

**SEVENTEENTH CONGRESS OF THE )  
REPUBLIC OF THE PHILIPPINES )  
First Regular Session )**



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**SENATE  
S. B. No. 1015**

RECORDED BY: *[Signature]*

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Introduced by Senator JOEL VILLANUEVA

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**AN ACT  
INSTITUTING A NATIONAL LAND USE POLICY, PROVIDING THE  
IMPLEMENTING MECHANISMS THEREFORE, AND FOR OTHER  
PURPOSES**

**EXPLANATORY NOTE**

The Philippines is an archipelagic country, which often than not experiences strong monsoons, typhoons and water surge from the seas. These typhoons are in addition to other calamities and natural disasters we usually experience. As a result of these calamities and natural disasters, our country has lost billions of pesos arising from destroyed crops and killed livestock, totally ravaged houses, roads and other infrastructure projects, which resulted to severe loss in agricultural production, waste of public funds, inhibited growth of our country, and loss of human lives and property.

These typhoons and natural disasters have become stronger and stronger over the years. Climate change worsens the economic situation and food security among others of the Philippine people. Hence, the worsening situation of our environment must be addressed as soon as possible. Aside from the urgent need to develop climate-smart technologies available, it is also necessary that we adopt a national land use law, which will preserve our nation's agricultural land and critical watersheds.

This bill mandates the creation of a National Land Use Council (NLUC) which shall act as the highest policy-making body on land use and resolve land use policy conflicts between or among agencies, branches, or levels of the government. NLUC shall integrate efforts, monitor developments relating to land use and the evolution of policies. This bill also directs the formulation of a National Physical Framework Plan (NPPF), which shall serve as the general long-term framework for the spatial development directions of the entire country and provide analytical parameters for

the planned allocation, use and management of the country's land and other physical resources.

Under this proposed bill, land is classified according to four uses: 1) Protection Land Use; 2) Production Land Use; 3) Settlements Development; and 4) Infrastructure Development. In order to encourage LGUs to update their Comprehensive Land Use Plans regularly, the bill gives awards and incentives. Penalties are imposed on violations of the provisions of the bill.

Land use planning is crucial in taking care of the basic social needs of the country's population such as housing, transport, electricity, water, health care, education and training, jobs, among others. Passage of this bill is of utmost importance.

  
SENATOR JOEL VILLANUEVA

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**AN ACT**  
**INSTITUTING A NATIONAL LAND USE POLICY, PROVIDING THE**  
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*Be it enacted by the Senate and House of Representatives of the Philippines  
in Congress assembled:*

CHAPTER I

INTRODUCTORY PROVISIONS

1 **SECTION 1. Title.** – This Act shall be known as the “National Land Use Act of the  
2 Philippines of 2016”

3 **SECTION 2. Policies and Principles.** - All lands of the public domain, waters,  
4 minerals, coal, petroleum, and other mineral oils, all forces of potential energy,  
5 fisheries, forests or timber, wildlife, flora and fauna, and other natural resources  
6 are owned by the state. With the exception of agricultural lands, all other natural  
7 resources shall not be alienated.

8 Pursuant to the constitutional provision or mandate, it is the policy of the State to  
9 provide for a rational, holistic, and just allocation, utilization, management, and  
10 development of the country's land to ensure their optimum use, consistent with  
11 the principle of sustainable development.

12 The State shall recognize the need for rational, optimal and sustainable  
13 development, consistent with the principles of environmental management and  
14 equitable access to land and security.

1 Toward this end, the State shall institutionalize land use and physical planning as  
2 mechanisms for identifying, determining, and evaluating appropriate land use and  
3 allocation patterns that promote and ensure:

- 4 a) Sustainable management and utilization of natural resources;
- 5
- 6 b) Maintenance and preservation of environmental integrity and stability  
7 specifically the perpetual protection of permanent forests and watershed for  
8 the attainment of food, water and energy sufficiency;
- 9
- 10 c) Disaster risk-reduction and climate change resiliency;
- 11
- 12 d) Protection of prime agricultural lands for food security in basic commodities  
13 with emphasis on self-sufficiency in rice and corn;
- 14
- 15 e) Water security through sustainable development and management of water  
16 resources towards water security;
- 17
- 18 f) Settlements, transportation and infrastructure development in support of  
19 urban, rural and regional development and inclusive growth;
- 20
- 21 g) Harmony between the rights and the varied interests of every Filipino within  
22 the framework of people empowerment, decentralization, social justice, and  
23 equity;
- 24
- 25 h) Respect for and protection of the sustainable traditional resource rights of  
26 the Indigenous Cultural Communities/Indigenous Peoples (ICCs/IPs) to their  
27 ancestral domains to ensure their economic, social, and cultural well-being as  
28 well as recognition of the applicability of customary laws and sustainable  
29 traditional resource use and management, knowledge, and practices in  
30 ancestral domains in compliance with free and prior informed consent of  
31 ICC/IPs;
- 32
- 33 i) Protection of the rights of basic sectors to equitable access to the country's  
34 land;
- 35
- 36 j) Protection, preservation, and development of the Filipino historical, cultural  
37 and built cultural heritage and resources for the deeper understanding of  
38 our history and culture as a people;
- 39
- 40 k) Attainment of energy security and self-sufficiency; and
- 41
- 42 l) Market orientation where the interplay of market forces and fair trade within the  
43 framework of ecological development and equity consideration is encouraged  
44 and adopted as the basic parameter in achieving efficiency in land use and  
45 allocation;
- 46
- 47 m) Market orientation where the interplay of market forces and fair trade within the  
48 framework of ecological development and equity consideration is encouraged  
49 and adopted as the basic parameter in achieving efficiency in land use and  
50 allocation.

1 It is also the policy of the State to ensure that local government units (LGUs) share  
2 with the national government the responsibility of managing and maintaining  
3 ecological balance within their territorial jurisdiction as stated in the 1987 Constitution  
4 and the 1991 Local Government Code (LGC) or Republic Act 7160.

5 Guided by the principle that the use of land bears a social function and that all  
6 economic agents shall contribute to the common good, landowners, land tenure  
7 holders, in the case of forestlands, be it an individual, communal, corporate or group  
8 shall be held responsible for developing and conserving their lands thereby making  
9 their lands productive and supportive of environmental stability.

10 **SECTION 3. Scope.** – This Act shall apply to all lands whether public, private,  
11 government-owned, and/or in the possession of individuals, communities,  
12 indigenous people, or groups of people, to provide for a rational, holistic, and just  
13 allocation, development and management of land including such activities that bear  
14 impact on said resources.

15  
16 CHAPTER II

17 DEFINITIONS

18 **SECTION 4. Definition of Terms.** - As used in and for purposes of this Act, the  
19 following terms shall mean:

20 a) "Agricultural land" shall refer to land of public domain which have been  
21 devoted to agricultural activity as defined in Republic Act No. 6657, as  
22 amended, and not further classified for residential, commercial or industrial use  
23 and such other uses as may be provided by law;

24 b) "Agricultural land use conversion" shall refer to the undertaking of any  
25 development activity which modifies or alters the physical characteristics of  
26 agricultural lands to render them suitable for non-agricultural purposes with an  
27 approved order of conversion issued exclusively by the Department of  
28 Agrarian Reform (DAR);

29 c) "Alienable and disposable (A&D) lands" shall refer to lands of the public  
30 domain which have been delineated, classified, and certified as open and  
31 available for disposition under the provisions of Commonwealth Act No.141,  
32 otherwise known as the "Public Land Act," as amended;

33 d) "Ancestral domains" shall refer to all areas generally belonging to ICCs/IPs  
34 as defined in Republic Act No. 8371, otherwise known as the "Indigenous  
35 Peoples Rights Act (IPRA) of 1998;"

36 e) "Basic Sector" shall refer to a group of people not referring to any organized  
37 groups such as but not limited to women, youth, elderly, differently-abled,  
38 peasants and fisher folk;

1 f) "Basic Shelter" shall refer to any subdivision unit, housing unit or  
2 condominium satisfying the barest minimum shelter requirements under the  
3 minimum design standards of Batas Pambansa Blg. 220;

4 g) "Comprehensive Land Use Plan (CLUP)" shall refer to a document  
5 embodying a set of policies and guidelines, accompanied by official maps and  
6 similar illustrations, that serves as principal basis for determining the future land  
7 use of lands and natural resources for production and protection purpose  
8 within the territorial jurisdiction of the city or municipality. It represents the  
9 community-desired pattern of population distribution and proposes future  
10 allocation of land resources to various land-using activities. It identifies the  
11 allocation, character, and extent of the areas of land resources to be used for  
12 different purposes and includes the processes and the criteria employed in the  
13 determination of the land use. It has a long-term perspective, encompassing a  
14 minimum of ten (10) years except if an earlier amendment or revision of the  
15 CLUP is authorized by the NLUC due to extraordinary causes;

16 h) "Comprehensive land use planning" shall refer to the act of defining the  
17 allocation, utilization, development and management of all lands within a given  
18 territory or jurisdiction according to the inherent characteristic of the land itself  
19 and supportive of sustainable, economic, demographic, socio-cultural and  
20 environmental objectives as an aid to decision-making and legislation;

21 i) "Coastal area/zone" shall refer to a band of dry land and the adjacent ocean  
22 space (water and submerged land) in which terrestrial processes and uses  
23 directly affect oceanic processes and uses, and vice versa. Its geographic  
24 extent may include areas within a landmark limit of one (1) kilometer from  
25 the shoreline at high tide to include mangrove swamps, brackish water ponds,  
26 nipa swamps, estuarine rivers, sandy beaches and other areas within a  
27 seaward limit of 200 meters isobath to include coral reefs, algal flats,  
28 seagrass beds, and other soft-bottom areas. For purposes of initiating and  
29 implementing sustainable coastal resources protection and management, it  
30 shall include foreshore lands;

31 j) "Critical habitats" shall refer to areas outside protected areas as defined in  
32 Republic Act No. 7586, otherwise known as the "National Integrated Protected  
33 Areas System Act of 1992", that are known habitats of threatened species and  
34 designated as such based on scientific data taking into consideration species  
35 endemism and/or richness, presence of human-made pressures/threats to the  
36 survival of wildlife living in the area, among others;

37 k) "Critical watershed" shall refer to a drainage area of a river system  
38 supporting existing and proposed hydro-electric power, domestic water  
39 consumption, irrigation works or existing water facilities needing immediate  
40 protection and rehabilitation to minimize erosion and improve water yield.  
41 It shall be closed for logging until it is fully rehabilitated;

42 l) "Cultural heritage" shall refer to the totality of cultural properties preserved  
43 and developed through time and passed on for posterity;

1 m) "Customary laws" shall refer to a body of written and/ or unwritten rules,  
2 usages, customs and practices traditionally and continually recognized,  
3 accepted, and observed by respective ICCs/IPs, consistent with the IPRA;

4 n) "Development plan" shall refer to a document that defines the activities or  
5 measures that the national government or local government units (LGUs)  
6 intend to implement in order to achieve a defined set of development goals.  
7 It integrates the socio-economic and sectoral plans of the national government  
8 or its instrumentality or a particular LGU with land use or physical framework  
9 plans. It may include an analysis of problems and resources, definition of  
10 goals and objectives, policy guidelines, project and target achievements, and  
11 an implementation mechanism which defines the roles and contributions  
12 expected from the government and the private sector. Development plans  
13 include the national-level Medium-Term Philippine Development Plan  
14 (MTPDP) and its counterpart plans at the regional, provincial and local levels  
15 called the Medium- Term Regional Development Plan (MTRDP), the  
16 Provincial Physical Framework and Development Plan (PPFDP) and the  
17 Comprehensive Development Plan (CDP). These plans are translated into  
18 medium-term investment programs, also prepared at the national, regional  
19 and local levels, where programs, projects and activities derived from the  
20 development plans are ranked, prioritized, and matched with investment  
21 financing capacities;

22 o) "Ecologically-fragile lands" shall refer to lands within the critical watershed,  
23 brackish and freshwater wetlands, pasture lands, and croplands which require  
24 rehabilitation and whose continued unsustainable use would adversely affect  
25 the productivity of lowland agricultural areas and the stability of the upland  
26 ecosystem;

27 p) "Ecotourism" shall refer to sustainable tourism or travel to a given natural  
28 area with exotic or threatened ecosystems or a heritage area to observe  
29 wildlife or to help preserve nature, in the process providing for community  
30 participation, protection and management of natural resources, culture and  
31 indigenous knowledge systems and practices, environmental education and  
32 ethics, as well as economic benefits fostered and pursued for the enrichment  
33 of host communities and the satisfaction of visitors;

34 q) "Energy resource lands" shall refer to lands where naturally occurring or  
35 indigenous energy resources exist in sufficient quantity or quality as to be  
36 economically viable for exploration, development, production, utilization, and  
37 distribution process;

