



Republic of the Philippines
Professional Regulation Commission
Manila

The Professional Regulatory
Board of Architecture
(PRBoA)



Your Ref:

Our Ref: 07_BoA-017

15 March 2007

HON. LEONOR TRIPON-ROSERO
Chairperson
Professional Regulation Commission
Manila

ATTENTION : **ATTY. RENATO VALDECANTOS**
Commissioner

SUBJECT : **THE PRBoA POSITION ON THE PREPARATION, SIGNING**
AND SEALING OF "SUBDIVISION" PLAN DOCUMENTS BY
REGISTERED/ LICENSED CIVIL ENGINEERS (CEs)

Madam/ Sir,

Warm greetings!

The Professional Regulatory Board of Architecture (PRBoA) is transmitting herewith its **Position Paper** concerning the practice of Civil Engineers (CEs) in the preparation, signing and dry-sealing of "**subdivision**" (or "**master development**") **plan** documents.

This matter has its roots way back in the late 1990s when the Housing and Land Use Regulatory Board ("HLURB") commenced efforts to revise the IRRs of PD 957 and BP 220. It again surfaced in 2005 after the HLURB called architects, environmental planners, civil engineers and other professionals after representations were made by the Subdivision and Housing Developers Association ("SHDA"), a very powerful lobby group.

After the late 2005 exchanges between the Professional Regulatory Board of Civil Engineering (PRBoCE) and non-APO architects' organizations such as the PIA and AAIF, the HLURB planned to call a joint meeting with the PRC and its PRBs in early 2006, which did not materialize. In late 2006, the HLURB issued a Resolution amending its 2001 IRR for PD 957, thereby allowing several regulated professionals to prepare, sign and seal "**subdivision**" **plans** independently but without clear regard for professional statutes that are in effect.

The APO for environmental planners (PIEP) promptly requested clarification from the HLURB *en banc*, which assured the PIEP that they will abide by the PRC's ruling on the matter. The PIEP thereafter filed with the PRC a request for the ruling together with its position paper.

In early February 2007, the PRC supported by the Professional Regulatory Board of Environmental Planning (PRBoEP) and the PRBoA issued its ruling, which was promptly met by a protest from the PRBoCE, hence the need for a meeting among the 4 Professional Regulatory Boards (PRBs) concerned.

To facilitate the process of joining the positions of the PRBoA and the PRBoCE on the issue of civil engineers (CEs) preparing, signing and sealing **"subdivision" plan** documents, a **separate position paper** should be submitted by the PRBoCE to the PRC, similar to what the Professional Regulatory Board of Geodetic Engineering (PRBoGE) is doing.

As the PRBoCE is already very much familiar with the issue, it is entirely up to the PRC whether the Commission still needs to furnish the PRBoCE a copy of the PRBoA position paper. Should the PRBoA position paper be furnished the PRBoCE however, the PRBoCE may need to be promptly advised that this is a purely internal PRC matter to be resolved within the PRC in consultation with the PRBoA, the PRBoCE, the PRBoEP and the PRBoGE (the **"regulators"**). As the matter need **not** involve their respective APOs (the **"regulatees"**), all documents pertaining to the issues raised should therefore be confined within the four (4) walls of the PRC.

As with the earlier PRC resolution of the signatory to **"subdivision" plans** on the basis of a comparative review of professional statutes such as PD 1308 (Environmental Planning law), this matter of designating the sole, legal and rightful signatory to **"subdivision" plan** documents has to be resolved **internally** at the PRC on the basis of standing laws and without the intervention of private interest groups such as the **regulatee** APOs.

Thank You.

Yours sincerely,

ORIGINAL SIGNED
Armando N. ALLÍ
Chairman, PRBoA

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