

IMPLEMENTING RULES AND REGULATIONS OF REPUBLIC ACT NO. 11696 MARAWI SIEGE VICTIMS COMPENSATION ACT OF 2022

IRR OR REPUBLIC ACT NO. 11696, May 19, 2023

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RULE I

PRELIMINARY PROVISIONS

Section 1. Title. - These Rules and Regulation shall be known and cited as "The Implementing Rules and Regulations of Republic Act No. 11696 otherwise known as the Marawi Siege Victims Compensation Act of 2022."

Section 2. Purpose. - These Rules and Regulations are hereby promulgated to ensure the proper, efficient and effective implementation of the Act and to provide guidelines for:

- a. Transparency in the processing of the claims;
- b. Procedure that allows any concerned party to oppose an application or claim on the ground that is fraudulent, fictitious or spurious and gives that party the opportunity to question the same and to present evidence in support thereof; and
- c. Speedy and expeditious procedure respecting the parties fundamental rights.

Section 3. Declaration of Policy. - Consistent with the provisions of the 1987 Constitution and adhering to international human rights law and convention, if is the declared policy of the State to:

- a. Value the dignity of every person, and guarantee full respect for human rights, including rights of indigenous cultural commodities and other vulnerable groups such as women and children, at all times;
- b. Provide compensation for persons who died during the 2017 Marawi Siege and reparation to the internally displaced persons (IDPs) whose damaged or demolished properties and possessions cannot be covered;
- c. Fulfill the obligation under international human rights and humanitarian laws, thus, it recognizes the basic principles and guidelines on the right to remedy and reparation for victims of gross human rights violations; and
- d. Recognize the essence of providing reparation and compensation for persons and families whose rights were violated and whose economic, social and cultural rights were unfilled as a result of armed conflicts.

Section 4. Construction. - These Rules and Regulations shall be liberally construed to promote the intent, purposes and objectives of the Marawi Siege Victims Compensation Act of 2022 as expressed in the preceding section. Any doubt in the implementation and interpretation hereof shall be reactivated in favor of facilitating the award of compensation to qualified claimants.

RULE II

DEFINITION OF TERMS

Section 5. Definition of Terms. - For the purposes of these Rules and Regulations, the following terms are defined

as follows:

- a. Claimant refers to lawful owner of any covered property, or in case of deceased property owner, his/her legal heirs, or such other person named by the executor or administrator of the deceased owner's estate, in that order who may file a claim for compensation in the Board in accordance with Sections 29 (a), (b), (c), 30 and 31 of the IRR.
- b. Cultural Properties and Facilities refer to mosques, madaris, schools and colleges, hospitals and other health facilities;
- c. Commercial Property refers to any building or structure that is used exclusively for commercial or business purposes;
- d. Complaint Evidence refers to the evidence not excluded by law and the Constitution and is relevant to the claim. This may include, but not limited to police report, receipts or invoice, appraisal reports, photographs or videos, affidavits of testimonies of witnesses;
- e. Compensation refers to the amount of money awarded by the Board to the Claimant upon a favorable resolution on his claim for compensation, based on the requirements of the Act, this IRR, the Rules of Procedure issued by the Board, and other applicable laws, rules and regulations;
- f. Covered Areas refer to Man Affected Areas (MAA) and Other Affected Areas (OAA) as defined below;
- g. Covered Property refers to any residential, cultural, commercial properties, personal properties and other properties existing in the Covered Areas at the time of the Marawi Siege which are among the subjects of compensation under this Act;
- h. Damages refer to actual damage except as provided by law or by stipulation, one is entitled to an adequate compensation only for such peculiarity loss suffered by him/her as he/she has duly proven;
- i. Equipment of Value refers to any equipment or machinery with significant economic or financial worth;
- j. Fair Market Value refers to sum of money which a person desirous but not compelled to buy, and an owner willing but not compelled to sell, would agree on a price to be paid by the buyer and received by the seller;
- k. Implementing Agency refers to the National Housing Authority (NHA), Provincial Local Government Unit, Marawi City Local Government Units, Bangsamoro, or any other government agency that has undertaken or is undertaking or shall undertake a particular infrastructure or other project or activity in the MAA that has resulted in, entails results in the demolition, total or partial damage, or any taking/acquisition for public use/purpose of a Covered Property or land.
- l. Internally Displaced Person (IDP) refers to persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence within Marawi City but have not crossed an internationally recognized border as a result of or in order to avoid the effects of Marawi Siege.
- m. Just Compensation refers to the full and fair equivalent of the loss of the property taken from the owner by the expropriator pursuant to Section 5(a) of the Act. Just compensation means not only the fair market value but also taking into consideration the consequential benefits and consequential damages at the time of the taking.
- n. Legal Heirs are those that are provided for in the Code of Muslim Personal Laws of the Philippines or the New Civil Code of the Philippines, whichever is applicable.
- o. Legally Presumed Dead refers to a civilian, who was last seen/present in Marawi City under circumstances

putting him/her in danger of death at the time of the Marawi Siege from May 23, 2017 to October 17, 2017, has been missing, absent and unheard from thereafter, and his/her existence or whereabouts remained unknown for at least four (4) years therefrom, or as of October 17, 2017 where the actual date of his/her disappearance is unknown.

p. Lessee/Renter refers to a person or family who occupies an apartment or any establishment or building who exercises right of possession thereof as tenants by virtue of a lease agreement (formal and/or informal).

For purposes of the Act, lessees or renters may claim for compensation for loss or destruction of other properties and/or personal properties in accordance with Sections 29 and 31 of this IRR.

q. Loss of Lives refers to the death of any civilian as a consequence of the 2017 Marawi Siege between May 23, 2017 to October 17, 2017.

r. Madaris refers to formal or informal institution offering Arabic and Islamic education.

s. Main Affected Areas (MAA) refer to the main affected barangays in Marawi City during the Marawi Siege consisting of twenty-four (24) barangays, namely:

1. Lumabac Madaya;
2. South Madaya;
3. Raya Madaya 1;
4. Raya Madaya 2;
5. Sabala Amanao;
6. Sabala Amanao Proper;
7. Tolali;
8. Daguduban;
9. Norhaya Village;
10. Banggolo Poblacion;
11. Bubong Madaya;
12. Lilod Madaya;
13. Dansalan;
14. Datu Sa Dansalan;
15. Sangkay Dansalan;
16. Moncado Colony;
17. Moncado Kadilingan;
18. Marinaut West;
19. Marinaut East;
20. Kapantaran;

