

Republic of the Philippines
Province of Surigao del Sur
MUNICIPALITY OF TAGO
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Office of the Sangguniang Bayan

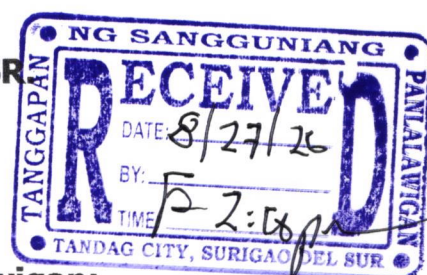
August 27, 2026

THE HONORABLE SANGGUNIANG PANLALAWIGAN MEMBERS

Tandag City, Surigao del Sur

THROUGH : **HONORABLE MANUEL O. ALAMEDA, SR.**

Provincial Vice Governor
Tandag City, Surigao del Sur



Dear Honorable Members of the Sangguniang Panlalawigan:

Respectfully submitting **SIX (6) ORIGINAL COPIES** of **MUNICIPAL ORDINANCE NO. LP-08^[2026]**, series of 2026, entitled: **AN ORDINANCE AMENDING MUNICIPAL ORDINANCE NO. RP-05, SERIES OF 2018, OTHERWISE KNOWN AS THE "ORDINANCE CREATING THE TAGO MUNICIPAL SOCIAL HOUSING AND RESETTLEMENT BOARD (TMSHRB)," AND DESIGNATING THE BOARD AS THE SOLE LOCAL CLEARING HOUSE FOR EVICTION AND DEMOLITION ACTIVITIES PURSUANT TO EXECUTIVE ORDER NO. 708, SERIES OF 2008, AND TO UPDATE ITS COMPOSITION AND FUNCTIONS ACCORDINGLY**, duly approved/enacted during the 28th Regular Session^[2026] of the 13th Sangguniang Bayan of Tago, Surigao del Sur, held on August 4, 2026 at the Sangguniang Bayan Session Hall, for review and affirmation.

Very truly yours,

ZELMA A. CABRERA-CASTRO
Secretary to the Sanggunian



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Office of the Sangguniang Bayan
13TH SANGGUNIANG BAYAN

**EXCERPT FROM THE MINUTES OF THE 28TH REGULAR SESSION^[2026] OF
THE 13TH SANGGUNIANG BAYAN OF TAGO, SURIGAO DEL SUR HELD
ON AUGUST 4, 2026 AT THE SANGGUNIANG BAYAN SESSION HALL.**

PRESENT:

HONORABLE IRA MINETTE C. PIMENTEL
Municipal Vice Mayor / Presiding Officer

REGULAR SB MEMBERS:

Honorable Romeo D. Momo, Jr. - Sangguniang Bayan Member
Honorable Maribel R. Espinoza - Sangguniang Bayan Member
Honorable Jessa P. Mate-Tecson - Sangguniang Bayan Member
Honorable Leo L. Pagaran - Sangguniang Bayan Member
Honorable Noel L. Gualvez - Sangguniang Bayan Member
Honorable Virginia P. Gomez - Sangguniang Bayan Member
Honorable Levie B. Moreno - Sangguniang Bayan Member

EX-OFFICIO MEMBER/S:

Honorable Emmanuel P. Isiang - President, Liga ng mga Barangay
Honorable Jenebert L. Gaco - IP Mandatory Representative

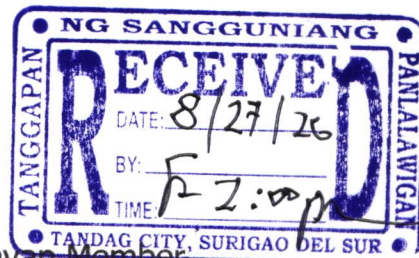
ABSENT :

Honorable Reynaldo G. Selades - Sangguniang Bayan Member
[On Official Business - Manila]
Honorable Vince Dylan E. Curada - President, SK Federation
[On Official Leave of Absence]

MUNICIPAL ORDINANCE NO. LP-08^[2026]
Series of 2026

**AN ORDINANCE AMENDING MUNICIPAL ORDINANCE NO. RP-05,
SERIES OF 2018, OTHERWISE KNOWN AS THE "ORDINANCE
CREATING THE TAGO MUNICIPAL SOCIAL HOUSING AND
RESETTLEMENT BOARD (TMSHRB)," AND DESIGNATING THE BOARD
AS THE SOLE LOCAL CLEARING HOUSE FOR EVICTION AND
DEMOLITION ACTIVITIES PURSUANT TO EXECUTIVE ORDER NO.
708, SERIES OF 2008, AND TO UPDATE ITS COMPOSITION AND
FUNCTIONS ACCORDINGLY.**

