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I. Message of the Chief Executive Officer

First of all, I would like to thank the President for giving me a fresh opportunity to serve our people having been appointed as commissioner and chief executive officer of the Housing and Land Use Regulatory Board (HLURB). I am joining an agency which has established itself as an institution in the field of land use planning and later added the adjudication function to its plethora of mandates.

I am pleased to present to you the 2010 HLURB Annual Report.

The pages that follow spell out in some detail HLURB's accomplishments during the year. I took over this position in November and almost all of the programs were in place before my arrival. That said, I would like to thank my predecessor, Atty. Romulo Q.M. Fabul, for his 15 years of distinguished service as HLURB's chief executive officer. With firm hand and wise counsel, "Butch" as he is fondly called by his colleagues, led the Board through a time of unprecedented growth.

Beginning with the new leadership, the challenge is to scale new heights even if it entails changing not only the old ways but the total outlook about things. We will do it as a team and I shall be beside you every step of the way on this journey. And I count on my fellow commissioners, officers and employees to continue to work hard with the same passion and commitment they have demonstrated time and again.

I thank you all for the warm welcome. God bless us all.

ANTONIO M. BERNARDO
Chief Executive Officer and Commissioner

II. Agency Profile

Mandate

As one of the key housing agencies, the Housing and Land Use Regulatory Board shall enhance rational land use and housing and real estate delivery through policy development, planning and regulations.

Vision:

Well planned and decent communities via regulation on land use, housing and homeowners association

Mission :

To promulgate and enforce policies on land use, real estate development and homeowners associations in order to promote the interests of stakeholders.

III. 2010 in review

A. Changing of the guard

2010 was marked by the changing of the guard. The year witnessed the election of Benigno “Noynoy” Aquino Jr. as the new President and of Jejomar Binay as the new Vice President, respectively, of the Republic of the Philippines. For two years in a row the Vice President was named as the new Chairman of the Housing and Urban Development Coordinating Council (HUDCC) ushering in a new administration with new policy directions in housing and urban development. Commissioner Romulo Q. Fabul, who has been at the helm of the HLURB as Chief Executive Officer for more than 15 years, was appointed to an equally important position in Home Guaranty Corporation, thus closing the chapter to one of the longest stewardships by a chief executive officer. Commissioner Fabul has been ably succeeded by someone equally qualified in the person of Atty. Antonio M. Bernardo who brings with him a wealth of experience from both the private and the public sector. Other commissioners were also subsequently appointed from both the private and public sector to form a new team. The new appointments have brought fresh perspectives and new approaches in the management and the operations of the agency as well as in the implementation of the agency mandates which can only lead to an improved delivery of services to the public and better employee benefits

Major changes had immediately taken place. While the Regional Field Offices were still adjusting to the effects of the cross posting of regional officers, 2010 brought a bigger challenge with the full implementation of the rationalization plan pursuant E.O. no. 366. This meant the reduction in the number of regional field offices from 16 to 9 with the merger of regional field offices in the Cordillera Autonomous Region (CAR) with Regions I and II into the Northern Luzon Region (NLR); the merger of Region IV-A with IV-B into the Southern Tagalog Region (STR); the merger of Region VII with Region VIII into the Central Visayas Region (CVR), the merger of Regions IX, X and XIII into the Northern Mindanao Region (NMR) and the merger of Region XI with Region XII into the Southern Mindanao

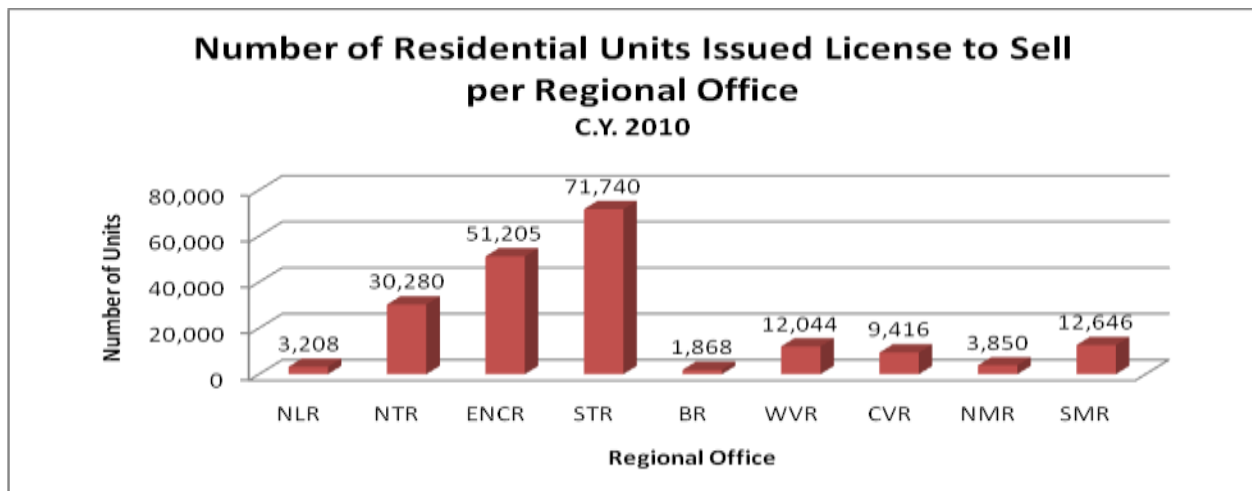
Region (SMR). While adjustments had to be made by affected employees who had to relocate to as far as hundreds of kilometers away from their old place of assignment as the result of the mergers, the HLURB continues to maintain its service to the public.

