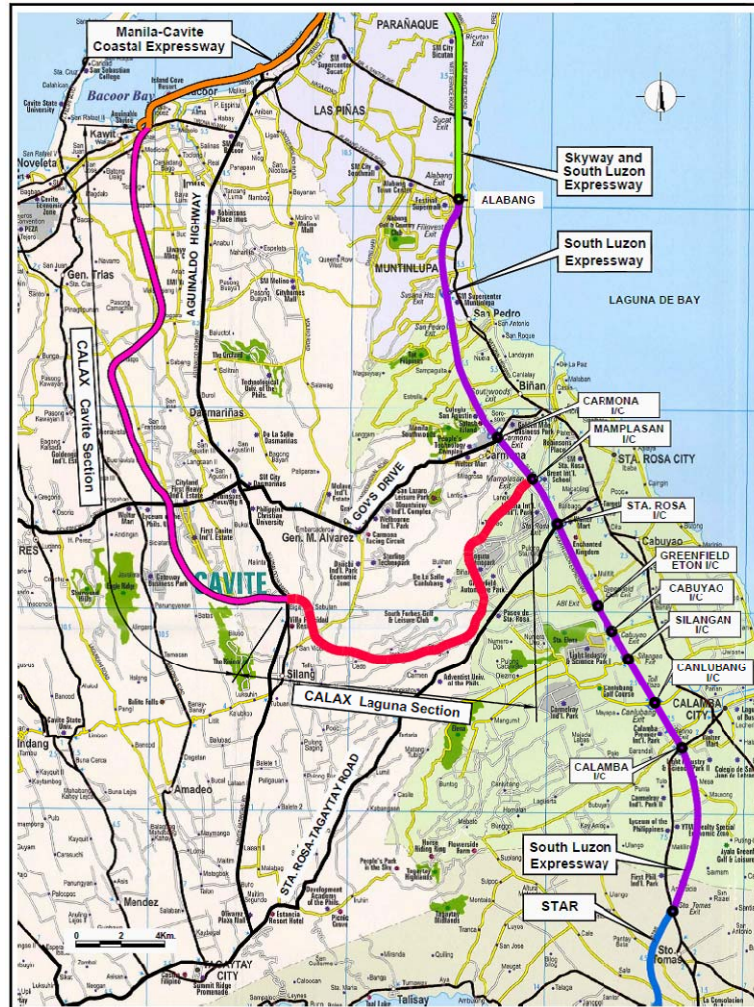




RESETTLEMENT ACTION PLAN (RAP)



Proposed Cavite-Laguna Expressway (CALAX) Project (Laguna Section)

FINAL REPORT



Japan International Cooperation Agency



Engineering International Co., Ltd.

Abbreviations

APs	Affected Persons
BIR	Bureau of Internal Revenue
AF	Affected Family
ADB	Asian Development Bank
CAO	City Assessor's Office
CBO	Community Barangay Organization
CARO	City Agrarian Reform Office
CALA	Cavite-Laguna
CALAX	Cavite-Laguna Expressway
CARP	Comprehensive Agrarian Reform Program
CAVITEX	Cavite Expressway
CENRO	Community Environment and Natural Resources Office
CFMS	Comptrollership and Financial Management Services
CLOA	Certificate of Land Ownership Award
CRIC	City Resettlement Implementation Committee
DAR	Department of Agrarian Reform
DENR	Department of Environment and Natural Resources
DPWH	Department of Public Works and Highways
DEO	District Engineering Office
DO	Department Order
EMB	Environmental Management Bureau
EIS	Environmental Impact Statement
EMA	External Monitoring Agency
EO	Executive Order
GAF	Grievance Action Form
ESSO	Environmental Social Services Office
FS	Feasibility Study
GHC	Grievance Handling Committee
GO	Government of the Philippines
IEC	Information Education and Communication
IMA	Internal Monitoring Agency
Ha	Hectare
HLURB	Housing and Land Use Regulatory Board
JICA	Japan International Cooperation Agency
IO	Implementing Office
IRR	Implementing Rules and Regulations
IROW-PMO	Infrastructure Right -Of-Way and Resettlement Project Management Office
LGU	Local Government Unit
LLDA	Laguna Lake Development Authority
LAPRAP	Land Acquisition Plan and Resettlement Action Plan
LMB	Land Management Bureau
LARRIPP	Land Acquisition, Resettlement, Rehabilitation and Indigenous People's Policy
LIAC	Lead Inter-Agency Committee
MARO	Municipal Agrarian Reform Office

MERALCO	Manila Electric Company
MAO	Municipal Agriculturist Office
MRIC	Municipal Resettlement Implementation Committee
MMUTIS	Metro Manila Urban Transportation Integration Study
NAMRIA	National Mapping Resource Information Authority
NIA	National Irrigation Administration
NEDA	National Economic Development Authority
NGO	Non-government Organization
NHA	National Housing Authority
NHI	National Historical Institute
ODA	Overseas Development Assistance
OFW	Overseas Filipino Workers
PAP/s	Project-Affected Person/s
PAO	Provincial Agriculture Office
PAF	Project-Affected Family
PARO	Provincial Agrarian Reform Office
PCUP	Presidential Commission for the Urban Poor
PD	Presidential Decree
PMO-BOT	Project Management Office Build-Operate-Transfer
PMO	Project Management Office
PPP	Public Private Partnership
RA	Republic Act
RAP	Resettlement Action Plan
RC	Replacement Cost
RIC	RAP Implementation Committee
RO	Regional Office
RP	Republic of the Philippines
R-O-W	Right-Of-Way
RROW	Road Right -Of -Way
RPAP	Relocation of Project Affected Person
SAMACA	Samahang Magsasakang Carmen
SLEX	South Luzon Expressway
TCT	Torrent Certificate of Title
WB	World Bank

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Executive Summary

This Resettlement Action Plan (RAP) is prepared for the proposed Cavite-Laguna Expressway Project (CALAX) located in the Provinces of Cavite and Laguna, Philippines. Cavite Province is found on the western section of the project while Laguna is on the eastern part. Preparation of this RAP is guided by World Bank policy on Involuntary Resettlement, particularly O.P. 4.12, WB Involuntary Resettlement Sourcebook (2004), and the JICA Guidelines for Environmental and Social Considerations (March 2010).

This RAP identifies adverse resettlement impacts, establishes compensation and entitlements, and formulates procedures that will facilitate smooth implementation of the Project. The main objective is to ensure that no Project-Affected Persons (PAPs) are worsened off as a result of Project implementation, particularly those who are at risk of becoming poorer. It also includes a section on procedures for monitoring and evaluation to check whether (i) compensation and entitlements have been properly accorded and delivered on time to PAPs, and (ii) living standards have been restored or improved. **Table 1** presents a summary of land acquisition and resettlement (land, structures, and income).

