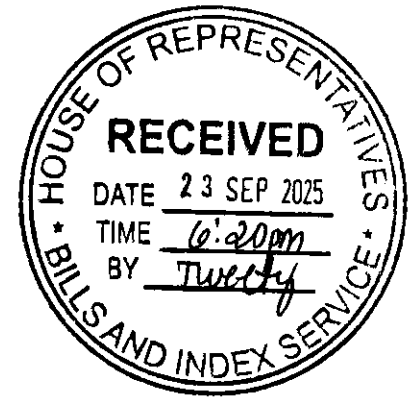




Republic of the Philippines  
**HOUSE OF REPRESENTATIVES**  
Quezon City, Metro Manila

**TWENTIETH CONGRESS**  
*First Regular Session*



**HOUSE BILL NO. 4823**

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**Introduced by Representative Howard A. Guintu**

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**EXPLANATORY NOTE**

The United Nations (UN) recognizes the looming effects of rapid urbanization. Eleventh in the 17 UN Sustainable Development Goals (SDGs) is Sustainable Cities and Communities. This goal aims to “make cities and human settlements inclusive, safe, resilient and sustainable.” Among the targets this goal aspires to achieve by 2030 are the following:

Provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport;

Enhance inclusive and sustainable urbanization and capacity for participatory, integrated, and sustainable human settlement planning and management;

Provide universal access to safe, inclusive, and accessible green and public spaces; and

Support positive economic, social and environmental links between urban, per-urban and rural areas by strengthening national and regional development planning.

According to the UN, over half of the global population currently resides in urban areas. Of this, approximately 1.1 billion people are currently living in slums or slum-like conditions in cities, with an additional two billion people more expected in the next 30 years.

Globally, three out of every four cities have less than 20% of their areas dedicated to public spaces and streets. The supposed target of 45-50% dedicated for public spaces and streets are not met. Consequently, this has brought about worsened air pollution, inadequate infrastructure and services, and an unplanned urban sprawl.

In the Philippine context, 58.93 million or 54% of the country’s total 109.03 million population are living in urban barangays, according to the 2020 census of population of the Philippine Statistics Authority. UN Habitats estimates that 84% of Filipinos are expected to reside in urban areas by 2050.

The adverse effects of rapid urbanization are already being felt in the Philippines. Uncollected solid wastes go into river systems and esteros and clog waterways, which causes extreme flooding events especially during massive typhoons. Water quality has also deteriorated, and air pollution and greenhouse gas emissions have increased. Furthermore, the

increase of population and the lack of housing settlements in metropolitan cities have resulted in informal settlers residing in make-shift settlements in unsafe and inhabitable areas. Unfortunately, these people are the ones most susceptible to the effects of extreme natural calamities.

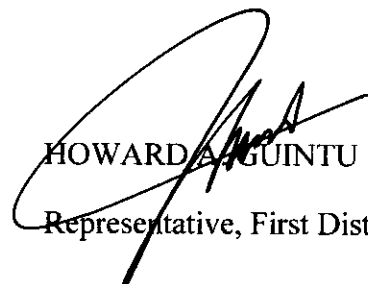
In its 2014 report with the National Economic Development Authority (NEDA), the Japan International Cooperation Agency (JICA) said the Philippines the country suffered at least ₱2.4 billion losses daily due to traffic congestion in Metro Manila and is projected to lose ₱5.4 billion a day due in 2035 if the problem remains unsolved.

According to a study made by Prof. Primitivo Cal of the UP National Center for Transportation Studies, the ongoing traffic crisis and transport problem in Metro Manila can be traced to five significant factors related to rapid urbanization and slow development of public transportation in the country: rapid urbanization, mono-centric urban form, limited mass rail transit network, and low ratio of road length to motorization. Professor Cal noted that reducing the concentration of trips in space by boosting the capacity of public transport and expanding the network of highways are a must as part of the long-term solution to the traffic problem.

This measure proposes to create an Urban Planning and Development (UPD) Office in every city and municipality which shall be headed by an Urban Planning and Development Officer. The UPD shall create a comprehensive 10-year urban master plan which shall be consulted first with the stakeholders, then shall be approved by the Sanggunian and shall be reviewed every five years and updated every ten 10 years.

In anticipation of the estimated 84% of Filipinos that are expected to reside in urban areas by 2050, cities and municipalities should be guided and prepared for rapid urbanization.

