



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

TWENTIETH CONGRESS
First Regular Session

House Bill No. **2470**



Introduced by **Representative GIRLIE E. VELOSO**

EXPLANATORY NOTE

The State bears the constitutional duty to protect the life, dignity, and welfare of every Filipino, especially in times of crisis. The 1987 Constitution enshrines social justice and the right to adequate housing as essential pillars of national development. Article XIII, Section 9 mandates the State to “undertake, in cooperation with the private sector, a continuing program of urban land reform and housing which will make available at affordable cost, decent housing and basic services to underprivileged and homeless citizens.” Meanwhile, Article II, Section 11 affirms that “the State values the dignity of every human person and guarantees full respect for human rights,” placing the vulnerable at the center of policy design and state responsibility.

Structural fire in residential areas is among the most frequent, devastating, and perennial disaster in the Philippines, particularly in densely populated and informal settlements. Each year, tens of thousands of fire incidents lead to the displacement of hundreds of thousands of individuals and families, often with little or no capacity for self-recovery. While national and local government units routinely respond with emergency assistance, the prevailing policy and institutional environment lacks an integrated framework to ensure the full cycle of recovery. Survivors frequently encounter gaps in shelter, disruption of livelihood, loss of legal documents, psychosocial distress, and delayed or insufficient support for reintegration and rebuilding. These gaps have persisted despite the regularity and pervasive nature of fire incidents across the country.

The current legal landscape does not provide a codified, time-bound, and rights-based system of recovery for fire victims. Assistance mechanisms remain largely discretionary, agency-led, and variable in scope and quality. In the absence of a dedicated statutory mandate, post-fire recovery efforts often lack continuity, are hampered by limited coordination, and fall short of ensuring minimum standards for protection, housing, and rehabilitation. This fragmented approach impairs

not only the welfare of affected communities, but also the effectiveness and efficiency of public institutions tasked to respond.

This bill seeks to address these systemic gaps by institutionalizing a comprehensive national framework for post-fire recovery. It establishes the State's obligation to provide coordinated, predictable, and adequately funded recovery interventions, spanning emergency shelter, health and psychosocial services, documentation support, livelihood restoration, transitional housing, and eventual relocation or rebuilding. The measure delineates clear duties for national agencies, local government units, and other duty-bearers; introduces accountability mechanisms; and ensures that vulnerable populations receive assistance tailored to their specific risks and needs.

Beyond the immediate humanitarian imperative, the enactment of this measure reduces the economic and social costs of prolonged displacement; strengthens disaster resilience by minimizing the recurrence of informal, high-risk, and fire-prone settlements; and improves the integrity and interoperability of government responses through structured mandates, data-sharing, and funding channels. It likewise protects public resources from duplication, inefficiency, and ad hoc spending by anchoring recovery programs on law and long-term policy coherence.

In sum, this measure transforms recurring fire disasters from isolated emergencies into matters of sustained state response, guided by the Constitution, informed by evidence, and grounded in the principles of equity, dignity, and the rule of law. Its enactment is a necessary step toward institutionalizing justice for survivors and building safer, more resilient communities for all.

In view of the foregoing, support for the enactment of this measure is earnestly sought.


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**AN ACT INSTITUTIONALIZING LONG-TERM RECOVERY, REINTEGRATION,
AND SUPPORT SYSTEMS FOR FAMILIES AND COMMUNITIES DISPLACED BY
FIRE**

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

1 **SECTION 1. Short Title.** — This Act shall be known as the “Fire Victims Recovery Act”.

2 **SECTION 2. Declaration of Policy.** — It is hereby declared the policy of the State to
3 recognize structural fire as a recurring urban disaster that disproportionately affects poor and
4 vulnerable communities, resulting in chronic displacement, social instability, and loss of livelihood
5 and dignity. In line with the constitutional mandate to uphold the right to adequate shelter, security,
6 and social protection, the State shall institutionalize post-fire recovery and reintegration as a
7 permanent and obligatory component of disaster governance.

8 Toward this end, the government shall ensure that affected individuals and families are not
9 only provided with immediate assistance during emergencies, but are also supported through
10 transitional shelter, livelihood restoration, documentation recovery, and reintegration measures until
11 they are able to resume dignified and sustainable living. The provision of such recovery support shall
12 be a matter of right for the affected and a matter of duty for the State, not subject to discretion,
13 resource availability, or political will.

