

**Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City**

**FIFTEENTH CONGRESS
First Regular Session**

House Bill No. 4610

**Introduced by Representatives
DIOSDADO MACAPAGAL ARROYO and GLORIA MACAPAGAL ARROYO**

**AN ACT
INSTITUTIONALIZING REFORMS IN REAL PROPERTY APPRAISAL AND
ASSESSMENT PRACTICES IN THE PHILIPPINES, CREATING FOR THE
PURPOSE THE NATIONAL APPRAISAL AUTHORITY AND FOR OTHER
PURPOSES**

EXPLANATORY NOTE

One of the main issues contributing to the inefficiency of the Philippine real estate market is the current valuation system. This, in turn, has tremendously constrained the optimal management and use of our valued land resources.

To date, there are at least twenty-three (23) national government agencies (NGAs) undertaking real property appraisals, each using its own system and methodology. The lack of a single agency responsible for property valuations has created inadequate technical supervision on valuation matters. And the use of multiple appraisal systems and procedures has resulted in the lack of uniformity and equity in real property appraisal in the country.

To maintain integrity, equity, and uniformity in the base record, it is important to keep it separate from the tax assessment process, which is carried out by the local treasurer as the taxing authority on behalf of the local council.

While the grant of authority for LGUs to prepare, legislate and implement the Schedule of Market Values (SMVs), which is the basis for the assessment of

the real property tax has enhanced local autonomy, traditional politics come into play as when there are: 1) minimal, selective and subjective increases on valuations and 2) frequent deferment of the general revision of property assessments contrary to the Local Government Code's requirement of increases in every three (3) years. Valuations used by LGUs therefore, tend to be outdated and not reflective of the changes occurring within the market.

The same is true in the use of zonal values developed by the BIR. Because zonal value systems have no fixed statutory review period, the reviews of these are not made on regular intervals. Moreover, the four-step approval process is time consuming that by the time the zonal values have been approved, changes had occurred in the property market. This resulted in distortions in zonal values ranging from 25%-70% of the prevailing land prices.

Distortions in the LGUs' market values are relatively higher. To illustrate, sampled properties in Metro Manila showed that the zonal values are on the average 262% higher than the LGU market values. Below market value assessment of real property leads to a relatively low tax intake and undermines the generation of significant revenues from property ownership and transfers.

To ensure equity in real property taxation, the separation of the valuation and assessment function from tax setting and political influence is necessary. The establishment of an appraisal authority, responsible for regulating and overseeing all LGUs and NGAs' appraisal activities, as is provided in this measure, will address this need. Said authority will maintain the integrity of real property appraisal and will ensure that a nationally consistent, equitable and dependable valuation system for real property taxation is in place. Eventually, this will provide a wider taxation base resulting in improved and enhanced tax collection, which will rightly address the fiscal woes that beset the country today.

It is for these considerations that we urge our colleagues in the Chamber to favor the passage of this bill.


DIOSDADO MACAPAGAL ARROYO
Second District, Camarines Sur


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Second District, Pampanga

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*Be it enacted by the Senate and House of Representatives of the
Philippines in Congress assembled:*

**CHAPTER I
INTRODUCTORY PROVISIONS**

SECTION 1. *Short Title.* – This Act shall be known as the "The Real Property Appraisal and Assessment Reform Act of 2011."

SECTION 2. *Declaration of Policy and Objectives.* – It is the policy of the State to institutionalize reforms in real property appraisal to develop and ensure a just, holistic, and nationally consistent real property valuation system, in conformity with the Philippine Valuation Standards developed under this Act and the generally accepted valuation principles.

Towards this end, the State shall:

- (a) Establish a National Appraisal Authority that shall provide a strong leadership in the appraisal of real property, principally for taxation;
- (b) Develop and maintain valuation standards and adopt a schedule of market values as the single real property valuation base for the assessment of all real property related taxes in the country and for the valuation of real property by all government agencies and units requiring real property valuation;
- (c) Separate the function of valuing / appraising real properties from the function of administering the taxes due thereon; and
- (d) Develop and professionalize the valuation practice in the country.

