

Republic of the Philippines
HOUSE OF REPRESENTATIVE
Quezon City

TWENTIETH CONGRESS
First Regular Session



COMMITTEE REPORT NO. 6

Submitted by the Committee on Housing and Urban Development on **September 23, 2025**

Re: House Bill No. **4757**

Recommending its approval in substitution of House Bills Numbered 419, 712, 991, 1375, and 3393

Sponsors: Representatives Ma. Victoria Co-Pilar, Lani Mercado-Revilla, Bryan B. Revilla, Ramon Jolo B. Revilla III, Javier Miguel Lopez Benitez, Ivan Howard A. Guintu, and Ziaur-Rahman "Zia" Alonto Adiong

Mr. Speaker:

The Committee on Housing and Urban Development to which were referred House Bill No. 419, introduced by Reps. Lani Mercado-Revilla, Bryan B. Revilla, and Ramon Jolo B. Revilla III, entitled:

"AN ACT PROVIDING FOR THE DEVELOPMENT OF SUSTAINABLE CITIES AND COMMUNITIES IN THE COUNTRY"

House Bill No. 712, introduced by Rep. Javier Miguel Lopez Benitez, entitled:

"AN ACT PROVIDING FOR THE DEVELOPMENT OF SUSTAINABLE CITIES AND COMMUNITIES IN THE COUNTRY, AND FOR OTHER PURPOSES"

House Bill No. 991, introduced by Rep. Ivan Howard A. Guintu, entitled:

"AN ACT PROVIDING FOR THE DEVELOPMENT OF SUSTAINABLE CITIES AND COMMUNITIES IN THE COUNTRY"

House Bill No. 1375, introduced by Rep. Ziaur-Rahman "Zia" Alonto Adiong, entitled:

"AN ACT PROVIDING FOR THE DEVELOPMENT OF SUSTAINABLE CITIES AND COMMUNITIES IN THE COUNTRY"

and House Bill No. 3393, introduced by Rep. Ma. Victoria Co-Pilar, entitled:

**“AN ACT PROVIDING FOR THE DEVELOPMENT OF SUSTAINABLE
CITIES AND COMMUNITIES IN THE COUNTRY”**

has considered the same and recommends that the attached House Bill No. **4757**,
entitled:

**“AN ACT PROVIDING FOR THE DEVELOPMENT OF SUSTAINABLE
CITIES AND COMMUNITIES IN THE COUNTRY”**

be approved in substitution of House Bills Numbered 419, 712, 991, 1375, and 3393 with
Representatives Lani Mercado-Revilla, Bryan B. Revilla, Ramon Jolo B. Revilla III, Javier
Miguel Lopez Benitez, Ivan Howard A. Guintu, Ziaur-Rahman “Zia” Alonto Adiong, Ma.
Victoria Co-Pilar, Leila M. De Lima, Kenneth T. Gatchalian, Jan “Atty. JP” Padiernos,
Roman T. Romulo, Kenneth Paolo Tereng, Henry “Indy” F. Oaminal Jr., Antolin A.
Oreta III, Irene G. Labadlabad, Gerald Cloyd Alexis V. Galang, Antonio A. Ferrer, Elijah
Rumbaoa San Fernando, Terry L. Ridon, Nathaniel M. Oducado, Roy M. Gonzales,
Sonny “SL” L. Lagon, Steve Chiongbian Solon, and Roy M. Loyola as authors thereof.

Respectfully submitted,



MA. VICTORIA CO-PILAR

Chairperson

Committee on Housing and Urban Development

THE HONORABLE SPEAKER
HOUSE OF REPRESENTATIVES
QUEZON CITY

Republic of the Philippines
HOUSE OF REPRESENTATIVE
Quezon City

TWENTIETH CONGRESS
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HOUSE BILL NO. 4757

(In substitution of House Bills Numbered 419, 712, 991, 1375, and 3393)

Introduced by REPRESENTATIVES LANI MERCADO-REVILLA, BRYAN B. REVILLA, RAMON JOLO B. REVILLA III, JAVIER MIGUEL LOPEZ BENITEZ, IVAN HOWARD A. GUINTU, ZIAUR-RAHMAN “ZIA” ALONTO ADIONG, MA. VICTORIA CO-PILAR, LEILA M. DE LIMA, KENNETH T. GATCHALIAN, JAN “ATTY. JP” PADIERNOS, ROMAN T. ROMULO, KENNETH PAOLO TERENG, HENRY “INDY” F. OAMINAL JR., ANTOLIN A. ORETA III, IRENE G. LABADLABAD, GERALD CLOYD ALEXIS V. GALANG, ANTONIO A. FERRER, ELIJAH RUMBAOA SAN FERNANDO, TERRY L. RIDON, NATHANIEL M. ODUKADO, ROY M. GONZALES, SONNY “SL” L. LAGON, STEVE CHIONGBIAN SOLON, and ROY M. LOYOLA

