



Republic of the Philippines
OFFICE OF THE SECRETARY
Elliptical Road, Diliman
1100 Quezon City

18 May 2021

DEPARTMENT ORDER

No. 03

Series of 2021

SUBJECT : GENERAL GUIDELINES ON THE VALUATION OF AGRICULTURAL CROPS FOR THE NEGOTIATED SALE OR EXPROPRIATION OF REAL PROPERTY FOR NATIONAL GOVERNMENT INFRASTRUCTURE PROJECTS

I. INTRODUCTION

Executive Order NO. 292, Series of 1987 otherwise known as "*Administrative Code*" mandated the Department of Agriculture through the Bureau of Plant Industry to recommend plans, programs, policies, rules and regulations and provide technical assistance in the implementation of the same.


It is a declared policy of the State under Article III, Section 9 of the Constitution that private property shall not be taken for public use without just compensation.

Section 5 subpar (a) (3) of RA 10752 otherwise known as "*An Act Facilitating the Acquisition of Right-of-way or location for National Government Infrastructure Projects*" provides the Rules of Negotiated Sale where the implementing agency may offer to acquire, through negotiated sale, to the owner, as compensation price, the sum of the current market value of crops and trees therein.

II. PURPOSE

To develop guidelines for the valuation of agricultural crops for the specific purpose of the computation of compensation price for negotiated sale as provided under Section 5 subpar (a)(3) and Section 6 subpar (a)(3) of RA 10752 that will serve as basis and reference between the claimant and developer to eventually resolve the dispute between the parties.

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III. SCOPE AND COVERAGE

These General Guidelines covers the agricultural crops contemplated in Section 5 subpar (a)(3) and Section 6 subpar (a)(3) of RA No. 10752, in whatever stage from planting to productive growth stage, growing on a real property subject of negotiated sale or expropriation for national government infrastructure project which shall be used as a factor, basis or reference in the computation of the price to be paid to the owner compensation through negotiated sale.

IV. DEFINITION OF TERMS

1. **Asexual Propagation** – the process of multiplying or increasing the number of plants of the same species and at the same time perpetuating their desirable characteristics by means of buds and other vegetative parts (roots, stems or leaves).
2. **Crop** - a produce from cultivated plants that is grown as food especially grain, fruit or vegetable.
3. **Canopy** – the portion of a plant community found above ground formed by the crowns of individual plants.
4. **Fruiting** – the process of or other plants producing fruits.
5. **Fruit Bearing** – a development stage of plant that produces good results.
6. **Plant Mat** - the parent plant and its suckers.
7. **Perennial** – a plant that lives more than two (2) years of the life cycle.
8. **Sexual Propagation** – The process of multiplying or increasing the number of plants by means of seeds and spores.
9. **Shrub** – any woody plant that has several stems and usually grows less than three (3) meters tall.
10. **Suckers** – a plant growth that develop from root or lower main stem of a plant.
11. **Tree** – a woody perennial plant, typically having single stem or trunk growing to considerable height and bearing lateral branches at some distance from the ground.
12. **Valuation** – level of specifics of the material stocks to be valued at plant.

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V. POLICIES ON VALUATION FOR AGRICULTURAL CROPS

1. The Bureau of Plant (BPI) through the Crop Research and Production Support Division (CRPSD) in cooperation with the Department of Agriculture – Regional Field Officers (DA-RFO's) shall be responsible for the valuation of agricultural crop.
2. The Regional Executive Director shall recommend to the BPI Director a qualified staff from the Region, in addition to the designated staff from BPI-CRPSD staff to serve as valuers of agricultural crops subject of negotiated sale necessary for the computation of compensation price. The designated valuers shall then be issued a Special Order signed by the Secretary of Agriculture.
3. The designated valuers shall submit to BPI Director the result of valuation and inspection including the necessary documents required to be submitted by the claimant for review, evaluation and approval.
4. The Recommend Valuation of Crops and Fruit-Bearing Trees Matrix (**Annex "A"**) shall be used as basis or reference in the computation during the conduct of the valuation.

VI. PROCEDURE FOR VALUATION OF AGRICULTURAL CROPS


1. *Filing of Request*

1.1. Claimants for valuation

- a. Individual
- b. Cooperatives/Corporation
- c. Associations/Organizations
- d. Government Entities

1.2. Requirements

- a. Letter of Intent
- b. Application Form
- c. Proof of Ownership
- d. Address of the Claimant
- e. Location Map or Farm Map
- f. Recommended Valuation of Crops by the claimant

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2. *Conduct of Actual Inspection/Valuation*

2.1 The valuation is normally done using specific criteria

- a. Name of Crops/Fruit-Bearing Trees
- b. Mode of Propagation
- c. Variety
- d. Age of Crops/Fruit Trees
- e. Distance of Planting
- f. Introduce Management Aspect
- g. Ownership Aspect (Government/Private Property)

2.2 Upon receipt of the application, the designated valuers from the BPI-CRSPD and DA-RFO's shall conduct an inspection and valuation of the crops/fruit-bearing trees in the subject real property, by employing any of the following methods as reference.

