



**ADMINISTRATIVE ORDER**  
**No. 2023 - \_\_\_\_\_**

**SUBJECT : REVISED COSTS AND FEES FOR THE LAND MANAGEMENT SERVICES**

Pursuant to Executive Order No. 192 s. 1987 or the Reorganization of the DENR, Executive Order No. 197 dated January 13, 2000 entitled, “Directing all Departments, Bureaus, Commissions, Agencies, Offices and Instrumentalities of the National Government, Including Government-Owned or Controlled Corporations, to Increase their Rates of Fees and Charges by Not less than 20%” Section 54 of Executive Order No. 292 otherwise known as the Administrative Code of 1987, Administrative Order No. 31 s. 2012 entitled, “Directing and Authorizing All Heads of Departments, Bureaus, Commissions, Agencies, Offices and Instrumentalities of the National Government, including Government-Owned and/or -Controlled Corporations (GOCCs), to Rationalize the Rates of their Fees and Charges, Increase their Existing Rates and Impose New Fees and Charges”, and DENR Administrative Order No. 2010-18 entitled, “Improving Management of Land Information through the Adoption of LAMS”, the revised costs and fees rendered by the Land Management Services are hereby prescribed for the guidance of all concerned.

**Section 1. Basic Policy.** It is the policy of the State to recognize and apply a true value system that takes into account social and environmental cost applications relative to the utilization and conservation of natural resources.

**Section 2. Objectives.** This Order aims to adopt a standard costs and fees of land transactions and services rendered by the Land Management Bureau (LMB) and the Regional and Field Offices including those transactions under the LAMS Philippines.

**Section 3. Scope and Coverage.** This Order shall cover the cost and fees for services rendered by the lands sector on surveys, processing of patents, deed of sales or conveyances, contract of lease and the resolution of disposition of land claims, conflicts and cases including those transactions under the LAMS Philippines. Survey projects being implemented by DENR shall be exempted from payment of fees provided in this Order.

**Section 4. Definition of Terms.** The following terms as used in this Order shall be defined and understood as follows:

- 4.1. Advance survey/plan** - survey plan of a parcel conducted and prepared from an approved cadastral survey.
- 4.2. Cadastral Map** – (CM) a map made as a result of a Cadastral Survey, drawn to appropriate scale and showing all land parcels and important natural and man-made features within a municipality/project, for purposes of describing and recording ownership.

- 4.3. **Consolidation-subdivision survey** – survey consolidating two or more parcels into one lot and subdividing the consolidated area into more parcels as required/needed.
- 4.4. **DCDB (Digital Cadastral Database)** – Database of spatial information of land parcels in a jurisdiction or portion thereof.
- 4.5. **Digital format** - computer-based copy or soft copy.
- 4.6. **Isolated Survey** – a survey of individual parcel of land used for agricultural, residential, industrial, commercial, resettlement, or other purposes
- 4.7. **LAMS (Land Administration and Management System)** - a system enhanced land record management facility that ensures integrity of and access to land information such as cadastral maps, isolated survey plans, public land applications, patents, and titles, and also to perform quick processing of land transactions and updating of land records as well as the tracking of applications undergoing processing.
- 4.8. **Land Management** – the activities associated with the management of land as a resource from both an environment and an economic perspective.
- 4.9. **Land Administration** – the process of determining, recording and disseminating information about tenure, value and use of land when implementing land management policies.
- 4.10. **Land Disposition** – it is a process by the State whereby land ownership/rights is transferred from the government to public/private entities, pursuant to existing policies, laws, rules and regulations (e.g. free patent, homestead, special patent, sale, lease).
- 4.11. **Location Plan** – a plan which shows the relative position of the lot with technical descriptions and its vicinity covered by an approved survey.
- 4.12. **Original Survey** - survey/conducted over areas which have not yet been subjected to private rights.
- 4.13. **Print-out report on land information/transaction** – are reports that are generated from LAMS such as lot status, list of applications, statistical reports, transaction tracking history, and other similar documents.
- 4.14. **Public Land Application (PLA)** - applications filed in the DENR agencies for purposes of obtaining title to public lands through administrative proceedings.
- 4.15. **Relocation Survey** – a survey which re-establishes the boundary corners of a previously approved surveyed, patented, decreed or titled land.
- 4.16. **Resurvey** – a survey made to a previously surveyed tract of land due to the unavailability of the survey data.