Table 1 Summary of Land Acquisition and Resettlement Impacts

Affected Assets	Unit	Permanent Loss		Total	PAPs with Loss of Income
		Severe	Marginal		
LAND^a					
Cavite ^b	parcel	62	8	70	
Laguna	parcel	0	7	7	
Sub-total		62	15	77	
STRUCTURES & IMPROVEMENTS					
Residential^c					
Formal ^d	No.	36	0	36	
Informal	No.	0	0	0	
Other Improvements					
Annual Crops	Ha. ^e	18.94	0	18.94	
	No. ^f	524		524	
Commercial stalls (Small-scale)	No.	2	0	2	
Auxiliary Structures ^g	No.	34	0	34	
Public Infrastructures ^h	No.	6	0	6	
Perennial Crops (fruit bearing trees ⁱ and non-fruit bearing ^j)	No.	8,983	0	8,983	
Note: a - Estimates only, based on Cadastral Map of respective City Assessor's Offices (no parcellary survey yet) b. - There are 62 parcels but only 52 have crops; 10 parcels are raw lands c - Residential structures d - There are cases where there are more than one (1) household per dwelling structure. In the project-affected areas, there are 36 structures with 50 households.					

	e - pineapple, cassava, corn, palay f - banana hill g - fish ponds, carabao shed, pig pen, deep wells, fence/gate, farm structures/equipment, area development. h - waiting sheds, electrical posts i - mango, avocado, santol, jack fruit, banana, coconut, etc. j - narra, mahogany, ipil-ipil, benjamin tree, palm tree, etc.
--	---

Source: ECOSYSCORP RAP Team, actual site investigation

Table 2 shows a summary list of affected areas per city/municipality, together with the estimated cost of land and improvements to be acquired. Total estimated R-O-W acquisition cost is approximately **P3B**.

Table 2 Summary of RROW Acquisition Impacts on Land, Structures, Trees & Other Assistance

Affected City/Municipality	Area (In Ha)	Land ^a (Php)	No. of Structures	Structures ^b (Php)	No. of Trees	Trees ^b (Php)	Other Types of Assistance (Php)
Silang, Cavite	65.76	427,440,000	56	16,928,130	5,906	16,252,014	135,000
Biñan, Laguna	13.62	953,400,000	164	14,917,675	2,195	1,656,940	0
Sta. Rosa, Laguna	25.44	1,780,800,000	0	0	1,406	874,855	0
Total:	104.82	3,161,640,000	220	31,845,805	9,507	18,783,809	135,000
GRAND TOTAL:Php 3,212,404,614							
Notes: Structures include <i>residential</i> (those with families living in it); <i>commercial</i> such as small scale business (i.e. <i>carinderia</i>); <i>auxiliary</i> such as fence, goat pen, pig pen, and <i>public utilities</i> (electric posts). For details please refer to Table 4.4 of this report. Other types of assistance include income loss assistance, financial assistance to tenants and rental subsidy (DPWH LARRIP, 3 rd Edition, 2007) ^a Based on BIR Zonal Values for Cavite/Silang, Revenue District (RDO 54A 0 DO#39007, November 05, 2007); Biñan City/Laguna, (RDO 57-DO 33-05, March 17, 2006 and Sta. Rosa City/Laguna, (RDO 57-DO 33-05, March 17, 2006); ^b Based on Municipal Assessors of Silang, Cavite Schedule of Market Values (1980); City Assessor of Biñan Schedule of Market Values (1980) and City Assessor's of Sta. Rosa Schedule of Market Values (1980).							

Source: ECOSYSCORP RAP Team, actual site investigation and research

Table 3 shows that there are 36 residential structures to be affected by the project. There is one (1) residential structure in salvage materials, ten (10) light materials, five (5) mixed and twenty (20) strong materials that would be affected by the proposed project. Percentage distribution per barangay is also shown.

Table 3 Materials of Dwelling Structures

Type of Structures by Materials	Silang		Biñan		Sta. Rosa		Total	
	No.	%	No.	%	No.	%	No.	%
Salvaged	1	3.5	0	0	0	0	1	2.8
Light	10	34.5	0	0	0	0	10	27.8
Mixed	4	13.8	1	14.3	0	0	5	13.9
Strong	14	48.2	6	85.7	0	0	20	55.5
Total	29	100.0	7	100.0	0	0	36	100.0
Materials <i>Salvaged (plastic, tin, cardboard, etc.)</i> <i>Light (nipa, cogon, bamboo, wood)</i> <i>Mixed(light and strong)</i> <i>Strong (hollow blocks, G.I. Sheets, wood)</i>								

Source: ECOSYSCORP RAP Team, actual site investigation

Auxiliary improvements to be affected, such as fences and pig pens are presented in **Table 4**.

Table 4 Number of Improvements to be Affected

Municipality/City	Barangay	Fence	Pig Pen	Total
Silang, Cavite	Sabutan	1	1	2
	Kaong	0	1	1
	Tibig	3	3	6
	Carmen	0	0	0
	Inchican	0	0	0
Biñan		2	1	3
Sta. Rosa		0	0	0
Total:		6	6	12

Source: ECOSYSCORP RAP Team, actual site investigation and research

The estimated number of gardens and trees to be affected is summarized in **Table 5**. The detailed list of the trees, crops and other plants is attached in **Appendix A**.

Table 5. Number of Crops and Trees to be Affected

Municipality/City	Barangay	Crops		Fruit Bearing Trees	Perennial Trees
Silang, Cavite		Pineapple, corn, cassava	Banana Hills		
		(m ²)	(No.)	(No.)	(No.)
	Sabutan	28,430	500	1,005	714
	Kaong	2,475	2	575	215
	Tibig	8,515	22	1,965	596
	Carmen	150,000	0	40	259
	Inchican	0	0	3	10
Biñan		0	0	89	2,106
Sta. Rosa		0	0	53	1,353
Total		189,420	524	3,730	5,253

Source: ECOSYSCORP RAP Team, actual site investigation

1 Objectives of the RAP

The main objective of this Resettlement Action Plan is to ensure that no affected persons shall be worsened off as a result of the Project and that:

- (i) Adverse social and physical impacts are avoided, minimized, and mitigated;
- (ii) Stakeholders, and more importantly the Project Affected Persons (PAPs), will benefit from the Project;
- (iii) PAPs are provided with sufficient compensation and assistance for lost assets which will help them improve or at least restore their pre-project standard of living; and
- (iv) Resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected

2 Legal Framework Plan

To ensure that no affected persons are worsened off by the implementation of the Project, acquisition of the necessary Right-of-Way must be done in accordance with international guidelines on involuntary resettlement such as World Bank's O.P. 4.12 and the JICA Guidelines on Environmental and Social Considerations. However since the Implementing Agency, the DPWH PMO-BOT is a government entity it has to abide by Philippine legislation as well. As such measures need to be implemented to fill the gap between the international standards and national statutes and guidelines.

Provided below are salient points of these guidelines:

World Bank's Involuntary Resettlement Policy

Basic Principles of O.P. 4.12:

- (i) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs;
- (ii) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement; and
- (iii) Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to

pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

JICA's Guidelines on Environmental and Social Considerations

- JICA incorporates stakeholder opinions into decision-making processes regarding environmental and social considerations by ensuring the meaningful participation of stakeholders in order to have consideration for environmental and social factors and to reach a consensus accordingly;
- JICA confirms that projects do not deviate significantly from the World Bank's Safeguard Policies, and refers as a benchmark to the standards of international financial organizations; to internationally recognized standards, or international standards, treaties, and declarations, etc.; and to the good practices etc. of developed nations including Japan, when appropriate. When JICA recognizes that laws and regulations related to the environmental and social considerations of the project are significantly inferior to the aforementioned standards and good practices, JICA encourages project proponents etc., including local governments, to take more appropriate steps through a series of dialogues, in which JICA clarifies the background of and reasons for the inferior regulations and takes measures to mitigate the adverse impacts when necessary.