21. Wawalayan Marinaut;

22. Lumbac Marinaut;

23. Tuca Marinaut; and

24. Datu Naga.

t. Marawi Siege refers to the 2017 armed conflict between Philippine Government security forces and terrorist groups that occurred in Marawi City, Lanao del Sur from May 23, 2017 to October 23, 2017;

u. Marawi Recovery, Rehabilitation and Reconstruction Program (MRRRP) refers to the various projects, programs, activities and interventions implemented by the government for the recovery, rehabilitation and reconstruction of Marawi City and nearby affected areas, and of the people affected by the Marawi Siege;

v. MRRRP-Affected Property refers to any private property within the MAA (or Covered Areas) that was demolished or damaged, whether completely or partially pursuant to the implementation of the MRRRP after the Marawi Siege;

w. Non-monetary Compensation or Intervention refers to the programs mandated under Section 5 (b) of the Act intended to ensure: 1) the protection of the rights of the Marawi Siege victims; 2) their rehabilitation and development such as psychosocial support services; and 3) their continued access to livelihood assistance, skills and training programs, loan assistance, and other related activities to assist the recovery of lost income streams of business affected by the Marawi Siege;

x. Other Affected Areas (OAA) refer to the other affected barangays in Marawi City during the Marawi Siege, namely:

1. Saduc Proper;

2. Panggao Saduc;

3. Raya Saduc;

4. Lilod Saduc;

5. Datru Saber;

6. Bangon;

7. Fort; and

8. Wawalayan Caloocan.

y. Other Properties refer to the house appliances, jewelries, machinery, rice mills, and other equipment of value, and such personal properties including material goods such as, but not limited to duly registered motor vehicles, licensed firearms, livestock, domesticated animals, inventory held by the business owners in connection with their trade or business at the time of the Marawi Siege and within the covered area, and other properties of value which the Board, in the exercise of its discretion, may consider.

z. Owner refers to a person who acquires ownership over property by virtue of a title, prescription, inheritance, and such other modes of acquiring ownership as provided for under the law.

A title may refer to a just title or lawful possession in the concept of an owner.

aa. Replacement Cost of totally destroyed assets. Replacement cost is the value of the assets before it was totally

destroyed (pre-disaster value). The value can be estimated by:

1. the market value of the asset before destruction;
2. acquisition cost less depreciation;
3. insurance value.

Totally destroyed structures, equipment and educational materials, are visibly and completely destroyed or unusable and need replacement, included also are structures that have suffered irreparable structural damage and need total building or new construction.

bb. Repair cost or partially damaged assets. Repair cost is the amount required to put the asset back into its condition just before its partial destruction. Hence, the damages are the costs of bringing back the affected structures, equipment, machinery and other assets to their pre-disaster levels or state.

cc. Resident refers to any person who resides or sojourns in Marawi City;

dd. Residential Property refers to any building, structure, whether made of concrete or light materials, that is used exclusively or partially for residential purposes;

ee. Sharer/Usufructuary refers to a person who lives in a dwelling of another, who is the lawful owner thereof, by mere acquiescence, and not by virtue of any contract such as a lease agreement by virtue of which right of possession may be exercised.

For purposes of the Act, sharers may claim for compensation for loss or destruction of other properties and/or personal properties in accordance with Section 29 and 31 of this IRR.

ff. Substantive Compliance means that the claim application contains all the necessary information and documentation required by the rules and regulations governing the claims process, and that the information provided is sufficient to determine the eligibility of the claim. the application must meet the essential requirements for evaluation and determination of the claim;

gg. Substantial Evidence refers to such relevant evidence as reasonable mind might accept as adequate to support a conclusion.

RULE III

THE MARAWI COMPENSATION BOARD

Section 6. Creation and Composition of the Marawi Compensation Board. - There is hereby created an independent and quasi-judicial body to be known as the Marawi Compensation Board (MCB), hereinafter referred to as the Board. It shall be composed of nine (9) members, who shall possess the following qualifications:

- a. Must be of known probity, competence and integrity;
- b. Must have a deep and thorough understanding and knowledge of compensation as a concept in international law and Philippine law;
- c. At least three (3) of them must be members of the Philippine Bar, preferably Maranao lawyers, who have been engaged in the practice of law for at least five (5) years;
- d. Two (2) representatives from civil society organizations, at least one of whom is either a Sharia lawyer or a Muslim traditional leader;
- e. There should be one (1) licensed physician, one (1) certified public accountant, one (1) educator and one (1)

licensed civil engineer; and

f. The Board shall organize itself within thirty (30) days from the composition of appointment of its members and shall thereafter organize its Secretariat.

Section 7. Appointment to the Board. - The President shall appoint the Chairperson and other eight (8) members of the Board: provided, that organizations of traditional leaders, professionals, the Ulama and civil society organizations may submit nominations to the President.

Section 8. Powers and Functions of the Board. - The Board shall have the following powers and functions:

- a. Receive, evaluate, process and investigate applications for claims;
- b. Issue subpoenas ad testificandum and subpoenas duces tecum;
- c. Conduct independent administrative proceedings and resolve disputes over claims;
- d. Approve with finality all eligible claims;
- e. Disburse any and all compensation to qualified claimants at the earliest possible time;
- f. Promulgate such rules as may be necessary to carry out the purposes of the Act, including rules of procedure in the conduct of its proceedings, with the Revised Rules of Court of the Philippines having suppletory application;
- g. At its discretion, may consult the organizations mentioned therein;
- h. To exercise administrative control and supervision over its Secretariat; and
- i. Perform such other duties, functions and responsibilities as may be necessary to effectively attain the objectives of this Act.

