original land classification, that is, as forest land or agricultural land. The concerned
21 mining companies shall bear the full cost of rehabilitation of these areas.

22
23 **ARTICLE EIGHT. ENERGY RESOURCES**
24

25 **SEC. 34. Guidelines for the Allocation and Utilization of Lands for Energy**
26 **Resource Exploration, Development, Production, Utilization, and Distribution**
27 **Purposes.** - To ensure that the objectives of maintaining ecological balance and
28 maximizing the power potential from indigenous energy resources in the most
29 economical and environmentally acceptable means are realized, the allocation and
30 utilization of lands shall be guided by the following, consistent with existing
31 regulations and laws on energy resources:

- 32 (a) Indigenous energy resource exploration and development, for the
33 purpose of creating a National Energy Resource Inventory and
34 Database as well as an Energy Resource Block Map shall be
35 allowed subject to the implementation of complementary
36 watershed and other land management plans;
- 37 (b) Indigenous energy resource exploration, development production,
38 utilization, and distribution shall be subject to the appropriate
39 requirements and processes of the Philippine Environmental
40 Impact Statement (EIS) system. Each project shall secure an
41 Environmental Compliance Certificate (ECC) prior to project
42 implementation to ensure that adequate and appropriate
43 environmental management measures and optimum methods for
44 resources access and recovery are used;
- 45 (c) Protected areas as defined in Section 4 hereof shall be closed to any

1 kind of energy resource development;

2 (d) Energy reservations or portions thereof which have become or
3 have been established to be non-economically viable to operate or
4 are no longer used for energy purposes shall be reclassified to
5 other land uses, subject to existing laws covering energy
6 reservations; and

7 (e) Renewable energy shall be preferred over other energy resource.
8

9 **SEC. 35. Reversion of Energy Resource Lands.** - All exhausted indigenous
10 energy resource lands as determined by the Department of Energy (DOE), which are
11 not covered by proclamations shall automatically revert to the category of forestlands
12 or agricultural lands open to disposition, whichever is appropriate, unless the DENR
13 shall classify such areas for other purposes. Exhausted energy resource lands shall
14 refer to specific energy resource sites whose energy reserves of the desired type/s are
15 no longer in sufficient quantity or quality to justify additional expenditure for their
16 extraction and utilization.
17

18 **ARTICLE NINE. SETTLEMENTS DEVELOPMENT** 19

20 **SEC. 36. Municipalities, Cities, and Settlements Development.** - The
21 development of municipalities, cities, and settlements through CLUP and
22 implemented by the ZOs of cities and municipalities shall be guided by urban zoning
23 standards designed to maximize existing urban spaces taking into account studies of
24 pertinent government agencies on climate change.
25

26 **SEC. 37. Settlements Within Geo-hazard Areas and/or High Risk/Danger Zones.**
27 - Settlements within geo-hazard areas and/or high risk/danger zones shall not be
28 allowed. In cases where there are existing settlements within geo-hazard and/or high
29 risk/danger zones, the concerned government agencies shall provide assistance to
30 concerned LGUs and settlers in instituting safety and corrective measures to address
31 the potential danger or risk.
32

33 **SEC. 38. Designation of Waste and Environment Management Site.** - Each city
34 or municipality shall identify and designate an area to serve as waste and environment
35 management, waste disposal, and facilities within one (1) year from the effectivity of
36 this Act. The LGUs, in coordination with the DENR or any other competent authority,
37 shall identify sanitary landfill in order to fast-track the conduct of the Environmental
38 Impact Assessment (EIA) study and to facilitate the processing of the ECC. The site or
39 area shall be identified in the city's or municipality's CLUP. For this purpose, cities
40 and municipalities shall establish their solid waste management program, pursuant
41 to Republic Act No. 9003, otherwise known as the "Ecological Solid Waste
42 Management Act of 2000".
43

44 Likewise, as provided under Section 33 of the Local Government Code of 1991,
45 cities and municipalities may, through appropriate ordinances, bind themselves

1 towards the establishment of a common solid waste management program. Within
2 ninety (90) days from the effectivity of this Act, the DENR, in coordination with
3 concerned agencies, shall promulgate the necessary guidelines and standards for the
4 formulation and establishment of solid waste management programs by cities and
5 municipalities, and shall submit the same to the NLUPC for review and approval.

6
7 **SEC. 39. Designation and Zoning of Socialized Housing Sites.** – Each sites or
8 municipality in urban, urbanizable and rural areas shall designate, through the CLUP,
9 adequate lands for housing or residential purposes, including socialized housing and
10 resettlement areas for the immediate and future needs of the local population as well
11 as the underprivileged and homeless in their territory, pursuant to existing laws and
12 regulations. In order to ensure adequate availability of land for the housing needs of
13 the local population, the CLUP may be revised at the minimum of ten (10) years, and
14 reviewable not earlier than every five (5) years.

15
16 The designated sites for socialized housing shall be located in residential zones,
17 and shall be zoned as socialized housing zones that are integrated in the city's or
18 municipality's ZO, duly approved by the NLUPC, pursuant to existing laws and
19 regulations. Preference shall be given to lands proximate to public transportation
20 facilities which may include inter alia railways and public terminals.

21
22 The location of resettlement areas may either be on-site or off-site and may be
23 within the city or municipality: *Provided*, That designated settlement and socialized
24 housing areas shall consider the proximity and accessibility of the affected community
25 to employment, economic activities and social services.

26
27 Within ninety (90) days from the effectivity of this Act, the NLUPC, in
28 coordination with concerned agencies, pursuant to HUDCC Resolution No. 521,
29 Series of 1992; Executive Order No. 124, Series of 1993; and other pertinent guidelines on
30 the matter, shall promulgate the necessary guidelines for the identification and
31 designation of socialized housing sites. All cities and municipalities in urban and
32 urbanizing areas shall identify and designate their socialized housing sites within one
33 (1) year from the effectivity of this Act and must submit the list of these sites and their
34 respective areas to the HUDCC. These sites shall be used exclusively for socialized
35 housing as defined in the UDHA.

36
37 **SEC. 40. Zoning of Identified Sites for Socialized Housing.** – The identified sites
38 for socialized housing shall be located in residential zones identified by the city's or
39 municipality's CLUP and ZO duly approved by the NLUPC. However, for cities
40 and municipalities where the identified sites are not within the said residential zones,
41 the location shall be within the priority sites and conform with the suitability criteria as
42 defined in Sections 6.3 and 6.4 of the Guidelines in HUDCC Resolution No. 521, Series
43 of 1992, or as may be defined in subsequent issuances. The identified sites shall be
44 zoned as socialized housing zones as defined herein.

45
46 The current ZO of LGUs shall be reviewed and revised such that the socialized

housing component shall be integrated thereto.

SEC. 41. Valuation of Lands for Socialized Housing. - Equitable land valuation guidelines for socialized housing shall be set by the Department of Finance (DOF) on the basis of the market value reflected in the zonal valuation, or in its absence, on the latest real property tax declaration. For sites already occupied by qualified beneficiaries under the UDHA, and sites identified as socialized housing zones as defined in this Act, the DOF shall factor into the valuation, the blighted status of the land as certified by the LGU or the National Housing Authority (NHA).

SEC. 42. Guidelines for Identification of Settlement Sites. - In identifying settlements areas, prospective sites should be:

- (a) Within alienable and disposable lands but not in environmentally critical, geo-hazard or other protection areas;
- (b) Along established urban growth directions;
- (c) With provision for or can be provided with basic services and utilities;
- (d) Within the 0 to 8% slope range; and
- (e) Accessible from existing built-up areas and other employment centers through existing or proposed roads and other transportation facilities.

SEC. 43. Urban Forest or Green Space. - Each city or highly-urbanizing municipality shall identify, designate, and allocate lands owned by the city or municipality as urban forest or green space, based on the guidelines and standards to be issued by the DENR and approved by the NLUPC.

SEC. 44. Protection of Ecological Harmony. - To ensure the ecological harmony of towns, cities and settlements, certain projects that can alter the present use of a zoned area shall not be issued a building permit, business permit, and/or development permit. The identification of these projects shall be done in coordination with the LGU concerned. All LGUs shall be required to designate restoration areas in their forest land use plans.

