



Republic of the Philippines  
Province of Cavite  
**OFFICE OF THE SANGGUNIANG PANLUNGSOD**  
Trece Martires City

EXCERPTS FROM THE MINUTES OF THE 110<sup>th</sup> REGULAR SESSION OF THE 6<sup>TH</sup> SANGGUNIANG  
PANLUNGSOD HELD AT THE SESSION HALL, CITY HALL,  
TRECE MARTIRES CITY ON 01 DECEMBER 2009

PRESENT:

Hon. Alexander C. Lubigan	-	Temporary Presiding Officer
Hon. Remigio G. Dilag	-	City Councilor
Hon. Arvin F. Bago	-	City Councilor
Hon. Noel A. Panganiban	-	City Councilor
Hon. Turadio P. Vidallon Jr.	-	City Councilor
Hon. Josefo Lubigan	-	City Councilor
Hon. Francisco P. Cunanan Jr.	-	City Councilor
Hon. Nicanor Cornia	-	City Councilor
Hon. Ruperto C. Garcia	-	City Councilor
Hon. Melandres G. de Sagun	-	ABC President
Hon. Melandro G. de Sagun	-	SK President

ABSENT:

Hon. Alvin S. Mojica	-	Vice Mayor/Presiding Officer
Hon. Romeo A. de Sagun	-	City Councilor

**RESOLUTION NO. 2009-101**

**ENACTING THE REVISED SCHEDULE OF BASE UNIT MARKET VALUES FOR LANDS AND  
SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDINGS AND OTHER  
STRUCTURES IN TRECE MARTIRES CITY**

WHEREAS, it is the responsibility of all local government units to provide the constituencies of the required basic services;

WHEREAS, local government units must endeavor to improve the quality of life of the populace and ensure that they will benefit from the planned projects, programs and activities;

WHEREAS, to attain what it endeavors to enjoy, there is a paramount need to adopt new measures to increase the capability of a local government unit in financing its projects and activities;

WHEREAS, it can be attained through increased taxes and adoption of a new Schedule of Base Unit Market Values for Residential, commercial and Industrial lands.

NOW THEREFORE, pursuant to Section 212 of R.A. No. 7160 otherwise known as the Local Government Code of 1991 and its implementing Rules and Regulation, the following Schedule of fair Market Values (Schedule of Base Unit Market Values for Lands and Schedule of Base Unit Construction Cost for Buildings and Other Structures) are hereby prescribed as the basis for the classification, appraisal and assessment of real Properties located in the City of Trece Martires, in connection with the General Revision of Real Property Assessment and Classification mandated under Section 219 of the same code.

OFFICE OF THE SANGGUNIANG PANLUNGSOD  
TRECE MARTIRES CITY

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*[Signature]*  
SECRETARY

**CITY ORDINANCE NO. 2009-161**

BE IT ORDAINED BY THE SANGGUNIANG PANLUNGSOD OF TRECE MARTIRES in session duly assembled to:

Section 1. Enact the Revised Schedule of Base Unit Market Values for Lands and Schedule of Base Unit Construction Cost for Buildings and Other Structures.

Section 2. The New Schedule will be as follows:

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

Location, Avenue, Street etc.		1999	2010 Effective 2011	Sub Class (Criteria)	Percentage Increase/ Decrease
1	All residential lands situated on both side of the following National/City/Barangay roads.				
a)	Indang - Trece Martires City Road from Barangay Inocencio passing through Brgy. Luciano, Brgy. San Agustin and Barangay De Ocampo up to Trece Martires City Tanza Road.	P 300.00	P 450.00	R-1	50%
b)	From San Agustin Road passing through City Market to Cabuco Road along Puerto Azul way.	P 300.00	P 450.00	R - 1	50%
c)	From Luciano Road up to ABMH Hospital Passing through Lapidario Road up to	P 300.00	P 450.00	R - 1	50%
d)	From Hugo Perez Road Passing through Cabezas up to Lallana Road	P 300.00	P 450.00	R - 1	50%
e)	From Gregorio Road up to Moldex Dev. Realty Subd. Road.	P 300.00	P 450.00	R - 1	50%
f)	From Osorio Road up to Conchu Road	P 252.00	P 380.00	R-2	51%
g)	From Lapidario Road up to Aguado Road	P 252.00	P 380.00	R - 2	51%
2)	Unimp. Residential Lands				
	All interior lands both sides of national and Brgy. Roads.				
a)	Brgy. Inocencio passing through Brgy. Luciano, Brgy. San Agustin and Brgy. De Ocampo				
b)	From Brgy. San Agustin passing to Brgy. Cabuco				
c)	From Brgy. Luciano passing through Brgy. Lapidario up to Brgy. Aguado	P 192.00	P 240.00	R-3	25%
d)	From Brgy. Conchu to Brgy. Gregorio				
e)	From Brgy. Conchu to Brgy. Osorio				
f)	From Hugo Perez through Brgy. Cabezas up to Lallana road				