B. Agency accomplishments

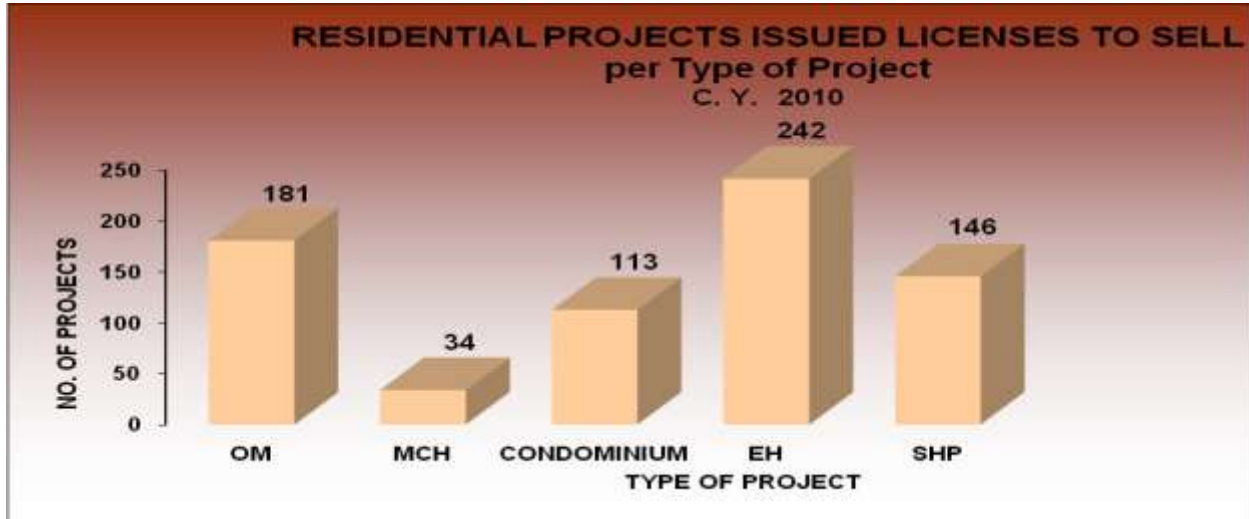
1. License to sell

One of the mandates of the HLURB is to regulate the development and sale of subdivision lots and condominium units. The regulation is done primarily through a permitting system which requires developers to secure a license to sell for their condominium, subdivision projects and other non-residential real estate projects, prior to engaging in any sale.

In 2010, a total of **769** licenses to sell were issued. **716** of the licenses to sell issued were for **residential projects** while **53** of the licenses to sell for **non residential projects**. These figures translate to **195,807 housing units** and **119,901 non residential units**. Majority of the licenses issued for residential projects were in Southern Tagalog Region (**STR**) accounting for **29.3%** (210), followed by National Capital Region (**NCR**) with **20.3%** (146), and then by Northern Tagalog Region (**NTR**) with **13.9%** (100).

