

**[VALENZUELA CITY ORDINANCE NO. 169 SERIES
OF 2014, November 03, 2014]**

SANGGUNIANG PANLUNGSOD

****Excerpts from the minutes of the 58th Regular Session of the
6th City Council of Valenzuela held on November 03, 2014 at
3:00 p.m. at the City Council's Session Hall, 3rd Floor, Legislative
Building, Valenzuela City Hall, Karuhatan, Valenzuela City, Metro
Manila.**

**AN ORDINANCE ADOPTING THE SCHEDULE OF MARKET VALUES
FOR INDUSTRIAL LAND, BUILDINGS AND OTHER STRUCTURES
SITUATED IN VALENZUELA CITY.**

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Councilor KIMBERLY ANN D.V. GALANG, Councilor CRISSHA M. PINEDA,
Councilor KRISTIAN ROME T. SY and Councilor RAMON L. ENCARNACION

WHEREAS, Section 2 of Presidential Decree No. 824 included Valenzuela City in the Territorial Jurisdiction of Metropolitan Manila;

WHEREAS, Municipality of Valenzuela became a highly urbanized city on 14 February 1998 pursuant to Republic Act No. 8526, An Act Converting the Municipality of Valenzuela into a Highly Urbanized City to be known as the City of Valenzuela;

WHEREAS, Section 50 of Republic Act No. 8526 suspending the increase in rates of local taxes within the period of five (5) years from its acquisition of corporate existence have already lapsed for eleven years, General Revisions should have been made last 2004;

WHEREAS, FURTHER, no revisions were made despite mandate of laws for twenty (20) years since the effectivity of Revenue Ordinance No. 92-013, a General Revision for the taxable year 1997, 2004, 2007, and 2010 should have been made, therefore the tax rates used in the appraisal and assessment of the office of the city assessor is still a municipal rate;

WHEREAS, Section 18 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, 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, Section 200 of Republic Act 7160 provided for Administration of the Real Property Tax that the provinces and cities, including the municipalities within the Metropolitan Manila Area, shall be primarily responsible for the proper, efficient and effective administration of the real property tax;

WHEREAS, by virtue of the legal mandate of the City Assessor to prepare the Schedule of Fair Market Value for the conduct of revision, the 2014 Schedule of Fair Market Value of properties classified as industrial for thirty three (33) barangays has been undertaken pursuant to Section 219 of Republic Act No. 7160;

WHEREAS, due to rise of existing market value, it is likewise essential to allow a solution that will adapt and regulate the existing condition of the industrial class which is considered just, fair and equitable;

WHEREAS, it is the mandate of the law to undertake a general revision of real property assessments every three (3) years, the same being reiterated and strengthened by Department of Finance (DOF) and Department of Interior and Local Government (DILG) Joint Memorandum Circular Nos. 2010-01; and

WHEREAS, FURTHER, the said DOF-DILG Joint Memorandum Circular No. 2010-01 likewise enjoined all Presiding Officers and Members of Sanggunian Panlungsod to calendar, deliberate and cause the passage of an Ordinance incorporating therein the proposed updated Schedule of Fair Market Values prepared, by the City Assessor.

NOW, THEREFORE, be it **ORDAINED** as It is hereby **ORDAINED** by the City Council of Valenzuela in session duly assembled:

SECTION 1. SHORT TITLE.

This Ordinance shall be known and cited as the **"ADOPTING SCHEDULE OF MARKET VALUES FOR INDUSTRIAL LAND, AND OTHER STRUCTURES SITUATED IN VALENZUELA CITY"**.

SECTION 2. TABLE OF CONTENTS.

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SECTION 3. SUB-CLASSIFICATION OF INDUSTRIAL LAND.

The following sub-classification of Industrial Land was based on the diversity of the data in a given sub-market and limited the same to the existing land use and comprehensive land use program of the city.

