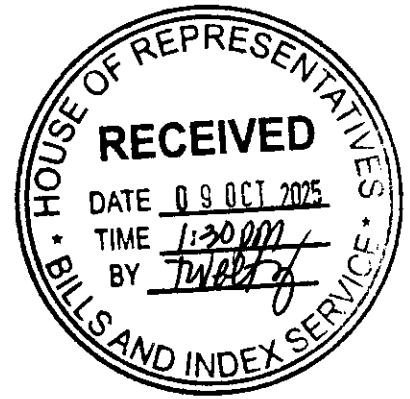


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Constitution Hills, Quezon City

TWENTIETH CONGRESS
First Regular Session

House Bill No. 5407



Introduced by: **REPRESENTATIVE ERIC L. OLIVAREZ**

EXPLANATORY NOTE

Section 9, Article XIII of the 1987 Constitution provides that the State shall undertake 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 in urban centers and resettlement areas.

Towards this end, Republic Act No. 11201 mandated that the Department of Human Settlements and Urban Development shall provide technical assistance to provinces, cities and municipalities in the creation of a local housing board or similar entity in order to strengthen local government compliance with housing and urban development laws, standards and guidelines.

Further, Republic Act No. 7279 (RA 7279) tasked the local government units to prepare their comprehensive land use plan, conduct an inventory of lands, identify and register all socialized housing beneficiaries, and ensure compliance to the balanced housing development framework.

While a number of local government units voluntarily created local housing boards or their equivalents in their respective jurisdictions, a significant number of local government units have yet to establish an office directly charged with the task of spearheading their housing related programs as required under RA 7279.

Accordingly, there are a number of local government units which have filed to comply with the requirements of RA 7279, particularly with regard to the creation of the inventory of lands, preparation of Comprehensive Land Use Plan (CLUP) and Land Shelter Plan (LSP), inventory of housing stocks, and list of beneficiaries of social housing. The continued inability of LGUs to collect such crucial data in turn hampers the DSHUD's ability to perform its mandate of generating and maintaining data on inventory of idle lands, CLUPs and LSPs, inventory of housing stocks, and list of beneficiaries.

This measure proposes to create the position of a Human Settlements Officer in all provinces, cities and first to third class municipalities to serve as the implementing arm for housing and urban development programs in their respective jurisdictions.

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


ERIC L. OLIVAREZ

Republic of the Philippines
HOUSE OF REPRESENTATIVES
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TWENTIETH CONGRESS
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House Bill No. 5407

Introduced by: **REPRESENTATIVE ERIC L. OLIVAREZ**

AN ACT
STRENGTHENING THE NATIONAL SHELTER PROGRAM,
MANDATING THE CREATION OF THE POSITION OF A HUMAN
SETTLEMENTS OFFICER IN ALL PROVINCES, CITIES, AND
FIRST TO THIRD CLASS MUNICIPALITIES, PROVIDING FOR ITS
QUALIFICATIONS AND FUNCTIONS, AND FOR OTHER
PURPOSES

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 Human Settlements Officer Act of 2025."

Sec. 2. Declaration of Policy. - It is hereby declared the policy of the State to:

- a) Promote social justice in all phases of national and local development that will ensure the adequacy of asocial services a rising standard of living, and an improved quality of life for all through a continuing housing program that will secure an affordable and decent housing and basic services to the underprivileged and homeless citizens in urban, rural and resettlement areas;
- b) Promote a just and dynamic social order that will ensure the prosperity and independence of the nation and free the people from poverty through policies that provide adequate social services, promote full employment, a rising standard of living and an improved quality of life for all;
- c) Adopt a continuing housing program that will make available, at affordable cost, decent housing and basic services to all, especially the underprivileged and homeless;

- d) Protect urban and rural poor dwellers from eviction or demolition undertaken in violation of the law;
- e) Require all national agencies and offices to conduct periodic consultations with appropriate local government units (LGUs), non-governmental and people's organizations and other concerned sectors of the community before any project, or program is implemented in their respective jurisdictions;
- f) Promote and institutionalize the participation of the private sector, nongovernment organizations, and people's organizations in the urban and rural development process;
- g) Promote genuine and meaningful local autonomy to political subdivisions of the State to enable them to attain their fullest development as self-sufficient communities and make them more effective partners in the attainment of national goals.