Philippine Statutes and Guidelines

Republic Act 8974 and its IRR

In November 2000, another law was passed by the Philippine Congress to avoid delays in implementation of development projects due to ROW acquisition-related problems. **Republic Act 8974**, otherwise known as "An Act to Facilitate the Acquisition of Right-of-Way, Site, or Location for National Government Infrastructure Projects and For Other Purposes" prescribed **new standards for assessment of the value of the land** subject of negotiated sale or expropriation proceedings, namely (Note: italicized words inside parentheses were extracted from R.A. 8974's Implementing Rules and Regulations (IRR), issued in February 2001):

- The classification and used for which the property is suited(*This shall be based on the approved land use plan and/or zoning ordinance, if any, of the city of City concerned*);
- The size, shape or location, tax declaration and zonal valuation of the land;

- The price of the land as manifested in the ocular findings, oral, as well as documentary evidence presented;
- The reasonable disturbance compensation for the removal and/or demolition of certain improvement on the land and for the value of improvements thereon;
- The developmental costs for improving the land(*This shall be based on the records and estimates of the City or Municipal Assessor concerned*);
- The value declared by the owners (*as shown in their latest Tax Declaration Certificates or Sworn Statements*);
- The current price of similar lands in the vicinity (*This shall be based on the records on Deeds of Sale in the Office of the Register of Deeds concerned*); and
- Such facts and events as to enable the affected property owners to have sufficient funds to acquire similarly-situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible.

Another feature of R.A. 8974's IRR that makes ROW acquisition more acceptable to property owners is **Section 10** which prescribes valuation of affected improvements and/or structures to be computed based on **replacement cost method**. The replacement cost of improvements/structures is defined as "*the amount necessary to replace the improvements/structures, based on the current market prices for materials, equipment, labor, contractor's profit and overhead, and all other attendant costs associated with the acquisition and installation in place of the affected improvement/structures*".

Compared to previous statutes, valuation of land and improvements using this legislation is by far the most equitable, and practical. Adherence to these provisions would also make the gap between Philippine legislation and compliance to O.P. 4.12 smaller.

Shown below are other important and applicable provisions of the IRR:

- Sets the 1st offer for negotiated sale of land (just compensation) as the price indicated in the current zonal valuation issued by the BIR for the area where the property is located;

- Provides for the engagement of government financing institutions or private appraisers as an option to undertake appraisal of the land and/or improvements/structures, to determine its fair market value
- Tasked the **NHA to establish and develop squatter relocation sites**, including provision of adequate utilities and services, in anticipation of squatters that have to be removed from the ROW in the site of future infrastructure projects

Republic Act 7279 (Urban Development and Housing Act of 1992) and its IRR

- Section 5 of the Act, and Sections 3.1, and 6.6 of its Annex (Guidelines for the Inventory and Identification of Lands and Sites for Socialized Housing) states that lands or portions thereof, set aside for government offices, facilities, and other installations, whether owned by the National Government, its agencies and instrumentalities, including government-owned or controlled corporations, or by the Local Government Units, but which have not been used for the purpose for which they have been reserved or set aside for the past 10 years from the effectivity of the Act (i.e., as of 2002) shall be covered by the Act. As such, these areas, when identified as suitable for socialized housing, shall immediately be transferred to the NHA, subject to the approval of the President of the Philippines, or by the LGU concerned, as the case may be, for proper disposition with the Act;
- Section 8 of the Act and its Annex “A” mandated all local government units in coordination with the NHA, HLURB, NAMRIA, and the DENR Land Management Bureau (LMB) to identify lands for socialized housing and resettlement areas for the immediate and future needs of the underprivileged and homeless in the urban areas;
- Section 6.3 of the Act’s Annex sets the following criteria to be used for evaluating the suitability of sites for socialized housing:
 - To the extent feasible, socialized housing and resettlement projects shall be located in new areas where employment opportunities are available;
 - Priority shall be given to areas where basic services and facilities are already existing or where they can be introduced within a very short time;
 - Transportation costs to work places and other services should be affordable considering that the target beneficiaries are the homeless and under privileged;
 - The site shall not require excessive levelling, cutting, and filling. Sites requiring excessive engineering works shall be avoided. Likewise, sites on steep slopes and/or weak soil foundation shall not be considered;
 - Environmentally critical areas like those that are flood prone or earthquake zones or areas near rivers and canals shall be avoided;
 - Compatibility with existing zoning; and
 - Financial feasibility and viability where land valuation offer is low
 - Tenurial status

- Section 16 of the Act provides the eligibility criteria for program beneficiaries as follows:
 - Must be a Filipino citizen
 - Must be an *underprivileged and homeless citizen* ((i.e., as defined in Section 3 of the same Act, refers to beneficiaries of the Act and to individuals or families residing in urban and urbanizeable areas whose income or combined household income falls within the poverty threshold as defined by the NEDA and who do not own housing facilities, including those who live in makeshift dwelling units and do not enjoy security of tenure;
 - Must not own any other real property whether in the urban or rural areas;
 - Must not be a professional squatter or a member of squatting syndicates
- Section 28 of the Act stipulates that eviction or demolition as a practice shall be discouraged; however it may be allowed under the following conditions:
 - When persons or entities occupy danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, waterways, and other public places such as sidewalks, roads, parks, and playgrounds;
 - When government infrastructure projects with available funding are about to be implemented; or
 - When there is a court order for eviction and demolition
- In the execution of the above Section 28, the following shall be mandatory:
 - Notice upon the affected persons or entities at least (30) days prior to date of eviction and demolition
 - Adequate consultations on the matter of resettlement with the duly designated representatives of the families to be resettled and the affected communities in the areas where they are to be relocated;
 - Presence of Local Government Officials or their representatives during eviction or demolitions;
 - Proper identification of all persons taking part in the demolition;
 - Execution of eviction or demolition only during regular office hours from Mondays to Fridays and during good weather, unless the affected families consent otherwise;
 - No use of heavy equipment for demolition except for structures that are permanent and other of concrete materials;
 - Proper uniforms for members of the Philippine National Police who shall occupy the first line of law enforcement and observe proper disturbance control procedures; and
 - Adequate relocation, whether temporary or permanent; provided however, that in cases of eviction and demolition pursuant to a court order involving under privileged and homeless citizens, relocation shall be undertaken by the LGU concerned and the NHA with assistance of other government agencies within (45) days from service of notice of final judgement by the court, after which period the said order shall be executed; provided further that should relocation not be

possible within the said period, financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by (60) days shall be extended to the affected families by the LGU concerned