Section 9. Powers and Duties of the Chairperson. - The Chairperson shall have the following powers and functions:

a. In the exercise as Chief Executive Officer:

1. To appoint the Board Secretary and all personnel of the Board;
2. To administer and supervise the day-to-day operations and activities of the MCB;
3. To implement, with the assistance of Board Secretary the decisions and policies of the Board;
4. To direct and manage the implementation and execution of policies, standards, rules and regulations promulgated by the Board;
5. To exercise such other powers as vested upon him/her by law or by the Board;

b. In the exercise as Presiding Officer:

1. To issue calls for the sessions of the Board without prejudice to the right of other Members to call for special session;
2. To preside over the sessions, meetings, and hearings of the Board, in the event of absence, disqualification or inhibition of the Chairperson, he/she may designate any of the Members of the Board to preside over the same;
3. To preserve order and decorum over the sessions, meetings, and hearings and to exact from all Members due respect and proper deportment, prevent disturbance and disorder;

4. To decide all questions of order during sessions and meetings;
5. To declare the session, meetings, or hearings of cases adjourned to some other time or place in case of absence of quorum, serious disorder, or great emergency.
6. To take, such other measures as he/she may deem proper with the majority vote of the board;

Section 10. Board Division; Powers and Functions; Quorum and Voting. - The Board shall be composed of three (3) Divisions. Each Division shall exercise its adjudicative powers, functions, and duties and shall perform simultaneously and independently of each other in the resolution of claims.

Each division shall be composed of one (1) Presiding Member, who shall be a member of the Philippine Bar, and two (2) Members of the Board. The Chairperson shall be the Presiding Officer of the First Division.

The other Presiding Officers and Members of each Division shall be appointed by the Chairperson of the Board subject to the confirmation of the Board En Banc.

The attendance of at least two Members of the Board shall be necessary to constitute a quorum for its sessions in Divisions. The presence at the deliberation and the affirmative vote of at least two members shall be required for the pronouncement of a resolution of the Board in Divisions. In the absence of the Presiding Officer, the most senior member shall preside over the sessions of the Board Divisions. Seniority shall be determined by the number of years in the profession.

Section 11. Board En Banc; Powers and Functions; Quorum and Voting. - The Board shall sit En Banc in the exercise of its administrative and adjudicative functions and perform such other duties, functions and responsibilities as may be necessary to effectively attain its mandates under this Act.

The Chairperson shall be presiding. In her absence, the most senior member shall preside over the sessions of the Board En Banc. Seniority shall be determined by the number of years in the profession. The attendance of five (5) members of the Board shall constitute a quorum for its session En Banc. The affirmative vote of the majority of the members of the Board present shall be necessary for the rendition of a decision or resolution on any claim or matter submitted for its consideration.

Where the necessary majority vote cannot be had, the claim shall be denied. Within fifteen (15) days from receipt of decision, an appeal maybe filled by the aggrieved party.

Section 12. Forms of Decision and Resolution. - Every decision, or final resolution of the Board shall be in writing, stating clearly and distinctly the findings of fact and the conclusion of law on which it is based, and signed by the members. Such findings and conclusions shall be contained in the decision or final resolution itself. However in appeals, the Board may adopt by reference the findings and conclusions set forth in the decision, order or resolution appealed from.

All resolutions rendered by the Division shall be elevated to the Board En Banc for final disposition.

The award of monetary compensation shall be posted for thirty (30) days by the Board Secretary in three (3) conspicuous public places. For purposes of data privacy and safety of the eligible claimant the amount of the award shall not be published.

Within thirty (30) days from the time of posting, any concerned party may file a written opposition with the Board En Banc.

No disbursement for monetary compensation shall be authorized unless thirty (30) days have lapsed from the time of posting of the monetary award and without opposition from any concerned party. Said disbursement shall be

contained in the final and executory decision rendered by the Board En Banc.

All decisions, orders, or resolutions shall be served to all parties as far as practicable by personal service, registered mail, or accredited courier.

Section 13. Place of Business. - The Board shall maintain a principal office in Marawi City, with a satellite office in Iligan City, and a liaison office in Metro Manila.

Section 14. Meetings of the Board En Banc.- - The regular meeting of the Board shall be held on the first Monday of every month.

If the scheduled meeting falls on a holiday, it shall be held on the next working day. Provided that, written notice of regular meeting shall be sent to all members of the Board three (3) days before the scheduled meeting. The Board Secretary shall prepare minutes of the meeting which shall be furnished to the members seven (7) days before the next regular meeting.

The place and time of meetings, whether regular or special shall be held preferably in the Marawi City principal office, or Iligan City satellite office, or if not practicable, through teleconferencing or other reliable forms of electronic means, or at such other place as it may deem proper.

The Board shall adopt an Internal Rules to regulate its administrative meetings and related activities to ensure that it operates efficiently, effectively, with transparency and accountability.

Section 15. Rank, Salary, Allowances and Emoluments of the Chairman and Members of the Board. - The Chairperson and members of the Board shall have the rank, salary, allowances and emoluments equivalent to a Presiding Justice and Associate Justice of the Court of Appeals, respectively, which shall not be decreased benefits, which shall be given in accordance with RA 6758 and RA 910, as amended.

Section 16. Operating Budget of the Board. - The operating budget of the Board shall be funded from the 2023 Contingent Fund. Thereafter, the succeeding operating budget of the Board shall be included in the Annual General Appropriations Act. Provided, that it shall not exceed Fifty million pesos (50,000,000.00php) a year.

RULE IV

THE SECRETARY OF THE BOARD

Section 17. Composition. - The Board shall be assisted by a Secretariat which shall come from the existing personnel of the Department of Human Settlements and Urban Development (DHSUD), without prejudice to the hiring of additional personnel as determined by the Board to accommodate the volume of work.

The Chairperson of the Board shall appoint a Board Secretary who shall head the Secretariat for the duration of the existence of the Board. The Board shall have a technical staff composed of legal and administrative personnel with the corresponding positions and salary grade:

Position

No. of Positions

Salary Grade

Attorney V

4

25

Attorney IV

4

23

Attorney III

12

21

Legal Researcher III

3

18

Administrative Officer (Interpreter II)

3

12

Administrative Officer I

3

11

Administrative Officer I (Legal Assistant)

6

10

Administrative Assistant III (Stenographer)

7

9

Administrative Aide V (Process Server)

6

5

Administrative Assistant I

6

7

Administrative Aide VI (Driver)

4

6

Administrative Officer V

1

18

Administrative Officer IV

3

15

Administrative Officer II

6

11

Information Officer 1

3

11

Information Technology II

1

22

Information Technology I

3

19

System Analyst I

3

12

Engineer I (Structural Engineer I)

3

12

Engineer II (Structural Engineer II)

3

16

Engineer III(Structural Engineer III)

6

19

Administrative Assistant II (Draftsman)

3

8

Administrative Aide VI

6

6

Special Investigator I

6

11

Special Investigator II

6

15

Special Investigator III

1

18

Librarian (Record Officer)

5

14

When necessary, the Board may hire additional personnel consistent with issuance of the Civil Service Commission.

