

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS OFFICE OF THE SECRETARY MANILA

December 13, 2000

DEPARTMENT ORDER)
No. ________)
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:

FOR/TO ALL

PURPOSES".

Undersecretaries

Assistant Secretaries Bureau of Directors Regional Directors

Service Chiefs Project Directors Project Managers District Engineers

Regional Equipment Engineers Heads of Attached Agencies

This Department

For your information and guidance, attached is a copy of Republic Act No. 8974 dated November 07, 2000, entitled "AN ACT TO FACILITATE THE ACQUISITION OF RIGHT-OF-WAY, SITE OR LOCATION FOR NATIONAL GOVERNMENT INFRASTRUCTURE PROJECTS AND FOR OTHER

For dissemination to, and guidance of all concerned.

MARINI F. PABLO

Republic of the Philippines Congress of the Philippines Metro Manila

Eleventh Congress

Third Regular Session

Begun and held in Metro Manila, on Monday, the twenty-fourth day of July, two thousand.

[Republic Act No. 8974]

AN ACT TO FACILITATE THE ACQUISITION OF RIGHT-OF-WAY, SITE OR LOCATION FOR NATIONAL GOVERNMENT INFRASTRUCTURE PROJECTS AND FOR OTHER PURPOSES

Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:

Section 1. Declaration of Policy. - Article III, Section 9 of the Constitution states that private property shall not be taken for public use without just compensation. Towards this end, the State shall ensure that owners of real property acquired for national government infrastructure projects are promptly paid just compensation.

- SEC. 2. National Government Projects. The term "national government projects" shall refer to all national government infrastructure, engineering works and service contracts, including projects undertaken by government-owned and -controlled corporations, all projects covered by Republic Act No. 6957, as amended by Republic Act No. 7718, otherwise known as the Build-Operate-and-Transfer Law, and other related and necessary activities, such as site acquisition, supply and/or installation of equipment and materials, implementation, construction, completion, operation, maintenance, improvement, repair and rehabilitation, regardless of the source of funding.
- SEC. 3. Modes of Acquiring Real Property. The government may acquire real property needed as right-of-way, site or location for any national government infrastructure project through donation, negotiated sale, expropriation or any other mode of acquisition as provided by law.
- SEC. 4. Guidelines for Expropriation Proceedings. Whenever it is necessary to acquire real property for the right-of-way, site or location for any national government infrastructure project through expropriation, the appropriate implementing agency shall initiate the expropriation proceedings before the proper court under the following guidelines:
- (a) Upon the filing of the complaint, and after due notice to the defendant, the implementing agency shall immediately pay the owner of the property the amount equivalent to the sum of (1) one hundred percent (100%) of the value of the property based on the current relevant zonal valuation of the Bureau of Internal Revenue (BIR); and (2) the value of the improvements and/or structures as determined under Section 7 hereof;
- (b) In provinces, cities, municipalities and other areas where there is no zonal valuation, the BIR is hereby mandated within the period of sixty (60) days from the date of filing of the expropriation case, to come up with a zonal valuation for said area; and
- (c) In case the completion of a government infrastructure project is of utmost urgency and importance, and there is no existing valuation of the area concerned, the implementing agency shall immediately pay the owner of the property its proffered value taking into consideration the standards prescribed in Section 5 hereof.

Upon compliance with the guidelines abovementioned, the court shall immediately issue to the implementing agency an order to take possession of the property and start the implementation of the project.

Before the court can issue a Writ of Possession, the implementing agency shall present to the court a certificate of availability of funds from the proper official concerned.

In the event that the owner of the property contests the implementing agency's proffered value, the court shall determine the just compensation to be paid the owner within sixty (60) days from the date of filing of the expropriation case. When the decision of the court becomes final and executory, the implementing agency shall pay the owner the difference between the amount already paid and the just compensation as determined by the court.