DPWH Department Order No. 5, Series of 2003

- Created the Infrastructure Right of Way and Resettlement Project Management Office (IROW-PMO) and the Implementation of the Improved IROW Process
- Implementing Office (IO) shall ensure that **IROW costs are always included in project budgets**
- The IO shall provide an estimated cost breakdown of each project to the IROW and Resettlement PMO and the CFMS prior to any disbursement of funds. The first priority of the budget for a project shall be all costs prior to construction (Please note that this includes Right-of-Way acquisition).
- If ROW costs differ from the approved ROW budget after detailed design has been finalized, a budget adjustment shall be approved.
- A Land Acquisition Plan and Resettlement Action Plan (LAPRAP) shall be prepared for all projects, whether local or foreign funded, that will require Right-of-Way (ROW) acquisitions, using a standardized compensation package
- The determination of Affected Persons (APs) and improvements shall be based on the cut-off date, which is the start of the census of APs and tagging for improvements
- The IO shall prepare the final as-built ROW Plan upon completion of the project, for submission to the IROW and Resettlement PMO

Land Acquisition, Resettlement, Rehabilitation, and Indigenous Peoples (LARRIP) Policy, 3rd Edition, 2007

- All efforts must be exercised to ensure that:
 - Adverse social impacts are avoided, minimized, and/or mitigated
 - Everybody, including Affected Persons (APs), will benefit from the projects
 - APs are provided with sufficient compensation and assistance for lost assets which will assist them to improve or at least maintain their pre-project standard of living;
 - Project stakeholders (which include APs) are consulted regarding the projects' design, implantation, and operation
- Only those APs found to be residing in, doing business, or cultivating land or having rights over resources within, the project area as of the date of the census surveys (i.e., **cut-off date**) are eligible for compensation for lost assets.
- The Land Acquisition Plan and Resettlement Action Plan (LAPRAP) document shall describe the project, expected impacts and mitigating measures, socio-economic profile of APs, compensation package, timetable of implementation, institutional arrangements, participation, consultation, and grievance procedures
- LAPRAP shall be prepared using inputs from the IROW Action Plan, the census and socioeconomic survey conducted, detailed engineering study, and parcellary survey results

- LAPRAP shall be the basis for qualifying and compensating APs for lands, structures and/or improvements, that are partially or fully affected by the Department's infrastructure projects
- Provision of **resettlement sites shall be the responsibility of the Local Government Units (LGUs) concerned**, with assistance from the concerned government agencies tasked with providing housing.

Executive Order 152 (2002)

- Designated the Presidential Commission for the Urban Poor (PCUP) as the sole clearing house for the conduct of demolition and eviction activities involving the homeless and under privileged citizens;
- Mandated the PCUP to ensure strict compliance with the requirements of just and humane demolition and eviction under the UDHA of 1992 and the Implementing Rules and Regulations of Section 28

Executive Order 708 (2008)

- Devolved the clearing house functions of the PCUP to the respective cities and municipalities in whose territorial jurisdiction the proposed demolition and eviction activities of government agencies are to be undertaken.

Executive Order 1035 (1985)

- Payment for the improvements or property acquired which are not included in the respective tax declaration of the owner, shall be based on the physical inventory report prepared and certified to by the representatives of the agency, the Commission on Audit, and the claimant. In addition thereto, claims for payment of improvements must be supported by an affidavit of the claimant and affidavit of two (2) adjoining landowners or barangay officials attesting to or substantiating the ownership of said improvements.
- In case the land acquired is covered by the Operation Land Transfer of the Ministry of Agrarian Reform under P.D. No. 27, payment of the purchase price shall be made by the implementing agency/instrumentality concerned to the farmer-beneficiary owning such land by virtue of an emancipation patent issued by the Ministry of Agrarian Reform, free from all liens and encumbrances. If the land is not covered by an emancipation patent, or even if covered by an emancipation patent but the farmer-beneficiary is still amortizing the same with the Land Bank, payment shall be made by the government implementing agency/instrumentality to the landowner, or the Land Bank, as the case may be: Provided, That any amortization payments made by the farmer-beneficiary to the landowner, or the Land Bank, as the case may be, shall be deducted by the government implementing agency/instrumentality from the purchase price and shall be paid to the farmer-beneficiary: Provided, further, That the farmer-beneficiary shall be entitled to the financial assistance provided for under Section 18 hereof (Sec. 11)
- Relocation/Resettlement of Tenants/Occupants Affected by Property/ROW Acquisitions. In case where the land to be acquired for the project would involve displacement of tenants, farmers and other occupants, the Ministry of Human Settlements, Ministry of Agrarian Reform and other concerned agencies shall extend full cooperation and assistance to the implementing agency/instrumentality concerned in the relocation and resettlement of such displaced tenants and occupants (Sec. 17)

- Financial Assistance to Displaced Tenants/Occupants. The government implementing agencies/instrumentalities concerned shall extend financial assistance to the displaced tenants of agricultural lands, cultural minorities and settlers who are duly accredited by the Ministry of Agrarian Reform/Bureau of Forest Development/Office of Muslim Affairs and Cultural Communities. In the case of cultural minorities payment of such financial assistance shall be based on land occupancy certificates pursuant to the provision of P.D. 419. The amount of financial assistance to be given to tenants/farmers of agricultural lands which is to be determined by the implementing agency concerned in consultation with appropriate agencies, shall be equivalent to the value of the gross harvest for one year on the principal and secondary crops of the area acquired, based on the average annual gross harvest for the last three preceding crop years: Provided, That **in no case shall the financial assistance be less than P15,000.00 per hectare.** Financial assistance may also be given to owners of lands acquired under CA141, as amended, for the area of portion subject to the reservation under Section 112 thereof in such amounts as may be determined by the implementing agency/instrumentality concerned, in consultation with the Commission on Audit and the assessor's office concerned. Payment of the abovementioned financial assistance shall be made at the time of relocation of the tenants/farmers (Sec. 18).

3 Project Description

The Cavite-Laguna Expressway (CALAX) Project is the product of several studies which dates back in 1996 when the Japan International Cooperation Agency (JICA) conducted the Metro Manila Urban Transportation Integration Study (MMUTIS) and completed in 1999. This study was followed by the CALA Transport Strategy and Short-Term Programs and Policies which was a component of the Cavite-Laguna (CALA) Urban Development and Environmental Management Project of the World Bank (WB) on the same year 1999 the MMUTIS was completed.

On the basis of the two (2) aforementioned studies, a JICA-assisted **Feasibility Study and Implementation Support on CALA East-West National Road Project (the 2006 FS)** was conducted 2006. In said study, the CALAX Alignment was proposed. DPWH tried to implement the project, but private developers did not agree on the alignment and was then temporarily shelved.

Both JICA-assisted High Standard and Highway Network Development Master Plan (2010) and JICA-assisted Preparatory Survey for PPP Infrastructure Development Project (2010) recommended CALAX as the high priority PPP project.

With the completion and operation of the Manila-Cavite Expressway (CAVITEX) in 2011, which is the extension of the Coastal Road from Longos, Bacoar, Cavite to Binakayan, Kawit, Cavite, the implementation of the CALA Expressway Project was deemed necessary and justified.

The CALA Expressway Project will connect the Manila-Cavite Expressway in the north, through the Provinces of Cavite and Laguna to join with Aguinaldo Highway at Silang, Cavite and then eastward to connect with South Luzon Expressway (SLEX), which will provide onward access to Batangas Port.