Section 18. Powers and Functions of the Board Secretariat. - The following shall be the power and functions of the Secretariat:

- a. Receive, evaluate, process and investigate applications for claims under the Act;
- b. Recommend to the Board the approval of application for claim;
- c. Assist the Board in technical functions;
- d. Recommend mechanism and procedures that it may deem necessary to expedite the processing of claims;
and
- e. Perform other duties that may be assigned by the Board.

Section 19. Powers and Functions of the Board Secretary. - The following shall be the power and functions of the Board Secretary:

- a. Exercise supervision over the Board Secretariat;
- b. To send out appropriate notices to all sessions, meetings and hearings called by the Chairperson or Board En Banc;
- c. To attend the session, meetings, and hearing of cases and to keep the accurate records of its proceedings;
- d. To delegate or authorize other members of the Board Secretariat to attend the sessions, meetings, and

hearing of cases and to keep the accurate records of its proceedings;

e. To call the roll of members, read the calendar of business and minutes of the preceding sessions or meetings, to read the proposed board administrative issuances and resolutions, applications, and other documents which are required or ordered by the Board or by the Chairperson;

f. To record and number consecutively all administrative issuances and other official acts of the Board or the Chairperson;

h. To furnish each member of the Board with a copy of every approved issuances, resolutions and records of other official acts of the Body, which they are entitled to receive;

i. To keep in proper file all other documents of the Board such as Board Resolutions, Special Orders, Memoranda, Office Orders and other issuances;

j. To ensure the authenticity and veracity of documents submitted before the Board;

k. To refer to the other agencies as warranted for authentication and/or validation;

l. To refer to the Dispute Resolution Unit issues on claims whenever warranted;

m. To provide assistance to the Dispute Resolution Unit;

n. To sign recommendation for approval of a claim before the Board;

o. Verification of forum shopping (just compensation claims for demolished properties under RA 10752 and compensation claims for demolished/destroyed properties under RA 11696)

p. Validation/verification of all government benefits granted to and received by the claimant;

q. To cause the posting of the List of Claims Application and approved Claim by the Board En Banc;

r. To submit quarterly Accomplishment and Progress Report of the Board Secretariat to the Board, or as the Board may deem necessary; and

s. To perform such other functions and duties as the Board may authorize, its Presiding Officer or as the Chairperson may direct.

RULE V

PROCEDURE AND REMEDIES

Section 20. Processing of Claims. - The Secretariat shall ensure the completeness of the claims application in accordance with this Rules and evaluate the application for substantive compliance. In the event that disputes arise in the initial evaluation of the application or an opposition is filed in relation to a claim, the Secretariat shall refer the conflicting claims to the Dispute Resolution Unit. Where no such conflicting claims exist, the Secretariat shall prepare a reasoned recommendation and submit the same through a raffle to the respective Division for approval or disapproval of the claim.

The Secretariat may also raise legal and other issuance to the Board En Banc that may arise in the course of the evaluation of the applications and implementation of the Act.

Section 21. Period of Filing of Claims. - Claims for compensation shall be filed with the Board within one (1) year from the date of commencement to the date of termination of applications for compensation by claimants.

Section 22. Waiver of Claims. - Any claimant who fails to file an application within the period fixed in the preceding section is deemed to have waived the right to file the same.

Section 23. Mode and Place of Filing. - Applications must be personally filed with the Secretariat of the Board at its principal office in Marawi City, Iligan City satellite office, or at designated onsite/satellite intake offices.

Section 24. Electronic Filing. - Upon satisfaction of the Board Secretariat that the claimant cannot file his/her application may be filed electronically through the designated online platform provided by the Board, and in accordance with the procedures and requirements set forth in such online platform subject to the submission of the original documents to the Board Secretariat.

Section 25. Manner and Procedure of Appointment. - The manner and procedure of appointment shall be announced by the Board Secretary via online platforms.

The Board Secretary is not precluded to recommend other methods for an organized and convenient filing of claim subject to the approval of the Board En Banc.

Section 26. No Fees. - No fees shall be charged for the filing of claims application, or appeal. Costs for photocopying, scanning or other similar costs incurred in the filing of the application or appeal shall be borne by the applicant or appellant.

Section 27. Substantial Evidence. - Substantial evidence is required to prove the eligibility of any claim under the Act. Evidence submitted by the applicants shall be validated and verified through appropriate government records, database, and other relevant material sources prior to the resolution of the claim.

Section 28. Summary Procedure; Prohibited Pleadings. - All proceedings of the Board and its Divisions are summary in nature and shall be guided by the Revised Rules on Summary Procedure. It shall adopt the rule on prohibited pleadings and motions as may be applicable. The only pleadings to be filed are the claims application together the necessary attachments, opposition to the eligibility of the claim, and appeal.

However, should the Board find it necessary to clarify certain material facts, it may issue an order requiring the presence of the claimant, witness/witnesses, and/or the oppositor.

Section 29. Eligibility of Claims. - The applicant must qualify to be an eligible claimant as provided under the Act. He/She shall show to the satisfaction of the Board, through the Divisions, the eligibility of the claim and provide proof that he/she is:

- a. A lawful owner of a residential, cultural and commercial structures, located in MAA or OAA, and was destroyed or damaged either totally or partially on the occasion of the Marawi Siege, or in case of deceased property owner, his/her legal heir, or such other person named by the executor or administrator of the deceased owner's estate;
- b. Lawful owner of other properties and/or personal properties, located in MAA or OAA, and was destroyed or damaged either totally or partially on the occasion of the Marawi Siege, including the lessees/renters. and sharers, or in the case of deceased property owner, his/her legal heir, or such other person named by the executor or administrator of the deceased owner's estate;
- c. Lawful owner of private properties demolished pursuant to MRRRP, or in case of deceased property owner, his/her legal heir, or such other person named by the executor of administrator of the deceased owner's estate; and
- d. A legal heir of a civilian who died or is legally presumed dead by reason of or on the occasion of the Marawi Siege.

Section 30. Application. - A claim application may be filed by the following:

- a. Lawful owners of residential, cultural and commercial structures, and other properties and/or personal

properties, or any person lawfully authorized by them;

b. Legal heirs of deceased property owners or of civilians who died or are legally presumed dead by reason of, or on the occasion of the Marawi Siege; or

c. Persons named by the executor or administrator of the deceased owner's estate, in the absence of legal heirs mentioned in paragraphs (a) and (b) of the preceding section.