14 **SECTION 3. Definition of Terms.** — As used in this Act:

- 1 (a) Fire-Displaced Individuals or Families refers to persons or households whose primary
2 residence, dwelling, or usual place of stay has been rendered uninhabitable or unsafe due
3 to a structural fire incident, regardless of ownership or legal status of occupancy.
- 4 (b) Fire Recovery Assistance refers to any form of government-provided support intended
5 to aid affected individuals and families in recovering from the effects of fire, including
6 but not limited to emergency shelter, financial assistance, housing support, livelihood
7 assistance, replacement of lost documents, psychosocial services, and reintegration
8 programs.
- 9 (c) Recovery Period refers to the period beginning immediately after fire suppression and
10 extending until the affected individuals or families are able to achieve safe, stable, and
11 dignified living conditions.
- 12 (d) Evacuation Center refers to a permanent or designated facility, whether purpose-built or
13 temporarily repurposed, that serves as a safe refuge for individuals or families displaced
14 by disasters, including fires. These centers must be located in areas identified as safe
15 based on official hazard mapping and shall comply with minimum standards of safety,
16 habitability, and dignity, including adequate sleeping space, water and sanitation, food
17 preparation, health services, gender-sensitive and child-friendly amenities.
- 18 (e) Permanent evacuation centers shall refer to those constructed in accordance with
19 Republic Act No. 12076 (Ligtas Pinoy Centers Act) and maintained by the local
20 government unit.
- 21 (f) Temporary evacuation centers shall refer to those designated by the LGU provided they
22 meet the minimum criteria set by the Department of Social Welfare and Development
23 (DSWD), the Department of Health (DOH), and other relevant agencies.
- 24 (g) Reintegration refers to the process by which fire-displaced individuals or families are
25 assisted in returning to normalcy, including restoration of housing, livelihoods, civil
26 documents, and access to basic services and community life.
- 27 (h) Lost or destroyed civil documents refers to government-issued documents such as birth
28 certificates, marriage certificates, school records, and identification cards that were
29 destroyed in the fire and are essential for access to services and entitlements.
- 30 (i) Government Financial Assistance refers to any monetary aid provided by the national or
31 local government, whether sourced from calamity funds, assistance to individuals in crisis
32 situations (AICS), or other public funds, intended to support fire victims during the
33 recovery period.

34 **SECTION 4. Scope and Coverage.** — This Act shall apply to all fire incidents affecting
35 residential or mixed-use communities, including informal settlements, and shall mandate a
36 comprehensive, multi-agency response to ensure the full recovery and reintegration of affected
37 individuals and families.

38 **SECTION 5. Covered Incidents and Areas.** — This Act shall apply to all structural fire
39 incidents that cause total or partial damage to residential or mixed-use buildings, whether located in
40 formal communities or informal settlements. This also applies to all cities, municipalities, and

provinces within the national territory where fire incidents are recorded and validated by the BFP and local disaster risk reduction and management offices.

SECTION 6. Beneficiaries and Eligibility. — The benefits and recovery assistance under this Act shall be extended to individuals and families who meet either of the following criteria:

- (a) Pre-Fire Indigency. Those who, prior to the occurrence of the fire incident, were classified as indigent in accordance with the criteria set forth by the DSWD or the applicable local poverty threshold.
- (b) Post-Fire Financial Incapacity. Those who, while not previously classified as indigent, have been rendered financially incapacitated as a direct and immediate consequence of the fire incident, as determined by the City or Municipal Social Welfare and Development Office (CSWDO/MSWDO), following a standardized assessment protocol developed jointly by the DSWD and the Department of the Interior and Local Government (DILG).

Eligibility shall be subject to verification through a formal profiling process conducted by the CSWDO or MSWDO in coordination with the Barangay concerned and relevant disaster response offices. Only individuals and families officially recorded in the master list of affected persons validated by the Local Disaster Risk Reduction and Management Council (LDRRMC) shall be entitled to receive benefits under this Act.