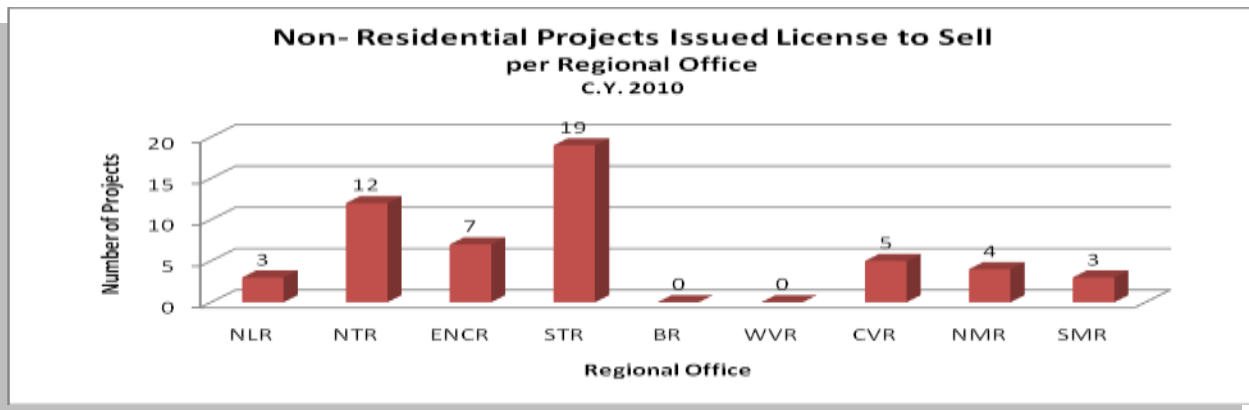


Majority of the **residential** projects were under the category of **economic housing** accounting for **33.7%** (242), followed by **open market** accounting for **25.2%** (181), and then followed by **socialized housing** with **11%** (80) .



*OM – Open Market MCH – Medium Cost Housing EH – Economic Housing SHP – Socialized Housing Project

For **non residential** projects on the other hand, majority were **memorial parks** accounting for **52%** (28), followed by **commercial condominiums** accounting for **18.8%** (10), and **commercial subdivisions** which yielded **16.9%** (11). Majority of the non residential projects are located in (**STR**) accounting for 35.8% (19), followed by (**NTR**) accounting for 22.6 (12), and (**NCR**) with 13.2 % (7).



Overall, majority of the projects issued license to sell were located in **STR** which accounted for **39%** (229/769), followed by **NCR** which accounted for **20%** (153/769), and then by **NTR** which accounted for **15%** (112/769).

Compared to 2009, there was a 2.1% decrease in licensed housing units in 2010 (195,807 vs. 200,124) and a 43% decrease in licensed non residential units from the 2009 figures of (119,901 vs. 213,221.00)

2. Other permits/ clearances

Aside from the license to sell, the HLURB also issues other housing and zoning related permits and clearances, such as locational clearance, zoning certifications, preliminary approval, subdivision and condominium plan approval, certificate of completion. In 2010, a total of **2,577 other permits and clearances** were issued. Majority of these permits were issued in **NCR** which accounted for **39.4%** (1016), **NLR** at **18%** (468), and by **CVR** at **12.8%** (332).

Compared to 2009, there was a 9.3% decrease in the issuance of permits and clearances in 2010 (2,577 vs. 2,843).

3. HOA registration

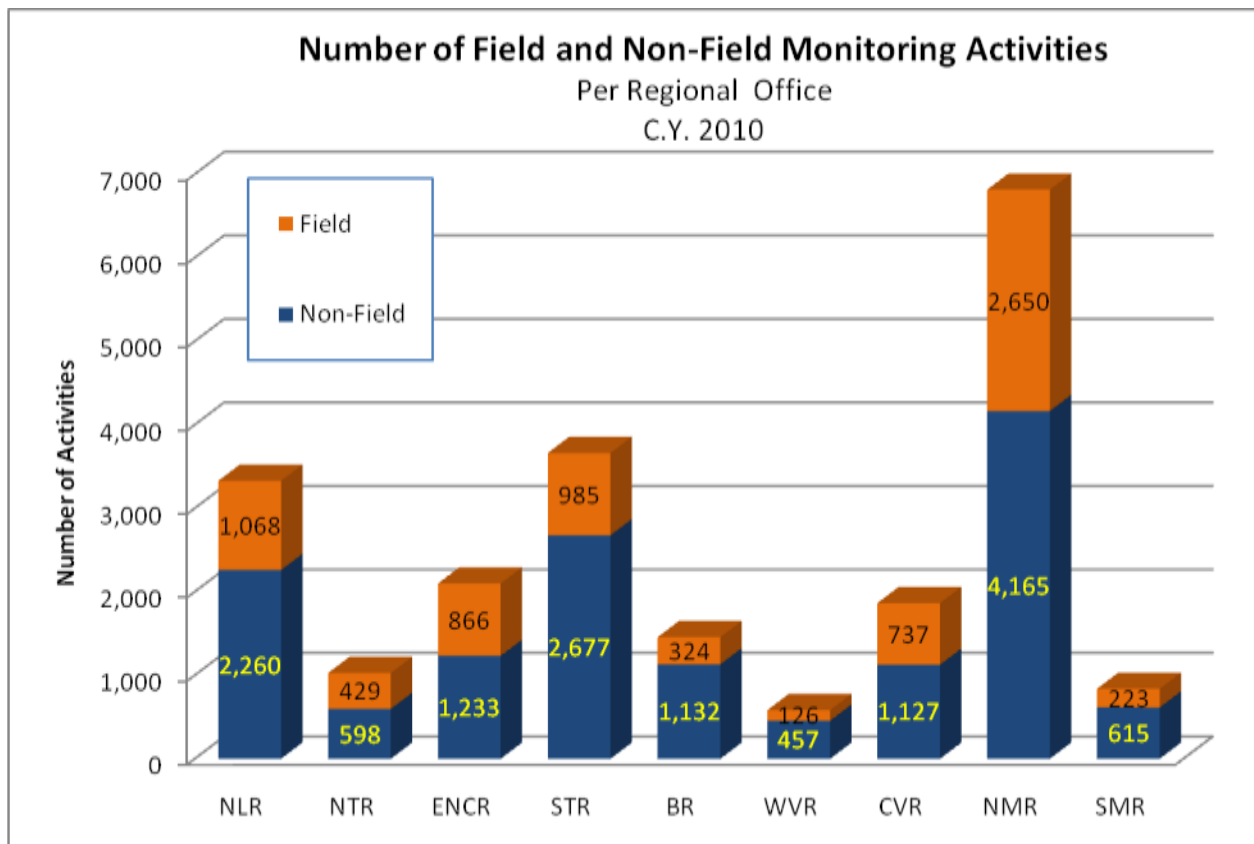
Under Republic Act no. 8763 (March 7, 2000), the HLURB exercises supervision over homeowners associations (HOAs). In 2010, the HLURB approved applications for registration of **563 HOAs**. Majority of the HOAs issued certificates of registration are located in **NCR** which accounted for **31.7%** (179), **CVR** which accounted for **20.2%** (114), and **STR** which accounted for **15.6%** (88).

