

GUIDELINES FOR THE INVENTORY AND IDENTIFICATION OF LANDS AND SITES FOR SOCIALIZED HOUSING

SECTION 1. MANDATE. - These guidelines are enacted pursuant to Section 40 of RA 7279 which provides, inter alia, that Housing and Urban Development Coordinating Council through the key housing agencies, shall provide local government units with necessary support such as formulation of standards and guidelines as well as technical assistance in the preparation of land use plans, in relation to Section 4.d of E.O. 90 Series of 1992 which designated the Board as the sole regulatory body for housing and land development.

These guidelines are formulated in the furtherance of the provisions of the same Act which provides respectively: "Within one (1) year from the effectivity of the Act, all city and municipal governments shall conduct an inventory of all lands and improvements thereon within their respective localities"; and "after the inventory of all lands the local government units in coordination with the National Housing Authority (NHA), Housing and Land Use regulatory Board (HLRB) Land Management Bureau (LMB), and National Mapping and Resource Information Authority (NAMRIA). shall identify lands for socialized housing and resettlement areas for the immediate and future needs of underprivileged and homeless in the urban areas, taking into consideration the degree of availability of basic services and facilities, their economic opportunities, and the actual number of registered beneficiaries".

The inventory of lands and subsequent identification of sites for socialized housing shall serve as inputs in the formulation of the National Urban Development Framework as contained in Section 6 of this Act.

SECTION 2. OBJECTIVES. - These guidelines are intended to provide guidance and assistance to the Local Government Units (LGUs) in the implementation of Sections 7 and 8 of R.A. 7279.

SECTION 3. SCOPE. - These guidelines shall cover the inventory of all lands and the identification of suitable sites for socialized housing in urban and urbanizable areas.

3.1 The following lands shall be covered by the inventory of all lands and detailed data/information thereon shall be gathered:

- a. all undeveloped and vacant lands zoned for residential purposes as delineated in the Zoning Ordinance of the Local Government Units, duly approved by the Housing and Land Use Regulatory Board;
- b. government-owned lands, whether owned by the national government or any of its subdivisions, instrumentalities, or agencies including, government-owned or controlled corporations and their subsidiaries;
- c. unregistered or abandoned agricultural and idle lands including idle government lands;
- d. other lands
 - d.1 lands located outside the zoned built-up areas but suitable for socialized housing, as per suitability criteria contained in these guidelines;
 - d.2 squatter settlement, including Areas for Priority Development (APD), Zonal Improvement Program sites (ZIP) and Slum Improvement and Resettlement Program (SIR) sites;
 - d.3 marginal agricultural lands which comply with the conversion criteria of DAR;
 - d.4 government-owned lands which have not been used for the purpose for which they have been reserved or set aside for the past ten (10) years from the effectivity of the Act and identified as suitable for socialized housing

3.2 The following lands shall be indicated on the map, as cited in Section 6.1 although are exempted from the coverage of the law:

- a. Those included in the coverage of Republic Act No. 6657 otherwise known as Comprehensive Agrarian Reform Law;
- b. Those actually used for national defense and security of the State;
- c. Those used, reserved or otherwise set aside for government offices, facilities and other installations, whether owned by the National Government, its agencies and instrumentalities, including government-owned or controlled corporations, or by the local government units: Provided, however, that the lands herein mentioned, or portions thereof, which have not been used for the purpose for which they have been reserved or set aside for the past ten (10) years from the effectivity of the Act. shall be covered by the Act;
- d. Those used or set aside for parks, reserves for flora and fauna, forests and watersheds, and other areas necessary to maintain ecological balance or environmental protection, as determined and certified by the proper government agency; and
- e. Those actually used for religious, charitable, or educational purposes, cultural and historical sites, hospitals and health centers, and cemeteries or memorial parks.

SECTION 4. DEFINITION OF TERMS. As used herein the following terms and phrases shall have the following meaning/definitions:

- 4.1 Areas for Priority Development (APD) refers to those areas declared as such under existing statutes and pertinent executive issuances.
- 4.2 Blighted lands refer to the areas where the structures are dilapidated, obsolete and unsanitary, tending to depreciate the value of the land and prevent normal development and use of the area.

4.3 Idle lands refer to non-agricultural lands in urban and urbanizable areas on which no improvements, as herein defined, have been made by the owner, as certified by the city, municipal or provincial assessor.

Idle government lands refers to: non-agricultural lands in urban and urbanizable areas on which no improvement as herein defined has been made by the government including: 1) patrimonial properties of the state; 2) public properties; and 3) properties foreclosed by the government financing institutions (GFIs), government owned and controlled corporations (GOCCs), as certified by the city, municipal and provincial assessor.