ARTICLE TEN. INDUSTRIAL DEVELOPMENT AREAS/SITES

SEC. 45. Criteria for Designating Industrial Development Areas. - The identification and establishment of industrial development areas shall conform to the provision of Republic Act No. 7916 or the SEZA of 1995 as amended by Republic Act No. 8748, Republic Act No. 6657 or the Comprehensive Agrarian Reform Law (CARL) as amended by Republic Act No. 9700 or the Comprehensive Agrarian Reform Program Extension with Reforms (CARPER), Republic Act No. 8371 or the IPRA, Republic Act No. 7279 or the UDHA, Republic Act No. 8550 or the Philippine Fisheries Code as amended by Republic Act No. 10654, and Republic Act. No. 8435 or the AFMA, taking into consideration the following:

- 1
- 2 (a) Identified network of areas for agricultural development and
- 3 protected agricultural areas pursuant to Republic Act No. 8435;
- 4 (b) National policies on the regional dispersal of industries and agri-
- 5 based industrial development;
- 6 (c) Identified growth areas and corridors in the National Development
- 7 Plan;
- 8 (d) NIPAS and non-NIPAS areas such as, but not limited to, KBAs and
- 9 restored areas that require protection;
- 10 (e) National and Urban Development and Housing Framework;
- 11 (f) Identified Socialized Housing Zones; and
- 12 (g) National Framework for Physical Planning and other existing
- 13 national programs and policies.
- 14

15 The designated industrial development areas shall be located only in

16 production land use areas and shall become an integral part of the land use plan and

17 ZO of the city or municipality where these areas are located. Republic Act No. 9700,

18 Republic Act No. 8371, Republic Act No. 7279, Republic Act No. 8550, Republic Act

19 No. 8435, and Republic Act No. 7160 or the local Government Code of 1991 shall apply

20 to all Special Economic Zones and Free Ports.

21

22 **ARTICLE ELEVEN. TOURISM DEVELOPMENT AREAS**

23

24 **SEC. 46. Designating Tourism Development Areas.** - The identification,

25 selection, and development of tourism development areas, and tourism enterprise

26 zones (TEZs) shall be done in consultation and coordination with the concerned LGUs,

27 the TIEZA, the DOT, and other concerned national government agencies, the private

28 sector and the affected communities, subject to the provisions of Republic Act No. No.

29 9593 or the Tourism Act of 2009. Tourism development areas shall likewise include

30 those covered by legislative and executive issuances such as tourist spots, tourist zones

31 and tourism ecozones which can be developed into tourism estates or integrated resort,

32 leisure and recreation complexes and other tourism-related facilities as well as those

33 identified in the national, regional, and area- specific tourism master plans and other

34 sector plans, such as ecotourism and agritourism sites: *Provided, That* such sites

35 designated for tourism development are outside of areas identified for protection land

36 use. As much as practicable, community-based tourism shall be the principal mode of

37 tourist spot operation. Republic Act No. 9700, Republic Act No. 8371, Republic Act

38 No. 7279, Republic Act No. 8550, Republic Act No. 8435, and Republic Act No. 7160

39 shall apply and Executive Order No. 111, Series of 1999 that provided for the National

40 Ecotourism Strategy shall likewise apply to all tourist zones and tourist development

41 areas.

42

43 Designated areas for tourism development shall become part of the CLUPs and

44 ZOs of the cities or municipalities where these are located.

45

1 **SEC. 47. Identification and Preservation of Cultural Heritage.** – In accordance
2 with Republic Act No. 10066 or the National Cultural Heritage Act of 2009, the
3 National Historical Commission for Culture and the Arts (NCCA) in coordination
4 with other concerned agencies, local communities, and the private sector, shall identify
5 and declares areas and structures which shall be protected and preserved as part of the
6 Philippine cultural heritage. The NHCP and the NM, in consultation with the NCCA
7 and the HLURB, shall designate heritage zones to protect the historical and cultural
8 integrity of a geographical area that is significant to national history.

9
10 The LGUs, in consultation with the NHCP, the NM, and the NCCA, shall
11 designate heritage zones to protect the historical and cultural integrity of integrity of
12 geographical areas and cultural spaces of intangible cultural properties, which are
13 significant to a city or municipality and the community.

14
15 **ARTICLE TWELVE. INFRASTRUCTURE DEVELOPMENT**
16

17 **SEC. 48. Allocation and Use of Land for Infrastructure Development.** – Land,
18 whether public or private, shall be allocated and utilized for priority infrastructure
19 projects that are supportive of national or local development objectives. The National
20 Economic and Development Authority (NEDA), in consultation with the concerned
21 national government agencies, LGUs, and the private sector, shall identify and
22 periodically review, update and/or revise the list of priority infrastructure projects
23 under an overall national strategic infrastructure development plan subject to the
24 provisions of this Act, Republic Act No. 8435 and Republic Act No. 8371: *Provided, That*
25 such national strategic infrastructure development plan shall be consistent and
26 integrated in the objectives and directions of the NPFP.

27
28 In determining and evaluating the list of priority infrastructure of projects,
29 consideration shall be given to those that;

- 30 a. Respond to immediate and vital requirements of the national and regional
31 economy with priority to improving production-market integration, inter-
32 modal transport, conveyance and logistic linkages, rural infrastructure and
33 the development of the agriculture and fisheries sectors;
- 34 b. Upgrade existing facilities to international public safety standards;
- 35 c. Address the need for sustainable settlements development; and
- 36 d. Mitigate the destructive effects of natural disaster-causing phenomena or
37 those that shall serve as alternatives to existing infrastructure found in natural
38 hazard-prone areas.

39
40 *Provided, That* the provision and implementation of infrastructure support shall
41 be made compatible with existing environmental conditions and the physical,
42 whether natural or human-made, and cultural character of the area. Mandatory public
43 consultations pursuant to existing laws and regulations shall be held prior to the
44 conduct of all infrastructure projects that will necessarily involve dislocation or
45 displacement of people in the area.

Provided, further, That the proponent of the infrastructure project shall follow the rules on just and humane eviction or demolition under Section 28 of Republic Act No. 7279 as a last resort notwithstanding the provisions of Republic Act No. 8975, prohibiting lower courts from issuing temporary restraining orders, preliminary injunctions, or preliminary mandatory injunctions, and that the proponent shall follow provisions of Republic Act No. 8371, particularly those pertaining to the rights of ICCs/IPs in case of displacement.

Provided, finally, That national government infrastructure projects shall provide budgetary allocations for the adequate relocation of displaced communities.

SEC. 49. Infrastructure Projects Within Geo—hazard Areas. - Construction of priority infrastructure projects within hazard-prone areas shall be allowed; *Provided*, That mitigating and/or preventive measures are adopted and implemented to address the potential adverse economic, sociocultural, and environment impacts that will emanate from these infrastructure projects, subject to the findings and recommendations of a feasibility study/EIA in accordance with Presidential Decree No. 1586 (EIS System) and Republic Act No. 4846 or the Cultural Properties Preservation and Protection Act.

Existing projects that were undertaken without the required EIA and which pose a threat to the environment, or to integrity of historic, archaeological, or scientifically significant areas or impinge in critical ecosystems, may be terminated immediately, or mitigating measures: *Provided*, That the rules on mandatory public hearings/Consultations and just and humane eviction or demolition shall also be observed prior to the termination, gradual phase-out, or relocation of projects that will necessarily involve dislocation or displacement of people in the area.

CHAPTER IV

PHYSICAL FRAMEWORK AND LAND USE PLAN

SEC. 50 National Land Use Planning Process. - The physical framework and land use planning process shall be participatory, following a combined bottom-up and top-down approach, with mandatory public hearings/consultations conducted at all levels, and shall consider available and updated multidisciplinary scientific information of land uses.

A set of national policy guidelines and standards for physical planning shall be formulated by the NLUPC. These shall guide the preparation and formulation of the NPFP, Regional and Provincial Physical Framework Plans (RPPFPs).

These standards shall give due consideration to conflicting uses and areas being used, declared or designated for agrarian reform, protected areas, coastal resource

management and/or ancestral domains.