Compared to 2009, there was a 26.5% decrease in HOA registration in 2010 (563 vs. 767).

4. Monitoring

As an incident to its mandate to regulate the condominium and subdivision trade and business, the HLURB conducts monitoring activities to determine whether

projects issued license to sell are completed as per approved plan and schedule, as well as to check violations reported to it. Furthermore, it also conducts monitoring activities inherent to its mandate to supervise homeowners associations. Given the resource constraints, the HLURB was able to conduct a total of **21,672 field and non field monitoring activities in 2010**. A total of 15,820 projects and a total of 2,942 HOAs were monitored. Majority of the monitoring activities were conducted in **NMR** which accounted for **31.4%** (6,815), **STR** which accounted for **16.9%** (3,662), and **NLR** which accounted for **15.4%** (3,328).



Compared to 2009, there was a 14.5% increase in monitoring activities in 2010 (21,672 vs. 18,914).

For **field monitoring**, a total of **7,408** activities were conducted in 2010. There was a 20.5% increase from 2009 (7,408 vs. 6,146).

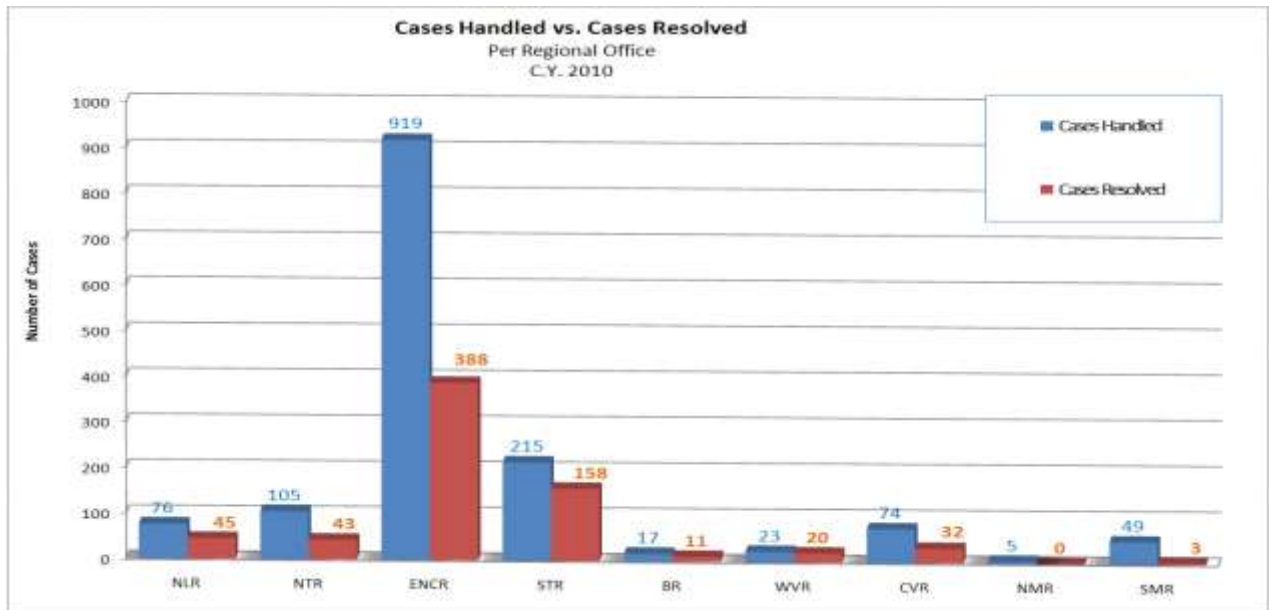
For **non-field monitoring**, a total of **14,264** activities were conducted in 2010. There was an 11.7% increase from 2009 (14,264 vs. 12,768).