SECTION 7. Damage Classification. — For purposes of determining eligibility and appropriate assistance, affected dwellings shall be classified as follows:

- (a) Totally damaged refers to dwellings that were entirely destroyed by fire, rendering them uninhabitable.
- (b) Partially damaged refers to dwellings with significant structural damage, requiring repair but still partially usable or accessible.
- (c) Slightly damaged refers to dwellings with minimal fire-related damage that do not compromise habitability, but are also required to evacuate due to proximity to danger zones, safety measures, or emergency removal operations.

SECTION 8. Residency Classification. — Assistance shall be granted per affected household, whether consisting of a family unit or a single occupant. Residency status shall be classified as follows:

- (a) Owner — A household that legally or beneficially owns and occupies the affected dwelling.
- (b) Sharer — A household cohabiting with the owner or principal occupant without paying rent.
- (c) Renter — A household that pays rent for exclusive use of the affected dwelling.

- 1 (d) Boarder – A household or individual occupying a portion of the affected dwelling on a
2 room or bedspace basis under a rental arrangement.
- 3 (e) Caretaker or Occupant by Permission – A household or individual residing in the
4 dwelling with the express permission of the owner, without rent or formal lease.

5 Owner households shall be considered owner beneficiaries. All others shall be considered
6 non-owner beneficiaries.

7 **SECTION 9. Institutional Coverage.** — This Act shall apply to and bind the following
8 government agencies and instrumentalities, each mandated to perform specific roles within their
9 respective jurisdictions:

- 10 (a) Local Government Units (LGUs) – Including barangays, cities/municipalities, and
11 provinces, as the primary front-line actors in disaster response, relief operations, and
12 initial verification of affected households. LGUs shall likewise assess the availability and
13 suitability of local land resources for post-fire resettlement;
- 14 (b) DSWD – Responsible for the provision of emergency assistance, validation and profiling
15 of affected households, and implementation of recovery interventions;
- 16 (c) Department of Human Settlements and Urban Development (DHSUD) and National
17 Housing Authority (NHA) – Mandated to provide housing assistance, implement
18 resettlement programs, and undertake site development activities. They may, when
19 necessary and practicable, acquire land through purchase, expropriation, or other lawful
20 means for the development of permanent relocation or socialized housing sites for
21 eligible beneficiaries;
- 22 (d) Department of Labor and Employment (DOLE) – Tasked with the administration of
23 cash-for-work programs, emergency employment, and livelihood assistance for affected
24 workers and vulnerable sectors;
- 25 (e) DILG – Shall ensure compliance by LGUs with the mandates under this Act, provide
26 capacity-building and coordination support, and monitor implementation through its
27 regional offices.
- 28 (f) Other National Government Agencies – Including but not limited to the Department of
29 Education (DepEd), Philippine Statistics Authority (PSA), and DOH, which shall render
30 support in the restoration of vital documents, continuity of education, legal assistance,
31 and delivery of health and psychosocial services, as may be warranted under this Act.

32 **SECTION 10. Recovery Coverage.** — The coverage of this Act shall extend to the entire
33 post-fire recovery process, including, but not limited to, the following phases and interventions:

- 34 (a) Immediate relief operations and displacement management, including the provision of
35 basic needs, evacuation center support, and protection measures;
- 36 (b) Verification, profiling, and classification of affected individuals and families, including
37 the assessment of housing damage and socio-economic impact;

- (c) Provision of essential services, such as emergency food assistance, health and psychosocial support, temporary shelter, and restoration or replacement of vital civil documents;
- (d) Implementation of medium-to-long-term recovery measures, including access to transitional housing, permanent resettlement, reintegration support, employment and livelihood recovery programs, and community rehabilitation.

SECTION 11. Short-Term Post-Fire Recovery Support. — All fire-affected individuals shall be entitled to immediate and coordinated relief from local and national government agencies. This short-term support shall uphold the dignity, safety, and recovery of affected households, and shall be guided by the principles of timeliness, fairness, and sufficiency.

SECTION 12. Provision of Evacuation Facilities. — In the aftermath of fire-related displacement, LGUs, in coordination with the DSWD, shall ensure the immediate availability and operational readiness of designated evacuation centers closest to the affected area, to enable rapid and humane relocation of displaced individuals or families.