The NPFP shall define the national strategy and objectives of the country's urban, rural and regional development. It shall guide the rational distribution of population, access to economic opportunities and social services, sustainable utilization of resources, and maintenance of environment integrity.

Furthermore, it shall consider the existing Regional Physical Framework Plans (RPFPs) and the Provincial Physical Framework Plans (PPFPs). The RPFPs, the PPFPs and the CLUPs, which cover the physical development of their respective territories, shall be consistent with the NPFP.

Provided, That the integration and harmonization of physical framework plans at all levels shall be iterative to ensure that the concerns of both top and bottom levels of government are considered in the NPFP, the RPFPs, the PPFPs and the CLUPs.

The physical framework and land use plans prepared at all levels shall be consistent with each other, specifically on the linkages of the major land use categories to ensure their complementation in the utilization, development and management of resources. The period of coverage of the national, regional and provincial framework plans shall be thirty (30) years with regular review and updating every ten (10) years.

SEC. 51 National Physical Framework Plan. - The NPFP shall guide the planning and management of the country's land and other physical resources at the national and sub-national levels, and indicate board spatial directions and policy guidelines on protection land use, production land use, settlement and development and infrastructure development. The NPFP shall be the basis for adopting the land use and physical planning-related guidelines, including zoning and other land use control standards that will guide the formulation of city/municipal ZOs.

The NLUPC, in consultation with concerned sectors and communities shall update the NPFP after such period that objectives and goals set by the NPFP have been substantially achieved. It shall also formulate and issue the appropriate planning guidelines and standards through which all physical planning, land use and management of resources shall be reviewed, prepared, formulated and monitored.

The resulting land use plan/physical framework shall be the basis for the identification, formulation and development of national and local development plans, programs, projects and activities of government at all levels.

SEC. 52. Regional Physical Framework Plan (RPFP). - The RPFP shall provide board spatial directions and policy guidelines on protection land use, production land use, settlement development, and infrastructure development at all regional level and guide the formulation of the PPFPs. The RPFPs. The RPFP shall consider

1 the existing PPFPs and the CLUPs of LGUs within the territorial jurisdiction of the
2 region.

3
4 The Regional Land Use Policy Council (RLUPC), created under Section 59 of
5 this Act, shall formulate and periodically update the RPFP based on the guidelines
6 issued by the NLUPC, in a manner consistent with and following the objective of the
7 NPFP. Likewise, the Medium-Term Regional Development Plan (MTRDP) and the
8 Medium-Term Regional Development Investment Program (MTRDIP) shall be
9 guided by and made consistent with the objectives identified in the RPFP.

10
11 **SEC. 53. Provincial Physical Framework Plan (PPFP).** – The PPFP shall determine
12 the physical development of the entire territory, consolidate and harmonize the
13 comprehensive land use plans of component cities and municipalities, consistent
14 with the RPFP. It shall reflect the indicative land use management and physical
15 development direction of the province.

16
17 Further, the PPFP shall serve as basis for other sectoral and development plans
18 related to land, natural resources, infrastructure facilities, including the development
19 plan of the province; the reconciliation and rationalization of the land use proposals
20 among component cities and municipalities with the higher level framework plan;
21 guiding development agencies and private developers, particularly those that
22 undertake large-scale projects: and providing a basis for resolving conflicts arising
23 from the implementation of land use plans and development projects involving two (2)
24 or more municipalities.

25
26 The PPFP shall serve as the basis for the preparation of the Provincial
27 Development Plan (PDP) and the Provincial Development Investment Program
28 (PDIP). The PPFP, the PDP, the PDIP and/or the Provincial Physical Framework and
29 Development Plan (PPFDP) shall serve as the basis for the formulation of sectoral
30 action plans of national government agencies in the province and all LGUs within its
31 jurisdiction. The province may opt to prepare their PDP alongside the preparation of
32 PPFP and consolidate them into a PPFDP: *Provided*, That PPFDP shall remain consistent
33 with the PPFP: *Provided, further*, That any review or changes in the PPFP shall coincide
34 with the overall review process of the NPFP. The Provincial Land Use Planning and
35 Management Board (PLUPMB) created under this Act shall ensure that the PPFP is
36 consistent with the national and regional planning framework and guidelines issued
37 by the NLUPC/RLUPC. The PPFP shall be presented to the Provincial Development
38 Council (PDC) for endorsement to the Sangguniang Panlalawigan, which shall
39 formally adopt and approved the PPFP. The approved PPFP shall be submitted to the
40 RLUPC for consolidation and integration into the RPFP.

41
42 Under the general supervision of the PLUPMB, the Provincial Planning and
43 Development Coordinator/Office (PPDC/PPDO) shall provide technical, secretariat
44 and administrative support in the preparation, consultation, integration and
45 formulation process of the PPFP.

SEC. 54. City and Municipal Comprehensive Land Use Plans (CLUPs). – All barangays shall provide their sectoral, temporal and spatial data for the CLUP which shall serve as the foundation for the foundation for the formulation of the city/municipal CLUPs. The data shall be provided by the Sangguniang Pambarangay through stakeholder consultations. The CLUP shall determine the specific uses of land and other physical and natural resources, both private and public, within their territorial jurisdiction including areas comanaged with the national government and, as appropriate, management plans for ancestral domains, critical watersheds, river basins, and protected areas.

The CLUP shall delineate actual boundaries on the ground within the territorial jurisdiction, embody the desired land use patterns of the barangay, city or municipality, translate and integrate sectoral plans, and provide appropriate policies for each of the four (4) land use planning categories. The spatial directions prescribed in the CLUP shall serve as the basis for the preparation and formulation of the Comprehensive Development Plan (CDP) and Local Development Investment Program (LDIP) of the LGUs.

Consistent with the national standards and guidelines prescribed in Section 50 of this Act, the cities and municipalities shall, in consultation with the concerned sectors, prepare their respective CLUPs. The City/Municipal Land Use Planning and Management Board (C/MLUPMB) created under this Act shall be responsible for the preparation and formulation of the CLUP and ensure its consistency with national and regional physical planning guidelines and standards. Under the general supervision of the respective C/MLUPMB, the City/Municipal Planning and Development Office/Coordinator (C/MPDO/C) shall provide technical, secretariat and administrative support in the preparation, consultation, integration and formulation process of the respective CLUPs of each city of municipality.

The CLUPs shall be submitted by the city/municipal local development councils (LDCs) for adoption and approval of the Sangguniang Bayan (SB). The approved CLUPs shall be submitted to the province for integration into the PFP.

CHAPTER V
IMPLEMENTING STRUCTURE AND MECHANISM

SEC. 55. Creation of the National Land Use Policy Council (NLUPC). – The National Land Use Committee (NLUC) under the NEDA Board (NB) is hereby abolished and in its stead, the NLUPC shall be created. It shall exercise the powers and responsibilities identified under this Act and assume the functions of the NEDA Board-National Land Use Committee (NB-NLUC). It shall further exercise the powers and functions pertaining to land use planning vested by law on the Housing and Land Use Regulatory Board (HLURB), except the following which shall remain as official functions of the HLURB:

- (a) Formulate land use planning guidelines in the preparation of the CLUPs and ZOs of the LGUs to ensure compliance with the national policies, objectives, priorities and directions set by the NLUPC;
- (b) Provide technical and other forms of planning assistance to, including capacity-building for, LGUs and zoning boards; and
- (c) Act as the appellate body on decisions of local zoning bodies on locational clearance applications and/or oppositions thereto and other zoning issues involving private rights.

The NLUPC shall act as the highest policy-making body on land use and shall resolve land use policy conflicts between or among agencies, branches, or levels of the government. It shall integrate efforts, and monitor developments relating to land use and the evolution of policies.

SEC. 56. Composition of the NLUPC.- The NLUPC shall be headed by the Director General of the NEDA as Chairperson. It shall choose a Vice Chairperson from among the members of the Council, who shall assume the functions of the Chairperson in case of absence. The NLUPC shall meet at least once every quarter.