Most of the monitoring activities were conducted in the Northern Mindanao Region (**NMR**) 6,815 (31.4%), followed by **STR** with 3,662 (16.8%) , **NLR** with 3328 (15.3%).

5. Adjudication

a. Regional Cases

The HLURB is vested with power by law to hear and decide cases between subdivision lot or condominium unit buyers against the developer, homeowners disputes, as well as appeals from decisions of local zoning bodies. In 2010, a total of **1520 cases** at different stages of proceedings were being **handled** by the Regional field offices of the HLURB. Majority of the cases were in **NCR** which accounted for **60.4%** (919) followed by **STR** with 14% (215), and then by **NTR** with **6.9%** (105). By the end of the year, 46.4% or a total of **706 regional cases** have already been **resolved**.



Compared to 2009, there was a 20% decrease in disposed cases in 2010 (706 vs. 883).

b. Appeals

Decisions of the Regional Field Offices may be appealed to the Board of Commissioners of the HLURB. In 2010, 53% of the total number of regional cases or a total of **819 appeals** were being handled by the Board of Commissioners. By the end of the year, 87.6% or **727 appealed cases** have been **resolved** with the assistance of the Appeals Review Group (ARG).

Compared to 2009, there was a 4.4% decrease in the appealed cases resolved in 2010 (727 vs. 761).

6. Comprehensive Land Use Planning and Zoning Assistance

Another major function of the HLURB is to render assistance to local government units (LGUs) in the formulation of their comprehensive land use plans (CLUPs). In 2010, technical assistance was rendered to **155 LGUs**. 44 LGUs have completed their CLUPs. A total of 5407 participants from 1173 LGUs and HOAs benefitted from various trainings conducted by the regions on subdivision plan processing, evaluation, monitoring, reviews and approval of CLUPs and zoning administration.

Compared to 2009, there was a 12.3% increase in assisted LGUs in 2010 (155 vs. 138).

While the total number of LGUs without CLUPs have steadily decreased over the years with only 204 LGUs without CLUPs in 2009, the same has begun to climb in 2010 to 228 because of the creation of 25 new municipalities increasing the total number of LGUs from 1610 to 1635.

7. Registration of Brokers and Salesmen

Even with the passage in 2010 of the of R.A. 9646 (Real Estate Service Act) which professionalized the work of real estate brokers and salesmen, the HLURB continues to exercise its mandate to register brokers and salesmen of subdivision lots and condominium units pursuant to the provisions of P.D. 957.

In 2010, a total of **2,380 brokers, salesmen and dealers** were registered. Majority of them were done in **NCR** which accounted for **93.6%** (2,230), followed by **NLR** which accounted for **6.1 %** (146), and **NTR** which accounted for less than **1%** (3).

Comparatively, there was a 15.4% decrease in brokers registered in 2010 (2,380) vs. 2009 (2,814).

8. Formulation of policy guidelines

The HLURB periodically revisits its policies and formulates new ones in order to adapt to the ever changing circumstances and in order to fill the gaps in policies for a more effective implementation of its mandates, mission and vision. The Board with the assistance of the Policy Development Group (PDG) formulated the following policies in 2010, to wit:

1. Amending the procedural guidelines on the enforcement and monitoring of compliance to section 18 of R.A. 7279 (Res. 852, March 15, 2010)
2. Amending the IRR of farm lot subdivisions (Res. 853, March 15, 2010)
3. Approving the 5.5 Billion peso HGC bonds as an alternative mode of compliance to section 18 of R.A. 7279 (Res. 857, April 26, 2010)
4. Approving the inclusion of leisure farms in the coverage of the IRR of P.D. 957 (Res. 860, May 24, 2010)
5. Amending resolution no. 860 by making it effective to leisure farms that are being developed in phases (Res. 862, September 24, 2010)

V. Administration and Finance

A. Manpower Resources

At the end of CY 2010, the total work force of the Board is 391 or a decrease by 6.23% from the previous year's total of 417. This decrease was mainly due to the implementation of EO 366, wherein fifty-five (55) employees availed of early retirement under the said EO. Ten (10) employees were separated from service, six (6) retired while four (4) resigned. On the other hand, thirty nine employees were hired.