CALA Expressway is divided into two sections (Fig. 3-1) as follows:

- CAVITE SECTION in the north is known as the CALA Tollway Project comprising approximately 27.70 kilometres of six (6)-lane tolled expressway from Kawit/CAVITEX) to Silang/Aguinaldo Highway, in three segments CE-5, CE-4 and CE-3, for which procurement has been proposed as a Government of the Philippines (GOP) – Public Private Partnership (PPP) funded concession. The World Bank decided to finance the Transaction Services for the Cavite Section of CALAX in 2009. The service started in September 2011;
- LAGUNA SECTION in the south, continues the CALA Expressway (CALAX) from Silang in an easterly direction over 18 kilometres with four (4)-lane tolled expressway to connect with SLEX, in segments CE-2 and CE-1,

to be procured as a GOP-Overseas Development Assistance (ODA) funded contract. The CALAX, Laguna Section study is funded by JICA and is the subject of this Resettlement Action Plan (RAP).

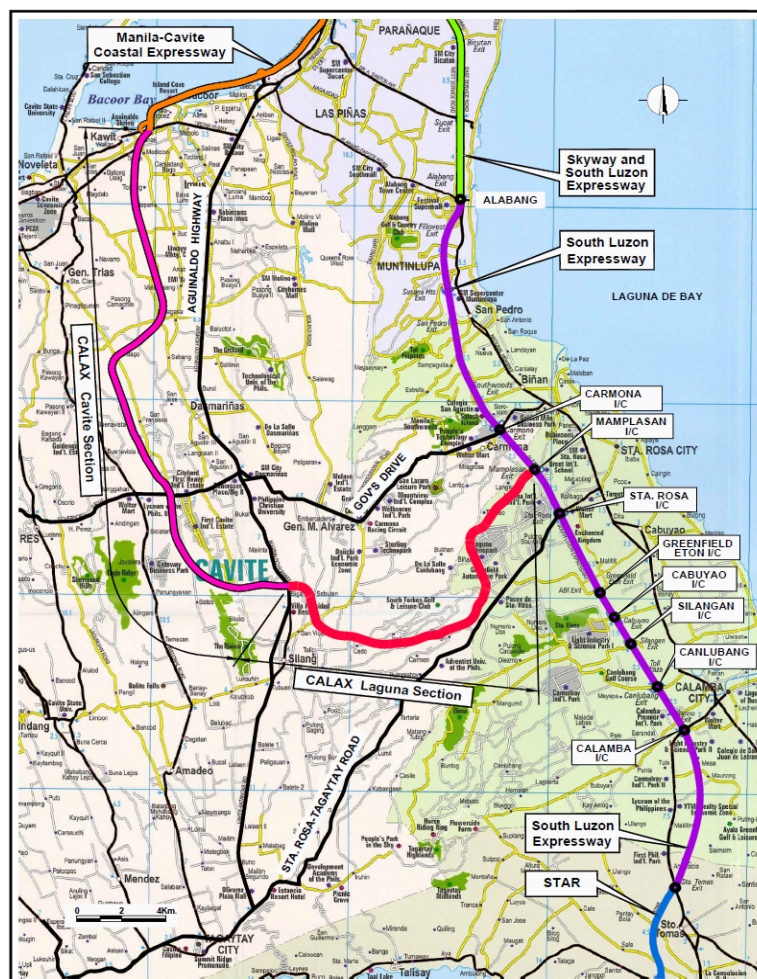


Fig. 3-1 LOCATION MAP OF CALAX ALIGNMENT (CAVITE SECTION- pink line & LAGUNA SECTION-red line)

The CALAX Project (Laguna Section) alignment will traverse one (1) municipality of Cavite and two (2) cities of Laguna Province as shown in the following **Table 3.1** (Project Affected Cities/Municipality and specific barangays) and **Figure 3-2** Alignment Map of the Proposed CALA Expressway Project.

Table 3.1 Host Cities and Municipalities to be Affected by the Proposed CALAX (Laguna Section)

PROVINCE	CITY/MUNICIPALITY	BARANGAYS TRAVERSED BY CALAX
Cavite	Silang	Sabutan, Kaong, Tibig, and Carmen
Laguna	Biñan	Biñan, Timbao, Loma, Mamplasan and Malamig
	Sta. Rosa City	Don Jose

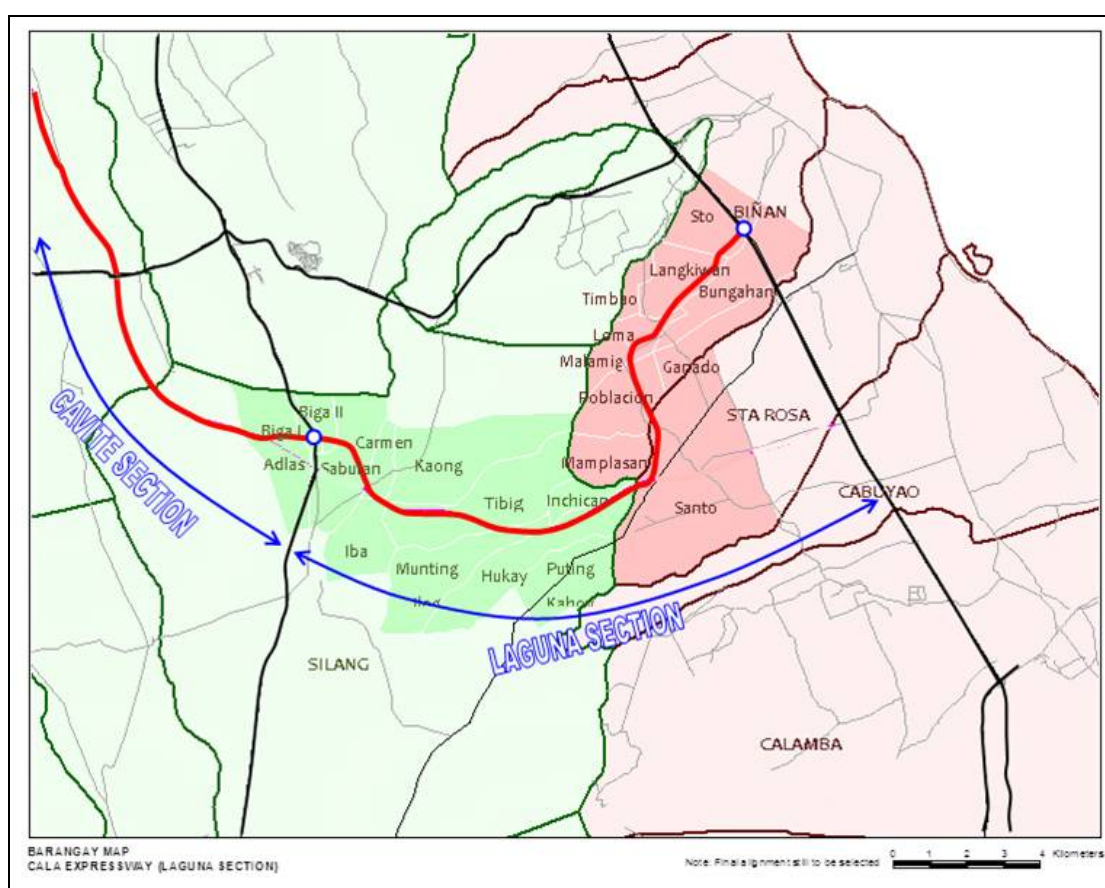


Figure 3-2 Barangay Map and the Proposed Alignment of the CALAX Project (Laguna Section)

Shown below, **Table 3.2** is the proposed CALAX (Laguna Section) Project's design features and other components.