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 SANGGUNIANG PANLUNGSOD  
 TRECE MARTIRES

1	All lands situated on the following commercial zones				
a)	City Market All commercial lands situated within 500 meter radius in vicinity of City Market	P 500.00	P 650.00	C - 1	30%
b)	All commercial lands situated 500 meters but not more than 1000 meter radius in vicinity of City Market	P 400.00	P 520.00	C - 2	30%
c)	All commercial lands situated within 1,000 meters above radius in vicinity of City Market	P 300.00	P 390.00	C - 3	30%
4)	Industrial Lands	P 500.00	P 650.00	I - 1	30%

**SCHEDULE OF BASE UNIT MARKET VALUES  
FOR RESIDENTIAL SUBDIVISION LANDS**

1	Saint Joseph Subdivision (Inocencio)	P 600.00	P 1,250.00	R-1	108%
2	Sherwood Hills Dev't. Inc. ( Cabezas )	P 1,000.00	P 1,250.00	R - 1	25%
3	Regina Ville Executive Subdivision ( De Ocampo )	P 750.00	P 1,250.00	R - 1	67%
4	Metrogate (De Ocampo)	P 600.00	P 1,250.00	R-1	108%
5	Quintana Executive Homes (San Agustin)	P 600.00	P 1,250.00	R - 1	108%
6	San Marino Homes Inc. Elysian Fields ( Cabuco )	P 600.00	P 900.00	R - 2	50%
7	Moldex Realty Inc. (Gragorio)	P 600.00	P 900.00	R - 2	50%
8	La Paz Homes Dev't. Corp. ( Cabezas )	P 600.00	P 900.00	R - 2	50%
9	Asian Pacific Estate Dev. Corp. ( Cabuco )	P 600.00	P 900.00	R - 2	50%
9A	Don Bosco Subdivision	P 600.00	P 900.00	R - 2	50%
10	San Marino Homes Inc. La Trinidad ( Cabuco )	P 600.00	P 900.00	R - 2	50%
11	Regina Ville 2000 ( Inocencio )	P 600.00	P 900.00	R - 2	50%
12	Capitol Hills Subdivision ( Lapidario )	P 600.00	P 900.00	R - 2	50%
13	BANFF REALTY Regina Ville Classic ( De Ocampo )	P 600.00	P 900.00	R - 2	50%
14	Karlaville (Hugo Perez)	P 600.00	P 900.00	R - 2	50%
15	Transville Homes ( San Agustin )	P 600.00	P 900.00	R - 2	50%
16	Gold Crest Villa (San Agustin)	P 600.00	P 900.00	R - 2	50%
17	Krauseville Subd. (San Agustin)	P 600.00	P 900.00	R - 2	50%
18	Sps. Eulogio V. Magaway Subd. (Cabuco)	P 600.00	P 750.00	R - 3	25%
19	Christian Dream Homes ( Cabuco )	P 600.00	P 750.00	R - 3	25%
20	Solar Resources ( Cabuco )	P 600.00	P 750.00	R - 3	25%
21	Adelina Realty Dev. Corp ( Conchu )	P 600.00	P 750.00	R - 3	25%
22	West Plain Subd. (San Agustin)	P 600.00	P 750.00	R - 3	25%
23	Asiatic Dev't Corp. (Inocencio)	P 600.00	P 750.00	R - 3	25%
24	Ayala (Inocencio)	P 600.00	P 750.00	R - 3	25%
25	Tradition Homes ( Inocencio )	P 600.00	P 750.00	R - 3	25%
26	Metro Index ( De Ocampo )	P 600.00	P 750.00	R - 3	25%
27	Citi Homes Summer Field (single detach) (Osorio)	P 600.00	P 750.00	R - 3	25%
28	Satellite Housing Contractors Dev. (Conchu)	P 252.00	P 375.00	R - 4	25%
29	Citi Homes Summer field (row house) (Osorio)	P 300.00	P 375.00	R - 4	25%
30	Southville ( Aguado )	P 300.00	P 375.00	R - 4	25%
31	Pulido Subdivision ( San Agustin )	P 300.00	P 375.00	R - 4	25%
32	Cityland (De Ocampo)	P 300.00	P 375.00	R - 4	25%
33	Golden Ville ( Aguado )	P 300.00	P 375.00	R - 4	25%
34	Phil Navy Vill. Association Inc. ( Aguado )	P 300.00	P 375.00	R - 4	25%