Of the 391 employees, 119 were stationed at the Central Office and the remaining 272 were detailed at the Regional Field Offices. At the Central Office, the Administrative Division had the most number of personnel with thirty-two (32), followed by the Finance Division with nineteen (19). The Office of the former Commissioner Rolando B. Faller had the least number of personnel, with only two (2). Among the Regional Offices, the NCR had the most number of personnel with fifty (50), followed by the STR with forty-nine (49) employees.

As regards the workforce status, 373 employees held permanent positions, 14 held temporary positions and 4 held fixed-term positions. Categorized further, 312 employees occupied technical positions while 79 occupied administrative positions.

Female employees were higher in number with 228 compared with male employees with 163.

Table: Summary of personnel distribution

Regional Office	Sex		Status						Position				Levels of Position			Total
			Permanent		Temporary		With Fixed Term		Technical		Admin		1st	2nd	3rd	
	M	F	M	F	M	F	M	F	M	F	M	F				
OCEO	2	1	0	0	1	1	1	0	2	1	0	0	0	2	1	3
BOARD SEC	1	5	0	5	1	0	0	0	1	3	0	2	2	4	0	6
PPG	3	6	3	6	0	0	0	0	3	5	0	1	1	8	0	9
OFF. OF Com RBF	1	1	0	1	0	0	1	0	1	1	0	0	0	1	1	2
ICTD	6	0	5	0	1	0	0	0	6	0	0	0	0	6	0	6
PDG	1	11	1	11	0	0	0	0	1	9	0	2	2	10	0	12
OFF. OF Com FWF	3	2	2	2	0	0	1	0	3	2	0	0	0	4	1	5
ARG	5	9	4	8	1	1	0	0	5	7	0	2	2	12	0	14
FINANCE DIV	7	12	7	12	0	0	0	0	4	6	3	6	4	15	0	19
OFF OF Com RGC	1	2	0	1	1	0	0	1	1	1	0	1	1	1	1	3
LSG	3	6	3	6	0	0	0	0	3	5	0	1	1	8	0	9
ADMIN DIV	16	15	14	14	2	1	0	0	3	11	13	4	13	18	0	31
SUBTOTAL	49	70	39	66	7	3	3	1	33	51	16	19	26	89	4	119
NCR	16	34	16	33	0	1	0	0	14	27	2	7	6	44	0	50
NLR (CAR, I, II)	12	22	12	22	0	0	0	0	10	21	2	1	2	32	0	34
NTR (III)	7	13	7	13	0	0	0	0	6	11	1	2	3	17	0	20
STR (IV-A and B)	25	24	23	23	2	1	0	0	19	19	6	5	11	38	0	49
BR (V)	6	10	6	10	0	0	0	0	6	6	0	4	2	14	0	16
WVR (VI)	10	7	10	7	0	0	0	0	8	5	2	2	2	15	0	17
CVR (VII and VIII)	13	17	13	17	0	0	0	0	13	16	0	1	0	30	0	30
NMR (IX, X,XIII)	13	17	13	17	0	0	0	0	11	15	1	3	2	28	0	30
SMR (XI,XII)	12	14	12	14	0	0	0	0	10	11	2	3	3	23	0	26
SUBTOTAL	114	158	112	156	2	2	0	0	97	131	16	28	31	241	0	272
GRAND TOTAL	163	228	151	222	9	5	3	1	130	182	32	47	57	330	4	391

B. Scholarship training

Several employees were made to attend trainings, workshops and seminars to ensure their professional and personal advancement. For CY 2010, fifty (50) employees attended local trainings, five (5) employees attended foreign trainings and one hundred twenty-five (125) employees attended in-house trainings. Below is the list of trainings/workshops/seminars attended and participated by the employees.

Local Training:

1. Mandatory Continuing Legal Education (MCLE), UP Law Center-Institute of Judicial Administration, February 23-25, 2010.
2. National Planning Workshop, Office of the Ombudsman, March 2-3, 2010
3. Adult Basic Life Support Seminar, March 8, 2010
4. Course on Hypertext Markup Language (HTML) Webpage Development, Commission on Information and Communications Technology – National Computer Center, March 8-30, 2010
5. Mandatory Continuing Legal Education (MCLE), UP Law Center – Institute of Judicial Administration, March 16-18 and 23-25, 2010
6. Mandatory Continuing Legal Education (MCLE), Chan-Robles Law Net, Inc., April 7-10, 2010
7. Product Awareness Seminar, DBM-Procurement Service/Cosmotech Phils., Inc., April 13, 2010
8. 36th National Convention for Architects of the Philippines, Integrated and Accredited Professional Organization of Architects, April 21-23, 2010