Section 31. Documentary Requirements. - The applicants shall submit the following documents to support the eligibility of the claim:

a. A lawful owner of a residential, cultural and commercial structures, located in MAA or OAA:

1. Claims Application Form;

2. Competent Proof of Identity such as but not limited to Voter's ID, Passport, Driver's license, PSA Birth Certificate and other any government issued ID;

3. Detailed Sworn Statement of the loss and damaged structures; and

4. Proof of ownership of structures, including but not limited to any of the following:

(a) Certification of title;

(b) Tax declaration;

(c) Statement of Assets, Liabilities and Net Worth;

(d) Deed of Conveyance;

(e) Kapasadan or other traditional mode of transfer of ownership executed before the Marawi Siege;

(f) Certification from barangay concerned that the person have by themselves or thru their predecessor in interest have been in open, continuous, exclusive, notorious possession and occupation of the property immediately prior to Marawi Siege;

(g) Affidavit of adjoining structure owners;

(h) List of registered voters in Barangay immediately prior to Marawi Siege;

(i) Certification from COMELEC-Lanao del Sur that the claimant is a registered voter of the concerned barangay where the property is located;

(j) Philippine Statistics Authority certification on household survey that includes structures and occupant or residents;

(k) Certification from LASURECO or Water District that the person is a consumer of the specific address immediately prior siege;

(l) Building Permit;

(m) Business Permit;

(n) DTI, SEC, CDA, TESDA, CHED, MBHTE Certifications or PhilHealth Accreditation;

(o) Mayor's Permit;

(p) Permit to Operate;

(q) BIR Tax Identification Map;

(r) Photographs or videos; or

(s) Other competent documents.

b. A lawful owner of personal properties and/or other properties, located in MAA or OAA, including the lessees/renters, and sharers:

1. Claim Application Form;

2. Competent Proof of Identity such as but not limited to Voter's ID, Passport, Driver's license, PSA Birth Certificate and other any government issued ID;

3. Detailed sworn statement of the loss and damaged properties; and

4. Proof of ownership of properties, such as but not limited to the following:

(a) Contract of Lease;

(b) Business Permit;

(c) DTI, SEC, CDA, TESDA, CHED, MBHTE Certifications or Mayor's Permit;

(d) Permit to Operate;

(e) BIR Tax Identification Map;

(f) Official receipts;

(g) Police reports;

(h) Photographs or videos;

(i) Appraisal reports; or

(j) Other competent documents.

c. A lawful owner of private properties demolished pursuant to MRRRP;

1. Claims Application Form;

2. Competent Proof of Identity such as but not limited to Voter's ID, Passport, Driver's license, PSA Birth Certificate and other any government issued ID;

3. Detailed sworn statement of the loss and damaged properties;

4. Proof of Ownership including but not limited to any of the following:

(a) Certificate of title;

(b) Tax declaration;

(c) Statement of Assets, Liabilities, and Net Worth;

(d) Deed of Conveyance;

(e) Kapasadan or other traditional mode of transfer of ownership executed before the Marawi Siege;

(f) Certification from barangay concerned that the person have by themselves or thru their predecessor in interest have been in open, exclusive, notorious possession and occupation of the property immediately prior to Marawi Siege;

- (g) Affidavit of adjoining structure owners;
- (h) List of registered voters in the Barangay immediately prior the siege;
- (i) Certification from COMELEC-Lanao del Sur that the claimant is a registered voter of the concerned barangay where his property is located;
- (j) Certification from LASURECO or Water District that the person is a consumer of the specific address immediately prior siege; or
- (k) Other competent documents.

5. Sworn Declaration of No Pending Case for Expropriation.

d. A legal heir of a civilian who died or is legally presumed dead by reason of or on the occasion of the Marawi Siege;

1. Claims Application Form;
2. Competent Proof of Identity such as but not limited to Voter's ID, Passport, Driver's license, PSA Birth Certificate and other any government issued ID;
3. Proof of filiation and relationship shall be a document issued by the Philippine Statistics Authority (PSA) or Office of the Local Civil Registrar, or in the absence thereof, affidavits of at least two (1) disinterested individuals; and
4. Other Documents such as but not limited to to the following:
 - (a) Death Certificates;
 - (b) Certification from licensed physician on the fact of death;
 - (c) Sworn statement of the fact of actual or presumptive death, as the case may be;
 - (d) Affidavit of Undertaking in the case of claim concerning person illegally presumed dead;
 - (e) Missing person report filed with PNP;
 - (f) Attestation of Absence issued by the ICRC and based on its official records;
 - (g) Documentation confirming cancellation of the missing person's Voter Card or ID; or
 - (h) Certification from competent authority.

When the person filing the claims applications are not the lawful owners of the properties mentioned in sub-paragraphs a, b, and c of this Section, the following shall be submitted in addition to the document enumerated in the said sub-paragraphs:

- e. For those filed by persons lawfully authorized by the property owners - a duly notarized Special Power of Attorney;
- f. For those filed by legal heirs of deceased property owners:
 1. A competent proof of filiation and relationship to the lawful owner; and
 2. A duly notarized Special Power of Attorney executed by the co-heirs naming their representative in case of several heirs.
- g. For those filed by a person named by the executor or administrator of the deceased person's estate:

1. Last Will and Testament of Court Order establishing the executor or administrator's authority over the estate of the deceased person; and
2. Document executed by such executor or administrator naming and authorizing the person to file a claim on behalf of the estate.

Section 32. Presumptive Death.- The legal presumption of death without need of any judicial declaration under this IRR shall be used solely for purposes of claiming compensation under the Act. Such presumption shall immediately cease if the person reappears.

Section 33. Return of the Amount. - In the event that the person legally presumed dead as defined in the IPP reappears or is found to be alive, the recipients of the award of compensation shall return the full amount received as compensation, without prejudice to any appropriate civil, criminal, and administrative action that may be filed against them.

Section 34. Dispute Resolution Unit (DRU); Composition.i - For purposes of resolving disputes regarding claims that have been submitted, there is hereby created a Dispute Resolution Unit.

The DRU shall be composed of one (1) member of the Integrated Bar of the Philippines (IBP) Lanao del Sur Chapter, who shall head the unit, one (1) Shari'ah counselor, one (1) traditional leader, one (1) religious leader, one (1) representative from the City Engineering Office as recommended by the City Mayor, and one (1) representative from the concerned Barangay as recommended by the Punong Barangay.