SECTION 3. *Definition of Terms* – For purposes of this Act, the following terms shall, unless the context indicates otherwise, have the following meanings:

- (a) *"Appraisal"* shall mean providing a systematic and analytic determination, opinion or conclusion relating to the nature, quality, value or utility of specified interests in or aspects of property resulting in a supportable estimate and opinion of value of the property involved at a given point in time for a specific purpose;
- (b) *"Appraiser"* or *"Valuer,"* is a person qualified by education, training, and experience to estimate the value of real or personal property;
- (c) *"Assessor"* is a person, usually a government official, or an independent contractor for a taxing body who estimates the assessed value of real estate properties for *ad valorem* purposes;
- (d) *"Real Property"* are those which cannot be removed from place to place, like land, including those which are attached therein, by nature or by people, in such a manner as to form an integral part thereof, like trees, buildings, machineries and other improvements; including interests, benefits and other real rights inherent in the ownership of real property;
- (e) *"Land"* refers to resources, both natural and man-made, found on surface, below and above the ground including inland waters and the air therein;
- (f) *"Machineries"* shall embrace machines, equipment, mechanical contrivances, instruments, appliances or apparatus which may or may not be attached, permanently or temporarily, to the real property.

(g) "*Fair Market Value*" or "*True Value in Money*" shall refer to the most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and without compulsion;

(h) "*Special Purpose Properties*" shall refer to properties which are designed, constructed and developed for a specific use or purpose. By its very nature this type of property is rarely offered for sale in the open market except as part of an ongoing concern. Because of the special design and function, conversion of special purpose properties to other types of development or application is generally not economically feasible;

(i) "*National Appraisal Authority*" shall be the lead agency of the government on matters concerning the appraisal and assessment of real properties in the Philippines: and

g) "*Private Appraisal Organization*" refers to a professional organization of licensed real estate appraisers which has been active in the promotion and pursuit of its objectives for the last five (5) years.

CHAPTER II

ARTICLE One. CREATION, MANDATE, POWERS AND FUNCTIONS OF THE NATIONAL APPRAISAL AUTHORITY (NAA)

SECTION 4. *Creation of the National Appraisal Authority (NAA).* – To achieve the policy declared in this Act, there shall be established a National Appraisal Authority, hereinafter referred to as the "Authority."

SECTION 5. *Mandate of the Authority.* – The Authority's mandate is to lead and manage the implementation of the provisions of this Act, through the powers and functions set forth in Section 5 hereof.

The Authority shall be the lead agency of the government on matters concerning the appraisal of real properties in the Philippines. It shall be attached to the Department of Finance, which attachment shall be subject to review under Section 36 of this Act.

SECTION 6. *Powers and Functions of the Authority.* – The Authority shall exercise the following powers and functions:

(a) Set valuation standards, regulations, and specifications consistent with generally accepted valuation standards for real property appraisal and

ensure compliance therewith by LGUs, NGAs, and other concerned parties in both government and private sectors;

(b) Review and approve the Schedule of Market Values (SMVs) prepared by the provincial, city, and municipal assessors of Metro Manila for tax purposes;

(c) Provide technical assistance on real property appraisal matters to government agencies and instrumentalities, and conduct, when requested, the appraisal of special purpose properties for real property tax purposes;

(d) Provide leadership and direction to local government units (LGUs), national government agencies (NGAs), private sector institutions and individuals on matters pertaining to appraisal including, but not limited to, the promotion of appraisal education and continuing educational development programs, development and maintenance of valuation standards, and regulation of appraisal activities;

(e) Develop and maintain a database of real property transactions and prices of materials for buildings and other structures and machineries;

(f) Determine, fix, and collect such reasonable amount to be charged as administration fees, charges, fines, and penalties relative to the implementation of this Act; and

(g) Perform such other functions as are necessary, proper, and incidental to implement the provisions of this Act.

SECTION 7. *Creation of an Advisory Board.* – The Authority shall be assisted by an Advisory Board, hereinafter referred to as the "Board," composed of the following:

(1) Representative from the Department of Finance (DOF);

(2) Representative from the Bureau of Local Government Finance (BLGF);

(3) Representative from the Bureau of Internal Revenue (BIR);

(4) Representative from the Department of Environment and Natural Resources (DENR);

(5) Representative from private appraisal organizations; and

(6) The Executive Director.

The President shall designate the Chairperson from among the members of the Board, excluding the Executive Director.