Sponsored by: Honorable Leo L. Pagaran



PROVINCE OF SURIGAO DEL SUR
Office of the Secretary to the Sangguniang Panlalawigan
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OSSP-26-06226

WHEREAS, Section 10, Article XIII of the 1987 Philippine Constitution provides that urban or rural poor dwellers shall not be evicted nor their dwellings demolished except in accordance with law and in a just and humane manner;

WHEREAS, Republic Act No. 7279, otherwise known as the "Urban Development and Housing Act of 1992" (UDHA), prescribes the legal requirements and safeguards governing eviction and demolition involving underprivileged and homeless citizens;

WHEREAS, Executive Order No. 152, Series of 2002 designated the Presidential Commission for the Urban Poor (PCUP) as the clearing house for eviction and demolition activities involving underprivileged and homeless citizens;

WHEREAS, Executive Order (EO) No. 708, Series of 2008, formally devolved the clearing house functions of the Presidential Commission for the Urban Poor (PCUP) to Local Government Units (LGUs) to maximize local autonomy and safeguard the rights of informal settler families (ISFs);

WHEREAS, Municipal Ordinance No. RP-05, Series of 2018 created the Tago Municipal Social Housing and Resettlement Board (TMSHRB);

WHEREAS, the Local Housing Board, through Resolution No. 01, Series of 2026, formally requested the amendment of Municipal Ordinance No. RP-05, Series of 2018 to strengthen the Municipality's institutional framework on housing, eviction, demolition, relocation, and resettlement activities;

WHEREAS, the Office of the Municipal Mayor likewise endorsed several refinements to ensure lawful, humane, transparent, coordinated, and accountable implementation of eviction and demolition activities, including provisions on emergency procedures, non-interference with court-ordered demolitions, and post-demolition reporting requirements;

WHEREAS, there is a need to clearly designate the TMSHRB as the sole local clearing house for eviction and demolition activities, update its composition and powers, institutionalize operational mechanisms, and ensure compliance with existing laws, executive orders, and administrative regulations, including the observance of due process for affected occupants;

NOW THEREFORE;

BE IT ORDAINED by the Sangguniang Bayan of Tago, Surigao del Sur, by virtue of the powers vested in it by law, in Session assembled, that:

SECTION 1. TITLE. - This ordinance shall be known as "An Ordinance amending Municipal Ordinance No. RP-05, series of 2018, otherwise known as the 'Ordinance Creating Tago Municipal Social Housing and Resettlement Board (TMSHRB),' and designating the board as the Sole Local Clearing House for Eviction and Demolition Activities pursuant to Executive Order No. 708, series of 2008, and to update its composition and functions accordingly."

SECTION 2. DECLARATION OF POLICY

It is hereby declared the policy of the Municipality of Tago to uphold the constitutional rights of underprivileged and homeless citizens, ensure humane and lawful eviction and demolition procedures, promote socialized housing and orderly urban development, and establish a transparent, accountable, and coordinated local clearing house mechanism consistent with Republic Act No. 7279, Executive Order No. 708, Series of 2008, and other related laws.

SECTION 3. DEFINITION OF TERMS. - FOR PURPOSES OF THIS ORDINANCE:

- 3.1 **HOUSES** - refer to any structure used principally for the purpose of dwelling.
- 3.2 **OCCUPANCY** - means actual and physical habitation by the named awardees or beneficiaries. The construction of any structure on the lot without actual physical habitation by the designated lawful awardees or beneficiaries, or the habitation by anybody other than the awardees or beneficiaries, shall not satisfy the requirement of "occupancy."
- 3.3 **SOCIALIZED HOUSING** - refers to housing programs and projects covering houses and lots or homelots undertaken either by the government or private institutions and/or civil society organizations in collaboration or partnerships with the local and national governments benefiting the underprivileged and homeless citizens which shall include sites and services development or provision of sufficient and accessible urban utilities, appropriate housing finance, and other benefits in accordance with the provisions of this Ordinance.
- 3.4 **SECURITY OF TENURE** - refers to the degree of protection afforded to qualified beneficiaries against infringement or unjust, unreasonable and arbitrary eviction or disposition, by virtue of the right of ownership (both collective and individual), lease agreement, homelot rental or housing rental, and other contractual arrangements.
- 3.5 **RESETTLEMENT SITES** - refers to any land or area wherein all qualified informal settlers are relocated by the Municipal government of Tago or other private, non-profit institutions.
- 3.6 **LOT AREA PER FAMILY** - a portion of an area of a lot allocated for one family.
- 3.7 **PUBLIC PLACES** - refers to any place, which include among others, parks, public utility vehicles, recreational centers, churches, public cemeteries, public or private markets, public parking, street, alleys, sidewalks, national roads and highways.
- 3.8 **COLLECTIVE OWNERSHIP** - refers to a form of land tenure security where ownership of real property or land is collectively owned and maintained by the community association or the Home Owners Association (HOA).