38 r) "Energy resources" shall refer to surface or subsurface substances that serve  
39 as energy sources. These are traditionally mineral fuel deposits such as coal,  
40 petroleum, natural gas or renewable resources from geothermal, hydro  
41 reservoirs, or non-conventional sources such as ocean waves, solar, wind,  
42 biomass, and other similar resources which serve the same purpose;

43 s) "Environmentally critical areas" shall refer to areas declared by law as: (i)  
44 protected areas pursuant to Republic Act No. 7586 or the NIPAS Act of 1992;  
45 (ii) areas for natural parks, watershed reserves, wildlife preserves, and

1 sanctuaries; (iii) areas set aside as aesthetic potential tourist spots; (iv) areas  
2 which constitute the habitat of any endangered or threatened species or  
3 indigenous Philippine wildlife (flora and fauna); (v) areas of unique historic,  
4 archaeological, or scientific interests; (vi) areas which are traditionally  
5 occupied by ICCs/IPs; (vii) areas with critical slopes; (viii) areas exposed  
6 to geologic and hydro-meteorological hazards; (ix) prime agricultural lands;  
7 (x) recharge areas of aquifers; (xi) water bodies; (xii) mangrove areas; (xiii)  
8 coral reefs; (xiv) mossy and old-growth forests; (xv) rivers and river  
9 banks; (xvi) swamp forest and marshlands; and (xvii) foreshore lands. This  
10 term shall also include other terrestrial, aquatic and marine areas that need  
11 special protection and conservation measures because they are ecologically  
12 fragile or they are needed for food security and food self-sufficiency as  
13 determined by concerned agencies and LGUs in consultation with the  
14 concerned sectors;

15 t) "Estuary" shall refer to a wetland type where the river mouth widens into a  
16 marine ecosystem, the salinity of which is intermediate between salt and  
17 freshwater where tidal action is an important biophysical regulator;

18 u) "Exhausted energy resource lands" shall refer to specific energy resource  
19 sites whose energy reserves of the desired type(s) are no longer in sufficient  
20 quantity or quality to justify additional expenditure for their extraction and  
21 utilization as certified by the Department of Energy;

22 v) "Exhausted mineral lands" shall refer to specific sites whose mineral deposits  
23 are no longer in sufficient quantity or quality to justify additional expenditure for  
24 their extraction and utilization as may be determined by the latest technology  
25 available;

26  
27 w) "Exhausted mineral resources" shall refer to a situation where the mineral  
28 resources in specific sites are no longer in sufficient quantity or quality to justify  
29 additional expenditure for extraction or utilization as determined by the  
30 Mines and Geosciences Bureau and approved by the DENR;

31  
32 x) "Flood plain" shall refer to the portion of a river valley adjacent to a river  
33 channel which is covered with water when river overflows its banks at flood  
34 stages. The plain usually consists of silt deposited by the stream;

35 y) "Flood-prone areas" shall refer to low lying areas usually adjacent to large  
36 or active water bodies and therefore experience regular or seasonal inundation  
37 as a result of changes in the mean water level of these bodies or because  
38 of land reclamation and other artificial interference with the natural processes;

39 z) "Food security" shall refer to the policy objective of meeting the food  
40 availability, accessibility, quality and affordability requirements of the present  
41 and future generations of Filipinos in a sustainable manner, through local  
42 production or importation, only when there is shortage established based on  
43 a micro level situation, or both, based on the country's existing and potential  
44 resource endowments and related production advantages, and consistent with  
45 the overall national development objectives and policies;



- 1 aa) "Food self-sufficiency" shall refer to the policy objective of meeting the food  
2 requirements through intensive local food production in a sustainable manner  
3 based on the country's existing and potential resource endowments and  
4 related production advantages;
- 5 bb) "Forestlands" shall refer to lands of the public domain classified and/or  
6 determined as needed. They include all permanent forests or forest reserves,  
7 forest reservations and all remaining unclassified lands of the public domain;
- 8 cc) "Foreshore land" shall refer to the part of the shore which is alternately  
9 covered and uncovered by the ebb and flow of the tide;
- 10 dd) "Free and Prior Informed Consent" shall refer to consensus of all members  
11 of the ICCs/IPs to be determined in accordance with their respective  
12 customary laws and practices, free from any external manipulation,  
13 interference and coercion, and obtained after fully disclosing the intent and  
14 scope of the activity, in a language and process understandable to the  
15 community;
- 16 ee) "Geo-hazards" shall refer to natural and human-induced geological  
17 processes that have potential to cause destruction and pose a threat or  
18 risk to human life and property;
- 19 ff) "Geo-hazard prone areas" shall refer to areas frequently visited and/or  
20 vulnerable or prone to experience weather/climatic, hydrologic, geologic,  
21 and other natural calamities;
- 22 gg) "Heritage Zones" shall refer to historical, anthropological, archaeological  
23 and artistic geographical areas and settings that are culturally significant to  
24 the country as declared by the National Museum and/or National Historical  
25 Commission of the Philippines, pursuant to R.A. No. 10066 or the National  
26 Cultural Heritage Act of 2009;
- 27 hh) "Illegal agricultural land conversion" shall refer to any activity that modifies  
28 or alters the physical characteristics of agricultural lands to render them suitable  
29 for non-agricultural purposes without an approved order of conversion from  
30 the DAR Secretary;
- 31 ii) "Improvements" shall refer to all types of buildings and residential units,  
32 walls, fences, structures or construction of all kinds of fixed character or are  
33 adhered to the soil but shall not include trees, plants, growing fruits, and  
34 other fixtures that are mere super impositions on the land, and the value of  
35 improvements shall not be less than fifty percent (50%) of the assessed value  
36 of the property;
- 37 jj) "Inclusive growth" shall refer to ensuring that the economic opportunities  
38 created by growth are available to all, particularly the poor, to the maximum  
39 possible extent;
- 40 kk) "Indigenous Cultural Communities/Indigenous Peoples (ICCs/JPs)" shall  
41 refer to groups of people or homogenous societies identified under Republic  
42 Act No. 8371 or the "Indigenous People's Rights Act (IPRA)";

- 1 ll) "Indigenous energy resources" shall refer to energy resources, which  
2 originate or occur naturally in the Philippines;
- 3 mm) "Inland waters" shall refer to waters, which are not coastal and marine  
4 waters not subject to acquisitive prescription consistent with the provisions of  
5 Presidential Decree No. 1067, otherwise known as the "Water Code of the  
6 Philippines";
- 7 nn) "Inter-tidal sand flat" shall refer to a juvenile fish-feeding area and habitat  
8 for crustaceans. The littoral gravel and sand biotopes are also used by  
9 important wintering ground and roosting/feeding grounds of indigenous  
10 migratory birds;
- 11 oo) "Integrated watershed management" shall refer to a planning strategy or  
12 program for watershed areas that complement environmentally-sound soil  
13 and water management practices with mechanisms for ensuring greater  
14 responsibility, involvement, or participation of individuals, groups, communities  
15 and other stakeholders benefiting from these areas and water-related  
16 infrastructure;
- 17 pp) "Key biodiversity areas" shall refer to sites that are nationally and globally  
18 significant for biodiversity conservation primarily containing species that  
19 require site-scale conservation to prevent extinction in the short-term and  
20 medium-term. Such species may be nationally and globally threatened,  
21 restricted-range and/or nationally and globally significant congregations of  
22 species;
- 23 qq) "Lagoon" shall refer to a semi-enclosed coastal basin with limited  
24 freshwater input, high salinity and restricted circulation which often lies  
25 behind sand dunes. It is often highly-productive and a habitat for variety of  
26 plants and animal, serves as nurseries of prawns and shrimps and also site  
27 for harbor, aquaculture, industry and recreation;
- 28 rr) "Land" shall refer to resources, both natural and man-made, found on the  
29 surface, below, and above the ground including inland waters and the air  
30 therein;
- 31 ss) "Land use" shall refer to the manner of utilization of land, including its  
32 allocation, development, and management;
- 33 tt) "Land use classification" shall refer to the act of delineating or allocating  
34 lands according to protection land use, production land use, settlements  
35 development, and infrastructure development as defined and provided for in  
36 this Act;
- 37 uu) "Land sub-classification" shall refer to the act of determining and assigning  
38 specific uses of classified lands of the public domain, such as forest or  
39 timber lands, alienable or disposable agricultural lands, national parks,  
40 and mineral lands in accordance with existing laws and this Act;
- 41 vv) "Mandatory public hearings/consultations" shall refer to the mechanism  
42 to ensure the active participation of concerned sectors in all affected areas

1 in land use planning from the local to the national level. It involves  
2 giving effective notice of hearing/consultation to concerned sectors within  
3 an affected area through direct written invitations, using regular mail or  
4 electronic means, and publication/posting in conspicuous places, conduct of  
5 a reasonable number of hearings in or proximate to the specific area affected,  
6 and solicitation of positions and the public presentation and public  
7 confirmation of the planning results in the specific area affected before the  
8 final adoption of the plans;

9 ww) "Minerals" shall refer to all naturally occurring inorganic substance in solid,  
10 gas, liquid or intermediate state excluding energy materials such as coal,  
11 petroleum, natural gas, radioactive materials and geothermal energy;

12 xx) "Mineral exploration" shall refer to the systematic searching or prospecting  
13 or mineral resources;

14 yy) "Mineral lands" shall refer to lands where mineral resources are found;

15 zz) "Mineral resources" shall refer to any concentration of minerals/rocks with  
16 potential economic value;

17 aaa) "Mudflat" shall refer to a wetland type that is usually an unvegetated area,  
18 dominated by muddy substrate which provides rich feeding grounds for  
19 vertebrates such as fish and water birds and also important in preventing soil  
20 erosion;

21 bbb) "National Integrated Protected Areas System (NIPAS)" shall refer to the  
22 classification and administration of all designated protected areas to maintain  
23 essential ecological processes and life-support systems, to preserve genetic  
24 diversity, to ensure sustainable use of resources found therein, and to  
25 maintain their natural conditions to the greatest extent possible;

26 ccc) "National Land Use Commission (NLUC)" shall refer to the highest land  
27 use policy making body created under Section 14 of this Act;

28 ddd) "National Parks" shall refer to a forest reservation essentially of natural  
29 wilderness character which has been withdrawn from settlement,  
30 occupancy or any form of exploitation except in conformity with approved  
31 management plan and set aside as such exclusively to conserve the area  
32 or preserve the scenery, the natural and historic objects, wild animals and  
33 plants therein and to provide enjoyment of these features in such areas;

34 eee) "National physical framework plan" shall refer to an indicative plan  
35 containing the policy areas promoting the most appropriate and rational use of  
36 land and other physical resources such as but not limited to protection,  
37 production, settlement and infrastructure land use. It provides policy guidelines  
38 for all decisions relating to land use and environmental management, to prevent  
39 and mitigate the adverse effects of inappropriate resource utilization on the  
40 country's food security and food self-sufficiency on rice and corn, the people's  
41 welfare and their environment. It embodies both policies and strategies  
42 necessary to carry out goals and objectives of this Act;

1 fff) "Network of Protected Areas for Agriculture and Agro-industrial  
2 Development (NPAAAD)" shall refer to agricultural areas identified by the  
3 Department of Agriculture through the Bureau of Soils and Water  
4 Management (BSWM) in coordination with the National Mapping and  
5 Resource Information Authority (NAMRIA) in order to ensure the efficient  
6 utilization of land for agriculture and agro-industrial development and  
7 promote sustainable growth. The NPAAAD covers all irrigated areas, all  
8 irrigable lands already covered by irrigation projects with firm funding  
9 commitments, all alluvial plains, land highly suitable for agriculture whether  
10 irrigated or not, agro-industrial croplands or lands planted to industrial crops  
11 that support the validity of existing agricultural infrastructure and agro-based  
12 enterprises, highlands or areas located at an elevation of five hundred (500)  
13 meters or above and have the potential for growing semi-temperate and  
14 high value crops, all agricultural lands that are ecologically fragile the  
15 conversion of which will result in serious environmental degradation, and all  
16 mangrove areas and fish sanctuaries;

17 ggg) "Non-agricultural land use conversion" shall refer to the act of changing  
18 the current use of a piece of non-agricultural land into some other uses;

19 hhh) "Non-government organization" shall refer to a private and non-profit  
20 voluntary organization which is committed to the task of political, socio-  
21 economic, physical, cultural and environmental development and established  
22 primarily to provide service to marginalized sectors in these areas;

23 iii) "Patrimonial properties" refer to all the properties belonging to the State that  
24 are not intended for public use or for public service for the development of  
25 national wealth;

26 jjj) "People's organization" shall refer to a private, non-profit, voluntary and  
27 community-based organization with membership constituency established  
28 primarily to provide service to its members and the community in general:

29 kkk) "Physical framework plans" shall refer to indicative plans based on  
30 comprehensive land use plans (CLUPs) and national policies whether  
31 national, regional, or provincial which provide policy guidelines for all  
32 decisions relating to land use and environmental management to prevent or  
33 mitigate the adverse effects of inappropriate resource utilization on food  
34 security, the people's welfare and their environment. It embodies both  
35 policies and strategies necessary to carry out development goals and  
36 objectives;

