



REPUBLIC OF THE PHILIPPINES  
**DEPARTMENT OF THE INTERIOR AND LOCAL GOVERNMENT**  
A. Francisco Gold Condominium II, EDSA, cor. Mapagmahal St.  
Barangay Pinyahan, Diliman, Quezon City

October 01, 2009

**MEMORANDUM CIRCULAR**

NO. 2009-155

**T O** : ALL CITY/MUNICIPAL MAYORS, CITY/MUNICIPAL SANGGUNIANS, DILG REGIONAL/PROVINCIAL DIRECTORS AND OTHERS CONCERNED

**S U B J E C T** : REITERATION RE: SUBMISSION OF INVENTORY OF LANDS AND IDENTIFICATION OF SITES FOR SOCIALIZED HOUSING AND LIST OF BENEFICIARIES (COMPLIANCE TO RA 7279 (UDHA) OF 1992)

---

**I. Prefatory Statement**

Republic Act 7279 otherwise known as the Urban Development and Housing Act of 1992 (UDHA) requires among others that:

1. **"Section 7xxx Inventory of Lands.** Within one (1) year from the effectivity of this Act, all City and Municipal governments shall conduct an inventory of all lands and improvements thereon within their respective localities xxx;

For planning purposes, the Housing and Urban Development Coordinating Council shall be furnished by each local government unit a copy of its inventory which shall be updated every three (3) years; and

**2. Sec. 8 Identification of Sites for Socialized Housing.**

After the inventory of the Local Government Units (LGUs), in coordination with the National Housing Authority (NHA), the Housing and Land Use Regulatory Board (HLURB), the National Mapping Resource Information Authority (NAMRIA) and the Land Management Bureau (LMB) shall identify lands for socialized housing and resettlement areas for the immediate and future needs of the underprivileged and homeless in the urban areas, taking into consideration the degree of availability of basic services and facilities, their accessibility and proximity to job sites and other economic opportunities, and the actual member of registered beneficiaries xxxx."

In order to attain the objectives of the law, there is a need for LGUs, specifically cities and municipalities to comply with the said requirements, with the assistance from concerned national agencies. It has been noted that a majority of cities and municipalities have failed to comply with the requirements of the law.

## II. Policy Guidelines

1. City and Municipal governments through their local chief executives (LCEs) are hereby enjoined to direct their respective planning and development offices (LPDOs, MPDOs) as well as their designated zoning administrators to conduct an inventory of residential lands, government lands whether owned by the national government or any of its subdivisions, instrumentalities or agencies including GOCC and their subsidiaries, unregistered or abandoned lands and such other lands.

The Housing and Urban Development Coordinating Council (HUDCC) has prescribed a revised Land Inventory Form to be used for such purpose, a copy hereto attached for your reference.

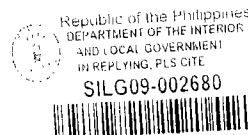
2. Based on the inventory conducted, cities and municipalities shall:
  - Identify lands for socialized housing and resettlement areas for the immediate and future needs of the underprivileged and homeless in the urban areas; and
  - Identify actual number of registered beneficiaries.

The outputs generated from the inventories and identification of lands as well as the determination of beneficiaries shall be transmitted to HUDCC, copy furnished DILG regional offices concerned. It is requested that concerned LCEs fast track said submission, starting first week of 2010 and every quarter thereafter.

DILG regional and field offices are hereby directed to assist LGUs in their areas to facilitate submission of the said documents and monitor their compliance on the same. Update reports shall be submitted to the OUSLG, starting last quarter of 2009.

For compliance.

  
**MELCHOR P. ROSALES**  
Acting Secretary





- a. **Undeveloped and vacant residential lands** –refer to those lands zoned for residential purposes as delineated in the approved zoning ordinance of LGUs, duly approved by HLURB.
- b. **Idle Government-owned lands** – refer to parcels of lands which titles are held by the Local Government Units and national government entities or any of its subdivisions, instrumentalities, or agencies including government-owned or controlled corporation and their subsidiaries and lands placed under the jurisdiction of the above entities by virtue of proclamations signed by the President, which have not been used for the past ten (10) years. Government lands also include rights-of-way or road titles. Idle government lands also refer to non-agricultural land in urban and urbanizable areas on which no improvement<sup>1</sup> as herein defined has been made by the government including: 1) patrimonial properties of the state; 2) public properties; 3) properties foreclosed by the government financing institutions (GFTIs) and Government-Owned and Controlled Corporations (GOCCs), as certified by the city, municipal and provincial assessor.
- c. **Unregistered or abandoned or idle private lands**- refer to lands in urban and urbanizable areas which are not registered with the Register of Deeds or with the city of municipal assessor's office concerned or which are uninhabited by the owner and have not been developed or devoted for any useful purposes, or appears unutilized for a period of three (3) consecutive years immediately prior to the issuance and receipt of publication of notice of acquisition by the Government as provided under RA 7279. It does not include lands which have not been abandoned by reason of force majeure or any other fortuitous event. Provided that prior to such event, such land was previously used for some useful or economic purposes. This also includes non-agricultural lands in urban and urbanizable areas on which no improvements<sup>2</sup>, as herein defined, have been made by the owner, as certified by the city, municipal or provincial assessor.
- d. **APDs and Squatter Settlements** – refer to those lands proclaimed as Areas for Priority Development or as Urban Land Reform Zones and other areas which are presently occupied by informal settlers.
- e. **Marginal Agricultural Lands suitable for Socialized Housing** – refer to land which are not effective for crop production due to constraints such as topography of the area and poor yields but are found suitable for the development of socialized housing.
- f. **Zoning Classification:** ( R ) – Residential; ( C ) – Commercial; (Ins) – Institutional; (Ind) – Industrial; (Agr) – Agricultural; ( V )- Vacant; ( O ) – Others.
- g. **Actual Land Use :** ( R ) – Residential; ( C ) – Commercial; (Ins) – Institutional; (Ind) – Industrial; (Agr) – Agricultural; ( V )- Vacant; ( O ) – Others.
- h. **Assessed/Market Value** – refers to the value of land, the basis of which is the value of a standard or typical lot—that is, a lot of the unit of size usually marketed in the vicinity. If the assessor determines the fair value of a certain property, he allocates to similar lots (in the same area) the same value.

<sup>1</sup> Improvements refer to all types of buildings and residential units, wall, fences, structures or constructions of all kinds of a fixed character or which adhered to the soil but shall not include trees, plants and growing fruits, and other fixtures that are mere superimpositions on the land and the value of the improvements shall not be less than 50% of the assessed value of the property.