



## Key Points – Proposed Amendment to the DVA By-Laws

18 February 2026

Your Board of Governors would like to present the following key points of the proposed amended by-laws for your consideration when you vote at the annual general meeting (AGM) on 8 March 2026 at 4 pm:

1. **Requirement to amend By-Laws** – The Department of Human Settlements and Urban Development (“DHSUD”) issued DHSUD Circular No. 2024-018, the Revised Implementing Rules and Regulations of Republic Act No. 9904, the Magna Carta for Homeowners and Homeowners Associations (“2024 Revised IRR”) which requires DVA to amend its By-laws “to conform to” the 2024 Revised IRR within 2 years, i.e., by 18 December 2026.

This means that not only must we vote to approve the amended by-laws at the March 8, 2026 AGM, but the DHSUD must also deem that our new by-laws conform with its rules, that is, the DHSUD must be given sufficient time to review and approve it by 18 December 2026. To be prudent, we should give this process at least six months. We can expect DHSUD to receive an avalanche of applications for amended by-laws this year.

2. **Contents of Proposed Amendments:** The proposed amendments are from the DHSUD template<sup>1</sup> containing the provisions required by the 2024 Revised IRR. We then inserted clauses from our 2011 DVA amended by-laws that are acceptable to the DHSUD under their current rules. Hence, the proposed amended by-laws is merely a copy-paste of clauses from the DHSUD template and our 2011 DVA amended by-laws, nothing more. In effect, all new provisions in the by-laws are mandatory under the 2024 Revised IRR.
3. **Consequences of failing to amend By-laws** – The failure to amend the By-laws within this year shall result in the suspension of the DVA Certificate of Incorporation. A suspension will mean that our village and roads will no longer be under our control. In the event that interested government agencies force DVA to open our roads, we no longer have the power to sue and we will be helpless as we will have no legal personality.
4. **Association dues** – The amount of the annual Association dues of Php35.00 per square meter of the member’s lot or lots approved in December 2020 is required to be stated in the amended By-Laws. This means that association dues cannot be changed without the approval of a majority of all members, regardless of standing.
5. **New Membership** – The clause on Membership fee is part of the DHSUD template. This was set at Php100,000.00 applicable only to every new homeowner after the due approval of the Amended By-laws.
6. **Committees** – The 2024 Revised IRR requires DVA to provide for five (5) committees in our by-laws, namely: the Election Committee, the Grievance Committee, the Audit Committee, the Disaster Risk Reduction and Management (“DRRM”), the Gender and Development (“GAD”) Committee. The committees shall consist of DVA members in good standing. The members of the Election Committee, the Grievance Committee, and the Audit Committee can not be the members of the Board. We no longer have a Nominating Committee.
7. **Election Committee** – The election of the members of the Election Committee must be held ninety (90) days prior to the date of the election of Board of Governors. The election of the Election Committee shall be called by the Board no later than the last Sunday of October, and every two (2) years thereafter. The members of the Election Committee shall hold office for a fixed term of two (2) years from the date of proclamation.
8. **Board of Governors** - Election of the Board of Governors must be thirty (30) days before the end of the term of the current board to ensure a smooth transition from the outgoing Board to the incoming Board. The proposed amended By-laws fixes the date of election on the first Sunday of February every two (2) years. The 2024 Revised IRR provides for a two-year term of the Board of Governors. Hold over terms of governors are no longer allowed.
9. **Residency requirement** – A majority of the members of the Board must be residents. Non-resident members cannot be President or Treasurer.
10. **Voting rights** – A homeowner of each lot who is a member has only one (1) vote. The voting rights of an owner of a property that is occupied is the same as the voting rights of an owner of a vacant lot or vacant house. They both have only one vote each per property. There are no longer voting rights automatically conferred on a lessee, usufructary, or legal occupant separate from that of an owner.

**Comments should be sent to [amocampo@dva.org.ph](mailto:amocampo@dva.org.ph) by 11:59 pm of 1 March 2026 for the board to deliberate on these changes prior to the AGM and to allow for circulation of changes, if any.**

<sup>1</sup> DHSUD Form 2-005 (Rev.01 BL Reg) January 2025