AN ACT
PROVIDING FOR THE DEVELOPMENT OF SUSTAINABLE CITIES AND
COMMUNITIES IN THE COUNTRY

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

1 **SECTION 1. *Short Title.*** - This Act shall be known as the "Sustainable Cities and
2 Communities Act".
3

4 **SEC. 2. *Declaration of Policy.*** – The State shall, pursuant to the constitutional mandate
5 to undertake a continuing program of urban land reform and housing which will make available
6 to underprivileged and homeless citizens decent and affordable housing, access to basic
7 services, and adequate employment opportunities, and in consonance with the constitutional
8 guarantees on social justice, general welfare, public health, and ecological balance, recognize
9 the right to the city is upheld for all which encompasses the collective access to sustainable
10 resources, meaningful participation in urban planning and governance, and social inclusion.
11

12 It is likewise declared the policy of the State to promote inclusive, resilient, and
13 sustainable urban development.
14

15 To these ends, the State shall ensure the inclusive use of urban space for housing and
16 livelihood, improve access to basic services, develop integrated public transportation systems
17 and green infrastructures, protect ecosystems, and manage risks related to climate change
18 and disasters.

Further, the State shall pursue programs to celebrate diversity and cultural heritage, foster creativity, innovation, and participation in urban planning and policy-making, and maintain public order and safety through the prevention of crime, violence and discrimination.

SEC. 3. Coverage. – All cities and municipalities, with a majority of barangays classified as urban by the Philippine Statistics Authority (PSA), hereinafter referred to as urban areas, are hereby mandated to align their plans, programs and activities towards the full implementation of this Act.

SEC. 4. Guiding Framework for Sustainable Cities and Communities. – To fulfill its economic, political and social functions, a local government unit covered under this Act shall conform with and implement plans, programs and activities, guided by *Ambisyon 2040*, the Philippine Standards for Sustainable Cities and Communities and the following guiding principles:

- (a) Inclusive urban circular economy which creates decent jobs with fair wages, supports entrepreneurship, creativity and innovation, ensures safe and non- discriminatory working environments, and promotes resource-efficient industries and consumption;
- (b) Spatial justice which promotes multiple use of land to prevent forced evictions, displacement, marginalization, and gentrification; and ensures that urban development provides vulnerable and marginalized sectors the access to safe, adequate and affordable housing under different tenurial arrangements, giving priority to on-site resettlement, as well as universal healthcare, accessible education, adequate infrastructure, sustainable livelihood, food security and nutrition; and safe and inclusive public spaces that foster social cohesion;
- (c) Urban renewal which includes slum upgrading to improve housing, infrastructures and services; urban greening, including the promotion of urban agriculture for food security and communal wellness; and the development of inclusive, safe, accessible and enjoyable open spaces and parks;
- (d) Urban mobility and connectivity which provides for inclusive, safe, accessible, affordable, efficient and sustainable public transportation through the development of adequate transportation infrastructure, utilities and intermodal transportation systems, including non-motorized modes of transportation to strengthen global and urban-rural linkages and management;
- (e) Digital connectivity through the establishment and maintenance of information and communications technology (ICT) infrastructure and fast, secure, stable, and affordable internet connectivity to strengthen global and urban-rural linkages;
- (f) Urban safety which ensures freedom of all persons, regardless of gender, age, health status, income, nationality, ethnicity, and political, religious or sexual orientation from crimes and all forms of violence and discrimination in the workplace and public spaces;
- (g) Ecological balance which requires the sustainable management of natural resources; protection and conservation of biodiversity, natural ecosystems and landscapes; proper waste management and sanitation; provision of green infrastructures; and the development

1 and use of renewable energy sources in transportation, industry and households to reduce
2 carbon footprint and improve water and air quality;