- 4.17. Sketch/Special plan** - a plan which shows the graphical shape of a certain lot to be used for reference purposes and not subject for registration.
- 4.18. Segregation Survey (DMC 2010–13)** - surveys for the purpose of segregating twenty percent (20%) or less of the area of previously surveyed large track of public lands.
- 4.19. Subdivision Survey** - surveys made for purposes of determining the metes and bounds of parcels or lots.
- 4.20. Survey plan** - refers to a two-dimensional map showing the metes and bounds of a surveyed parcel or parcels of land and other pertinent information.
- 4.21. Survey Returns** - refer to the collective documents submitted by a Geodetic Engineer (GE) as result of the survey conducted and other relevant documents as may be required.
- 4.22. Tabular Technical description** - data containing the bearings and distances of the corners of the lot including its tie points and area prepared in tabular form.
- 4.23. Technical Descriptions** – data containing the bearings and distances of the corners of the lot including its tie point and area.
- 4.24. Verification Survey** – a survey conducted for the purpose of validating the correctness of previously approved survey or of determining actual occupancy.

**Section 5. Costs and Fees.** The following land transactions shall be paid as follows:

### **5.1. On Land Surveys**

5.1.1. For field survey activities covered by Survey Order (SO).

5.1.1.1. For general survey work (original/isolated/advanced survey) exclusive for government lands such as school sites, military/civil reservations or upon the request of government agencies, Local Government Units, and Court Orders (for privately-owned lands).

<b>Area in Hectares</b>	<b>Cost</b>
1 hectare or below	P36,000
More than 1 ha up to 10	P36,000 plus P10,000 per hectare  (A fraction of a hectare is considered as 1 hectare) Example: 1.1 has. = P46,000 1.5 has. = P46,000 2   has. = P46,000

	3 has. = P56,000 4.5 has. = P76,000 10 has. = P126,000
More than 10 up to 50	P126,000 plus P9,000 per hectare in excess of 10 hectares  (A fraction of a hectare is considered as 1 ha.) Example: 10.5 has. = P135,000 11 has. = P135,000 21.5 has. = P234,000 50 has = P486,000
More than 50 up to 100	P486,000 plus P8,000 per hectare in excess of 50 hectares  (A fraction of a hectare is considered as 1 ha.) Example: 50.5 has. = P494,000 51 has. = P494,000 71.5 has. = P662,000 100 has. = P886,000
More than 100	P886,000 plus P5,000 per hectare in excess of 100 hectares.  (A fraction of a hectare is considered as 1 ha.)

5.1.1.2. For relocation survey of government-owned lands or lands subject of Court Order.

Area in Hectares	Cost
1 hectare or below	P19,600
More than 1 hectare up to 10 hectares	P19,600 plus P8,000 per hectare.  (A fraction of a hectare is considered as 1 hectare) Example: 1.1 has. = P27,600 1.5 has. = P27,600 2 has. = P27,600 4.5 has. = P51,600 10 has. = P91,600
More than 10 up to 50	P91,600 plus P6,000 per hectare in excess of 10 hectares.  (A fraction of a hectare is considered as 1 hectare) Example: 10.5 has. = 97,600

	11 has. = P97,600 21.5 has. = P163,600 50 has. = P331,600
More than 50 up to 100	P331,600 plus P4,000 per hectare in excess of 50 hectares.  (A fraction of a hectare is considered as 1 hectare) Example: 50.5 has. = P335,600 51 has. = P335,600 71.5 has. = P419,600 100 has. = P531,600
More than 100	P531, 600 plus P2, 000 per hectare in excess of 100 has.