The members of the Council shall be the following:

- (a) The Secretary of the DAR;
- (b) The Secretary of the DA;
- (c) The Secretary of the DENR;
- (d) The Secretary of the Department of the Interior and Local Government (DILG);
- (e) The Chairperson of the NCIP;
- (f) The Chairperson of HUDCC;
- (g) The Chief Executive Officer of the HLURB;
- (h) The Administrator of the NAMRIA;
- (i) The President of the League of Cities of the Philippines (LCP);
- (j) The President of the League of Municipalities of the Philippines (LMP);
- (k) Two (2) representatives each from four (4) basic sectors directly involved in land use namely: urban poor, peasants, fisherfolk, and indigenous peoples who shall be appointed by the respective National Anti-Poverty Commission (NAPC) sectoral councils. Of the eight (8) sectoral representatives, at least four (4) shall be women, *Provided*, that one of whom shall be from the Moro sector;
- (l) Four (4) representatives from the developers' associations, the accredited associations of professionals dealing with land use such as, but not limited to, urban and regional planners, environmental planners, architects, geologists and geodetic engineers, the business or private sectors; and

1 (m)The Head of the NLUPC Secretariat who shall be nonvoting ex
2 officio member.

3
4 The members of the Council who are Cabinet Secretaries may designate
5 their duly authorize and permanent representatives whose ranks in no case be
6 lower than Undersecretary.

7
8 **SEC. 57. Powers and Functions of the NLUPC.** - The NLUPC shall have the
9 following powers and functions:

- 10 (a) Guide the determination and identification of the country's strategic
11 land use development and physical planning objectives, priorities
12 and directions, as well as recommend the adoption, passage, or
13 amendment of laws to ensure that plans, programs, projects and
14 activities, including local government initiatives affecting land use
15 are consistent with national development objectives;
- 16 (b) Formulate the necessary national policy guidelines in the preparation
17 of the country's physical framework plans, including the setting of
18 limits/target key land uses needed for protection, production,
19 settlements and infrastructure for present and future needs;
- 20 (c) Ensure that policies, guidelines and standards on land use and
21 physical planning, including zoning, shall be followed by the
22 RLUPC, local land use boards and concerned national agencies, and
23 that the RPFP, the PPFP and the CLUPs shall be consistent with the
24 NPFP;
- 25 (d) Ensure the consistency of other national development and sectoral
26 plans and programs, including the Medium-Term Philippine
27 Development Plan (MTPDP) and Public Investment Program (PIP),
28 with the NPFP;
- 29 (e) Integrate and harmonize all laws and policies relevant to land use in
30 order to come up with a rational, cohesive, and comprehensive
31 national land use framework, and if warranted, recommend to
32 Congress the adoption, passage or amendment of laws to ensure that
33 sectoral plans, projects and activities, including local government
34 initiatives affecting land use are consistent with national development
35 objectives;
- 36 (f) Resolve policy conflicts on land use between or among agencies,
37 branches, or levels of government and unresolved land use policy
38 conflicts at the regional level;
- 39 (g) Issue locational clearances for projects of national significance;
- 40 (h) Call on any department, bureau, office, agency, or instrumentality of
41 the government and or private entities and organizations for
42 cooperation, support, and assistance in the performance of its
43 functions;
- 44 (i) Review the NPFP every ten (10) years;
- 45 (j) Advise the President of the Philippines and the NEDA Board on all

- 1 matters concerning land use and physical planning;
- 2 (k) Adopt rules of procedures for the orderly and expeditious conduct of
- 3 meetings and other business of Council; and
- 4 (l) Perform such other acts and functions and exercise such other powers
- 5 as may be necessarily implied, inherent, incidental, or related to the
- 6 foregoing.
- 7

8 **SEC. 58. NLUPC Secretariat.** – The existing unit of the NEDA in charge of Land

9 Use and Physical Planning Division shall act as NLUPC Secretariat which shall

10 perform functions such as, but not limited to, managing information, gathering of

11 data, coordinate the monitoring of government agencies and LGUs, ensuring multi-

12 stakeholder participation towards formation of local land use policy boards, sharing

13 of database and mapping systems, and reinforcing relevant assessment tools and

14 capability-building programs.

15

16

17 **CHAPTER VI**

18 **REGIONAL AND LOCAL LAND USE POLICY BODIES**

19

20 **SEC. 59. Regional Land Use Policy Council (RLUPC).** – At the regional level, the

21 Regional Land Use Committee (RLUC) is hereby abolished and in its stead, the

22 RLUPC shall be created. The RLUPC shall be institutionalized, replicating the

23 NLUPC structure and composition. It shall chaired by the NEDA Regional Director

24 and exercise the following functions:

- 25 (a) Formulate regional policies and guidelines which are consistent with
- 26 the national planning guidelines issued by the NLUPC in the
- 27 preparation and formulation of the respective provincial physical
- 28 planning and CLUPs of LGUs within its jurisdiction;
- 29 (b) Prepare and periodically update the RPFP, taking into consideration
- 30 national policies and lower level plans;
- 31 (c) Review, prior to adoption by respective Sanggunians, the PPFPs and
- 32 the CLUPs of highly urbanized and independent component cities
- 33 to ensure consistency with the RPFP and national policies set forth by
- 34 the NLUPC;
- 35 (d) Decide and resolve policy conflicts on land use planning,
- 36 classification, and allocation that may arise between or among
- 37 regional line agencies, provinces and cities/municipalities;
- 38 (e) Monitor changes in land use and other physical resources in the
- 39 region;
- 40 (f) Coordinate and monitor the land use activities of regional line
- 41 agencies and LGUs;
- 42 (g) Evaluate consistency of major programs and projects of regional
- 43 agencies and entities with the RPFP and their impact on land use and
- 44 the environment; and
- 45 (h) Perform other related functions as may be directed by the NLUPC.

1 In forest land use management, where the watershed area/continuum covers
2 several municipalities across different provinces, an inter-LGU task force composed of
3 representatives from the RLUPC and the concerned municipal LGUs where the
4 watershed area is located shall be formed. With the assistance of the DENR and upon
5 mandatory consultations with the concern sectors, the inter-LGU task force shall
6 formulate the Watershed Management Plan for the said watershed area.

7 **SEC. 60. Provincial Land Use Planning and Management Board (PLUPMB).** -
8 The Provincial Land Use Committee (PLUC) is hereby abolished. The Provincial
9 Land Use Planning and Management Board of PLUPMB is created in all provinces
10 under this Act to oversee the preparation, integration, adoption and approval of the
11 PPFP and shall ensure its consistency with approved national and regional planning
12 guidelines. The PLUPMB shall also be directly responsible for the effective
13 management and implementation of the approved PPFP and ensure that any existing
14 and future development initiatives, programs and projects introduced within its
15 jurisdiction are consistent with and supportive of the land use resource management
16 and physical planning objectives, directions and character identified in the approved
17 PPFP.

18 **SEC. 61. Powers and Responsibilities of the Provincial Land Use Planning and**
19 **Management Board.** - The following are the powers and responsibilities of the
20 PLUPMB:

- 21 (a) Formulate necessary provincial planning guidelines and/or
22 implementing policies for the preparation and formulation of the
23 respective CLUPs within its jurisdiction consistent with approved
24 national and regional planning policies and guidelines;
- 25 (b) Submit to the PDC the draft CLUP for its transmission to the
26 Sangguniang Panlalawigan and for the PDC to use it as reference for
27 consistency and complementation with other development plans;
- 28 (c) Review, monitor and access the implementation and
29 operationalization of the approved CLUP and its consistency with
30 physical planning and land use management objectives and goals
31 identified in the CLUP;
- 32 (d) After an appropriate period of time or upon instruction and advice
33 by the NLUPC, conduct and initiate a progress review of the PPFP
34 and the achievement of its stated objectives and goals and update the
35 PPFP;
- 36 (e) Decide and resolve policy conflicts on land use planning,
37 classification, and allocation that may arise between or among
38 cities/municipalities and facilitate the resolution of any unresolved
39 land use conflict, including political boundary conflicts, at the
40 city/municipality level;
- 41 (f) Advise the Sangguniang Panlalawigan on all matters pertaining to
42 land use and physical planning;
- 43 (g) Promote cooperation and sharing of resources between and among
44 component LGUs of the province or with neighboring LGUs to

1 address common land use and development issues including those
2 related to geo-physical hazards, watershed and river basin
3 management, coastal and marines, climate change impact and
4 disaster risks; and

- 5 (h) Assist the Sangguniang Panlalawigan in reviewing the submitted
6 CLUPs of component cities/municipalities to ensure consistency
7 with the PFP.

