



# **URBAN SETTLEMENTS OFFICE**

## **CITIZEN'S CHARTER**

**2019(1<sup>st</sup> EDITION)**



## **I. Mandate**

Administer the Land-for –the-Landless Program of the City Government as provided for under the City Charter, R.A. 409, as amended, in order to provide adequate assistance to bonafide tenants and occupants of lands, landed estates and haciendas in Manila in acquiring the lots they are occupying for residential purposes.

Embark upon the discharge of the socialized housing program defined under P.D. 2124, 1259, and 1313 in order to provide for the housing needs of as many city resident families as possible particularly those belonging to low-income family groups.

## **II. Vision**

To make Manila a zero-slum city worth of emulation of other cities in the country and in the world.

## **III. Mission**

To award homelots to qualified actual occupants in city-owned lots under the Socialized Housing and Land-for-the Landless and to construct new housing new housing units for the benefit of homeless residents of Manila.



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## LAND-FOR-THE-LANDLESS PROGRAM SOCIALIZED HOUSING PROGRAM - LOT AWARDING

<b>Office or Division:</b>	All Divisions			
<b>Classification:</b>	Highly Technical			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Prospective beneficiary of Land-for-the-landless program & socialized housing program			
<b>CHECKLIST OF REQUIREMENTS</b>			<b>WHERE TO SECURE</b>	
Letter Request			Client/Person will submit Letter request	
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Submit Letter Request	1. Receive Letter Request. Record, index, route to the Department Head thru the General Operations Divisions and Accounts Division and Releasing of Outgoing Document	150.00 To be paid at CTO	10 minutes	Administrative Aide I Administrative Aide III Administrative Assistant (Records Division)
	1.1 Structure tagging	None	1 day	Planning Officers (Planning Division)
	1.2 Conduct Census and Validation Prepare masterlist of Census	None	1 day	Housing & Homesite Officer Planning Officer (Planning/ GOD Division)
	1.3 Prepare structural layout/ Subdivision scheme	100.00 To be paid at CTO	3 days	Architect Draftsman (Planning & Tech. Division)
	1.4 Evaluation of qualifications of lot applicants based on LLP criteria	None	2 days	Administrative Assistant VI (Records Division)
	1.5 Preparation of City Tenants & Security Committee Resolution for the signature of members and the Mayor	None	1-2 weeks depending on the circumstances	Planning Officers (Development & Planning Division)
	1.6 Distribution of Certificate of Lot Award	300.00	4 hours	CTSC and The Mayor
<b>TOTAL:</b>		<b>550.00</b>	<b>21 days, 4 hours and 10 minutes</b>	



## REQUEST FOR FINAL DEED OF SALE

<b>Office or Division:</b>	Records Div., Legal & Investigation Div. and Collection/Accounts Div.			
<b>Classification:</b>	Simple			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Fully paid Lot Awardees			
<b>CHECKLIST OF REQUIREMENTS</b>			<b>WHERE TO SECURE</b>	
Application form prescribed by USO			To secure Application form from Urban Settlements Office	
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Submit filled up Application Form	1. Receiving of filled up Application form	1,000.00 To be paid at CTO	5 minutes	Administrative Aide I Administrative Aide III (Records Division)
	1.1 Sorting/ Reproduction for ROUTE and RAPID FILES	500.00 To be paid at CTO	5 minutes	Administrative Aide I Administrative Aide VI (Legal Division)
	1.2 Indexing/ Research of Control No., Summarizing of request on route paper and recording in Rapid Book	500.00 To be paid at CTO	5 minutes	Administrative Aide I Administrative Aide VI Housing & Homesite Officer (Accounts Division)
	1.3 To research and summarize basic data	1,000.00 To be paid at CTO	5 minutes	Housing & Homesite Officer (Records Division)
	1.4 Routing to the Dept. Head thru Legal Division and Accounts Division	1,000.00 To be paid at CTO	15 minutes	Attorney V (Legal Division)
	1.5 Releasing/ Recording of document to Lot Awardee	None	5 minutes	Administrative Assistant
	<b>TOTAL:</b>	<b>4,000.00</b>	<b>40 minutes</b>	