Evacuation centers, whether permanent or temporary, must meet the minimum standards of safety, habitability, and dignity, as set by the DSWD, the DOH, and other relevant agencies. These standards shall include, at the minimum:

- (a) Adequate sleeping space and privacy;
- (b) Access to clean water and sanitation facilities;
- (c) Designated cooking or food distribution areas;
- (d) Spaces for health services, and psychosocial support;
- (e) Security and protection measures, especially for women, children, persons with disabilities, and other vulnerable groups.

Permanent evacuation centers shall refer to those constructed in accordance with Republic Act No. 12076 or the Ligtas Pinoy Centers Act, and maintained by the LGU as part of its disaster preparedness infrastructure. Temporary evacuation centers may include repurposed structures such as covered courts, schools, or multipurpose halls, Provided, That they are located as close as safely possible to the affected area, situated within officially designated safe zones based on hazard mapping, and compliant with the minimum operational standards prescribed by the DSWD and other relevant agencies. In no case shall an evacuation center be used if it poses known risks to the safety, health, or dignity of evacuees.

Evacuation centers for fire victims shall be made available for no less than thirty (30) days from the date of displacement, extendable based on the recovery timeline and shelter readiness of the affected households.

SECTION 13. Assessment. — Within twenty-four (24) hours from the onset of the fire incident, the concerned LGUs, in coordination with the Bureau of Fire Protection (BFP), the DSWD, and the concerned Barangay, shall conduct a swift, standardized, and compassionate assessment of the affected households.

The primary purpose of this assessment is to ensure timely and appropriate relief by accurately determining the level of damage and the specific needs of each household. Affected families shall be classified as experiencing Total, Partial, or Slight damage, and further identified as Owners or Non-owners of their residences.

Barangay officials shall assist in verifying household composition, indigency status, and residence tenure, particularly for informal settlers or renters without formal documents.

The results shall directly inform the type, amount, and urgency of both cash and in-kind assistance to be provided, ensuring that all victims are accounted for and classified accordingly in the delivery of aid.

SECTION 14. Emergency Cash Assistance. — Within seventy-two (72) hours from the onset of a fire incident, affected households shall receive emergency financial assistance sourced from the Local Disaster Risk Reduction and Management Fund (LDRRMF) of the concerned LGUs, in coordination with national government support through the DSWD, specifically under the AICS or similar programs.

The minimum guaranteed assistance shall be stratified based on damage level and residency type, and jointly supported by the barangay, city or municipality, provincial government, and national government as follows:

Damage Level	Residency Type	Barangay	City or Municipality	Province	DSWD (AICS)	Total Minimum
Total Damage	Owner	P5,000.00	P15,000.00	P15,000.00	P15,000.00	P50,000.00
	Non-Owner	P3,000.00	P10,000.00	P10,000.00	P10,000.00	P33,000.00
Partial Damage	Owner	P2,000.00	P6,000.00	P6,000.00	P6,000.00	P20,000.00
	Non-Owner	P1,000.00	P3,000.00	P3,000.00	P5,000.00	P12,000.00
Slight Damage	All	P1,000.00	P2,000.00	P2,000.00	P5,000.00	P10,000

LGUs may provide assistance exceeding the minimum amounts specified herein, subject to their respective Local Disaster Risk Reduction and Management (LDRRM) plans, budget appropriations, and availability of funds. The assistance from the national government, particularly through the DSWD, shall be guaranteed upon submission of the required documentation and compliance with applicable eligibility criteria.

SECTION 15. In-Kind Relief Assistance. — Affected households shall receive essential in-kind relief support within twenty-four (24) to seventy-two (72) hours from the incident, led by the CSWDO/MSWDO, in coordination with the Barangay and the Provincial Government, and with augmentation from the DSWD through its Quick Response Fund (QRF), Disaster Response Operations Monitoring and Information Center (DROMIC), and other prepositioned relief mechanisms.

At a minimum, each affected household shall receive food packs sufficient for seven (7) days, hygiene kits, clean drinking water, basic medicines, clothing, and bedding materials. In-kind relief shall be sourced primarily from local prepositioned supplies and DRRM funds, Provided, That national government assistance shall be guaranteed upon proper request and validation in accordance with existing DSWD protocols.

In-kind support shall be responsive to the specific needs of vulnerable groups, including children, older persons, pregnant and lactating women, and persons with disabilities.