Sec. 3. Local Human Settlements Officer. - There shall be created a position of Local Human Settlements Officer in all provinces, cities and first to third class municipalities; Provided, that fourth to fifth class municipalities may create a position of Local Human Settlements Officer if they so desire.

Sec. 4. Qualifications. - No person shall be appointed Local Human Settlements Officer unless the following minimum qualifications have been met:

- a) Filipino citizen;
- b) Resident of the local government unit concerned;
- c) Good moral character;
- d) With a college degree related to housing, real estate and urban planning from recognized college or university;
- e) First grade civil service eligible or its equivalent; and
- f) Must have acquired experience in housing, real estate, urban planning and urban development, of at least five (5) years in the case of the provincial or city Human Settlements Officer, and at least three (3) years in the case of the municipal Human Settlements Officer.

Sec. 5. Functions. - the Local Human Settlements Officer shall take charge of Human Settlements Office and shall:

- a) Advise the governor or mayor, as the case may be, the sanggunian, and other local government officials concerned regarding housing, resettlement, urban planning and urban development, and on such other matters relative to housing and resettlement;
- b) Formulate programs and measures for the consideration of the sanggunian and provide technical assistance and support to the

governor or mayor, as the case may be, in carrying out measures to ensure the delivery of basic services pursuant to Section 17 of the Local Government Code, and which require housing, resettlement, real estate and urban planning expertise and technical support services;

c) In addition to the foregoing duties and functions, the human settlements officer shall:

- (I) Conduct an inventory of lands, and update the inventory every three (3) years thereafter, within their jurisdiction;
- (II) Prepare, formulate or update the comprehensive land use plan and local shelter plan, in coordination with the local planning and development officer, and update the same at least once every three (3) years;
- (III) Identify sites suitable for socialized housing projects and resettlement for the immediate and future needs of the underprivileged, homeless and informal settler families;
- (IV) Identify and register socialized housing beneficiaries;
- (V) Monitor and ensure the compliance by developers of the balanced housing development requirement under Republic Act No. 10884 or the "Balanced Housing Development Program Amendments";
- (VI) Assist in the relocation of informal settler families and ensure that the relocation site is provided with adequate basic services, facilities, and access to employment and livelihood opportunities;
- (VII) Ensure the prevention of the proliferation of professional squatters and squatting syndicates within its jurisdiction;
- (VIII) Coordinate with and provide technical and other forms of assistance to the private sector, international and domestic nongovernment organizations, and peoples organizations involved in socialized housing; and
- (IX) Exercise such other powers and perform such other duties and functions as may be prescribed by law or ordinance.

d) The Local Human Settlements Officer shall consult with the indigenous cultural communities/ indigenous peoples in the design of socialized

housing dedicated for them to ensure that cultural and traditional rights are respected, and shall promote the use of indigenous, alternative, and low cost but disaster resilient construction materials and technologies for socialized housing; and

- e) The Local Human Settlements Officer shall coordinate with national government agencies and instrumentalities performing functions which may affect housing, resettlement, urban planning and urban development.

Sec. 6. Transitory Provisions. - Local chief executives shall constitute their respective Human Settlements Office within ninety (90) days from the promulgation of the implementing rules and regulations of this Act.

The Urban Poor Affairs Offices or its equivalent shall be converted into the Human Settlements Office. All existing Local Housing Boards or its equivalent are hereby abolished.

Sec. 7. Implementing Rules and Regulations. - Within sixty (60) days after the effectivity of this Act, the Department of Human Settlements and Urban Development and the Department of the Interior and Local Government, shall formulate the appropriate rules and regulations necessary for the implementation of this Act.

Sec. 8. Repealing Clause. - All laws, decrees, executive orders, proclamations and other executive issuances which are inconsistent with or contrary to the provisions of this Act are hereby amended accordingly.

Sec. 9. Separability Clause. - If any provision of this Act shall be declared unconstitutional or invalid, the other provisions not otherwise affected shall remain in full force and effect.

Sec. 10. Effectivity Clause. - This Act shall take effect fifteen (15) days following its complete publication in the Official Gazette or in two (2) national newspapers of general circulation.

Approved,