2.2.1 Adopt any valuation referred to it by the claimant, if deemed correct based on official data and other references.

2.2.2 Compute the negotiated price or just compensation based on the Valuation of Crops and Fruit-Bearing Trees Matrix, hereto attached as an Annex "A".

2.3 The valuation shall be subject to the approval of the Director of BPI.

2.4 The BPI Director shall send a copy or Notice of Approval of valuation to the following:

2.4.1 The claimant, unless it is also the implementing agency

2.4.2 The implementing agency

2.4.3 The owner of the real property subject of valuation.

2.5 If the valuation is disapproved by the Director of BPI, the designated evaluators shall conduct a re-evaluation of the subject real property.



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VII. CONFIDENTIALITY

1. All personnel involved in the valuation shall adhere to the principles of confidentiality.
2. Results of valuation shall not be released to any party or to the public in general without written permission from the BPI Director.

VIII. SEPARABILITY


If any provision of this Order is declared invalid or unconstitutional, the other provisions not affected there by shall remain in full force and effect.

IX. EFFECTIVITY

This Order shall take effect fifteen (15) days after its publication in newspaper of general circulation and in DA and BPI Websites.

SO ORDERED.

Approved by:


WILLIAM D. DAR, Ph.D.
Secretary

DEPARTMENT OF AGRICULTURE

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VALUATION OF AGRICULTURAL CROPS MATRIX

CROPS	AGE	DESCRIPTION		STATUS	REMARKS	
		Asexually Propagated	Sexually Propagated			
		Cost/Tree/Piece	Cost/Tree/Piece			
1 Atis	<1 yr	100.00	50.00	NON-FRUITING	Valuation will be based on the Physical appearance (observation), Interview from the owner, experiences and other references.	
	1-2	500.00	400.00			
	3-4	700.00	600.00			
	5-6	1,000.00	800.00			
	6 above	2,500.00	2,500.00			
2 Avocado	<1 yr	100.00	50.00	NON-FRUITING		
	2-3	500.00	300.00			
	4-5	1,000.00	800.00			
	6-7	2,000.00	1,000.00			
	8-9	3,000.00	2,000.00			
	10 above	6,000.00	6,000.00			
3 Banana				Per mat (Productive Stage)		
	1. Lakatan	500.00				
	2. Cavendish	500.00				
	3. Latundan	300.00				
	4. Cardaba	300.00				
4 Cacao	<1 yr	100.00	50.00	NON-FRUITING		
	1-2	150.00	75.00			
	3-4	500.00	300.00			
	5-6	1,750.00	1,500.00			
	6 above	4,000.00	4,000.00			

VALUATION OF AGRICULTURAL CROPS MATRIX

CROPS	AGE	DESCRIPTION		STATUS	REMARKS
		Asexually Propagated	Sexually Propagated		
		Cost/Tree/Piece	Cost/Tree/Piece		
5 Cashew	<1 yr	100.00	100.00	NON-FRUITING	Valuation will be based on the Physical appearance (observation), Interview from the owner, experiences and other references.
	2-3	500.00	300.00		
	4-5	1,000.00	800.00	FRUITING	
	6-7	2,000.00	1,500.00		
	8 above	5,000.00	5,000.00		
6 Cereals	1-4 mos.		40,000.00/ha	Vegetative -fruiting	
	1-4 mos.		50,000.00/ha	Vegetative -fruiting	
	1-4 mos.		40,000.00/ha	Vegetative -fruiting	
	1-4 mos.		30,000.00/ha	Vegetative -fruiting	
	1-4 mos.				
7 Chico	<1	100.00	50.00	NON-FRUITING	
	1-2	500.00	400.00		
	3-4	700.00	600.00	FRUITING	
	5-6	1,000.00	800.00		
	7-8	1,200.00	1,200.00		
9 above	2,500.00	2,500.00			
8 Citrus (e.g. Calamondin, Calamansi)	<1 yr	50.00	50.00	NON-FRUITING	
	1-2	1,000.00	500.00		
	3-4	2,000.00	800.00	FRUITING	
	5-6	3,000.00	1,200.00		
	6 above	5,000.00	4,000.00		

VALUATION OF AGRICULTURAL CROPS MATRIX

CROPS	AGE	DESCRIPTION		STATUS	REMARKS	
		Asexually Propagated	Sexually Propagated			
		Cost/Tree/Piece	Cost/Tree/Piece			
9	Coffee	<1 yr	100.00	75.00	NON-FRUITING	Valuation will be based on the Physical appearance (observation), Interview from the owner, experiences and other references.
		1-2	300.00	200.00	FRUITING	
		3-4	500.00	400.00		
		5 above	700.00	700.00		
		<1 yr	200.00			
2-3	500.00					
3 above	700.00					
10	Durian	<1 yr	150.00	100.00	NON-FRUITING	
		1-2	400.00	200.00		
		3-4	500.00	300.00		
		5-6	1,000.00	800.00		
		7-8	3,000.00	2,000.00		
11	Guava	9 above	5,000.00	5,000.00	FRUITING	
		<1 yr	500.00	400.00	NON-FRUITING	
		2-3	700.00	600.00		
		4-5	1,000.00	800.00		
		6 above	1,200.00	1,200.00		
<1 yr	200.00	100.00	NON-FRUITING			
2-3	500.00	400.00				
4-5	1,000.00	800.00				
6 above	1,500.00	1,500.00		FRUITING		