SUB— CLASSIFICATION OF LAND- INDUSTRIAL	UNIT VALUE	DESCRIPTION
FIRST CLASS Industrial - 1 (Ia-1)	P6,000.00	<ol style="list-style-type: none"> 1. Located along major thoroughfares; 2. Where the highest industrial and manufacturing activities In the City takes place 3. Where high grade factory or warehouse are situated. 4. Commands the highest industrial land value of the City. 5. Classified and zoned as industrial area, although along secondary roads but easily accessible through major thoroughfares, but predominantly Industrial
SECOND CLASS Industrial - 2 (Ia-2)	P4,500.00	<ol style="list-style-type: none"> 1. Along secondary roads but easily accessible through major thoroughfares. 2. Where the industrial and manufacturing activities are considerably high but fall short than the First Class Industrial Land 3. Where semi-high grade factory and warehouse buildings are situated
THIRD CLASS Industrial - 3 (Ia-3)	P3,000.00	<ol style="list-style-type: none"> 1. Located along weather road, along secondary roads. 2. Where low grade factory warehouse are situated

		3. Where public utility transportation are irregular 4. Commands lesser industrial land value than that of the Second Class Industrial Land.
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SECTION 4. SCHEDULE OF BASE UNIT VALUE OF INDUSTRIAL LAND.

The following are the computed fair market value of industrial land within city, based on the sub-classification of land:

BRGY CODE	STREET	VICINITY	2014 Market Value Per Sq. M.	SUB CLASS
01	PULO			
	All other streets		3,000,00	1-3
02	ARKONG BATO			
	M.H. Del Pilar	Palasan Bdry. To Malabon	3,000.00	I-3
	Arkong Bato Rd.	Palasan Rd. to Navarette St.	3,000,00	I-3
03	PALASAN			
	M.H. Del Pilar	Poblacion to Arkong Bato	3,000.00	I-3
04	POBLACION			
	M.H. Del Pilar	Bridge to Palasan Bdry. M.H. Del Pilar St. to	3,000.00	I-3
	Poblacion St.	Pariancillo Road	3,000.00	I-3
05	PARIANCILLO VILLA			
	All other streets		3,000.00	I-3
06	BALANGKAS			
	All other streets		3,000.00	I-3
07	WAWANG PULO			
	All other streets		3,000.00	I-3
08	TAGALAG			
	All other streets		3,000.00	I-3
09	COLOONG			
	All other streets		3,000.00	I-3
10	BISIG			
	All other streets		3,000.00	I-3
11	ISLA			

All other streets	3,000.00	I-3
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12 RINCON

Rincon Rd	Malinta Bdry. To Pasolo Bdry.	3,000.00	I-3
Felol I	Rincon Rd. to end	3,000.00	I-3
Felo II	Rincon Rd. to end	3,000.00	I-3
San Simon	Rincon Rd. to end	3,000.00	I-3
Don Pablo Subd.	Rincon Rd. to end	3,000.00	I-3
San Antonio St.	Rincon Rd. to end	3,000.00	I-3
First Malinta			
Industrial Subd.	Don Pablo Subd. To end	4,500.00	I-2
Makipot Road	Rincon Rd. to end	3,000.00	I-3
Planters St.	Rincon Rd. to Ka Melanio	4,500.00	I-2

13 PASOLO

Pasolo Road 1	Rincon Rd. to G. Lazaro St.
Pasolo Road 2	Gl. G. Lazaro St. to Mabolo

14 MALANDAY

McArthur Hiway	Meycauayan Bdry. To Dalandanan Bdry.
M.H. Del Pilar	MacArthur Hi-way to Mabolo Bdry.
I. Fernando St.	M.H. Del Pilar to Lazaro St.
M. Gonzales St.	MacArthur Hi-way to end
San Andres St.	MacArthur Hi-way to end
L. Urrutia St.	MacArthur Hi-way to end
Pantaleon St.	MacArthur Hi-way to end
Soriano St.	MacArthur Hi-way to end
ACA Rd.	MacArthur Hi-way to end
S. Lazaro St.	MacArthur Hi-way to end
S. Lazaro St.	MacArthur Hi-way to end
ITC Woodland	MacArthur Hi-way to end