## REQUEST FOR EXECUTION OF FINAL DEED OF SALE

<b>Office or Division:</b>	All Divisions			
<b>Classification:</b>	Complex			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Lot Awardees			
<b>CHECKLIST OF REQUIREMENTS</b>		<b>WHERE TO SECURE</b>		
Letter Request		Awardee to submit letter request		
Certificate of Award		Awardee to submit copy of Cert of Award		
Official receipt of Final Deed of Sale; Official receipt of Regulatory fee; Official receipt of full payment of Lot; Certificate of updated payment of realty taxes; Certificate of updated payment of realty taxes;		City Treasurer's Office		
Optional: Subdivision Plan; Technical Description		Records Division		
Special Power of Attorney (if petitioner is other than the awardee)		Awardee to secure SPA from a Notary Public		
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Present Certificate of Award, Official receipt of Regulatory Fee, letter request, and all other requirements	1. Evaluate request and assess documents submitted if complete and in order	None	10 minutes	Administrative Assistant (Legal Division)
	1.1 Prepare Memorandum recommending the execution of final deed of sale	1000.00 To be paid at CTO	30-45 minutes	Attorney V (Legal Division)
	1.2 Validate the requirements needed for the payments	None	c/o CTO Administrative Division	Homesite & Housing Officer Administrative Assistant (Collection/Accounts Division)
	<b>TOTAL:</b>	<b>1,000.00</b>	<b>55 Minutes</b>	



## REQUEST FOR EXECUTION OF RELEASE OF MORTGAGE

<b>Office or Division:</b>	Legal Division			
<b>Classification:</b>	Complex			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Lot Awardee			
<b>CHECKLIST OF REQUIREMENTS</b>		<b>WHERE TO SECURE</b>		
Letter Request		Awardee to submit Letter Request		
Official Receipt of Regulatory Fee; Official receipt of Full Payment of Lot; Certificate of updated payment of realty taxes; Certificate of full payment of purchase price from CTO		City Treasurer's Office		
Copy of Deed of Sale		USO-Records Division		
Mortgators copy of Transfer Certificate of Title		USO-Legal Division		
Technical Description		USO- Records Division		
Special Power of Atty (if petitioner is other than the awardee)		Awardee to secure SPA from Notary Public		
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Submit Letter Request and official receipt of Regulatory fee	1. Evaluate request and assess documents submitted if complete and in order	500.00 To be paid at CTO	30-45 minutes	Administrative Assistant Administrative Aide I Administrative Aide VI
2. Submit the ff: -Official Receipt of full payment of Lot -Certificate of updated payment of realty taxes - Certificate of full payment of purchase price from CTO -Copy of Deed of Sale -Mortgators copy of Title -Technical Description -Special Power of Atty ( if petitioner is other than the awardee)	2. Prepare memorandum recommending the execution of final deed of sale	500.00 To be paid at CTO	8 hours	Attorney V Administrative Assistant
	<b>Total:</b>	<b>1,000.00</b>	<b>8 Hours and 45 Minutes</b>	



## REQUEST FOR CANCELLATION OF ENCUMBRANCE

<b>Office or Division:</b>	Legal Division			
<b>Classification:</b>	Simple			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Lot Awardee			
<b>CHECKLIST OF REQUIREMENTS</b>	<b>WHERE TO SECURE</b>			
Official Receipt of Regulatory fee; Official Receipt of updated payment of realty taxes	City Treasurer's office			
Transfer Certificate	USO-Legal Division			
TCT of Mortgage	USO- Records Division			
Letter Request	Awardee to submit Letter Request			
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Submit Letter Request and all other requirements	1. Evaluate request and conduct research at Records Division	1,000.00 To be paid at CTO	30 minutes	Administrative Aide III Attorney V
<b>TOTAL:</b>		<b>1,000.00</b>	<b>30 minutes</b>	





## REQUEST FOR CONSENT TO MORTGAGE

<b>Office or Division:</b>	Legal Division and Technical Services			
<b>Classification:</b>	Complex			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Lot Awardee			
<b>CHECKLIST OF REQUIREMENTS</b>		<b>WHERE TO SECURE</b>		
Official receipt of Regulatory fee		City Treasurer's Office		
Perspective plan of residential structure		USO- Planning Division		
CLIENT STEPS	AGENCY ACTIONS	FEES TO BE PAID	PROCESSING TIME	PERSON RESPONSIBLE
1. Submit Official receipt of Regulatory fee Perspective plan of residential structure	1. Evaluate request in order	None	15-20 minutes	Administrative Aide I Administrative Aide IV
	1.1 Prepare memorandum recommending approval of the request	500.00 To be paid at CTO	8 hours	Attorney V
	1.2 Prepare CTSC Resolution for signature of the committee members	None	2days	Attorney V
	1.3 Prepare letter of approval for signature of the Mayor	500.00 To be paid at CTO	2 hours	Attorney V
<b>TOTAL:</b>		<b>1,000.00</b>	<b>2 days, 10 hours and 20 minutes</b>	



