



**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION**

**COMMITTEE REPORT  
NO. FBA-387-S-2024**

Office of the Sangguniang Panlungsod  
Received by: *[Signature]*  
Date: 22 July 2024  
Time: 10:00am

**Subject: AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF FAIR MARKET VALUE (SMV) OF LANDS AND THE PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COSTS (SBUCC) FOR BUILDINGS AND OTHER STRUCTURES ON NEW CONSTRUCTIONS/IMPROVEMENTS AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF- PCO 2024-192A dated July 8, 2024.**

Referred to this Committee on the 99th Regular Session is the above-subject matter for appropriate action and recommendation.

**BACKGROUND:**

While the City Government of Bacoor was accorded with the power to levy taxes, fees, and charges pursuant to its Charter (Republic Act No. 10160), however, Section 4 of the same law prohibited the city government to increase the rates of local taxes to be imposed within five (5) years after the effectivity of its corporate existence.

In relation with the above-subject matter, Section 219 of Republic Act No. 7160 (Local Government Code of 1991) provides that the provincial, city, or municipal assessor shall undertake a general revision of real property assessments within two (2) years after the effectivity of Republic Act No. 7160 and every three (3) years thereafter.

The Local Government Code further provides that before any general revision of real property assessment, the schedule of fair market value must be first prepared in order to comply with Section 212 of the Code, and for the enactment of an ordinance by the sanggunian.

**THE MANUAL ON REAL PROPERTY APPRAISAL AND ASSESSMENT OPERATIONS**

As mandated under the provisions of Section 4, 3rd paragraph, of EO 127, "the Department of Finance shall be responsible for the supervision of the revenue operations of all local government units. The Bureau of Local Government Finance, pursuant to Section 33 of the Revised Administrative Code of 1987, shall assist the Department of Finance in the formulation and

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implementation of policies over local government revenue administration and fund management. Likewise, BLGF shall exercise technical supervision over the assessment operations of all local governments."

Thus, the Department of Finance and Bureau of Local Government Finance issued a resolution which provides the "Manual on Real Property Appraisal and Assessment Operations". We quote the specific provisions of the Local Assessment Regulations No. 1-04 issued by the Department of Finance, as follows:

"x x x In pursuance of Section 200 of R. A. 7160, otherwise known as the Local Government Code (LGC) of 1991, as implemented under Article 291 of the Implementing Rules and Regulations (IRR), the "Manual on Real Property Appraisal and Assessment Operations" is hereby issued to provide local assessment and treasury officials with guidelines x x x"

x x x

Under Section 201 of the Local Government Code of 1991 and Article 291 of its Implementing Rules and Regulations (IRR) provide that, and we quote: "x x x the Department of Finance shall promulgate the necessary rules and regulations for the classification, appraisal, and assessment of real property. x x x the Bureau of Local Government Finance (BLGF) and Provincial, City and Municipal Assessors to formulate a Manual on Real Property Appraisal and Assessment Operations, x x x The Manual will serve as a valuable and effective guide for the Assessors in discharging their functions in accordance with the new concepts of property valuation and assessment envisioned under the Local Government Code of 1991."

**THE PROPOSED "2024 REVISED SCHEDULE OF MARKET VALUE FOR LANDS AND SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDING AND STRUCTURES ORDINANCE"**

In preparation for the upcoming 2nd General Revision of Real Property Assessment for the City of Bacoor, the Office of the City Assessor prepared and submitted a revised schedule of market value of real property for the enactment of an ordinance by the Sangguniang Panlungsod.

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The city ordinance as proposed shall be known as the "2024 Revised Schedule of Market Value for Lands and Schedule of Base Unit Construction Cost for Buildings and Other Structures Ordinance". We copy the tables as presented:

**I. SCHEDULE OF BASE UNIT MARKET VALUES FOR COMMERCIAL, INDUSTRIAL AND RESIDENTIAL LANDS**

Location, Boulevard, Avenue, Street, etc.	2019		PROPOSED	
	Market Value Per Sq. M	Sub Classification	Market Value Per Sq. M.	Sub Classification
<b>COMMERCIAL/INDUSTRIAL LANDS</b>				
Talaba	11,760.00	C-1/I-1	25,530.00	C-1/I-1
Niog	11,760.00	C-1/I-1	25,530.00	C-1/I-1
Aniban	11,760.00	C-1/I-1	25,530.00	C-1/I-1
Bayanan	11,760.00	C-1/I-1	25,530.00	C-1/I-1
Mambog	11,760.00	C-1/I-1	25,530.00	C-1/I-1
Molino	11,760.00	C-1/I-1	25,530.00	C-1/I-1
<b>Along Bacoor-Dasma (Molino Road)</b>				
Aniban	6,580.00	C-2/I-2	18,700.00	C-2/I-2
Ligas	6,580.00	C-2/I-2	18,700.00	C-2/I-2
Molino I	6,580.00	C-2/I-2	18,700.00	C-2/I-2
Molino II	6,580.00	C-2/I-2	18,700.00	C-2/I-2
Molino III	11,760.00	C-1/I-1	25,530.00	C-1/I-1
Molino IV	11,760.00	C-1/I-1	25,530.00	C-1/I-1
<b>Along Emilio Aguinaldo Highway</b>				
Panapaan	11,760.00	C-1/I-1	25,530.00	C 1/I 1
Habay	11,760.00	C-1/I-1	25,530.00	C 1/I 1
Real	11,760.00	C 1/I 1	25,530.00	C 1/I 1
Salinas	11,760.00	C 1/I 1	25,530.00	C 1/I 1
Talaba	11,760.00	C 1/I 1	25,530.00	C 1/I 1
<b>Along Evangelista Street</b>				
Talaba	11,760.00	C 1/I 1	25,530.00	C 1/I 1
Maliksi	6,580.00	C-2/I-2	18,700.00	C-2/I2
Kaingen	6,580.00	C-2/I-2	18,700.00	C-2/I2
Digman	6,580.00	C-2/I-2	18,700.00	C-2/I2
Tabing Dagat	6,580.00	C-2/I-2	18,700.00	C-2/I2
Daang Bukid	4,620.00	C-3/I-3	15,200.00	C 3/I-3
Camp Santo	4,620.00	C-3/I-3	15,200.00	C 3/I-3
Alima	6,580.00	C2/I2	18,700.00	C2/I2
Sineguelasan	6,580.00	C2/I2	18,700.00	C2/I2
Banalo	6,580.00	C2/I2	18,700.00	C2/I2
<b>Along Daang Hari</b>	11,760.00	C-1/I-1	25,530.00	C-1/I-1
<b>Along Tirona Highway</b>				
Habay	11,760.00	C-111 1	25,530.00	C-111 1
Dulong Bayan	11,760.00	C-111 1	25,530.00	C-111 1
Mabolo	11,760.00	C-111 1	25,530.00	C-111 1
<b>Along Other ROADS</b>				
Avenida Rizal	6,580.00	C 2/I-2	18,700.00	C-2/I-2
Bayanan, Mambog-Palico Road	6,580.00	C 2/I-2	18,700.00	C-2/I-2

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Coastal Road	11,760.00	C-111 1	25,530.00	C-111-1
Daang Bukid	4,620.00	C3/13	15,200.00	C3/13
GSIS Road	4,620.00	C3/13	15,200.00	C3/13
M. Alvarez Extension	4,620.00	C3/13	15,200.00	C3/13
M. Magdiwang Road	4,620.00	C3/13	15,200.00	C3/13
Mambog Bayanan Road	6,580.00	C-2/I-2	18,700.00	C-2/I-2
Niog Road	6,580.00	C-2/I-2	18,700.00	C-2/I-2
Panapaan Road	6,580.00	C-2/I-2	18,700.00	C-2/I-2
Queens Row	4,620.00	C-3/I-3	15,200.00	C-311-3
Quirino Avenue-Talaba-Zapote	11,760.00	C-1/I-1	25,530.00	C-1/I-1
Salinas Road	6,580.00	C-2/I-2	18,700.00	C-2/I-2
Talaba Las Pinas Road (Diversion)	11,760.00	C-1/I-1	25,530.00	C-1/I-1
All Other Streets	4,620.00	C-3/I-3	15,200.00	C-3/I-3

**DISTRICT I**

Location, Boulevard, Avenue, Street, etc.	2019		PROPOSED	
	Market Value Per Sq. M	Sub Classification	Market Value Per Sq. M	Sub Classification

**RESIDENTIAL LANDS**

**0001- POBLACION (CAMPO SANTO, DAANG BUKID, TABING DAGAT)**

Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,620.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
CASIMIRO BAYTOWN VILLAGE	4,040.00	RS-3-C	8,910.00	RS-3
CASIMIRO WEST BAY HOMES*	4,040.00	RS-3-C	8,910.00	RS-3
WEST BAY HOMES*	4,040.00	RS-3-C	8,910.00	RS-3

**0002- ANIBAN I (ANIBAN I, ANIBAN III, ANIBAN V)**

Along Barangay Road not classified as commercial	2 540.00	RR-4	11,500.00	R-1
Along All Other Streets/Right of Way	2,310.00	RR-4	6,420.00	R-2
First Interior Residential Lot	2,080.00	RR-4	4,500.00	R-3
Second Interior Residential Lot	1,850.00	RR-4	2,630.00	R-4
Third Interior Residential Lot and beyond			1,400.00	RS-5
CONDRADO CUEVAS*	2,240.00	RS-4-D	5,670.00	RS-4
DELTA EXEC HOMES*	2,240.00	RS-4-D	5,670.00	RS-4
ZAPOTE SUBDIVISION*	2,240.00	RS-4-D	5,670.00	RS-4

**0003- ANIBAN II (ANIBAN II, ANIBAN IV)**

Along Barangay Road not classified as commercial	2310.00	RR 4	11,500.00	R-1
Along All Other Streets/Right of Way	2310.00	RR 4	6,420.00	R-2
First Interior Residential Lot	2,080.00	RR 4	4,500.00	R-3
Second Interior Residential Lot	1,850.00	RR 4	2,630.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
BERMUDA TOWNHOUSE	3,080.00	RS-4-A	5,670.00	RS-4
CUENCA**	2,240.00	RS-4-D	5,670.00	RS-4
CUEVAS VILLE**	2,240.00	RS-4-D	5,670.00	RS-4
F & E DE CASTRO	3,080.00	RS-4-A	5,670.00	RS-4
LA RESIDENCIA*	5,260.00	RS-2-D	11,280.00	RS-2
MANILA REMNANT**	2,240.00	RS-2-D	5,670.00	RS-4

**0004- DULONG BAYAN**

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Palansang, Pambansa, Lokalidad, and Educational Institutions: 0900  
Financial Office: 0900, 0900, 0900, City of Bacoor, Cavite  
Telephone: 028404 1 0000  
Website: www.bacoor.gov.ph



Case No. 24171806





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CGBCR-5PBac-F01.01  
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Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
J.S. SUBDIVISION*	4,040.00	RS-3-C	8,910.00	RS-3
RCD VILLAS BACOOR**	5,920.00	RS-3-C	8,910.00	RS-3
VERAVILLE ARCADIA**	3,590.00	RS-3-D	8,910.00	RS-3
<b>0005 - HABAY I</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-4	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
ANAPED SUBD. (1ST REYVILLE)**	4,040.00	RS-3-C	8,910.00	RS-3
BOSTON PLACE**	4,040.00	RS-3-C	8,910.00	RS-3
CAMELLA HOMES /SORRENTO TOWNHOMES**	4,040.00	RS-3-C	8,910.00	RS-3
CASIMIRO BAYTOWN VILLAGE**	4,040.00	RS-3-C	8,910.00	RS-3
DONA MA. LIGAYA**	4,040.00	RS-3-C	8,910.00	RS-3
GENEROSO SARINO**	4,040.00	RS-3-C	8,910.00	RS-3
JARDIN DE MADRID**	4,040.00	RS-3-C	8,910.00	RS-3
MANHATTAN RESIDENCES**	4,040.00	RS-3-C	8,910.00	RS-3
NEMESIO MALABANAN**	3,590.00	RS-3-C	8,910.00	RS-3
PALO ALTO**	4,040.00	RS-3-C	8,910.00	RS-3
PERPETUAL VILLAGE 8/FELIX BAES**	4,040.00	RS-3-C	8,910.00	RS-3
PEPETUAL VILLAGE XI**	4,040.00	RS-3-C	8,910.00	RS-3
SAINT ANTHONY HOMES I, II**	4,040.00	RS-3-C	8,910.00	RS-3
SAN CARLOS VILLAS I**	4,040.00	RS-3-C	8,910.00	RS-3
SAN LUCAS 2**	4,040.00	RS-3-C	8,910.00	RS-3
SAN RAFAEL EXEC. VILLAS**	4,040.00	RS-3-C	8,910.00	RS-3
SAN RAFAEL EXEC VILLAS 3**	4,040.00	RS-3-C	8,910.00	RS-3
SANTERO SUBDIVISION**	4,040.00	RS-3-C	8,910.00	RS-3
SHAPELL HOMES**	4,040.00	RS-3-C	8,910.00	RS-3
SIENNA VILLAS**	4,040.00	RS-3-C	8,910.00	RS-3
SILVER CREST VILLAS**	4,040.00	RS-3-C	8,910.00	RS-3
SILVER HOMES CLASSIC**	4,040.00	RS-3-C	8,910.00	RS-3
SORRENTO SUBDIVISION	4,490.00	RS-3-B	8,910.00	RS-3
VILLA JOSEFA HOMES	4,490.00	RS-3-B	8,910.00	RS-3
VILLA MODESTA	4,490.00	RS-3-B	8,910.00	RS-3
<b>0006 - HABAY II</b>				
Along Barangay Road not classified as commercial	2,310.00	RR 4	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	5,000.00	R-2
First Interior Residential Lot	5,180.00	RR-2	2,920.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	1,400.00	R-4
Third Interior Residential Lot and beyond			8,910.00	R-5
1ST REYVILLE	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES BACOOR PH II-A	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES BACOOR PH II-B	4,490.00	RS-3-B	8,910.00	RS-3

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CAMELLA HOMES BACOOR PH II-C	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES BACOOR PH II-D	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES BACOOR PH II-E	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES BACOOR PH II-F	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES VILLE	4,490.00	RS-3-B	8,910.00	RS-3
DONA ROSALIA**	4,040.00	RS-3-C	8,910.00	RS-3
H & M SUBDIVISION**	4,040.00	RS-3-C	8,910.00	RS-3
ROSALIA EXECUTIVE VILLAGE**	4,040.00	RS-3-C	8,910.00	RS-3
SAGANA REMVILLE HOMES**	4,040.00	RS-3-C	8,910.00	RS-3
SHALIMAR HOMES**		RS-3-C	8,910.00	RS-3
TIERRA VERDE TOWNHOMES**	4,040.00	RS-3-C	8,910.00	RS-3
VILLA FELIZA II*	10,600.00	RS-1-D	16,950.00	RS-1
<b>0007- KAINGIN DIGMAN</b>				
Along Barangay Road not classified as commercial	3,980.00	RR 3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR 3	6,420.00	R-2
First Interior Residential Lot	3,620.00	RR 3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR 3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
SEVILLE SUBDIVISION**	4,040.00	RR 3-C	8,910.00	RS-3
<b>0008 - LIGAS I (LIGAS I, LIGAS II)</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
CASIMIRO WESTVILLE HOMES	3,080.00	RS-4-A	5,670.00	RS-4
COASTAL WOODS VILLAGE	3,080.00	RS-4-A	5,670.00	RS-4
DONA ALICIA SUBDIVISION	3,080.00	RS-4-A	5,670.00	RS-4
WOODCREST SUBDIVISION	3,080.00	RS-4-A	5,670.00	RS-4
<b>0009- LIGAS II (LIGAS III)</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
CASIMIRO WEST VILLE HOMES	3,080.00	RS-4-A	5,670.00	RS-4
CASIMIRO WEST VILLE HOMES 1	3,080.00	RS-4-A	5,670.00	RS-4
CASIMIRO WEST VILLE HOMES 8	3,080.00	RS-4-A	5,670.00	RS-4
CASIMIRO WEST VILLE HOMES PH	3,080.00	RS-4-A	5,670.00	RS-4
CASIMIRO WEST VILLE HOMES PH 4	3,080.00	RS-4-A	5,670.00	RS-4
CASIMIRO WEST VILLE HOMES PH I I-A	3,080.00	RS-4-A	5,670.00	RS-4
CASIMIRO WEST VILLE HOMES PH III	3,080.00	RS-4-A	5,670.00	RS-4
CASIMIRO WEST VILLE HOMES V	3,080.00	RS-4-A	5,670.00	RS-4
ECOTREND SUBDIVISION V*	3,080.00	RS-4-A	5,670.00	RS-4
<b>0010— MABOLO (MABOLO I, II, &amp; III)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3