The representatives from the concerned government agencies shall be designated by their respective agency heads while the representative from the private appraisal organizations shall be appointed by the Executive Director from among the list of nominees submitted by their respective organizations. The members shall serve for a maximum of three (3) years unless their designation or appointment is shortened or terminated by the designating agency, private appraisal organization, or Executive Director, as the case may be.

In case of vacancy in the Board, the person so appointed or designated shall serve only for the unexpired term. The chairperson and members of the Board shall not receive additional salary for the performance of their functions but they shall be entitled to honoraria pursuant to existing laws and regulations.

SECTION 8. *Functions of the Advisory Board.* – The Board shall advise the Executive Director on matters pertaining to: (a) the preparation, review and approval of the Schedule of Market Values as found in Section 18 of this Act; and (b) the setting, maintenance, and compliance monitoring of the valuation standards prepared and developed pursuant to Section 16 of this Act.

SECTION 9. *Meetings of the Board.* – The Chair of the Advisory Board shall convene regular meetings of the Board, which shall be once every two (2) months. Special meetings may be called by the Chair, as he/she may deem necessary, or at the initiative of at least five (5) members. The Board may also formulate and adopt its internal rules and regulations for the conduct of its meetings.

ARTICLE Two. MANAGEMENT, PERSONNEL, IMPLEMENTING AND COORDINATING MECHANISM

SECTION 10. *Structural Organization.* – The Authority shall consist of:

- a) The Office of the Executive Director;
- b) The Office of the Deputy Director;
- c) The Offices of the Regional Directors;
- d) Field Offices.

SECTION 11. *The Executive Director.* – The Authority and responsibility for the exercise of the mandate of the Authority, the accomplishment of its objectives and the discharge of its powers and functions shall be vested in the Executive Director, who shall supervise the Authority and shall be appointed by the President of the Philippines, upon the recommendation of the Secretary of Finance.

The Executive Director shall be a Filipino citizen, of good moral character, holder of an engineering, accounting or appraisal-related degree, and a licensed appraiser or assessor, with at least ten (10) years of experience in the appraisal or assessment of real properties. He or she shall have the salary grade equivalent to the rank of a Director IV under the Salary Standardization Law, exclusive of allowances and other emoluments.

For this purpose, the Executive Director shall have the following functions:

- (a) Develop policies, plans, programs, and operating standards for the attainment of the objectives and mandate of the Authority;
- (b) Provide policy direction and leadership as well as coordinate and support the functions of the regional offices;
- (c) Advise and assist the Secretary of Finance on matters pertaining to real property appraisal and assessment; and
- (d) Perform such other functions as may be provided by law.

SECTION 12. *Deputy Director.* – The Executive Director shall be assisted by at least three (3) Deputy Directors, who shall likewise be appointed by the President of the Philippines, upon the recommendation of the Secretary of Finance. The Deputy Director shall be a Filipino citizen, of good moral character, holder of engineering, accounting or appraisal-related degree, and a licensed appraiser or assessor, with at least five (5) years experience in the appraisal or assessment of real properties. He or she shall have a salary grade equivalent to the rank of Director III under the Salary Standardization Law exclusive of allowances and other emoluments.

The Executive Director is hereby authorized to delineate, assign and/or re-assign the respective functional areas of responsibility of the Deputy Director; *Provided, however, That* such responsibility shall be with respect to the mandate and objectives of the Authority; *Provided, further, That* no Deputy Director shall be assigned primary administrative responsibilities.

Within his functional area of responsibility, a Deputy Director shall have the following functions:

- a) Advise the Executive Director in the promulgation of department orders, administrative orders and other issuances, with respect to his area of responsibility;
- b) Exercise supervision over the offices, operating units and officers and employees under his responsibility;
- c) Exercise authority on substantive and administrative matters related to the functions and activities of units under his responsibility as may be delegated by the Executive Director; and
- d) Perform other functions as may be provided by law or assigned by the Executive Director.

SECTION 13. *Regional Offices.* – There shall be established in every administrative region of the country a Regional Office headed by a Regional Director who shall be appointed by the Secretary of Finance upon the recommendation of the Authority's Executive Director. The Regional Director shall be a Filipino citizen, of good moral character, holder of engineering, accounting or appraisal-related degree, a licensed appraiser or assessor, with at least five (5) years of experience in appraisal or assessment of real property. He or she shall have a salary grade equivalent to Director III under the Salary Standardization Law exclusive of allowances and other emoluments.