5.1.1.3. For the subdivision or consolidation – subdivision survey involving special patents

No. of Lots	Cost
5 or below	P19,600
6-10	P19,600 plus P5,000 per lot in excess of 5 lots  Example: 6 lots = P24,600 8 lots = P34,600 10 lots = P44,600
11-20	P44,600 plus P4,000 per lot in excess of 10 lots  Example: 11 lots = P48,600 17 lots = P72,600 20 lots = P84,600
21-50	P84,600 plus P3,000 per lot in excess of 20 lots  Example: 21 lots = P87,600 37 lots = P135,600 50 lots = P174,600
51-100	P174,600 plus P2,000 per lot in excess of 50 lots  Example: 51 lots = P176,600 87 lots = P248,600 100 lots = P274,600
More than 100	P274,600 plus P1,000 per lot in excess of 100 lot

### 5.1.2. Fees for Field Inspection

- 5.1.2.1. For ocular inspection of the public land, subject of request for Survey Authority or land covered by public land survey, or of other isolated survey is deemed necessary.

Initial Field Inspection Fee - P1,500.00

- 5.1.2.2. For field inspection of the project under contract

Field Inspection fee - P5,000.00 for 1,000 hectares or less plus P50.00 for every hectare in excess of 1,000

*Note: No charges for the inspection of Cadastral, PLS and other projects of Government survey.*

- 5.1.2.3. For inspection of the setting of the corner monuments of subdivision projects for purposes of office verification and/or approval shall be:

For each project phase with an aggregate area of one hectares or less - P1,500.00 add P100.00 Per hectare in excess of hectare

*Note: Field inspection charges do not include the fees for survey verification and approval covered by pertinent rules of this Order.*

### 5.1.3. Fees for Office Verification and Approval of Submitted Survey Returns

- 5.1.3.1. The verification of computations, maps, plans, and technical description of isolated land surveys and advance plans submitted by private practitioners except in cases of government survey projects, shall be:

5.1.3.1.1. Original Survey /Segregation Survey – P20.00 per corner but not less than P500

5.1.3.1.2. Subdivision Survey of previously Approved Surveys

No. of Lots	Cost
2-10	P400.00
11-50	P2000.00
51-100	P3,500.00

101-500	P3,500 plus P35.00 per lot
501-1000	P3,500 plus P30.00 per lot
In excess of 1000	P7,000 plus 20.00 per lot

#### 5.1.3.1.3. Consolidation Survey

<b>No. of Lots</b>	<b>Cost</b>
2-10	P650.00
11-50	P3,500.00
51-100	P9,500.00
In excess of 100	P40.00 per lot

#### 5.1.3.1.4. Consolidation-subdivision, re-subdivision and reconsolidation

<b>No. of Lots</b>	<b>Cost</b>
2-10	P950.00
11-50	P5,000.00
51-100	P14,000.00
In excess of 100	P55.00 per lot

5.1.3.1.5. Verification Survey - P20.00 per corner  
but not less than P500.00

5.1.3.1.6. Relocation Survey - P20.00 per corner  
but not less than P500.00

5.1.3.1.7. Resurvey - P20.00 per corner  
but not less than P500.00

#### 5.1.4. Verification, examination of plans and Technical Description and Certification

5.1.4.1. For validation and Certification of plans or previously approved surveys prepared and submitted by the Licensed Geodetic Engineer in private practice: P500.00 per plan

5.1.4.2. For submitted tabular technical description of previously approved surveys submitted for verification and certification:

For the first page - P100.00

For each additional page - P 20.00

5.1.4.3. For validation and certification of lot description sheet prepared on drafting film (in tabulated format):

Per sheet - P200.00

For certification of blue print / photocopy / sepia of lot description sheet:

Per sheet - P100.00

5.1.5. Verification of Aggregate Survey Project

P20.00 per corner but not less than P500

5.1.6. Preparation, Verification, and Certification of Survey Data and Plan of Previously Approved Surveys

5.1.6.1. Survey Data

5.1.6.1.1. For data prepared on the prescribed lot description sheet drafting film:

Per sheet - P100.00

5.1.6.1.2. For lot data prepared on the prescribed area computation sheet:

For each page - P100.00

5.1.6.2. Survey Plan and Maps

5.1.6.2.1. Advance Plan (AP) of lots for land registration proceedings

Per plan - P1, 270.00

5.1.6.2.2. For the preparation and certification of an isolated plan in drafting film, to be traced from an existing approved plan complete with technical description of lot including tie lines.