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Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
AZOTEA**	5,260.00	RS-2-D	8,910.00	RS-3
BERMUDA COUNTRY SUBDIVISION**	5,260.00	RS-2-D	8,910.00	RS-3
PATRICIA EXECUTIVE VILLAGE	4,940.00	RS-3-A	8,910.00	RS-3
<b>0011- MALIKSI I</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
ST. JOSEPH VILLAGE	4,940.00	RS-3-A	8,910.00	RS-3
<b>0012- MALIKSI II (MALIKSI II, III)</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
PINAG-ISA MALIKSI**	4,040.00	RS-3-C	8,910.00	RS-3
VILLA DIAZ VILLAGE**	4,040.00	RS-3-C	8,910.00	RS-3
<b>0013— NIOG (NIOG I, NIOG II, NIOG III)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
CARMEL SUBDIVISION*	7,240.00	RS-2-A	11,280.00	RS-2
COCO VILLE*	5,260.00	RS-2-D	8,910.00	RS-3
F & E DE CASTRO SUBDIVISION*	5,260.00	RS-2-D	8,910.00	RS-3
FAMILY VILLAGE SUBDIVISION	4,940.00	RS-3-A	8,910.00	RS-3
FLORA VILLE SUBDIVISION	4,940.00	RS-3-A	8,910.00	RS-3
KIMBERTON VILLE	4,940.00	RS-3-A	8,910.00	RS-3
LAS COLINA	4,940.00	RS-3-A	8,910.00	RS-3
MANILA HILTON	4,940.00	RS-3-A	8,910.00	RS-3
MANILA PAVILION	4,940.00	RS-3-A	8,910.00	RS-3
MEADOWOOD EXECUTIVE VILLE PH I	5,920.00	RS-2-C	11,280.00	RS-2
NEW NIOG VILLE	4,940.00	RS-3-A	8,910.00	RS-3
ROSEWOOD VILLAGE 1**	5,920.00	RS-2-C	11,280.00	RS-2
ROSEWOOD VILLAGE 2**	5,920.00	RS-2-C	11,280.00	RS-2
ST. JOSEPH VILLAGE	5,260.00	RS-2-D	8,910.00	RS-3
ST. MICHAEL VILLAGE	4,940.00	RS-3-A	8,910.00	RS-3
<b>0014- PANAPAAN I</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>0015 - PANAPAAN II (PANAPAAN II, PANAPAAN III)</b>				

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Address: Purok 1, Barangay San Antonio, Bacoor, Cavite  
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Website: www.bacoor.gov.ph



UNIT NO. 20171008



Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**  
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Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>KIMBERTON VILLE</b>	4,940.00	RS-3-A	8,910.00	RS-3
<b>ST. JOSEPH HOMES</b>	4,940.00	RS-3-A	8,910.00	RS-3
<b>VICTORIA HILLS PH 1</b>	4,940.00	RS-3-A	8,910.00	RS-3
<b>VICTORIA HILLS PH 2</b>	4,940.00	RS-3-A	8,910.00	RS-3
<b>VICTORIA HILLS PH 3</b>	4,940.00	RS-3-A	8,910.00	RS-3
<b>VICTORIA HILLS PH 4</b>	4,940.00	RS-3-A	8,910.00	RS-3
<b>0016— PANAPAAN III (PANAPAAN IV)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>CAMELLA HOMES SORRENTO**</b>	5,920.00	RS-2-C	11,280.00	RS-2
<b>SHALIMAR HOMES*</b>	5,920.00	RS-2-C	8,910.00	RS-3
<b>0017 - PANAPAAN IV (PANAPAAN V, PANAPAAN VI)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>ANDREA VILLAGE 1</b>	4,490.00	RS-3-B	8,910.00	RS-3
<b>ANDREA VILLAGE 1-A</b>	4,490.00	RS-3-B	8,910.00	RS-3
<b>ANDREA VILLAGE 2</b>	4,490.00	RS-3-B	8,910.00	RS-3
<b>CIRMONT INDUSTRIES</b>	4,490.00	RS-3-B	8,910.00	RS-3
<b>HONEYCOMB BUILDERS</b>	4,490.00	RS-3-A	8,910.00	RS-3
<b>MANILA HILTON</b>	5,920.00	RS-2-C	8,910.00	RS-3
<b>PERPETUAL VILLAGE 4</b>	5,920.00	RS-2-C	8,910.00	RS-3
<b>R.S.G. SUBDIVISION</b>	4,490.00	RS-3-B	8,910.00	RS-3
<b>SAN MARTIN DE PORRES SUBDIVISION</b>	4,490.00	RS-3-B	8,910.00	RS-3
<b>TIERRA VERDE**</b>	5,260.00	RS-2-D	11,280.00	RS-2
<b>TIERRA VERDE TOWNHOMES</b>	4,490.00	RS-3-A	8,910.00	RS-3
<b>0018— PANAPAAN V (PANAPAAN VII)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>JUSTINVILLE SUBDIVISION</b>	4,940.00	RS-3-A	8,910.00	RS-3
<b>0019— PANAPAAN VI (PANAPAAN VIII)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3

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Philippines, Province of Cavite, Sangguniang Panlungsod, City of Bacoor  
Executive Office, P.O. Box 100, Bacoor, Cavite  
Telephone: (018) 217-2222  
Website: www.bacoor.gov.ph



DATE: 05/30/2024





Republic of the Philippines  
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Second Interior Residential Lot	4,600.0	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
MEADOWOOD EXECUTIVE VILLE PH 3	6,580.00	RS 2-B	11,280.00	RS -2
MEADOWOOD EXECUTIVE VILLE PH 1-D	6,580.00	RS 2-B	11,280.00	RS -2
MEADOWOOD EXECUTIVE VILLE PH II-A	6,580.00	RS 2-B	11,280.00	RS -2
PERPETUAL VILLAGE IV	5,920.00	RS-2-C	8,910.00	RS -3
<b>0020— REAL (REAL I, REAL II)</b>				
Along Barangay Road not classified as commercial	3,620.00	RR -3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR -3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR -3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR -3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
CAMELLA HOMES 2-A	6,580.00	RS-2-B	8,910.00	RS-3
CAMELLA HOMES 2-F	3,590.00		8,910.00	RS-3
LUZVILLE	5,920.00		8,910.00	RS-3
MEADOWOOD EXECUTIVE VILL	6,580.00	RS-2-B	11,280.00	RS-2
MEADOWOOD EXECUTIVE VILL PH 3-A	6,580.00	RS-2-B	11,280.00	RS-2
MEADOWOOD EXECUTIVE VILL PH 1-A	6,580.00	RS-2-B	11,280.00	RS-2
PERPETUAL VILLAGE 5	5,920.00	RS-2-C	8,910.00	RS-3
PHIL-ACRES SUBDIVISION	5,920.00	RS-2-C	8,910.00	RS-3
REVEAL SUBDIVISION**	3,590.00	RS-3-D		RS-4
STA. LUCIA VILLAGE	6,580.00	RS-2-B	8,910.00	RS-3
TIA MARIA SUBDIVISION	5,920.00	RS-2-C	8,910.00	RS-3
VILLANUEVA SUBDIVISION**	3,590.00	RS-3-D	5,670.00	RS-4
VILLARICA SUBDIVISION**	3,590.00	RS-3-D	5,670.00	RS-4
<b>0021 - SALINAS I</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
ADDAS TOWN HOMES**	3,590.00	RS-3-D	8,910.00	RS-3
ANCRIS HOMES**	3,590.00	RS-3-D	8,910.00	RS-3
ARCADIA**	3,590.00	RS-3-D	8,910.00	RS-3
AURORA HOMES**	3,590.00	RS-3-D		RS-3
CAMELLA HOMES BACOR**	3,590.00	RS-3-D	8,910.00	RS-3
CIRMONT INDUSTRIES**	3,590.00	RS-3-D	8,910.00	RS-3
ESTHERVILLE SUBDIVISION**	3,590.00	RS-3-D	8,910.00	RS-3
ILAYA SALINAS HOMEOWNERS**	3,590.00	RS-3-D	5,670.00	RS-4
J.S. SUBDIVISION**	3,590.00	RS-3-D	8,910.00	RS-3
LAS VILLAS DE SALINAS**	4,040.00	RS-3-D	8,910.00	RS-3
LESSANDRA 2**	3,590.00	RS-3-D	8,910.00	RS-3
LESSANDRA 4**	3,590.00	RS-3-D	8,910.00	RS-3
LESSANDRA 7**	3,590.00	RS-3-D	8,910.00	RS-3
LESSANDRA 8**	3,590.00	RS-3-D	8,910.00	RS-3
LESSANDRA 9**	3,590.00	RS-3-D	8,910.00	RS-3
MARIA SALUD SUBDIVISION**	3,590.00	RS-3-D	8,910.00	RS-3
MERALCO PH I**	3,590.00	RS-3-D	8,910.00	RS-3
MERALCO PH II**	3,590.00	RS-3-D	8,910.00	RS-3
RAYMOND VILLANUEVA**	3,590.00	RS-3-D	8,910.00	RS-3

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SALINAS VILLE PH 1**	3,590.00	RS-3-D	8,910.00	RS-3
SALINAS VILLE PH 2**	3,590.00	RS-3-D	8,910.00	RS-3
SALINAS VILLE PH 3**	3,590.00	RS-3-D	8,910.00	RS-3
SALVADOR BANGALAN**	3,590.00	RS-3-D	8,910.00	RS-3
VERAVILLE TOWNHOMES**	4,040.00	RS-3-C	8,910.00	RS-3
<b>0022- SALINAS II (SALINAS II, III &amp; IV)</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
CAMELLA HOMES 2-G**	3,590.00	RS-3-D	8,910.00	RS-3
CAMELLA SUBDIVISION**	3,590.00	RS-3-D	8,910.00	RS-3
LESSANDRA BACOOR 1**	3,590.00	RS-3-D	8,910.00	RS-3
LESSANDRA BACOOR 3**	3,590.00	RS-3-D	8,910.00	RS-3
LESSANDRA BACOOR 5**	3,590.00	RS-3-D	8,910.00	RS-3
LESSANDRA BACOOR 6**	3,590.00	RS-3-D	8,910.00	RS-3
URBAN PH 1**	3,590.00	RS-3-D	5,670.00	RS-4
URBAN PH 2**	3,590.00	RS-3-D	5,670.00	RS-4
URBAN PH 3**	3,590.00	RS-3-D	5,670.00	RS-4
URBAN PH 4**	3,590.00	RS-3-D	5,670.00	RS-4
<b>0023 - SINBANALI (SINEGUELASAN, BANALO, ALIMA)</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
BERMUDA SUBDIVISION**	4,040.00	RS-3-C	8,910.00	RS-3
CECILES'S VILLAGE**	4,040.00	RS-3-C	8,910.00	RS-3
IGNACIO**	2,800.00	RS-4-B	5,670.00	RS-4
MONTERA VILLAS**	4,040.00	RS-3-C	8,910.00	RS-3
RHONAVILLE**	3,590.00	RS-4-D	8,910.00	RS-3
<b>0024- SAN NICOLAS I</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
ECOTREND SUBDIVISION 1*	3,080.00	RS-4-A	5,670.00	RS-4
ECOTREND SUBDIVISION II*	3,080.00	RS-4-A	5,670.00	RS-4
ECOTREND SUBDIVISION III*	3,080.00	RS-4-A	5,670.00	RS-4
ECOTREND SUBDIVISION IV*	3,080.00	RS-4-A	5,670.00	RS-4
JOHN PAUL SUBDIVISION	3,080.00	RS-4-A	5,670.00	RS-4
ROFIL SUBDIVISION	3,080.00	RS-4-A	5,670.00	RS-4
<b>0025 - SAN NICOLAS II</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3

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Philippine Economic Association and Philippine Statistical Office  
Executive Office, 1000 Alabang, Muntinlupa City, Philippines  
Telephone: (02) 8844 11 00  
Website: www.pearsonph.org



Case No. 24/192A





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Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>ADDAS VILLAGE 1*</b>	2,800.00	RS-4-B	8,910.00	RS-3
<b>CAMELLA ALTEA EXPANSION</b>	2,800.00	RS-4-B	8,910.00	RS-3
<b>CAMELLA HOMES BACoor 3 EAST*</b>	2,800.00	RS-4-B	8,910.00	RS-3
<b>IGNACIO SUBDIVISION*</b>	2,800.00	RS-4-B	5,670.00	RS-4
<b>PROGRESSIVE 7 SUBDIVISION**</b>	2,800.00	RS-4-B	5,670.00	RS-4
<b>VILLA ANTONINA PH 1*</b>	2,800.00	RS-4-B	5,670.00	RS-4
<b>VILLA ANTONINA PH 2*</b>	2,800.00	RS-4-B	5,670.00	RS-4
<b>VITORIA SUBDIVISION*</b>	2,800.00	RS-4-B	11,280.00	RS-2
<b>0026 - SAN NICOLAS III</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>BF EL GRANDE II*</b>	2,800.00	RS-4-B	5,670.00	RS-4
<b>BF TOPMAN HOMES II*</b>	2,800.00	RS-4-B	5,670.00	RS-4
<b>CELESTINO SUBDIVISION II*</b>	2,800.00	RS-4-B	5,670.00	RS-4
<b>GREEN BREEZE*</b>	2,800.00	RS-4-B	5,670.00	RS-4
<b>GREEN VALLEY SUBDIVISION*</b>	2,800.00	RS-4-B	5,670.00	RS-4
<b>GREENLANE VILLAS*</b>	2,800.00	RS-4-B	5,670.00	RS-4
<b>0027 - TALABA I (TALABA I, TALABA III, TALABA VII)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>ST. MICHAEL SUBDIVISION</b>	4,490.00	RS-3-B	8,910.00	RS-3
<b>0028 - TALABA II</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>0029 - TALABA III (TALABA IV, V, VI)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>0030 - ZAPOTE 1 (ZAPOTE I, II)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5

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<b>0031 - ZAPOTE II (ZAPOTE III, IV)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
<b>0032— ZAPOTE III (ZAPOTE V)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
ALIDO HEIGHT SUBDIVISION*	4,490.00	RS-3-B	RS-3-B	RS-3
<b>DISTRICT 2</b>				
<b>0033 - BAYANAN</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
CELINA ROYALE I, II*	2,520.00	RS-4-C	5,670.00	RS-4
CONSOLE VILLAGE**	2,240.00	RS-4-D	5,670.00	RS-4
GLOBE MACKAY SUBDIVISION**	2,240.00	RS-4-D	5,670.00	RS-4
GREEN BREEZE VILLAGE**	2,240.00	RS-4-D	5,670.00	RS-4
GREEN LANE VILLAS**	2,240.00	RS-4-D	5,670.00	RS-4
GREEN RIDGE VILLE**	2,240.00	RS-4-D	5,670.00	RS-4
GREEN TOWN VILLAS**	2,240.00	RS-4-D	5,670.00	RS-4
HOTELIERS VILLAGE*	2,800.00	RS-4-B	5,670.00	RS-4
MANDARIN COOP VILLE**	2,240.00	RS-4-D	5,670.00	RS-4
PROGRESSIVE 6**	2,240.00	RS-4-D	5,670.00	RS-4
SOLUNA*	10,600.00	RS-1-D	16,950.00	RS-1
SOLVIENTO*	10,600.00	RS-1-D	16,950.00	RS-1
VILLA FELICIA**	4,040.00	RS-3-C	8,910.00	RS-3
VILLA FORTUNA**	2,240.00	RS-4-D	5,670.00	RS-4
<b>0034- MAMBOG I</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
AMIHAN VILLAGE*	3,080.00	RS-4-A	5,670.00	RS-4
BREEZE WOOD 2**	3,590.00	RS-3-D	8,910.00	RS-3
CAMELLA HOME FAIRFIELDS**	3,590.00	RS-3-D	8,910.00	RS-3
CASTANEDA SUBDIVISION*	2,800.00	RS-4-B	5,670.00	RS-4
CHERRY HOMES SUBDIVISION 1*	3,080.00	RS-4-A	5,670.00	RS-4
CHERRY HOMES SUBDIVISION 2*	3,080.00	RS-4-A	5,670.00	RS-4
CHERRY HOMES SUBDIVISION 3*	3,080.00	RS-4-A	5,670.00	RS-4
DSM SUBDIVISION*	3,080.00	RS-4-A	5,670.00	RS-4

COMMITTEE REPORT FBA-387-S-2024

PCO 2024-192A – AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUE AND SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDING.