Table 3.2 Project Description of the Proposed CALAX (Laguna Section)

PROJECT FEATURES/DETAILS	
TOTAL LENGTH (Phase I)	18.1 kilometers
ROAD TYPE	Toll Expressway (Cut/Embankment and Viaduct-type)
REQUIRED ROAD RIGHT-OF-WAY (RROW)	50 - 60 meters
NUMBER OF LANES	<ul style="list-style-type: none"> 4-Lanes (2 +2)
TOTAL BRIDGE LENGTH	2.275 kilometers
TOTAL VIADUCT LENGTH	5.035 kilometers
INTERCHANGES (Please refer to Figure 3-3)	<ol style="list-style-type: none"> Silang East Interchange Sta. Rosa – Tagaytay Interchange Laguna Boulevard Interchange, and Laguna Techno Park Interchange
ESTIMATED PROJECT COST	<ul style="list-style-type: none"> PhP13.5 billion (Y2012 cost)
IMPLEMENTATION SCHEDULE	
<ul style="list-style-type: none"> RROW ACQUISITION 	1 st Quarter, 2014 – 2015
<ul style="list-style-type: none"> DETAILED ENGINEERING DESIGN 	4 th 2013 – 2014 (12 months)
<ul style="list-style-type: none"> CONSTRUCTION 	2015 – 2017 (26 months)
<ul style="list-style-type: none"> START OF OPERATION 	2017

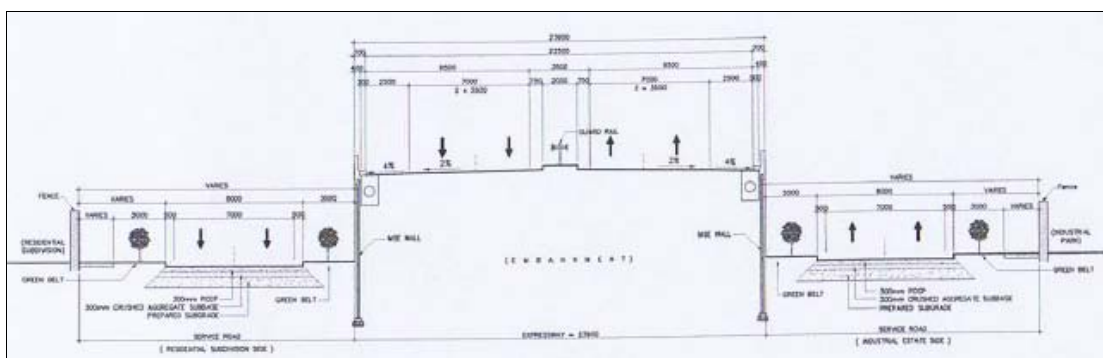


Figure 3-4b Typical Cross Section (MSE Wall Section)

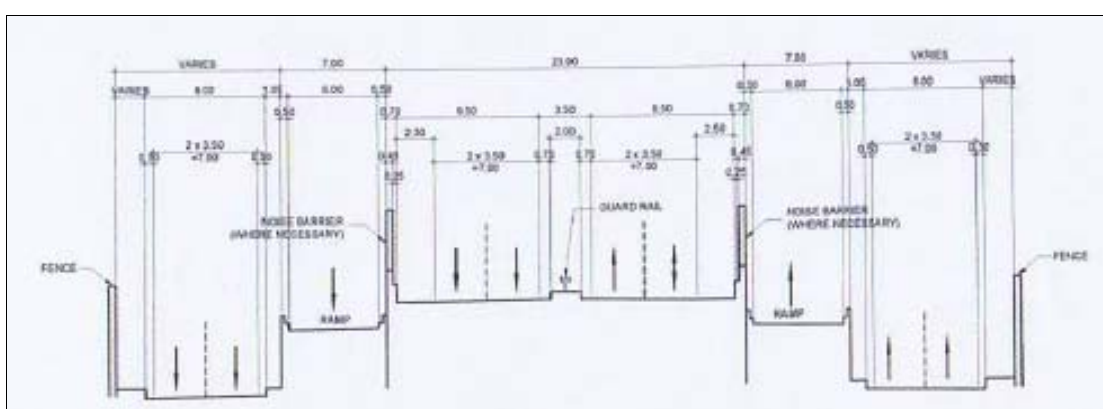


Figure 3-4c Typical Cross Section at Interchange

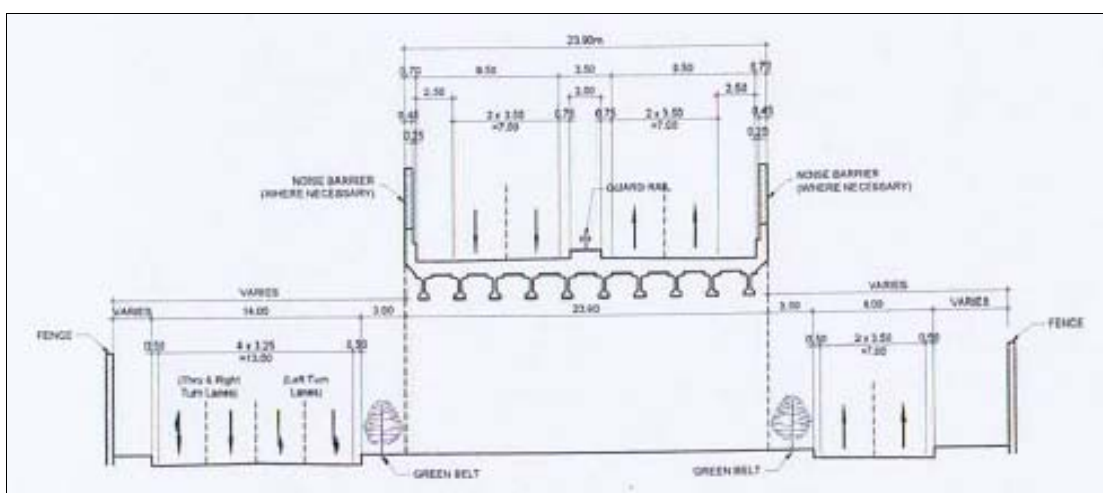


Figure 3-4d Typical Cross Section (Viaduct Section)

Other important design features are the construction of over-passes/fly-overs or underpass crossing the existing provincial/municipal roads and existing barangay roads. Please refer to **Figure 3-5** below for the overpass and underpass configuration.