- 3.9 **COMMUNITY SAVINGS** - is a form of strategy involving full participation from the communities in shelter delivery as well as the establishment of "convergence of resources" as the long-term source of housing finance.
- 3.10 **CONVERGENCE OF RESOURCES** - is a core ingredient in establishing the housing finance as it constitutes various streams of cash flows emanating from government contributions, private sector's Corporate Social Responsibility (CSR), philanthropic donations, and external funding from the national government and bilateral international agencies.
- 3.11 **CMP** – Community Mortgage Program - is a mortgage financing program of the National Home Mortgage Financing Corporation (NHMFC) which assists legally organized associations of underprivileged and homeless citizens to purchase and develop a tract of land under the concept of community ownership. The primary objective of the program is to assist residents of blighted areas to own the lots they occupy, or where they choose to relocate to, and eventually improve their neighborhood and homes to the extent of their affordability.
- 3.12 **TAGO MUNICIPAL SOCIAL HOUSING AND RESETTLEMENT BOARD** - which shall be referred to as the "Tago Housing Board."
- 3.13 **CERTIFICATE OF COMPLIANCE (COC)** - refers to the certificate duly issued by the Local Social Housing and Resettlement Board (SHRB) or a substantially equal body of the concerned Local Government Unit mandated as the sole clearing house prior to the conduct of eviction or demolition, showing that all the legal requirements have been satisfactorily complied with by the proponent or the agency authorized to evict and demolish.
- 3.14 **CLEARING HOUSE** - refers to the local government and/or its authorized body or any government agency legally authorized to issue the Certificate of Compliance prior to the conduct of eviction and/or demolition under the Urban Development and Housing Act of 1992.
- 3.15 **COURT ORDER** - refers to a writ of execution and/or demolition issued by a court of competent jurisdiction. This does not include orders and decisions of courts of competent jurisdiction which merely grant or lift temporary restraining orders, permanent or indefinite injunctions/prohibitions arising from actions filed relative to initial Extra-Judicial Eviction and Demolition orders as defined herein. Neither does this include writs, orders and/or decisions of courts of competent jurisdiction that do not involve underprivileged and homeless citizens.

- 3.16 **DANGER AREAS** - refers to areas which, when occupied for residential purposes, actually pose danger to the life, safety and property of either the concerned residents or of the general community, due to an unavoidable source of probable harm to human life or well-being.
- 3.17 **DEMOLITION** - refers to the dismantling by the Local Government Unit, or any legally authorized agency or personnel of the government, of all structures within the premises subject for clearing.
- 3.18 **EXTRA-JUDICIAL EVICTION AND DEMOLITION** - refers to the eviction of underprivileged and homeless citizens and/or the demolition of their dwellings located in danger areas such as "esteros," railroad tracks, garbage dumps, riverbanks, shorelines, waterways, public places such as sidewalks, public cemeteries, roads, parks and playgrounds; or the eviction of underprivileged and homeless citizens and/or the demolition of their dwellings because of government infrastructure projects with available funding that are about to be implemented by the national or local governments or any legally authorized government agency, without need of a court order, pursuant to Section 28 (a) and (b) of the UDHA Law.
- 3.19 **EVICTION** - refers to the removal of a person and their belongings from a subject building, structure or area, or both.
- 3.20 **NEW SQUATTER** - refers to individuals or groups who occupy land without the express consent of the landowner after March 28, 1992. Their structures shall be dismantled and appropriate charges shall be filed against them by the proper authorities if they refuse to vacate the premises.
- 3.21 **PROFESSIONAL SQUATTER** - refers to individuals or groups who occupy lands without the express consent of the landowner and who have sufficient income for legitimate housing. The term shall also apply to persons who have previously been awarded home lots or housing units by the Government but who sold, leased or transferred the same to settle illegally in the same place or in another urban area, and to non-bonafide occupants and intruders of lands reserved for socialized housing. The term shall not apply to individuals or groups who simply rent land and housing from professional squatters or squatting syndicates.
- 3.22 **PROPONENT** - refers to the entity or entities undertaking or proposing to undertake a project or program that impacts on the right to adequate housing of the urban poor and marginalized communities. It shall have overall control and responsibility for the project together with concerned government agencies duly constituted in a committee or board.