## REQUEST FOR CONSENT TO SELL

<b>Office or Division:</b>	Legal Division			
<b>Classification:</b>	Complex			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Lot Awardee			
<b>CHECKLIST OF REQUIREMENTS</b>		<b>WHERE TO SECURE</b>		
Official Receipt of Regulatory fee; Official receipt of updated payment of realty taxes		City Treasurer's Office		
Transfer Certificate of Title		USO- Legal Division		
Letter Request		Awardee to submit Letter request		
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Submit Letter Request and all other requirements	1. Refer to investigator designate for veracity of the request	None	5 minutes	Administrative Aide I Administrative Aide IV
	1.1 Analyze the report if in order	None	4 hours	Attorney V
	1.2 Prepare memorandum recommending approval	10,000.00 To pay at CTO	8 hours	Attorney V
	1.3 Prepare letter of approval	None	2hours	Attorney V
<b>TOTAL:</b>		<b>10,000.00</b>	<b>14 hours and 5 minutes</b>	



## REQUEST FOR TRANSFER OF AWARD BY HEREDITARY SUCCESSION

<b>Office or Division:</b>	Legal Division and Technical Services			
<b>Classification:</b>	Complex			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Heirs of Lot Awardee			
<b>CHECKLIST OF REQUIREMENTS</b>			<b>WHERE TO SECURE</b>	
Letter Request			Awardee to submit Letter request	
Extra Judicial Settlements of Estate (with waiver if there is an heir who wishes not to participate in the distribution of estate of deceased awardee)			To be executed by the heirs	
Affidavit of Publication of extra judicial settlement executed by the publisher			To be submitted by the Heirs of the awardees	
Death Certificate of the awardee; Birth Certificate of Heirs; Marriage contract of awardee & Surviving spouse			Civil Registry Office	
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Submit Letter request and all requirements/ documents	1. Evaluate request in order	500.00 To be paid at CTO	15-20 minutes	Attorney V
	1.1 Prepare memorandum recommending approval of request	None	8 hours	Attorney V
	1.2 Prepare CTSC Resolution for signature of Committee Members	500.00 to be paid at CTO	2 days	Attorney V
	1.3 Prepare Letter of approval for signature of the Mayor	None	2 hours	
	1.4 Recording of payments in individual cards upon presentation of official receipt	500.00 Transfer of awards, to be paid at CTO	10 minutes	Administrative Aide I Administrative Aide IV
	<b>Total:</b>	<b>1,500.00</b>	<b>2 days, 10 hours and 30 minutes</b>	



## REQUEST FOR TRANSFER OF AWARD THROUGH DEED OF DONATION

<b>Office or Division:</b>	Legal Division
<b>Classification:</b>	Complex
<b>Type of Transaction:</b>	G2C
<b>Who may avail:</b>	Lot awardee and Heirs

CHECKLIST OF REQUIREMENTS	WHERE TO SECURE
Letter Request	Awardee to submit Letter request
Deed of Donation executed by Donee	Awardee to present copy of Deed of Donation
Cert of No Landholdings of donee	Land Registration Authority
Certificate of Award of Donor	USO - Records Division
Official receipt of payment of Regulatory fee; Official receipt of payment of real property tax; Certificate of updated payment of real property tax	City Treasurer's Office
Letter request of petitioner to the City Mayor thru Urban Settlements Office	

CLIENT STEPS	AGENCY ACTIONS	FEES TO BE PAID	PROCESSING TIME	PERSON RESPONSIBLE
1. Submit letter request and all other requirements/ documents	1. Evaluate request in order	None	5-20 minutes	Administrative Aide I Administrative Aide IV
	1.1 Prepare memorandum recommending approval of the request	500.00 To be paid at CTO	8 hours	Attorney V
	1.2 Prepare CTSC Resolution for signature of Committee	None	2 hours	Attorney V
	1.3 Prepare letter of approval for signature (same as in transfer through hereditary succession except that in lieu of a Letter of Approval, proposed resolution must be prepared)			
	<b>Total:</b>	<b>500.00</b>	<b>10 Hours and 20 Minutes</b>	