OFFICE OF THE SANGGUNIANG PANGLOKAL  
CITY OF BAYANGUN

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*[Signature]*  
SECRETARY

GR FORM NO.6

II. SCHEDULE OF BASE UNIT MARKET VALUES FOR AGRICULTURAL LANDS


A. LANDS

CLASS AND BASE UNIT MARKET VALUES  
(Per Hectare)

	1st	2nd	3rd	4th
RICELAND IRRIGATED				
RICELAND UNIRRIGATED	125,000.00	112,500.00	100,000.00	
RICELAND (UPLAND)	125,000.00	112,500.00	100,000.00	
CORNLAND	125,000.00	112,500.00	100,000.00	
COCONUT LAND	125,000.00	112,500.00	100,000.00	
BANANA LAND	100,000	95,000	90,000	
PASTURE LAND	100,000	95,000	90,000	

OFFICE OF THE SANGGUNIANG DANLUNGSOD  
THREE WATINGS B.L.S.

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DENNIS M. FERRER  
SECRETARY

Section 3. The Office of the City Assessor will take charge of the implementation of the Revised Schedule of Assessment of Real Properties, Buildings and Other Structures.

Section 4. Other Resolutions/Ordinances, Rules and Regulations whose provisions are inconsistent with the provisions of this Ordinance are hereby repealed and modified accordingly.

Section 5. This Ordinance will take effect 01 January 2011.

APPROVED on motion of Honorable Nicanor L. Comia duly seconded by all the Members present.

UNANIMOUSLY APPROVED.

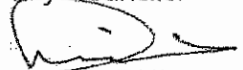
**ROMEO A. DE SAGUN**  
City Councilor

  
**REMIGIO G. DILAG**  
City Councilor

  
**ARVIN A. BAGO**  
City Councilor

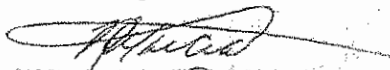
  
**NOEL A. PANGANIBAN**  
City Councilor

**TURADIO P. VIDALLON, JR.**  
City Councilor

  
**JOSEFO B. LUBIGAN**  
City Councilor

  
**FRANCISCO P. CUNANAN, JR.**  
City Councilor


  
**NICANOR L. COMIA**  
City Councilor


  
**RUPERTO C. GARCIA**  
City Councilor

  
**MELANDRES G. DE SAGUN**  
ABC Federation President

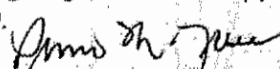
  
**MELANDRO G. DE SAGUN**  
SK President

APPROVED:

  
**ALEXANDER C. LUBIGAN**  
Temporary Presiding Officer

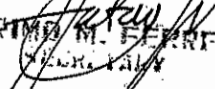
  
**MELENCIO L. DE SAGUN, JR.**  
City Mayor  
Date Signed: \_\_\_\_\_

I HEREBY CERTIFY to the correctness of the foregoing Ordinance approved in session assembled on this 1<sup>st</sup> day of December 2009.

  
**PRIMO M. FERRER**  
Secretary

OFFICE OF THE SANGGUNIANG PANGLUSOG  
MUNICIPALITY OF MARIKINA CITY

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**PRIMO M. FERRER**  
Secretary