Republic of the Philippines  
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GREEN SQUARE VILLAS*	3,080.00	RS-4-A	5,670.00	RS-4
MAMBOG HOMEOWNERS ASSN*	3,080.00	RS-4-A	5,670.00	RS-4
MAMBOG VILLE HOA*	3,080.00	RS-4-A	5,670.00	RS-4
RCD REALTY & CORP*	3,080.00	RS-4-A	5,670.00	RS-4
SILVER HOMES CLASSIC*	3,080.00	RS-4-A	5,670.00	RS-4
VALLEYFIELD SUBDIVISION*	3,080.00	RS-4-A	5,670.00	RS-4
VISTA VERDE	6,580.00	RS-2-B	11,280.00	RS-2
<b>0035 - MAMBOG II (MABOG II, &amp; V)</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
ADDAS VILLAGE*	3,590.00	RS-3-D	8,910.00	RS-3
BREEZE WOODS 1**	3,080.00	RS-4-A	5,670.00	RS-4
BREEZE WOODS 3**	3,590.00	RS-3-D	8,910.00	RS-3
BRESCIA (MOLINO 3)	5,260.00	RS-2-D	11,280.00	RS-2
CHERRY HOMES SUBDIVISION**	3,080.00	RS-4-A	5,670.00	RS-4
CITTA ITALIA**	5,260.00	RS-2-D	11,280.00	RS-2
CITTA LESSINA*	5,260.00	RS-2-D	11,280.00	RS-2
GRAND STRIKE VILLE**	4,040.00	RS-3-C	5,670.00	RS-4
GREEN PLAIN VILLAGE**	4,040.00	RS-3-C	8,910.00	RS-3
GREEN TOWN VILLAS**	3,590.00	RS-3-D	8,910.00	RS-3
GREEN TOWN VILLAS 1 EXT**	3,590.00	RS-3-D	8,910.00	RS-3
GREENTOWN HOMES**	4,040.00	RS-3-C	8,910.00	RS-3
NAPOLI DI CITTA ITALIA**	5,260.00	RS-2-D	11,280.00	RS-2
PALERMO DE CITTA ITALIA**	5,260.00	RS-2-D	11,280.00	RS-2
PARK DALE 1*	2,800.00	RS-4-B	5,670.00	RS-4
PARK DALE 2*	2,800.00	RS-4-B	5,670.00	RS-4
PERPETUAL VILL 7 PH 1*	5,260.00	RS-2-C	8,910.00	RS-3
PERPETUAL VILL 7 PH 2*	5,260.00	RS-2-C	8,910.00	RS-3
PERPETUAL VILL 7 PH 3*	5,260.00	RS-2-C	8,910.00	RS-3
SAMPAGUITA VILLAGE*	2,800.00	RS-4-B	5,670.00	RS-4
SAN LUCAS*	2,800.00	RS-4-B	5,670.00	RS-4
SPRINGSIDE VILLAS**	3,590.00	RS-3-D	8,910.00	RS-3
VENEZIA*	5,260.00	RS-2-D	11,280.00	RS-2
VICENZA*	5,260.00	RS-2-D	11,280.00	RS-2
VILLA ARSENIA 1	4,040.00	RS-3-B	8,910.00	RS-3
VILLA ARSENIA 2	4,040.00	RS-3-B	8,910.00	RS-3
VILLA ARSENIA 3	4,040.00	RS-3-B	8,910.00	RS-3
VILLA PRIMAROSA SUBD. *	5,920.00	RS-2-C	11,280.00	RS-2
VISTA VERDE 1	6,580.00	RS-2-B	11,280.00	RS-2
VISTA VERDE 2	6,580.00	RS-2-B	11,280.00	RS-2
VISTA VERDE 4	6,580.00	RS-2-B	11,280.00	RS-2
WH LAND SUBDIVISION*	7,240.00	RS-2-A	8,910.00	RS-3
<b>0036 - MAMBOG III</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4

COMMITTEE REPORT FBA-387-S-2024

PCO 2024-192A – AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUE AND SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDING.





Republic of the Philippines  
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CCBCR-SPBac-F01.01  
05/30/2024

Third Interior Residential Lot and beyond			1,400.00	R-5
CITTA ITALIA*	5,260.00	RS-2-D	11,280.00	RS-2
GREEN TOWN VILLAS**	3,590.00	RS-3-D	8,910.00	RS-3
VILLA ARSENIA 1	4,490.00	RS-3-B	8,910.00	RS-3
VILLA ARSENIA 2	4,490.00	RS-3-B	8,910.00	RS-3
VILLA ARSENIA 3	4,490.00	RS-3-B	8,910.00	RS-3
VISTA VERDE 3	6,580.00	RS-2-B	11,280.00	RS-2
<b>0037 - MAMBOG IV</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
ADDAS GREENFIELDS**	4,040.00	RS-3-C	8,910.00	RS-3
ADDAS VILLAGE**	3,590.00	RS-3-D	8,910.00	RS-3
CALIFORNIA WEST HILLS PH 6*	4,490.00	RS-3-B	8,910.00	RS-3
GREEN POINT HMES SOUTH**	3,590.00	RS-3-D	8,910.00	RS-3
HOUSKON HOMES/RICHFIELD SUBD	4,490.00	RS-3-B	8,910.00	RS-3
MEADOWOOD EXEC VILL PH 2-D	6,580.00	RS-3-B	11,280.00	RS-2
MEADOWOOD EXEC VILL PH 4-B	6,580.00	RS-3-B	11,280.00	RS-2
MEADOWOOD EXEC VILL PH 6	5,920.00	RS-3-C	11,280.00	RS-2
PERPETUAL VILLAGE 6	5,920.00	RS-3-C	8,910.00	RS-3
PRINCETON HEIGHTS*	10,600.00	RS-3-D	11,280.00	RS-1
SOLUNA*	10,600.00	RS-3-D	11,280.00	RS-1
SOLVIENTO*	10,600.00	RS-3-D	11,280.00	RS-1
VILLA ANGELINA 1*	2,800.00	RS-3-B	5,670.00	RS-1
VISTA VERDE SOUTH PH 3	6,580.00	RS-3-B	11,280.00	RS-2
VITA TOSCANA*	10,600.00	RS-3-D	16,950.00	RS-1
<b>0038 - MOLINO I</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
CAMELLA MOLINO	4,490.00	RS-3-B	8,910.00	RS-3
GREENRIDGE VILLE**	4,040.00	RS-3-C	8,910.00	RS-3
KRAUSSE PARK**	4,040.00	RS-3-C	8,910.00	RS-3
LESSANDRA EXECUTIVE SUBD.	4,490.00	RS-3-B	8,910.00	RS-3
LUCKY VILLE SUBD**	4,040.00	RS-3-C	8,910.00	RS-3
MASUERTE VILLE**	4,040.00	RS-3-C	8,910.00	RS-3
NEW BETTER LANDSCAPE SUBD**	4,040.00	RS-3-C	8,910.00	RS-3
ORIENT VILLE**	4,040.00	RS-3-C	8,910.00	RS-3
PAULA HOMES*	2,800.00	RS-4-B	5,670.00	RS-4
PROGRESSIVE 17**	3,080.00	RS-4-A	5,670.00	RS-4
PROGRESSIVE 18**	3,080.00	RS-4-A	5,670.00	RS-4
PROGRESSIVE 20**	3,080.00	RS-4-A	5,670.00	RS-4
PROGRESSIVE 21**	3,080.00	RS-4-A	5,670.00	RS-4
VILLA FELICIA**	4,040.00	RS-3-C	8,910.00	RS-3
WOOD ESTATE VILLAGE 1**	4,040.00	RS-3-C	8,910.00	RS-3
<b>0039 - MOLINO II</b>				

COMMITTEE REPORT FBA-387-5-2024

PCO 2024-192A – AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUE AND SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDING.



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STATE COLLEGE OF AGRICULTURE





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**CITY OF BACOOR**  
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CGBCR-SPBac-F0101  
05/30/2024

Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
ADDAS GREENFIELDS PH 2*	4,040.00	RS-3-C	8,910.00	RS-3
ADDAS VILLAGE 2**	4,040.00	RS-3-C	8,910.00	RS-3
ADDAS VILLAGE 2-A**	4,040.00	RS-3-C	8,910.00	RS-3
ADDAS VILLAGE 2-B**	4,040.00	RS-3-C	8,910.00	RS-3
ADDAS VILLAGE 2-C**	4,040.00	RS-3-C	8,910.00	RS-3
ADDAS VILLAGE 2-D**	4,040.00	RS-3-C	8,910.00	RS-3
ADDAS VILLAGE 2-E**	4,040.00	RS-3-C	8,910.00	RS-3
ADDAS VILLAGE 2-F**	4,040.00	RS-3-C	8,910.00	RS-3
ADDAS VILLAGE 2-G**	4,040.00	RS-3-C	8,910.00	RS-3
BF TOPMAN HOMES 1	3,080.00	RS-4-A	5,670.00	RS-4
GREENSITE HOMES	3,080.00	RS-4-A	5,670.00	RS-4
HOLY INFANT OF JESUS SUBD.	3,080.00	RS-4-A	5,670.00	RS-4
KALAYAAN HOMES	3,080.00	RS-4-A	5,670.00	RS-4
KAUNLARAN VILLAGE	3,080.00	RS-4-A	5,670.00	RS-4
MACARIA HOMES*	4,040.00	RS-3-C	5,670.00	RS-3
PROGRESSIVE 15**	3,080.00	RS-4-A	5,670.00	RS-4
PROGRESSIVE 4**	3,080.00	RS-4-A	5,670.00	RS-4
PROGRESSIVE 5**	3,080.00	RS-4-A	5,670.00	RS-4
PROGRESSIVE 8**	3,080.00	RS-4-A	5,670.00	RS-4
PROGRESSIVE 9**	3,080.00	RS-4-A	5,670.00	RS-4
SOUTH SUSAN A HOMES*	4,040.00	RS-3-B	8,910.00	RS-3
VILLA ESPERANZA**	3,080.00	RS-4-A	5,670.00	RS-4
<b>0040 - MOLINO III</b>				
Along Barangay Road not classified as commercial	9 920.00	RR-1	11,500.00	R-1
Along All Other Streets/Right of Way	9 920.00	RR-1	7,130.00	R-2
First Interior Residential Lot	8,930.00	RR-1	5,000.00	R-3
Second Interior Residential Lot	7,940.00	RR-1	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
ALTA HOMES SUNNYVALE**	4,490.00	RS-3-B	8,910.00	RS-3
AMICI SUBD	4,490.00	RS-3-B	8,910.00	RS-3
AMING TAHANAN VILLAGE/CAMELLA SPRINGVILLE WEST*	4,490.00	RS-3-B	8,910.00	RS-3
ASTROLAND**	2,800.00	RS-3-B	5,670.00	RS-4
ASTROVILLE**	2,800.00	RS-3-B	5,670.00	RS-4
BELLAZONA ARAGON*	4,040.00	RS-3-C	8,910.00	RS-3
BELLAZONA CASTILLE*	4,040.00	RS-3-C	8,910.00	RS-3
BELLAZONA FARMLOT NAVARRE*	4,040.00	RS-3-C	8,910.00	RS-3
BONAIR HOMES**	2,520.00	RS-4-C	5,670.00	RS-4
CAMELLA CARSON	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE*	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE 1*	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE 2*	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE CLASSIC	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE EAST 2	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE HEIGHTS	4,490.00	RS-3-B	8,910.00	RS-3

COMMITTEE REPORT FBA-387-S-2024

PCO 2024-192A – AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUE AND SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDING.



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City of Bacoor



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CCBCR-SPBac-F01.01  
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CAMELLA HOMES SPRINGVILLE NORTH	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE SOUTH	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE WEST	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE CENTRAL	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE 5*	4,490.00	RS-3-B	8,910.00	RS-3
CAMELLA HOMES SPRINGVILLE 5 CENTRAL 3*	4,490.00	RS-3-B	8,910.00	RS-3
CERRITOS PH 2**	11,930.00	RS-1-C	16,950.00	RS-1
CITTA ITALIA PH 3*	5,260.00	RS-2-D	11,280.00	RS-2
CITTA ITALIA PH 4*	5,260.00	RS-2-D	11,280.00	RS-2
CITTA ITALIA PH 5*	5,260.00	RS-2-D	11,280.00	RS-2
CITTA ITALIA PH 6*	5,260.00	RS-2-D	11,280.00	RS-2
CITTA ITALIA PH 7*	5,260.00	RS-2-D	11,280.00	RS-2
CITTA ITALIA PH 8*	5,260.00	RS-2-D	11,280.00	RS-2
CITTA ITALIA PH 9*	5,260.00	RS-2-D	11,280.00	RS-2
CITTA ITALIA PH 10*	5,260.00	RS-2-D	11,280.00	RS-2
CITTA ITALIA PH 14*	5,260.00	RS-2-D	11,280.00	RS-2
CITTA ITALIA PH 15*	5,260.00	RS-2-D	11,280.00	RS-2
CIUDAD REAL DEV. CORP**	4,040.00	RS-3-C	8,910.00	RS-3
DANA ROSE RESIDENCES*	3,080.00	RS-4-A	8,910.00	RS-3
EL REYNO HOMES**	3,080.00	RS-4-A	5,670.00	RS-4
GARDENIA VALLEY SUBD/GSIS NEW TOWNHOMES*	3,080.00	RS-4-A	8,910.00	RS-3
GRAND LAKE SHORE SUBD**	4,040.00	RS-3-C	8,910.00	RS-3
GRAND MAPPLE CREEK HEIGHT**	4,040.00	RS-3-C	8,910.00	RS-3
GRAND VICTOR VILLE PARK 1**	4,040.00	RS-3-C	8,910.00	RS-4
GRAND VICTOR VILLE PARK 2**	3,080.00	RS-3-C	5,670.00	RS-4
GREEN VALLEY SUBD**	3,080.00	RS-4-A	5,670.00	RS-4
GREENSITE HOMES**	3,080.00	RS-4-A	5,670.00	RS-4
KATHERINE TOWNHOMES**	3,080.00	RS-4-A	5,670.00	RS-4
KAUNLARAN VILLAGE**	3,080.00	RS-4-A	5,670.00	RS-4
LESSANDRA MOLINO	4,490.00	RS-3-B	8,910.00	RS-3
LOTUS GRAND	3,590.00	RS-3-D	8,910.00	RS-3
LOTUS LAKESIDE	3,590.00	RS-3-D	8,910.00	RS-3
MADELAINE PLACE*	3,590.00	RS-3-D	8,910.00	RS-3
MAGDIWANG SUBD**	3,080.00	RS-3-D	5,670.00	RS-4
MOLINO HOMES**	3,080.00	RS-3-D	8,910.00	RS-3
NAZARETH SUBD	3,080.00	RS-3-D	3,060.00	RS-5
PONTECELLI PH 1**	13,250.00	RS-1-B	16,950.00	RS-1
PONTECELLI PH 2**	13,250.00	RS-1-B	16,950.00	RS-1
PROGRESSIVE 12**	3,080.00	RS-3-D	5,670.00	RS-4
PROGRESSIVE 14**	3,080.00	RS-3-D	5,670.00	RS-4
PROGRESSIVE 18**	3,080.00	RS-3-D	5,670.00	RS-4
PROGRESSIVE 20**	3,080.00	RS-3-D	5,670.00	RS-4
PROGRESSIVE 21**	3,080.00	RS-3-D	5,670.00	RS-4
SEMPER HOMES*	4,490.00	RS-3-B	8,910.00	RS-3
SPRINGSIDE HOMES**	4,040.00	RS-3-C	8,910.00	RS-3
SPRINGVILLE CAMELLA SQUARE*	4,040.00	RS-2-D	8,910.00	RS-3
SPRINGVILLE EXECUTE 2**	4,040.00	RS-3-C	8,910.00	RS-3
SPRINGVILLE GARDENS 1	4,040.00	RS-3-C	8,910.00	RS-3
SPRINGVILLE GARDENS 2	4,040.00	RS-3-C	8,910.00	RS-3
TOWN AND COUNTRY WEST*	4,040.00	RS-3-C	8,910.00	RS-3

COMMITTEE REPORT FBA-387-5-2024

PCO 2024-192A – AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUE AND SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDING.



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SPRINGVILLE GARDENS 2*	4,490.00	RS-3-B	8,910.00	RS-3
SPRINGVILLE MEADOWS*	4,490.00	RS-3-B	8,910.00	RS-3
SPRINGVILLE SOUTH 1*	4,490.00	RS-3-B	8,910.00	RS-3
SPRINGVILLE SOUTH 2*	4,490.00	RS-3-B	8,910.00	RS-3
STRIKE VILLE	3,080.00	RS-4-A	3,060.00	
SUMMER HILLS TOWNHOMES SUBD. PH 1	3,080.00	RS-4-A	5,670.00	RS-4
SUMMER HILLS TOWNHOMES SUBD. PH 2	3,080.00	RS-4-A	5,670.00	RS-4
SUMMER HILLS TOWNHOMES SUBD. PH 3	3,080.00	RS-4-A	5,670.00	RS-4
VALLEJO PLACE	4,490.00	RS-3-B	8,910.00	RS-3
VERDANA HOMES PH 1	14,580.00	RS-1-A	16,950.00	RS-1
VERDANA HOMES PH 2	14,580.00	RS-1-A	16,950.00	RS-1
VILLA VIEJA*	4,490.00	RS-3-B	8,910.00	RS-3
<b>0042 - MOLINO V</b>				
Along Barangay Road not classified as commercial	5,750.00	RR-2	11,500.00	R-1
Along All Other Streets/Right of Way	5,750.00	RR-2	6,420.00	R-2
First Interior Residential Lot	5,180.00	RR-2	5,000.00	R-3
Second Interior Residential Lot	4,600.00	RR-2	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
BAHAYANG PAG-ASA SUBD. PH 1	4,490.00	RS-3-B	8,910.00	RS-3
BAHAYANG PAG-ASA SUBD. PH 2	4,490.00	RS-3-B	8,910.00	RS-3
BAHAYANG PAG-ASA SUBD. PH 3	4,490.00	RS-3-B	8,910.00	RS-3
BAHAYANG PAG-ASA SUBD. PH 4	4,490.00	RS-3-B	8,910.00	RS-3
BAHAYANG PAG-ASA SUBD. PH 5	4,490.00	RS-3-B	8,910.00	RS-3
BAHAYANG PAG-ASA SUBD. PH 6	4,490.00	RS-3-B	8,910.00	RS-3
BPS GREATWOODS SUBD	4,490.00	RS-3-B	8,910.00	RS-3
GREATWOODS HIGHLANDS	4,490.00	RS-3-B	8,910.00	RS-3
<b>0043 - MOLINO VI</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5
BF EL GRANDE HOMES 1**	4,490.00	RS-3-B	8,910.00	RS-3
SOLDIERS HILLS PH 1*	3,080.00	RS-4-A	5,670.00	RS-4
SOLDIERS HILLS PH 2*	3,080.00	RS-4-A	5,670.00	RS-4
SOLDIERS HILLS PH 3*	3,080.00	RS-4-A	5,670.00	RS-4
SOLDIERS HILLS PH 4*	3,080.00	RS-4-A	5,670.00	RS-4
TOP MAN*	3,080.00	RS-4-A	5,670.00	RS-4
VILLA MATEO PH 1*	3,080.00	RS-4-A	5,670.00	RS-4
VILLA MATEO PH 2*	3,080.00	RS-4-A	5,670.00	RS-4
WOODWINDS VILLAGE*	3,080.00	RS-4-A	5,670.00	RS-4
<b>0044- MOLINO VII</b>				
Along Barangay Road not classified as commercial	3,620.00	RR-3	11,500.00	R-1
Along All Other Streets/Right of Way	3,620.00	RR-3	6,420.00	R-2
First Interior Residential Lot	3,260.00	RR-3	4,500.00	R-3
Second Interior Residential Lot	2,900.00	RR-3	2,920.00	R-4
Third Interior Residential Lot and beyond			1,400.00	R-5