## PROTEST/ COMPLAINTS/ PETITION

<b>Office or Division:</b>	Legal Division			
<b>Classification:</b>	Complex			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Lot Awardee / Aggrieved party			
<b>CHECKLIST OF REQUIREMENTS</b>		<b>WHERE TO SECURE</b>		
Official Receipt of regulatory fee		Secure at City Treasurer's Office		
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Submit Complaint letter And Official Receipt of regulatory fee	1. Receiving of complaints	None	3-5 minutes	Administrative Aide I Administrative Aide IV
	1.1 Evaluation of protest/ complaints/ petition	1,000.00 To be paid at CTO	4 hours	Administrative Aide I Administrative Aide III
	1.2 Investigation	None	8 hours	Administrative Aide I Administrative Aide III
	1.3 Make an Investigation Report	1,000.00	2 days	Administrative Aide III Administrative Aide VI
	1.4 Preparation of memorandum to CTSC	None	2 days	Attorney V
<b>TOTAL:</b>		<b>2,000</b>	<b>4 days, 12 hours and 5 minutes</b>	



## COLLECTION OF LOT AMORTIZATION

<b>Office or Division:</b>	Collection & Accounts Division			
<b>Classification:</b>	Simple			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Lot Awardee			
<b>CHECKLIST OF REQUIREMENTS</b>		<b>WHERE TO SECURE</b>		
Order of payment		USO- Collection & Accounts Division		
Official receipt of payment		City treasurer's office		
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Fill up order of payment	1. Retrieving of index card of lot awardees	Based on size & location of the lot	5-10 minutes	Administrative Aide I Administrative Aide IV
	1.1 Computation & Issuance of order of payment	based on Exec Order no 13,s. of 1984 as follows and amended per City Ord 8331	5-10 minutes	Administrative Aide I Administrative Aide IV
	1.2 Recording of payments in individual cards upon presentation of official receipt	transfer of awards-500.00	5-10 minutes	Administrative Aide I Administrative Aide IV
		Final deed of Sale- 1,000.00 To be Paid at CTO	5 minutes	Administrative Aide I Administrative Aide IV
		Release of Mortgage 500.00 To be paid at CTO	5 minutes	Administrative Aide I Administrative Aide IV
		Certificate of award 300.00 To be paid at CTO	5 minutes	Administrative Aide IV
		Cancellation of encumbrances 1,000.00 To be paid at CTO	5 minutes	Administrative Aide I Administrative Aide IV
		Protest fee 1,000.00 To be paid at CTO	5 minutes	Administrative Aide I Administrative Aide IV
		Processing/application fee 150.00 To be paid at CTO	5 minutes	Administrative Aide I Administrative Aide IV
	<b>Total:</b>	<b>4,450.00</b>	<b>1 Hour</b>	



## SUBDIVISION SCHEME

<b>Office or Division:</b>	Technical services / Legal Division			
<b>Classification:</b>	Simple			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Lot awardee			
<b>CHECKLIST OF REQUIREMENTS</b>		<b>WHERE TO SECURE</b>		
Letter Request		Awardee will submit letter request		
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Submit letter request	1. Receive Letter of request	None	5 minutes	Technical Services staff
	1.1 Field Investigation	None	8 hours	Technical Services staff
	1.2 Preparation of Investigation report/ structure lay-out	100.00	3 days	Technical services staff
	1.3 CTSC resolution and/ or officer resolution	None	2 days	Attorney V
	1.4 Preparation of Subdivision Scheme for approval of Head of Office	None	2 days per awardee	Technical services staff
<b>Total:</b>		<b>100.00</b>		



## VERIFICATION OF ACTUAL LOCATION OF STRUCTURE

<b>Office or Division:</b>	Technical Services, Planning & Development Division and Legal Division			
<b>Classification:</b>	simple			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Lot awardee			
<b>CHECKLIST OF REQUIREMENTS</b>		<b>WHERE TO SECURE</b>		
Letter Request		Awardee to submit letter of request		
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Submit letter of request: Lot application; Complaints & encroachment; Subdivision scheme for awardees whose lot areas are based on sizes of structure	1. Receive letter request	100.00	5 hours	Technical Services staff
	1.1 Filed investigation/verification	150.00	8 hours	Planning Officer (Planning & Development Division)
	1.2 Preparation of investigation report/ structure lay-out	100.00	12 hours	Planning Officer (Planning & development Division)
	1.3 CTSC resolution and or office resolution	100.00	2 days	Planning Officer (Planning & development Division)
<b>TOTAL:</b>		<b>450.00</b>		