SECTION 16. Education Continuity Support. — Learners who are already enrolled and affected by fire incidents shall be assisted to continue attending school without delay, stigma, or added burden. Immediate support shall include the provision of essential school supplies and uniforms assistance, which shall be the joint responsibility of:

- (a) DepEd, through available resources and partnerships under its DRRM programs;
- (b) LGUs, using their Special Education Fund (SEF), emergency aid, or donor support; and
- (c) DSWD, through the AICS or any applicable educational assistance.

The DepEd shall ensure that fire-affected learners are accommodated through compassionate and flexible arrangements, including waived documentation, lenient attendance policies, and mental health support. No learner shall be denied access to learning due to lack of materials, appropriate attire, or disaster-related circumstances.

SECTION 17. Hospitalization and Treatment for Burn Victims. — In cases where a fire results in physical injuries, including burns and smoke inhalation, the DOH, in coordination with the DSWD, the Philippine Health Insurance Corporation (PhilHealth), and the concerned local government unit (LGU), shall facilitate the provision of necessary medical treatment, hospitalization, and financial support.

Injured individuals shall be:

- (a) Referred to appropriate government health facilities for emergency treatment or specialized care;
- (b) Covered by applicable PhilHealth benefits and government medical assistance programs, including those administered by Malasakit Centers, PCSO, or DSWD;

- 1 (c) Assigned a caseworker or liaison officer to assist in accessing support and coordinating
2 referrals, when necessary.

3 Indigent patients shall not be denied treatment due to inability to pay. Documentation
4 requirements may be waived or deferred in accordance with existing emergency and humanitarian
5 protocols.

6 **SECTION 18. Assistance in Case of Death Due to Fire.** — In the event of a fire-related
7 death, the following forms of assistance shall be provided by the appropriate agencies:

- 8 (a) Affected households shall receive funeral or burial assistance of at least Ten Thousand
9 Pesos (P10,000.00) for each deceased person, separate from any other cash aid provided
10 under this Act. To avoid duplication, the following order of sourcing shall generally
11 apply, unless otherwise agreed by the agencies concerned:
12 1. Local government programs or LDRRMF, if immediately available;
13 2. DSWD's AICS program;
14 3. Other relevant national government programs.
15 (b) If the deceased is listed as part of an indigent household upon assessment, the LGU shall
16 provide a one-time survivorship grant of at least Ten Thousand Pesos (P10,000.00) for
17 each deceased person, in addition to other financial assistance provided under this Act.
18 The survivorship grant shall be sourced from the following, in this general order of
19 priority unless otherwise agreed by the agencies concerned:
20 1. LDRRMF, or Gender and Development (GAD) fund, where applicable;
21 2. National government transfers or realignments authorized under the General
22 Appropriations Act (GAA);
23 3. Special local funds created by ordinance for emergency or indigent assistance.
24 (c) The Local Civil Registry Office (LCRO) and the PSA shall expedite the issuance of death
25 certificates and related documents, free of charge to indigent claimants. The Public
26 Attorney's Office (PAO) shall assist in preparing affidavits and other legal documents
27 necessary for the release of assistance or insurance claims.
28 (d) LGUs, in partnership with the DSWD and DOH, shall offer psychosocial support to
29 grieving households, including trauma counseling, support groups, or referral to
30 community-based mental health services.

31 The survivorship grant and funeral assistance shall be released upon presentation of
32 reasonable proof of death and fire incident validation by the Bureau of Fire Protection (BFP), Local
33 Disaster Risk Reduction and Management Office (LDRRMO), or LGU-designated authority.

34 Claimants shall not be required to navigate inter-agency arrangements. The LGU shall take
35 responsibility for backend coordination, documentation, and referral to the appropriate agency or
36 program.

SECTION 19. Medium-Term Support. — Fire-affected households shall receive continuing support to restore stability and enable recovery beyond the immediate aftermath.

SECTION 20. Emergency Employment and Cash-for-Work. — Within thirty (30) days from the fire incident, LGUs, in partnership with the DOLE, shall implement emergency employment and cash-for-work programs for affected individuals and households. These may include the Tulong Panghanapbuhay sa Ating Disadvantaged/Displaced Workers (TUPAD) program or other similar emergency livelihood initiatives.