- 3
- 4 (h) Disaster resilience and climate change adaptation by capacitating urban areas to adapt to
5 and manage threats and risks posed by climate change and disasters upon the citizenry,
6 especially vulnerable groups, and to facilitate post-disaster rehabilitation and recovery;
7
- 8 (i) Cultural diversity which respects, protects, and promotes the diverse livelihoods, customs,
9 memory, identities, expressions, and the sociocultural forms of its inhabitants; the
10 preservation of tangible cultural heritage, such as artistic creations, historical sites and
11 monuments; and safeguarding of intangible cultural heritage such as oral traditions,
12 performing arts, indigenous knowledge and traditional skills, as well as the instruments,
13 objects, artifacts and cultural spaces associated therewith;
14
- 15 (j) Participatory urban governance which involves political participation in the formulation,
16 implementation, and monitoring of urban policies, and the budgeting of urban programs to
17 promote transparency, effectiveness, and inclusiveness in the engagement of a diverse set
18 of inhabitants and their organizations, especially of urban poor and marginalized groups,
19 upholding communal spirit and supporting community-building; and
20
- 21 (k) Alignment of economic, social, and environmental policies between and among national,
22 regional, city, and municipal government units, facilitating the achievement of the goals of
23 each unit.
24

25 The Department of Human Settlements and Urban Development (DHSUD) shall, in
26 consultation with relevant government agencies, local government units, civil society
27 organizations, the private sector and the academe, within 180 days from the effectivity of this
28 Act, harmonize existing national housing and urban development plans with this Act and
29 formulate, in coordination with the Department of the Interior and Local Government (DILG),
30 the Department of Economy, Planning, and Development (DEPDev), and the PSA, a National
31 Housing and Urban Development Sector Plan (NHUDSP) to operationalize the goals of this Act,
32 taking into consideration the unique and evolving economic, social and institutional contexts
33 of the country.
34

35 The NHUDSP shall provide short, medium, and long-term strategic plans to achieve the
36 goals of this Act.
37

38 The NHUDSP shall also generate estimates and projections to determine present and
39 future demand for infrastructures and services in urban areas, and shall identify policy and
40 program interventions to address challenges to sustainable urban development, and specific
41 periodic targets and indicators and investment requirements thereof.
42

43 **SEC. 5. *Targets and Indicators.*** – In preparing the NHUDSP, the DHSUD, DEPDev,
44 DILG, and PSA shall be guided by the principles provided under Section 4 of this Act, as well
45 as the targets and indicators set forth in the 2030 Agenda for Sustainable Development and the
46 New Urban Agenda of the United Nations:
47

- 48 (a) Urban population living in slums - measured in terms of proportion of urban population
49 living in slums, informal settlements or inadequate housing;

- 1 (b) Public transport access - measured in terms of proportion of population that has convenient
2 access to public transport, by sex, age, income group, and persons with disability;
3
- 4 (c) Sustainable urbanization rates - measured in terms of ratio of land consumption rate to
5 population growth rate;
6
- 7 (d) Urban planning and management - measured in terms of proportion of cities with a direct
8 participation structure of civil society in urban planning and management that operate
9 regularly and democratically;
10
- 11 (e) Protecting cultural heritage - measured in terms of total public and private expenditure per
12 capita spent on the preservation, protection and conservation of all cultural and natural
13 heritage;
14
- 15 (f) Deaths and injuries from disasters - measured in terms of number of deaths, missing
16 persons and directly affected persons attributed to disasters per 100,000 population;
17
- 18 (g) Economic losses from disasters - measured in terms of direct economic loss in relation to
19 global gross domestic product, damage to critical infrastructure and number of disruptions
20 to basic services, attributed to disasters;
21
- 22 (h) Solid waste management - measured in terms of proportion of urban solid waste regularly
23 collected and with adequate final discharge out of total urban solid waste generated;
24
- 25 (i) Urban air quality - measured in terms of the annual mean levels of fine particulate matter;
26
- 27 (j) Open spaces in cities - measured in terms of average share of the built-up area of cities that
28 is open space for public use for all, by sex, age and persons with disability;
29
- 30 (k) Safe spaces in cities - measured in terms of proportion of persons who are victims of physical
31 or sexual harassment, by sex, age, persons with disability, and place of occurrence, in the
32 previous 12 months;
33
- 34 (l) Urban and regional planning - measured in terms of proportion of population living in cities
35 that implement urban and regional development plans integrating population projections
36 and resource needs, by size of city;
37
- 38 (m) Integrated disaster risk management - measured in terms of adoption and implementation
39 of national disaster risk reduction strategies;
40
- 41 (n) Local disaster risk management - measured in terms of adoption and implementation of
42 local disaster risk reduction strategies in line with national disaster risk reduction strategies;
43
- 43 (o) Urban economy - measured in terms of percentage of the labor force in the education and
44 research and development sectors, and unemployment rate and number of businesses;
45
- 45 (p) Innovation-gear education - measured in terms of the number of Science, Technology,
46 Engineering, and Mathematics higher education degree programs being offered by an
47 educational institution in the city;
48