The Presiding Officer and members of DRU shall be appointed by the Chairperson with the confirmation of the Board En Banc. they shall have a term of one (1) year subject for reappointment unless otherwise terminated earlier by the Board En Banc.

There shall be a DRU Secretariat the personnel of which shall be assigned by the Board Secretary to record the proceeding and the recommendations of the unit.

Section 36. Resolution of Disputes. - Any disputes on claims shall be resolved by a majority vote of the members of DRU, as the case may be, within fifteen (15) calendar days from the time it is deemed submitted for resolution.

Section 37. Effect of Resolution. - The Resolution of the Unit involving disputes within their jurisdiction shall have the force and effect of recommendation of the Secretariat.

Section 38. Dispute Resolution Unit Remuneration. - The unit head and the members of the DRU shall be remunerated and shall receive a reasonable per diem for every meeting of the Unit.

Section 39. Transparency and Accountability. - There shall be a judicious and transparent resolution of claims at all times. The Board shall adapt a system of recordkeeping that ensures that all claims, processes, and decisions are faithfully recorded.

Section 40. Resolution of Claims. - Any issue, claim or appeal before the Board En Banc or its Divisions shall be decided by a majority vote of the members thereof, within fifteen (15) calendar days from the time it is deemed submitted for resolution.

Section 41. Determination of Award of Monetary Compensation. - The Board En Banc shall proceed to determine the award due to each eligible claimant as follows:

- a. For loss of lives, heirs of those who died or are legally presumed dead shall receive compensation from the State, free of tax, to the minimum amount of Three hundred fifty thousand pesos (Php300,000.00).

The amount shall not be granted individually to each heir of the decedent/presumptive decedent, but to all his/her heirs collectively, without prejudice to the determination or agreement or settlement among themselves of each heir's share thereof under the applicable law, as the Board shall not determine successional rights.

b. For damaged structures, the Board shall determine the monetary compensation and award of the lawful owner(s) based on the Fair Market Value or replacement cost of totally or repair cost of partially damaged structures of residential, cultural, commercial properties located in the MAA or OAA, whichever is lower.

The valuation of the replacement cost or repair cost of the total area per storey shall be determined as follows:

1. For totally damaged structures, the following standard replacement costing shall be used as a basis for valuation by the Board upon the recommendation of the Secretariat;

(a) Pure concrete: eighteen thousand pesos (P18,000) per square meter;

(b) Mixed concrete and wood: thirteen thousand five hundred pesos (P13,500) per square meter; and

(c) light or pure wooden: nine thousand pesos (P9,000) per square meter.

2. For partially damaged structures, the standard costing for repair per scope of work are as follows:

(a) Pure concrete: twelve thousand pesos (P12,000) per square meter;

(b) mixed concrete and wood: nine thousand pesos (P9,000) per square meter; and

(c) light or pure wooden: six thousand pesos (P6,000) per square meter.

For totally and partially damaged structures, the standard cost for valuation are contained in Annex A of this IRR.

c. For claims of loss or destruction of other properties, and/or personal properties, the claimant shall present competent evidence of the loss or destruction, ownership, as well as the fair market value of such other properties and/or personal properties at the time of the loss. The Board shall evaluate the evidence presented by the claimant and determine its sufficiency in establishing the claim for loss or destruction of other properties and/or personal properties.

In the case of totally damaged structures and in the absence of Fair Market Value of the house contents, the Board may on the recommendation of the Board Secretary use the Optional Standard Valuation provided for in Annex A of this IRR.

Section 42. Creation of Committees. - The Board may create such number of committees as it may deem necessary to assist the Board and the Secretariat in order to achieve the timely, effective and efficient implementation of the Act.

Section 43. Tax Exemption. - The award of compensation shall not be subject to any tax as provided under the Act.

Section 44. Exclusion. - In case of claims for compensable property covered by insurance, the compensation receivable under the Act shall be limited to the amount not covered by insurance.

For purposes of this Section, the Board En Banc through the Secretariat shall provide the mechanism for verification of amounts claimed from insurance coverage.

Section 45. Complete Satisfaction. - The Compensation received by the Claimant under the Act shall be considered as a complete satisfaction of all damage from the loss or destruction of the Covered Property sustained by the owner's thereof, unless Congress provides for additional monetary compensation to the said owner/s.

Section 46. Private Properties Affected by the Marawi Recovery, Rehabilitation, and Reconstruction Program (MRRRP). - Claimants who file claims for just compensation for structures demolished under MRRRP waives their right to file claim for compensation under the Act. The government shall compensate owners of private properties demolished pursuant to the implementation of the MRRRP under the following rules:

- a. MRRRP Debris Management Programs, and programs that require the demolition of private property for the search and recovery of Unexploded Ordinance (UXO) shall be treated as national government properties and shall be compensated in accordance with Republic Act No. 10752, otherwise known as "The Right-of-Way Act."
- b. The implementing agency shall offer to the property owner concerned, as compensation price, the sum of the current market value of the land and the replacement cost of structures and improvements therein.
- c. To determine the appropriate price offer, the implementing agency may engage the service of a government financial institution with adequate experience in property appraisal, or an independent property appraiser accredited by the Bangko Sentral ng Pilipinas (BSP) or a professional association of appraisers recognized by the BSP to be procured by the implementing agency under the provisions of Republic Act No. 9184, otherwise known as the "Government Procurement Reform Act," and its implementing rules and regulations pertaining to consulting services.

In the absence of baseline data or the required documents, the validated cost estimates and data utilized for the Post-Conflict Needs Assessments (PCNA) mandated under the MRRRP may be used to determine just compensation. The Office of Civil Defense (OCD), in coordination with the task Force Bangon Marawi (TFBM), shall update the PCNA report within three (3) months after the effectivity of this Act for purposes of assessing the degree of damage and present the actual or estimated valuation of such damage to each structure caused by the Marawi Siege and implementation of the MRRRP. In updating the PCNA report, the agencies shall consider additional information from the post-siege social cartography activities of the Department of Environment and Natural Resources (DENR) and information on the damages and losses incurred from areas that have become accessible only after the mitigation of security threats.

The updated PCNA report shall produce information to be used in assessing replacement cost for residential and commercial structures, programming housing sector interventions commensurate to the updated needs and in designing livelihood asset restoration and assistance projects roughly proportionate to the losses.