37 jjj) "Premature or illegal conversion of agricultural lands" shall refer to any  
38 activity that modifies or alters the physical characteristics of agricultural lands  
39 to render them suitable for non-agricultural purposes without an approved  
40 order of conversion from the DAR Secretary;

41 mmm) "Prime agricultural lands" shall refer to all irrigated areas; all irrigable  
42 lands already covered by irrigation projects with firm funding commitments;  
43 all rain-fed areas planted to rice and other crops; all alluvial plain lands  
44 highly suitable for agriculture whether irrigated or not, agro-industrial  
45 croplands or lands presently planted to industrial crops that support the viability

1 of existing agricultural infrastructure and agro-based enterprises, highlands, or  
2 areas located at elevation of 500 meters or above and have the potential for  
3 growing semi-temperate and high value crops; all agricultural lands that are  
4 ecologically fragile, the conversion of which will result in serious environmental  
5 degradation, and mangrove areas and fish sanctuaries;

6 nnn) "Production land use" shall refer to the direct and indirect utilization  
7 of land to generate outputs resulting from the following activities, but not  
8 limited to: agricultural, fish, farming or aquaculture, timber production, agro-  
9 forestry, grazing and pasture, mining, indigenous energy resource  
10 development, industry, and tourism;

11 ooo) "Protected areas" shall refer to portions of land set aside by reason of  
12 their unique physical and biological significance, managed to enhance  
13 biological diversity, and protected against destructive human exploitation.  
14 For purposes of this Act, it shall include agricultural lands identified and  
15 delineated under Section 29 hereof;

16 ppp) "Protection land use" shall refer to the utilization of land primarily for food,  
17 water and energy security, rehabilitation, conservation, and protection  
18 purposes for the promotion of the country's ecological and life-support  
19 systems;

20 qqq) "Public domain" shall refer to lands that belong to the State which may be  
21 any of the following: agricultural, forest or timber, mineral, or national park as  
22 provided for in the Constitution;

23 rrr) "Public lands" shall refer to lands which have not been subject to private  
24 property rights or subject to sale or other modes of acquisition or concession  
25 under the general laws, and are devoted to public use;

26 sss) "Reclassification of agricultural lands" shall refer to the act of specifying  
27 how agricultural lands shall be utilized for non-agricultural uses such as  
28 residential, industrial, or commercial purposes through the local planning and  
29 zoning processes pursuant to Republic Act No. 7160 or the Local Government  
30 Code of 1991 and subject to the requirements and procedure for conversion.  
31 It is equivalent to land sub-classification, as defined in this Act for classified  
32 lands of the public domain and also includes the reversion of non-agricultural  
33 lands to agricultural use;

34 ttt) "Resettlement sites" shall refer to areas identified by the appropriate  
35 national agency or by the local government unit, with respect to areas within  
36 its jurisdiction which shall be used for the relocation of the underprivileged  
37 and homeless, as defined under Republic Act No. 7279 or the "Urban  
38 Development and Housing Act (UDHA)";

39 uuu) "River basin" shall refer to the portion of land drained by a river and its  
40 tributaries. It encompasses the entire land surface dissected and drained by  
41 many streams and creeks that flow downhill into one another, and eventually  
42 into one river. The final destination is an estuary or an ocean;

1 vvv) "Settlements" shall refer to formal and informal communities or built-up  
2 residential areas where people prefer to live in land areas classified, zoned, or  
3 converted for current or future residential or housing development purposes,  
4 including socialized housing zones for the homeless and underprivileged  
5 citizens;

6 www) "Settlements development" shall refer to any improvement on existing  
7 formal or informal residential or housing settlements or any proposed  
8 development of certain areas for residential or mass housing settlement  
9 purposes. It also involves the spatial distribution of population, identification  
10 of the roles and functions of key urban centers, determination of  
11 relationships among settlement areas, and the provision of basic services  
12 and facilities of identified major residential or housing settlement areas or  
13 growth centers. It is also concerned with the interrelationship of settlements as  
14 they develop and establish functional linkages based on their respective  
15 resource endowments and comparative advantages;

16 xxx) "Shoreline" shall refer to the line where shore and water meet;

17  
18 yyy) "Significant caves" shall refer to caves which contain materials or possess  
19 features that have archaeological, cultural, ecological, historical or scientific  
20 value as determined by the Department of Environment and Natural Resources  
21 (DENR) in coordination with the scientific community and the academe;

22 zzz) "Socialized housing" shall refer to housing programs and projects  
23 undertaken by the government or the private sector for the underprivileged  
24 and homeless citizens which shall include sites and services development,  
25 long-term financing, liberalized terms on interest payments, and such other  
26 benefits in accordance with the UDHA;

27 aaaa) "Socialized housing zones" shall refer to lands identified and designated  
28 by local government units as sites for socialized housing, pursuant to Article  
29 IV of Republic Act No. 7279 or the UDHA, and its implementing guidelines.  
30 It shall include areas that are presently occupied by the urban poor, as well  
31 as those identified as resettlement areas as defined herein;

32 bbbb) "Sustainable development" shall refer to the development objective of  
33 meeting the needs of the present generation without compromising the ability  
34 of future generations to meet their own needs consistent with the principles  
35 of social equity, generations to meet their own needs consistent with the  
36 principles of social equity, efficiency, and environmental integrity;

37 cccc) "Stakeholder" shall refer to an individual, social group or organization  
38 that has a direct or indirect interest in an activity, project, resources, or decision;

39 dddd) "Tourism development areas" shall refer to specific sites for  
40 tourism development located in areas identified as priorities in the national,  
41 regional, and inter-regional area specific tourism master plans and other  
42 sector plans such as eco-tourism and agri-tourism sites, including those  
43 designated through legislative and executive issuances such as tourist  
44 spots, tourist zones and tourism ecozones which can be developed into

1 tourism estates or integrated resort, leisure, and recreation complexes, and  
2 other tourism related facilities;

3 eeee) "Tourism Enterprise Zone" shall refer to an area designated as  
4 tourism enterprise zone by the Tourism Infrastructure and Enterprise Zone  
5 Authority (TIEZA) pursuant to the provisions of RA 9593 otherwise known as  
6 the Tourism Act of 2009;

7 ffff) "Tourism estates" shall refer to large tracts of land with well-defined  
8 boundaries in any area identified in the Philippine tourism master plan  
9 and regional tourism master plan, by proclamation of the President and/ or  
10 by an act of Congress including local legislation. Such land shall be suitable  
11 for the development of an integrated tourism and resort complex including  
12 but not limited to accommodation facilities, food and beverage outlets,  
13 convention and meeting areas, sports, recreational and leisure centers and  
14 commercial outlets among others. It shall be provided with roads, water  
15 supply facilities, power and utilities like potable water, drainage sewerage  
16 disposal, solid waste disposal system and other necessary infrastructure. The  
17 estate shall be under one unified and continuous management;

18 gggg) "Tourist spot" shall refer to a particular area/site/spot, human-made or  
19 natural, known for its unique tourist/visitor-drawing attributes and activities.  
20 It may be classified according to its social, cultural, natural, historical, scientific,  
21 religious, and recreational significance;

22 hhhh) "Tourist zone" shall refer to a geographic area with well-defined  
23 boundaries proclaimed as such by the President of the Philippines and/or by  
24 acts of Congress. No development projects for any purpose shall be initiated  
25 and introduced within the zone prior to the formulation of a tourism master  
26 development plan which shall be undertaken in coordination with the  
27 Department of Tourism (DOT) and TIEZA. A tourist zone is established for  
28 the enhancement and/or the conservation of cultural and historical heritage  
29 and for the appreciation and enjoyment of the local population and its  
30 visitors;

31 iiiii) "Urban areas" shall refer to all cities regardless of their population density  
32 and to municipalities with population density of at least Five hundred (500)  
33 persons per square kilometer;

34 jjjj) "Urbanizable areas" shall refer to sites and lands which, considering  
35 present characteristics and prevailing conditions, display marked and great  
36 potential of becoming urban areas within a period of five (5) years;

37 kkkk) "Urban forestry" or "Green Space" shall refer to the establishment and  
38 management of forest in urban environment for the physiological and  
39 psychological well-being of the people;

40 llll) "Water security" shall refer to the sufficient access throughout the year to  
41 the minimum daily requirement of clean water to maintain a healthy life;

42 mmmm) "Water use" shall refer to the appropriation of water for domestic,  
43 municipal, irrigation, power generation, inland fisheries, poultry and livestock

1 raising, industrial and commercial, environmental, and recreational use and  
2 other purposes;

3 nnnn) "Watershed" shall refer to a land area drained by a stream or fixed body  
4 of water and its tributaries having a common outlet for surface runoff;

5 oooo) "Zoning" shall refer to the process of delineating the specific uses of  
6 lands in accordance with the approved Comprehensive Land Use Plan  
7 (CLUP) within the territorial jurisdiction of a city/municipality and specifying  
8 the conditions for their regulation; subject to the limitations imposed by law  
9 and competent authority; and,

10 pppp) "Zoning ordinance" or "ZO" shall refer to a local law passed by  
11 the Sangguniang Bayan or Panglunsod approving the development  
12 control/zoning plan in accordance with an approved or adopted CLUP for  
13 the city/municipality, and providing for the regulations and other conditions  
14 on the uses of land including the limitation on the infrastructure that may be  
15 placed thereon within the territorial jurisdiction of a city or municipality. It  
16 incorporates the protected areas under Section 13(a) and the protected  
17 agricultural lands under Section 29 of this Act.

## 18 CHAPTER III

### 19 PHYSICAL FRAMEWORK AND LAND USE PLANS

20 **SECTION. 5. National Land Use Planning Process.** - The land use and physical  
21 planning process shall be formulated following a combined bottom-up and top-down  
22 approach. The National Land Use Commission (NLUC) shall draft the National  
23 Physical Framework Plan (NPFP) which shall have a timeframe of thirty (30) years,  
24 *Provided, however,* That nothing herein shall prevent the NLUC from reviewing and  
25 updating at anytime the NPFP where public interest so requires.. The NPFP, which  
26 guides the planning and management of the country's land and other physical  
27 resources at the national and sub-national levels, shall indicate broad spatial  
28 directions and policy guidelines on settlements development, production land use,  
29 protection land use, social services and utilities, and transportation and  
30 communication. The Regional Physical Framework Plans (RPFPs), Provincial  
31 Physical Framework and Development Plans (PPFDPs), and Comprehensive Land  
32 Use Plans (CLUPs), which shall also have a 30-year timeframe and cover the physical  
33 development of their respective territories, shall be consistent with the national  
34 physical framework plan: *Provided, That* the integration and harmonization of the  
35 physical framework plans at all levels shall be frequent to ensure that the concerns of  
36 both top and bottom levels of government are considered. The physical and land use  
37 plans prepared at all levels shall have internal consistency specifically on, but not  
38 limited to, the development, management and conservation of forestlands found  
39 within a given territory and the linkages of the major land use categories to ensure  
40 their complementation in the utilization, development and management of resources.

41 All regional, provincial, city and municipal land use plans and zoning ordinances shall  
42 only be amended or revised at the earliest after every ten (10) years except if an earlier



1 amendment or revision of the CLUP is authorized by the NLUC due to extraordinary  
2 causes.

3 NLUC shall issue procedural guidelines which shall guide the formulation and  
4 integration/harmonization process: *Provided*, That the National Economic and  
5 Development Authority (NEDA), the Housing and Land Use Regulatory Board  
6 (HLURB), the Department of the Interior and Local Government (DILG) and other  
7 agencies will continue to issue guidelines on the content of the plans consistent with  
8 their respective agency mandates.

9 **SECTION 6. *City and Municipal Land Use Plans.*** - The City/Municipal Planning and  
10 Development Office (C/MPDO), in consultation with concerned sectors through  
11 conduct of mandatory public hearings/consultations, shall prepare the CLUP to  
12 determine the specific uses of land and other physical resources therein including  
13 areas co-managed with the national government and, as appropriate, the ancestral  
14 domain areas. The CLUP shall be consistent with the PPFDP and shall define the  
15 city/municipal development vision, appropriate economic, environmental and social  
16 development policies, densities and transportation system.

17 The CLUP may be formulated as a component of a Comprehensive Land Use and  
18 Development Plan (CLUDP), which merges the traditionally separate CLUP and  
19 comprehensive development plan to address the disconnect between spatial  
20 and sectoral factors and to ensure the complementation between the medium-  
21 and long- term concerns.

22 The CLUP shall be translated into a zoning ordinance by the concerned sanggunian  
23 to regulate the uses of land, including the limitations on height, density and bulk of  
24 buildings and other infrastructure that may be placed thereon.