VALUATION OF AGRICULTURAL CROPS MATRIX

CROPS	AGE	DESCRIPTION			STATUS	REMARKS
		Asexually Propagated	Sexually Propagated			
		Cost/Tree/Piece	Cost/Tree/Piece	Cost/Tree/Piece		
16 Marang	<1 yr			100.00	NON-FRUITING	Valuation will be based on the Physical appearance (observation), Interview from the owner, experiences and other references.
	2-3			200.00		
	4-5			300.00		
	6-7			2,000.00		
	8 above			3,000.00		
17 Other fruit trees	<1 yr	200.00		100.00	NON-FRUITING	
	2-3	300.00		200.00		
	4-5	600.00		300.00		
	6-7	2,000.00		1,000.00		
	8 above	4,000.00		3,000.00		
18 Papaya	>6 mos.			150.00/ plant	Vegetative & Fruiting	
19 Pili	<1 yr	500.00		300.00	NON-FRUITING	
	2-3	800.00		600.00		
	4-5	1,000.00		800.00		
	6-7	1,400.00		1,200.00		
	8-9	2,000.00		1,400.00		
20 Pineapple	10 above	4,000.00		4,000.00	FRUITING	
	>10 mos.	100.00/hill			Vegetative & Fruiting	

VALUATION OF AGRICULTURAL CROPS MATRIX

CROPS	AGE	DESCRIPTION		STATUS	REMARKS	
		Asexually Propagated	Sexually Propagated			
		Cost/Tree/Piece	Cost/Tree/Piece			
21 Pummelo	<1 yr	200.00	100.00	NON-FRUITING	Valuation will be based on the Physical appearance (observation), Interview from the owner, experiences and other references.	
	2-3	300.00	200.00			
	4-5	600.00	400.00			
	6-7	1,000.00	800.00			
	8 above	3,000.00	3,000.00			
22 Rambutan	<1 yr	100.00	75.00	NON-FRUITING		
	2-3	500.00	300.00			
	4-5	1,000.00	700.00			
	6-7	2,000.00	1,000.00			
	8-9	3,000.00	3,000.00			
	10 above	5,000.00	5,000.00			
23 Root crops	>5 mos.	50,000/ha.		Vegetative to root tuber		
	>6 mos.	70,000/ha.				Vegetative to rhizome
	>3 mos.	70,000/ha.				Vegetative to root tuber
	>2 mos.	50,000/ha.				Vegetative to root tuber
	>5 mos.	60,000/ha.				Vegetative to root tuber
	Other root crops	50,000/ha.				Vegetative to root tuber
24 Rubber	<1 yr	200.00	100.00	Vegetative		
	2-3	300.00	200.00			
	4-5	400.00	300.00			
	6-7	500.00	400.00			
	8-9	700.00	500.00			
	10 above	4,000.00	3,000.00			Full grown

VALUATION OF AGRICULTURAL CROPS MATRIX

CROPS	AGE	DESCRIPTION		STATUS	REMARKS
		Asexually Propagated	Sexually Propagated		
		Cost/Tree/Piece	Cost/Tree/Piece		
25 Santol	<1 yr	100.00	50.00	NON-FRUITING	Valuation will be based on the Physical appearance (observation), Interview from the owner, experiences and other references.
	2-3	500.00	300.00		
	4-5	1,000.00	800.00		
	6-7	2,000.00	1,500.00		
	8-9	3,000.00	2,000.00		
	10 above	4,000.00	4,000.00		
	>3 mos.	100,000/ha.			
27 Sour Soup (Guyabano)	<1 yr	500.00	400.00	NON-FRUITING	
	2-3	700.00	600.00		
	4-5	1,000.00	800.00		
	6-7	1,200.00	1,200.00		
	8 above	2,500.00	2,500.00		
28 Tamarind	<1 yr	250.00	150.00	NON-FRUITING	
	2-3	300.00	200.00		
	4-5	500.00	300.00		
	6-7	1,000.00	500.00		
	8-9	2,000.00	1,500.00		
	10 above	4,000.00	4,000.00		

VALUATION OF AGRICULTURAL CROPS MATRIX

CROPS	AGE	DESCRIPTION		STATUS	REMARKS
		Asexually Propagated	Sexually Propagated		
		Cost/Tree/Piece	Cost/Tree/Piece		
29					
Vegetables					
-Solanaceous	1-3 mos.		100,000.00/ ha.	Vegetative & bearing	Valuation will be based on the Physical appearance (observation), Interview from the owner, experiences and other references.
-Cucurbits	1-3 mos.		100,000.00/ ha.	Vegetative & bearing	
- Brassica	1-3 mos.		100,000.00/ ha.	Vegetative-harvest	
- Allium	1-3 mos.		100,000.00/ ha.	Vegetative-harvest	
-Leguminous	1-3 mos.		100,000.00/ ha.	Vegetative & bearing	