Section 47. Deduction of other Government Benefit. - Benefits granted to the claimants pursuant to Section 46 shall be deducted from the total amount of compensation to be awarded to the eligible claimants, excluding those granted in the form of social service aide such as financial assistance, skills, training, and livelihood programs. For this purpose, the Secretariat shall provide mechanism for verification of such government benefits granted under Section 46.

Section 48. Use of Updated PCNA Report, DENR Social Cartography, TFBM Kathanor and Other Government Agency Data. - The Board or the Secretariat may use the updated PCNA Report, DENR Social Cartography, TFBM Kathanor and other government agency data as its additional reference in the determination of the award for monetary compensation as well as eligibility of the claimants and for other intents and purposes which may guide the Board and the Secretariat to fulfill the objectives of the Act.

Section 49. Assistance from Other Government Agencies. - government agencies in possession or custody of documents shall provide necessary assistance to enable the claimants to obtain the said documents necessary to prove their claims under the Act. The Board may also seek the assistance of or deputize appropriate government entities for purposes of validating, verifying and investigating any claim, opposition or appeal filed before it, to

ensure the effective performance of its functions and full implementation of the objectives of the Act.

Section 50. Opposition. - Any concerned party may file a written opposition from the time of filing until the finality of the award for monetary compensation on the following grounds:

- a. The claim is fraudulent or spurious;
- b. The claimant is not eligible under Section 29 of this IRR;
- c. The claim is not one of those enumerated under Section 29 of this IRR; or
- d. Any other justifiable ground as the Board may deem proper;

The Board En Banc shall receive the opposition within fifteen (15) calendar days from the time the opposition is deemed submitted for resolution.

Section 51. Effective of the Award. - Within thirty (30) calendar days after the Board has approved with finality each eligible claim pending before it and after due publication of such legitimate claim, the award of monetary compensation shall take effect.

Section 52. Appeal. - Any aggrieved claimant or oppositor may file an appeal with the Board En Banc within fifteen (15) calendar days from receipt of the decision on the following grounds:

- a. That the Resolution is not supported by law or is contrary to the evidence presented; or
- b. That the claimant or opposing party has been deprived, through no fault attributable to him/her, of the opportunity to present his/her evidence in support of his/her claim or opposition during the proceedings; or

Otherwise, if there is no appeal filed, the Board En Banc's decision shall become final and executory.

Any pending appeal files by an aggrieved claimant before the Board En Banc must be resolved not later than sixty (60) days before it becomes functus officio.

Section 53. Disbursement of Monetary Compensation. - No special power of attorney shall be recognized in the actual disbursement of the award, and only the owner or the aforesaid successor(s)-in-interest shall be entitled to personally receive said compensation from the Marawi Compensation Board, unless the owner involved is shown to be incapacitated or in other meritorious cases to the satisfaction of the Board.

Section 54. Suppletory Application of the Revised Rules of Court. - Unless otherwise provided in these IRR or in the absence of any applicable provision in the MCB Rules of Procedures, the pertinent provisions of the Revised Rules of Court of the Philippines, as amended, may be applied by analogy or suppletory whenever practicable and convenient, to enable the Board to expeditiously resolve the claims and effectively accomplish the objectives of the Act.

Section 55. Nature of Proceedings. - The proceedings before the Board shall be non-litigious in nature. Subject to the requirements of due process, the technicalities of law and procedure and the Rules of Court shall not strictly apply thereto. The Board may use all reasonable means to ascertain the facts of the claim speedily, which include conducting ocular inspections, examining, well-informed persons, or deputizing/seeking the assistance of appropriate government entities to ascertain the facts, among others.

Section 56. Non-monetary Compensation. - The Board shall coordinate with the Bangsamoro Government and the National Government to ensure the protection of the rights of the victims of the siege and undertake programs for their rehabilitation and development. The Bangsamoro Government, in coordination with the National Government, the Local Government Units where the IDPs are located, and the appropriate National Government

Agencies, shall ensure continued access to livelihood assistance, skills and training programs, loan assistance, and other related activities to assist the recovery of lost income streams of businesses affected by the Marawi Siege.

Further, the Board may recommend non-monetary compensation to the concerned National Government Agencies, including the Task Force Bangon Marawi, development agencies, and Bangsamoro Government offices.

Such programs shall include the memorialization of the victims and heroes of the Marawi Siege, including the names of those who died, went missing or acted valiantly on the side of the government and the community during the Siege, as well as the recording of the stories/recollection of those who have experienced and survive the Siege, for the complete healing of such persons, their relatives and the community.

Section 57. Regular Consultation with the Internally Displace Persons. - The MCB may conduct regular consultations with Internally displace Persons (IDPs) to provide them with a platform to raise issues and concerns related to the non-monetary compensation program. The consultation process shall be conducted in a transparent and participatory manner.

Section 58. Confidentiality. - The processing of the claims shall be transparent, in certain instances, the Board shall ensure confidentiality of information primarily to protect the eligible claimants, unless s/he gives prior informed consent pursuant to the Data Privacy Act.

Section 59. Assistance from Civil Society and Media. - The Board may seek the assistance of civil society and media organizations to assist claimants in obtaining materials, documents and other files that will facilitate in providing their claims. These materials, documents and other files include news clippings, microfilms, still photos, audio, video footage and other documents.

Section 60. Funding Source. - The principal source of fund for the award of monetary compensation under this Act shall be included in the annual General Appropriations Act.

Section 61. Proper Disposition of Funds. - The Board shall ensure that funds appropriated or those which may become available as compensation for rightful claimants are properly disbursed in accordance with the policies stated by the Congress and relevant government rules, regulations, and accounting procedures.

In addition to the annual audit, a special audit shall be conducted by the Commission on Audit (COA) three (3) years from the time the Board was organized and a final special audit upon the accomplishment of its objectives.

RULE VI

PENALTIES

Section 62. Penalties; Applicability of the Revised Penal Code. - Any claimant who is found by the Board, after due hearing, to have filed a fraudulent claim shall be referred to the appropriate office for prosecution. In addition to any penalty imposed by the competent court, the person who committed or caused the commission of the fraud shall be disqualified from public office and employment and shall be prohibited from being voted upon in any national or local election, even after the service of the sentence unless granted absolute pardon.