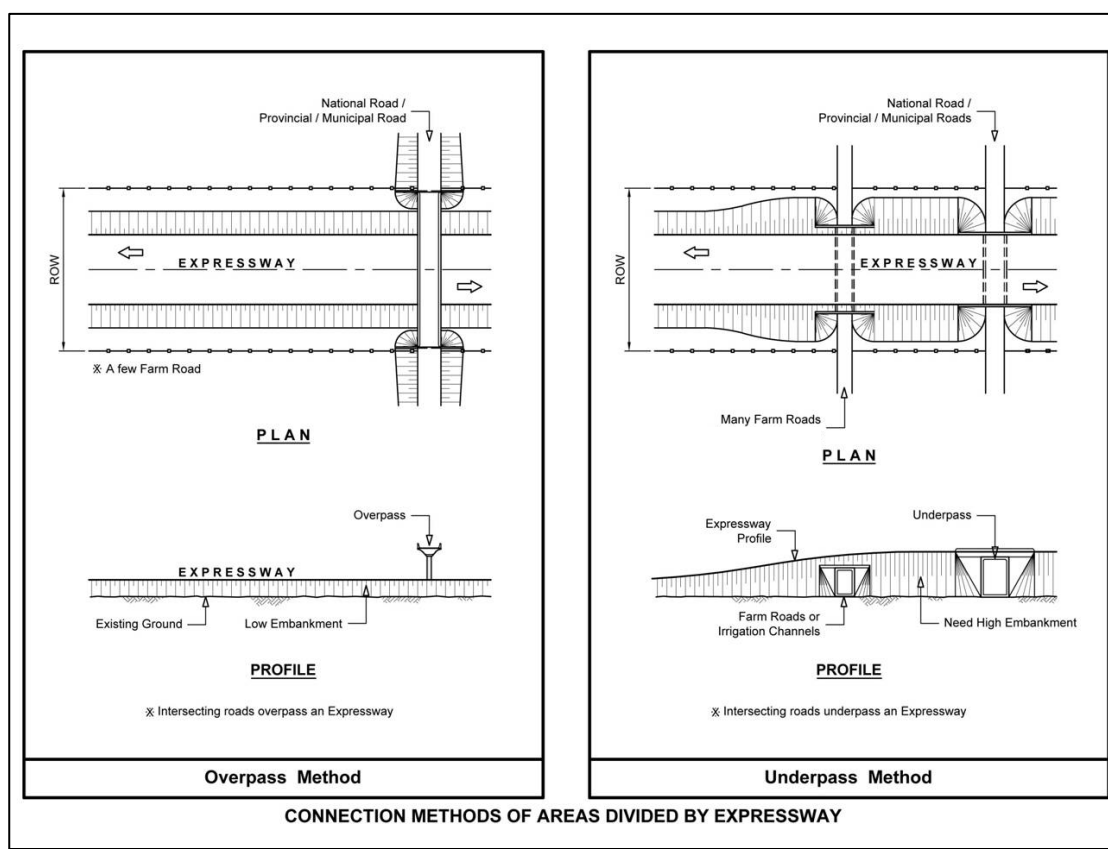


Figure 3-5 Proposed Design in Road Crossings

4 Potential Impacts

During the preliminary engineering study, the main criteria used to determine road alignment was to select the option that will entail minimal involuntary resettlement and disturbance to the community, particularly in terms of safety, noise, and dust pollution. There are six (6) alternative alignments considered in the study. Despite this exercise, it is still inevitable that some properties would be affected. Among the six alternatives study conducted by JICA-CTI, **Alternative 3** is the alignment with least socio-economic impact

The duration and extent of resettlement impact shall be both temporary (i.e., during construction period only) and permanently. Permanent losses are of two types namely: (i) marginal, which will just require demolition and replacement of fences; and (ii) severe, which will require full dismantling of dwelling structures.

Land acquisition will be necessary along the cities/municipalities and barangays mentioned in **Table 3.1**. The biggest parcel of land that will be affected are mainly agricultural land in the western section of the alignment, and built up areas owned by large-scale developers in the eastern section. No residential/commercial structures shall be affected in the said eastern section. Adverse impacts on improvements will be in terms of permanent loss of structures, which mainly consist of residential structures as well as small-scale commercial establishments, auxiliary structures, public infrastructures, and perennial trees. It is important to note that **no informal settler will be displaced**.

Type of Losses

The type of asset losses in the project area is presented in **Table 4.1** by population. **Table 4.2** on the other hand shows the population of project-affected areas by barangay.

Table 4.1 Numbers of Affected People

Type of Loss	Number of Affected Households			Number of Affected Population						
	Formal	Informal	Total	Formal		Informal		Total		Total Population
				M	F	M	F	M	F	
Required for displacement										
1. Structure owner on private land	45	0	45	82	93	0	0	82	93	175
2. Renters	5	0	5	10	12	0	0	10	12	22
3. Rent-free Occupants (Sharers)	0	0	0	0	0	0	0	0	0	0
4. Small scale business enterprises owners on public land	0	0	0	0	0	0	0	0	0	0
5. Small scale business enterprises owners on private land*	0	0	0	0	0	0	0	0	0	0
6. Community owned structures including physical cultural resources)	0	0	0	0	0	0	0	0	0	0
Not required for displacement										
7. Landowner (temporary use of lands)	0	0	0	0	0	0	0	0	0	0
8. Structure owners not residing in the project affected area	0	0	0	0	0	0	0	0	0	0
9. Wage earners	0	0	0	0	0	0	0	0	0	0
Loss of Agricultural land										
10. Landowner	103	0	103	145	184			145	184	329
11. Tenants	4	0	4	10	8	0	0	10	8	18
12. Illegal occupation	0	0	0	0	0	0	0	0	0	0
13. Other Status (Free Occupation with Permit)	23	0	23	52	67	0	0	52	67	119
Grand Total (1-15)	180	0	180	299	364	0	0	299	364	663
Note: There are 2 commercial structures identified; however number of households not included in the table										

Source: ECOSYSCORP RAP Team, actual site investigation

Table 4.2 Households Population of PAPs

Municipality/Barangay		No.	HH	Population		Total
				Male	Female	
Type A - Residential/Household Structure						
Silang, Cavite	Sabutan	15	19	32	43	75
	Kaong	2	3	8	5	13
	Tibig	12	16	35	32	67
Binan, Laguna	Timbao	7	12	17	25	42
Total of Type A		36	50	92	105	197
Type B - Affected Livelihood						
Silang, Cavite	Sabutan	27	55	69	93	162
	Kaong	4	7	13	12	25
	Tibig	27	45	73	87	160
	Carmen	19	23	52	67	119
Total of Type B		77	130	207	259	466
Total Type A and B		113	180	299	364	663

Source: ECOSYSCORP RAP Team, actual site investigation

Impact on Land

Based on the response letter of the Provincial Agrarian Reform Office of Cavite, there are many landholdings and farmer-beneficiaries of the agrarian reform program that will be affected by the proposed CALAX Project in the municipality of Silang, Cavite. (Please refer to the letter and list of beneficiaries in **Appendix 4-A**). The said list does not include the farmer beneficiaries in Barangay Carmen.

Based on a discussion with the farmer's organization in Carmen known as SAMACA, it was learned that the farmers have signed a waiver with the new landowner. It was also learned that the landowner is allowing the farmers to temporarily cultivate the area until site development starts. Through this discussion the Team was able to obtain identity of these tenants. The list is provided as **Appendix 4-B**.