## LAND ACQUISITION THRU EXPROPRIATION

<b>Office or Division:</b>	All divisions			
<b>Classification:</b>	Simple			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Homeowners association/prospective beneficiaries			
CHECKLIST OF REQUIREMENTS		WHERE TO SECURE		
Petition letter/ approved city ordinance		Applicant to bring petition letter		
CLIENT STEPS	AGENCY ACTIONS	FEES TO BE PAID	PROCESSING TIME	PERSON RESPONSIBLE
1. Submit petition letter	1. Receive community petition for expropriation	30% equity/community share of total value of land subject of expropriation (initially 30% equity is based on assessed value of lot reflected in Declaration of Real Property issued by City Assesor's Office	Minimum of 2 weeks	Supervising Admin Officer (Admin Division)
	1.1 Refer petition to Legal Division	None	15 minutes	Admin Division
	1.2 Census and Census validation	None	2 days	Planning Officer Homesite & Housing Officer (Planning Div.; Technical services staff, Estate Mgmt GOD )
	1.3 Structure layout	100.00 to be paid at CTO	4 hours	Planning Officer; Technical Services staff; Architect (Planning Division)
	1.4 Community Dialogues	None	4 hours	Housing & Homesite Officer (Gen. Operations Div and Estate Division)
	1.5 Posting of masterlist in strategic areas	None	4 hours	Housing & Homesite Officer; Planning Officer; Admin. Assistant



				(Gen. Operations and Planning Division)
	1.6 List of prospective beneficiaries for submission to Landbank for the 30% equity	None	Depends on the process	Housing & Homesite Officer (General Operations Division)
	1.7 Release of funding 70% City share	None	Depends on the process	Supervising Admin. Officer Administrative Officer (Admin Division)
	1.8 Request for Allotment	None	15 minutes	Supervising Admin. Officer Administrative Officer (Admin Division)
	1.9 Request Certification of Availability of funds	None	15 minutes	Supervising Admin. Officer Administrative Officer (Admin Division)
	1.10 Preparation of voucher	None	15 minutes	Supervising Admin. Officer Administrative Officer (Admin Division)
	<b>Total:</b>	<b>100.00</b>		



## REQUEST FOR ELECTRICAL AND WATER CONNECTIONS

<b>Office or Division:</b>	General Operations Division			
<b>Classification:</b>	Simple			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Service applicant per MOA dated 2007 entered into by and between the City of Manila, Meralco, MWSI and MWC			
<b>CHECKLIST OF REQUIREMENTS</b>		<b>WHERE TO SECURE</b>		
Barangay Certification for respective Barangay Chairman		Barangay Chairman		
Meralco, MWSI, MWC forms, prepared by office		USO- General Operations Division		
<b>CLIENT STEPS</b>	<b>AGENCY ACTIONS</b>	<b>FEES TO BE PAID</b>	<b>PROCESSING TIME</b>	<b>PERSON RESPONSIBLE</b>
1. Submit Barangay Certification	1. Review requirements presented by clients	None	3-5 minutes	Administrative Aide I Administrative Aide VI Housing & Homesite Officer (General Operations Office)
	1.1 Prepare and issue Meralco, MWSI, MWC Certification for signature of Division Chief	None	3-5 minutes	Housing and Homesite Officer (General Operations Division)
<b>Total:</b>		<b>None</b>	<b>10 minutes</b>	



## SQUATTERS RELOCATION AND SLUM UPGRADING

<b>Office or Division:</b>	Urban Settlements Office			
<b>Classification:</b>	Complex			
<b>Type of Transaction:</b>	G2C			
<b>Who may avail:</b>	Local Inter-Agency Committee/ Concerned Communities			
<b>CHECKLIST OF REQUIREMENTS</b>		<b>WHERE TO SECURE</b>		
Forms to be provided by NHA		National Housing Authority		
CLIENT STEPS	AGENCY ACTIONS	FEES TO BE PAID	PROCESSING TIME	PERSON RESPONSIBLE
1. Submit form from NHA	1. Census	None	3months per community assuming that relocation site is available	
	1.1 Census validation of masterlist of affected families	None		
	1.2 Community Dialogue	None		
	1.3 Coordinate relocation site with National Housing Authority	None		
	1.4 Tripping of participants to relocation site	None		
	1.5 Actual relocation to designated sites	None		
<b>TOTAL:</b>		<b>None</b>		