- SEC. 5. Standards for the Assessment of the Value of the Land Subject of Expropriation Proceedings or Negotiated Sale. In order to facilitate the determination of just compensation, the court may consider, among other well-established factors, the following relevant standards:
 - (a) The classification and use for which the property is suited;
 - (b) The developmental costs for improving the land;
 - (c) The value declared by the owners;
 - (d) The current selling price of similar lands in the vicinity;
- (c) The reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value of improvements thereon;
- (f) The size, shape or location, tax declaration and zonal valuation of the land;
- (g) The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and

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- (h) Such facts and events as to enable the affected property owners to have sufficient funds to acquire similarly-situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible.
- SEC. 6. Guidelines for Negotiated Sale. Should the implementing agency and the owner of the property agree on a negotiated sale for the acquisition of right-of-way, site or location for any national government infrastructure project, the standards prescribed under Section 5 hereof shall be used to determine the fair market value of the property, subject to review and approval by the head of the agency or department concerned.
- SEC. 7. Valuation of Improvements and/or Structures. The Department of Public Works and Highways and other implementing agencies concerned, in coordination with the local government units concerned in the acquisition of right-of-way, site or location for any national government infrastructure project, are hereby mandated to adopt within sixty (60) days upon approval of this Act, the necessary implementing rules and regulations for the equitable valuation of the improvements and/or structures on the land to be expropriated.
- SEC. 8. Ecological and Environmental Concerns. In cases involving the acquisition of right-of-way, site or location for any national government infrastructure project, the implementing agency shall take into account the ecological and environmental impact of the project. Before any national government project could be undertaken, the agency shall consider environmental laws, land use ordinances and all pertinent provisions of Republic Act No. 7160, as amended, otherwise known as the Local Government Code of 1991.
- SEC. 9. Squatter Relocation. The government through the National Housing Authority, in coordination with the local government units and implementing agencies concerned, shall establish and develop squatter relocation sites, including the provision of adequate utilities and services, in anticipation of squatters that have to be removed from the right-of-way or site of future infrastructure projects. Whenever applicable, the concerned local government units shall provide and administer the relocation sites.

In case the expropriated land is occupied by squatters, the court shall issue the necessary "Writ of Demolition" for the purpose of dismantling any and all structures found within the subject property. The implementing agency shall take into account and observe diligently the procedure provided for in Sections 28 and 29 of Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992.

Funds for the relocation sites shall come from appropriations for the purpose under the General Appropriations Act, as well as from appropriate infrastructure projects funds of the implementing agency concerned.

- SEC. 10. Appropriations for Acquisition of Right-of-Way, Site or Location for Any National Government Infrastructure Project in Advance of Project Implementation. The government shall provide adequate appropriations that will allow the concerned implementing agencies to acquire the required right-of-way, site or location for any national government infrastructure project.
- SEC. 11. Sanctions. Violation of any provision of this Act shall subject the government official or employee concerned to appropriate administrative, civil and/or criminal sanctions, including suspension and/or dismissal from the government service and forfeiture of benefits.
- SEC. 12. Rules and Regulations. A committee composed of the Secretary of the Department of Public Works and Highways as chairperson, and the secretaries of the Department of Transportation and Communications, the Department of Energy, and the Department of Justice, and the presidents of the leagues of provinces, cities and municipalities as members shall prepare the necessary rules and regulations for the proper implementation of this Act within sixty (60) days from its approval.
- SEC. 13. Separability Clause. If any provision of this Act is declared unconstitutional or invalid, other parts or provisions hereof not affected thereby shall continue to be in full force and effect.

SEC. 14. Repealing Clause. - All laws, decrees, orders, rules and regulations or parts thereof inconsistent with this Act are hereby repealed or amended accordingly.

SEC. 15. Effectivity Clause. - This Act shall take effect fifteen (15) days following its publication in at least two (2) newspapers of general circulation.

Approved,

MANUEL B. VILLAR, JR. Speaker of the House

of Representatives

President of the Senate

This Act, which is a consolidation of Senate Bill No. 2117 and House Bill No. 1422, was finally passed by the Senate and House of Representatives on August 30, 2000 and October 10, 2000, respectively.