These programs shall prioritize fire victims for tasks such as debris removal, site rehabilitation, and other community restoration efforts. Compensation shall follow DOLE-prescribed regional wage rates and minimum working conditions. Beneficiaries shall include individuals whose homes or livelihoods were totally or partially destroyed, consistent with the classifications under Section 4 of this Act.

SECTION 21. Livelihood Restoration Assistance. — Affected households, especially those with totally or partially damaged homes, shall be eligible for livelihood restoration assistance focused on restarting simple, day-to-day income sources such as sari-sari stores, food vending, home-based work, or small repair services.

This assistance may include starter kits, basic tools, permits (e.g., for public market stalls), and small capital grants. Support shall be provided through existing programs such as the DOLE Kabuhayan Program, Department of Trade and Industry's Pangkabuhayan sa Pagbangon at Ginhawa (PPG), and the DSWD Sustainable Livelihood Program (SLP), in coordination with the LGU.

SECTION 22. Mobile Document Restoration Services. — Within sixty (60) days from the occurrence of a fire incident, the concerned LGUs, in coordination with the DSWD, the PSA, LCROs, the PAO, and other relevant government agencies, shall organize and conduct at least one (1) multi-day, mobile, one-stop-shop documentation mission in or near the affected area.

These mobile missions shall provide assistance to affected individuals and households in the recovery and reissuance of essential personal and legal documents lost due to the fire, which may include:

- (a) Civil registry documents such as birth, marriage, and death certificates;
- (b) Government-issued identification cards or clearances;
- (c) Land titles, housing documents, or certifications of lawful occupancy;
- (d) Barangay-issued documents such as certificates of indigency or residency; and
- (e) Other relevant records necessary to access public and private services.

The PAO shall provide free legal assistance, including the preparation and execution of affidavits of loss or other legal instruments required for the reconstitution of lost records.

1 Participation in such missions shall be voluntary and non-compulsory. No affected person
2 shall be required to report or submit documentation outside of these services. However, the LGU
3 shall ensure the public and timely announcement of such missions and shall provide reasonable
4 access, particularly to indigent, elderly, persons with disabilities (PWDs), and other vulnerable groups
5 whose lack of documentation may impede access to assistance or services.

6 Unless otherwise rendered impossible by public safety concerns or force majeure, each
7 documentation mission shall be deployed within sixty (60) days from the fire incident and shall last
8 no fewer than two (2) consecutive days.

9 **SECTION 23. Long-Term Housing Recovery and Security.** — To ensure sustained
10 recovery and uphold the right to adequate housing, affected households, especially informal settler
11 families (ISFs), shall be provided long-term housing assistance and secure tenure options by the
12 government.

13 The DHSUD and the NHA shall lead the implementation of housing recovery programs, in
14 coordination with the LGU and concerned national agencies.

15 Long-term housing assistance shall be guided by the following hierarchy of preferred
16 interventions:

- 17 (a) On-site redevelopment of informal settlements
- 18 (b) Land acquisition of the blaze area
- 19 (c) Off-site resettlement within or nearby the locality
- 20 (d) Land acquisition in another location
- 21 (e) Enhanced shelter grant

22 The tenurial rights of eligible beneficiaries shall be secured, whether through stewardship
23 agreements, lease-to-own schemes, or other lawful modes of land tenure under DHSUD and NHA
24 frameworks. All housing interventions under this Section shall be community-based, rights-
25 informed, and consistent with national housing and disaster resilience plans.

26 **SECTION 24. On-site Redevelopment of Informal Settlements.** — Where the fire-
27 affected area is deemed suitable for habitation and not within danger zones, the DHSUD, the NHA,
28 and the local government unit (LGU) shall implement on-site redevelopment in accordance with
29 Republic Act No. 7279, as amended.

- 30 (a) Lot Allocation. Priority in lot allocation shall be given to validated structure owners,
31 subject to the condition that the recalculated average lot area per household meets the
32 minimum redevelopment standard of twenty-five (25) square meters or as prescribed by
33 applicable local regulations. Where land area is insufficient, non-owner sharers shall be

1 offered alternative shelter assistance, including but not limited to rental support, housing
2 vouchers, or off-site relocation.