9. PhilGEPS Training, eBlackBoard Solutions, Inc. , DBM-PS, August 24-24, 2010
10. Facilitators Training Program on PMS-OPES for Agency Internal Experts, Civil Service Commission, June 21-25, 2010.
11. One Day Briefing on the Rules and Regulations on the Settlement of Accounts (RRSA) and the Revised Rules of Procedures of COA, September 2, 2010
12. Mandatory Continuing Legal Education, September 21-24, 2010
13. Attendance to the 2nd IBP Mindanao Convention and Olympics, September 30-October 2, 2010.
14. Seminar on Leave Administration Course for Effectiveness, National Housing Authority November 9-10, 2010
15. 19th National Convention of PIEP “Tubig – Sobra...Wala:Paano na? Addressing Water Crisis in the Philippines, November 11-12, 2010
16. 9th CES Annual Conference, November 17-19, 2010
17. 35th Institute of Integrated Electrical Engineers Annual Convention and 3 EXPO 2010, November 24-27, 2010
18. PICE 36th National Convention, November 25-27, 2010.
19. 4th Quarter Scientific Meeting and Ohnap Get Together, November 26, 2010
20. One Day Orientation Seminar on Promotion of a Drug-Free Workplace for NGSs, LGUs and State Colleges and Universities, SEAMEO Innotech, December 6, 2010

FOREIGN TRAININGS

1. German Technical Cooperation Training on Integrating Climate Change Adaptation into Development Cooperation, Frankfurt, Germany, March 9-14, 2010
2. Sustainable Housing in Times of Climate Change - A Gender Perspective, Bangkok, Thailand
3. 9th International Symposium on New Technologies for Urban Safety of Megacities in Asia, Kobe, Japan, October 12-14, 2010

4. COBSEA Regional Workshop on Spatial Planning in Coastal Zone – Disaster Prevention and Sustainable Development, Bangkok, Thailand, November 28-December 3, 2010

IN-HOUSE TRAININGS

1. Conference/Workshop for HLURB Finance Office, November 23-25, 2010
2. HLURB Document Tracking System and Integrated Real Estate Monitoring System Phase II, October 11-15, 2010
3. HLURB Document Tracking System and Integrated Real Estate Monitoring System, October 19-20, 2010

C. Financial Resources

The budget of the Board for CY 2010 was One hundred ninety-two million eight hundred eighty four thousand pesos (Php 192,884,000). The actual release was One hundred eighty seven million four hundred forty-one thousand three hundred twenty eight pesos (Php 187,441,328) with additional release of Thirty seven million two hundred seventeen thousand fifty nine pesos (Php37,217,059.00). The following is the breakdown:

Php	176,165,328.00	-	GAA RA# 9401
	13,260,078.00	-	Automatic Appropriation
	783,495.00	-	Terminal Leave
	15,434,451.00	-	Gratuity Pay
	19,015,035.00	-	Salary Increase

D. Consolidated balance sheet



HOUSING AND LAND USE REGULATORY BOARD
Consolidated Balance Sheet
As of December 31, 2010
(With Comparative Figures for CY 2009)

	A S S E T S	
	<u>2010</u>	<u>2009</u>
Current Assets		
<i>Cash</i>	₱ 63,761,252.41	₱ 114,070,050.85
<i>Receivables</i>	18,147,754.66	728,380,438.60
<i>Inventories</i>	2,449,433.63	2,387,377.89
<i>Prepayments</i>	2,320,947.77	2,831,329.03
<i>Other Current Assets</i>	83,054.40	83,054.40
<i>Total Current Assets</i>	₱ <u>86,762,442.87</u>	₱ <u>847,752,250.77</u>
Property, Plant and Equipment, net	₱ <u>68,224,911.95</u>	₱ <u>61,464,518.34</u>
Other Assets	<u>748,270.21</u>	<u>810,982.93</u>
TOTAL ASSETS	₱ <u><u>155,735,625.03</u></u>	₱ <u><u>910,027,752.04</u></u>

LIABILITIES AND EQUITY

Liabilities

Current Liabilities P 15,778,316.14 P 43,695,212.26

Equity 139,957,308.89 866,332,539.78

TOTAL LIABILITIES AND EQUITY P 155,735,625.03 P 910,027,752.04

Certified Correct By:

Approved By:

MARIZEL B. CORREOS
Chief Accountant

ANTONIO M. BERNARDO
Chief Executive Officer and Commissioner

VI Directory of Key Officials

CHAIRMAN



HON. JEJOMAR C. BINAY
Vice President of the Philippines and
Chairman
Housing and Urban Development Coordinating
Council
15th Floor Banco De Oro Bldg.,
Paseo de Roxas, Makati City
Tel. No. 811-41-59

BOARD OF COMMISSIONERS

FULL TIME COMMISSIONERS

Atty. ANTONIO M. BERNARDO
Chief Executive Officer and Commissioner
Housing and Land Use Regulatory Board,
HLURB Building, Kalayaan Ave., Diliman, Quezon City
Tel. Nos. 924-33-78/84