ROBERTO P. NAZARENO

Secretary General House of Representatives OSCAR G. Y BES Secretary of the Senate

Approved:

NOV 07 2000

JOSEPH E. ESTRADA

President of the Philippines

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CERTIFIED COPY:

Director IV Malacanany Records Office



REPUBLIC OF THE PHILIPPINES DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS OFFICE OF THE SECRETARY MANILA



July 3, 2001

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Series of 2001		-	9-7-4)

FOR/TO ALL:

Undersecretaries Assistant Secretaries Bureau Directors Regional Directors Service Directors Project Directors Project Managers District Engineers

Heads of Attached Corporation

This Department

For information and guidance, attached is a copy of the "IMPLEMENTING RULES AND REGULATIONS OF REPUBLIC ACT NO. 8974 (AN ACT TO FACILITATE THE ACQUISITION OF RIGHT-OF-WAY, SITE OR LOCATION FOR NATIONAL GOVERNMENT INFRASTRUCTURE

PROJECTS AND FOR OTHER PURPOSES)".

For dissemination to and compliance of all concerned.

MARINI F. PABLO Undersecretary

IMPLEMENTING RULES AND REGULATIONS OF REPUBLIC ACT NO. 8974 (AN ACT TO FACILITATE THE ACQUISITION OF RIGHT-OF-WAY, SITE OR LOCATION FOR NATIONAL GOVERNMENT INFRASTRUCTURE PROJECTS AND FOR OTHER PURPOSES)

Pursuant to the provisions of Section 12 of Republic Act No. 8974, the following Implementing Rules and Regulations are hereby promulgated to carry out the provisions of the said Act.

Section 1. Coverage - These Implementing Rules and Regulations shall cover all acquisition of private real properties, including improvements therein, needed as right-of-way, SITE OR LOCATION for national government projects undertaken by any department, office and agency of the national government, including any government-owned or controlled corporation or state college or university, AUTHORIZED BY LAW OR ITS RESPECTIVE CHARTER TO UNDERTAKE NATIONAL GOVERNMENT PROJECTS.

Section 2. Definition of Terms – For purposes of these Implementing Rules and Regulations, the terms hereunder shall be understood as follows:

Act – means Republic Act No. 8974, entitled "An Act to Facilitate the Acquisition of Right-of-Way, Site or Location for National Government Infrastructure Projects and for Other Purposes."

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- b. Implementing Agency refers to any department, bureau, office, commission, authority or agency of the national government, including any government-owned or –controlled corporation or state college or university, authorized by law or its respective charter to undertake national government projects.
- c. IRR refers to these Implementing Rules and Regulations for the Act.
- d. National government projects based on Section 2 of the Act, refer to all national government infrastructure, engineering works and service contracts, including all projects covered by Republic Act No. 6957, as amended by Republic Act No. 7718, otherwise known as the Build-Operate-and-Transfer Law, and other related and necessary activities undertaken by an Implementing Agency, such as but not limited to site acquisition, supply and/or installation of equipment and materials, implementation, construction, completion, operation, maintenance, improvement, repair and rehabilitation, regardless of the source of funding. These projects shall include, but not be limited to, highways, including expressways, roads, bridges, interchanges, tunnels, and related facilities; railways and mass transit facilities; port infrastructure, like piers, wharves, quays,

storage, handling, and ferry services; airports and air navigation; steam and power generation, transmission and distribution; telecommunications; information technology infrastructure; irrigation, flood control and drainage; water and debris retention structures and dams; water supply, sewerage, and waste management facilities; schools and health infrastructure; land reclamation, dredging and development; industrial and tourism estates; government schoolbuildings, hospitals, and other buildings and housing projects; markets and slaughterhouses; and other similar or related infrastructure works and services of the national government, which are intended for public use or purpose.

e. ROW – means right-of-way, site or location, with defined physical boundaries, used for a national government project.

Section 3. Modes of Acquisition – Pursuant to Section 3 of the Act, in the acquisition of private lands together with improvements thereon, an Implementing Agency may avail itself of the following modes of acquisition:

- a. Donation
- b. Quit claim
- c. Exchange or barter

- d. Negotiated sale or purchase
- e. Expropriation
- f. Any other modes of acquisition authorized by law

Section 4. Donation - Any Implementing Agency, which requires the acquisition of ROW for its projects, may explore, as its first option, the donation by the private property owners concerned of the needed portion or whole of their affected properties, i.e., lots with or without improvements. If the property owner agrees to donate his property to be acquired by the government as ROW, the deed of donation shall immediately be prepared. The deed of donation shall be simple and unconditional, and contain clauses to the effect that the donation is made not to defraud the donor's creditors, and that the donor has, if necessary, reserved for himself enough property for his family's subsistence, sustenance, and support. The donation must be accepted by the donee, i.e., the Implementing Agency, and this shall be so indicated in the deed. Entry to the property may be effected after registration of the deed of donation with the proper office of the Register of Deeds.