25 **SECTION 7. *Provincial Physical Framework and Development Plans (PPFDP).*** - In  
26 consultation with concerned sectors, the Provincial Planning and Development Office  
27 (PPDO) shall prepare a Provincial Physical Framework and Development Plan  
28 (PPFDP) which shall define the province's development vision, economic and social  
29 development policies, general land uses, and inter-city/municipal transportation  
30 system. The PPFDP shall harmonize the land use plans of component cities and  
31 municipalities, taking into consideration shared resources and planning concerns, and  
32 define the uses of land and other resources within the province consistent with the  
33 policies in the regional physical framework plan. The programs, projects and activities  
34 prescribed in the PPFDP shall be integrated into the provincial development  
35 investment program. The PPDO shall submit the PPFDP to the Provincial Land Use  
36 Policy Council (PLUPC), created under Section 21 of this Act, for review and  
37 endorsement to Sangguniang Panlalawigan, which shall adopt the same pursuant to  
38 Section 468(2)(vii) of RA7160 or the Local Government Code.

39 **SECTION 8. *Regional Physical Framework Plans.*** - In consultation with concerned  
40 sectors, the Regional Land Use Policy Council (RLUPC) shall define the desired  
41 spatial arrangement of land-using activities in the entire region, consolidating and  
42 harmonizing the provincial physical framework plans of provinces and independent  
43 cities within the territorial jurisdiction of the region. The regional physical framework

1 plan, which depicts an end-state scenario toward which efforts and activities are  
2 directed, shall consist of spatially-based and area-focused policies, consistent with  
3 those in the national framework for physical planning, to guide detailed physical, socio-  
4 economic, sectoral and investment planning.

5 **SECTION 9. *National Physical Framework Plan.*** - The National Land Use Commission  
6 (NLUC) created in Section 14 herein, in consultation with the concerned sectors  
7 through the conduct of mandatory public hearings/consultations, shall formulate,  
8 periodically update and ensure the implementation of a national physical framework  
9 plan that shall prescribe and influence the country's land use and physical  
10 development. The NPFP shall operationalize the policies provided in this Act and will  
11 be the basis for adopting land use and physical planning-related guidelines and  
12 standards, including zoning and other land use control standards that will guide the  
13 formulation of city/municipal zoning ordinances.

14 The policies prescribed in the NPFP shall be integrated into the MTPDP and Medium-  
15 Term Philippine Investment Program.

## 16 CHAPTER IV

### 17 FRAMEWORK FOR LAND USE PLANNING

18 **SECTION 10. *Priorities in Land Use Allocation and Planning.*** - In projecting spatial  
19 allocation for different land uses, the LGUs shall first exclude areas under protection  
20 land use of Section 13(a) hereof, national parks, energy resource lands, and prime  
21 agricultural lands to ensure ecological integrity, energy supply, and promote food  
22 security. Areas with prior rights and those with site-specific resources for basic  
23 services, such as but not limited to, water and indigenous energy resources, shall also  
24 be excluded. Spatial allocation and planning shall then proceed in accordance with  
25 Sections 12 and 13 hereof with priorities given to integrated watershed management  
26 areas, socialized housing sites, fisherfolk settlement in coastal areas, and waste  
27 disposal sites.

28 **SECTION 11. *Adoption of Multiple Uses of Land Resources.*** - The primary and  
29 alternative uses of a specific land resource shall be determined and evaluated prior to  
30 any decision for the assignment of its use. Areas feasible for sustainable land  
31 resource use may be considered multiple-use zones wherein settlements, tourism,  
32 agriculture, forestry, agro-forestry and extraction activities and other income-  
33 generating or livelihood activities may be allowed: *Provided*, That multiple uses of  
34 land resources shall be excluded in areas identified as protection land use: *Provided*,  
35 *further*, That such land resources shall be in accordance with priorities in land  
36 use allocation and planning and that no reclassification shall be allowed.

37 **SECTION 12. *Basic Land Use Planning Considerations.*** - In determining the various  
38 land uses, the people and their productive activities and the need for functional open  
39 spaces and preservation areas as well as the various interrelationships of the

1 physical characteristics of the land and other elements therein shall be considered,  
2 among others, the following:

3 (a) Availability of natural resources including indigenous energy resources for  
4 energy security and self-sufficiency;

5  
6 (b) Geology, geomorphology, geologic hazard, climate, soil, vegetative cover,  
7 demography and slope;

8 (c) Economic, environmental, cultural, social and related development activities;

9 (d) Existing government polies on land and natural resources allocation, utilization,  
10 management and disposition;

11 (e) Technological changes/advancement;

12 (f) Existing customary rights for the protection of indigenous peoples and  
13 vulnerable groups including women and urban poor; and

14 (g) Inventory of prior and existing rights, to harmonize determination of land use.

15 **SECTION 13. *Categories of Land Uses for Planning Purposes.*** - In determining and  
16 defining the national, regional and provincial framework plans, and CLUPs, land uses  
17 shall be grouped into four major functional uses as follows:

18 (a) Protection Land Use shall refer to the use of land primarily for food, water and  
19 energy security, rehabilitation, conservation, and protection purposes for the  
20 promotion of the country's ecological and life-support systems. Planning for protection  
21 land use intends to achieve food self-sufficiency in rice and corn, water and energy  
22 security, environmental stability and ecological integrity, ensure a balance between  
23 resource use and the preservation of some areas with environmental, aesthetic,  
24 educational, cultural, heritage and historical significance, and protect people and  
25 human-made structures from the ill-effects of natural hazards. All lands, either  
26 public or private, under protection land use shall be permanently conserved,  
27 preserved, rehabilitated and protected from all other land uses, disposition,  
28 intrusion, utilization and development that is not consistent from its existing uses.  
29 Areas under this category also include those covered by Republic Act No. 7586 or  
30 the NIPAS Law and other coastal and marine protected areas, those areas outside  
31 NIPAS but nonetheless require protection because of their outstanding physical and  
32 aesthetic features, anthropological significance, and biological diversity, and those  
33 areas prone to natural hazards. Areas outside the coverage of the NIPAS law  
34 include, but are not limited to the following:

35 a.1. Old-growth forests and mossy;

36  
37 a.2. Areas with more than 50% in slope gradient;

38  
39 a.3. Mangrove and fish sanctuaries, pursuant to Republic Act No. 8435 or  
40 the "Agriculture and Fisheries Modernization Act of 1997" and Republic  
41 Act No. 8550 or "The Philippine Fisheries Code of 1998";  
42

1 a.4. Buffer zones or strips/easements, pursuant to Presidential Decree No.  
2 705, amending Presidential Decree No. 389, otherwise known as the "Forestry  
3 Reform Code of the Philippines" and Presidential Decree No. 1067 or the  
4 "Water Code of the Philippines";  
5

6 a.5. Salvage zones along foreshore areas, freshwater swamps and marshes,  
7 plazas and heritage/historic sites, pursuant to Presidential Decree No. 2146;  
8

9 a.6. Watersheds supporting domestic water supply;  
10

11 a.7. Utility easement like transmission lines of power companies, oil and  
12 gas facilities, cell sites, and domestic water lines;  
13

14 a.8. Amenity areas or those with high aesthetic values, pursuant to Presidential  
15 Decree No. 2146;  
16

17 a.9. Natural and human-made areas/sites of cultural, historical and  
18 anthropological significance, which are declared as such by internationally  
19 recognized organizations and concerned national agencies;  
20

21 a.10. Critical habitats as provided in Republic Act No. 9147 or the "Wildlife  
22 Resources Conservation and Protection Act";  
23

24 a.11. Significant caves under Republic Act 9072 or the "National Caves and  
25 Cave Resources Management and Protection Act"; or  
26

27 a.12. Key biodiversity areas under Executive Order 578, Series of 2006,  
28 or the "National Biodiversity Policy".

29 (b) Production Land Use shall refer to the direct and indirect utilization of land  
30 resources for crop, fishery, livestock and poultry production, forestry, agro-forestry,  
31 mining, industry, energy development, indigenous energy exploration and  
32 development, and tourism. Planning for production land shall determine the most  
33 efficient, sustainable, and equitable manner of utilizing, developing and managing  
34 land for productive purposes. Areas included in this category are agricultural lands,  
35 fishing grounds, coastal and marine zones, production forest which comprise  
36 lands 18% to 50% in slope gradient such as: residual dipterocarps, rangelands for  
37 grazing purposes, industrial tree plantation/Integrated Forest Management Agreement  
38 (IFMA), community based forest management areas and other reforestation projects,  
39 mineral lands or mining areas and reservations, energy resource lands, industrial  
40 development areas, and tourism development areas where productive activities  
41 could be undertaken to meet the country's requirements for food security, economic  
42 growth and development;

43 (c) Settlements Development shall refer to any improvement on existing settlements  
44 in urban and rural areas or any proposed development of certain areas for settlement  
45 purposes involving the spatial distribution of population, identification of the roles  
46 and functions of key urban centers, determination of relationships among settlement  
47 areas, and the provision of basic services and facilities to such settlement. The  
48 settlements development plan ensures for the present and future generation the

1 following: (i) effective integration of activities within and among settlements,  
2 allowing efficient movement of people and production of commodities through the  
3 provision of appropriate land, infrastructure, and facilities; and (ii) access of the  
4 population to housing, education, health care, recreation, transportation and  
5 communication, sanitation, and basic utilities such as water, power, waste disposal,  
6 and other services.

7 (d) Infrastructure Development shall refer to the availability or supply of basic services  
8 and fostering of economic and other forms of integration necessary for producing or  
9 obtaining the material requirements of Filipinos, in an efficient, responsive, safe and  
10 ecologically friendly built environment. It covers sub-sectors of transportation,  
11 communications, water resources, and social infrastructure: *Provided*, That the  
12 determination of functional uses of lands within ancestral domains shall consider  
13 traditional resource and management systems that do not endanger the lives of the  
14 people and property of the local community and neighboring areas or increase the  
15 vulnerability of the natural environment to the effects of natural and human- induced  
16 geological processes.

## 17 CHAPTER V

### 18 IMPLEMENTING STRUCTURE AND MECHANISMS

#### 19 Article I

#### 20 NATIONAL LAND USE COMMISSION

21 **SECTION 14.** *Creation of the National Land Use Commission (NLUC).* - The National  
22 Land Use Commission, hereinafter referred to as NLUC, is hereby created as a  
23 Commission under the Office of the President. It shall exercise the powers and  
24 responsibilities of the current NEDA Board-National Land Use Committee which is  
25 hereby abolished. The NLUC shall act as the highest policy-making body on land use  
26 and resolve land use policy conflicts between or among agencies, branches, or levels  
27 of the government. It shall integrate efforts, monitor developments relating to  
28 land use and the evolution of policies. It may also establish Regional Offices.

29 **SECTION 15.** *Composition of the NLUC.* - The NLUC shall be composed of the  
30 following:

- 31 a) The President of the Republic of the Philippines as Chairperson;  
32  
33 b) The Director-General of the National Economic and Development  
34 Authority (NEDA) and Secretary of the Department of Environment and  
35 Natural Resources (DENR) as Vice-Chairpersons;

36 The President may designate from among the two Vice-Chairpersons a Chief  
37 Executive Officer who shall supervise the day-to-day affairs of the NLUC.