Improvements refer to all types of buildings and residential units, wall, fences, structures or constructions of all kinds of a fixed character or which adhered to the soil but shall not include trees, plants and growing fruits, and other fixtures that are mere superimpositions on the land. and the value of the improvements shall not be less than fifty percent (50%) of the assessed value of the property.

4.4 Government lands refers to parcels of lands which titles are held by national government entities or any of its subdivisions, instrumentalities, or agencies, including government-owned or controlled corporation and their subsidiaries and lands placed under the jurisdiction of the above entities by virtue of proclamations signed by the President. Government lands also include rights-of-way or road titles.

4.5 Marginal lands refers to land which are not effective for crop production due to constraints such as topography of the area and poor yields.

4.6 Resettlement areas refer to areas identified by the appropriate national agency or by the local government unit with respect to areas within its jurisdiction, which shall be used for the relocation of the underprivileged and homeless citizens.

4.7 Slum Improvement and Resettlement Program (SIR) refers to the program of the National Housing Authority of

upgrading and improving blighted squatter areas outside of Metro Manila pursuant to existing statutes and pertinent executive issuances.

- 4.8 Socialized housing refers to housing programs and projects covering houses and lots or homelots only undertaken by the Government or the private sector for the underprivileged and homeless citizens which shall include sites and services development, long-term financing, liberalized terms on interest payments, and such other benefits in accordance with the provisions of this Act.
- 4.9 Underprivileged and homeless citizens refer to the beneficiaries of this Act and to individuals or families residing in urban and urbanizable areas whose income or combined household income falls within the poverty threshold as defined by the National Economic and Development Authority and who do not own housing facilities. This shall include those who live in makeshift dwelling units and do not enjoy security of tenure.
- 4.10. Unregistered or abandoned lands refer to lands in urban and urbanizable areas which are not registered with the Register of Deeds or with the city or municipal assessor's office concerned, or which are uninhabited by the owner and have not been developed or devoted for any useful purposes, or appears unutilized for a period of three (3) consecutive years immediately prior to the issuance and receipt or publication of notice of acquisition by the Government as provided under the Act. It does not include land which have been abandoned by reason of force majeure or any other fortuitous event; Provided That prior to such event, such land was previously used for some useful or economic purposes.
- 4.11 Urban areas refer to all cities regardless of their population density and to municipalities with a population density of at least five hundred (500) persons per square kilometer.

4.12 Urbanizable areas refer to sites and lands which, considering present characteristics and prevailing conditions, display marked and great potential of becoming urban areas within the period of five (5) years.

4.13 Zonal Improvement Program (ZIP) refers to the program of the National Housing Authority of upgrading and improving blighted squatter areas within the cities and municipalities of Metro Manila pursuant to existing statutes and pertinent executive issuances.

SECTION 5. RESPONSIBLE AGENCIES. - The following agencies shall be involved in the inventory and site identification:

- 5.1 The Local Government Units (LGUs) shall be responsible for the conduct of inventory and identification of sites for socialized housing.
- 5.2 The Housing and Land Use Regulatory Board (HLRB) shall prepare guidelines for the inventory and identification of sites for socialized housing and provide training and technical assistance in the conduct of inventory. It shall also provide relevant information on land use and zoning and assist in the preparation of Land Use Plans incorporating the identified sites for socialized housing.
- 5.3 The National Mapping and Resource Information Authority (NAMRIA) shall provide base maps, aerial photographs and other cartographic materials needed for the inventory.
- 5.4 The Land Management Bureau (LMB) shall furnish the LGUs with cadastral map, inventory of government-owned lands and other relevant data.
- 5.5 The National Housing Authority (NHA) shall make available existing guidelines and criteria on the identification of sites for socialized housing, accept and act as repository (of deeds, TCT's. plans, etc.) of government-owned lands found suitable for the above stated purpose, and assist the concerned LGUs in the implementation of appropriate housing programs arising from the inventory gathered on socialized housing projects.