Section 5. Quit Claim - If the private property or land is acquired under the provisions of Special Laws, particularly Commonwealth Act 141, known as the Public Land Act, which provides a 20-meter strip of land easement by the government for public use with damages to improvements only, P.D. No. 635

which increased the reserved area to a 60-meter strip, and P.D. No. 1361 which authorizes government officials charged with the prosecution of projects or their representative to take immediate possession of portion of the property subject of the lien as soon as the need arises and after due notice to the owners, then a quit claim from the owners concerned shall be obtained by the Implementing Agency. No payment by the government shall be made for land acquired under the quit claim mode.

Section 6. Exchange or Barter – The owner of a property needed for a ROW of a national government project may request the government to exchange or barter an old abandoned government road or other government property near the project with his said property, instead of being paid the money value of his property. The Implementing Agency may favorably consider this mode, subject to the provisions of relevant laws and the following conditions:

- a. The exchange shall be done on a "value-for-value" basis, i.e., the properties being exchanged shall be equivalent in market value or price.
- b. If the government property to be exchanged by the government with the private property was originally donated by its previous owner, the donation must be verified to ensure that there is no

condition which prohibits the government from disposing of it to other private persons. If the said government property was originally acquired through sale, the previous owner shall have the first priority to re-acquire the property if required by law or by the contract or deed of sale.

c. Owners of property whose land abut the said abandoned government road or other property shall not be deprived of an access, i.e., egress or ingress, to the new highway to be built, if any.

Section 7. Negotiated Sale or Purchase — If the owner of the property needed for a ROW is not willing to donate his property to the government, the Implementing Agency shall negotiate with the owner for the purchase of the property, offering as just compensation the price indicated in the current zonal valuation issued by the Bureau of Internal Revenue (BIR) for the area where the private property is located. If the property owner agrees, then he shall issue to the Implementing Agency a permit to enter the property so that the project may be started. A contract of sale shall subsequently be executed between the property owner, and the Implementing Agency.

In case the owner disagrees with the abovementioned price based on the BIR zonal valuation, the Implementing Agency shall negotiate with the owners

the purchase price of the said property which shall not be higher than the fair market value of the property to be determined by using, among other well-established factors, the following relevant standards, pursuant to Sections 5 and 6 of the Act:

- a. The classification and use for which the property is suited. This shall be based on the approved land use plan and/or zoning ordinance, if any, of the city or municipality concerned.
- b. The developmental costs for improving the land. This shall be based on the records and estimates of the City or Municipal Assessor concerned.
- The value declared by the property owners, as shown in their latest
 Tax Declaration Certificates or Sworn Statements.
- d. The current selling price of similar properties in the vicinity. This shall be based on the records on Deeds of Sale in the office of the Register of Deeds concerned.

- e. The reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value of improvements thereon.
- f. The size, shape or location, tax declaration and zonal valuation of the land.
- g. The price of the property as manifested in the ocular findings, oral as well as documentary evidence presented.
- h. Such facts and events as to enable the affected property owners to have sufficient funds to acquire similarly-situated lands whose areas and values approximate those required from them by the government, and thereby rehabilitate themselves as early as possible.

In all cases, the increase in the value of the affected property brought about by the government project itself shall not be considered in the determination of the purchase price.

Upon approval of the head of the Implementing Agency concerned of the valuation using the above-prescribed standards, the said valuation shall be offered in writing to the owner as the purchase price of the property.

During the negotiation, the property owner shall be given fifteen (15) days within which to accept the amount offered by the Implementing Agency as payment for his property.

Section 8. Expropriation - If the owner of a private property needed by the government implementing agency does not agree to convey his property to the government by any of the foregoing modes of acquiring and/or transferring ownership of the property, then the government shall exercise its right of eminent domain by filing a complaint with the proper Court for the expropriation of the private property.