- 3.23 **SUMMARY EVICTION AND DEMOLITION** - refers to the immediate dismantling of new illegal structures by the LGUs or the government agency authorized to conduct demolition activities, and the immediate removal of professional squatters and members of squatting syndicates pursuant to Sections 27 and 30 of the UDHA.
- 3.24 **UNDERPRIVILEGED AND HOMELESS CITIZENS** - refers to the beneficiaries of the UDHA and to individuals or families residing in urban and urbanizable areas whose income or combined household income falls within the poverty threshold as defined by the National Economic and Development Authority and who do not own housing facilities. This shall include those who live in makeshift dwelling units and do not enjoy security of tenure.
- 3.25 **SQUATTING SYNDICATES** - refers to groups of persons engaged in the business of squatter housing for profit or gain.
- 3.26 **VOLUNTARY DEMOLITION AND RELOCATION** - refers to the act of willingly vacating subject premises and the dismantling or demolition, or allowing the dismantling or demolition, of one's structure.

SECTION 4. COMPOSITION. The Tago Municipal Social Housing and Resettlement Board, which shall be referred to as the "Tago Housing Board," shall be composed of the following:

- Chairperson : Municipal Mayor
- Vice Chairperson : Municipal Vice Mayor
- Members :
1. Chairperson, Sanggunian Committee on Housing and Urban Development or its equivalent;
 2. Municipal Planning and Development Coordinator (MPDC);
 3. Municipal Engineer (ME);
 4. Municipal Disaster Risk Reduction and Management Office (MDRRMO);
 5. Municipal Social Welfare and Development Office (MSWDO);
 6. Municipal Health Officer (MHO);
 7. Municipal Assessor;
 8. Municipal Legal Officer or Legal Consultant;

9. Municipal Environment and Natural Resources Office (MENRO);
10. Municipal Economic Enterprise Development and Management Office (MEEDMO);
11. Philippine National Police Station Commander;
12. Representative, Presidential Commission for the Urban Poor;
13. A representative from a private organization engaged in subdivision and housing development operating in the Municipality;
14. A representative from a Homeowners' Association accredited with the Sangguniang Bayan;
15. A representative of a duly accredited Civil Society Organization operating within the Municipality; and
16. A representative of a SEC-Registered and duly accredited Non-Governmental Organization operating within the Municipality.

SECTION 5. POWERS AND FUNCTIONS. The Tago Housing Board shall be the sole Clearing House in the conduct of demolition and eviction under Section 28 of RA No. 7279. No extrajudicial eviction or demolition covered by RA 7279 shall be implemented without compliance with the requirements of this Ordinance. Court-ordered demolitions shall remain subject to the authority of the courts and applicable laws.

In this regard, the Tago Housing Board shall exercise the following powers and functions:

1. The Board shall first determine whether affected occupants are beneficiaries entitled to protection under RA 7279 or are persons subject to summary eviction under applicable laws and regulations, subject to the reconsideration process under Section 6 of this Ordinance;
2. Monitor and coordinate government activities relative to consultation, relocation and resettlement of underprivileged and homeless citizens in cases of UDHA beneficiaries where eviction and demolition affecting them are necessary and allowed under existing laws;

3. Recommend policy measures and/or undertake appropriate action to ensure full compliance with the constitutional mandate and statutory requirements prior to evictions and/or demolitions affecting underprivileged and homeless citizens;
4. Monitor all evictions and demolitions, whether voluntary, extra-judicial, summary, or court-ordered;
5. Require the proponent of eviction and demolition - i.e., national government department, agency, institution, or local government, or its duly authorized representative - to first secure from the Tago Housing Board the Checklist, Guidelines, and Eviction and Demolition Compliance Certificate prior to the actual implementation thereof, and thereafter to submit to the Board the completed Checklist, attested to under oath by the proponent and indicating that: (a) adequate consultations with the affected families were undertaken; (b) adequate resettlement site and relocation facilities are made available; and (c) the provisions of Section 3, paragraph 1 of the Implementing Rules and Regulations of Section 28 of Republic Act No. 7279 (Pre-relocation) have been complied with;
6. Perform such other related functions established by law or by ordinance, as necessary to implement the mandate of local government units under the Urban Development and Housing Act (UDHA).