5.6 Other agencies not identified in Sections 7 and 8 but which can provide relevant information and data requirement are as follows:

- a. Bureau of Internal Revenue (BIR) shall provide data on land valuation and taxation.
- b. Department of Agriculture (DA)/Bureau of Soils and Water Management (BSWM) shall provide data on Network of Protected Agricultural Areas.
- c. Department of Agrarian Reform (DAR) shall provide data on lands covered by the Comprehensive Agrarian Reform Program (CARP).
- d. Department of Environment and Natural Resources (DENR)/Environmental Management Bureau (EMB) shall provide data on environmentally critical areas.
- e. Department of Transportation and Communication shall provide data on transportation and communication services.
- f. National Statistics Office (NSO) shall provide data on population and other relevant data.
- g. National Power Corporation (NPC), Manila Electric Company (MERALCO), National Electrification Administration (NEA) shall provide data on power.
- h. Manila Waterworks and Sewerage System (MWSS) and Local Waterworks and Utilities Administration (LWUA) shall provide data on water.
- i. Department of Public Works and Highways (DPWH) shall provide data on roads and other relevant data.
- j. City/Municipal Assessor's Office shall provide tax map and listing of all real properties with their corresponding market values and/or assessed values located in their respective city/municipality.

SECTION 6. GENERAL GUIDELINES AND METHODOLOGY. - The LGUs shall undertake an in-inventory of all lands to determine current and

actual land uses, availability of basic services and such other information that are needed to establish the suitability of sites for socialized housing. The LGUs are not limited to the use of this methodology but may utilize other available methodologies as well.

6.1 Inventory of Lands

In the conduct of inventory, any or a combination of the following techniques may be used:

- a. Ocular Inspection
- b. Aerial

Photo Interpretation

- d. Data sourcing from tax maps, cadastral maps, existing land use maps and other thematic Maps

- e. Interview with local residents who have sufficient local knowledge.

6.2 Documentation

The aforementioned inventory shall be embodied in a report which shall include among others:

a. Maps

- a.1 A base map drawn to a convenient scale wherein the lands covered under Section 3 (Scope) of these Guidelines shall be plotted.
- a.2 Map showing the lands suitable for socialized housing as identified by the LGUs based on the Suitability Criteria enumerated in 6.3 of these Guidelines.
- a.3 Other maps showing the assessed/market value, actual land use, zoning classification and basic services.

b. Tabular forms

An inventory/tabular form which shall include but not be limited to the following information:

- b.1 inventory of individual property indicating relevant information (Refer to Annex A - Inventory Form)

- b.2 listing of all properties inventoried indicating relevant information (Refer to Annex B - Inventory of Lands)
- b.3 summary of lands as identified in Section 3 (Scope) hereof and corresponding area in hectares (Refer to Annex C - Summary of Inventory). This form shall be submitted to the Housing and Urban Development Coordinating Council (HUDCC) for planning purposes.
- c. Other pertinent documents

6.3 Site Selection Criteria

The following criteria shall be used to evaluate the suitability of sites for socialized housing:

- a. To the extent feasible, socialized housing and resettlement projects shall be located in new areas where employment opportunities are available;
- b. Priority shall be given to areas where basic services and facilities are already existing or where these can be introduced within a very short time;
- c. Transportation cost to work places and other services should be affordable considering that the target beneficiaries are the homeless and underprivileged;
- d. The site shall not require excessive levelling, cutting and filling. Sites requiring excessive engineering works shall be avoided. Likewise, sites on steep slopes and/or on weak soil foundation shall not be considered;
- e. Environmentally critical areas as in flood prone or earthquake zones or areas near rivers and canals shall be avoided;
 - f. Compatibility with existing zones;
 - g. Financial feasibility and viability where land valuation offered is low; and
 - h. Tenorial status.

6.4 Priorities in the Selection of Sites for Socialized Housing

In selecting from among sites that equally meet the criteria listed above, priorities shall be established based on the following:

- a. those owned by the government or any of its subdivisions, instrumentalities or agencies, including government-owned and controlled corporations and their subsidiaries;
- b. alienable of public domain;
- c. unregistered or abandoned and idle lands;
- d. those with the declared Areas for Priority Development (APD) and Zonal Improvement Program (ZIP) Sites as validated by the National Housing Authority and LGUs and Slum Improvement and Resettlement (SIR) Program Sites which have not yet been acquired; and
- e. Bagong Lipunan Improvement of sites and Services (BLISS) sites which have not yet been acquired; and
- f. privately-owned lands.

6.5 Completion and Updating of inventory

The inventory shall be completed within one (1) year from the effectivity of these guidelines. Updating shall be done every three (3) years.

For planning purposes, the Housing and urban Development Coordinating Council (HUDCC) shall be furnished by each local government unit a copy of its inventory.

6.6 Turnover of Government Lands

Public lands acquired by virtue of a presidential proclamation and government-owned lands which have not been used for the purpose for which they have been reserved for the past ten (10) years prior to the effectivity of R.A. 7279 and which have been identified as suitable for socialized housing shall be transferred to NHA, subject to Presidential approval.