The verified complaint shall state with certainty the right and purpose of expropriation, describe the real or personal property sought to be expropriated, and join as defendants all persons owning or claiming to own, or occupying, any part thereof or interest therein, showing as far as practicable, the interest of each defendant separately. If the title to any property sought to be condemned appears to be in the name of the Republic of the Philippines, although occupied by private individuals, or if the title is otherwise obscure or doubtful so that the

plaintiff cannot with accuracy or certainty specify the real owners, averment to that effect may be made in the complaint.

Pursuant to Section 4 of the Act, the Implementing Agency shall comply with the following guidelines:

- a. Upon the filing of the complaint, and after due notice to the defendant/property owner, the Implementing Agency shall immediately pay the property owner the amount equivalent to the sum of (1) one hundred percent (100%) of the value of the property based on the current zonal valuation of the BIR; and (2) the value of the improvements and/or structures as determined by the Implementing Agency, in accordance with Section 10 hereof, pursuant to Section 7 of the Act.
- In areas where there is no zonal valuation, the BIR is mandated by the Act to come up with a zonal valuation for said area within sixty (60) days from the date of the filing of the expropriation case;
- c. In case the completion of a national government project is of utmost urgency and importance, and there is no existing valuation of the area concerned, the Implementing Agency shall immediately pay the

owner of the property its proferred value taking into consideration the standards stated in the second paragraph of Section 8 hereof, pursuant to Section 5 of the Act.

Section 9. Easement of Right-of-Way - If the portion of a lot needed for a ROW is minimal such that expenses for surveying or segregating the said portion from the main lot would be very much more than the value of the portion of the lot needed, the Implementing Agency may, if the property owner agrees, resort to the mode of Easement of Right-of-Way provided for under the civil code. Under this mode, a ROW easement agreement shall be executed by the property owner and the Implementing Agency whereby the former will grant the latter an easement of right-of-way or the right to use the affected portion of the lot as row, but the owner retains ownership of the said portion of the lot. The implementing agency shall pay the owner the value of the said portion of the lot based on the zonal valuation declared by the BIR. In addition, the implementing agency shall compensate the property owner for any improvements and/or structures on the land affected by the right-of-way in accordance with Section 10 hereof. Entry by the Implementing Agency to the acquired property may be effected upon full payment of the value of the property.

In case the portion of a lot needed is for a power transmission line right-ofway and the same is classified as an agricultural land, fishpond or raw land or its actual use or potential use based on actual classification is not impaired by the construction and maintenance of the transmission line, then a row easement-agreement shall be executed, but only an easement fee shall be paid by the implementing agency to the lot owner, to be computed pursuant to applicable laws, rules and regulations. In addition, the value of any affected improvements and/or structure on the lot, if any, shall be paid to the lot owner, to be computed pursuant to Section 10 hereof.

In all cases, the row easement agreement shall be immediately registered with the Register of Deeds concerned.

Section 10. Valuation of Improvements and/or Structures -. Pursuant to Section 7 of the Act, the Implementing Agency shall determine the valuation of the improvements and/or structures on the land to be acquired using the replacement cost method. The replacement cost of the improvements/ structures is defined as the amount necessary to replace the improvements/ structures, based on the current market prices for materials, equipment, labor, contractor's profit and overhead, and all other attendant costs associated with the acquisition and installation in place of the affected improvements/structures. In the valuation of the affected improvements/structures, the Implementing Agency shall consider, among other things, the kinds and quantities of

materials/equipment used, the location, configuration and other physical features of the properties, and prevailing construction prices.

Section 11. Engagement of Appraisers - The Implementing Agency may, if it deems necessary, engage the services of government financing institutions and/or private appraisers duly accredited by the said institutions to and/or the land i.e.. property, the appraisal the undertake improvements/structures, and to determine its fair market value. The Implementing Agency concerned shall consider the recommendations of the said appraisers in deciding on the purchase price of or just compensation for the property.

Section 12. Writ of Possession – pursuant to Section 4 of the Act, upon compliance with the guidelines stated in Section 8 of this IRR, the Court shall immediately issue to the Implementing Agency an order to take possession of the property and start the implementation of the project.