SECTION 14. *Functions of the Regional Director.* – The Authority's Regional Director shall:

- (a) Implement the laws, policies, plans, programs, rules and regulations of the Authority in the Region;
- (b) Provide and ensure the efficient and effective service relating to the Authority's mandate to local government units and government agencies within the region;
- (c) Coordinate with regional offices of other government departments, bureaus, and agencies within the region dealing with real property appraisal and assessment;
- (d) Provide leadership and direction in the area of real property appraisal and assessment to local government units in the region; and
- (e) Perform other functions as may be assigned by the Executive Director.

CHAPTER III
ARTICLE One. APPRAISAL AND ASSESSMENT OF PROPERTIES

SECTION 15. *Development of Valuation Standards.* – Notwithstanding the provisions of existing laws to the contrary, the Authority shall develop, maintain and implement uniform real property valuation standards, which shall be used by all appraisers and assessors alike, from both the national and local governments for taxation and other purposes. The valuation standards must conform with generally accepted valuation principles and standards.

SECTION 16. *Appraisal of Real Property.* – All real property, whether taxable or exempt, shall be appraised at the market value prevailing in the locality where the property is situated, in conformity with the valuation standards prepared under this Act. The Authority shall promulgate the rules and regulations for the classification and appraisal of real property pursuant to the provisions of this Act.

SECTION 17. *Preparation of the Schedule of Market Values (SMVs).* – The Executive Director shall determine the program of the general revisions of property values each year. Before any general revision of property assessment is made, there shall be prepared a Schedule of Fair Market Values by the provincial, city and the municipal assessors of the municipalities within the Metropolitan Manila Area for the different classes of real property and special purpose property situated within their respective local government units pursuant to the appraisal standards and specifications set by the Authority.

Said schedule shall be submitted by the assessor concerned to the Authority's regional office for initial review and completion of the compliance report. Thereafter, it shall be submitted to the Authority's central office for approval. The Executive Director shall act within ninety (90) days after receipt of the said schedule and inform the Regional Director and Assessor concerned of any action thereon within the said period, otherwise, the said schedule shall be deemed approved.

The SMV, as herein approved by the Authority, shall be used for the general revision of property assessments and for computing all applicable real property taxes imposed by both the national and local government units. Further, it shall be published in a newspaper of general circulation in the province, city or municipality concerned, or in the absence thereof, shall be posted in the provincial capitol, city or municipal hall and in two (2) other conspicuous public places therein.

SECTION 18. *Revision of Schedule of Market Values.* – The provincial, city and municipal assessors of Metro Manila shall undertake a general revision of the Schedule of Fair Market Values within one (1) from the effectivity of this

Act, and every three (3) years thereafter. In the event the provincial, city or municipal assessor is unable to undertake the said revision, the Executive Director is hereby authorized to approve, after due consultation with the LGU concerned, the extension of the validity of the SFMV and property assessment.

The provincial, city or municipal assessor, in Metropolitan Manila Area or in the province, may recommend to the Authority revisions to the SFMV, should there be any significant change in the market where the property is located, after the said SFMV has been approved and prior to its next revision.

SECTION 19. *Saving Clause.* – The zonal values as determined by the Bureau of Internal Revenue and approved by the Secretary of Finance and the Schedule of Fair Market Values prepared by the provincial, city assessors and municipal assessors of the Metropolitan Manila Area approved by their respective Sanggunians, shall continue to be in full force and effect, unless superseded, modified, revised, set aside, or repealed by the values provided under the Schedule of Fair Market Values approved in accordance with Section 18 of this Act.

ARTICLE Two. DEVELOPMENT AND MAINTENANCE OF REAL PROPERTY DATABASE

SECTION 20. *Development of Real Property Database.* – The Authority shall develop and maintain an updated database on real property transactions in the country, including details on the cost of construction or renovation of buildings and other structures, and on the cost of machineries. For this purpose, the Authority is hereby authorized to require the production of necessary documents or to obtain information from the concerned officials or employees of national government offices or instrumentalities, local government units, and private sectors.