Per plan - P500.00

5.1.6.2.3. For the preparation of a plan in drafting film, to be traced from an existing approved plan, complete with bearings and distance of sides and tie-lines but made on a reduced or enlarge scale.

Per plan - P1,000.00



5.1.6.3. Verification and Approval of Sketch (SK), Location and Special Plans (SP) for other purposes except for registration purposes.

5.1.6.3.1. For the verification and approval of special plans, location plan, sketch plans and when no field work is to be undertaken.

Per plan - P1,000.00

In case where ground site verification is to be undertaken, an additional charge shall be collected at P3,000.00 per hectare.

5.1.6.3.2. For the verification and approval of sketch plans with bearings, distance and tie line in tracing paper for reference purposes, directly traced from existing Cadastral and public land subdivision maps:

Per plan - P1,000.00

5.1.6.4. Other Survey Services

5.1.6.4.1. Certification of Position Points of Reference

For 2 points or less - P100.00

Per reference point in  
excess of two points  
within the same project - P50.00

5.1.6.4.2. Certification of Geodetic Control Points

For every point - P360.00

5.1.6.4.3. For changing or amending the names of location appearing on the approved plan in order to conform to legal documents related to land upon request of the survey claimant of his/her heirs.

Per survey plan - P1,500.00

5.1.6.4.4. For the cancellation/rejection/restoration of previously approved survey plan upon the request of his/her heirs or successor-in-interest or upon order of the court.

Cancellation/rejection/restoration per plan - P3,000

5.1.6.4.5. For re-computation and verification of the area of lands covered by previously approved survey for purposes of amending the title.

For each lot	-	P1,500.00
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5.1.6.4.6. For projection of mineral survey certification of old surveys overlapped by a mining claim.

For each lot	-	P2,000.00
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5.1.6.5. Test of survey form materials including proofreading of the sample print outs and issuance of the authority to print/sell LMB Survey Forms such as:

LMB Form No. GSD A-1 Field Notes  
 LMB Form No. GSD A-2 Field Notes Cover  
 LMB Form No. GSD B-2 Azimuth Computation  
 LMB Form No. GSD B-6A Traverse Computation  
 LMB Form No. GSD B-8 Traverse Computation (Computerized)  
 LMB Form No. GSD B-9A Lot Data Computation  
 LMB Form No. GSD B-11 Lot Data Computation (Computerized)  
 LMB Form No. GSD C-1 Survey Plan in Drafting Film  
 LMB Form No. GSD C-3 Plan in Tracing Paper  
 LMB Form No. GSD C-8 Lot Description  
 LMB Form No. GSD D-14 Progress Notes of Isolated Land Survey  
 Notification (Survey Envelope)  
 LMB Form No. GSD E-3 Survey Notification Letter  
 LMB Form No. GSD E-4 Transmittal of Survey Returns  
 LMB Form No. GSD E-5 Geodetic Engineer's Certificate  
 Other Survey Forms that may be introduced due to the adaption of  
 latest technology

For each LMB Survey Form to be authorized for printing (Original Authority)	-	P500.00 for the 1st form, plus P50.00 for succeeding forms
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For renewal of Authority to Print/Sell of the same survey form (per survey form)	-	P250.00 for the 1st form, plus P25.00 for succeeding forms
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5.1.6.6. Field test, examination, standardization, and registration of all survey instruments

5.1.6.6.1. Field test, examination, standardization, and original registration of surveying instruments.

Electronic Distance Meter	-	P500.00
Theodolite	-	P300.00
Engineer's transit	-	P300.00

Surveying Steel tape	-	P200.00
Engineer's level	-	P200.00
Total Station	-	P500.00
GNSS Receivers	-	<b>P1,800.00</b>

5.1.6.6.2. For periodic re-examination, field test and renewal of certificate of registration.

Electronic Distance Meter	-	P300.00
Theodolite	-	P200.00
Engineer's transit	-	P150.00
Surveying steel tape	-	P100.00
Engineer's level	-	P100.00
Total Station	-	P300.00
GNSS Receivers	-	<b>P1,500.00</b>