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AYALA SOUTH VALE 1-A	14,580.00	RS-1-A	16,950.00	RS-1
AYALA SOUTH VALE 1-B	14,580.00	RS-1-A	16,950.00	RS-1
ST. JUDE VILLAGE*	4,490.00	RS-3-B	8,910.00	RS-3
GAWARAN HEIGHTS**	4,490.00	RS-3-B	8,910.00	RS-3
SAN LORENZO RUIZ**	3,080.00	RS-4-A	5,670.00	RS-4
SOUTH GAWARAN**	3,080.00	RS-4-A	5,670.00	RS-4
SPRINGVILLE HEIGHTS PH 4**	4,490.00	RS-3-B	8,910.00	RS-3
ST. JOSEPH SUBD**	4,490.00	RS-3-B	8,910.00	RS-3
<b>0045 - QUEENS ROW CENTRAL</b>				
Along Barangay Road not classified as commercial	2,310.00	RR 4	11,500.00	R-1
Along All Other Streets/Right of Way	2,310.00	RR 4	6,420.00	R-2
First Interior Residential Lot	2,080.00	RR 4	4,500.00	R-3
Second Interior Residential Lot	1,850.00	RR 4	2,630.00	R-4
Third Interior Residential Lot and beyond		RR 4	1,400.00	R-5
BAGONG SILANG 3-1**	3,080.00	RS-4-A	5,670.00	RS-4
QUEENS ROW CENTRAL A*	3,080.00	RS-4-A	5,670.00	RS-4
<b>0046 - QUEENS ROW EAST</b>				
Along Barangay Road not classified as commercial	2,310.00	RR 4	11,500.00	R-1
Along All Other Streets/Right of Way	2,310.00	RR 4	6,420.00	R-2
First Interior Residential Lot	2,080.00	RR 4	4,500.00	R-3
Second Interior Residential Lot	1,850.00	RR 4	2,630.00	R-4
Third Interior Residential Lot and beyond		RR 4	1,400.00	R-5
BAGONG SILANG PH 2**	3,080.00	RS-4-A	5,670.00	RS-4
CASIMIRO TOWNHOMES*	3,080.00	RS-4-A	5,670.00	RS-4
GARDEN CITY 2*	3,080.00	RS-4-A	5,670.00	RS-4
QUEENS ROW EAST*	3,080.00	RS-4-A	5,670.00	RS-4
SAMAHANG NAGKAKAISA NG BAGONG SILANG	3,080.00	RS-4-A	3,060.00	RS 5
STRIKE VILLE 1	3,080.00	RS-4-A	3,060.00	RS 5
ZION VILLE (BF ECONOMIC)	3,080.00	RS-4-A	3,060.00	RS 5
<b>0047 - QUEENS ROW WEST</b>				
Along Barangay Road not classified as commercial	2,310.00	RR 4	11,500.00	R-1
Along All Other Streets/Right of Way	2,310.00	RR 4	6,420.00	R-2
First Interior Residential Lot	2,080.00	RR 4	4,500.00	R-3
Second Interior Residential Lot	1,850.00	RR 4	2,630.00	R-4
Third Interior Residential Lot and beyond		RR 4	1,400.00	R-5
ASTROVILLE SUBD**	3,080.00	RS-4-A	5,670.00	RS-4
MOLINO PARKHOMES *	3,080.00	RS-4-A	5,670.00	RS-4
VILLAGE HOMES *	3,080.00	RS-4-A	5,670.00	RS-4
QUEENS ROW WEST*	3,080.00	RS-4-A	5,670.00	RS-4

**LEGEND:**

Without (\*) Cluster "A"

(\*) Cluster "B" - With -10% adjustment from the Market Value

(\*\*) Cluster "C" - With -20% adjustment from the Market Value

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## II. SCHEDULE OF BASE UNIT MARKET VALUES FOR AGRICULTURAL LANDS

Location, Boulevard, Avenue, Street, etc.	2019		PROPOSED	
	Market Value Per Sq. M.	Sub-Classification	Market Value Per Sq. M.	Sub-Classification
<b>AGRICULTURAL LANDS</b>				
Titled	127.50	Agricultural	1,400.00	Agricultural
Untitled	102.00	Agricultural	1,120.00	Agricultural

## III. CLASSIFICATION, APPRAISAL AND ASSESSMENT

A. For the market value of other land improvements:

OTHER LAND IMPROVEMENTS	BASE UNIT CONSTRUCTION COST
<b>1. Pavements</b>	
a) Tennis Court	P 650.00 per square meter
b) Concrete	
i) 10 cm thick	P 675.00 per square meter
ii) 15 cm thick	P 700.00 per square meter
iii) 20 cm thick	P 725.00 per square meter
c) Asphalt	P 600.00 per square meter
d) Parking Lot	
i) 10 cm thick	P 675.00 per square meter
ii) 15 cm thick	P 700.00 per square meter
iii) 20 cm thick	P 725.00 per square meter
e) Drainage	
i) 10 cm thick	P 600.00 per square meter
ii) 15 cm thick	P 900.00 per square meter
iii) 20 cm thick	P 1,200.00 per square meter
f) Others	Items not enumerated on this table shall be based on the Current Market Price at the time of appraisal
<b>2. Fence</b>	
a) Wood	P 350.00 per square meter
b) CHB no plastering	P 300.00 per square meter
c) CHB with plastering	P 800.00 per square meter
d) Reinforced concrete	P 5,500.00 per square meter
e) Steel	P 2,500.00 per square meter
f) Aluminum	P 3,750.00 per square meter
e) Others	Items not enumerated on this table shall be based on the Current Market Price at the time of appraisal

B. For the construction cost of buildings and other structures for new constructions/improvement:

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	1	2	3	4	5	6	7	8	9	10	11	12
<b>TYPE</b>	<b>FAMILY RESIDENCE</b> (One Family Dwelling)	<b>APARTMENT/ BOARDING/ STAFF HOUSE</b> (Two Family Dwelling) Dwelling Single Dwelling)	<b>ACCESSORIA OR ROW HOUSE</b>	<b>HOTEL/ MOTEL/INN</b>	<b>ACCESSORY BUILDING</b> Garage Quarters Laundry House Guard House	<b>CONDOMINIUM</b>	<b>OFFICE BUILDING</b>	<b>SHOPPING CENTER/MALL</b>	<b>SUPERMARKET / SHOP/ CONVENIENCE STORE</b>	<b>FACTORY/ WAREHOUSE/ HANGAR/ COLD STORAGE BUILDING/ PROCESSING/ TREATMENT PLANT</b>	<b>GASOLINE STATION</b>	<b>RESTAURANTS</b>
<b>V-A</b>	16,400.00	12,100.00	12,000.00	14,200.00	6,300.00	14,200.00	14,200.00	14,200.00	14,200.00	10,470.00	12,300.00	11,600.00
<b>V-B</b>	13,500.00	9,820.00	9,700.00	12,800.00	7,720.00	12,800.00	12,130.00	12,130.00	12,130.00	8,300.00	11,230.00	12,200.00
<b>V-A</b>	11,570.00	8,820.00	8,220.00	11,570.00	6,560.00	11,570.00	10,000.00	10,000.00	10,000.00	7,470.00	11,130.00	12,080.00
<b>V-B</b>	11,250.00	8,590.00	7,570.00	10,250.00	5,770.00	10,250.00	9,230.00	9,230.00	9,230.00	6,600.00	9,230.00	11,470.00
<b>V-C</b>	8,620.00	7,980.00	6,720.00	9,620.00	5,900.00	9,620.00	8,400.00	8,400.00	8,400.00	6,000.00	7,570.00	10,130.00
<b>B-A</b>	8,080.00	7,130.00	6,170.00	8,860.00	4,170.00	8,860.00	8,860.00	8,860.00	7,870.00	5,000.00	6,720.00	8,000.00
<b>B-B</b>	7,150.00	5,620.00	5,670.00	7,900.00	3,300.00	7,900.00	7,900.00	7,900.00	6,360.00	4,170.00		8,020.00
<b>B-C</b>	6,620.00	5,170.00	4,670.00	6,900.00	3,000.00	6,900.00	6,900.00	6,900.00	6,070.00	3,800.00		7,590.00
<b>B-D</b>	6,200.00	4,800.00	4,260.00	6,260.00	2,500.00	6,260.00	6,260.00	6,260.00	5,850.00	3,500.00		6,430.00
<b>B-A</b>	5,430.00	4,630.00	3,330.00	5,160.00	2,000.00	5,160.00	5,160.00	5,160.00	3,000.00	2,000.00		5,900.00
<b>B-B</b>	3,660.00	3,660.00	2,500.00	3,870.00	1,300.00	3,870.00	3,870.00	3,870.00	2,500.00	2,500.00		
<b>I</b>	3,100.00	2,270.00	2,000.00	3,100.00	1,060.00	3,100.00	3,100.00	3,100.00	1,670.00	1,670.00		

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TYPE	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
V-A	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00
V-B	12,600.00	12,600.00	12,600.00	12,600.00	12,600.00	12,600.00	12,600.00	12,600.00	12,600.00	12,600.00	12,600.00	12,600.00	12,600.00
IV-A	12,080.00	12,080.00	12,080.00	12,080.00	12,080.00	12,080.00	12,080.00	12,080.00	12,080.00	12,080.00	12,080.00	12,080.00	12,080.00
IV-B	11,470.00	11,470.00	11,470.00	11,470.00	11,470.00	11,470.00	11,470.00	11,470.00	11,470.00	11,470.00	11,470.00	11,470.00	11,470.00
IV-C	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00	10,130.00
IV-A	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00
IV-B	8,020.00	8,020.00	8,020.00	8,020.00	8,020.00	8,020.00	8,020.00	8,020.00	8,020.00	8,020.00	8,020.00	8,020.00	8,020.00
IV-C	7,360.00	7,360.00	7,360.00	7,360.00	7,360.00	7,360.00	7,360.00	7,360.00	7,360.00	7,360.00	7,360.00	7,360.00	7,360.00
IV-D	6,450.00	6,450.00	6,450.00	6,450.00	6,450.00	6,450.00	6,450.00	6,450.00	6,450.00	6,450.00	6,450.00	6,450.00	6,450.00
IV-A	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00
IV-B													
I													

**Note:** Type V-A Swimming Pool within a building; Type V-B Swimming Pool in an open area/land

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C. For the Schedule of Base Unit Construction Cost of Component parts for Buildings (Schedule of Base Unit Construction Cost of Component Parts of for Buildings), as follows:

EXTRA ITEMS AS COMPONENT PART FOR BUILDINGS	
1. Carport	40% of Base Unit Value
2. Mezzanine	60% of Base Unit Value
3. Porch	50% of Base Unit Value
4. Balcony	40% of Base Unit Value
5. Garage	50% of Base Unit Value
6. Terrace	
a. Covered	50% of Base Unit Value
b. Open	10% of Base Unit Value
7. Roof Deck	
a. Covered	50% of Base Unit Value
b. Open	40% of Base Unit Value
8. Basement	
a. Residential	50% of Base Unit Value
b. High Rise Building	70% of Base Unit Value
9. Floor Finishes	
a. Marble Slabs	P1,160.00 per sq.m.
b. Marble Tiles	P1,085.00 per sq.m.
c. Crazy Cut Marbles	P835.00 per sq.m.
d. Granolithic	P600.00 per sq.m.
e. Nara	P1,160.00 per sq.m.
f. Yakal	P1,085.00 per sq.m.
g. Fancy Wood Tiles	P1,250.00 per sq.m.
h. Ordinary Wood Tiles	P1,000.00 per sq.m.
i. Vinyl Tiles	P180.00 per sq.m.
j. Washout Pebbles	P180.00 per sq.m.
k. Unglazed Tiles	P450.00 per sq.m.
l. Others	Items not enumerated on this Table will be based on the Current Market Price at the time of appraisal.
10. Walling/Partitions	
a. Marble Slabs	P1,160.00 per sq. m.
b. Marble Tiles	P1,085.00 per sq. m.
c. Crazy Cut Marbles	P835.00 per sq. m.
d. Double Walling (Ordinary Plywood)	P460.00 per sq. m.
e. Double Walling (Nara Paneling)	P585.00 per sq. m.
f. Glazed White Tiles	P450.00 per sq. m.
g. Glazed Colored Tiles	P625.00 per sq. m.
h. Fancy Tiles	P900.00 per sq. m.
i. Bricks	P415.00 per sq. m.
j. Others	Items not enumerated on this Table will be based on the Current Market Price at the time of appraisal.
11. Special Panels	
a. Glass with Wooden Frames	P1,000.00 per sq. m.
b. Glass with Aluminum Frames	P1,160.00 per sq. m.
c. Glass with Aluminum Frames (Tinted)	P1,210.00 per sq. m.
d. Others	Items not enumerated on this Table will be based on the Current Market Price at the time of appraisal.
12. Ceiling	
a. Ordinary Plywood	P1,150.00 per sq. m.
b. Acoustic	P1,925.00 per sq. m.
c. Others	Items not enumerated on this Table will be based on the Current Market Price at the time of appraisal.

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CCBCR-SPBac-F01.01  
05/30/2024  
Seal of  
Good  
Local  
Governance  
2023 Awardee  
7 years in a row!

TYPE	V-A			V-B		
	NO. OF YEARS	DEPRECIATION RATE/YEAR	DEPRECIATION	PERCENT GOOD	DEPRECIATION RATE/YEAR	DEPRECIATION
1	2.00%	2.00%	98.00%	2.20%	2.20%	97.80%
2	2.00%	4.00%	96.00%	2.20%	4.40%	95.60%
3	2.00%	6.00%	94.00%	2.20%	6.60%	93.40%
4	2.00%	8.00%	92.00%	2.20%	8.80%	91.20%
5	2.00%	10.00%	90.00%	2.20%	11.00%	89.00%
6	1.80%	11.80%	88.20%	2.00%	13.00%	87.00%
7	1.80%	13.60%	86.40%	2.00%	15.00%	85.00%
8	1.80%	15.40%	84.60%	2.00%	17.00%	83.00%
9	1.80%	17.20%	82.80%	2.00%	19.00%	81.00%
10	1.80%	19.00%	81.00%	2.00%	21.00%	79.00%
11	1.50%	20.50%	79.50%	1.70%	22.70%	77.30%
12	1.50%	22.00%	78.00%	1.70%	24.40%	75.60%
13	1.50%	23.50%	76.50%	1.70%	26.10%	73.90%
14	1.50%	25.00%	75.00%	1.70%	27.80%	72.20%
15	1.50%	26.50%	73.50%	1.70%	29.50%	70.50%
16	1.20%	27.70%	72.30%	1.30%	30.80%	69.20%
17	1.20%	28.90%	71.10%	1.30%	32.10%	67.90%
18	1.20%	30.10%	69.90%	1.30%	33.40%	66.60%
19	1.20%	31.30%	68.70%	1.30%	34.70%	65.30%
20	1.20%	32.50%	67.50%	1.30%	36.00%	64.00%
21	1.00%	33.50%	66.50%	1.10%	37.10%	62.90%
22	1.00%	34.50%	65.50%	1.10%	38.20%	61.80%
23	1.00%	35.50%	64.50%	1.10%	39.30%	60.70%
24	1.00%	36.50%	63.50%	1.10%	40.40%	59.60%
25	1.00%	37.50%	62.50%	1.10%	41.50%	58.50%
26	1.00%	38.50%	61.50%	1.10%	42.60%	57.40%
27	1.00%	39.50%	60.50%	1.10%	43.70%	56.30%
28	1.00%	40.50%	59.50%	1.10%	44.80%	55.20%
29	1.00%	41.50%	58.50%	1.10%	45.90%	54.10%
30	1.00%	42.50%	57.50%	1.10%	47.00%	53.00%
31	1.00%	43.50%	56.50%	1.10%	48.10%	51.90%
32	1.00%	44.50%	55.50%	1.10%	49.20%	50.80%
33	1.00%	45.50%	54.50%	1.10%	50.30%	49.70%
34	1.00%	46.50%	53.50%	1.10%	51.40%	48.60%
35	1.00%	47.50%	52.50%	1.10%	52.50%	47.50%
36	1.00%	48.50%	51.50%	1.10%	53.60%	46.40%
37	1.00%	49.50%	50.50%	1.10%	54.70%	45.30%
38	1.00%	50.50%	49.50%	1.10%	55.80%	44.20%
39	1.00%	51.50%	48.50%	1.10%	56.90%	43.10%
40	1.00%	52.50%	47.50%	1.10%	58.00%	42.00%
RESID EUAL VALUE	47.50%			42.00%		
TYPE	V-A			V-B		

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**IV. SCHEDULE OF DEPRICIATION**