The updated database shall be made available to the LGUs, NGAs, and to the private sector as well.

SECTION 21. *Duty of Registrar of Deeds to Furnish Assessors of Real Property Transactions Data.* – The Registrar of Deeds shall prepare and submit to the provincial, city or municipal assessor in Metropolitan Manila Area, within six (6) months from effectivity of this Act and every year thereafter, an abstract of his registry, which shall include a brief but sufficient description of the real properties entered therein, their present owners, and the dates of their most recent transfer or alienation accompanied by copies of corresponding deeds of sale, donation, or partition or other forms of alienation.

He shall also furnish the assessors copies of all contracts of sale, lease, mortgage, and all other forms of encumbrance registered by him/her, within thirty (30) days from the date of registration.

SECTION 22. *Duty of Official Issuing Building Permits or Certificates of Registration of Machinery to Transmit Copy to the Assessor.* – Any public official or employee required by law or regulation to issue permits for the construction, addition, repair, or renovation of a building, or permanent improvement on land, or a certificate of registration for any machinery, including machines, mechanical contrivances, and apparatus attached or affixed on land or to another real property, shall transmit a copy of such permit or certification within thirty (30) days from issuance thereof, to the assessor of the province, city or municipality where the property is situated.

SECTION 23. *Duty of Geodetic Engineers to Furnish Copy of Plans to Assessors.* – It shall be the duty of all geodetic engineers, public or private, to furnish free of charge, to the assessor of the province, city or municipality where the land is located with a white or blue print copy of each of all approved original or subdivision plans or maps of surveys executed by them within thirty (30) days from receipt of such approved plans from the Land Management Bureau (LMB), the Land Registration Authority (LRA), or the Housing and Land Use Regulatory Board (HLURB), as the case may be.

SECTION 24. *Duty of Assessors to Transmit Documents to the Authority.* – It shall be the duty of the Assessors to transmit all data pertaining to real property transactions from the Registrar of Deeds to the official issuing building permit and from Geodetic Engineers to the Regional Office of the Authority within one (1) month after the receipt thereof. The Authority's regional office shall record, and make a summary report of the data and submit the same to the Central Office within thirty (30) days from receipt thereof.

SECTION 25. *Appointment of Assessors.* – The Executive Director shall recommend to the Secretary of Finance the appointment of the following assessors, who shall be under the administrative and technical supervision of the Authority:

- (a) Provincial and Assistant Provincial Assessors and City and Assistant City Assessors, from the list of persons suitable and qualified for appointment within the region;
- (b) Municipal and Assistant Municipal Assessors, from the list of suitable and qualified for appointment within the Province; and
- (c) City and Assistant City Assessors and Municipal and Assistant Municipal Assessors, from the list of persons suitable and qualified for appointment within the Metropolitan Manila Area.

A Local Assessor must be a citizen of the Philippines, of good moral character, a resident of the region or province (for provincial or city assessor and municipal assessors, respectively), a licensed appraiser, a holder of an engineering, accounting or appraisal related degree, and must have experience in real property assessment work or in any related field for at least five (5) years, in the case of the provincial or city assessor and three (3) years, in the case of the municipal assessor.

ARTICLE Three. TRANSITORY PROVISIONS

SECTION 26. *Implementing Guidelines.* – Within one hundred eighty days (180) days after the effectivity of this Act, the Authority's Central Office shall be organized. The President shall appoint the Executive Director and the Deputy Directors of the Authority, upon recommendation of the Secretary of Finance.

The personnel of the Real Property Assessment and Local Assessment Operations Divisions of the Bureau of Local Government Finance (BLGF), including such other personnel whose functions may be necessary in the organization of the Authority, shall be absorbed as the Authority's core staff until the organizational structure and staffing pattern of the Authority shall have been approved.

For this purpose, there is hereby created an *Ad Hoc* Committee composed of the Executive Director as *ex-officio* chairperson and representatives from the DOF, BLGF, BIR, National Tax Research Center (NTRC) and Land Administration and Management Project (LAMP) as members. The *Ad Hoc* Committee shall be responsible for the formulation of the Authority's Organization and Implementation Plan: *Provided, however, That* the preparation and approval of the Authority's Organization and Implementation Plan shall, as far as practicable, respect and ensure the security of tenure, rank and salary of affected government employees;

The personnel of the concerned divisions of BLGF composing the core staff who may not be absorbed by the Authority shall be reassigned by the said office in any of its sections or divisions without diminution of the employee's rank, position and salary.