- 1 (q) Use of renewable energy - measured in terms of percentage of consumed energy from
2 renewable sources;
3
- 4 (r) Universal healthcare - measured in terms of the number of in-patient hospital beds and
5 physicians;
6
- 7 (s) Food security - measured in terms of percentage of city budget spent on initiatives on urban
8 agriculture;
9
- 10 (t) Water and wastewater management - measured in terms of water consumption per capita,
11 percentage of households with access to basic water supply, percentage of treated
12 wastewater that is reused;
13
- 14 (u) Access to ICT services - measured in terms of the proportion of population that has access
15 to fast, secure, stable, and affordable internet services to cater and accommodate online or
16 digital transactions or services necessary for the conduct of daily activities in the modern
17 society; and
18
- 19 (v) Such other targets and indicators as determined by the DHSUD, DEPDev, DILG, and PSA
20 consistent with the principles that guide sustainable cities and communities as provided in
21 Section 4 of this Act: *Provided*, That at any time, but not more than once every five years,
22 such targets and indicators may be reviewed or revised as the need arises to conform to
23 changes and new developments brought about by the latest trends in institutionalizing
24 sustainable cities and communities.
25

26 **SEC. 6. *Urban Planning and Development.*** – The DHSUD shall, in coordination with
27 the DEPDev, DILG, and Department of Public Works and Highways, provide technical
28 assistance to local government units in the integration of the pertinent provisions of this Act,
29 the National Urban Development and Housing Framework, and the NHUDSP in their Annual
30 Development Plans, Annual Investment Plans, Physical Framework Plans, Development
31 Master Plans, Comprehensive Land Use Plans, Disaster Risk Reduction and Management
32 Plans, and similar plans.

33 National agencies and local government units shall ensure the genuine and adequate
34 participation in urban, regional, spatial and environmental planning: *Provided*, That access to
35 information, official records, public records and to documents and papers pertaining to official
36 acts, transactions or decisions, and research data related to urban development to enable
37 informed participation in the decision-making shall be made available pursuant to Section 7,
38 Article III of the 1987 Constitution.
39

40 **SEC. 7. *Incentives for Sustainable Cities.*** – The DILG and the Department of Budget
41 and Management shall incorporate the annual targets set by the DHSUD, DILG, and DEPDev
42 in the awarding of the Seal of Good Local Governance under Republic Act No. 11292, otherwise
43 known as "The Seal of Good Local Governance Act of 2019."
44

45 **SEC. 8. *Public Participation.*** – National agencies and local government units shall
46 ensure the genuine and adequate participation in urban, regional, spatial and environmental
47 planning through the following:
48

- 49 (a) Incentives for the private sector - The Department of Finance shall provide incentives to
50 the participation of the private sector in the achievement of the goals identified under this

1 Act, in accordance with Republic Act No. 10771, otherwise known as the “Philippine
2 Green Jobs Act of 2016”;

3
4 (b) Capacity building for communities - The DHSUD shall provide technical assistance to
5 homeowners’ associations, neighborhood associations, people's organizations, and other
6 local organizations to empower them as partners in achieving the goals of this Act, and
7 enable them to undertake community-level actions towards becoming sustainable
8 communities; and

9
10 (c) Informed participation - Information, education and communication materials shall be
11 developed to make the NHUDSP accessible to all. Every Filipino shall have access to
12 information, official records, public records and to documents and papers pertaining to
13 official acts, transactions or decisions, and research data related to urban development to
14 enable informed participation in the decision- making process.

15
16 **SEC. 9. Report to Congress.** – The DHSUD, DEPDev, and DILG shall submit an annual
17 report on the performance of their respective duties provided for under this Act and the
18 compliance of cities and urban municipalities to the provisions of this Act to the Congress of
19 the Philippines, through the Committee on Housing and Urban Development of the House of
20 Representatives and the Committee on Urban Planning, Housing and Resettlement of the
21 Senate.

22
23 **SEC. 10. Implementing Rules and Regulations.** – Within six (6) months from the
24 effectivity of this Act, the DHSUD shall, in consultation with the DEPDev, DILG, PSA, League
25 of Cities of the Philippines, League of Municipalities of the Philippines, civil society
26 organizations, the private sector and the academe, promulgate the implementing rules and
27 regulations for the effective implementation of this Act.

28
29 **SEC. 11. Separability Clause.** – If any provision of this Act or a portion thereof is
30 declared unconstitutional, the remainder of this Act or any provision not affected thereby shall
31 remain in force and effect.