SECTION 6. RECONSIDERATION OF BOARD DETERMINATION

Whenever the Board makes a determination under Section 5(1) of this Ordinance classifying affected occupants as (a) beneficiaries entitled to protection under RA 7279, or (b) persons subject to summary eviction, the following procedure shall apply:

1. Written Notice of Classification. The Board shall issue its determination in writing to the affected occupant/s or their recognized representative or organization, stating the factual and legal basis for the classification.
2. Motion for Reconsideration. The affected occupant/s may file a written request for reconsideration with the Board within ten (10) working days from receipt of the notice of classification, attaching supporting evidence such as proof of residency, income, or tenure documents.
3. Action by the Board. The Board shall act on the request for reconsideration within ten (10) working days from receipt thereof and shall issue a written resolution either affirming or reversing the classification.

4. **Suspensive Effect.** A timely-filed request for reconsideration shall suspend the issuance or implementation of the Certificate of Compliance as to the affected occupant/s until the request is resolved: Provided, that this suspensive effect shall not apply to extra-judicial, summary, or danger-area actions expressly allowed to proceed without delay under RA 7279 and its Implementing Rules and Regulations, or to actions taken under the emergency procedures in Section 11 of this Ordinance.
5. **Non-Exclusivity of Remedy.** This internal reconsideration process is without prejudice to the right of affected occupants to seek assistance or relief from the Presidential Commission for the Urban Poor (PCUP), the Department of the Interior and Local Government (DILG), the courts, or other appropriate bodies.

SECTION 7. INSTITUTIONAL CLEARING HOUSE AUTHORITY AND CERTIFICATE OF COMPLIANCE (COC)

The Certificate of Compliance (CoC) shall be considered an official institutional act of the Tago Housing Board.

The Board shall, through a majority resolution, designate from among its members or secretariat the authorized signatory empowered to sign and issue Certificates of Compliance on behalf of the Board.

Provided, however, that no COC shall be issued unless the Board has determined, through evaluation and verification, that all requirements under Republic Act No. 7279 and applicable laws have been fully complied with.

The designation of the authorized signatory may be modified by subsequent Board Resolution whenever necessary to ensure operational continuity and administrative efficiency.

SECTION 8. APPLICATION FOR AN EVICTION AND DEMOLITION COMPLIANCE CERTIFICATE. Every proponent of an extrajudicial eviction and demolition, whether administrative or summary, shall, prior to actual eviction and demolition, secure a Compliance Certificate from the Tago Housing Board. The timelines below govern the filing and processing of the application only and are without prejudice to the separate notice period and dual-condition rule under Section 9 of this Ordinance. The process of applying for the said certificate shall be as follows:

1. In the case of an administrative eviction and demolition involving the underprivileged and homeless, the proponent shall obtain from the Tago Housing Board the proper application form for certificate of compliance and submit the same, together with the required documents as listed in the appropriate Checklist, at least fifteen (15) working days prior to the actual conduct of eviction and demolition. In the case of a summary eviction and demolition, the proponent shall likewise obtain an application for certificate of compliance: Provided, that the said application shall be submitted at least seven (7) working days prior to the conduct of the same, pursuant to the rules on summary demolitions. However, in the

event that the affected persons are found to be among those subject to administrative eviction or demolition, the Tago Housing Board shall immediately inform the proponent and require the proper application for certificate of compliance. In the case of a voluntary eviction and demolition, the proponent shall obtain from the Tago Housing Board the proper application for certificate of compliance and submit the same, together with the required documents as listed in the appropriate Checklist, at least fifteen (15) working days prior to the actual conduct of eviction and demolition.

2. If the application is sufficient in form and substance, the Tago Housing Board, upon verification, approves the application, issues the proper certificate of compliance, and notifies the proponent.
3. The certification shall indicate the name of the proponent, the purpose and location of the area applied for eviction and demolition, a statement of compliance to the pertinent rules covering the eviction or demolition applied for, an authorization or approval for the rendering of police assistance, validity period, the date of issuance, and the authorized signature.
4. If the application is incomplete in form and substance, the Tago Housing Board informs the proponent, and the latter has to comply with the deficiency within ten (10) working days from notification, with the exception of a summary eviction and demolition, which shall be complied with within three (3) working days from notification. In the event that the deficiency is not complied with within the periods mentioned herein, the proponent shall be required to re-apply for a new compliance certificate.
5. In cases where the Tago Housing Board issues a certification, or the proponent has already complied with the deficient requirements for application and thus acquired a certification, the eviction and demolition will proceed as a matter of course.
6. Compliance Certificate for Summary Demolitions - The issuance of a Compliance Certificate shall not create vested rights and may be revoked upon discovery of fraud, misrepresentation, or substantial non-compliance.

SECTION 9. NOTICE TO AFFECTED FAMILIES AND CONDITIONS PRIOR TO ACTUAL EVICTION OR DEMOLITION.