SECTION 7. ZONIFICATION OF THE IDENTIFIED SITES FOR SOCIALIZED HOUSING – The identified sites for socialized housing shall be located in residential zones, identified in the City's or Municipality's Zoning Ordinance duly approved by the Housing and Land Use Regulatory Board (HLRB). However, for cities and municipalities where the identified sites are not the said residential zones, the location shall be confined within the priority sites and those which conform with the suitability criteria fined in Section 6.3 and 6.4 of these Guidelines.

The identified sites shall be zoned as SOCIALIZED HOUSING ZONES.

The current Zoning Ordinance of the LGUs there-fore shall be reviewed and revised such that the socialized housing, component shall be integrated.

APPROVED this 25th day of November 1992,
Quezon City.

(Sgd.) ZORAYDA AMELIA C. ALONZO
Acting Chairman. HUDCC
Ex-Officio Chairman

(Sgd) BEINVENIDO E, MERELLOS
Asst. Secretary for Legal Service, DPWH
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(Sgd) ANICETO M. SOBREPENA
Dep. Dir. Gen. NEDA
Ex-Officio Commissioner

SECTION 8. SUPPLEMENTARY AND INTERPRETATIVE RULES AND POLICIES. - THE Chief Executive Officer of the HLRB is hereby authorize to issue supplemental rules, and interpretative policies and guidelines as to the procedure, contents and documentary requirements of the inventory, in the implementation of these guidelines.

SECTION 9. SEPARABILITY CLAUSE. - If for any reason any part of these guidelines are declared as declared as contrary to law, the remainder hereof not affected hereby shall continue to remain in force and effect.

SECTION 10. EFFECTIVITY CLAUSE. - These Implementing Guidelines shall take effect immediately upon approval

(Sgd) ERNESTO C. MENDIOLA
Commissioner and
Chief Executive Officer

(Sgd) AMADO B. DELORIA
Commissioner

(Sgd) ROMULO Q. FABUL
Commissioner

(Sgd) LUIS T. TUNGPALAN
Commissioner

Certified approved by the Housing and Land Use regulatory Board per Resolution No. R-521, series of 1992 adopted on 25 November 1992

(Sgd) FRANCISCO L. DAGNALAN
Board Secretary

ANNEX A INVENTORY

FORM

- 1. TCT. Number : _____
- 2. Owner : _____
- 3. Area (in hectares) : _____
- 4. Location (Barangay) : _____
- 5. Classification (please check)
 - a. Undeveloped and vacant lands zoned for residential purposes as delineated in the approved Zoning Ordinance of Local Government Units, duly approved by HLRB
 - b. Government-owned lands]
 - c. Unregistered or abandoned and idle lands including idle government lands
 - d. Other lands
 - d.1 Lands locate d outside the zoned built-up areas but suitable for socialized housing
 - d.2 Areas for Priority Development (APDs), Zonal Improvement Sites and Slum Improvement and Resettlement Program (SIRP) Sites]
 - d.3 Marginal lands
 - d.4 Government-owned lands which have not been used for the purpose for which they have been reserved for the past ten (10) years and identified as suitable for socialized housing
- 6. Assessed/Market Value : _____
- 7. Actual Land Use (please check)
 - Residential Industrial Others, specify _____
 - Commercial Agricultural
 - Institutional Vacant
- 8. Zoning Classification base on the approved zoning ordinance (please check)
 - Residential Industrial
 - Commercial Agricultural
 - Institutional Others, specify _____
- 9. Basic Services (if present, please check)
 - Potable water
 - Power
 - Sewerage facilities and waste disposal system
 - Access to primary roads and transportation facilities
 - Other available services, specify _____

Prepared by:

Certified by:

Date

Date

ANNEX C

SUMMARY OF INVENTORY

Year
City/Municipality
of Province of

CLASSIFICATION	AREA (in hectares)
<p>1. Undeveloped and vacant lands zoned for residential purposes as delineated in the approved zoning ordinance of local government units, duly approved by HLRB</p> <p>2. Government-owned lands</p> <p>3. Unregistered or abandoned and idle lands including Idle government lands</p> <p>4. Other lands</p> <p> a. Lands located outside the zoned built-up areas but suitable for socialized housing per suitability criteria</p> <p> b. Areas for Priority Development (APDs), Zonal Improvement Program (ZIP) Sites, and Slum Improvement and Resettlement Program (SIRP) Sites</p> <p> c. Marginal lands</p> <p> d. Government-owned lands which have not been used for the purpose for the past ten (10) years from the effectivity of the Act and identified suitable for socialized housing</p>	
TOTAL	