1. The approved computation on depreciation schedule of all real properties shall be used as herein prescribed:

B-A			B-B			B-C		
DEPRECIATION RATE/YEAR	DEPRECIATION	PERCENT GOOD	DEPRECIATION RATE/YEAR	DEPRECIATION	PERCENT GOOD	DEPRECIATION RATE/YEAR	DEPRECIATION	PERCENT GOOD
3.00%	3.00%	97.00%	4.00%	4.00%	96.00%	4.00%	4.00%	96.00%
3.00%	6.00%	94.00%	4.00%	8.00%	92.00%	4.00%	8.00%	92.00%
3.00%	9.00%	91.00%	4.00%	12.00%	88.00%	4.00%	12.00%	88.00%
3.00%	12.00%	88.00%	4.00%	16.00%	84.00%	4.00%	16.00%	84.00%
3.00%	15.00%	85.00%	4.00%	20.00%	80.00%	4.00%	20.00%	80.00%
2.50%	17.50%	82.50%	3.50%	23.50%	76.50%	3.60%	23.60%	76.40%
2.60%	20.00%	80.00%	3.50%	27.00%	73.00%	3.60%	27.20%	72.80%
2.60%	22.50%	77.50%	3.50%	30.50%	69.50%	3.60%	30.80%	69.20%
2.50%	25.00%	75.00%	3.50%	34.00%	66.00%	3.60%	34.40%	66.40%
2.50%	27.50%	72.50%	3.50%	37.50%	62.50%	3.60%	38.00%	62.00%
2.50%	30.00%	70.00%	3.00%	40.50%	59.50%	3.20%	41.20%	58.80%
2.50%	32.50%	67.50%	3.00%	43.50%	56.50%	3.20%	44.40%	55.60%
2.50%	35.00%	65.00%	3.00%	46.50%	53.50%	3.20%	47.60%	52.40%
2.50%	37.50%	62.50%	3.00%	49.50%	50.50%	3.20%	50.80%	49.20%
2.50%	40.00%	60.00%	3.00%	52.50%	47.50%	3.20%	54.00%	46.00%
2.00%	42.00%	58.00%	2.50%	55.00%	44.00%	3.00%	57.00%	43.00%
2.00%	44.00%	56.00%	2.50%	57.50%	41.50%	3.00%	60.00%	40.00%
2.00%	46.00%	54.00%	2.50%	60.00%	38.00%	3.00%	63.00%	37.00%
2.00%	48.00%	52.00%	2.50%	62.50%	35.50%	3.00%	66.00%	34.00%
2.00%	50.00%	50.00%	2.50%	65.00%	33.00%	3.00%	69.00%	31.00%
2.00%	52.00%	48.00%	2.00%	67.00%	33.00%	2.50%	71.50%	28.50%
2.00%	54.00%	46.00%	2.00%	69.00%	31.00%	2.50%	74.00%	26.00%
2.00%	56.00%	44.00%	2.00%	71.00%	29.00%	2.50%	76.50%	23.50%
2.00%	58.00%	42.00%	2.00%	73.00%	27.00%	2.50%	79.00%	21.00%
2.00%	60.00%	40.00%	2.00%	75.00%	25.00%	2.50%	81.50%	18.50%
<b>40.00%</b>			<b>25.00%</b>			<b>18.00%</b>		
<b>B-A</b>			<b>B-B</b>			<b>B-C</b>		

COMMITTEE REPORT FBA-387-S-2024

PCO 2024-192A – AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUE AND SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDING.





Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



Seal of Good Local Governance  
2023 Awardee  
5 years in a row

RAKONG PILIPINAS

IV-A			IV-B			IV-C		
DEPRECIATION RATE/YEAR	DEPRECIATION	PERCENT GOOD	DEPRECIATION RATE/YEAR	DEPRECIATION	PERCENT GOOD	DEPRECIATION RATE/YEAR	DEPRECIATION	PERCENT GOOD
2.40%	2.40%	97.60%	2.40%	2.40%	97.60%	2.80%	2.80%	97.20%
2.40%	4.80%	95.20%	2.40%	4.80%	95.20%	2.80%	5.60%	94.40%
2.40%	7.20%	92.80%	2.40%	7.20%	92.80%	2.80%	8.40%	91.60%
2.40%	9.60%	90.40%	2.40%	9.60%	90.40%	2.80%	11.20%	88.80%
2.40%	12.00%	88.00%	2.40%	12.00%	88.00%	2.80%	14.00%	86.00%
2.20%	14.20%	85.80%	2.20%	14.20%	85.80%	2.40%	16.40%	83.60%
2.20%	16.40%	83.60%	2.20%	16.40%	83.60%	2.40%	18.80%	81.20%
2.20%	18.60%	81.40%	2.20%	18.60%	81.40%	2.40%	21.20%	78.80%
2.20%	20.80%	79.20%	2.20%	20.80%	79.20%	2.40%	23.60%	76.40%
2.20%	23.00%	77.00%	2.20%	23.00%	77.00%	2.40%	26.00%	74.00%
2.00%	25.00%	75.00%	2.00%	25.00%	75.00%	2.00%	28.00%	72.00%
2.00%	27.00%	73.00%	2.00%	27.00%	73.00%	2.00%	30.00%	70.00%
2.00%	29.00%	71.00%	2.00%	29.00%	71.00%	2.00%	32.00%	68.00%
2.00%	31.00%	69.00%	2.00%	31.00%	69.00%	2.00%	34.00%	66.00%
2.00%	33.00%	67.00%	2.00%	33.00%	67.00%	2.00%	36.00%	64.00%
1.40%	34.40%	65.60%	1.70%	34.70%	65.30%	1.80%	37.80%	62.20%
1.40%	35.80%	64.20%	1.70%	36.40%	63.60%	1.80%	39.60%	60.40%
1.40%	37.20%	62.80%	1.70%	38.10%	61.90%	1.80%	41.40%	58.60%
1.40%	38.60%	61.40%	1.70%	39.80%	60.20%	1.80%	43.20%	56.80%
1.40%	40.00%	60.00%	1.70%	41.50%	58.50%	1.80%	45.00%	55.00%
1.20%	41.20%	58.80%	1.40%	42.90%	57.10%	1.60%	46.60%	53.40%
1.20%	42.40%	57.60%	1.40%	44.30%	55.70%	1.60%	48.20%	51.80%
1.20%	43.60%	56.40%	1.40%	45.70%	54.30%	1.60%	49.80%	50.20%
1.20%	44.80%	55.20%	1.40%	47.10%	52.90%	1.60%	51.40%	48.60%
1.20%	46.00%	54.00%	1.40%	48.50%	51.50%	1.60%	53.00%	47.00%
1.20%	47.20%	52.80%	1.40%	49.90%	50.10%	1.60%	54.60%	45.40%
1.20%	48.40%	51.60%	1.40%	51.30%	48.70%	1.60%	56.20%	43.80%
1.20%	49.60%	50.40%	1.40%	52.70%	47.30%	1.60%	57.80%	42.20%
1.20%	50.80%	49.20%	1.40%	54.10%	45.90%	1.60%	59.40%	40.60%
1.20%	52.00%	48.00%	1.40%	55.50%	44.50%	1.60%	61.00%	39.00%
<b>46.00%</b>			<b>44.00%</b>			<b>36%</b>		
<b>IV-A</b>			<b>IV-B</b>			<b>IV-C</b>		

COMMITTEE REPORT FBA-387-S-2024

PCO 2024-192A – AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUE AND SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDING.







## FINDINGS:

1. The procedure for the approval of local tax ordinances and revenue measures shall be in accordance with the provisions of R.A. No. 7160, and that a **public hearing** is required for the purpose prior to the enactment of ordinance.
2. Any question on the constitutionality or legality of tax ordinances or revenue measures may be raised on appeal within thirty (30) days from its effectivity to the Secretary of Justice who shall render a decision within sixty (60) days from the date of receipt of the appeal. However, such appeal has no effect to suspend the effectivity of the ordinance and the accrual and payment of tax, fee, or charge levied.
3. Within thirty (30) days after receipt of the decision or the lapse of the sixty-day period without the Secretary of Justice acting upon the appeal, the aggrieved party may file appropriate proceedings with a court of competent jurisdiction.
4. The concern of Revised Schedule of Fair Market Value is the increase in the market value of real properties in Bacoor City based on the actual location, position and classification of the land, and the same Revised Schedule of Fair Market Value shall become the basis in the **taxation of transactions** involving the land properties in lieu of the existing BIR Land Valuation, including the adjustment in the basic unit of construction cost of buildings and other structures on new constructions/improvements.
5. The adjustment in the fair market value of land has no direct effect in the computation of real property tax.
6. The requirements provided under Republic Act No. 7160, Department of Finance and Bureau of Local Government Finance had fully complied with, particularly the required public hearing.

## RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Committee hereby recommend **TO APPROVE** the City Ordinance for the Revised Schedule of Market Value and Schedule of Base Unit Construction Cost for Buildings (Schedule of Base Unit Construction Cost for Buildings), subject further to the provisions of the Local Government Code of 1991, updated and/or new issuances of the Department of Finance, Bureau of Local Government Finance and other concerned National Government agencies for that matter.

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COMMITTEE REPORT FBA-387-S-2024

PCO 2024-192A – AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUE AND SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDING.





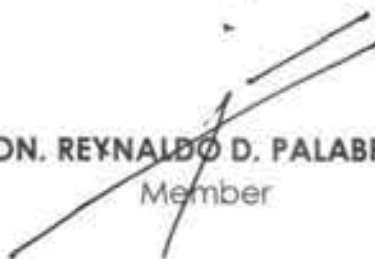
**WE HEREBY CERTIFY** that the contents of the foregoing report are true and correct.

**Signed** this     day of July 2024 at the City of Bacoor, Cavite.

**THE COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION**

  
HON. **ROGELIO M. NOLASCO**  
Chairman

  
HON. **CATHERINE S. EVARISTO**  
Vice Chairperson

  
HON. **REYNALDO D. PALABRICA**  
Member

  
HON. **ADRIELITO G. GAWARAN**  
Member

Prepared by:  
  
**ROBERTO A. DE GUZMAN**  
Local Legislative Staff Assistant I

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COMMITTEE REPORT FBA-387-S-2024  
PCO 2024-192A – AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUE AND SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDING.







**Committee on Finance, Budget and Appropriation**

**PUBLIC HEARING MINUTES**  
NO. FBA-387-S-2024

Office of the Sangguniang Panlungsod  
Received by: Jeanet  
Date: July 2024  
Year: 2024

Subject: **AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND THE PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COSTS (SBUCC) FOR BUILDINGS AND OTHER STRUCTURES ON NEW CONSTRUCTION/IMPROVEMENTS AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF. – PCO-2024-192A Dated July 8, 2024.**

Present:

**Committee on Finance, Budget and Appropriation**

Hon. Rogelio M. Nolasco - Chairman  
Hon. Reynaldo Palabrica - Chairman

**5<sup>th</sup> Sangguniang Panlungsod**

Hon. Michael E. Solis - Member  
Hon. Levy Tela - Member  
Hon. Roberto L. Advincula - Member  
Hon. Reynaldo M. Fabian - Member  
Hon. Alde Pagulayan - Member  
Hon. Simplicio Dominguez - Member  
Hon. Randy C. Francisco - Member

**Resource Persons:**

Engr. Allan C. Quinatadcan - City Assessor's Department  
Engr. Ramesis Alhambra - Office of Building Official  
Atty. Marius D. Sumira - Office of City Legal Services  
Mr. Jonathan S. Bautista - Zoning & Land Development Dept.  
Mr. Hernan Alhambra - Business Permit & Licensing Dept.  
Ms. Guia Oller - BHOACI







**Attendance of Homeowners Association and Various Organizations**

NAME	ASSOCIATION	CP NUMBERS
Ruel A. Sollano	HOA PV3-Bayanan	09193898472
Ricardo D. Rioveros	Paula Homes	09455788980
Anabel G. Reformina	HOA Westville 3	09389341495
Angelica B. Toribio	CWH Phase 3	09454900677
Jorneleth B. Cervales	HOA Westville 3	09207978924
Santiago Villegas	Camella East	09363602919
Teodoro Dogino	Ecotrend 1,2,3,4	09217517646
Rubie Miranda	Ecotrend 1,2,3,4	09217372485
Virginia S. Rubito	HOA - PI	0464760249
Josefina Maniaul	HOA P1 Molino 6	09977815274
Nenita V. De Jesus	HOA P2 Molino 6	09086033142
Nelia M. Lorenzo	HOA P2 Molino 6	90536302484
Mary Jane Garrido	HOA Habay I BHOACI	09474249335
Cynthia Aline	HOA Niog 2 BHOACI	09153692564
Rodgie Carillo	HOA NIOG 2 Coco VILLE	09175081089
Salome B. Peji	BHOACI	09568126338
Maricel P. Bernardino	HOA Hotelier's	09275728094
Alma A. Ching	BOD	09163895692
Teresa Delapaz	BOD	09612754261
Bayani Hernandez	FOSCHAI	09271771947
Daisy Soiongco	FOSCHAI	09274890992
Jose S. Castillo	HOA F&E De Castro	09190098820
Mario M. Asis	HOA F&E De Castro	09611628481
Eleonor H. Eusebio	HOA F&E De Castro	09660735577
Mary Grace Ballon	HOA F&E De Castro	09171202274
Arthur R. Alcabaza	Sorento HOA	09212343808
Melba Dela Rosa	BCC	09936847219
Maureen Dela Rosa	Green Breeze Village	09651797396
Sheery Calicdan	BHOACI	09915423928
Larry Bautista	Sun Glory	
Jesus S. Mendoza	SM HOA	09171504632
Nicole Villarin	Panapaan 2	

**Hon. Rogello Nolasco:** "Good Afternoon po sa lahat, A Public Hearing, on Finance, Budget and Appropriation regarding, **PCO-2024-192A** - "AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND THE PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COSTS (SBUCC) FOR BUILDINGS AND OTHER STRUCTURES ON NEW CONSTRUCTION/IMPROVEMENTS AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF., is now court to order."

PUBLIC HEARING MINUTES NO. FBA-387-S-2024

Page 2

**PCO-2024-192A** - AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COSTS (SBUCC) FOR BUILDINGS.







**Hon. Rogelio Nolasco:** "So, for our record, we acknowledge the presence of our Councilors, Konsehal Alde Pagulyan, Konsehal Reynaldo Palabrica, Konsehal Randy C. Francisco, Konsehal Roberto Advincula, Konsehal Michael Solis, Konsehal Simplicio Dominguez and Konsehal Levy Tela. Bago po tayo magpatuloy, magpakilala lang po ang ating mga resource persons for the record."

**Hon. Rogelio Nolasco:** "Ang babasahin ko pong ordinasa sa board kasi para po Mabasa nyo at masundan nyo kasi po ay hindi namin kayo mabibigyan lahat ng kopya. Para direct explanation na po, narito po si Engineer Allan Quinatadcan ng City Assessor's Department para magpaliwanag po ng ating ordinansa. Okey Engineer go ahead po."