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

  
HOWARD A. GUINTU  
Representative, First District of Capiz



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**AN ACT**  
**CREATING A LOCAL URBAN PLANNING AND DEVELOPMENT OFFICE IN**  
**EVERY CITY AND MUNICIPALITY**

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

**SECTION 1. *Short Title.*** - This Act shall be known as the “Local Urban Planning and Development Office Act of 2023.”

**SEC. 2. *Creation of Urban Planning and Development Office.*** - There shall be a mandatory establishment of an Urban Planning and Development (UPD) Office in every city and municipality, which shall be headed by the UPD Officer.

**SEC. 3.** Section 443 of Republic Act No. 7160, as amended, otherwise known as the Local Government Code of 1991 is hereby amended to read as follows:

“SECTION 443. Officials of the Municipal Government. –

(a) There shall be in each municipality a municipal mayor, a municipal vice-mayor, Sangguniang Bayan members, a secretary to the Sangguniang Bayan, a municipal treasurer, a municipal assessor, a municipal accountant, a municipal budget officer, a municipal planning and development coordinator, a municipal engineer/building official, a municipal health officer and a municipal civil registrar [.] AND A MUNICIPAL URBAN PLANNING AND DEVELOPMENT OFFICER.

x x x”

**SEC. 4.** Section 454 of the Local Government Code of 1991, as amended, is hereby further amended to read as follows:

“SECTION 454. Officials of the City Government. –

There shall be in each city a mayor, a vice-mayor, Sangguniang Panlungsod members, a secretary to the Sangguniang Panlungsod, a city treasurer, a city assessor, a city

accountant, a city budget officer, a city planning and development coordinator, a city engineer, a city health officer, a city civil registrar, a city administrator, a city legal officer, a city veterinarian, a city social welfare and development officer, and a city general services officer[.], AND A CITY URBAN PLANNING AND DEVELOPMENT OFFICER.”

**SEC. 5.** A new section to be denominated as Section 490-A, Article XXI is hereby inserted between Title V and Title VI after Section 490, Article XX of the Local Government Code of 1991, as amended, to read as follows:

“ARTICLE XXI  
THE URBAN PLANNING AND DEVELOPMENT OFFICER

SEC. 490-A. APPOINTMENT, QUALIFICATIONS, POWERS, AND DUTIES. --

(A) NO PERSON SHALL BE APPOINT AS URBAN PLANNING AND DEVELOPMENT OFFICER UNLESS SUCH PERSON IS A CITIZEN OF THE PHILIPPINES, A RESIDENT OF THE MUNICIPALITY OR CITY AS THE CASE MAY BE, OF GOOD MORAL CHARACTER, A HOLDER OF A COLLEGE DEGREE PREFERABLY IN URBAN PLANNING, A FIRST-GRADE CIVIL SERVICE ELIGIBLE OR ITS EQUIVALENT, AND MUST HAVE ACQUIRED EXPERIENCE IN URBAN PLANNING FOR AT LEAST FIVE (5) YEARS IN THE CASE OF THE CITY URBAN PLANNING AND DEVELOPMENT OFFICER AND THREE (3) YEARS IN THE CASE OF THE MUNICIPAL URBAN PLANNING AND DEVELOPMENT OFFICER, IMMEDIATELY PRECEDING THE DATE OF THE APPOINTMENT

(B) THE URBAN PLANNING AND DEVELOPMENT OFFICER SHALL TAKE CHARGE OF THE URBAN PLANNING AND DEVELOPMENT OFFICE, AND SHALL:

(1) CREATE A COMPREHENSIVE TEN (10)-YEAR URBAN MASTER PLAN WHICH SHALL BE APPROVED BY THE SANGGUNIAN AND SHALL BE REVIEWED EVERY FIVE (5) YEARS AND UPDATED EVERY TEN (10) YEARS. THE OLD URBAN MASTER PLAN SHALL CONTINUE TO BE IMPLEMENTED UNTIL A NEW URBAN MASTER PLAN IS APPROVED BY THE SANGGUNIAN.

