

**[DENR ADMINISTRATIVE ORDER NO. 20 s. 1993,
April 26, 1993]**

**STANDARD COSTS AND FEES FOR VARIOUS SERVICES OF THE
LANDS SECTOR**

A. Pursuant to Memorandum Circular No. 121, dated 2 November 1990, directing all departments, bureaus, commissions, agencies and instrumentalities of the National Government, including government-owned or controlled corporations to revise their fees and charges because of the continuing increase of prices of commodities brought about by the effect of worldwide inflation, it is appropriate therefore to update the standard costs and fees to meet the right cost of materials and manpower involved in the performance of the service. Further, pursuant to the provisions of Section 43, of the administrative Code of 1987, the following updated cost and fees covering major areas of agency responsibilities are hereby prescribed.

1. On Land Surveys

1.1 For actual field survey work, the amount to be charged for each lot of original isolated and advance surveys shall be computed using the following formula:

$C = P = 11.00 \text{ multiplied by } N + P = 5.00 \text{ multiplied by the square root of } A$

where:

C - the amount to be charged expressed in pesos and centavos, Philippine currency

N - Number of corners of the lot

A - the area of the lot in square meters

The square root should be determined to the nearest square meter only provided, however, that in no case shall the amount to be charged for the original survey of each lot in rural/agricultural areas be less than Five Hundred Fifty (P = 550.00), and in urban/residential areas be less than Eight Hundred Eighty (P 880.00) Pesos.

1.2 The amount to be charged for relocation surveys, field verification surveys or resurveys shall be one hundred sixty per cent (160%) of the amount computed on the basis of the formula in Paragraph 1.1 but in no case shall the charge for each lot be less than Six Hundred Sixty (P660.00) Pesos. In case the Geodetic Engineer is required to testify in Court on the results of survey, the party/parties in interest shall defray the traveling and other official expenses of the Geodetic Engineer by depositing with the DENR-LMS the necessary amount to cover actual expenses.

1.3 The amount to be charged for each of the lots into which an original

survey is subdivided in the case of a complete subdivision or consolidation-subdivision survey shall be sixty five (65%) percent of the amount computed using the formula in Paragraph 1.1 provided, that the total charge shall in no case be less than Six Hundred Sixty (P660.00) Pesos.

- 1.4 The amount to be charged for development surveys such as topographic surveys and others, when the elevation is reckoned from an assumed datum or when a bench mark is near the site, and the contour interval is less than one (1) meter, shall be in accordance with the following rates:

For the first hectare or fraction thereof-P1,650.00

For the 2nd to 10th hectares an additional 450.00/ha.

For the 11th to 20th hectares, an additional 400.00/ha.

For the 21st to 30th hectares, an additional 350.00/ha.

For the 31st to 50th hectares, an additional 300.00/ha.

In excess of 50 hectares, an additional 250.00/ha.

If true elevation is required, additional cost shall be charged for the connecting level circuit from an established bench mark. For contour interval of less than one (1) meter, charges shall be based on actual cost.

- 1.5 The charges for all other surveys and special surveys not included in the foregoing paragraphs shall be computed based on actual cost. The charges shall cover actual cost which shall depend on the project specifications, methods of work, location, local conditions and other work parameters.

- 1.6 In the foregoing paragraphs and in all cases in this Order where it becomes applicable, (a) any common corner shall be counted as many times as there are lots to which it pertains, and (b) a fraction of a hectare shall be considered one hectare.

2. Computation/Processing of Data

Processing/Computation of Survey Data of Project Surveys direct from the field notes or thru data preparation based on the field notes using the Bureau's computer system may be accepted. The outputs will be (a) Traverse Computations, (b) Lot Data Computation, (c) Lot Descriptions, (d) Alphabetical List of Claimants, (e) Numerical List of Claimants. The number of copies for each of the documents will be as per term of the survey contract or as specified by the contractor.

The charges shall be computed based on the current cost of machine time, labor, computer supplies and other operational expenses.

3. Field Inspection

3.1 For the ocular field inspection of the public land subject of a request for survey authority; or of land covered by public land survey, or of other isolated survey whose field inspection is deemed necessary, the charge in lieu of the cash deposit required in Section 10-12, Lands Administrative Order No. 4 dated 3 July 1980 shall be

Field inspection deposit = P11.00 H + 1.00 K + P110 but in no case shall the charge be less than P200;

where

H = area in hectares per survey plan; a fraction of a hectare is considered one hectare

K = is the distance in kilometers of the survey site from the provincial district office or the official station of the inspector.

3.2 For projects under contract, the minimum deposit for field inspection required for each project shall be computed in accordance with the following formula:

$$\text{Inspection Deposit} = 6.25T + 0.5P + P1,000.00$$

Where

T = contract period, in days

P = Estimated number of parcels in the project subject to adjustment after final survey on the basis of increase of the number of lots

Additional inspection costs shall proportionately be charged against the contractor in case of extension of the contract period.