5.1.6.6.3. Change of ownership

Change of ownership within the expiry date	-	P100.00
Change of ownership with expired registration (transfer-renewal)	-	P100.00 plus renewal fee ( <i>in item 5.1.6.6.2.</i> )

5.1.6.6.4. Others

Issuance of certified copy of certificate of registration	-	P100 for the <i>1<sup>st</sup> copy plus P20.00 for every additional page</i>
For additional copy of certificate	-	P20.00

## 5.2. On Land Administration

### 5.2.1. Application Fees

#### 5.2.1.1. Foreshore Lease/Miscellaneous Lease

For Corporation	-	P5,000.00
For Individual	-	P1,000.00

#### 5.2.1.2. Patent Application

For Agricultural	-	P150.00
For Residential	-	P150.00
For Homestead	-	P150.00
For Miscellaneous Sales	-	P150.00
For Sales (Townsite, Patrimonial, Commercial, Agricultural under RA 3038)	-	P150.00

#### 5.2.1.3. Lease and/or Sales Application of Patrimonial Property

For Friar Lands (RA No. 1120)	-	P150.00
For IGPSA/GSA (Proc. 172 s. 1987)	-	P150.00

#### 5.2.1.4. Provisional Permit Fee

For Corporation	-	P2,000.00
For Individual	-	P500.00

#### 5.2.2. Fees on transactions involving existing rights

5.2.2.1. For assignment of rights	-	P2,000.00
For lifting of encumbrances	-	

*No fees shall be charged for lifting of encumbrances if the same is the lapse of the prohibition period set forth by the law.*

#### 5.2.2.2. For assignment/transfer of rights, except if transfer was due to hereditary succession, under agricultural free patent and sales applications.

For Agricultural Free Patent	-	P300.00
For Residential Free Patent	-	P300.00
For Sales Application	-	P500.00

#### 5.2.3. Reconstitution

Per patent	-	P500.00
Deed of conveyance	-	P500.00
Deed of Absolute Sale	-	P500.00
Deed of Sale	-	P500.00

#### 5.2.4. Reissuance

Per Deed of Conveyance	-	P500.00
Per Deed of Absolute Sale	-	P500.00
Per Deed of Sale	-	P500.00

5.2.5. Collection of fees incident to the filing and disposition of protest, appeals and other petitions in connection with the administrative settlement of claims and conflicts on public lands and conversion on the private domain of the Republic of the Philippines.

For Protest/Petition	-	P1,000.00 for the 1 <sup>st</sup> lot and P500 for every additional lot
For Appeal	-	P1,500.00
For Postponement	-	P200.00

### **5.3. On Records Management**

The rate of charges in the preparation and issuance of certifications and copies of documents, either for reconstitution purposes or for reference/personal files shall be:

#### **5.3.1. Certification Fee**

5.3.1.1. For Public Land Records per document	-	P100.00
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#### **5.3.1.2. For Survey Records**

##### **5.3.1.2.1. Copies of Geodetic Engineer's Certificate and the Survey Notification Letter**

For each certified copy of the Engineer's Certificate and Survey Notification Letter	-	P100.00
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##### **5.3.1.2.2. Copies of Geodetic Engineer's Certificate**

For the 1 <sup>st</sup> page	-	P100.00
For every additional copy	-	P50.00

##### **5.3.1.2.3. Copies of field notes, lot data computations, traverse, solar computation, research, re-computation and office verification.**

Per record	-	P100.00
For every additional page	-	P20.00

##### **5.3.1.2.4. Copies of document requiring research, re-computation and office verification**

For the 1 <sup>st</sup> page	-	P100.00
For every succeeding page	-	P50.00

#### 5.3.1.2.5. Certification of Position of Reference

For research and certification of two points or less	-	P100.00
Per reference point in excess of two points within the same project	-	P50.00

#### 5.3.1.2.6. Verification and re-computation of lot lines

For every line	-	P100.00
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#### 5.3.1.2.7. For plain reproduction copy of plans/maps

##### 5.3.1.2.7.1. For those Regions with plotters/large format printers

For isolated plan (LMB form)	-	P100.00
One-minute cadastral map	-	P100.00
Two-minute cadastral map	-	P100.00
Barangay and/or Municipal Index Map	-	P100.00
Barangay Boundary and/or Project Control Map	-	P100.00

*Note: Bigger maps shall be charged twice or thrice the fees above depending on the size.*

##### 5.3.1.2.7.2. For those Regions with blueprinting machines

Blueprint shall be charged P15.00 per plan.