**Engr. Allan Quinatadcan:** "Thank you Mr. Chair, good afternoon po sa ating lahat. Ito pong proposed ordinance natin basahin ko po muna yung narrative sa unahan po, **An Ordinance approving the proposed Revised Schedule of Market Value (SMV) o lands and the proposed revised schedule of base unit construction costs (SBUCC) for buildings and other structures on new Constructions/Improvements and providing penalties for violations hereof.** Marami hong ng support diyan yung mga Konsehal natin. Ang basis po nito ay itong: **Whereas**, Section 212 of Republic Act No. 7160 (The "Local Government Code of 1991") and its implementing Rules and Regulations provide that "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." So, ito na po yung nasa batas, magtatagal po tayo kung babasahin kong lahat. Eto ang mga basihan sa ordinance po, itong ordinance na i pe present po natin. So, Now therefore be it ordain by the 5<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Cavite that:

**Section 1.** Ang Short Title po nito ay, This Ordinance shall be known as the "2024 Revised Schedule of Market Value (SMV) and schedule of Base unit Construction Cost (SBUCC) for Buildings and other Structures Ordinance." So, **Section 2.** Schedule of Fair Market Values for Residential, Commercial and Industrial Lands. Pursuant to Section 212 of the Republic Act No. 7160, otherwise known as the Local Government Code of 1991 and its Implementing Rules and Regulations, in connection with the **upcoming 2<sup>nd</sup> General Revision of Real Property Assessment and Classification Ordinance as a City**, pangalawa pa lang po natin ito as a City, mandated under Section 219 of the same Code, the following Schedule of Market Values (Schedule of Base Unit Market Value for Land) are hereby prescribed as the basis for the classification, appraisal and assessment of residential, commercial, and residential real properties located in the city of Bacoor, Cavite :

So, ito na po yung Schedule natin ng Base Unit Market Values for Residential, Commercial, and Industrial Lands. Naandito po yung dati natin 2109 at andito po yung proposed natin:







Location	2019		Proposed		%
	Market Value	Sub-	Market Value	Sub-	
Boulevard, Avenue, Street	Per Sq. Mtr.	Classification	Per Sq. Mtr.	Classification	Increase
<b>Commercial /Industrial Lands</b>					
Along Bacoor Boulevard (Molino Blvd.)					
Talaba	Php 11,760.00	C-1/1-1	Php 25,530.00	C-1/1-1	117.09%

Yung dati po natin ito po yung C1 ito po yung commercial natin, yung dati po Php 11,760.00 ngayon po ay magiging Php 25,530.00 so, ang taas po ano? So, antayin po natin, ganito po ang lupa kung paano nag arrive yung mga values po na yun. Mayroon po tayong bagong batas which was sign by President Marcos last June 13, 2024 ito ho yung **Republic Act 12001**. Ito po ang **Real Property Evaluation and Assessment Reform Act**, so dito po sa batas na ito dtio po wala na po yung tinatawag natin na galing sa BIR yung Zonal Value. Dito wala na po siya, ang susundin na ho eh kung ano yung nakalagay sa Market Value ng Tax Declaration siya na ho yung susundin natin, alam naman ho natin na sa zonal value yung Php 25,000 na yan ay sobrang taas nyan ang naapektuhan lang ho dito sa atin sa ginawa nating yan ay ang BIR kasi po dati ang taas nyan eh nasa Php 40,000.00 so mataas po masayado yun eh, so mawawala na po sila ito na po ang susundin natin. Then, ang isa pong justification diyan alam naman po natin na illan lang ang mga nagsasabi ng totoo doon sa Deed of Absolute Sale natin doon sa (DOAS) natin. At ilan lang po ang ngsasabi ng totoo at yung primary data namin po kung paano nag arrive ang amount na yan ay doon sa Deed Of Sale. So lahat po yan sa market prevailing price po talaga eh mas mataas pa rin po kahit doon sa zonal value natin. Eh hindi naman ho namin makuha dahil sinasabi ko nga po illan ang nagsasabi ng totoong bilihan nila. Ito lang po ang na gather naming data so ine evaluate po namin yan, bina validate po namin yan kung talagang honest transaction po talaga siya, kasi dini dis regard din namin kung halimbawa kapitbahay nila yung bumili so inilisa isa po namin iyan. Ayan po yung mga sales data, so naka lista po diyan lahat at sinisimplify po namin kung ganoong karami ang nagsabi na ito yung bill nila. Ganoon po kahaba ang proseso niyan. Iyan ho yung data base ng mga lote na nabenta kinuha namin ang data, sino sort namin from highest to lowest may procedure ho talaga at tinuturo po sa amin yan ng Department of Finance through BLGF (Bureau of Local Government Finance), tina tabulate po namin iyan ni ra round off po namin, sino sort from highest to lowest. So, pati po yung total sales and frequency kung gaano karami ang data. So, ito po kinukuha namin from lowest to highest yung median niya. So, yun ho yung mga proseso niya. Yung mga date kung kailan nangyari yung







data at mga sales kung ilan ba, dyan po ang proseso kung paano nag arrive ang value. Yun hong value natin diyan ay mababa di hamak sa zonal value which is yun ang pinaka basis ng BIR sa CGT (Capital Gain Tax) natin so mababa po siya kaya wala ho tayong apekto. Napakababa pa po nyan sa talagang bilihan mababa parin ho siya talaga. Lahat po iyan dumaan along Aguinaldo, Talaba, Maliksi. Yun pong along other roads so yan po ang Commercial natin. Eto naman po yung sa Residential natin:

Location	2019		Proposed		%
	Market Value	Sub-	Market Value	Sub-	
Boulevard, Avenue, Street	Per Sq. Mtr.	Classification	Per Sq. Mtr.	Classification	Increase
<b>Residential Lands</b>					
001 Poblacion					
Casimiro Baytown Village **	Php 4,040.00	RS-3C	Php 9,900.00	RS-3	145.05%

May mga interior po dito po, andyan na po ang mga buildings namin. Ayan po kung mapapansin nyo yung may dalawang asterisk dyan yung value na nakikita nyo diyan na dating Php 4,040.00 naging Php 9,900.00 pero depende rin po sa klase ng buildings. Kaya mayroon dalawang asterisk ho dyan ang ibig sabihin nyan kapag na arrive po namin ang market value nya binabawasan po namin ng 20% doon sa Market Value, so magkaiba ho kasi ang magiging resulta nyan kung ibawas natin direkta dyan. Medyo 20% po sa Php 9,900.00 ang bawas diyan kung ano ang mag arrive doon depende sa market value. Which is, yun po ang kaibahan ho nito ngayon doon sa zonal value. Kasi sa zonal value po kasi pag sinabi hong naka zone kayo ang zonal value ay Php 40,000.00 lahat po iyan ay Php 40,000.00 kahit lumulubog sa baha. Kung baga sa ano, marami siyang depekto pero isa lang ang computation. Ang kagandahan po nito ine evaluate po namin at ina assess po namin siya talaga meron pong mga bawas yun, gaya ng standing area binabawasan po yung market value ng property nyo, 20% po sa mga standing area basta lahat po ng mga adjustment factors ina apply po namin sa bawat property, ibig sabihin ang isang property, ina appraise po namin isa isa. So yan ho ang mga process namin. Ang Aniban II which is galing siya sa Aniban II at Aniban IV pinagsama po natin, andyan po yung mga subdivision. Yung mga along barangay road not classified as commercial naandiyan po siya. Residents' area po siya yun po ang nagiging difference nila, Dulong Bayan halos ganon din po R1, R2, R3, and R4 may mga subdivision po naandiyan, kung hindi po Maganda yung mga amenities nila may bawas din. Yun Habay 1, Habay II walang pagbabago, ayan po Kaingin Digmaan bagong barangay po iyan and so on and so forth. Wala naman pong merging masyado sa District 2 yung Mambog 2 and Mambog 5 lang po as Mambog 2. Yung ibang walang asterisk siya yung **Cluster A** siya po yung direct, **walang bawas po sa Market Value**, yung isang **Cluster B** natin na may isang **(1) asterisk may bawas na**







10% from Market Value. At ang **Cluster C** na may dalawang **(2) asterisk** may **bawas na 20% from Market Value**. **Section 3.** Schedule of Base Unit Market Values for Agricultural Lands, Pursuant to Section 212 of the Republic Act No. 7160, otherwise known as the Local Government Code of 1991 and its Implementing Rules and Regulations, in connection with the upcoming 2<sup>nd</sup> General Revision of Real Property Assessment and Classification Ordinance as a City as mandated under section 219 of the same code, the following schedule of Fair Market Values (Schedule of Base Unit Market Value for Land) are hereby prescribed as the basis for the classification, appraisal and assessment of agricultural real properties located in the City of Bacoor, Cavite. Ito pong agricultural lands natin dalawang title na lang: Titled and Untitled:

Location Boulevard, Avenue, Street	2019		Proposed	
	Market Value Per Sq. Mtr.	Sub- Classification	Market Value Per Sq. Mtr.	Sub- Classification
<b>Agricultural Lands</b>				
Titled	Php 127.50	Agricultural	Php 1,400.00	Agricultural
Untitled	Php 102.50	Agricultural	Php 1,120.00	Agricultural

Ito pong agricultural land natin dalawa na lang, isang Titled at isang Untitled. Dati ho yung Titled natin ay Php 127.50 ngayon po ay Php 1,400.00 siya which is mababa pa rin ho talaga yan sa actual na nangyayari. Wala naman pong nagbebenta ng Php 1,400.00 ngayon. So, sa Untitled natin Php 102.50 dati ngayon ay Php 1,120.00 po. So, **Section 4.** Schedule of Base Unit Construction Cost for Buildings so yun din ho sa mga improvement ng building po ito, yung primary data dito na ginagamit natin ay galing sa OBO, kung ano po yung dine declare na construction cost doon sa BOQ natin yun ho yung primary data. Then, ang isang data po ay galing sa deed of sale, hinihimay po namin yung bentahan na magkasama yung bahay at lupa, hinihiwalay po namin yung value ng lupa at ng building doon po namin dine derived yung base unit. At saka yung bina value han namin ay most on structure lang ang equivalent nito ay more on structure lang. So, meron po kasi tayong Type of Structure mayroon tayong **Type V, Type IV at Type III** so depende ho iyan sa structure, yung mga labors concrete, steel, may mix na wood. So yung nakikita nating base unit construction cost ay para doon sa structure, meron po tayong mga additional items, ayan kasama siya, sa swimming pool kasi meron siyang **Type V-A and Type V-B** meron po kasing nasa labas ng building at mayroon ding covered area. So, yan ang magiging ano natin, per square meter yan. Then, yung lumang bahay pag nag ano tayo dine depreciate din natin actually, kasi itong isang exercise nating ito ay ganoon dati siya hindi lang gaanong napapatupad after 3 years po ito. Itong exercise na ito ay nanggagaling sa National ito from Department of Finance through BLGF, kung baga sa ano, wala hong masyadong hands dito ang city natin although nangagaling sa city ang pag formulate niyan pero sila po ang mag approve. Ito na approve na nila ito, na issuehan na tayo ng certificate of



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compliance noong last March pa binigay sa atin. So, eto po ang **Section 5**. Schedule ng Depreciation. The following depreciation schedule of all real properties situated in the City of Bacoor, Cavite is hereby approved and shall be used in computing the depreciation of the value of the said properties:

**Schedule of Depreciation**

Type	V-A			V-B			
	No. of Years	Depreciation Rate/Year	Depreciation	Percent Good	Depreciation Rate/Year	Depreciation	Percent Good
I		2.00%	2.00%	98.00%	2.20%	2.20%	97.80%

So, ayan po 2% ang depreciation natin kung ang type ng building natin ay Type V-A at sa V-B naman ay 2% din ang rate natin dyan tuloy tuloy lang natin yan at i apply hindi ho masyadong na aapply yan eh parang naghihintay lang na may magpa recess. Kapag nagawa na yung General Revision natin, which is susunod ho dito un ay kusa na ho naming i de depreciate yung bahay nyo.

**Section 6.** Schedule of Base Unit Construction Cost of Component Parts for Buildings. Ito po yung sinasabi ko kanina na regional which is ito po ay usually mas nagagamit ito doon sa mga Mall, although sa ano natin hindi po masyadong na implement sa mga residential kasi mall lang yung practice which is baka ma implement na po natin, ito yung halimbawa SM Malaki sila yung core lang ang dineclare natin pero yung naandoon sa loob mayroon silang finishing eh, merong partition mayroon ceiling kasi itong part na ito per square meter ang pag compute pero kung garahe 50% lang ang gamitin natin. Kapag may mezzanine kayo, yung per square meter doon ay .4 lang siya. Hindi siya whole na kino compute natin:

EXTRA ITEMS AS COMPONEBT PART FOR BUILDINGS	
1. CARPORT	40% of Base Unit Value
2. MEZZANINE	60% of Base Unit Value
3. PORCH	50% of Base Unit Value
4. BALCONY	40% of Base Unit Value
5. GARAGE	50% of Base Unit value

So yung lahat ho na ito ay hindi ho masyadong na practice sa residential, depende sa klase kung anong klase yung finishing natin. Kung Floor tiles ba or marble tiles ba? Meron hong equivalent cost yan. So, yan po kung baga may price index yan kinukuha po natin sa building official yung mga sina submit na BOQ. Yan yung sinasabi kong mga wall finishes, kung ano ginamit natin sa wall. May mga special finishes na ginamit tulad ng aluminum. So, marami ho na dapat i apply, hindi pa ho natin na i aapply yan depende po iyan sa pangangailangan ng City sa budget nila. Pati po yung mga fence, ito po kasi yung other land improvement pinapasok po ito, doon sa by land lalo na po doon sa mga bakante







para hindi ma charge ng Idle Land Tax. So itong **Section 7** po Schedule of Base Unit Market Value of Other Land Improvement, **Section 8**. Penalties po, ito ho kasi yung ginagamit kung hindi ho kami sumunod diyan magkakaroon po kami ng penalty na Php 5,000.00, para po sa amin yan. Actually, Assessor's Department."

"So, yung **Section 9**. Repeal, kung ma approve po natin, ito po yung masusunod. Yung bagong batas under R.A. 12001, kasi kapipirma lang po noon within 90 days lalabas na po yung IRR, by the way kaya po tayo nauuna, sa buong Pilipinas mayroon lang po na 20 LGU na Pilot lang ho, isa ho tayo doon kaya tayo nauuna. Kumbaga sa ano pumirma si Mayor doon sa isang kasunduan sa Department of Finance na isa po tayo sa Pilot LGU. So, ang transitory period bago lumabas ay 2 years pero tayo ay mauuna. Ang kalituhan lang naman dito ay sa CGT kung bga sa ano kapag nagka bentahan na yan ang gagamitin. Yun lang po siya then, yung ano po, kung nagtataka kayo na halos sabay natin na tinatawag kapag tayo ay nagbago ay tataas ang Tax. Yun po ay masasakop sa susunod na Ordinance natin yun po ay General Revision. Doon po natin makikita kung magkano ang itataas, pero hindi ho dahil mataas ang ano natin doon ay automatic ganito kalaki ang itatas. Hindi po. Ang punto doon, kung ano ang mga budget na kakailanganin sa mga project ng LGU doon ho natin i arrive so 3 years ito, doon sa 3 years na ito kung ano ang pino project na project ng LGU na dapat i finance ay doon din po natin ibabase ang magiging collection ng tax. Sa nakikita ko naman ay sa ngayon ay natutustusan naman so, doon ho kasi magbabago ang assessment level po, meron po kasi tayong assessment level na pwede tayong mag adjust pero sa tax rate natin which is every 5 years yun dito sa revenue code dahil City tayo ang basis po natin ay 2%. Ang ginagamit po natin ngayon ay 1%, yung 1% na isa po, yun po ay para sa School eh. So, ibig sabihin hindi lahat ng taxes ay nagagamit ng City. Yung kinolekta natin doon Sa RPT natin ay magiging budget ng City ang kalahati po doon ay mapupunta sa School which is significantly a day after nagkaroon ho ng R.A. 12008 na inaprubahan na sa progressive yung school natin, malaki ho kailangang budget which is sila po talaga ang nangangailangan ng budget. Yun lang po maraming salamat po."

**Hon. Reynaldo Palabrica:** "May share din ang Barangay doon sa Real Property Tax."

**Engr. Allan C. Quinatadcan:** "Tama po, yung 1% po ay sa SEF at yung 1% yun ang mapupunta sa atin."

**Hon. Reynaldo Palabrica:** "SEF meaning Special Education Fund."

**Engr. Allan C. Quinatadcan:** "Tama po, yung basis natin na 1%, ang 70% po mapupunta sa General Fund po natin at yung 30% mapupunta sa Barangay, Kalahati po doon ay mapunta sa Barangay kung saan yung property, at yung another 15% paghahatian ng ibang barangay."







**Hon. Rogelio M. Nolasco:** "Okey Thank you Engineer. For clarification lang engineer, di ba po ito mas accessible sa mga sales, kasi po dito na natin i be base sa fair market value natin kung ano yung naka schedule sa ating tax declaration? instead na zonal value ng BIR so yun na pong nasa tax dec i be base yung sale ng 7.5% nila?"

**Engr. Allan C. Quinatadcan:** "Tama po, pero meron naman pong advance copy sa draft ng IRR nito, ang mangyayari po whichever is higher doon sa deed of sale. So, ang market value natin doon sa ano or yung ide declare nila whichever is higher."

**Hon. Rogelio M. Nolasco:** "Kasi tinignan ko po itong sample nila ng Talaba, mayroon akong updated na zonal value ng BIR dated June 1, 2022. So, ang commercial/ residential ng Talaba ay Php 40,000.00 sa atin po ay Php 25,530.00 so yun po ang sa Commercial/Residential. Sa Residential po naman ng Talaba RR ay Php 32,000.00 pero dito sa ating Residential ang pumapatak halos lahat ay Php 7,230.00 para sa Talaba 1,2,3 and 4, so, meron pa kayo sa inner na mas mababa? So, for clarification ito pong fair market value natin ay mababa doon sa zonal, for example nagbenta kayo ng lupa, di ba po ang BIR ang ina assess ay yun pong zonal value nyo ng BIR? Halimbawa ang isang tao nagbenta ang zonal ng isang area ay Php 8,000 per square, so ang BIR I so zonal kayo sa Php 40,000.00 dito sa atin kung ito ang susundin times Php 25,530.00 lang. So applicable ito sa mga nagbebenta, mababa ang 7.5% ng BIR. Naintindihan nyo? Hindi ba po kapag nag sale tayo ng lupa nag be base tayo sa zonal value ng BIR? So, dito po dito na natin susundin sa Fair Market Value natin."

**Engr. Allan C. Quinatadcan:** "Kung ano po yung nakasulat sa tax declaration, yung fair market value doon. Yun ho ang susundin or yung DOAS nila whichever is higher."

**Hon. Rogelio M. Nolasco:** "At saka for your information, hindi po ito yung Real Property Tax. Iba po iyon ang computation po natin sa Real Property Tax ay darating po tayo doon sa 6<sup>th</sup> General Revision. Kaya mag pa public hearing pa rin tayo regarding sa RPT. Ito naman po ininform namin kayo regaring sa zonal value ng BIR over Market Value ng ating City base sa assessment po ng ating Assessor's Office. Tama po?"

**Engr. Allan C. Quinatadcan:** "Tama po, sa ngayon po kasi Fair Market Value ng Assessor at yung Deed of Sale whichever is higher yung dalawa na lang."