3.3 The amount to be charged for the field inspection on the setting of corner monuments of subdivision projects within the purview of P.D. 957 (Subdivision and Condominium Buyer's Protective Decree) for purpose of office verification and/or approval shall be:

a) For each project or project phase with an aggregate area of 1,000 sq. m. or less P165.00

b) For each project phase with an aggregate area of more than 1,000 square meters

1) For the first 1,000 sq. m. - P165.00

2) For every succeeding 1,000 sq. m. or fraction thereof - P22.00

These field inspection charges do not include the fees for surveys verification and approval covered by pertinent rules in this Order

4. Office Verification and Approval

The verification of computations, maps plans and technical descriptions of isolated land surveys and advance plans submitted by private practitioners shall be done subject to the payment in advance of a fee as prescribed hereunder:

4.1 Verification of Isolated Surveys - Verification of survey returns submitted by private practitioners for land registration proceedings, patent issuance and for other purposes:

4.1.1 Original Surveys

- a) For each parcel/lot P6.00
 - b) Plus for each lot corner 0.50
 - c) Plus for each traverse station 0.20
 - d) Plus for each solar/stellar observation 2.00
- but in no case shall the charge per survey be less than TWENTY (P20.00) Pesos.

4.1.2 Subdivision Surveys

In the case of complete subdivision of previously approved surveys the verification fees shall be at the rate of sixty per cent (60%) of what would be charged if the subdivision survey were an original survey. In the case of segregation surveys, the fees shall be the same as for original surveys in Paragraph 4.1.1.

In every case, each lot and its corresponding number of corners shall be considered independently in to computation of the fees.

4.1.3 The rates of fees prescribed in Paragraph 4.1.1 shall also apply to the examination, verification, approval of consolidation, consolidation-subdivision, resubdivision and reconsolidation plans.

4.1.4 In the computation of fees relative to lots subject of consolidation and consolidation-subdivision plans, a fee of three (P3.00) pesos shall be collected per lot as appearing into original survey in addition to the fee collectible in Paragraph 4.1.1 for the new lots.

4.1.5 For the verification and approval of a tracing cloth plan as part of the survey returns a fee of six (P6.00) pesos shall be charged.

4.2 Verification, examination of plans and technical descriptions and certification as to the same:

4.2.1 For copies of plans of previously approved surveys prepared and submitted by licensed Geodetic Engineers in the private practice for verification and certification, the charges are:

For the first 20 corners — P8.00

For each additional corner over 20 corners — 0.20

However, in no case shall the charge be less than P8.00.

4.2.2 For typewritten technical descriptions of previously approved surveys submitted for verification and certification, the charges are:

For the first page — P6.00

For each additional page — 1.00

4.2.3 For verification and certification of lot descriptions prepared on tracing cloth form (in tabulated format), the charge is:

For each sheet — P6.00

In all of the above and in support of the required certification as to correctness, add one documentary stamp to be affixed thereto.

5. For verification of Aggregate Survey Projects:

Per lot — P3.00

6. Preparation, verification and certification of survey data and plan of previously approved surveys:

6.1 Survey data

6.1.1 For the preparation and certification of technical descriptions of surveys for land registration proceedings, other than by mere copying from an existing copy, typewritten in triplicate, double spaced:

- a) For each page — P12.00
- b) For each extra carbon copy — 3.00

In the case of a cadastral lot, the proportionate cadastral cost shall also be collected.

6.1.2 For lot data prepared on the prescribed LMB form (Lot Description Form), the charges per sheet are:

- a) Tracing cloth or drafting film material — P = 30.00
- b) Tracing paper material — P = 18.00

6.1.3 For lot data prepared on the prescribed LMB Form, the charge is

- a) For each page — P = 10.00

6.2 Survey Plan and Maps

6.2.1 For the preparation or advance plan of lots of project surveys in tracing cloth to be certified by the LMB Director or his duly authorized representative, or the Regional Executive Director concerned, including all technical documents needed or registration proceedings, the charges shall be as follows:

- a) Per plan containing 1-10 corners — P = 330.00
- b) Per plan containing more than 10 corners — P = 335.00

Add to these costs the proportionate cadastral survey cost.

6.2.2 For the preparation and certification of a plan in tracing cloth, to be traced from an existing approved plan complete with bearing and distances of lot lines and tie lines, the fee shall be:

Per plan containing 1-10 corners - P = 110.00
Per plan containing more than 10 corners - P = 138.00

6.2.3 For the preparation of a plan in tracing cloth, to be copied from an existing approved plan, complete with bearings and distances of sides and tie-lines, but made on a reduced or enlarged scale, the fee shall