32 **SEC. 12. Repealing Clause.** – All laws, decrees, orders, rules and regulations or parts
33 thereof inconsistent with the provisions of this Act are hereby repealed or modified accordingly.

34
35 **SEC. 13. Effectivity.** – This Act shall take effect fifteen (15) days after its publication in
36 the *Official Gazette* or in a newspaper of general circulation.

37 *Approved.*

FACT SHEET

House Bill No. **4757**

(In substitution of House Bills Numbered 419, 712, 991, 1375, and 3393)

AN ACT PROVIDING FOR THE DEVELOPMENT OF SUSTAINABLE CITIES AND COMMUNITIES IN THE COUNTRY

Introduced by: Representatives LANI MERCADO-REVILLA, BRYAN B. REVILLA, RAMON JOLO B. REVILLA III, JAVIER MIGUEL LOPEZ BENITEZ, IVAN HOWARD A. GUINTU, ZIAUR-RAHMAN “ZIA” ALONTO ADIONG, MA. VICTORIA CO-PILAR, LEILA M. DE LIMA, KENNETH T. GATCHALIAN, JAN “ATTY. JP” PADIERNOS, ROMAN T. ROMULO, KENNETH PAOLO TERENG, HENRY “INDY” F. OAMINAL JR., ANTOLIN A. ORETA III, IRENE G. LABADLABAD, GERALD CLOYD ALEXIS V. GALANG, ANTONIO A. FERRER, ELIJAH RUMBAOA SAN FERNANDO, TERRY L. RIDON, NATHANIEL M. ODUCAO, ROY M. GONZALES, SONNY “SL” L. LAGON, STEVE CHIONGBIAN SOLON, and ROY M. LOYOLA

*Committee Referral: COMMITTEE ON HOUSING AND URBAN DEVELOPMENT
Committee Chairperson: REPRESENTATIVE MA. VICTORIA CO-PILAR*

OBJECTIVES:

- To promote inclusive, resilient, and sustainable urban development through a continuing program of urban land reform and housing
- To recognize the right to the city for all which encompasses the collective access to sustainable resources, meaningful participation in urban planning and governance, and social inclusion
- To ensure the inclusive use of urban space for housing and livelihood, improve access to basic services, develop integrated public transportation systems and green infrastructure, protect ecosystems, and manage risks of climate change and disasters

KEY PROVISIONS:

- Mandates all cities and municipalities, with a majority of barangays classified as urban to conform with and implement plans, programs and activities, guided by *Ambisyon* 2040, the Philippine Standards for Sustainable Cities and Communities and the following guiding principles:
 - Inclusive urban circular economy
 - Spatial justice
 - Urban renewal
 - Urban mobility and connectivity
 - Digital connectivity
 - Urban safety
 - Ecological balance
 - Disaster resilience and climate change adaptation

- Cultural diversity
 - Participatory urban governance
 - Alignment of economic, social, and environmental policies
- Pursues programs to celebrate diversity and cultural heritage, foster creativity, innovation, and participation in urban planning and policy-making, and maintain public order and safety through the prevention of crime, violence and discrimination
 - Mandates the Department of Human Settlements and Urban Development (DHSUD), in consultation with relevant government agencies, League of Cities, League of Municipalities, civil society organizations, the private sector, and the academe to formulate a National Housing and Urban Development Sector Plan (NHUDSP) which will provide short-term, medium-term, and long-term strategic plans to achieve the goal of developing sustainable cities and communities
 - Directs the DHSUD to provide technical assistance to local government units in the integration of the National Urban Development and Housing Framework, and the NHUDSP in their Annual Development Plans, Annual Investment Plans, Physical Framework Plans, Development Master Plans, Comprehensive Land Use Plans, Disaster Risk Reduction and Management Plans, and similar plans
 - Directs national agencies and local government units to ensure their genuine and adequate participation in urban, regional, spatial, and environmental planning
 - Directs the Department of the Interior and Local Government (DILG) and the Department of Budget and Management to incorporate the annual targets set by the DHSUD, DILG, and Department of Economy, Planning, and Development in the awarding of the Seal of Good Local Governance under Republic Act No. 11292, otherwise known as “The Seal of Good Local Governance Act of 2019”

RELATED LAWS:

- Republic Act No. 7160 – “The Local Government Code of 1991”
- Republic Act No. 10771 – “Philippine Green Jobs Act of 2016”
- Republic Act No. 11201 – “Department of Human Settlements and Urban Development Act”
- Republic Act No. 11292 – “The Seal of Good Local Governance Act of 2019”
- Republic Act No. 12145 – “Economy, Planning and Development Act”