3 (b) Shelter Grants. Financial assistance in the form of core housing or construction materials
4 shall be granted to both structure owners and non-owners, including sharers and renters,
5 based on validated pre-fire occupancy. Minimum grant amounts shall be ₱30,000 for
6 totally damaged shelters and ₱10,000 for partially damaged shelters. Such grants may be
7 drawn from the Emergency Housing Assistance Program (EHAP) or its successor
8 programs. The LGU shall assist in validating claims, facilitating distribution, and
9 resolving competing claims in coordination with barangays or recognized community
10 associations.

11 (c) Affordability. Monthly amortization or occupancy fees for redeveloped units shall be set
12 at socially affordable rates, subject to subsidy in accordance with applicable socialized
13 housing laws and policies.

14 **SECTION 25. Land Acquisition of the Blaze Area.** — Where on-site redevelopment is
15 not feasible due to private land ownership or unresolved tenure, the DHSUD, the NHA, and the
16 concerned local government unit (LGU) shall prioritize the acquisition of the affected property
17 through purchase, negotiated sale, or other lawful means, including expropriation as authorized
18 under Republic Act No. 7279, as amended.

19 If acquisition is successful, the site shall be subject to the on-site redevelopment protocols
20 provided in Section 7-A, ensuring compliance with minimum development standards and full
21 integration into the local shelter plan.

22 **SECTION 26. Off-Site Resettlement Within or Nearby the Locality.** — If on-site
23 redevelopment or land acquisition is not feasible, affected families may be relocated to off-site
24 resettlement areas located within the same locality or in nearby LGUs, Provided, That such sites are
25 accessible, habitable, and compliant with minimum standards for shelter, basic services, education,
26 and livelihood opportunities.

27 These sites may include fully or partially developed government housing projects or other
28 suitable properties identified by the LGU or concerned national agencies, in coordination with the
29 DHSUD.

30 If such resettlement sites have already been formally turned over to the LGU through a deed
31 of donation or other lawful instrument, the LGU shall assume responsibility for site management,
32 beneficiary screening, and final allocation. If formal turnover has not yet occurred, the concerned
33 national agency (such as NHA or DHSUD) shall continue implementation in accordance with
34 existing project agreements until turnover is completed.

35 In cases where the resettlement site is located in a different LGU, relocation shall only
36 proceed upon the execution of a Memorandum of Agreement (MOA) among the originating LGU,

the receiving LGU, and the implementing agency, clearly delineating responsibilities for site development, service delivery, and community integration.

SECTION 27. Land Acquisition in Another Location. — When on-site redevelopment, property acquisition of the blaze site, and nearby resettlement are not feasible, the DHSUD, the NHA, or the concerned LGU shall assess the availability of government-owned land, including existing idle properties of the LGU, for the development of permanent housing for fire-affected informal settler families.

If no suitable government-owned land is available, land may be acquired through purchase, negotiated sale, or other lawful means, including expropriation, consistent with the provisions of Republic Act No. 7279, as amended.

Priority shall be given to sites with access to transportation, education, livelihood, and essential services to support the sustainable reintegration of beneficiaries. Resettlement planning shall include consultations with affected families and the receiving LGU. A Memorandum of Agreement (MOA) shall be executed among the involved agencies and LGUs to define roles in land development, housing construction, and long-term community support.

SECTION 28. Enhanced Shelter Grant as Final Recourse. — If all foregoing interventions under Sections 7-A to 7-D are deemed infeasible due to legal, technical, or financial constraints, the affected informal settler families shall be granted an enhanced shelter grant equal to double the applicable amount under Section 7-A(b), subject to validation and approval by the DHSUD and the concerned LGU.

This enhanced grant shall be intended to support self-directed housing solutions, such as rental relocation, incremental homebuilding, or negotiated occupancy elsewhere. The grant may be drawn from the EHAP or its successor programs and shall remain subject to safeguards against fraud, duplication, or misuse.

SECTION 29. Power and Utility. — To enable timely and self-managed housing reconstruction by fire-affected families, all relocation or resettlement sites covered under this Act shall be provided with access to electricity and essential utilities prior to or simultaneous with occupancy or the commencement of construction.

The DHSUD, in coordination with the Department of Energy (DOE), concerned distribution utilities, and the Local Government Unit (LGU), shall ensure the immediate and affordable provision of power connectivity, whether temporary or permanent.

