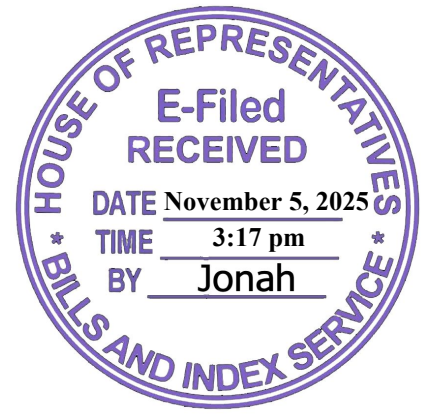


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 5769



Introduced by: **REP. SALVADOR A. PLEYTO, SR.**

EXPLANATORY NOTE

Rapid urbanization, coupled with climate change vulnerability and insufficient urban planning, has led to significant challenges in Philippine human settlements, including the proliferation of informal settlements, lack of access to basic services, inadequate housing supply, and complex land-use conflicts.

While existing local government units (LGUs) have planning and engineering offices, there is often a lack of a dedicated, high-level position focused singularly on integrating housing, land use, physical planning, and disaster resilience—the core components of sustainable human settlements—at the local level.

The Department of Human Settlements and Urban Development (DHSUD) has established the national framework for housing and urban development, yet effective implementation remains highly dependent on dedicated local personnel.

This proposed measure seeks to professionalize and institutionalize the management of human settlements by mandating the creation of the position of the Human Settlements Officer in all provinces, cities, and municipalities. This officer will serve as the principal advisor to the Local Chief Executive on all matters related to housing, sustainable communities, urban development, and land-use planning, ensuring local plans are harmonized with the national housing and urban development agenda.

By establishing clear qualifications, the bill ensures that the officer possesses the necessary technical expertise (e.g., in urban planning, architecture, or civil engineering). By defining comprehensive functions, it ensures that the officer drives local programs for the provision of adequate and affordable housing, resettlement, slum upgrading, and the enforcement of zoning and land use ordinances.

The institutionalization of this position will significantly enhance the LGU's capacity to address housing backlogs, manage urban growth sustainably, and build resilient communities, thereby accelerating the fulfillment of the constitutional mandate to ensure the right of the people to a balanced and healthful ecology and to decent shelter.

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



SALVADOR A. PLEYTO, SR.

Republic of the Philippines
HOUSE OF REPRESENTATIVES
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TWENTIETH CONGRESS
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HOUSE BILL NO. 5769

Introduced by: **REP. SALVADOR A. PLEYTO, SR.**

AN ACT MANDATING THE CREATION OF THE POSITION OF A HUMAN SETTLEMENTS OFFICER IN ALL PROVINCES, CITIES, AND MUNICIPALITIES, PROVIDING FOR ITS QUALIFICATIONS AND FUNCTIONS, AND APPROPRIATING FUNDS THEREFOR

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 ensure that every Filipino family shall have access to adequate, safe, and affordable housing and basic services, and to promote integrated and sustainable human settlements planning and development in all local government units (LGUs).

SEC. 3. *Creation of the Position of Human Settlements Officer.* – Within ninety (90) days from the effectivity of this Act, there shall be created in all Provinces, Cities, and Municipalities a mandatory position of Human Settlements Officer, whose rank shall be equivalent to a Department Head or a local government officer with a salary grade as may be determined by the Civil Service Commission (CSC) and the Department of Budget and Management (DBM), subject to the classifications provided under existing laws.

SEC. 4. *Qualifications.* – No person shall be appointed as Human Settlements Officer unless he or she is:

- a. A citizen of the Philippines;

- b. A resident of the LGU concerned for at least five (5) years immediately preceding the date of appointment;
- c. Of good moral character;
- d. A holder of a college degree preferably in urban and regional planning, civil engineering, architecture, public administration, or any related course from a recognized college or university; and
- e. Must have acquired at least five (5) years of substantial and relevant experience in the field of housing, urban planning, or human settlements development.

SEC. 5. *Functions and Duties.* – The Human Settlements Officer shall be primarily responsible for the planning, implementation, and coordination of the LGU's programs on housing, land use, and urban development. His or her functions shall include, but not be limited to, the following:

- a. Formulation and Review: Assist the Local Chief Executive in the formulation, review, and updating of the Comprehensive Land Use Plan (CLUP), Zoning Ordinance, and the Local Shelter Plan (LSP) of the LGU;
- b. Program Implementation: Oversee the effective implementation of all local and national housing programs, including socialized housing projects, resettlement, and slum upgrading;
- c. Coordination: Coordinate with the Department of Human Settlements and Urban Development (DHSUD), National Housing Authority (NHA), Home Development Mutual Fund (Pag-IBIG Fund), and other national government agencies (NGAs) and private entities on all matters pertaining to human settlements and housing development;
- d. Regulation and Licensing: Recommend to the Local Chief Executive the issuance of permits, licenses, and clearances for all subdivision and housing projects within the LGU's jurisdiction, consistent with national and local standards;
- e. Data Management: Develop and maintain a comprehensive database on informal settler families, land inventory for

socialized housing, and other relevant information necessary for human settlements planning;

- f. Policy Advocacy: Propose ordinances and resolutions to the Local Sanggunian (Council) that promote sustainable, climate-resilient, and disaster-responsive human settlements; and
- g. Other Duties: Perform such other functions as may be prescribed by law or ordinance.

SEC. 6. *Appointment and Supervision.* – The Human Settlements Officer shall be appointed by the Local Chief Executive, subject to civil service laws, rules, and regulations, and shall be under his or her direct supervision.

SEC. 7. *Funding.* – The initial funding requirements for the creation and operation of the Office of the Human Settlements Officer, including the salaries, benefits, and maintenance and other operating expenses (MOOE), shall be sourced from the respective LGU's Annual Budget, subject to the budgetary limitations and prescribed appropriations under the Local Government Code of 1991 and other pertinent laws. The Department of Budget and Management (DBM) is hereby directed to issue the necessary guidelines for the classification and funding of this new mandatory position.

SEC. 8. *Implementing Rules and Regulations (IRR).* – The Department of Human Settlements and Urban Development (DHSUD), in coordination with the Department of the Interior and Local Government (DILG) and the Civil Service Commission (CSC), shall promulgate the necessary rules and regulations for the effective implementation of this Act within ninety (90) days from its effectivity.

SEC. 9. *Separability Clause.* – If any provision of this Act is held invalid or unconstitutional, the other provisions not affected thereby shall remain in full force and effect.

SEC. 10. *Repealing Clause.* – All laws, decrees, orders, rules, and regulations, or parts thereof, inconsistent with the provisions of this Act are hereby repealed or modified accordingly.

SEC. 11. *Effectivity.* – This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in a newspaper of general circulation.

Approved,