Supervising Commissioner for:

- *Board Secretariat (BS)*
- *Appeals Review Group (ARG)*
- *Expanded National Capital Region - ENCR (Metro Manila & Rizal)*
- *Central Visayas Region - CVR (Region VII and VIII)*

Atty. RIA CORAZON A. GOLEZ-CABRERA

Commissioner

*Housing and Land Use Regulatory Board,
HLURB Building, Kalayaan Ave., Diliman, Quezon City
Tel. Nos. 924-33-60/ 435-71-49*

Supervising Commissioner for:

- *Administrative Division (AD)*
- *Finance Division (FD)*
- *Northern Tagalog Region - NTR (Region III)*
- *Western Visayas Region - WVR (Region VI)*

Atty. FELIX WILLIAM B. FUENTEBELLA

Commissioner

*Housing and Land Use Regulatory Board,
HLURB Building, Kalayaan Ave., Diliman, Quezon City
Tel. Nos. 924-33-64*

Supervising Commissioner for:

- *Plans and Programs Group (PPG)*
- *Information and Communications Technology Division (ICTD)*
- *Southern Tagalog Region - STR (Region IV-A and IV-B)*
- *Bicol Region - BR (Region V)*

Atty. LUIS A. PAREDES

Commissioner

*Housing and Land Use Regulatory Board,
HLURB Building, Kalayaan Ave., Diliman, Quezon City
Tel. Nos. 924-33-70*

Supervising Commissioner for:

- *Policy Development Group (PDG)*
- *Legal Affairs Group (LAG)*
- *Northern Luzon Region - NLR (Region I, II and CAR)*
- *Northern Mindanao Region - NMR (Region IX, X and XIII)*
- *Southern Mindanao Region - SMR (Region XI and XII)*

EX-OFFICIO COMMISSIONERS

Hon. JOSE VICENTE B. SALAZAR

Undersecretary
Department of Justice (DOJ)
DOJ Building, Padre Faura, Manila, 1104
Tel. No. (632) 525-1680

Hon. AUGUSTO B. SANTOS

Deputy Director-General
National Economic and Development Authority (NEDA)
NEDA Building, Amber Ave., Pasig City, 1600
Tel No. (632) 631-21-96

Hon. JAIME A. PACANAN

Undersecretary
Department of Public Works and Highways (DPWH)
DPWH Building, Port Area, Manila, 1002
Tel. No. (632) 499-4114

Atty. DOMININA T. RANCES

Representative
Department of Interior and Local Government (DILG)
A. Francisco Gold Condominium,
EDSA, cor. Mapagmahal St. Quezon City
Tel. No. (632) 925-0347 or 61

Central Operations

Atty. CHARITO M. BUNAGAN-LANSANG

Board Secretary

E-mail: cblansang@hlurb.gov.ph

bdsec@hlurb.gov.ph

Tel. No. (632) 927-2734

Atty. ARTURO M. DUBLADO

Director, Plans and Programs Group

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NORA L. DIAZ

Director, Policy Development Group

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Atty. CESAR A. MANUEL

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Tel. No. (632) 920-8749 / 924-3367

Atty. Ma. LUISA G. PANGAN

Director, Appeals Review Group

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arg@hlurb.gov.ph

Tel. No. (632) 924-3371 / 436-8657

LUALHATI C. FRANCISCO

Chief Administrative Officer,

Administrative Division

E-mail: hcmd@hlurb.gov.ph

Tel. No. (632) 924-3365

MARIZEL B. CORREOS

Chief Accountant

Head, Finance Division

E-mail: acctg@hlurb.gov.ph

Tel. No. (632) 924-3474

RUNEL B. TANINGCO

Officer-in-Charge

Information and Communications Technology Division

E-mail: ictd@hlurb.gov.ph

Tel. No. (632) 927-2698

Regional Operations

A network of field personnel led by a Regional Officer in each region brings HLURB services to its clientele and various public in their respective localities. Nine (9) Regional Field Offices have served as mini-HLURBs nationwide. Current address and telephone numbers of the 9 Regional Field Offices are as follows:

TERESITA V. GALACGAC, CESO V, Phd
Director, NORTHERN LUZON REGION - Regions CAR, I & II
Leonard Wood Road, Botanical Garden, Baguio City
Telefax: (074) 442-5338
E-mail : tgalacgac@hlurb.gov.ph
nlr@hlurb.gov.ph

Engr. OCTAVIO DG. CANTA
Director, NORTHERN TAGALOG REGION – Region III
3rd Flr., Insular Life Bldg.,
Dolores St., San Fernando, Pampanga
Tel. Nos. (045) 861-2665; (045) 963-7376
E-mail : ntr@hlurb.gov.ph

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