

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

Twentieth Congress
First Regular Session

HOUSE BILL NO. **4366**



Introduced by **Representative RAYMOND ADRIAN SALCEDA**

AN ACT
INSTITUTIONALIZING A NATIONAL LAND USE AND MANAGEMENT POLICY
BASED ON SCIENCE, DATA, AND RESILIENCE PRINCIPLES, PROMOTING
MIXED-USE DEVELOPMENT, ESTABLISHING LAND VALUE CAPTURE
MECHANISMS, PROVIDING IMPLEMENTING MECHANISMS, CREATING FOR
THE PURPOSE THE NATIONAL LAND USE COMMISSION, AND FOR OTHER
PURPOSES

EXPLANATORY NOTE

Land is a finite resource that underpins every dimension of national development — from food security, housing, and industry, to culture, disaster resilience, and climate adaptation. Yet, for decades, the Philippines has lacked a comprehensive and forward-looking framework to govern the allocation and use of land. The result has been fragmented planning, unchecked conversion, inefficient land markets, and severe vulnerability to natural hazards and climate change.

The 1987 Constitution provides that all lands of the public domain, waters, minerals, coal, petroleum, and other natural resources are owned by the State, and that their utilization must promote equitable distribution, sustainability, and the common good. It also mandates the protection of prime agricultural lands, the rights of indigenous peoples to ancestral domains, and the obligation of the State to ensure a balanced and healthful ecology.

This bill institutionalizes a National Land Use and Management Policy that is science-based, data-driven, and climate-resilient. It recognizes that sound land use planning requires more than static maps and outdated regulations; it requires probabilistic hazard mapping, geospatial analysis, ecosystem accounting, and evidence-informed decision-making. Land allocation under

this measure shall be continuously updated with real-time data, to minimize exposure to hazards and maximize long-term productivity.

The bill also establishes mixed-use and compact development as the default principle in settlements planning. By integrating residential, commercial, institutional, and public spaces into cohesive communities, the State can reduce sprawl, shorten commutes, promote walkability, and lower carbon emissions. Transit-oriented development around transport corridors shall be prioritized to ensure sustainable growth.

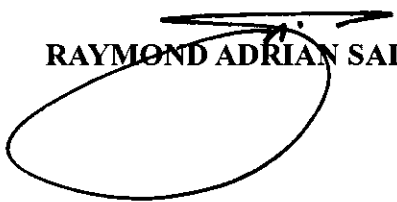
Critically, the bill introduces a land value capture framework. When public investment in infrastructure, transport, or zoning upgrades increases land values, a portion of that increase must accrue to the public, rather than being captured entirely by private landowners. Mechanisms such as betterment levies, incremental property taxation, and transfer of development rights will ensure that gains in land value are reinvested into socialized housing, resilient infrastructure, and climate adaptation programs.

The measure also safeguards prime agricultural lands, watersheds, biodiversity, and cultural heritage through ecosystem-based management, while enabling responsible production, tourism, and industrial development in designated areas. It harmonizes the responsibilities of the national government, local government units, and communities under a clear, transparent, and accountable framework.

By institutionalizing this Act, the Philippines will finally establish a comprehensive National Land Use Commission to rationalize policies, harmonize planning, resolve conflicts, and measure outcomes. This approach is both forward-looking and inclusive: it respects indigenous peoples' rights, empowers LGUs, and requires meaningful participation of civil society and stakeholders.

In sum, this bill transforms land from a source of conflict and inefficiency into a platform for inclusive growth, disaster resilience, ecological integrity, and intergenerational equity.

In view of the foregoing, the immediate passage of this bill is earnestly sought.



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

SECTION 1. *Short Title.* This Act shall be known as the “National Land Use and Management Act.”

SEC. 2. *Declaration of Policy.* It is hereby declared the policy of the State to rationalize and institutionalize land use planning based on scientific evidence, data-driven analysis, and resilient development frameworks. Land use planning shall:

- (a) Apply probabilistic hazard mapping, geospatial analysis, and evidence-based projections in determining safe and optimal land uses;
- (b) Promote mixed-use and compact development models that integrate housing, commerce, employment, public services, open spaces, and mobility systems to reduce urban sprawl, commute times, and carbon emissions;
- (c) Institutionalize land value capture mechanisms to ensure that increases in land value arising from public investment and regulatory action accrue partly to the public and are reinvested in housing, transport, and public services;
- (d) Protect prime agricultural lands, watersheds, forests, and biodiversity through ecosystem-based management;

(e) Harmonize land use with climate change adaptation, disaster risk reduction, and circular economy strategies; and

(f) Ensure transparency, accountability, and participatory planning processes with clear baselines, targets, and measurable outcomes.