1. Notice Requirement. The proponent shall serve written notice upon the affected families at least thirty (30) calendar days prior to the intended date of eviction or demolition, in accordance with Section 28 and the Implementing Rules and Regulations of RA 7279, except in cases of summary eviction and demolition under Sections 27 and 30 of RA 7279, where notice shall be given at least seven (7) calendar days prior to the actual demolition.

2. Timing Relative to the COC Application. Notice under this Section shall be served prior to, or simultaneously with, the filing of the application for Certificate of Compliance under Section 8. Proof of actual notice — such as a signed acknowledgment, certificate of posting at the site, or barangay certification — shall be submitted as part of the Certificate of Compliance application checklist and shall be considered by the Board as evidence of the “adequate consultations” required under Section 5(5)(a) of this Ordinance.
3. Dual Condition Prior to Implementation. Notwithstanding compliance with the application timelines under Section 8, no eviction or demolition shall actually be implemented unless both of the following conditions are satisfied: (a) a valid and unrevoked Certificate of Compliance has been issued by the Board; and (b) the applicable notice period under paragraph 1 of this Section has fully lapsed. Where the notice period has not yet lapsed at the time the Certificate of Compliance is issued, the eviction or demolition shall be held in abeyance until the notice period lapses.
4. Advisory on Filing. Proponents are advised to file Certificate of Compliance applications, and to serve the required notice, sufficiently in advance of the intended date of eviction or demolition - and earlier than the minimum periods stated herein where practicable - to avoid delay arising from the interaction of the application-processing timelines under Section 8 and the notice period under this Section.

SECTION 10. CREATION OF THE MUNICIPAL EVICTION AND DEMOLITION OPERATIONS TEAM

There is hereby created a Municipal Eviction and Demolition Operations Team under the supervision of the Tago Housing Board.

The Team shall serve as the implementing and coordinating arm of the Board for approved demolition, eviction, relocation, and post-demolition activities.

ITS FUNCTIONS SHALL INCLUDE:

1. Conduct of pre-demolition coordination meetings;
2. Site validation and documentation;
3. Coordination with law enforcement agencies;
4. Enforcement of lawful demolition activities;
5. Assistance in relocation and emergency response;
6. Maintenance of peace and order during operations;
7. Preparation of operational and post-activity reports.

The Team shall strictly observe the requirements of RA 7279 and applicable human rights standards.

SECTION 11. EMERGENCY EVACUATION FROM DANGER AREAS; NON-SUBSTITUTION FOR SECTION 28 REQUIREMENTS

1. Nature of Emergency Evacuation. In cases involving officially declared danger areas — including flooding-prone areas, landslide-prone areas, river easements, shorelines, waterways, and other high-risk locations — where an imminent threat to life and safety exists, the Municipal Mayor, upon the written recommendation of the Municipal Disaster Risk Reduction and Management Office (MDRRMO) or an equivalent competent office, may order the temporary evacuation of affected families to a place of safety, pursuant to the Municipality's general welfare and police power under the Local Government Code (Republic Act No. 7160) and the Philippine Disaster Risk Reduction and Management Act of 2010 (Republic Act No. 10121).
2. Not a Substitute for Section 28 Compliance. Emergency evacuation under this Section is distinct from, and shall not be construed as, an eviction or demolition under Section 28 of RA 7279. It does not affect the occupants' tenurial status and does not, by itself, authorize the dismantling or demolition of any structure. Any subsequent demolition of structures within the danger area shall remain subject to the full notice, consultation, and relocation requirements of Section 28 of RA 7279 and Sections 8 and 9 of this Ordinance, unless the structure independently qualifies for summary eviction and demolition under Sections 27 and 30 of RA 7279 (i.e., new illegal structures, or those belonging to professional squatters or squatting syndicates), in which case the applicable summary procedure under this Ordinance shall govern instead.
3. Safeguards During Evacuation. Even under emergency evacuation, the implementing team shall: (a) provide the best notice practicable under the circumstances; (b) ensure immediate access to temporary shelter, relief, or emergency assistance; (c) document the factual and technical basis for the evacuation; and (d) accord affected families humane treatment at all times.
4. Post-Evacuation Report. The MDRRMO and/or the Municipal Eviction and Demolition Operations Team shall submit a written report to the Tago Housing Board within three (3) working days from the evacuation, stating the factual basis for the action taken.
5. Board Monitoring for Eventual Demolition. Where an emergency evacuation may lead to the eventual permanent displacement of affected families, the Tago Housing Board shall monitor the situation to ensure that any subsequent demolition and relocation proceeds strictly in accordance with Section 28 of RA 7279 and this Ordinance, and shall not treat the fact of prior evacuation as, by itself, satisfying the requirements for a Certificate of Compliance.

