



---

# RESOLVING RIGHT-OF-WAY ISSUES

---

## Practice-Oriented Approaches and Remedies in ROW Issues

**Tuesday & Wednesday, September 13 & 14, 2022**  
**1:30pm to 4:45pm via ZOOM**

### Course Outline

#### **I. Legal Framework**

- i. Objectives of RA 10752
- ii. Issues in previous ROWA Process addressed by NEW ROWA Process/ Manual

#### **II. Overall Process of ROW Acquisition**

#### **III. Pre-Acquisition Activities**

- i. Environmental Impact Assessment and Environmental Clearance Certificate
- ii. ROW Action Plan
- iii. Parcellary and As-Built Survey

#### **IV. Appraisal of Properties: General**

- i. Use of GFIs and IPAs in Property Appraisal
- ii. Appraisal of Land: Standards
- iii. Appraisal of Crops/ Trees
- iv. Appraisal of Structures/ Improvements Based on Replacement Cost
- v. Procurement of IPA/ GFIs

#### **V. Modes of ROW Acquisition**

- i. ROW Acquisition thru Negotiated Sale
- ii. ROW Acquisition thru Expropriation
- iii. Overview of Other Modes of ROW Acquisition

#### **VI. Processing Payment for ROW Claims**

#### **VII. Road Right-of-Way Based on the Provision of National Building Code (PD 1096)**

- i. Easement
- ii. Yard/ Court
- iii. Setback
- iv. Access
- v. Road
- vi. Street
- vii. Air Rights
- viii. Traffic
- ix. Sidewalk
- x. Street Furniture
- xi. Arcade
- xii. View Corridor
- xiii. Site Line
- xiv. Basement
- xv. Lots

## **VIII. Tools and Method in RROW Management**

### **IX. Utilities within RROW**

**For query, consulting requirements or request  
for in-house training programs, please contact:**

**Jamie Borlaza**

Program Leader

**Center for Global Best Practices**

Mobile Number: (+63 998) 510-3748

Manila lines: (+63 2) 8556-8968 or 69

Telefax: (+63 2) 8842-7148 or 59

Email: [jamie.cgbp@yahoo.com](mailto:jamie.cgbp@yahoo.com)

Website: **[www.cgbp.org](http://www.cgbp.org)**