38 The members shall be:

- 39 c) The Chairperson of the Housing and Urban Development Coordinating  
40 Council (HUDCC), the Secretaries of the Department of Agriculture (DA),

1 the Department of Agrarian Reform (DAR), the Department of Trade and  
2 Industry (DTI), the Department of Public Works and Highways (DPWH), the  
3 Department of Transportation and Communications (DOTC), the  
4 Department of Tourism (DOT), the Department of Interior and Local  
5 Government (DILG), the Department of Justice (DOJ), the Department of  
6 Science and Technology (DOST), the Department of Finance (DOF), the  
7 Department of Energy (DOE) and the Chairperson of the National  
8 Commission on Indigenous Peoples (NCIP);

9 The Department Secretaries and the Chairperson of the NCIP may  
10 designate a representative with a rank not lower than Assistant  
11 Secretary and Commissioner, respectively: Provided, That the  
12 designated representative shall be on a permanent basis;

13 (d) A representative each from the Leagues of Provinces, Cities and  
14 Municipalities;

15 e) A representative each from four (4) basic sectors directly involved in land  
16 use, namely: urban poor, farmer-peasants, fisherfolk, and indigenous peoples  
17 who shall be appointed by the President of the Philippines based on the  
18 nomination and recommendation of the respective sectoral councils of the  
19 National Anti-Poverty Commission (NAPC). At least two (2) sectoral  
20 representatives shall be women;

21 f) Two (2) representatives from private subdivisions, and housing developers;  
22 and

23 g) Two (2) representatives from the accredited association of professionals  
24 dealing on land use such as but not limited to urban and regional planners,  
25 environmental planners, architects, geologists and geodetic engineers;

26 A consultative body shall likewise be convened by the NLUC at least once a year  
27 or as often as may be necessary. It shall be composed of representatives from  
28 the Leagues of Municipalities, Cities, and Provinces, other government  
29 agencies not represented in the NLUC, and from non-government sectors such  
30 as the private sector, non-government organizations (NGOs) and people's  
31 organizations (POs), and the academic community;

32 **SECTION 16. Powers and Functions.** - The NLUC shall have the following powers and  
33 functions:

- 34 a) Advise the President of the Philippines and the NEDA Board on all matters  
35 concerning land use and physical planning;  
36  
37 b) Integrate and harmonize all laws, guidelines and policies relevant to land use  
38 and physical planning to come up with a rational, cohesive, and  
39 comprehensive national land use framework;  
40  
41 c) Formulate policies and endorse land use and physical planning-related  
42 policies that may be formulated by the Regional Land Use Policy Council  
43 (RLUPC), created under Section 22 of this Act, and concerned agencies as

1 well as promulgate zoning and other land use control standards and  
2 guidelines which shall guide the formulation of land use plans and zoning  
3 ordinances by local governments;  
4

- 5 d) Prepare, periodically review and if necessary, update the national framework  
6 for physical planning to provide the general framework for the spatial  
7 development directions for the entire country and sub-national levels;  
8
- 9 e) Review and endorse all land use and physical planning related guidelines;  
10
- 11 f) Monitor and coordinate the gathering of data, the conduct of studies  
12 pertaining to land use planning including studies on the management of  
13 identified land uses and such other studies not undertaken by other  
14 government agencies;  
15
- 16 g) Recommend to the President of the Philippines the adoption, passage, or  
17 amendment of laws to ensure that sectoral programs, plans, projects, and  
18 activities, including local government initiatives affecting land use are  
19 consistent with national development objectives;  
20
- 21 h) Coordinate with and assist other government agencies and LGUs in planning,  
22 developing, and implementing their land use classification programs, and  
23 provide, to the extent possible, technical assistance and guidance;  
24
- 25 i) Monitor and coordinate the activities of concerned agencies and entities  
26 of the government, as well as LGUs, in the enforcement and implementation  
27 of policies and regulations relating to land use and resource management  
28 and development;  
29
- 30 j) Monitor and coordinate activities in the establishment of a national land  
31 resource information and management system of concerned agencies  
32 that shall integrate and process information on land use and allocation  
33 generated by the various national government agencies; define information  
34 requirements at various levels; and standardize information inputs and  
35 outputs including scales and symbols used in territorial and sectoral maps;  
36
- 37 k) Be the repository of all RPFs, PPFDPs and CLUPs and all data and  
38 information pertaining to land and land use;  
39
- 40 l) Call on any department, bureau, office, agency, or instrumentality of the  
41 government, and or private entities and organization for cooperation,  
42 support, and assistance in the performance of its functions;  
43
- 44 m) Decide and resolve policy conflicts and territorial jurisdiction on land use  
45 between or among agencies, branches, or levels of the government and act  
46 on unresolved land use policy conflicts at the regional level elevated by the  
47 Regional Land Use Policy Council (RLUPC);  
48
- 49 n) Adopt rules of procedures for the orderly and expeditious conduct  
50 of meetings and other business of the Council; and  
51

- 1 o) Perform such other acts and functions and exercise such other powers as  
2 may be necessarily implied, inherent, incident, or related to the foregoing.

3 **SECTION 17.** *NLUC Technical Secretariat (NLUC-TS).* - A Technical Secretariat  
4 shall be created to provide technical support to the NLUC. It shall be headed by an  
5 Executive Director and composed of:

6  
7 a. Representatives of the member agencies/institutions of the NLUC, who shall  
8 have a rank not lower than Director level; and

9  
10 b. The representatives of NLUC members as enumerated in Section 16(d), (e)  
11 and (g) of this Act.

12 **SECTION 18.** *The NLUC Technical Secretariat Executive Director.* - The Executive  
13 Director shall supervise the operations of the NLUC Technical Secretariat and assist  
14 the NLUC Chairperson or his/her designated Chief Executive Officer (CEO).

15 In the absence of the CEO, he shall preside over the meetings of the NLUC-TS.

16 He shall also perform such other functions as may be tasked by the Chairperson or  
17 CEO-Vice Chairperson.

18 **SECTION 19.** *Offices, Units and Staff Support.* - The Policy and Planning Unit of  
19 the HLURB shall be the core secretariat of the NLUC. The staff in the HLURB  
20 Policy and Planning Unit and NEDA Regional Development Office who opted to  
21 transfer to the NLUC shall be given priority without diminution in rank and  
22 remuneration. The staffing pattern shall be drafted by the NLUC in coordination  
23 with the DBM and Civil Service Commission. Other government agencies may also  
24 be called upon for staff support.

25 Article 2

26 LOCAL DEVELOPMENT COUNCILS AS LOCAL LAND USE POLICY COUNCILS  
27  
28

29 **SECTION 20.** *City/Municipal Land Use Policy Council (C/MLUPC).* - The  
30 City/Municipal Development Council (C/MDC), created under Section 106 of the Local  
31 Government Code, shall act as the City/Municipal Land Use Policy Council (C/MLUPC)  
32 that will tackle land use concerns whenever necessary. A duly authorized  
33 representative from the DAR, the DENR and the DA shall be included in the  
34 composition of the C/MLUPC.

35 In addition to the functions enumerated in Section 109 of the LGC, the C/MLUP shall:

36 a. Advise the Sangguniang Bayan or Sangguniang Panlungsod on all matters  
37 pertaining to land use and physical planning;

38 b. Review and endorse to the Sangguniang Bayan or Sangguniang  
39 Panlungsod for adoption, the CLUP prepared and periodically updated by the



1 City/Municipal Planning and Development Office and other land use and physical  
2 planning-related policies;

3 c. Decide and resolve policy conflicts on land use planning, classification,  
4 and allocation that may arise between and among barangays and any unresolved  
5 land use conflict at the barangay level regarding the violation of zoning ordinances  
6 including opposition to applications for locational clearances, permits or certificates;  
7 and

8 d. The C/MLUPC may call upon any local official concerned such as  
9 C/MPDC, City/Municipal Agriculturist, City/Municipal Environment and Natural  
10 Resources Officer, City/Municipal Engineer, City/Municipal Assessor, or any official  
11 of national agencies during discussions on land use and physical planning concerns.

12 For purposes of this Act, the City/Municipal Planning and Development Coordinator  
13 (C/MPDC) shall:

14 (a) act on all applications for locational clearances for all projects except  
15 those of vital and national economic or environmental significance;

16  
17 (b) automate, modernize and integrate all spatial and non-spatial data  
18 related to land within the LGU for a more effective and efficient use of land  
19 information for land use and physical planning and such other public and private  
20 uses;

21  
22 (c) monitor on-going/existing projects within their respective jurisdictions and  
23 issue notices of violation to owners, developers, or managers of projects that  
24 are violative of zoning ordinances; and

25  
26 d) convene a Technical Working Group composed of City/Municipal  
27 Agriculturist, City/Municipal Environment and Natural Resources Officer,  
28 City/Municipal Engineer, City/Municipal Assessor and such other LGU officials  
29 with land related functions in the preparation of the CLUP. The TWG may request  
30 any field officials of National Government Agencies with land administration function  
31 to assist for the same purpose;

32 Local government units without operational C/MDC as mandated by the 1991  
33 LGC shall activate their respective Councils within six (6) months from the effectivity  
34 of this Act.

35 **SECTION 21. Provincial Land Use Policy Council (PLUPC).** - The Provincial  
36 Development Council (PDC), created under Section 106 of the LGC, shall act  
37 as the Provincial Land Use Policy Council that will tackle land use concerns  
38 whenever necessary. A duly authorized representative from the DENR, DAR and  
39 the DA shall be included in the composition of the PLUPC. In addition to the functions  
40 enumerated in Section 109 of the LGC, the PLUPC shall:

41 a. Advise the Sangguniang Panlalawigan on all matters pertaining to land use  
42 and physical planning;

1 b. Review and endorse to the Sangguniang Panlalawigan for adoption,  
2 the provincial physical framework plans, prepared and periodically  
3 updated by the Provincial Planning and Development Office and other land  
4 use and physical planning- related policies;

5  
6 c. Assist the Sangguniang Panlalawigan in reviewing the CLUPs of  
7 component cities/municipalities to ensure consistency with the provincial  
8 physical framework plans and compliance with the limits prescribed under  
9 the 1991 LGC for reclassifying agricultural lands; and

10  
11 d. Decide and resolve policy conflicts on land use planning, classification,  
12 and, allocation that may arise between or among cities/municipalities and  
13 any unresolved land use conflicts at the city /municipal level.

14 The PLUPC may call upon any local official concerned such as Provincial Planning  
15 and Development Coordinator, Provincial Agriculturist, Provincial Environment and  
16 Natural Resources Officer, Provincial Engineer, Provincial Assessor, or any official  
17 of national agencies and other relevant agencies during discussions on land  
18 use and physical planning concerns.

19 **SECTION 22. Regional Land Use Policy Council (RLUPC).** - At the regional level,  
20 the Regional Land Use Policy Council (RLUPC) shall be institutionalized,  
21 replicating the NLUC structure and composition which shall include a duly authorized  
22 representative from the NEDA, the DENR, the DA and the DAR. The RLUPC  
23 shall have the following:

- 24 a. Formulate and adopt regional policies on land use and physical planning;  
25 b. Prepare and periodically update a regional physical framework plan, taking  
26 into consideration national policies and lower level plans;  
27 c. Assist the provinces in preparing and periodically updating its physical  
28 framework plans to ensure consistency with the regional and national  
29 plans and policies and to facilitate its integration to the regional plans;  
30 d. Review, prior to adoption by respective sanggunians, the provincial physical  
31 framework plan and CLUPs of highly urbanized and independent component  
32 cities to ensure consistency with the regional physical framework plan and  
33 national policies set forth by LUPC and compliance with limits prescribed  
34 under the 1991 LGC for reclassifying agricultural lands;  
35 e. Decide and resolve policy conflicts on land use planning, classification,  
36 and allocation that may arise between or among regional line agencies,  
37 provinces and cities/municipalities;  
38 f. Monitor changes in land use and other physical resources in the region;  
39 g. Evaluate consistency of major programs and projects with the regional  
40 physical framework plans and their impact on land use and the environment;  
41 h. Undertake the gathering of regional data for the Land Resource Information  
42 and Management System; and  
43 i. Perform other related functions as may be directed by the LUPC.

44 Article 3

45 ADOPTION, APPROVAL AND REVIEW OF LAND USE PLANS

1 **SECTION 23. *Component Cities and Municipalities.*** - Component cities and  
2 municipalities shall have the power and authority to adopt and approve their respective  
3 CLUPs and ZOs through their respective sanggunians subject to the power of review  
4 of their respective provinces only with respect to the consistency of the CLUPs and  
5 ZOs with Section 8 hereof on the preparation of the provincial physical framework  
6 plan. Upon adoption and approval of the CLUP and ZO by the Sanggunian, all land  
7 areas zoned for residential purposes or for settlements development shall cease to be  
8 covered by the CARP and therefore, shall not be required to secure further order of  
9 land conversion or exemption certificates from the DAR, except for the payment of  
10 disturbance compensation if applicable, as well as the requirements pertaining to the  
11 issuance of environmental compliance certificate (ECC) by the DENR.

12 **SECTION 24. *Provinces and Independent and Highly Urbanized Cities.*** - Provinces  
13 and independent and highly urbanized cities shall have the power and authority  
14 to adopt and approve their respective CLUPs, ZOs or provincial physical framework  
15 plan, as the case may be, through their respective sanggunian but subject to the  
16 review of the RLUPC as provided in Section 22 of this Act.

17 Article 4

18 RESPONSIBILITIES OF THE NATIONAL GOVERNMENT AGENCIES AND LGUS

19 **SECTION 25. *National Base Mapping Program.*** - A national mapping program shall  
20 be implemented, coordinated, and monitored through the creation of an Inter-  
21 agency Technical Committee (ITC) composed of the NAMRIA, as the lead agency,  
22 the Bureau of Soils and Water Management (BSWM), the Forest Management  
23 Bureau (FMB), the Land Management Bureau (LMB), the Land Registration Authority  
24 (LRA), the Protected Areas and Wildlife Bureau (PAWB), the Mines and  
25 Geosciences Bureau (MGB), the Philippine Institute of Volcanology and Seismology  
26 (PHIVOLCS), DAR, the National Water Resources Board (NWRB), DOE, NEDA  
27 and other concerned government agencies/bureaus. The ITC shall be constituted,  
28 and the mapping program shall be initiated, within thirty (30) days from the effectivity  
29 of this Act. The agencies mentioned in this Section shall endeavor to finish their base  
30 mapping program within two (2) years upon the effectivity of this Act.

31 The spatial and non-spatial data generated by these activities shall be downloaded to  
32 the LGU as soon as practicable. On the other hand, existing land information data  
33 available to the national government agencies as of the effectivity of this Act shall  
34 be immediately downloaded to the LGU.