SECTION 12. NON-INTERFERENCE WITH COURT-ORDERED DEMOLITIONS

Nothing in this Ordinance shall be construed as authorizing the Tago Housing Board to review, suspend, delay, modify, or interfere with lawful orders, writs, or decisions issued by courts of competent jurisdiction.

Court-ordered demolitions shall continue to be governed by existing laws, procedural rules, and judicial authority.

Provided, however, that the Board may monitor such activities for purposes of documentation, coordination, humanitarian assistance, and compliance observation under RA 7279.

SECTION 13. AUTHORIZED POLICE ASSISTANCE. A proponent of an eviction and demolition may be provided with duly authorized police assistance only upon proper compliance with the statutory requirements under Sections 27, 28, and 30 of R.A. No. 7279 and their implementing rules and regulations, checklist and compliance certificate requirements, or the written notice requirements when applicable, as certified or authorized by the Tago Housing Board.

In the case of a court-ordered demolition, police assistance shall only be allowed under the following circumstances:

1. In pursuance of any court order specifying police action or assistance;
2. In any case or event where voluntary eviction and dismantling of structures are agreed upon, in writing, by the concerned parties, and approved by the Board;
3. In the case of a local infrastructure project where police assistance is approved, in writing, by the duly authorized official of the Tago Housing Board;
4. In the case of national infrastructure projects: Provided, however, that the duly authorized official of the Tago Housing Board has approved the same in writing; and
5. In any case of eviction and demolition where police assistance is necessary to preserve peace and order: Provided, however, that the duly authorized official of the Tago Housing Board has approved the same in writing.



For purposes of the above, a written request by the sheriff for police assistance in the implementation of a court order or writ, with certified copies of the said order or writ annexed thereto, shall suffice for the police to render assistance without further need of obtaining the approval of the Board. In lieu of the approval of the Board, the concerned PNP Officer shall merely inform the Board in writing of the date of eviction and demolition at least three (3) days prior to the actual conduct of the same. The written notice shall contain copies of the sheriff's request for police assistance, the order or writ to be implemented, and other pertinent documents.



In any of the circumstances specified above, the members of the PNP tapped to provide police assistance must be in proper uniform and, in appropriate cases, carry with them the necessary documents supporting the provision of police action or assistance.

The provisions above notwithstanding, the request for police assistance shall still be subject to the pertinent guidelines and regulations of the Philippine National Police.

SECTION 14. OVERSIGHT, MONITORING, AND POST-DEMOLITION REPORTING

The Tago Housing Board shall, in coordination with other government agencies including the proponent, oversee the conduct of evictions and demolitions in accordance with Sections 27, 28, and 30 of R.A. 7279 and their implementing rules and regulations.

In the case of an extra-judicial eviction and demolition as defined in the implementing guidelines of Executive Order No. 152, s. 2002, the compliance certificate applications shall constitute inputs for data-banking activities and serve as advance notice to ensure the Board's presence, or that of its representative, during the conduct of an eviction and demolition.

In the case of a court-ordered eviction and demolition, the Board shall establish the appropriate schemes to monitor the same in coordination with the pertinent government agencies.

In monitoring the actual conduct of a demolition, the Board shall observe the conduct of the eviction and demolition and prepare a detailed report on compliance or non-compliance with Sections 27, 28, and 30 of R.A. 7279 and their IRR.

Mandatory post-demolition reports shall be submitted by the implementing team or proponent within a reasonable period after the activity and shall include:

1. Date and location of demolition;
2. Number of affected families;
3. Presence of relocation assistance;
4. Conduct of consultation activities;
5. Presence of law enforcement and government agencies;
6. Incidents encountered;
7. Photographic documentation and certifications.

Such reports shall form part of the official records of the Board for accountability, policy evaluation, and monitoring purposes.

SECTION 15. MEETING AND QUORUM. The Tago Housing Board shall meet at least once semiannually, or every six (6) months, or as often as may be deemed necessary. The presence of the Chairperson and the majority of the members of the Board shall constitute a quorum to transact official business.

A written notice of the date, time, place, and agenda of the meeting shall be sent to each member of the Board at least three (3) days prior to the scheduled meeting, or at least one (1) day prior if it is a special meeting.

Each member-agency or sector may designate a permanent alternate representative, in writing, who shall have full authority to attend meetings and vote in the absence of the principal member, for purposes of meeting quorum requirements and ensuring continuity of Board business.

SECTION 16. SECRETARIAT. The Tago Housing Board shall appoint at least one (1) staff, who is not necessarily a member of the Board, who will act as Secretary.

