

Republika ng Pilipinas
Lungsod Quezon
SANGGUNIANG PANLUNGSOD
(City Council)

PO95-120

ORDINANCE NO. SP- 248, S-95

AN ORDINANCE APPROVING THE SCHEDULE OF FAIR MARKET VALUES FOR LAND, BUILDINGS AND OTHER STRUCTURES SITUATED IN QUEZON CITY PREPARED BY THE CITY ASSESSOR PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT CODE, RA 7160, AS THE BASIS FOR THE GENERAL REVISION OF REAL PROPERTY ASSESSMENT, AS AMENDED.

Introduced by Committee on Ways and Means.

WHEREAS, Republic Act No. 7160, otherwise known as the Local Government Code of 1991, hereinafter called the "Code" for brevity, has declared to be the policy of the State that the territorial and political subdivisions of the State shall enjoy genuine and meaningful local autonomy to enable them to attain their fullest development as self-reliant communities;

WHEREAS, Quezon City which is admittedly the largest city in the Philippines in terms of population, is perceived to provide the biggest budgetary allocation to address the problems relative to the delivery of basic services such as education, health, peace and order, low-cost housing, squatters resettlement and rehabilitation, infrastructure and roads, and provisions for other similar services and facilities for a highly urbanized city;

WHEREAS, the Quezon City government is in need of funds to cover the cost of the increasing basic and essential requirements for a rapidly growing population and a highly accelerated urbanization;

WHEREAS, Section 219 of the "Code" requires the Provincial, City or Municipal Assessor to "undertake a general revision of real property assessments within two (2) years after the effectivity of this Code and every three (3) years thereafter";

WHEREAS, the last time the Quezon City government has undertaken a general revision of real property assessment was in 1981-82, hence, such assessment is now considered unrealistic or obsolete;

WHEREAS, before any general revision of real property assessment is made, there shall be prepared by the City Assessor a Schedule of Fair Market Values for the different classes of real property in Quezon City for enactment by Ordinance by the Sangguniang Panlungsod conformably with Section 212 of the Code;

WHEREAS, in response to the petitions, position papers, views and reactions, comments and recommendations made by the various sectors and other concerned individuals and organizations which were adopted by the members of the Honorable City Council as the principal factors for a reduction of the schedule of fair market values submitted by the City Assessor to comply with the requirement that the market values shall be just, fair and equitable, and taking into consideration the capacity of the property owners to pay the corresponding real property tax, the said schedule was revised to conform with the requirement;

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