

Overview of the Valuation and Database Information System (VDIS)

<p>Features</p>	<ul style="list-style-type: none"> • The system can be configured to various operational environments, such as at the Central Office, Regional Office, Municipality, City or Provincial LGU setting • Tested and ready for stand-alone deployment, or under LAN/WAN environment and Virtual Private Network • A web interface is available in the Internet to provide access to the national database for remote or public users • The Property Index Number (PIN) is one of the primary keys of the system. Linkages can be established to a GIS or software like the LGU Property Systems for wider applications • The system utilizes "Data Replication Technology" for redundancy and high availability of data • Interface modules for storing and processing data, and maintaining the system; <ul style="list-style-type: none"> a. Setup Files and Code Maintenance b. Record Viewing Module c. Reporting Generation Module d. Record Management Module (Sales, Appraisals, Rental, Cost, etc) e. Utilities (Security, Database Maintenance, etc.) • Availability of a User's Manual for the system operators, and an Administrator's Manual for the systems administrators • Allows export of data to *.xml or *.xls file format for easy data analysis.
<p>Functions</p>	<ul style="list-style-type: none"> • Stores, creates, and calculates: a) property sales transactions data for Residential, Commercial, Agricultural, Industrial, Special Purpose, Minerals and Timberland properties with data attributes for market, income and cost analysis approach, b) property appraisal data (property not sold) for Residential, Commercial, Agricultural, Industrial, Special Purpose, Minerals and Timberland properties, c) property rental/lease data, and d) images/picture per subject property (at most eight pieces) • Building construction cost (material, labour, professional fees, and other service fees) • Machinery Cost • Building construction/reproduction modelling tools • LGU Schedule of Market Value (SMV) Database • LGU Schedule of Base Unit Construction Cost Database for Building • Annual Production Cost Database for Agricultural Land • Gross Income & Production Expenditure Database & Modeling Tool for Agricultural Land • Production Expense Statement for Agricultural Land • Statistical & Analysis Reports at the LGU level

Reporting Tools	<ul style="list-style-type: none"> • Property Sales Listings (by Geographic Area, period) <ul style="list-style-type: none"> ✓ Sales for a Property ✓ Sales for a Party ✓ Property Sales Data (Land, Building and Machinery) • Appraisal Listings (by Geographic Area, period) • Rental / Lease Cost (by Geographic Area, period) • Building Construction Cost • Machinery Cost • Land Market Statistical Data • Code File Listings 	
LGU Operational Benefits	<ul style="list-style-type: none"> • Regular or on-demand appraisal requirement <ul style="list-style-type: none"> ✓ Taxation ✓ Owner request for appraisal/re-appraisal request ✓ Court appraisal request, litigations, etc. ✓ Expropriations, disposal of government assets, etc. • Periodic preparation of SMV • Local land sector development <ul style="list-style-type: none"> ✓ Land market or appraisal statistical information/profile ✓ Planning/decision support ✓ Property investment initiatives or programs 	
Other Benefits and Beneficiaries	LGU Assessor	Improve SMV Property market information Appraisal trends Information sharing with other LGUs High availability of data
	LGU Treasurer	Tax base estimation Reference for transfer fees
	Private Appraisers	Reduction of research time Improve quality of appraisal
	Realtors and Brokers	Reference in arriving at fair asking price
	Banks and Lending Institutions	Reference for mortgage lending/loan
	Public	Transparent market Informed decision Consistent value
	Government of the Philippines	Value close to market Accelerated land market
Academe	Case study	