SECTION 17. IMPLEMENTING RULES AND REGULATIONS. Within sixty (60) days after the enactment of this ordinance, the Municipal Mayor, through the Municipal Legal Office, if there exists, shall, in consultation with the concerned government agencies, the private sector, POs and NGOs, formulate the appropriate rules and regulations necessary to effectively implement any or all of the provisions of this ordinance.

Such rules and regulations shall include, among others, guidelines on the following:

- a. Resource generation and mobilization for socialized housing purposes;
- b. Schemes for government housing assistance; and
- c. Accreditation and selection of representatives of the private sector, NGOs, and POs to the Tago Housing Board.

SECTION 18. COOPERATION OF CONCERNED AGENCIES. The Tago Housing Board shall coordinate with all concerned government agencies, such as the Department of the Interior and Local Government (DILG), Department of Social Welfare and Development (DSWD), Department of Public Works and Highways (DPWH), Department of Health (DOH), Department of Environment and Natural Resources (DENR), Commission on Human Rights (CHR), housing agencies, and other relevant implementing agencies, to ensure the effective and efficient implementation of this ordinance.

SECTION 19. PENALTIES AND SANCTIONS.

Failure to comply with the requirements stated in this Ordinance, or any act of misrepresentation or fraud in connection with any information contained in any application for the Certificate of Compliance or in securing the same, shall subject government officials or employees responsible for such omission, misrepresentation, or fraud to:

1. Disciplinary action under Book I, Title Two, Chapter 4 of Republic Act No. 7160, or the Local Government Code; or
2. Prosecution under the penalty clause of Republic Act No. 7279, or the UDHA Law.

Any proponent, whether a private individual, corporation, developer, Homeowners' Association, or other entity, found to have committed misrepresentation or fraud in an application for a Certificate of Compliance, or who proceeds with an eviction or demolition without a valid COC or in violation of this Ordinance, shall likewise be liable under Section 45 of RA 7279, without prejudice to applicable civil and administrative liability. The Board may further revoke an issued Certificate of Compliance and withhold action on future applications from the said proponent.

SECTION 45 OF RA 7279 PROVIDES:

"Section 45. Penalty Clause. — Any person who violates any provision of this Act shall be imposed the penalty of not more than six (6) years of imprisonment or a fine of not less than Five Thousand Pesos (Php5,000.00) but not more than One Hundred Thousand Pesos (Php100,000.00), or both, at the discretion of the court xxx."

SECTION 20. FUNDING. Funding allocation shall be provided from the LGU's current Annual Budget or Supplemental Budget to explicitly cover the operational (mobilization, pre-demolition conferences, PNP deployment, among others) and legal requirements.

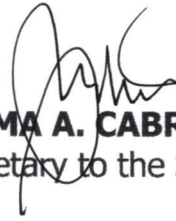
SECTION 21. REPEALING CLAUSE. Ordinance No. RP-05, Series of 2018, enacted on May 21, 2018, entitled "An Ordinance Creating the Tago Municipal Social Housing & Resettlement Board (TMSHRB)," and any other ordinances, resolutions, executive orders, rules and regulations, or part/s thereof, which are inconsistent with the provisions of this Ordinance, are hereby modified or repealed accordingly.

SECTION 22. SEPARABILITY CLAUSE. Should any provision of this Ordinance be declared invalid, the validity of the other provisions hereof shall be unaffected thereby.

SECTION 23. EFFECTIVITY. This Ordinance shall take effect upon approval of the Municipal Mayor. Posting shall be done at the bulletin board at the entrance of the Municipal Hall, and in the twenty-four (24) Barangays of this Municipality, not later than five (5) days after approval of the Municipal Mayor.

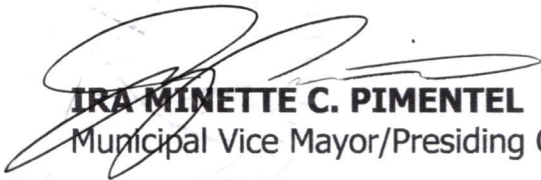
ENACTED this 4th day of August, 2026, upon motion of Honorable Leo L. Paganan, duly seconded by Honorable Romeo D. Momo, Jr., and Honorable Noel L. Gualvez, without objection from the members.

CERTIFIED CORRECT:



ZELMA A. CABRERA-CASTRO
Secretary to the Sanggunian

**ATTESTED AND CERTIFIED
TO BE DULY ENACTED:**



IRA MINETTE C. PIMENTEL
Municipal Vice Mayor/Presiding Officer

APPROVED:



JELIO VAL C. LAURENTE
Municipal Mayor

Date: August 27, 2020