SEC. 3. *Scope.* This Act shall apply to all lands, waters, and natural resources, whether public or private, government-owned, or under individual or corporate ownership, and shall serve as the science-based guide for their allocation, use, and management.

SEC. 4. *Principles.* Land use planning under this Act shall be guided by the following principles:

(a) Data-Driven and Evidence-Informed Governance – Land allocation and zoning decisions shall be based on up-to-date geospatial data, environmental and socio-economic indicators, and impact assessments.

(b) Mixed-Use and Inclusive Development – Urban and rural settlements shall encourage integration of residential, commercial, institutional, and public spaces to maximize accessibility and productivity.

(c) Ridge-to-Reef and Ecosystem-Based Management – Land use shall consider watershed boundaries, ecosystem services, and ridge-to-reef linkages, guided by science.

(d) Land Value Capture and Equitable Redistribution – Public investments in infrastructure, zoning upgrades, or regulatory actions that increase land values shall enable the State to capture a fair share of such increases through taxation, betterment levies, exactions, or transfer of development rights.

(e) Resilience and Climate Action – Land use shall prevent hazard exposure, minimize vulnerabilities, and adapt to climate change through probabilistic risk assessment.

SEC. 5. *National Land Use Commission (NLUC).* There is hereby created a National Land Use Commission (NLUC) under the Office of the President, composed of the Department of Economy, Planning and Development (DepDev), DENR, DA, DAR, DHSUD, DPWH, DILG, DICT, and NCIP, with LGU and private sector representatives.

The NLUC shall:

(a) Formulate the National Spatial Strategy and the National Physical Framework Plan using scientific baselines and data-driven modeling;

(b) Standardize the use of GIS, Community-Based Monitoring Systems (CBMS), and hazard/risk maps across LGUs;

(c) Institutionalize Land Value Capture Guidelines for LGUs and agencies;

(d) Approve regional and provincial land use frameworks that integrate mixed-use principles; and

(e) Monitor performance with measurable indicators (land efficiency, density, open space ratio, hazard exposure reduction).

SEC. 6. *Land Use Categories.* For planning purposes, land use shall be grouped into:

(a) Protection Land Use – protected areas, prime agriculture, watersheds, heritage zones;

(b) Production Land Use – agriculture, fisheries, industry, mining, energy, tourism;

(c) Settlements Development (Mixed-Use) – residential, commercial, public facilities, mobility systems, and open spaces, with a premium on compact, transit-oriented, and climate-smart planning; and

(d) Infrastructure Development – transport, communications, energy, utilities, designed with resilience standards.

SEC. 7. *Mixed-Use Planning Mandates.*

(a) LGUs shall adopt mixed-use zoning as the default model in urban areas, integrating housing, commerce, public spaces, and services.

(b) At least 30% of new urban developments shall be allocated to affordable housing, public amenities, and open space.

(c) Transit-oriented development (TOD) shall be prioritized around mass transport corridors.

SEC. 8. *Land Value Capture.*

(a) The NLUC shall issue guidelines for betterment levies, exactions, development rights transfers, and incremental property tax systems to capture land value increases arising from government actions.

(b) Proceeds from land value capture shall be earmarked for:

(1) Socialized housing;

(2) Green and resilient infrastructure;

(3) Climate adaptation and hazard mitigation; and

(4) Local government services.

SEC. 9. *Science-Based Tools and Standards.* Within 180 days of this Act's effectivity, NLUC shall issue national standards on:

(a) Probabilistic Hazard and Climate Risk Mapping;

- (b) Geospatial and CBMS data integration;
- (c) Urban density and mixed-use metrics;
- (d) Ecosystem services valuation and accounting; and
- (e) Land Value Capture methodologies.

SEC. 10. *Appropriations.* Funds for the initial implementation of this Act shall be charged against current appropriations of concerned agencies. Thereafter, appropriations shall be included in the annual GAA.

SEC. 11. *Implementing Rules and Regulations.* Within six (6) months, NLUC shall promulgate rules and regulations, with LGU and civil society participation.

SEC. 12. *Separability Clause.* If any provision of this Act is declared unconstitutional, the remaining provisions shall not be affected thereby.

SEC. 13. *Repealing Clause.* All laws inconsistent with this Act are repealed or modified accordingly.

SEC. 14. *Effectivity.* This Act shall take effect fifteen (15) days after publication in the Official Gazette or a newspaper of general circulation.

Approved,