8 In cases where the watershed areas transcend the boundaries of a particular
9 municipality, an inter-LGU task force composed of representatives from the PLPMB
10 of the municipal LGUs where the watershed area is located shall be formed.

11 **SEC. 62. Composition of the PLUPMB.** – The PLUPMB shall be composed of the
12 following fifteen (15) members to be selected based on the rules to be formulated by
13 the NLUPC as provided in this Act:

- 14 (a) The Provincial Planning and Development Coordinator (PPDC);
15 (b) The Chairperson of Sangguniang Panlalawigan Committee on
16 Environment and Natural Resources;
17 (c) The Provincial Chapter President-League of Municipalities and/or
18 League of Cities;
19 (d) The Provincial Agrarian Reform Officer (PARO);
20 (e) The Provincial Environment and Natural Resources Officer
21 (PENRO);
22 (f) The Provincial Agricultural Officer (PAO);
23 (g) The NCIP Provincial Officer;
24 (h) The HLURB Regional Officer;
25 (i) Three (3) representatives from the local business or private sector, the
26 developers' association and accredited associations of professionals
27 dealing with land use such as but not limited to, urban and regional
28 planners, environmental planners, architects, geologist, geodetic
29 engineers, and chamber of commerce, who shall be appointed from
30 among the accredited organizations within their respective
31 development councils;
32 (j) Four (4) representatives from the basic sector groups (urban poor,
33 fisherfolk, farmers, indigenous peoples): *Provided, That* at least two (2)
34 representatives shall be women: *Provided, further, That* the
35 representatives shall be appointed from among the accredited
36 organizations within their respective development councils: *Provided,*
37 *finally,* That in predominantly Muslim areas, one shall be from the
38 Moro sector; and
39 (k) The designated Board Chairperson to be chosen among the members.

40
41 Except for ex officio members, the members of the PLUPMB shall be appointed
42 for a term of three (3) years, subject however to the elected office held, government
43 employment and/or official designation of the LGU, national agency and/or local

business/private sector association or basic sector group representation in the Board. The NLUPC, within ninety (90) days from its establishment, shall formulate the rules for the selection of the Chairperson and the members of the PLUPMB. The Provincial Planning and Development Coordinator/Office (PPDC/PPDO) shall provide technical secretariat and administrative support and resources for the effective operation of the PLUPMB.

Aside from the PPDO, the PLUPMB may call upon other local and national government offices and agencies such as the local Engineer, Assessor, and local field representatives of the DA, the DPWH, the DOT, the DENR, the DAR, the DepED, the NCIP and other concerned national agencies to assist the PLUPMB in the performance of its roles and mandates.

The appropriations for the regular operations and activities of the PLUPMB shall be included in the annual budget proposal of the PPDO: *Provided*, That other funds and resources, including grants, applicable service fees and charges collected, contributions, donations, and other funds to support its operations and activities may be accepted and received by the PLUPMB subject to existing auditing and reporting procedures.

SEC. 63 City/Municipal Land Use Planning and Management Board (C/MLUPMB). - A City/Municipal Land Use Planning and Management Board or C/MLUPMB is hereby created under this Act in all municipalities and cities, including highly urbanized and component cities, to oversee the preparation, integration, adoption and approval of their respective CLUPs. It shall issue a certificate of Compliance prior to the submission of the CLUP to the Sanggunian to ensure the consistency of such plans with approval national, regional and provincial planning guidelines. The C/MLUPMB shall also be directly responsible for the effective management and implementation of the approved CLUP and for ensuring that existing and future local policies, including ZOs, development initiatives, programs and projects introduced within its jurisdiction are consistent with and supportive of the land use resource management and physical planning objectives, directions and character identified by the approved CLUP.

SEC. 64. Powers and Responsibilities of the City/Municipal Land Use Planning and Management Board. - The C/MLUPMB shall exercise the following powers and functions;

- (a) Ensure the inclusion of the input of the barangays within the jurisdiction of the respective city/municipality on sectoral, temporal and spatial dimensions of the plan and its consistency with approved national, regional and provincial planning guidelines;
- (b) Review, monitor and assess the implementation and operationalization of the approved CLUP and its consistency with physical planning and land use management objectives and goals identified on the CLUP;

- (c) Issue a Certificate of Compliance to the Sanggunian as proof that CLUP is compliant with national land use policies, guidelines and standards;
- (d) Submit the LDC the draft CLUP for its transmission to the Sanggunian and for the LDC to use it as basis for consistency of and complementation with other development plans;
- (e) Decide and resolve policy conflicts on land use planning, classification, and allocation that may arise between or among barangays and facilitate the resolution of any unresolved land use conflict, including boundary conflicts, involving barangays;
- (f) Based on the CLUP, review and endorse for approval/disapproval applications for locational clearances, building and zoning permits and/or other planning-related requirement for any project, both private and public, that is submitted to the LGU for issuance;
- (g) Advise the Sangguniang Bayan on all matters pertaining to land use and physical planning; and
- (h) Promote cooperation and sharing of resources between and among its barangays and neighboring LGUs to address common land use and development issues including those related to geo-physical hazards, watershed and river basins, costal and marine waters, climate change impact and disaster risks.

SEC. 65. Composition of the C/MLUPMB. - The C/MLUPMB shall be composed of the following thirteen (13) members and shall be headed by a Chairperson:

- (a) The City/Municipal Planning and Development Coordinator (C/MPDC);
- (b) The Chairperson, Sangguniang Bayan Committee on Environment and Natural Resources;
- (c) The President of the Association of Barangay Captains (ABC);
- (d) The Municipal Agrarian Reform Officer (MARO);
- (e) The LGU Environment and Natural Resources Officer (City/Municipal ENRO);
- (f) The Municipal Agriculture Officer (MAO);
- (g) Three (3) representatives from the local business/private sector, the developers' associations, and the accredited associations of professionals dealing with land use such as, but not limited to, urban and regional planners, environmental planners, architects, geologist and geodetic engineers, and chamber of commerce, who shall be appointed from among the accredited organizations within their respective development councils;
- (h) Four (4) representatives from the basic sector groups (urban poor, fisherfolk, farmers and indigenous peoples): *Provided, That* at least two (2) representatives shall be women: *Provided, further, That* the representatives shall be appointed from among the accredited organizations within their development councils: *Provided, finally, That*

1 in predominantly Muslim areas, one shall be from the Moro sector;
2 and

- 3 (i) The designated Board Chairperson to be chosen among the members.
4 Except for ex officio members, the members of the C/MLUPMB shall
5 be appointed to a term of three (3) years, subject however to the elected
6 office held, government employment and/or official designation in
7 the LGU, national agency and/or local business/private sector
8 association or basic sector group representation in the Board. The
9 NLUPC, within ninety (90) days from its establishment, shall formulate
10 the rules for the selection of the Chairperson and members of the
11 C/MLUPMB. The City/Municipal Planning and Development
12 Office/Office (C/MPDO/C) shall provide technical secretariat and
13 administrative support and resources for the effective operation of the
14 C/MLUPMB.
15

16 Aside from the C/MPDO/C, the C/MLUPMB may call upon other local and
17 national government officers and agencies such as the local Engineer, Assessor, and
18 local field representatives of the DA, the DPWH, the DOTr, the DOT, the DENR, the
19 DAR, the DepEd and other concerned national agencies to assist the C/MLUPMB in
20 the performance of its roles and mandates.
21

22 The annual appropriations for the operation and activities of the C/MLUPMB
23 shall be included in the annual budget proposal of the C/MPDO/C: *Provided*, That
24 other funds and resources, including grants, applicable service fees and charges
25 collected, contributions, donations, and other funds to support its operations and
26 activities may be accepted and received by the PLUPMB subject to existing auditing
27 and reporting procedures.
28

29 LGUs shall create and/or activities their respective C/MLUPMB upon
30 guidelines issued by the NLUPC for such purposes, not later than six (6) months from
31 the effectivity of this Act.
32

33 CHAPTER VII

34 ADOPTION, APPROVAL AND REVIEW OF LOCAL LAND USE AND

35 PHYSICAL FRAMEWORK PLANS

36

37 **SEC. 66. Approval and Review of PPFP and CLUPs.** - The PPFP and CLUPs of
38 the respective city/municipal LGUs, including highly urbanized cities and
39 independent component cities shall be submitted by the local use boards to the LDCs
40 for transmission to the local Sanggunian for approval.
41

42 **SEC. 67. Approval of RPFP and NPFP.** - The RPFP and NPFP shall be submitted
43 for review and approval of the RLUPC and NLUPC, respectively, upon the conduct
44 of appropriate stakeholder and agency consultations: *Provided*, That such process and
45 guidelines shall be prepared and issued by the NLUPC within six (6) months from the
46 effectivity of this Act.