As early as possible, the Executive Director shall organize the Board pursuant to Section 9 of this Act.

After the organization of the Authority's Central Office, the Authority's regional offices shall be organized taking into consideration the organizational

criteria such as, but not limited to, availability of qualified personnel, facilities, budgetary support and others.

SECTION 27. *Transfer of Records and Assets.* – All pertinent records, documents, office equipment and other properties exclusively used by and/or assigned in, under the custody of, the affected divisions of BLGF shall be transferred to the Authority.

SECTION 28. *Budgetary Requirements.* – The amount necessary to finance the initial implementation of this Act shall be charged to the corresponding appropriations of the BLGFs Real Property Assessment Division and Local Assessments Operations Division, and other divisions of the said agency where the other core staff came from. Thereafter, such funds as may be necessary for the continued implementation of this Act shall be included in the annual General Appropriations Act.

ARTICLE Four. PENAL PROVISIONS

SECTION 29. *Failure/Neglect to Provide Information or Data.* – Any government official or employee who fails without justifiable reasons to furnish any information required by the Authority, pursuant to Sections 23, 24, 25 and 26 of this Act shall be punished by a fine equivalent to not more than three (3) months basic salary or suspension from service for a period not exceeding one (1) year, or both, at the discretion of the Civil Service Commission (CSC).

SECTION 30. *Failure to Comply With the Valuation Standards.* – An assessor or appraiser who fails to comply with the Valuation Standards adopted pursuant to this Act, or deliberately conceals any deviations or departures from such Standards, shall be punished by a fine equivalent to not more than six (6) months basic salary, and suspension from the government service or from the practice of profession for a period not exceeding one (1) year, or permanent revocation of his/her license at the discretion of the competent authority.

SECTION 31. *Failure to Prepare Schedule of Market Values.* – An assessor who intentionally refuses or fails to prepare the Schedule of Market Values within the period required by the Authority shall be punished, upon conviction, by a fine equivalent to not more than six (6) months basic salary or by suspension from government service for not more than one (1) year, or both, at the discretion of the competent authority.

SECTION 32. *Violations of Other Provisions.* – Any person who violates any provision of this Act other than those punishable under Sections 32, 33, and 34 hereof shall, when warranted, be dealt with under the applicable existing laws.

ARTICLE Five. MISCELLANEOUS PROVISIONS

SECTION 33. *Joint Congressional Oversight Committee.* – There is hereby created a Joint Congressional Oversight Committee to monitor the implementation of this Act and to review the implementing rules and regulations promulgated by the Authority, which shall be composed of seven (7) Representatives to be appointed by the Senate President and the Speaker of the House of Representatives, respectively, within five (5) years from effectivity of this Act. It shall likewise review the organizational and functional relationship of the Authority to other government agencies and stakeholders and shall make recommendations, based on its findings to the President and to both Houses of Congress.

SECTION 34. *Implementing Rules and Regulations.* – The Authority shall prepare, promulgate and adopt the implementing rules and regulations to carry out the provisions of this Act not later than 90 days after effectivity of this Act.

SECTION 35. *Suppletory Application Clause.* – The provisions of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, and other laws not inconsistent with this Act shall have suppletory effect.

SECTION 36. *Repealing Clause.* – All laws, presidential decrees, executive orders, presidential proclamations, rules and regulations or parts thereof, including pertinent provisions of RA 8424, or the National Internal Revenue Code of 1997; Presidential Decree No. 921 dated April 12, 1976; and RA 7160, otherwise known as the "Local Government Code of the Philippines," contrary to or inconsistent with this Act are hereby repealed, superseded or modified accordingly.

SECTION 37. *Separability Clause.* – Any portion or provision of this Act that may be declared unconstitutional or invalid shall not have the effect of nullifying other portions or provisions hereof as long as such remaining portions or provisions can still subsist and be given effect in their entirety.

SECTION 38. *Effectivity Clause.* – This Act shall take effect fifteen (15) days after its complete publication in the *Official Gazette* or in two (2) newspapers of general circulation.

Approved,