(2) FORMULATE THE COMPREHENSIVE URBAN MASTER PLAN AND POLICIES OF THE CITY OR MUNICIPALITY AS AN INPUT TO THE CITY/MUNICIPAL DEVELOPMENT PLAN FOR CONSIDERATION OF THE SANGGUNIAN. THE URBAN MASTER PLAN SHALL INCLUDE THE FOLLOWING:

- (i) LAND USE;
- (ii) AGRI-ECOTOURISM PROMOTION AND MANAGEMENT;
- (iii) PROMOTION AND INCLUSION OF URBAN GREEN SPACES IN URBAN PROJECTS;

- (iv) TRANSIT ORIENTED DEVELOPMENT IN IDENTIFIED HIGHLY-DENSE AREAS IN THE CITY OR MUNICIPALITY;
  - (v) ROAD NETWORKING AND TRAFFIC MANAGEMENT, AND THE INTEGRATION OF BIKE LANES AND SAFE PEDESTRIAN LANES;
  - (vi) ACCESSIBILITY TO BASIC GOVERNMENT SERVICES, HEALTHCARE FACILITIES, SCHOOLS, RECREATIONAL SPACES, AND ECONOMIC OPPORTUNITIES;
  - (vii) PRESERVATION OF HERITAGE ZONES, ESTABLISHED HISTORICAL SITES, MONUMENTS, AND LANDMARKS IN THE CITY OR MUNICIPALITY;
  - (viii) URBAN HOUSING FACILITIES AND SERVICES, INCLUDING SOLID WASTE MANAGEMENT, SEWERAGE SYSTEMS, DISASTER RISK REDUCTION, INTEGRATED FLOOD CONTROL AND CLIMATE CHANGE PROOFING, DIGITAL CONNECTIVITY, AND WATER AND ENERGY;
  - (ix) DEVELOPMENT OF CLIMATE-RESILIENT AND DISASTER-RESILIENT INFRASTRUCTURE AND HUMAN SETTLEMENTS;
- (3) UNDERTAKE CONTINUING STUDIES, RESEARCHES, AND TRAININGS NECESSARY TO EVOLVE URBAN PLANNING AND DEVELOPMENT PROGRAMS FOR THE CITY OR MUNICIPALITY;
- (4) COORDINATE WITH DIFFERENT FUNCTIONAL GROUPS AND AGENCIES FOR INTEGRATION OF THE URBAN MASTER PLAN OF THE CITY OR MUNICIPALITY;
- (5) MONITOR AND EVALUATE THE URBAN MASTER PLAN FOR IMPLEMENTATION;
- (6) PROVIDE TECHNICAL AND SECRETARIAL ASSISTANCE TO THE CITY/MUNICIPAL DEVELOPMENT COUNCIL; AND
- (7) ASSIST THE ZONING OFFICE IN THE RESPECTIVE CITY OR MUNICIPALITY IN THEIR DUTIES AND RESPONSIBILITIES AND SHALL RENDER THE FOLLOWING TECHNICAL SUPPORT FUNCTIONS:
- (i) REVIEW AND PROCESS ALL APPLICATIONS FOR LOCATIONAL CLEARANCES FOR ALL PROJECTS;

- (ii) PREPARE A LOCATIONAL CLEARANCE FOR EACH PROJECT CONFORMING TO ZONING REGULATIONS OR A NOTICE OF ACTION FOR EACH NON-CONFORMING PROJECT;
- (iii) EVALUATE APPLICATIONS FOR VARIANCES AND EXCEPTIONS, INNOVATE DEVELOPMENT TECHNIQUES AND SPECIAL USE PERMITS;
- (iv) STUDY REQUESTS FOR RECLASSIFICATION OR REZONING;
- (v) PREPARE A CERTIFICATE OF NON-CONFORMANCE OR CLEARANCE FOR REPAIR/RENOVATION ON NON-CONFORMING USES IN ACCORDANCE WITH GUIDELINES PRESCRIBED IN THE CITY'S OR MUNICIPALITY'S ZONING ORDINANCE.

**SEC. 6.** After public consultation with the stakeholders and approval by the sanggunian, the UPD Office, through the local chief executive, shall submit a copy of the 10-year urban master plan to the Bureau of Local Government Supervision of the Department of Interior and Local Government. The Bureau of Local Government Supervision shall monitor the compliance of the city or municipality based on the approved urban master plan.

**SEC. 7. Appropriations.** - The appropriations for the permanent position herein created, including other related budget for its office, shall be included in the annual budget of the local government unit concerned of the year following the approval of this Act, and thereafter.

**SEC. 8. Separability Clause.** - If for any reason, any provision of this Act is declared unconstitutional or invalid, parts of provisions of this Act that are not affected shall continue to be in full force and effect.

**SEC. 9. Repealing Clause.** - All laws, executive orders, presidential decrees, implementing rules and regulations inconsistent with this Act are hereby repealed or modified accordingly.

**SEC. 10. Effectivity.** - This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in two (2) newspapers of general circulation.

*Approved,*