35 For purposes of uniformity and standardization, the LGUs, to be assisted by the  
36 appropriate agencies of the national government, shall likewise prepare their  
37 respective territorial maps using scales, symbols, and other indicators to be  
38 prescribed in accordance with this Act. The completed maps shall be integrated in  
39 the national physical framework plan pursuant to Section 5 of this Act.

40 **SECTION 26. *National Geo-hazard Mapping Program.*** - Within thirty (30) days from  
41 the effectivity of this Act, a nationwide geo-hazard mapping program shall be initiated  
42 jointly thru the NLUC by the PHIVOLCS, the Philippine Atmospheric Geophysical  
43 and Astronomical Services Administration (PAGASA), the NAMRIA, the MGB, the  
44 BSWM, and the DOE, in coordination with the National Disaster Risk Reduction and  
45 Management Council (NDRRMC), the Regional Disaster Risk Reduction and

1 Management Council (RDRRMC), and other concerned government agencies. The  
2 program shall include the generation of indicative geo-hazard zoning maps  
3 that will outline areas in the Philippines which are prone to liquefaction, landslides,  
4 severe flooding, lahar, ground rupturing, tsunami, river erosion, coastal erosion,  
5 sinkhole collapse, earthquake, lava flow, pyroclastic flow, base surge, and other  
6 natural hazards.

7 For purposes of uniformity and standardization and in order to develop a safe- built  
8 environment, the LGUs shall subsequently incorporate and integrate the generated  
9 geo-hazard zoning maps in their respective CLUPs. Said geo-hazard maps shall  
10 serve as guide for all the LGUs in the preparation of their own hazards-constrained  
11 development plans. The national physical framework planning, pursuant to Section 5  
12 hereof, shall incorporate these geo-hazard maps.

13 All infrastructure activities including real estates and subdivision projects and the  
14 development of tourist spots requiring an Environmental Compliance Certificate  
15 (ECC) shall be required to submit an Engineering Geological and Geo-hazard  
16 Assessment Report (EGGAR).

17 **SECTION 27. *Scope and Nature of Responsibilities of Other National Government***  
18 ***Agencies.*** - All concerned national government agencies/bodies shall periodically  
19 report to the NLUC on the various activities and accomplishments relative to land use.  
20

21 Likewise, they shall provide their respective sectoral/development plans and render  
22 technical and administrative support if called upon by the NLUC relative to  
23 the implementation of the provisions of this Act.

24 **SECTION 28. *Submission of Annual Report on the Implementation of CLUPs.*** - The  
25 C/MLUPC shall submit an annual report on the implementation of their land use plans  
26 to the PLUPC, which shall integrate the same for submission to the RLUPC, which  
27 shall in turn integrate the provincial reports for submission to the NLUC.

## 28 CHAPTER VI

### 29 SPECIAL AREAS OF CONCERN

#### 30 Article I

#### 31 AGRICULTURAL LANDS

32 **SECTION 29. *Priority Areas for Agricultural Development.*** - Priority areas for  
33 agricultural development shall be those agricultural areas covered under Republic Act  
34 No. 6657 or the CARP, as amended, and those covered under Network of  
35 Protected Areas for Agricultural and Agro-Industrial Development (NPAAAD), defined  
36 in Section 4 of this Act and in R.A. No. 8435 or the "Agriculture and Fisheries  
37 Modernization Act".

38 **SECTION 30. *Conversion of Agricultural Lands.*** - Agricultural lands are deemed  
39 converted to non-agricultural uses upon approval by the DAR of the application  
40 for conversion. Prime agricultural lands and specific types of lands to the extent  
41 necessary for attaining food self-sufficiency in rice and corn and food security  
42 in other basic commodities, as determined by the DA, subject to mandatory public  
43 hearings/consultations with the LGUs, the private sector, the NGOs, and POs, shall

1 be protected from conversion, which shall include but not limited to areas under  
2 the NPAAAD: *Provided*, That all irrigated and irrigable lands, all lands developed  
3 or possessing the potential for development of high value crops, and all agricultural  
4 lands that are ecologically fragile and whose conversion will result in serious  
5 environmental problems shall be given full protection from conversion, the areas  
6 under which are subject to review every seven (7) years by the DA, with the mandatory  
7 public hearings/consultations: *Provided, further*, That consistent with the State policy  
8 on giving priority to the completion of the CARP, all lands subject to CARP including  
9 those lands covered under the notice of compulsory acquisition/voluntary offer to  
10 sell, production or profit-sharing, or commercial farm deferment shall also be protected  
11 from conversion pending the distribution and installation of the farmer beneficiaries,  
12 but thereafter, Section 22 of R.A. No. 9700 or CARP Extension law shall apply subject  
13 to the applicable provisions of this Act, specifically on the exclusive approval by the  
14 DAR of the application for conversion: *Provided, furthermore*, That the conversion  
15 of agricultural lands for use of priority government projects for basic services such  
16 as, but not limited to, irrigation and power shall be allowed only upon the  
17 recommendation of the Secretaries of the DA and the DAR: *Provided, finally*, That  
18 the mapping of the NPAAAD under the AFMA shall be completed within two (2) years  
19 from the effectivity of this Act.

20 Lands defined under Section 10 of RA No. 6657 shall remain exempted and excluded  
21 from the coverage of CARP.

22 **SECTION 31.** *Sub-classification or Re-classification of Agricultural Lands by LGUs.* -  
23 Sub-classification or re-classification of agricultural lands to other uses under  
24 Section 20 of the LGC of 1991 shall exclude the protected agricultural lands as  
25 stated in the preceding section. Moreover, such sub-classification/reclassification is  
26 not synonymous to conversion. The DA and DAR shall provide the LGUs with  
27 complete list and maps of protected agricultural lands within their territorial  
28 jurisdictions.

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## Article 2 FOREST LANDS AND WATERSHED MANAGEMENT

31 **SECTION 32.** *Reversion of Alienable and Disposable Lands to Forestlands.* - Upon  
32 the recommendation of the Secretary of the DENR, duly reviewed and endorsed  
33 by the NLUC, and after due consultations with the concerned LGUs and affected  
34 parties, Congress may authorize the reversion of alienable and disposable lands  
35 of the public domain or portion thereof to forestlands. Thereafter, said lands shall be  
36 included in the preparation of land use plans within forestlands.

37 **SECTION 33.** *Critical Watershed Areas.* - The DENR, in coordination with the  
38 DA LGUs, and other government agencies, including government-owned and-  
39 controlled corporations, and with mandatory public hearings/consultations, shall  
40 identify and delineate critical watershed areas that need to be protected,  
41 rehabilitated, enhanced, and/or withdrawn from uses that contribute to their further  
42 degradation.

43 **SECTION 34.** *Formulation and Implementation of Integrated Watershed Management*  
44 *Plans.* - In the absence of a law on the protection and sustainable management of  
45 our forests, the LGUs through their local land use committees and upon mandatory

1 public hearings/consultations with the concerned sectors, and with the assistance  
2 of DENR, shall prepare their watershed management plans which shall be integrated  
3 with their respective CLUPs. The formulation and integration of the plan shall be  
4 guided, among others, by the principle that the management and development  
5 of inland water resources shall be at the watershed level. A nationwide mapping of  
6 watersheds in the country shall be implemented.

7 In cases where the watershed areas transcend the boundaries of a particular  
8 municipality, an inter-LGU committee composed of representatives from local land use  
9 committees of the LGUs where the watershed area is located shall be formed. With  
10 the assistance of the DENR and upon mandatory public hearings/consultations with  
11 the concerned sectors, the inter-LGU committee shall formulate the watershed  
12 management plan for the said watershed area.

13 The DENR and the concerned LGUs shall jointly implement the watershed  
14 management plan subject to regular consultations with and involvement of the  
15 community and other stakeholders in the implementation of the plan.

16 The preparation of forest land use plans shall make use of the watershed as the basic  
17 planning unit.

18 Article 3  
19 COASTAL ZONE

20 **SECTION 35. *Criteria on the Allocation and Utilization of Lands within the Coastal***  
21 ***Zones.*** - The allocation and utilization of lands within the coastal zones shall be guided  
22 by the following:

- 23 a) Areas vegetated with mangrove species shall be preserved for  
24 mangrove production and shall not be converted to other uses;
- 25 b) Areas which meet all accepted criteria on elevation, soil type, soil  
26 depth, topography, supply for successful fishpond development, and  
27 are not identified as mangrove protected areas, shall be utilized for  
28 aquaculture purposes;
- 29 c) Areas sub-classified as mangrove and still suitable for use as such, or due  
30 to environmental conditions need to be preserved as mangrove, but is  
31 devoid of mangrove stands shall not be converted to other uses. The  
32 DENR shall ensure that these lands shall be reforested within a given  
33 period of time;
- 34 d) Areas accessible to the sea and identified for fisherfolk settlement  
35 and housing shall be allocated to traditional fisherfolk who are  
36 inhabitants of the coastal communities and members of legitimate  
37 fisherfolk organizations and/or holders of , stewardship lease contracts  
38 or titles to ancestral domains or any form of property right arrangements who  
39 participate in coastal resource management initiatives, subject to the  
40 usual census procedures of the HUDCC;
- 41 e) Areas which are neither sub-classified as mangrove, fisherfolk settlement  
42 nor fishpond may be devoted to recreational or tourism purposes:  
43 Provided, That such undertaking will not result in environmental  
44 degradation and displacement of small fishers;
- 45 f) Areas which are considered as traditional fishing grounds shall be  
46 used primarily for such purpose;

- 1 g) Areas which have been allocated for small infrastructure needed  
2 by fisherfolk shall be allowed; and  
3 h) Areas which form part of foreshore lands as defined in this Act including  
4 those which are under lease agreements or arrangements shall undergo  
5 zoning and evaluation to determine their boundaries and actual sizes and  
6 corresponding uses.

7 **SECTION 36. Coastal Land Zone Sub-classification.** - All public lands in the coastal  
8 zones shall be sub-classified into any of the following: estuaries, lagoons, inter-  
9 tidal flats, mudflats, fishponds, mangroves, protection from tidal surge, for  
10 preservation of biodiversity, habitats and sanctuaries for endangered wildlife,  
11 fisherfolk settlement, or recreational/tourism areas. No sub-classification of coastal  
12 zones to different uses shall be done without the following:

- 13 a) Conduct of a comprehensive resource and environmental assessment by  
14 the DENR and respective LGUs and accredited NGOs and POs within their  
15 jurisdiction; and  
16 b) Prior consultation with the Local Fisheries and Aquatic Resource  
17 Management Councils (FARMCs) formed under Republic Act No. 8550 or the  
18 Philippine Fisheries Code.

19 **SECTION 37. Zoning of Foreshore Areas.** - Local government units, in coordination  
20 with the DENR, shall conduct zoning of their respective foreshore areas to assist  
21 government and community fishers identify priority areas for conservation and  
22 development, and to enable them to set targets for mangrove reforestation  
23 and rehabilitation.

24 **SECTION 38. Protection of Waterways Easements and Flood Plains.** - Structures of  
25 any kind shall not be built in waterways easements. Pursuant to PD 1067 or the Water  
26 Code, the banks of rivers and streams and the shores of the seas and lakes throughout  
27 their entire length and within a zone of three (3) meters in urban areas, twenty (20)  
28 meters in agricultural areas and forty (40) meters in forest areas, along their  
29 margins, are subject to the easement of public use only in the interest of recreation,  
30 navigation, floatage, fishing and salvage.

31 The protection of flood plains shall adopt a river basin management approach in order  
32 to come up with integrated flood mitigation interventions. Development within flood  
33 plains and other flood-prone areas must be controlled or, if allowed, must be so  
34 sited, constructed and serviced that life of occupants are not put at risk and that  
35 disruptions during floods are minimal. The identification and characterization of flood-  
36 prone areas and flood plains shall be an integral part of CLUP preparation. Through  
37 the CLUPs and zoning ordinances, LGUs shall establish land use regulations  
38 to mitigate flood risks .

39 The DPWH, in coordination with DOST and DENR, shall declare flood control  
40 areas, as necessary, and prohibit or control activities that could damage or cause  
41 deterioration of lakes and dikes, obstruct the flow of water, change the natural flow  
42 of rivers, increase flood losses or aggravate flood problems pursuant to PD 1067.