CHAPTER VIII
MAPPING AND DATA MANAGEMENT FOR LAND USE PLANNING

SEC. 68. National Mapping and Spatial Data Infrastructure Program (NMSDIP). – A national mapping program shall be implemented, coordinated and monitored by the Interagency Technical Committee (ITC) which is hereby created. It shall be composed of the NAMRIA as the lead agency, the BSWM, the Forest Management Bureau (FMB), the LMB, the Land Registration Authority (LRA), the Protected Areas and Wildlife Bureau (PAWB), the MGB, the Philippine Institute of Volcanology and Seismology (PHIVOLCS), the DAR, the DA, the NCIP, the National Water Resources Board (NWRB), the DOE, the National Disaster Risk Reduction and Management Council (NDRRMC), the NEDA, and other concerned government agencies. The ITC shall be constituted, and the mapping and spatial data infrastructure program shall be initiated within thirty (30) days from the effectivity of this Act. The program shall be responsible for the production of base and decision maps and associated spatial database for all planning levels based on the guidelines of the NLUPC.

Under the program, all government stakeholders concerned in the production of maps of various themes shall collaboratively formulate the government's spatial data infrastructure master plan and respective government agency/stakeholders' spatial data infrastructure plans which shall be basis for subsequent funding and eventual project implementation and/or operation.

All pertinent and updated thematic map/data from supporting agencies of the program shall be submitted to the NAMRIA for compilation and integration into a national geospatial database established under the program.

The NAMRIA shall finish its base mapping program within two (2) years upon the effectivity of the Act and provide updates thereof to support the implementation of the spatial data infrastructure program.

The spatial and non-spatial data generation by these activities shall be transmitted to the LGU as soon as practicable. Existing land information data available to the national government agencies as of the effectivity of this Act shall be immediately transmitted to the LGUs.

For purposes of uniformity and standardization, the LGUs, assisted by the appropriate agencies of the national government, shall likewise prepare their respective maps using scales, symbols, and other indicators to be prescribed in accordance with this Act. The completed maps shall be integrated in the NPPF pursuant to Section 51 of this Act.

SEC. 69. Maps for Planning. – Within one (1) year after the NLUPC's approval

of the Guidelines and Standards for planning at all levels, available NAMRIA maps and all maps made available to NAMRIA by supporting agencies shall be submitted to the NLUPC for national, provincial, cities and municipalities planning. The NLUPC shall forward these maps to the respective PLUPMBs and C/MLUPMBs after it has reviewed and approved them. Pertinent maps to be produced through the NMSDIP shall include, among others:

- a. Topographic Maps;
- b. Geologic Maps;
- c. Hydrologic Maps;
- d. Climate Maps;
- e. Soils Maps;
- f. Slope Maps;
- g. Mineral Resource Maps;
- h. Existing Land Use Maps;
- i. Land Suitability Maps for:
 - 1) Settlements;
 - 2) Agriculture;
 - 3) Industrial areas; and
 - 4) Others,
- j. Agricultural Maps:
 - 1) Network of Protected Areas for Agricultural and Agro-industrial Development;
 - 2) Commodity Specific Development Guide Maps;
 - 3) Land Limitation Maps;
 - 4) Cropping System Zones Maps;
 - 5) Hydro-ecological Conditions Map; and
 - 6) Irrigation Systems Maps.
- k. Land Classification Maps;
- l. Municipal Waters Delineation Maps and MPAs;
- m. Geo-Hazard Maps:
 - 1) Flood-Prone Areas;
 - 2) Hazard Zonation Maps for Volcanoes;
 - 3) Map of Fault Systems;
 - 4) Tsunami-Prone Areas; and
 - 5) Erosion Prone Areas;
- n. Tourism Maps;
- o. Transportation Maps;
- p. Traffic Flow;
- q. Maps Designating Areas Served by:
 - 1) Power;
 - 2) Telecommunications; and
 - 3) 3) Water.

1 r. Maps indicating the following facilities:

- 2 1) Health;
3 2) Education; and
4 3) Power.

5 s. Domestic Water Supply;

6 t. Industrial Areas;

7 u. Population Distribution Maps;

8 v. Ancestral Domain Map;

9 w. NIPAS Areas;

10 x. Areas Suitable for Urban Expansion;

11 y. Watershed Areas; and

12 z. Forest Lands:

- 13 1) Protection Areas;
14 2) Production Areas; and
15 3) Restoration Areas;

16 aa. Key Biodiversity Areas; and

17 bb. Marine Protected Areas
18

19 **SEC. 70. Ground Delineation of the Country's Permanent Forest Line.** -
20 Pursuant to the Constitution and as provided under this Act, the final destination
21 and ground delineation of the country's permanent forest line shall be completed
22 within one (1) year from the effectivity of this Act: *Provided*, That appropriations for
23 the fulfillment of this provision shall be included in the annual appropriations of the
24 DENR: *Provided, further*, That the complete report on the delineation of the country's
25 permanent forest line shall be submitted to the NLUPC for appropriate integration in
26 the country's strategic land use development plan and policies.

27
28 **SEC. 71. Completion and Updating of Existing Cadastral Surveys.** - The
29 completion of incomplete cadastral surveys of LGUs and the updating of existing
30 surveys shall be given priority consideration and allocation of resources in the
31 implementation of this Act. The DENR shall include in its annual appropriations the
32 completion and updating of all incomplete and existing cadastral surveys of all LGUs
33 in the country: *Provided*, That such surveys and maps shall be integrated into the
34 National Spatial Database Information and Mapping System.

35
36 In cases of ancestral domains, self-delineation by ICCs/IPs of their ancestral
37 lands shall be employed to determine boundaries as provided for under Republic Act
38 No. 8371.
39

40 **SEC. 72. Ground Delineation of Land Use.** - For effective planning to take place
41 at the local level and for easy enforcement of the ZO of each city/municipality, land

uses must be identifiable both on the map and on the ground. A Joint Committee comprised of the LGU, as represented by its C/MLUPMB, and of the national government agency concerned, to be assisted by the C/MPDC, shall identify and delineate on the ground the land uses within their jurisdiction. The following shall be given priority:

(a) Forest Lands:

(1) Protection; and

(2) Production.

(b) Ancestral Domains:

(c) NIPAS Areas:

(1) Strict Protection Zone; and

(2) Municipal Use Zone.

(d) Watershed Areas:

(1) Critical; and

(2) Multiple Use.

(e) Network of Protected Areas for Agricultural and Agro-industrial Development (NPAAAD);

(f) Socialized Housing Sites and Settlement Expansion Areas;

(g) Extents of environmentally Constrained Areas;

(h) Easement Areas;

(i) Critical coastal Areas:

(1) Mangroves; and

(2) Sea grass

Critical marine resources shall also be delineated both on the map and in the waters. Perimeters of critical offshore areas, such as coral reefs, shall be marked in accordance with the coastal resource management plans concerned.

All maps shall be updated as new important information and data become available or as determined by urgent need. Updating of maps shall be undertaken not more often than every ten (10) years.

SEC. 73. National Geo-hazard Mapping Program. - Within thirty (30) days from the effectivity of this Act, a nationwide geo-hazard mapping program shall be initiated jointly the NLUPC by the PHIVOLCS, the Philippine Atmospheric Geophysical and Astronomical Services Administration (PAGASA), the NAMRIA, the MGB, and the DOE, in coordination with the NDRRMC, the Regional Disaster Risk Reduction and Management Councils, and other concerned government agencies. The program shall include the generation of indicative geo-hazard zoning maps that will outline areas in the Philippines which are prone to liquefaction, landslides, flooding, lahar, ground rupturing, tsunami, river erosion, coastal erosion, sinkhole collapse, earthquake, lava flow, pyroclastic flow, base surge, and other natural hazards.