**Hon. Rogelio M. Nolasco:** "So, yun po ang paliwanag ni Engineer hindi na po magbabase sa BIR depende po sa inyong sale halimbawa nagbenta kayo ng inyong lupat bahay ng mataas at mababa ang ating Fair Market Value sa Tax dec ang susndin po ay yung sa inyo. Kung mababa naman po ang sa inyo at







mataas yung nasa Fair Market Value sa tax dec, yun po ang susundin nyo yung nasa Tax dec. So, para po sa inyong kaliwanagan mataas yung percentage ng increase pero meron po yung pinagbasihan, pero kung i cocompare ninyo mas mababa pa rin tayo dito sa BIR. Majority mas mababa po tayo, meron po tayong Php 1,200.00 eh yung inner. So, sa BIR po flat rate eh, kung ikaw ay sa Mambog may Php 8,000.00, 9,000.00 ang zonal, pero sa atin po meron po tayong Php 6,200.00 at meron tayong Php 5,500.00. Malaki po ang diperensya natin mas mababa po. Kung ito po ang masusunod mas pabor ito sa nagbebenta kasi mas mababa ang 7.5% ng BIR. Thank you po. Any comment po, suggestions or comments?"

**Mr. Larry Bautista:** "May tanong lang ho ako, hindi ko po nabasa ng buo, eh paano po yung section para sa Idle Land?"

**Engr. Allan C. Quinatadcan:** "Actually po hindi siya kasama sa Ordinance na ito eh, doon po siya sa Revision Code."

**Mr. Larry Bautista:** "Kasi kaya natanong ko, yung mga Idle land na nasa mga subdivision. Nakikinabang sila ng walang binabayaran. Halimbawa lilinasan naming tapos sasabihin namin sa LGU sabihin huwag nyong linisan tapos ibebenta nila. Kaya dapat magkaroon tayo ng amilyar sa Idle land tapos mas mataas ang babayaran nila."

**Hon. Rogelio Nolasco:** "Actually, kapag nagbenta po kayo ng Idle Land meron na pong charge iyon na 5%. Yes Atty. Any opinion?"

**Atty. Marius D. Sumira:** "Yung draft po na na provide sa amin, may napansin lang po ako na error doon sa whereas nila doon sa citation clauses po. Paki note na lang po kasi sinabi ko. Doon sa pangalawang stanza ng whereas nila ng section 219 dapat shall undertake a general revision the effectivity of the said law and every **3 years** thereafter po and not every year. Paki highlight na lang po, tapos as to substantial content naman ng ordinance, tama lang po ang pag update ng fair market value actually, obligation ng City Government na mag update at ng City Assessor sa Fair Market Value ng mga properties. Naka lagay naman po sa local government code at ni lay down naman po nila sa whereas clauses kung ano yung basis. Base doon sa pinakita po malaki ang itataas doon sa fair market value pero kung iisipin din po, favor po sa mga may ari ng properties kasi tataas din ang value ng property. Yun lang po your honor."

**Hon. Rogelio Nolasco:** "Thank you Atty. Any questions po from the body?"

**Mr. Rodgie Carillo:** "Magandang hapon po Sir, actually pinapakinggan ko kanina yung mga detalye, basically po paano po ginagamit yung fair market







value at paano po maaapektuhan kaming mga taong bayan, saan po ang apekto nito at bakit kailangan pong itaas?"

**Hon. Reynaldo Palabrica:** "Nabanggit naman kanina, what is the use of revising the fair market value at first it is a legal application of the LGU to be revised every 3 years thereafter this is the very legal basis. Paki explain na lang Engineer Quinatadcan."

**Engr. Allan C. Quinatadcan:** "Actually, nagkataon kahit 7160 pa ang reference, related ang LGU na mag adjust at mag evaluate ng market value every 2 years nasa local code po talaga yun. It so happens na last June 2024 ay napirmahan na po ni President Marcos yung Republic Act 12001 which is the Real Property Evaluation and Assessment Reform Act so then, kailangan din po ito every 3 years po. Para ho doon, ito po ay magkakaroon ng real property information system which is downloadable para maging isang sulat yun, ito po ay galing Department of Finance hindi BIR sila po ang may control noon kung baga sila ang mag re reconcile ng bawat barrios sa LGU although sa atin manggagaling yung primary data sa Aguineldo, Dasmarias at Imus dapat po harmonious doon eh sa ngyon po malaki ang agwat eh. Although yun po ang reason para maging national na ang pag aadjust ng market value. Yun po ang reason."

**Mr. Arthur R. Alcabaza:** "Ano po ang magiging apekto nito kasi kanina na discuss natin yung pagbebenta ng lupa ano po naman ang apekto nito doon sa mga ordinaryong Tao? tataas po ba ang presyo taon taon? Yung amilyar po halimbawa?"

**Hon. Reynaldo Palabrica:** "Yung tungkol sa amilyar separate ordinance yun. Ang pinag uusapan natin ngayon ay yung halaga ng ating ari arian yung pag taas ng value. Which is advantageous ito kasi parang tumaas lang yung binili mo. With regards doon kung tataas ang amilyar? Hindi pa po. Ang ating RPT sa sinasabing General Revision of Real Property Tax, possible na tumaas po iyan on guard po kami dito sa Sangguniang Panlungsod, kasi babalansihin po namin kung tama ba ang itataas. Saan gagamitin ang pera? Kaya ba ng mga mamayan? Yun ang mga factors to be considered before we pass the ordinance for the General Revision of Real Property Tax. Yun po ang maisasagot namin sa iyo."

**Mr. Arthur R. Alcabaza:** "Maraming salamat po Sir."

**Hon. Rogelio M. Nolasco:** "Any other question?"

**Mr. Rodgie Carillo:** "Good afternoon po, dito po ang assessment natin sa Real Property tax ay from the zonal value?"







**Hon. Rogelio M. Nolasco:** "Sa assessment po kapag dumating na po tayo sa General Revision, doon po magkakaroon ng assessment para makita natin kung ilang percent ang ifataas ng Real Property tax, wala pa po tayo doon."

**Mr. Rodgie Carillo:** "About po doon, di ba maglalabas ng bagong fair market value? Kailan po iyan? Kailan po ilalabas yan online?"

**Engr. Allan C. Quinatadcan:** "Actually ho doon sa bagong batas na kapipirma lang noong June 20, 2024 ang Department of Finance ay binigyan ng 90 days para makagawa ng IRR meron na pong kaunting advance copy sa draft nila. So, after 90 days po kasi ipa publish nila. 15 days po yata iyon. Doon po sa batas na iyon yung mga LGU na hindi pa handa, wala pa nito, eh tayo po part tayo doon sa buong bansa na 20 LGU na mayroon kaya po tayo nauuna. Then two years pa po sila bago bigyan, pero tayo once na publish na po yung IRR nito ay go na tayo pero doon sa sinasabi nyo wala pa ang tax doon kasi wala pang general revision, hindi ho zonal value ang basis ng RPT natin kundi ito pong market value."

**Hon. Reynaldo Palabrica:** "With your kind indulgence Mr. Chair, sa pag aaral natin dito sa market value marami talagang nangdadaya sa presyo, halimbawa dito sa Molino boulevard magkano ang bentahan dito per sq. mtr.? Php 50 thousand per sq. mtr. ang pinaka mababa pero kapag tinignan mo sa record ng Assessor's Office yung Deed of Absolute Sale ang lumalabas na bentahan ay Php 15,000.00 at Php 10,000.00. Kaya itong adjustment natin ng fair market value revision ay itinatama natin pati taong bayan, huwag tayong mandaya sa gobyerno kaya ilagay na natin ito sa praktikal na antas sa katanggap tangap sa gobyerno at sa mamamayan para hindi tayo nagdadayaan. Ang akala ng tao ang gobyerno ang nangdadaya pero ang number one na nangdadaya ay ang mamamayan, tignan ninyo, para maka iwas sa malaking Capital Gain Tax dalawa deed of sale, totoo o hinde? isang actual value at isang under value. So, inilalagay lang po natin sa tama of course this is the right time to revise our fair market value. Kasi ganito po ang nangyari, halimbawa Barangay Molino 1 to 7 including Queens Row, ang zonal value nito nakalagay pantay pantay paano naman yung mga naipit sa likod? Same price sa value ng nasa harapan, so, hindi ba may dipirensiya? kaya ngayon with this revise fair market value praktikal na ito in reality. Kung magkano ang binabayaranang fair market value kaya kanina may sinasabi may inner may second lot, kung no ang actual na halaga ngayon ng property yun na yung actual na pino proposed ng city assessor. And to remind you my dear friends, pino proteksiyunan kayo ng city assessor at Sangguniang Panlungsod at ni Mayor Strike kung ano halaga kasi there is a tendency na mag sky rocket ang real property tax, kung sumobra naman ang taas ng fair market value kaya nilalagay din natin sa tama. Tignan po ninyo yung sample sa Talaba, Php 11,760.00 ang original, current price kasi hindi pa naman nababago, Commercial Lands C-1, sa ating







revise fair market value ginawang Php 25,530.00 pero ang bentahan ay Php 35,000.00, Php 30,000.00, Php 40,000.00. Sa zonal value ng BIR ay Php 40,000.00 so, kung titignan Ninyo bakit ginawang Php 25,530.00 kasi baka mag sky rocket kaya pino proteksiyunan kayo ng gobyerno natin na baka mag sky rocket with 1% charge sa Real Property Tax medyo mag didiperensya kasi tumaas na ang market value pero ito ang sinasabi ko sa inyo, pag dating sa Real Property Revision ay may mga formulas na gagawin yan sa ordinansa na hindi ilalayo doon sa original na hindi makaka sakit sa mamayan pero tuloy tuloy na makakatulong sa proyekto ng ating pamahalaan. Yun po ang sinisiguro namin sa inyo, and also we are considering other option na bigyan namin ng authority si assessor kung ano ang actual assess value nya, yun nga lang maraming safeguard ang gagawin namin doon, hindi ko sinasabing mang aabuso si assessor but there is already a situation before na naabuso yan pero ise safeguard natin para pag nakita ni assessor kasi bibigyan namin siya ng authority na actual subject with the approval of course with the Chief Executive, the Mayor na ito yung actual evaluation nya na actual na babayaran niya pero ang basis parin sa value ng property ay yung our proposed revise fair market value. Yun po ang ating sinusundan para sa development ng city and as compliance doon sa Legal Obligation ng LGU to revise the Real Property Tax as prescribe by the law. Yun lang Mr. Chairman, I think okey na po iyon."

**Hon. Rogelio M. Nolasco:** "Thank you Konsi, any opinion from the Council? Konsi Solis?"

**Hon. Michael Solis:** "Para po sa assessor natin, tanong ko lang po, ilinawin ko lang. Saan po kumukuha ng basis ang assessor sa pagbabayad ng amilyar natin? Sa Market Value ho ba? Paano po kung itinaas natin paano nyo nasabing hindi maapektuhan yung amilyar ng mga mamayan natin?"

**Engr. Allan C. Quinatadcan:** "Tama po, Ito po yung sa side ng council natin meron ho kasi tayong tinatawag na assessment level magkaiba siya sa Commercial at magkaiba siya sa Residential. So, ang ibig kong sabihin meron din hong allowable zonals kung hanggang saan siya, sa atin ho ngayon napakababa pa ho ang ating ginagamit natin halos kalahati, maximum sa Residential ay 40 ang ginagamit lang ho natin ngayon ay 20. So, kung tinaas po natin ang market value natin pwede rin ho natin siyang ibaba sa 15 yung assessment level so hindi ho siya masyadong maapektuhan kung boga."

**Hon. Michael Solis:** "Nililinaw ko lang kasi baka kasi sa sobrang taas mag suffer ang mga mamayan ng Bacoor, nakaka awa naman."

**Engr. Allan C. Quinatadcan:** "Tama naman po."



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**Hon. Michael Solis:** "Clarification lang, baka kasi pag dating ng sumahan ay ganitong kataas eh biglang lumobo yung babayaran."

**Engr. Allan C. Quinatadcan:** "Kung baga nasa kamay nyo po iyon, actually po kagaya noon, in favor po with Konsehal Palabrica, meron hong basihan, kung baga after 3 years po, so kung saan pag gagamitan na project na iniisip ng city kung ano doon. Nasa amin ho kasi yung waiver ilalapat lang ho namin kung ilan yung pino project na makokolekta so ilalapat lang namin doon kung magkano yung assessment level, kung magkano yung makokolekta natin. Lalo na ho ngayon Maganda yung check in balance between the executive at sa council natin sa legislative. Kasi yung Chairman natin ay umaakyat din ho talaga at nag che check ng project kaya nakaka siguro ho tayo sa pangunguna o ni Mayor Strike na talaga hong nakukuha natin yung value ng binayad natin sa tax na naibabalik natin sa tao talaga. Yun lang po."

**Hon. Rogelio M. Nolasco:** "Thank you Konsi sa maganda mong tanong. Any other question?"

**Hon. Reynaldo Palabrica:** "Mr. Chair, to be honest itong increase in RPT hindi maliwasan yan eh, kasi may batas na kailangan nating sundin eh, pero as much as possible kaming pinagkakatiwalaan nyo dito sa Sangguniang Panlungsod, it is our duty na gumawa ng mga Legislation including the revenue tax, Ordinance ang tawag po diyan sini safeguard namin na hindi talaga siya mag sky rocket. Number 1 good example is our current fee yung real property tax rate alam nyo ba na allowed sa batas na 2% itaas? pero iniimpose namin dito sa amin 1%. Kung greedy ang inyong gobyerno, ang inyong mga opisyaes, bakit namin hindi isasagad sa 2% but, we are considering the capability of our constituents na hindi makasakit masyado and yet nakakatulong sa pagpapatakbo ng pamahalaan, kaya instead of charging 2% ibinaba lang namin sa 1%. Actually, wala pang galawan yan for how many years na ba Revilla? since 2007 ngayon 2024, so 17 years, alam ko yan kasi nagagalit na ang Finance sa City of Bacoor bakit walang adjustment sa real property tax. Katakot takot na sulat na inabot natin diyan, kaya napilitan na tayong galawin yan kaya nagkaroon na tayo ng slight increase pero it is allowed by the law na 2% i charge natin, pero pinanindigan ng inyong Sangguniang Panlungsod at ng inyong pamahalaan sa pangunguna ni Mayor Strike at ni Mayor Lani na 1% lang talaga kasi tinitignan natin ang kakayanan ng taong bayan, pino protektahan natin ang taong bayan. So, with the apprehension raise by Hon. Councilor Solis ay very valid po iyon, ganyan kami magmalasakit sa inyo kahit pwede na naming gawin. The power with us, as your elected Legislator, hindi namin ginagamit iyon kasi mas nangingibabaw ang aming proteksiyon at kapakanan ng taong bayan. Pero ang ibinabayad ninyo dito siguro napupunta sa proyekto, si Konsehal Bok Nolasco at si Konsehal Levy Tela, sila ang in-charge sa project monitoring team bukod sa COA na nag che check ng project, mayroong Project Monitoring Team







ang city Government of Bacoor composed of several department representative na galing sa Planning, OBO, Engineering, Accounting at may private representative from BHOACI, ay isang task force yan na sinisiguro na all project being insure na ang isang project ay pinapatupad. At hindi lang basta pinapatupad, na tamang pinapatupad kasi may project na Php 50,000.00 pero ang pinapatuoad ay Php 25,000.00 hindi makasingil ang mga kontratista kung wala ang project monitoring team. Ganyan namin pinapahalagahan ang perang ibinabayad nyo dito sa ating lungsod. Kaya nakakasiguro kayo na ang inyong proteksiyon ay pinoprotektahan po namin kayong lahat. Yun lang po."

**Hon. Rogello M. Nolasco:** "Thank you Konsi. Any question po?"

**Hon. Reynaldo Palabrica:** "Mr. Chair, siguro for the sake of showing transparency, in processing this proposed legislation, may I request Mr. Chair that, the BHOACI, to furnish the proposed ordinance para mailagay nila sa kanilang site para ma introduce at para mabasa nila and then, maybe we should allow Mr. Chair na mag submit sila ng opinion before the final deliberation nitong proposed legislation para yung nahiyang magsalita para makarating sa atin yung kanilang gustong sabihin for us to consider their opinion and suggestion maybe."

**Hon. Rogello M. Nolasco:** "Thank you Konsi. Actually, nabigyan po namin kayo ng kopya ng ordinansa? Yung Office po Ninyo. Thank you po"

**Mr. Rodgie Carillo:** "Sorry po last na lang, kasi di ba po may na release na R.A. 12001 is it coordinated already to BIR? I prefer po para sa CGT sa BIR?"

**Engr. Allan C. Quinatadcan:** "Tama po, actually may na create na committee dito sa batas na ito ang composition po nito ay kasama ang **BIR, Budget, at DENR** sila na ho yung mag reregulate para dito sa National."

**Mr. Rodgie Carillo:** "Kung na approve na po dito sa Bacoor itong ordinance na ito, kailan po siya ma rerelease? Kasi yung Fair Market Value ng Bacoor ang gagamitin sa tax basis natin pag na approve na po bai to pwede na nating gamitin?"

**Engr. Allan C. Quinatadcan:** "Actually, tama po mauuna po tayo pero maghihintay parin tayo sa IRR which is 90 days. May publication pa iyon, maybe it will be applicable for next year. Yung wala pang ganito binibigyan pa sila ng 2 years."

**Hon. Reynaldo Palabrica:** "If there is no other question to be raised, I move for the adjournment of this hearing."



SCAN ME







The hearing adjourned at 4:00 P.M.

Prepared By

**Edgardo B. Nolasco**  
Clerk

Attested By

**Coun. Rogelio "Bok" M. Nolasco**  
Chairman  
Committee on Finance, Budget and Appropriation







**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION**

**ATTENDANCE OF PUBLIC HEARING  
(PROOF OF RECEIPT)**

July 11, 2024 / 2:30 P.M.