5.3.1.2.7.3. Certification as to the Status of Lot	-	P100.00
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#### 5.3.2. Scanned Records

Public land records (legal size)	-	P100.00
Survey Plans not drawn to scale	-	P100.00
Survey Plans drawn to scale	-	P150.00
Other Survey records (legal size)		
Lot Data Computation Sheets	-	P100.00 (per sheet)
Lot Description Sheet	-	P100.00 (per sheet)
Traverse computation	-	P100.00 (per sheet)
Boundary computation	-	P100.00 (per sheet)
V-37	-	P100.00 (per page)
Narrative description	-	P100.00 (per sheet)

#### 5.3.3. Computer-generated Documents (Print outs)

Lot data computation (per record)	-	P100.00
Lot description (per sheet)	-	P100.00
Boundary computation (per sheet)	-	P100.00
V-37 (per sheet)	-	P100.00
Tabular Technical description (per sheet)	-	P100.00
Print-out report on land information/ transaction (per sheet)	-	P100.00

*Note: If printed out from the LAMS, an additional P20.00 per page shall be charged.*

#### 5.3.4. Files in Digital Format (E-file)

Map (per sheet)	-	P50.00
Document (per sheet)	-	P50.00
Digital Cadastral Database		
1-10 parcels	-	P500.00
In excess of 10 parcels	-	P10.00/parcel
If by municipality	-	P50,000.00
DLSD/e-TD file (.xml)	-	P100.00/parcel
Processed GIS/map format	-	P500.00/sheet

5.3.5. Authenticated copy of digital documents/records	-	P50.00/copy (in addition to the cost above)
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**Section 6. Online Access of Survey Records.** Private and government practicing Geodetic Engineers will utilize the e-SurveyPlan module to access survey information from DENR Regional Offices. To enable the downloading feature of the program, the concerned GE will be required to load his/her credit limit through online channels applicable in the concerned Region.

For non-GE clients, the requesting party should file their request online and send to the designated email addresses of the Region.

All requests for classified documents shall be governed by the procedures under the DENR Freedom of Information Manual.

**Section 7. Request Forms for Data/Information under LAMS Philippines.** Requests for data/information under the LAMS Philippines shall be filed using the request form attached hereto as Annex A. However, to transact more easily with the office for the services offered, the requesting party may avail electronic filing of requests, the guidelines for which shall be developed and issued separately.

**Section 8. Request for Cadastral Maps and Lot Data Computation from the Local Government Units (LGUs).** Requests for CMs and LDCs from the LGUs shall be covered by the Memorandum No. 2018-215 dated April 8, 2018.

**Section 9. Review and Updating of Fees.** The schedule of fees/charges prescribed herein shall be subject to review and updating by the LMB from time to time as the need arises. However,

the minimum fee for the verification and approval of subdivision/consolidation-subdivision/consolidation shall be increased for the next two (2) years from the approval of this policy as follows:

<b>Survey Plan</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>
Subdivision	Effective year within the date of approval	P700 for 2-10 lots	P1,000 for 2-10 lots
Consolidation-subdivision	Effective year within the date of approval	P800 for 2-10 lots	P1,000 for 2-10 lots
Consolidation	Effective year within the date of approval	P800 for 2-10 lots	P1,000 for 2-10 lots

**Section 10. Separability Clause.** If any provision of this Order shall be held invalid or unconstitutional, the other portions or provisions hereof which are not affected shall continue in full force and effect.

**Section 11. Repealing Clause.** This Order supersedes DENR Administrative Order No. 20, Series of 1993 and modifies or amends all other orders and issuances on costs and fees found inconsistent herewith.

**Section 12. Effectivity.** This Order takes effect fifteen (15) days after its publication in any newspaper of general circulation and upon receipt of a copy hereof by the Office of the National Administrative Register (ONAR).

**MARIA ANTONIA YULO LOYZAGA**  
Secretary