Before the Court can issue a Writ of Possession, however, the Implementing Agency shall present to the Court a Certificate of Availability of Funds signed by authorized officials to cover the payment to be made to the property owner.

After the Implementing Agency has complied with foregoing requirements, the Court shall immediately issue the Writ of Possession to the complainant Implementing Agency.

Section 13. Payment of Compensation - Should the property owner concerned contest the proferred value of the Implementing Agency, the Court shall determine the just compensation to be paid to the owner within sixty (60) days from the date of the filing of the expropriation case, considering the standards set out in Sections 8, 9 and 10 hereof, pursuant to Section 5 of the Act. When the decision of the Court becomes final and executory, the Implementing Agency shall pay the owner the difference between the amount already paid as provided in Section 8 (a) hereof and the just compensation determined by the Court, pursuant to Section 4 of the Act.

Section 14. Trial Proceedings - Within the sixty (60)-day period prescribed by the Act, all matters regarding defenses and objections to the complaint, issues on uncertain ownership and conflicting claims, effects of appeal on the rights of the parties, and such other incidents affecting the complaint shall be resolved under the provisions on expropriation of Rule 67 of the Rules of Court.

Section 15. Registration and Recording of Agreements. Grants/Deeds/Instruments/Decisions - The Register of Deeds of the province or city where the property affected by the national government project is located shall immediately cause the registration or recording of the ROW agreement, grant, or deed executed by the landowner in favor of the government or decision on eminent domain cases concerning the acquisition of the property or easement of ROW of his property or a portion thereof upon presentation of said agreement. grant, deed or decision without the need of presentation of the owner's duplicate of title, provided that the agreement, grant or deed is in a public instrument, duly notarized before a notary public, or the decision is final and executory as duly certified by the Clerk of Court of the concerned Court which issued the same.

Section 16. Ecological and Environmental Concerns – In cases involving the acquisition of ROW, site or location for any national government project, the Implementing Agency shall take into account the ecological and environmental impact of the project. Before any such national government project can be undertaken, the Implementing Agency shall consider environmental laws, land use ordinances, and all pertinent provisions of R.A. No. 7160, as amended, otherwise known as the Local Government Code of 1991.

Section 17. Relocation/Assistance to Displaced Squatters - Pursuant to Section 9 of the Act, the National Housing Authority (NHA) shall establish and

develop squatter relocation sites, including the provision of adequate utilities and services, in anticipation of squatters that have to be removed from the ROW in the site of future infrastructure projects. This shall be done in coordination with the concerned local government units (LGUs), the Housing and Urban Development Coordinating Council, the Implementing Agency, and other government agencies which shall extend full cooperation and assistance in the establishment and development of the relocation sites. Whenever applicable as determined by the NHA, the LGUs concerned shall provide and administer the relocation sites.

In case the land is occupied by squatters, the Court shall issue the necessary "Writ of Demolition" for the purpose of dismantling any and all structures found within the property acquired for the ROW. The Implementing Agency shall take into account and diligently observe the procedure provided for in Sections 28 and 29 of Republic Act No. 7279 (Urban Development and Housing Act of 1991).

The Department of the Interior and Local Government as well as the Philippine National Police shall extend full cooperation and assistance to the Implementing Agency concerned in the peaceful and orderly taking of the land and removal of structures therein, subject of the expropriation proceedings.

Section 18. Effectivity - These IRR shall take effect after fifteen (15) days following the publication thereof in at least two newspapers of general circulation.

Issued this $\frac{12^{\frac{1}{h}}}{2^{\frac{1}{h}}}$ day of $\frac{1}{1}$ in the Year of Our Lord Two Thousand and One.

COMMITTEE FOR THE IRR OF RA 8974

PANTALEON D/ALVAREZ Secretary, Department of Transportation and Communications

JOSÉ ISIDRO N. CAMACHO Secretary, Department of Energy Member

HERNANDO B. PEREZ Secretary, Department of Justice Member

HILARIO DE PEDRO President, League of Provinces of the Philippines Member

ALIPIÓ FERNANDEZ President League of Cities of the Philippines Member

President, League of Municipalities of the Philippines Member

ĐNJA. DATUMANONG Secretary, Department of Public Works and Highways Chairperson