Power service shall be made available within thirty (30) calendar days from the date of the fire incident, unless delayed by force majeure or certified safety risks. In such cases, interim off-grid

solutions, including but not limited to solar home systems and microgrid installations, shall be deployed within the same period to prevent undue delay in rebuilding efforts.

Distribution utilities shall, upon directive of the DOE and in coordination with the LGU and DHSUD, immediately restore damaged infrastructure and reconnect fire-affected areas to the grid. All restoration-related costs shall be borne by the utility provider or by the government, as may be provided by law or funded through the LDRRMF or other applicable sources.

Affected households shall bear only the standard connection fees, which may be subsidized, in full or in part, by the LGU or relevant national agencies, subject to the availability of funds.

SECTION 30. Accountability and Penalties. — Non-compliance with this Act, including undue delay by implementing agencies, LGUs, or utility service providers, as well as misuse, fraud, or abuse of assistance by program beneficiaries, shall be subject to appropriate administrative sanctions, recovery of misused funds, and referral to the proper oversight or regulatory agencies, in accordance with due process and existing laws.

The Implementing Rules and Regulations (IRR) shall detail enforcement protocols, grievance mechanisms, and inter-agency coordination procedures to ensure accountability among duty-bearers and service providers, in coordination with regulatory bodies such as the Energy Regulatory Commission (ERC), National Telecommunications Commission (NTC), and Local Water Utilities Administration (LWUA), as applicable. It shall also include safeguards to prevent duplication, fraud, or misuse of assistance.

SECTION 31. Oversight, Monitoring, and Reporting. — To ensure effective implementation of this Act, the following mechanisms shall be observed:

- (a) All implementing agencies, including the DHSUD, the DSWD, the NHA, and concerned LGUs, shall establish an internal monitoring framework and maintain updated records of fire-affected communities, beneficiaries, interventions delivered, and funds utilized under this Act.
- (b) Each implementing agency shall prepare and submit an annual accomplishment report detailing progress on mandates under this Act, including:
 1. Number of fire-affected families assisted, disaggregated by type of intervention;
 2. Timelines and status of emergency, transitional, and long-term shelter assistance;
 3. Status of land acquisition, site development, and housing turnover;
 4. Budget releases, disbursements, and remaining balances;
 5. Beneficiary complaints or grievances received and resolved; and
 6. Policy or implementation challenges encountered and recommended actions.

1 The DHSUD shall act as lead consolidator of the accomplishment reports and transmit
2 the same to the Congressional Oversight Committee on Housing and Urban
3 Development and the Committees on Appropriations of both Houses.

- 4 (c) The consolidated annual report shall be submitted to the Office of the President and to
5 both Houses of Congress, through the appropriate Committees on Housing and Urban
6 Development and on Appropriations, not later than March 1 of each year.

7 **SECTION 32. Implementing Rules and Regulations.** — Within ninety (90) days from
8 the effectivity of this Act, the DHSUD, in coordination with the DSWD, the NHA, the DILG, and
9 other concerned agencies and stakeholders, shall promulgate the necessary rules and regulations for
10 the effective implementation of this Act.

11 **SECTION 33. Appropriations.** — The amount necessary for the initial implementation of
12 this Act shall be charged against the current appropriations of the implementing agencies.
13 Thereafter, the amounts necessary for the continued implementation of this Act shall be included in
14 the annual General Appropriations Act.

15 The implementing agencies may also mobilize funds from other lawful sources, including
16 donations, grants, and partnerships, subject to existing budgeting, accounting, and auditing rules and
17 regulations.

18 **SECTION 34. Repealing Clause.** — All laws, decrees, executive orders, rules and
19 regulations, or parts thereof inconsistent with the provisions of this Act are hereby repealed or
20 modified accordingly.

21 **SECTION 35. Separability Clause.** — If, for any reason, any section of this Act shall be
22 deemed unconstitutional or invalid, the other sections or provisions shall not be affected and shall
23 remain in force and in effect.

24 **SECTION 36. Effectivity Clause.** — This Act shall take effect after fifteen (15) days from
25 its publication in the Official Gazette or in at least two (2) national newspapers of general
26 circulation, whichever comes earlier.

27 Approved.