Section 63. Accountability. - Any member of the Board and its Secretariat, public officer, employee of an agency or any private individual mandated to implement this Act, who shall misuse, embezzle or misappropriate the funds for monetary compensation under this Act or who shall commit fraud in the processing of documents and application of claimants, or shall conspire with any individual to commit the same, shall also be prosecuted.

RULE VII

FINAL PROVISIONS

Section 64. Congressional Oversight Committee. - There is hereby created a Joint Congressional Oversight Committee to oversee, monitor, and evaluate the implementation of this Act.

The Oversight Committee shall be composed of five (5) members each from the Senate and the House of Representatives, to be designated by the Senate President and the Speaker, respectively: Provided, That at least two (2) members from each House shall be from the Minority.

Section 65. Mandatory Evaluation and Review. - Three (3) years after the effectivity of this Act, the Board shall conduct a mandatory review and submit a status report on the implementation of this Act to Congress and the Commission on Audit.

Section 66. Work Period; Sunset Clause. - The Board shall complete its work within five (5) years from the effectivity of this IRR. After such period, it shall become functus officio.

To protect the interest of claimants whose compensation have not been awarded without their fault, the DHSUD shall continue to exercise the powers and functions of the Board to disburse and process any and all pending compensation due to qualified claimants pursuant to the criteria set by the Board. For this purpose, the assets, properties and funds of the Board shall be transferred to the DHSUD.

Section 67. Amendment Clause. - The Board, pursuant to Section 41 of the IRR may be reconvened by the Chairperson at his/her initiative and/or upon the recommendation of any of its members, to formulate and prescribe amendments to this IRR, consistent to the letter and spirit of the Act.

Section 68. Separability Clause. - If, for any reason, any section or provision of this IRR is declared unconstitutional or invalid, such other sections or provisions not affected thereby shall remain in full force and effect.

Section 69. Effectivity. - This IRR shall be effective fifteen (15) days after its publication in two (2) newspapers of general circulation.

Approved and Signed on May 19, 2023.

(SGD.) ATTY. MAISARA C. DANDAMUN-LATIPH

Chairperson

(SGD.) ATTY. SITTIE ALIYYAH L. ADIONG

(SGD.) DR. DALOMABI . BULA

Board Member

Board Member

(SGD.) ENGR. MUSTAPHA C. DIMAAMPAO**(SGD.) DR. JAMAICA . DIMAPORO**

Board Member

Board Member

(SGD.) ATTY. MABANDES S. DIRON, JR.**(SGD.) ATTY. MOSLEMEN T. MACARAMBON, SR.**

Board Member

Board Member

(SGD.) ATTY. ROMAISA L. MAMUTUK**(SGD.) ENGR. NASSER M. TABAO**

Board Member

Board Member

ANNEX A**AVERAGE REPLACEMENT AND REPAIR COSTS**

Scope of Works

Percentage per Scope of Works

shanties

pure wooden

inbed concrete & wood

pure concrete

Type 1

Type 2

Type 3

Type 4

Type 5

Type 6

Type 7

1 Structure

58.00%

58.00%

58.00%

58.00%

58.00%

58.00%

58.00%

2 Roofing per sqM

15.00%

15.00%

15.00%

15.00%

15.00%

15.00%

15.00%

3 Wall per sqM

15.00%

15.00%

15.00%

15.00%

15.00%

15.00%

15.00%

4 Flooring per sqM

2.50%

2.50%

2.50%

2.50%

2.50%

2.50%

2.50%

5 Electrical Installation

5.00%

5.00%

5.00%

5.00%

5.00%

5.00%

5.00%

6 Plumbing

4.50%

4.50%

4.50%

4.50%

4.50%

4.50%

4.50%

TOTAL

100.00%

100.00%

100.00%

100.00%

100.00%

100.00%

100.00%

Note:

Standard Costing for New Construction / Replacement

Pure Concrete Houses

18,000

Php per sqM

Mixed Concrete and Wood

13,500

Php per sqM

Pure Wooden

9,000

Php per sqM

Standard Costing for Repair

Pure Concrete Houses

12,000

Php per sqM

Mixed Concrete and Wood

9,500

Php per sqM

Pure Wooden

6,000

Php per sqM

Others

5,000

Php per sqM

AVERAGE VALUE OF HOUSE CONTENTS

Type of Housing Structures

TV

Sound System

Ref

Sala Set

Dining Set

Bedroom
Set

Gadgets

Other

Total

%

Type 1 (18)

5,000

1,000

3,000

1,000

2,000

1,000

15,000

5,000

33,000

20

Type 2 (20)

10,000

2,000

5,000

3,000

3,500

4,000

20,000

10,000

58,500

33

Type 3 (35)

20,000

5,000

10,000

10,000

5,000

10,000

25,000

20,000

105,000

32

Type 4 (45)

20,000

10,000

10,000

10,000

5,000

15,000

30,000

20,000

120,000

20

Type 5 (90)

30,000

30,000

15,000

15,000

10,000

20,000

40,000

40,000

180,000

22

Type 6 (64)

30,000

15,000

15,000

15,000

15,000

35,000

40,000

50,000

215,000

19

Type 7 (128)

70,000

20,000

25,000

25,000

25,000

50,000

80,000

70,000

365,000

32

Note:

For totally damaged housing unit, the average value of content is equal to 27% of the total cost/value of a unit

HOUSING TYPOLOGY**TYPES****DESCRIPTION**

Type 1

Shanties

Type 2

Pure Wooden, single floor

Type 3

Pure Wooden, 2 floors and above

Type 4

Mixed Concrete and Wood, single floor

Type 5

Mixed Concrete and Wood, 2 floors and above

Type 6

Pure Concrete, single floor

Type 7

Concrete Medium-Rise and High-Rise Houses/Buildings, 2 floors and above

Note:

Estimated Life (based on DPWH)

Pure Concrete Houses 75 years

Mixed Concrete and Wood 60 years

Pure Wooden 40 years

ILLUSTRATIVE EXAMPLE OF CALCULATION**FOR TOTALLY DAMAGED STRUCTURES****GIVEN:**

Housing Typology Type 6

Extent of Damage Totally Damaged

Standard Costing Php 18,000/sqM

Building Total Floor Area 120 sqM

QUESTION:

What is the compensation amount for the type of building and the extent of damage?

ANSWER:

Calculated Amount = Total Bldg Floor Area X Standard Costing for Type 6 building

= 120 sqM x Php 18,000 / sqM

= Php 2,160,000

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