43 Article 4  
44 MINERAL LANDS

1 **SECTION 39. *Criteria for the Utilization and Allocation of Land for Mining Purposes.*** -  
2 Consistent with Section 6 of this Act and the provisions of Republic Act No. 7942 or  
3 the Mining Act of 1995, and to ensure that the objectives of maintaining ecological  
4 balance and maximizing economic returns to mining operations are realized, the  
5 allocation and utilization of lands for mining purposes shall be guided by the following:

- 6 a) The principles of sustainable development and responsible mining;
- 7 b) In case of small-scale mining, adequate and acceptable safeguards shall  
8 be instituted by the holders of mining rights or permits to prevent  
9 environmental degradation of the mining sites and adjacent areas;
- 10 c) Mineral reservations which have become non-operational for more than  
11 five (5) years as determined by the MGB shall be placed under appropriate  
12 surface management by the DENR;
- 13 d) Consistent with the Mining Act of 1995, areas closed to mining  
14 operations shall be periodically reviewed through mineral exploration to be  
15 undertaken by the DENR for the purpose of determining whether or not  
16 their continued closure is consistent with the national interest and, if  
17 warranted, recommend their reclassification as mineral lands
- 18 e) Protection forestlands and agricultural lands shall be exempt from mining  
19 activities to minimize the effect of natural calamities and to protect food  
20 security respectively. The small to large scale mining operations shall yield  
21 from and recognize the tenurial instrument given by the government such as  
22 Original Certificate of Title (OCT), Transfer Certificate of Title (TCT), Certificate  
23 of Ancestral Domain Title (CADT), Emancipation Patent - Certificate of Land  
24 Ownership Award (EP-CLOA) and other instruments. If these be present, no  
25 mining activity shall be conducted.

26 **SECTION 40. *Reversion of Mineral Lands.*** - All mineral lands with exhausted  
27 mineral resources, as determined by the MGB upon the recommendation of the  
28 DENR, shall revert to its original land classification, that is, as forestland or  
29 agricultural land. In the case of forestlands, the DENR may classify such areas for  
30 other purposes in consultation with concerned LGU's, the Department of Tourism  
31 (DOT), and other national government agencies.

32 Article 5  
33 ENERGY RESOURCE LANDS

34 **SECTION 41. *Guidelines for the Utilization and Allocation of Lands for Energy***  
35 ***Resource Exploration, Development, Production, Utilization, and Distribution***  
36 ***Purposes.*** - To ensure that the objectives of maintaining ecological balance and  
37 maximizing the power potential from indigenous energy resources in the most  
38 economical and environmentally-acceptable means are realized, the allocation and  
39 utilization of lands for said purposes shall be guided by the following, consistent with  
40 existing regulations and laws on energy resources:

- 41 a) Indigenous energy resource exploration and development for the purpose of a  
42 National Energy Resource Inventory and Data Base as well as Energy Resource



1 Block Map shall be allowed subject to the implementation of complementary  
2 watershed and other land management plans;

3 b) Indigenous energy resource exploration, development, production, utilization, and  
4 distribution shall be subject to the appropriate requirements and processes of the  
5 Philippine Environmental Impact Statement (EIS) System. Each project shall secure  
6 an Environmental Compliance Certificate (ECC) prior to project implementation to  
7 ensure adequate and appropriate environmental management measures and  
8 optimum methods for resource access and recovery are utilized; and

9 c) Energy reservations or portions thereof which have become or have been  
10 established to be non-economically viable to operate or are no longer used for  
11 energy purposes shall be released to give way to other land uses, subject to  
12 existing laws covering energy reservations;

13 **SECTION 42. *Reversion of Energy Resource Lands.*** - All exhausted indigenous  
14 energy resource lands not covered by proclamations shall automatically revert to the  
15 category of forestlands or agricultural lands open to disposition, whichever is  
16 appropriate. Exhausted energy resource lands shall refer to specific energy  
17 resource sites whose energy reserves of the desired type/s are no longer in sufficient  
18 quantity or quality to justify additional expenditure for their extraction and utilization.

## 19 CHAPTER VII

### 20 SETTLEMENTS DEVELOPMENT

21 **SECTION 43. *Town, City, and Settlements Development.*** - The development of  
22 town, city, and settlements through the zoning ordinances of cities and municipalities  
23 shall be guided by CLUPs and urban zoning standards designed to maximize  
24 existing urban spaces. Socialized housing and settlement areas shall be established  
25 only on alienable and disposable lands in order to avoid further degradation of  
26 forestlands.

27 **SECTION 44. *Settlements Within Geo-hazard Areas.*** - Settlements, in particular  
28 housing or residential developments, within geo-hazard areas may be allowed  
29 provided that mitigating and/or protective measures are adopted to address the  
30 potential danger or risk to lives and property within such settlements. In  
31 coordination with the concerned agencies of the government, the LUPC shall provide  
32 assistance to concerned LGUs and settlers in instituting safety and corrective  
33 measures to address the potential danger or risk.

34 Residential zones as designated in the CLUP shall be considered as outside the geo-  
35 hazard areas. For this purpose, housing projects within such areas shall be  
36 exempted from the ECC as well as the Engineering Geological and Geo-hazard  
37 Assessment Report (EGGAR) and maybe implemented without the need for any  
38 further certificate of exemption from the DENR or any other government regulatory  
39 agency.

1 **SECTION 45. *Designation of Sanitary Landfill.*** - Each city or municipality shall  
2 identify, designate and allocate an area within their territorial jurisdiction to serve  
3 as sanitary landfill within one (1) year from the effectivity of this Act. The  
4 LGUs, in coordination with the DENR or any other competent authority, shall identify  
5 sanitary landfill in order to fast-track the conduct of environmental impact  
6 assessment study and to facilitate processing of the environmental compliance  
7 certificate. The site or area shall be identified in the city or municipality's CLUP. For  
8 this purpose, cities and municipalities shall establish their solid waste  
9 management program, pursuant to R.A. No. 9003, otherwise known as the  
10 "Ecological Solid Waste Management Act of 2000". Likewise, as provided under  
11 Section 33 of the LGC, cities and municipalities may, through appropriate  
12 ordinances, bind themselves towards the establishment of a common solid  
13 waste management program.

14 Within ninety (90) days from the effectivity of this Act, the DENR, in coordination with  
15 concerned agencies, shall promulgate the necessary guidelines and standards for  
16 the formulation and establishment of solid waste management programs by cities  
17 and municipalities, and shall submit the same to the LUPC for review and approval.

18 **SECTION 46. *Designation and Zoning of Socialized Housing Zones.*** - Each city or  
19 municipality in urban, urbanizable and rural areas shall designate through the  
20 CLUP adequate lands for housing or residential purposes, including socialized  
21 housing and resettlement areas for the immediate and future needs of the local  
22 population as well as the underprivileged and homeless in their territory, pursuant  
23 to existing laws and regulations. In order to ensure adequate availability of land for  
24 the housing needs of the local population, the CLUP shall be updated, at maximum,  
25 every ten (10) years for provinces, cities and municipalities, except if an earlier  
26 amendment or revision of the CLUP is authorized by the NLUC due to 11 extraordinary  
27 causes.

28 The designated sites for socialized housing shall be located in residential zones,  
29 and shall be zoned as socialized housing zones that are integrated in the city  
30 or municipality's zoning ordinance, pursuant to existing laws and regulations.

31 Fisherfolk settlements and housing in coastal municipalities shall be zoned near the  
32 sea for easy access to their livelihood as provided under Section 36 (b) of this Act.

33 The housing or residential lands designated in the CLUPS and ZOs of cities and  
34 municipalities shall, on one hand, not be subject to further land reclassification by  
35 the LGU or land conversion procedure under DAR. On the other hand, agricultural  
36 lands as designated in the CLUP which are no longer economically feasible for  
37 agricultural use may be subject to land reclassification or conversion to  
38 housing/residential purposes and such conversion, as the case may be, shall  
39 be exempt from the coverage of any moratorium on land conversion.  
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42 **SECTION 47. *Urban Forest or Green Space.*** - Each city or highly urbanizing  
43 municipality shall identify, designate, and allocate lands owned by the city  
44 or municipality as urban forest or green space based on the guidelines and standards  
45 to be issued by the DENR and approved by the NLUC.  
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## CHAPTER VIII

### INDUSTRIAL DEVELOPMENT AREAS

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**SECTION 48.** *Criteria for Designating Industrial Development Areas.* -

The identification and establishment of industrial development areas shall conform with the provisions of R. A No. 7916, or the Philippine Economic Zone Authority (PEZA) Act, RA No. 6657 or the Comprehensive Agrarian Reform Program, (CARP) Act, as amended by R.A. No. 9700 or the Comprehensive Agrarian Reform Program with Extension and Reforms Act (CARPER), R.A. 8371 or the Rights Act Indigenous Peoples (IPRA), RA. No.7279 or the Urban Development Housing Act (UDHA), and RA No. 8435 or the Agriculture and Fisheries Modernization Act (AFMA), taking into consideration the following:

- a) Identified network of areas for agricultural development and protected agricultural areas pursuant to the AFMA;
- b) National policies on the regional dispersal of industries and agri-based industrial development;
- c) Identified growth areas and corridors in the National Development Plan;
- d) National Protected Areas System (NIPAS) and non-NIPAS areas that require protection;
- e) National and Urban Development and Housing Framework;
- f) Identified Socialized Housing Zones; and
- g) National framework for physical planning and other existing national programs and policies.

The designated industrial development areas shall become an integral part of the land use plan and zoning ordinance of the city or municipality where these areas are located.

## CHAPTER IX

### TOURISM DEVELOPMENT AND HERITAGE AREAS

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**SECTION 49.** *Designating Tourism Development Areas.* - The identification, selection, and development of tourism development areas, tourism estates and tourism enterprise zones (TEZs) shall be done in consultation and coordination with the concerned LGUs, the TIEZA and concerned national government agencies, the private sector, and the affected communities, subject to the provisions of R.A. No. 9593 or Tourism Act of 2009. Tourism development areas shall likewise include those covered by legislative and executive issuances as tourist spots, tourist zones and tourism ecozones which can be developed into tourism estates or integrated resort, leisure and recreation complexes and other tourism-related facilities as well as those identified in the

1 national, regional and inter-regional tourism, and area specific tourism master plans  
2 and other sector plans such as ecotourism and agri-tourism sites.

3 Designated areas for tourism development shall become part of the CLUPs of the  
4 cities or municipalities where these are located.

5 Lands identified as part of a TEZ shall qualify for exemption from the coverage of  
6 Republic Acts 7279 and 6657 subject to rules and regulations to be crafted by  
7 the TIEZA, HUDCC, DAR and DA: Provided, That a certificate shall be obtained  
8 from DA that said lands are no longer economically feasible and sound for agricultural  
9 purposes, consistent with Section 30 of this Act.

10 **SECTION 50. Identification and Declaration of Areas for Protection, Conservation and**  
11 **Preservation of Cultural Heritage.** - Pursuant to R.A. No. 10066, the National  
12 Historical Commission of the Philippines (NHCP) and/or the National Museum in  
13 coordination with National Commission for Culture and the Arts (NCCA), HLURB and  
14 other concerned agencies, local communities, and the private sector, shall identify  
15 declared areas and structures which shall be protected and/or preserved as  
16 part of the Philippine cultural heritage.

17 The LGUs in coordination with the NHCP, the NCCA and the Cultural Center of the  
18 Philippines (CCP) shall designate historical zones to protect the historical integrity  
19 of said geographical areas and cultural space of intangible cultural properties.

## 20 CHAPTERX

### 21 INFRASTRUCTURE DEVELOPMENT

22 **SECTION 51. Allocation and Use of Land for Infrastructure Development.** - Land,  
23 whether public or private, shall be allocated and utilized for priority infrastructure  
24 projects that are supportive of national or local development objectives. The NEDA,  
25 in consultation with the concerned national government agencies, LGUs, and the  
26 private sector shall identify and periodically review, update and/or revise the list of  
27 priority infrastructure projects subject to Sections 6 and 30 of this Act, and Section  
28 47 of R.A. No. 8435 or AFMA. In determining and evaluating the list of priority  
29 infrastructure projects, consideration shall be given to those that:

30 (a) Respond to immediate and vital requirements of the national economy with priority  
31 on improving rural infrastructure and the development of the agriculture and fisheries  
32 sectors;

33 (b) Upgrade existing facilities to international standards;

34 (c) Address the need for sustainable settlements development; and

35 (d) Help mitigate the destructive effects of natural disaster-causing phenomena or  
36 those that shall serve as alternatives to existing infrastructures found in natural  
37 hazard-prone areas: *Provided*, That the provision and implementation of  
38 infrastructure support shall be made compatible with existing environmental conditions  
39 and the physical, whether natural or human-made, and cultural character of the area.  
40 Mandatory public hearings/consultations pursuant to existing laws and regulations

1 shall be held prior to the conduct of all infrastructure projects that will necessarily  
2 involve dislocation or displacement of people in the area: *Provided, further,* That  
3 the proponent of the infrastructure project shall follow the rules on just and humane  
4 eviction or demolition under Section 28 of R.A. No. 7279 or the Urban Development  
5 Housing Act (UDHA), notwithstanding the provisions of Republic Act No. 8975,  
6 prohibiting lower courts from issuing temporary restraining orders, preliminary  
7 injunctions, or preliminary mandatory injunctions, and proponent shall follow IPRA:  
8 *Provided, finally,* That national government infrastructure projects shall allocate  
9 budget for the adequate relocation of displaced communities.