1 For purposes of uniformity and standardization and in order to develop a safe-
2 built environment, the LGUs shall subsequently incorporate and integrate the
3 generated geo-hazard zoning maps into their respective CLUPs and ZOs. Said geo-
4 hazard maps shall serve as guide for all the LGUs in the preparation of their own
5 hazards-constrained development plans. The NPFP shall incorporate these geo-
6 hazard maps.

7
8 All entities conducting infrastructure activities including real estate and
9 subdivision projects and the development of tourist spots requiring an ECC shall
10 submit an Engineering Geological and Geo-hazard Assessment Report (EGGAR).

11
12 **SEC. 74. Scope and Nature Responsibilities of Other National Government**
13 **Agencies.** - All concerned national government agencies/bodies shall periodically
14 report to the NLUPC on the various activities and accomplishments on land use.
15 Likewise, they shall provide their respective sectoral/development plans and provide
16 technical and administrative support if called upon by the NLUPC for the
17 implementation of the provisions of this Act.

18
19 **SEC. 75. Submission of Annual Report on the Implementation of CLUPs and**
20 **ZOs.** - The local land use boards shall submit their annual report on the
21 implementation of their land use plans to their respective Sanggunian which shall
22 submit the same to the RLUPCs for consolidation. The RLUPC shall thereafter
23 transmit the consolidated reports to the NLUPC for monitoring and evaluation.

24
25 **CHATER IX**
26 **TRAINING, EDUCATION AND VALUES FORMATION**
27

28 **SEC. 76. Values Formation.** - In order to develop a well-informed, responsible
29 and committed citizenry who value the protection, conservation and development of
30 the country's limited land , and other physical resources, the State shall mandate the
31 inclusion of sustainable land use education or any subject related thereto in the curricula
32 of primary, secondary and tertiary education.

33
34 **SEC. 77. Information/Education Campaign and Capacity-Building.** - The
35 NLUPC shall undertake information/education campaign on land use and physical
36 planning to be implemented by local and national government agencies. The DILG
37 and concerned agencies shall formulate and implement a land use management
38 capability- building program for national and local government officials, community
39 leaders, representatives of NGOs, POs, the religious sector, and the general public.

40
41
42 **CHAPTER X**
43 **INCENTIVES, SANCTIONS AND PENALTIES**
44

45 **ARTICLE ONE, INCENTIVES AND AWARDS**

1
2 **SEC. 78. Formulation of a System of Incentives and Awards.** – The NLUPC shall
3 come up with a system of incentives and awards to LGUs that regularly update their
4 CLUPs/ZOs once every eight (8) years.
5

6 **SEC. 79. Priority in Giving Technical Assistance to LGUs.** – In providing
7 technical assistance and other forms of support related to land use management and
8 implementation of development plans, national government agencies shall give
9 priority to cities and municipalities with approved CLUPs and ZOs.
10

11 **ARTICLE TWO. SANCTIONS AND PENALTIES**
12

13 **SEC. 80. Fine for Failure to Commence or Complete the Development of**
14 **Agricultural Lands With Approved Conversion Order.** – For agricultural lands with
15 approved conversion orders, the provisions of Republic Act No. 6657 (CARL), as
16 amended by Republic Act No. 9700, shall apply. A landowner and/or the designated
17 developer or duly authorized representative who fail to commence and/or complete
18 the development plan defined in the conversion order shall be jointly and severally
19 penalized. The following fines based on the zonal value or the fair market value of the
20 land, whichever is higher, at the time the fine shall be imposed:

- 21 (a) Failure to commence within three (3) years from the date of the
22 conversion order:
23 (1) Three percent (3%) for the first three (3) hectares;
24 (2) Ten percent (10%) for the next three (3) hectares; and
25 (3) Fifteen percent (15%) for the remaining area.
26

27 In such case, the order of conversion shall be revoked by operation
28 of law. The land shall revert to its original use as agricultural land and
29 may be covered by the DAR through compulsory acquisition for
30 distribution to qualified beneficiaries.

- 31 (b) Failure to complete sixty percent (60%) of the approved conversion plan
32 within a specified time frame shall result to the automatic revocation
33 by the DAR of the conversion plan on the undeveloped portion. The
34 land shall be reverted to its original use as agricultural land and may
35 be covered under the CARP for land distribution.

36 **SEC. 81. Persons Abetting Illegal Conversion.** – Any person initiating, causing,
37 inducing or abetting illegal conversion with intent shall be punished with
38 imprisonment or a fine in accordance with Act. No. 3815 or Republic Act No. 3019, or
39 both, at the discretion of the court.
40

41 If the offender is a public official or employee, whether elected or appointed, the
42 penalty shall also include dismissal from service, forfeiture of all benefits and
43 entitlements accruing to the public position, and perpetual disqualification to run or
44 apply for any elective or appointive public office.

1
2 If the offender is a juridical person, the penalty of imprisonment shall be
3 imposed on the president, chief executive officer, manager, chairperson and all the
4 members of the Board, and other responsible officers thereof. The imposable fine shall
5 be equivalent to the zonal value of the land or forty percent (40%) of the of the
6 stakeholders' equity, whichever is higher. Furthermore, the land shall be forfeited in
7 favor of the State and sold through public auction. The proceeds of the sale shall
8 automatically accrue to the Agrarian Reform Fund.
9

10 **SEC. 82. Penalty for Reclassification of Protected Agricultural Lands and**
11 **Exceeding the Limit of Areas Allowed for Reclassification.** – Any person initiating,
12 causing, inducing, or abetting the reclassification to nonagricultural uses of protected
13 agricultural areas as defined in Section 13 hereof shall be penalized with imprisonment
14 of twelve (12) years or a fine of not less one hundred thousand pesos (₱100,000.00), or
15 both, at the discretion of the court. If the offender is a public official or employee,
16 whether elected or appointed, the penalty shall also include dismissal from service,
17 forfeiture of entitlements accruing to the public position, and perpetual
18 disqualification to run or apply for any elective of appointive public position. If the
19 offender is a juridical person, the penalty shall be imposed on the president, chief
20 executive officer, manager, chairperson and all members of the Board, and other
21 responsible officers thereof. The same penalty shall be applicable to persons who will
22 be responsible for exceeding the limits set forth under Section 20 of the Local
23 Government Code pertaining to reclassification of lands.
24

25 **SEC. 83. Payment of Disturbance Compensation.** – Following the order of
26 priority stated in Section 22 of Republic Act. No. 6657, as amended by Republic Act
27 No. 9700, agricultural lessees and share tenants, regular farmworkers, seasonal
28 farmworkers, other farmworkers, actual tillers or occupants of public lands, collective,
29 or cooperative of the above beneficiaries, and others directly working on the land
30 affected by agricultural land use conversion, shall be entitled to the payment of
31 disturbance compensation equivalent to five (5) times the average of the gross harvests
32 on the landholding during the preceding five (5) calendar years or a certain percentage
33 of the converted land, whichever is higher, as determined by the DAR.
34

35 **SEC. 84. Authority to Impose Fine.** – The DAR shall have the authority to impose
36 the fines provided under Section 80, 81, 82 and 83 of this Act.
37

38 **SEC. 85. Withdraw of Local Development Permits and/or Licenses.** – Upon
39 receipt of notice from the DAR, the concerned agencies, cities or municipalities shall
40 withdraw and/or revoke any development permit and/or other licenses that may be
41 necessary to develop the agricultural land subject of conversion.
42

43 **SEC. 86. Utilization of Fines.** – The fines collected under Section 84 hereof shall
44 automatically accrue to the Agrarian Reform Fund consistent with the provision of
45 the Comprehensive Agrarian Reform Law.