Session Hall at 6<sup>th</sup> Floor, Bacoor Legislative and Disaster Resilience Building

Office of the Sangguniang Panlungsod  
Received by: Jeneil  
Date: 7/11/2024  
Time: 2:30 P.M.

**Subject: AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND THE PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COSTS (SBUCC) FOR BUILDINGS AND OTHER STRUCTURES ON NEW CONSTRUCTION/IMPROVEMENTS AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF. PCO 2024-192A dated July 8, 2024**

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
HON. ROGELIO "BOK" M. NOLASCO	SP		<i>[Signature]</i>
HON. CATHERINE S. EVARISTO	SP		<i>[Signature]</i>
HON. REYNALDO D. PALABRICA	SP		<i>[Signature]</i>
HON. ADRIELITO G. GAWARAN	SP		<i>[Signature]</i>
HON. MICHAEL E. SOLIS	SP		<i>[Signature]</i>
HON. ALEJANDRO F. GUTIERREZ	SP		<i>[Signature]</i>
HON. LEVY M. TELA	SP		<i>[Signature]</i>
HON. ROBERTO L. ADVINCULA	SP		<i>[Signature]</i>
HON. REYNALDO M. FABIAN	SP		<i>[Signature]</i>
HON. ALDE F. PAGULAYAN	SP		<i>[Signature]</i>
HON. SIMPLICIO G. DOMINGUEZ	SP		<i>[Signature]</i>
HON. RAFAEL V. PATERNO, III	LNB PRESIDENT		<i>[Signature]</i>
HON. RANDY C. FRANCISCO	LNB VICE PRESIDENT		<i>[Signature]</i>
HON. PALM ANGEL S. BUNCIO	SK FEDERATION		<i>[Signature]</i>
ATTY. AIMEE S. TORREFRANCA-NERI	ADMIN		<i>[Signature]</i>
ENGR. ARTHUR S. SAN JOSE	ZONING		<i>[Signature]</i>
ENGR. ALLAN C. QUINATADCAN	ASSESSOR		<i>[Signature]</i>
ATTY. EDITH NAPALAN	CFD		<i>[Signature]</i>
MR. CHRISTIAN GAWARAN	BPLD		<i>[Signature]</i>
ENGR. RAMESIS ALHAMBRA	OBO		<i>[Signature]</i>
MS. GUIA OLLER	BHOACI		<i>[Signature]</i>
MS. SUNNYBELLE BASCONCILLO	FOSCHAI		<i>[Signature]</i>
MS. AURORA MACAVINTA	CHAMBER OF COMMERCE		<i>[Signature]</i>
NEW PACIFIC RESOURCES MGMT.			<i>[Signature]</i>

ATTENDANCE OF PUBLIC HEARING FBA-387-S-2024

PCO-2024-192A – AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COST (SBUCC) FOR BUILDINGS.

Page 1







Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
Jonathan C. Bautista	Zoning		
MARIUS D. SUMIRA	OCLP		
HERRAN ALAMIZLA	BOLD	0921464768	
Jesus A. Mendoza	SMITHA	09171509672	
RUEL A. SOLVIMO	HOA 243 - Commercial	0919-389-5472	
Ricardo Alvarez	Paula Hoyer	6455788990	
Anabel Reformina	HOA Westville 3	09399998995	
ANGELICA DELIBO	CWA Phase 3	0985-4660677	
JONATHAN COLVALET	HOA WESTVILLE 3	09207978924	
Santiago Villagran	Carrella East	09363602919	
Tedoro Dugino	Ecoterra 1, 2, 3, 4	09217517046	
Rubie Miranda	" "	09217372485	
VIRGINIA S. RUBITO	HOA M-I	(046) 436-2449	
Jessima L. Manahan	HOA El Monte	09073815234	
Xianita T. de Jesus	HOA P2 Malibu 6	09051623102	
Julia Ya. Lopez	" "	09053650484	
Mari-Jane Vayardo	HOA HARBOR I BAYAN	09979247335	
Arbiteria Alvar	HOA ALAB / BIRONG	09053693564	
RODOLFO ORBINO	HOA NIXE I - COXVILLE	0917-508-1089	
Lalana B. Pina	BIRONG	0905-812-6998	
Marcel P. Bernardino	HOA Hoteliers	0927-572-9094	
Alma A. Ching	BOO	0916-8895092	
Telesa Dela Cruz	POD	0961-275-4261	
Basanti Hernandez	FASCITA1	09271771947	
Daisy I. Soliongco	FASCITA1		
Jose S. Castillo	HOA de Castro		
Mario M. Añon	" "		
Eleanor H. Excebio	" "		
MARY GRACE BAYON	" "		
ARTHUR R. ALBAZAN	GREEN HOA		
NELDA DELA ROSA	IBOL	09936927219	
Maryna Cala Pina	Green Square	09261997996	
Sherry Calucan	STRATA	0991-5423728	
Larry Bautista	UVN		
Ag Bautista	mambog 3		
Nicole Villarin	P.F. ESPERITU 2		

ATTENDANCE OF PUBLIC HEARING FBA-387-S-2024  
PCO-2024-192A - AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COST (SBUCC) FOR BUILDINGS.



SCAN ME



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Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite  
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Website: www.bacoorcitysp.com







**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION**

**NOTICE OF PUBLIC HEARING  
(PROOF OF RECEIPT)**

July 11, 2024 / 2:30 P.M.

Session Hall at 6<sup>th</sup> Floor, Bacoor Legislative and Disaster Resilience Building

Office of the Sangguniang Panlungsod  
Received by: Janet P. [Signature]  
Date: 7/11/24  
Time: 10:00 AM

**Subject: AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND THE PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COSTS (SBUCC) FOR BUILDINGS AND OTHER STRUCTURES ON NEW CONSTRUCTION/IMPROVEMENTS AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF. PCO 2024-192A dated July 8, 2024**

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
HON. CATHERINE S. EVARISTO	SP		[Signature] 7/9/2024
HON. REYNALDO D. PALABRICA	SP		[Signature] 7/9/2024
HON. ADRIELITO G. GAWARAN	SP		[Signature] 7/9/24
HON. MICHAEL E. SOLIS	SP		[Signature] 7/9/24
HON. ALEJANDRO F. GUTIERREZ	SP		[Signature] 7/9/24
HON. LEVY M. TELA	SP		[Signature] 7/9/24
HON. ROBERTO L. ADVINCULA	SP		[Signature] 7/9/24
HON. REYNALDO M. FABIAN	SP		[Signature] 7/9/2024
HON. ALDE F. PAGULAYAN	SP		[Signature] 7/9/2024
HON. SIMPLICIO G. DOMINGUEZ	SP	544	[Signature] 7/9/2024
HON. RAFAEL V. PATERNO, III	LNB PRESIDENT		[Signature] 7-9-24
HON. RANDY C. FRANCISCO	LNB VICE PRESIDENT		[Signature] 7-9-2024
HON. PALM ANGEL S. BUNCIO	SK FEDERATION		[Signature] 7-9-24
ATTY. AIMEE S. TORREFRANCA-NERI	ADMIN		[Signature] 7-9-2024
ENGR. ARTHUR S. SAN JOSE	ZONING		[Signature] 7/9/2024
ENGR. ALLAN C. QUINATADCAN	ASSESSOR		[Signature] 7/9/2024
ATTY. EDITH NAPALAN	CFD	228	[Signature] 7-9-24
MR. CHRISTIAN GAWARAN	BPLD	214	[Signature] 7/9/2024
ENGR. RAMESIS ALHAMBRA	OBO	local 236	[Signature] 7/9/2024
MS. GUIA OLLER	BHOACI	0917-265-1132	[Signature] 7/9/2024
MS. SUNNYBELLE BASCONCILLO	FOSCHAI		[Signature] 7/9/24
MS. AURORA MACAVINTA	CHAMBER OF COMMERCE	0917-265-1132	[Signature] 7/9/24
NEW PACIFIC RESOURCES MGMT.			[Signature] 7/9/24

NOTICE OF PUBLIC HEARING FBA-387-S-2024

PCO 2024-192A – AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COST (SBUCC) FOR BUILDINGS.



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## COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION

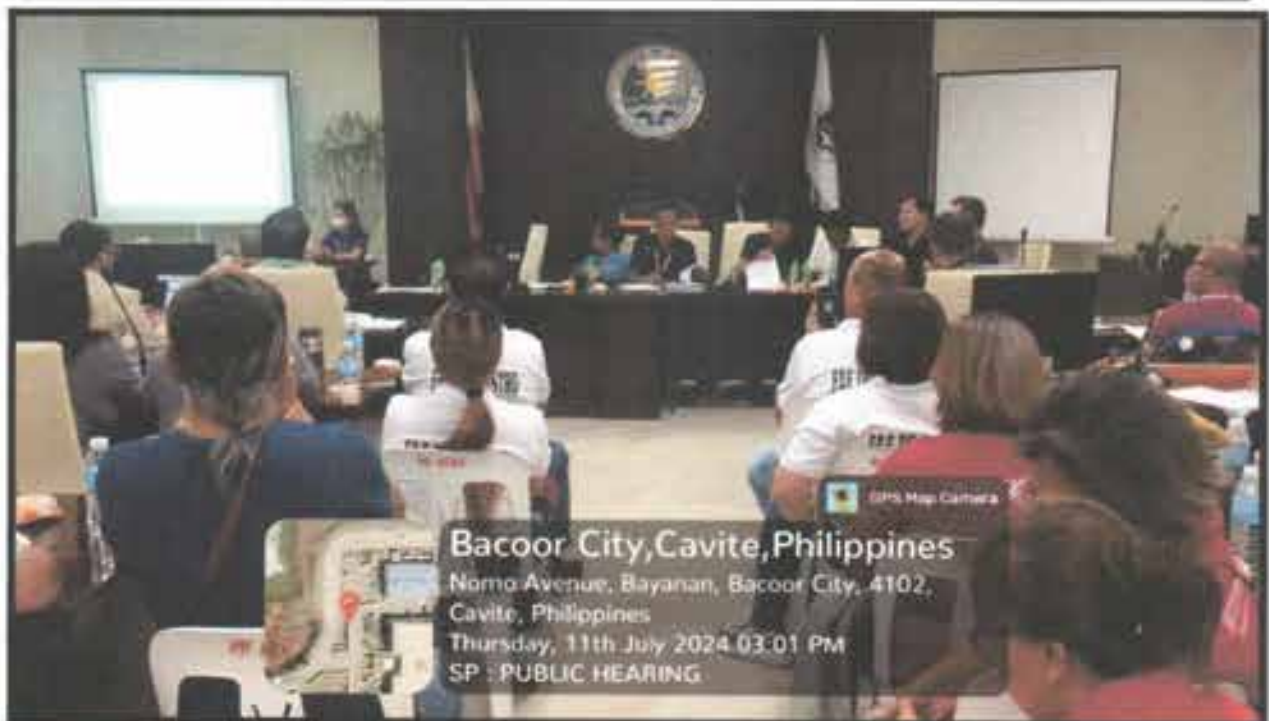
### PICTURES OF PUBLIC HEARING (PROOF OF RECEIPT)

July 11, 2024 / 2:30 P.M.

SP Session Hall at 6<sup>th</sup> Floor, Bacoor Legislative and Disaster Resilience Building

Office of the Sangguniang Panlungsod  
Received by *Jenet 2024*  
Date: *7/11/2024*  
Time: *2:30 PM*

Subject: **AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND THE PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COSTS (SBUCC) FOR BUILDINGS AND OTHER STRUCTURES ON NEW CONSTRUCTION/IMPROVEMENTS AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF. PCO 2024-192A dated July 8, 2024**



PICTURES OF PUBLIC HEARING FBA-387-S-2024  
PCO-2024-192A – AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COST (SBUCC) FOR BUILDINGS.



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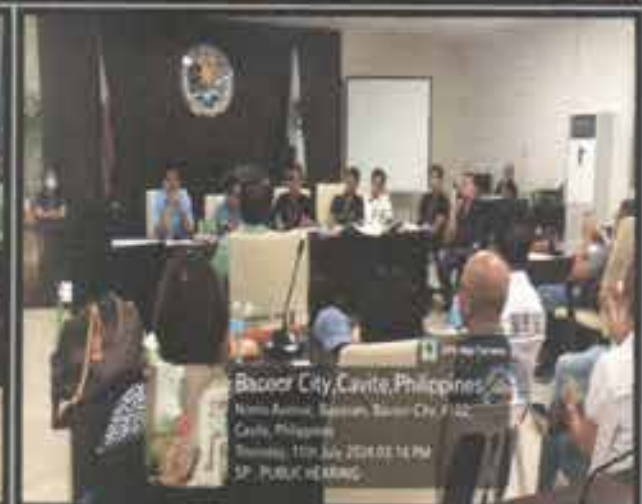
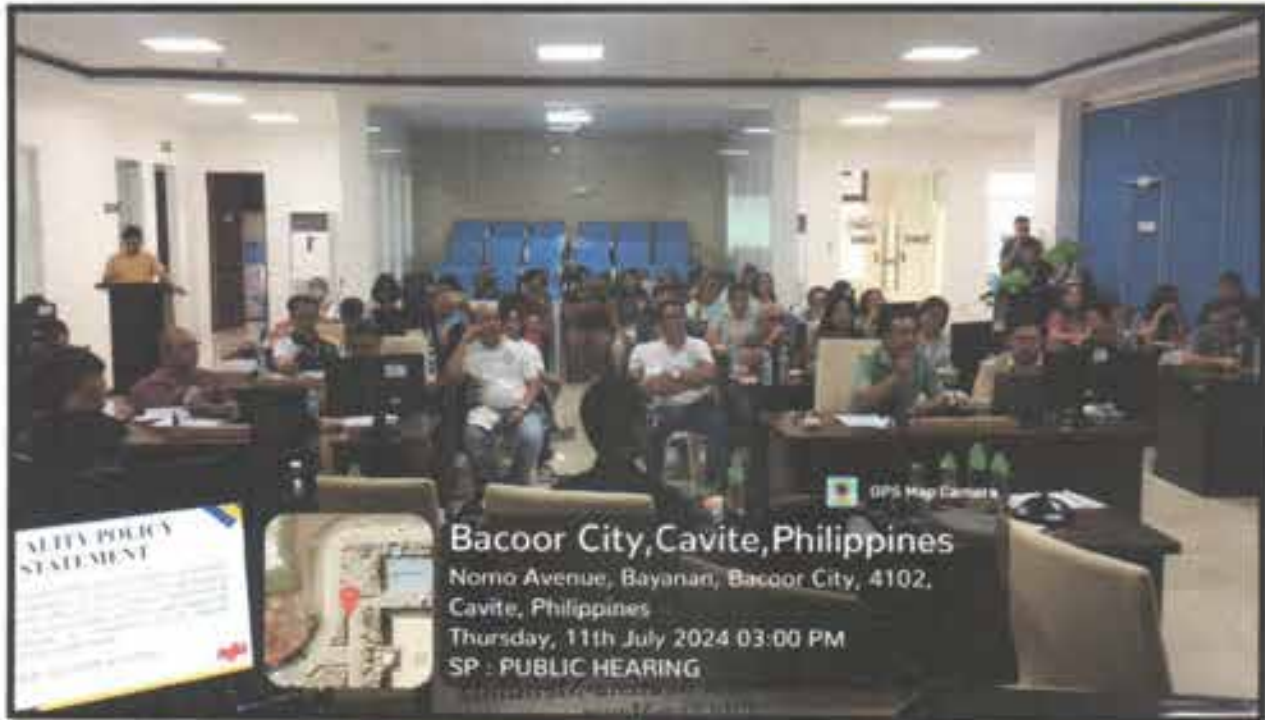


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Date: 7/11/2024  
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PICTURES OF PUBLIC HEARING FBA-387-S-2024  
PCO-2024-192A – AN ORDINANCE APPROVING THE PROPOSED REVISED SCHEDULE OF MARKET VALUE (SMV) OF LANDS AND PROPOSED REVISED SCHEDULE OF BASE UNIT CONSTRUCTION COST (\$BUCC) FOR BUILDINGS.







Office of the Sangguniang Panglungsod  
Received by: Jeanet 2024  
Date: 07/09/2024  
Time: 11:00 AM



Bacoor City, Cavite, Philippines  
Prof. H. Rubio, Taging Dagat, Bacoor City, 4102,  
Cavite, Philippines  
Tuesday, 09th July 2024 03:38 PM  
PCO 24-185 - PUBLIC HEARING



Bacoor City, Cavite, Philippines  
Agripino Highway, Zamora I, Bacoor City, 4102,  
Cavite, Philippines  
Tuesday, 09th July 2024 03:00 PM  
PCO 24-185 - PUBLIC HEARING



Bacoor City, Cavite, Philippines  
39-40 First Avenue, Brgy. Bayanan, Bacoor City, 4102,  
Cavite, Philippines  
Tuesday, 09th July 2024 03:28 PM  
PCO 24-185 - PUBLIC HEARING



Bacoor City, Cavite, Philippines  
39-40 First Avenue, Brgy. Bayanan, Bacoor City, 4102,  
Cavite, Philippines  
Tuesday, 09th July 2024 03:17 PM  
PCO 24-185 - PUBLIC HEARING



Bacoor City, Cavite, Philippines  
Prof. H. Rubio, Taging Dagat, Bacoor City, 4102,  
Cavite, Philippines  
Tuesday, 09th July 2024 03:28 PM  
PCO 24-185 - PUBLIC HEARING

**PICTURES OF PUBLIC HEARING FBA-387-S-2024**

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