10 **SECTION 52. *Infrastructure Projects Within Geo-hazard Areas.*** - Construction of  
11 priority infrastructure projects within hazard-prone areas shall be allowed:  
12 *Provided,* That mitigating and/or preventive measures are adopted to address  
13 the potential adverse economic, socio-cultural, and environmental impacts that  
14 will emanate from these infrastructure projects, subject to the findings and  
15 recommendations of a feasibility study/environmental impact assessment in  
16 accordance with Presidential Decree No. 1586, Establishing An Environmental  
17 Impact Statement System, Including Other Environmental Management Related  
18 Measures, and R.A. No. 4846 or the Cultural Properties Preservation and  
19 Protection Act, as amended by Presidential Decree No. 374.

20 Existing projects that did not go through the process of an environmental impact  
21 assessment and pose threats to the environment, integrity of historic, archeological,  
22 or scientifically significant areas; or are impinging on critical ecosystems, may  
23 be: (a) terminated immediately, (b) required to implement an Environmental  
24 Management Plan; (c) gradually phased-out and relocated, or (d) maintained up  
25 to their life span, subject, however, to mitigating measures: *Provided,* That the rules  
26 on mandatory public hearings/consultations and just and humane eviction or  
27 demolition shall also be observed prior to the termination, gradual phase-out, or  
28 relocation of projects that will necessarily involve dislocation or displacement of  
29 people in the area.

## 30 CHAPTER XI

### 31 TRAINING, EDUCATION, AND VALUE FORMATION

32 **SECTION 53. *Value Formation.*** - In order to create a well-informed, responsible  
33 and committed citizenry who values the protection, conservation and development  
34 of the country's limited land, and other physical resources, the State shall  
35 mandate the inclusion of sustainable land use education or any subject  
36 related thereto in the curricula of primary, secondary and tertiary education.

37 **SECTION 54. *Information and Education Campaign.*** - The NLUC shall undertake a  
38 nationwide education information campaign in land use and physical planning to  
39 be implemented by local and national government agencies. The DILG and  
40 concerned agencies shall formulate and implement a land use management  
41 capability-building program for national and local government officials, community  
42 leaders, NGOs, POs, religious sector, and the general public: *Provided,* That it shall  
43 be mandatory for local government officials involved in the preparation of CLUPS

1 and PPFDP, including the municipal, city and provincial development officer to  
2 attend the Land Use Management Capability-Building Program.

3 CHAPTER XII

4 INCENTIVES, SANCTIONS, AND PENALTIES

5 Article 1

6 INCENTIVES AND AWARDS

7 **SECTION 55.** *Formulation of a System of Incentives and Awards.* - The NLUC  
8 shall come out with a system of incentives and awards to LGUs that regularly  
9 update their CLUPs within the prescribed period, as follows:

- 10 (a) Provinces, Highly Urbanized Cities, and Independent Component Cities  
11 once every nine (9) years; and  
12  
13 (b) Component cities and municipalities once every nine (9) years.

14 **SECTION 56.** *Priority in Giving Technical Assistance to LGUs.* - In providing technical  
15 assistance and other forms of support related to land use management and the  
16 implementation of development plans, the national government agencies shall  
17 give priority to cities and municipalities with approved CLUPs.

18 Article 2

19 SANCTIONS AND PENALTIES

20 **SECTION 57.** *Fine for Non-Completion and Non-Commencement of Development*  
21 *of Agricultural Lands with Approved Order of Conversion.* - A landowner and his/her  
22 designated developer or duly authorized representative who fails to commence and/or  
23 complete the development of agricultural lands with approved order of conversion  
24 shall  
25 be penalized, jointly or severally, with any of the following fines based on the  
26 zonal value of the land at the time the fine is imposed:

- 27 a. On failure to commence within one year from the date of conversion order:
- 28 (1) Six percent (6%) of the zonal value of the subject land for the first three (3)  
29 hectares  
30 (2) Fifteen percent (15%) of the zonal value of the subject land for the next three (3)  
31 hectares, and  
32 (3) Thirty percent (30%) of the zonal value of the subject land for the remaining area:

1 *Provided*, That the order of conversion shall be deemed revoked automatically  
2 and the land shall revert to its original agricultural use and covered by the  
3 DAR through compulsory acquisition for distribution to qualified beneficiaries.

4 b. On failure to complete fifty percent (50%) of the approved conversion plan within  
5 a specified time frame. Fifty percent (50%) of the zonal value of the subject land  
6 and the revocation of the conversion plan on the undeveloped portion which  
7 shall automatically revert to its original use as agricultural land. The same shall be  
8 covered under the CARP and processed for land distribution as soon as possible.

9 **SECTION 58. Authority to Impose Fine.** - DAR shall impose the penalty provided for  
10 under the preceding section.

11 **SECTION 59. Withdrawal of Local Development Permits or Licenses.** - Upon receipt  
12 of notice from the DAR, the concerned agencies and the city or municipality shall  
13 withdraw or revoke any development permit and other licenses that may be necessary  
14 to develop the agricultural land subject of conversion.

15 **SECTION 60. Utilization of Fines.** - The fines collected under Sections 57, 62 and  
16 63 hereof shall automatically accrue to the Agrarian Reform Fund consistent with  
17 the provisions of the CARP, as amended.

18 **SECTION 61. Failure to Formulate, Enforce, and/or Implement the CLUPs.** -  
19 Consistent with due process, the DILG shall investigate, review, and impose  
20 appropriate action, regarding local chief executives and other local officials and  
21 employees responsible for the formulation, enforcement, and/or implementation of  
22 the CLUPs in case of any of the following:

- 23 (a) Failure to implement and enforce the CLUP due to negligence of duty;  
24 (b) Failure to provide appropriate budgetary allocation to effect its  
25 implementation; and  
26 (c) Failure to complete the preparation of the CLUP despite the availability of funds,  
27 resources, and support by the sanggunian concerned.

28 Any public official or employee, regardless of whether elected or appointed or  
29 holding office or employment in a casual, temporary, holdover, permanent, or  
30 regular capacity, found to be responsible for any of the foregoing acts, after due  
31 notice and hearing by the appropriate body or agency, shall be punished with  
32 forfeiture of salaries and allowances and suspension from:

- 33 1. Six (6) to nine (9) months, in case of non-implementation of CLUP; or  
34 2. Three (3) to six (6) months, in case of non-completion of the CLUP.

35 **SECTION 62. Person(s) Abetting Illegal Conversion.** - Any person initiating, causing,  
36 inducing, or abetting illegal conversion shall, upon conviction, be imprisoned  
37 from seven (7) to twelve (12) years and imposed a fine of not less than  
38 One hundred thousand (P100,000.00) pesos, or both at the discretion of the court:  
39 *Provided*, That if the offender is a public official or employee, whether elected or  
40 appointed, the penalty shall, in addition thereto, include dismissal through  
41 permanent separation from the service and forfeiture of all benefits and  
42 entitlements accruing to the public position and perpetual disqualification to run  
43 or apply for any elective or appointive public office: *Provided*, further, That if

1 the offender is a juridical person, the penalty of imprisonment shall be imposed  
2 on the president, chief executive officer, manager, chairperson and all the  
3 members of the board, and other responsible officers thereof. and the fine shall be  
4 equivalent to the zonal value of the land or forty percent (40%) of the shareholders  
5 equity, as determined at the time of judgment whichever is higher, plus forfeiture  
6 of the land in favor of the State for sale through public auction, the proceeds of  
7 which shall automatically accrue to the Agrarian Reform Fund as provided for in  
8 Section 60 of this Act.

9 **SECTION 63.** *Penalty for Reclassification of Protected Agricultural Lands and*  
10 *Exceeding the Limit of Areas Allowed for Reclassification.* - Any person initiating,  
11 causing, inducing, or abetting the reclassification of protected agricultural areas into  
12 non- agricultural uses and exceeding the limits set forth under Section 20 of the LGC  
13 of 1991, shall be penalized with imprisonment of twelve (12) years and a fine of  
14 not less than One hundred thousand (P100,000.00) pesos, or both at the discretion  
15 of the court: *Provided,* That if the offender is a public official or employee, the  
16 penalty shall, in addition thereto, include dismissal through permanent separation  
17 from the service, whether elected or appointed, and forfeiture of entitlements  
18 accruing to the public position, and perpetual disqualification to run or apply for  
19 any elective or appointive public position: *Provided, further,* That if the offender is a  
20 juridical person, the penalty shall be imposed on the president, chief executive  
21 officer, manager, chairperson and all the members of the board, and other responsible  
22 officers thereof.

23 **SECTION 64.** *Payment of Disturbance Compensation.* - Following the order of priority  
24 as enumerated in Section 22 of the CARP, as amended, qualified beneficiaries such  
25 as agricultural lessees and share tenants, regular farm workers, seasonal farm  
26 workers, other farm workers, actual tillers or occupants of public lands, collective, or  
27 cooperative of the above-mentioned beneficiaries, and others directly working on  
28 the land affected by agricultural land use conversion shall be entitled to the  
29 payment of disturbance compensation equivalent to five (5) times the average of  
30 the gross harvests on the landholding during the last five (5) preceding calendar  
31 years or a certain percentage of the converted land, whichever is higher, as  
32 determined by the DAR.

### 33 CHAPTER XIII

#### 34 TRANSITORY AND FINAL PROVISIONS

35 **SECTION 65.** *Convening of the NLUC.* - Within thirty (30) days from the effectivity of  
36 this Act, the President shall convene the NLUC.

37 **SECTION 66.** *DAR Conversion of Agricultural Lands.* - The authority of DAR to  
38 convert agricultural land for non-agricultural uses shall be in existence until June  
39 30, 2014 or the expiration of Republic Act No. 9700, otherwise known  
40 as the "Comprehensive Agrarian Reform Program with Extension and Reforms Act  
41 (CARPER)". In which case, such authority shall be automatically transferred to the  
42 DA by virtue of this Act.

43 **SECTION 67.** *Implementing Rules and Regulations.* - Within six (6) months from the  
44 effectivity of this Act, the NLUC shall promulgate the rules and regulations to



1 implement the provisions of this Act. Said rules and regulations shall be submitted to  
2 the Congressional Oversight Committee for approval.

3 **SECTION 68. Congressional Oversight Committee on the Land Use Act.** - There is  
4 hereby created a Congressional Oversight Committee which shall monitor  
5 the implementation of this Act. It shall be composed of seven (7) members from the  
6 Senate and seven (7) members from the House of Representatives. The  
7 Chairpersons of the Senate Committee on Environment and Natural Resources  
8 and the House of Representatives Committee on Natural Resources shall be the  
9 Chair and Co-Chair of the Congressional Oversight Committee, respectively. The  
10 other members from the Senate shall be appointed by the Senate President based on  
11 proportional representation of the parties or coalitions therein with at least one (1)  
12 senator representing the minority. The other members from the House of  
13 Representatives shall be appointed by the Speaker also based on proportional  
14 representation of the parties or coalitions therein with at least one (1) member  
15 representing the minority.

16 The secretariat of the Oversight Committee shall be drawn from the existing  
17 secretariat personnel of the committees comprising the oversight and the funding  
18 shall be taken from the appropriations of both the Senate and the House of  
19 Representatives.

20 **SECTION 69. Appropriations.** - The appropriations for the National Land  
21 Use Commission shall be taken from the budget of the Office of the President in the  
22 General Appropriations Act in the year following the effectivity of this Act shall be used  
23 to carry out the initial operations of the National Land Use Commission. Thereafter,  
24 additional sums as may be necessary for the full implementation of NLUC's  
25 functions shall be included in the annual General Appropriations Act.

26 **SECTION 70. Review of Existing Land Use Plans.** - Provinces, cities, and  
27 municipalities with existing land use plans shall review, revise, reconcile, and  
28 harmonize the same with the guidelines and standards set forth under this Act  
29 within three (3) years from the effectivity of this Act.

30 **SECTION 71. Repealing Clause.** - All republic acts, executive orders, rules  
31 and regulations, and other issuances, or parts thereof, that are inconsistent with  
32 the provisions of this Republic Act are hereby repealed or modified accordingly.

33 **SECTION 72. Non-impairment Clause.** - Nothing in this Act shall be construed  
34 as to diminish, impair, or repeal rights recognized, granted, or available to  
35 marginalized or basic sectors under existing laws including but not limited to  
36 Republic Act Nos. 7279, 6657, 8371, and 8550.

37 **SECTION 73. Separability Clause.** - If for any reason or reasons, any part or provision  
38 of this Act shall be declared or held to be unconstitutional or invalid other parts  
39 or provisions hereof, which are not affected thereby shall continue to be in full  
40 force and effect.

41 **SECTION 74. Effectivity Clause.** - This Act shall take effect fifteen (15) days after  
42 its publication in the Official Gazette or in at least two (2) national newspapers of  
43 general circulation.

1 Approved,