1
2 **SEC. 87. Failure of Formulate, Implement and/or Enforce the CLUPs and Zoning**
3 **Ordinances (ZOs).** – Consistent with due process, the NLUPC, in coordination with
4 the DILG, shall evaluate, review, and recommend the filing of changes against local
5 chief executives and other local officials and employees responsible for the
6 formulation, implementation and/or enforcement of the CLUPs for the following acts:

- 7 (a) Failure of the CLUPs/Zos to confirm to the guidelines provided in the
8 NPFP;
9 (b) Failure to complete the preparation of the CLUP despite the availability
10 of funds, resources, and support by the Sanggunian concerned;
11 (c) Failure to provide appropriate budgetary allocation to effect its
12 implementation; and
13 (d) Failure to implement and enforce the CLUP/ZO due to negligence of
14 duty.
15

16 Any public official of employee, whether elected, appointed or holding
17 office/employment in a casual, temporary, holdover, permanent, or regular
18 capacity, found to be responsible for any foregoing acts, shall be punished with
19 forfeiture or salaries and allowances, and suspension from:

- 20 (1) Three (3) to six (6) months, in case of noncompletion of the CLUP;
21 or
22 (2) Three (3) to six (6) months, in case of nonconformity with the NPFP;
23 or
24 (3) Six (6) to nine (9) months, in case of non-implementation of the
25 CLUP.

26 Failure to comply with the provisions of Republic Act No. 8371 on the
27 formulation of CLUP shall be penalized according to Section 72 of Republic Act No.
28 8371.

29 **SEC. 88. Illegal Conversion of City or Municipal Parks, Communal Forest, and**
30 **Tree Parks in Subdivisions.** – Penalties in the amount of one hundred thousand pesos
31 (₱ 100,000.00) to five hundred thousand pesos (₱ 500,000.00), or imprisonment of six (6)
32 years and one (1) day to twelve (12) years, or both, at the discretion of the court, shall
33 be imposed for each of the following offenses:

- 34 (a) Illegally converting or causing the conversion of a city/municipal
35 park, communal forest, or tree parks within subdivisions established
36 pursuant to Presidential Decree No. 953, requiring the planting of trees
37 in certain places, into other uses including the construction of
38 permanent buildings;
39 (b) Destroying or causing damage to timberlands and other forest products
40 found in the abovementioned forest and parks;
41 (c) Setting the abovementioned forest and parks on fire, or negligently
42 permitting a fire to be set therein; and
43 (d) Assisting, aiding or abetting another person to commit the offenses

1 stated in this section.

2
3 The offender shall likewise be imposed a fine equivalent to eight (8) times the
4 commercial value of the forest products destroyed without prejudice to payment of
5 the full cost of rehabilitation of the areas as determined by the DENR.

6
7 The maximum penalty prescribed shall be imposed upon the offender who
8 repeats the same offense, and double the maximum penalty upon the offender who
9 commits the same offense for the third time or more.

10
11 All improvements made therein, as well as all vehicles, domestic animals, and
12 equipment of any kind used in the commission of the offense shall be forfeited in
13 favor of the government.

14
15 It not suitable for use by the DENR, said improvements, vehicles, domestic
16 animals and equipment shall be sold at public auction, the proceeds from which shall
17 accrue to the Forest Conservation and Development Fund (FCDF).

18
19 **CHAPTER XI**
20 **TRANSITORY AND FINAL PROVISIONS**

21
22 **SEC. 89. Mandatory Review Every Ten (10) Years.** – The Congress shall
23 undertake a mandatory review of this Act at least once every ten (10) years from its
24 effectivity or as often as it may be deemed necessary to ensure that the land use policies
25 and guidelines remain responsive to changing circumstances.

26
27 For this purpose, the Congress may call upon the NULPC to undertake the
28 necessary researches and consultation.

29
30 **SEC. 90. Convening of the NLUPC.** – Within thirty (30) days from the effectivity
31 of this Act, the Chairperson shall convene the NLUPC and the Head of the NLUPC
32 Secretariat shall immediately assume office.

33
34 **SEC. 91. Implementing Rules and Regulations.** – Within ninety (90) days from
35 the effectivity of this Act, the NLUPC shall promulgate its implementing rules and
36 regulations (IRR) including the rules on the selection of the members of the
37 C/MLUPMB and the PLUPMB. It shall take effect fifteen (15) days after its complete
38 publication in the Official Gazette or in at least two (2) newspapers of national
39 circulation.

40
41 **SEC. 92. Transfer of Powers and Functions.** – The functions of the HLURB on
42 land use planning as provided for under Sections 5a, 5b, 5c, 5d, 5e, and 5f of the
43 Executive Order No. 648, Series of 1991; and Executive Order No. 72, Series of 1993,
44 shall be immediately transferred to the NLUPC and its appropriate subnational LGU
45 structures, except as provided in Section 55 hereof. Nothing in this Act shall be

1 construed to transfer or limit functions embraced within the said provisions that
2 pertain to or relate to HLURB non-planning functions.

3
4 **SEC. 93. Review of Existing Land Use Plans.** – Provinces, cities, and
5 municipalities with existing land use plans shall review, revise, reconcile, and
6 harmonize the same with guidelines and standards issued by the NLUPC within one
7 (1) year from the effectivity of this Act.

8
9 **SEC. 94. Access to Information.** – Access to records and documents pertaining
10 to official acts, transaction, or decisions as well as to data used as basis for policy
11 development by the NLUPC shall be made available to the public.

12
13 **SEC. 95. Appropriations.** – The amount needed for the initial implementation of
14 this Act shall be charged against the current year’s appropriations of the NEDA Board
15 – National Land Use Committee (NBNLUC). Thereafter, such sums as may be
16 necessary for the continued implementation of this Act shall be included in the annual
17 General Appropriations Act.

18
19 **SEC. 96. Congressional Oversight Committee on Land Use Act.** – A
20 Congressional Oversight Committee on the Land Use Act shall be created. It shall be
21 composed of seven (7) members from the Senate and seven (7) members from the House
22 of Representatives. The Members from the Senate shall be appointed by the Senate
23 President based on proportional representation of the parties or coalitions therein, with
24 at least two (2) Senators representing the minority. The members from the House of
25 Representatives shall be appointed by the Speaker of the House of Representatives,
26 also based on proportional representation of the parties or coalitions therein, with at
27 least two (2) Members representing the minority.

28
29 The Oversight Committee shall function for a period of not more than three (3)
30 years to oversee the implementation of this Act. The secretariat of the Oversight
31 Committee shall be drawn from the existing secretariat personnel of the committees
32 comprising the oversight.

33
34 **SEC. 97. Non-impairment Clause.** – Nothing in this Act shall be construed as to
35 diminish or, impair rights recognized, granted, or available to marginalized or the
36 basic sectors under existing laws including, but not limited to, Republic Acts
37 Numbered 7279 and 6657, as amended by Republic Acts Numbered 7942, 8371, 8550
38 and 9700.

39
40 **SEC. 98. Repealing Clause.** – Section 10 of Republic Act No. 8435 and Sections
41 447 (a2vii) and 458 (a2viii) of Republic Act No. 7160 and related laws and administrative
42 issuances are hereby modified by Section 13 thereof. The pertinent provisions of
43 Executive Order No. 648; Executive Order No. 72 Series of 1993; and Executive Order
44 No. 770, Series of 2008, amending Letter of Instruction (LOI) No. 1350, are also
45 modified accordingly, Section 11 of Republic Act No. 8435 as to penalty for
46 agricultural inactivity and premature conversion is also modified by Section 83 hereof.

1 LOI No. 1350, Series of 1983; Presidential Proclamation No. 2282, Series of 1983; and all
2 other general and special laws, acts, decrees executive orders, proclamations and
3 administrative regulations, or any part thereof which are inconsistent with this Act are
4 hereby repealed or modified accordingly. All republic acts, executive orders, rules
5 and regulations, and other issuances or parts thereof which are inconsistent with the
6 provisions of this Act are hereby repealed or amended accordingly.
7

8 **SEC. 99. Separability Clause.** – If, for any reason, any section of or provision of
9 this Act is declared unconstitutional or invalid, the other sections or provisions not
10 affected thereby shall remain in full force and effect.
11

12 **SEC. 100. Effectivity.** – This Act shall take effect fifteen (15) days after its
13 publication in the Official Gazette or in at least two (2) national newspaper of general
14 circulation.
15

16 Approved
17