In the absence of *parcellary* survey, estimates of the size of affected lands were based on data gathered from cadastral and satellite maps of the respective cities and municipalities (**65.76ha** in Silang; **13.62 ha.** in Biñan and **25.44ha** in Sta. Rosa). **Table 4.3** shows the estimated agricultural lands to be affected by the project. There are **15** landowners to be marginally affected and **62** to be severely affected. The estimated total area of land to be acquired is **104.82 ha.**

Table 4.3 Estimated Affected Lands

City/Municipality	Land Area (in has)	Severe (No of parcels)	Marginal (No. of parcels)	Total (No. of parcels)
Cavite				
Silang (Farm, residential land)	65.76	62	8	70
Sub-total 1	65.76	62	8	70
Laguna				
Biñan (Private land and vacant land)	13.62	0	5	5
Sta. Rosa (Private road R-O-W)	25.44	0	2	2
Sub-total 2	39.06	0	7	7
Grand Total	104.82	62	15	77

Source: ECOSYSCORP RAP Team, actual site investigation

Impact on Structures

There are four (4) types of structures to be affected. Residential/Household structures are structure dwellings of families; commercial structure are those that are purely used for business purposes; auxiliary structures such as dug wells, fence, pig pen, goat pen, warehouse and *nipa* (rest house); and public utilities such as light post. It is only in the municipality of Silang that has residential structures to be affected. There are 36 tagged residential structures in the respective barangays: 15 in Sabutan; 2 in Kaong, 12 in Tibig in the municipality of Silang, Cavite and 7 in Timbao, Binan, laguna. **Table 4.4** shows the number of structures to be affected by type. All structures are severely affected.

Table 4.3 Estimated Affected Structures

City/Municipality	Residential Structures	Commercial	Auxiliary	Public Utilities
Cavite				
Silang	29	2	19	6
Sub-total 1	29	2	19	6
Laguna				
Biñan	7	0	157	0
Sta. Rosa	0	0	0	0
Sub-total 2	7	0	15	0
Grand Total	36	2	34	6
Note: Residential structures are those with families living in it Commercial such as small scale business (i.e. <i>carinderia</i>) Auxiliary such as fence, goat pen, pig pen Public utilities are electric posts				

Source: ECOSYSCORP RAP Team, actual site investigation

5 Community Participation

For projects that entails involuntary resettlement, PAPs must be fully informed, consulted, and encouraged to participate in any decision-making that will affect their lives. Project disclosure and consultation at an early stage provides a good venue for PAPs to express their opinions, apprehensions, even objections. It also opens grounds for discussion, which allow project proponents to address issues raised that upon careful consideration can be incorporated in detailed engineering design and resettlement plan. By doing so, delays in implementation due to unforeseen conflicts are avoided. In the said consultation meetings the **JICA Scoping matrix** is also discussed and filled up by the participants to include their concerns in the preparation of Environmental Impact Statement (EIS). Information campaign materials are also given to give them information on the process of acquiring the R-O-W. (Please refer to **Appendix 5-A** and **5-B** for sample of campaign materials)

There are five (5) IEC meetings conducted at the provincial (2), city/municipal (3) level and eight (8) barangay/PAPs-level and one (1) with the officers of SAMACA Farmer's Organization in Brgy. Carmen. Highlights of the IEC Meetings, including photographs taken are presented in **Appendix 5-C**.

Aside from IEC Meetings, the Consultant paid visits to the Office of Provincial Assessor of Cavite and Laguna, Municipal Assessor of Silang, City Assessors of Biñan and Sta. Rosa to request assistance in identifying the owners of lots that are to be affected. The project was also presented to the different department and offices of the Local Government Unit such as Treasury, MARO, PARO, NIA, NHI and DAR. See **Tables 5.1** and **5.2**.

Table 5.1 Meetings Conducted for the Proposed CALAX Project (Laguna Section) 1 of 2

Date/Time	Target Municipality	Main Participants	Agendas
October, 2011 – February 2012	General area of CALAX alignment	C/P (DPWH), Land owners, DENR-EMB, LLDA	Briefing on the Project; Identify the problems and possible routes,
February 15, 2012	Cavite government	City Officials	Describe project plan and projected impacts according to the scoping matrix on social and environmental consideration, open discussions
February 15, 2012	Silang municipality and its barangays	PAPs, municipality officials, Barangay Officials, People's Organization, Farmer's Association, NGO, Homeowner's Association, Transport Group	
February 17, 2012	Biñan municipality government and its barangays	Municipal Officials, Barangay Officials, Farmer's Association, Senior citizen's association,, Homeowner's Association, Transport Group, women's group	Describe project plan and projected impacts according to the scoping matrix on social and environmental consideration, JICA's policy on relocation and compensation, explain laws and protocols of Philippines government on road projects, bring up and discuss project affected people's concerns and requests
February 17, 2012	Santa Rosa city government and its barangays	Municipal Officials, Barangay Officials, Farmer's Association, Senior citizen's association,, Homeowner's Association, Transport Group, women's group	
February 20, 2012	Barangays Sabutan and Biga in Silang	Barangay Officials, Farmer's Association, Senior citizen's association,, Land owners, Homeowner's Association, Women's group	
February 20, 2012	Barangay Kaong in Silang	Barangay Officials, Farmer's Association, Senior citizen's association,, Land owners, Homeowner's Association, Women's group	
February 21, 2012	Barangay Tibig in Silang	Senior Citizens Association Health Organization, Transport Group and Women's Organization; Human Rights Organization, Structure and Landowners (PAPs)	
February 22, 2012	Barangay Carmen in Silang	SAMACA (NGO); SAMACA means "SamahanngMagsasakang Carmen" (Farmer's Organization in Brgy. Carmen)	

Table 5.1 Meetings Conducted for the Proposed CALAx Project (Laguna Section) 2 of 2

Date/Time	Target Municipality	Main Participants	Agendas
February 23, 2012	Barangay Biñan, Malamig, Timbao and Loma of Biñan, Laguna	Barangay Officials of Barangay Biñan, Malamig, Timbao and Loma; Senior Citizens Association, Womens Organization, Farmers Organization, Youth Organization and Project Affected Persons (PAPs)	Describe project plan and projected impacts according to the scoping matrix on social and environmental consideration, JICA's policy on relocation and compensation, explain laws and protocols of Philippines government on road projects, bring up and discuss project affected people's concerns and requests
February 23, 2012	Barangays Pulong Sta. Cruz and Malitlit	Barangay Officials of Barangays Pulong Sta. Cruz and Malitlit; Senior Citizens Association Health Organization and Women's Organization	
February 24, 2012	Barangays Munting Ilog, Carmen and Hukay in Silang	Barangay Officials of Barangays Munting Ilog, Carmen and Hukay, Senior Citizens Association, Women's Organization, Youth Organization, Farmers Organization, Transport Group and Project Affected Persons (PAPs)	
February 24, 2012	Barangays Inchican in Silang	Barangay Officials of Barangays Inchican; Senior Citizens Association, Women's Organization, Health Organization, Farmer's Organization, Homeowners and Project Affected Persons (PAPs)	
February 29, 2012	Provincial official of Laguna province	LGUs, CBOs	
	Barangays Don Jose and Sto. Domingo in Sta. Rosa, Laguna	Barangay Officials of Barangays Sto. Domingo and Don Jose, Senior Citizens Association, Women's Organization, Youth Organization, Farmers Organization and Transport Group	

Table 5.2 Other Coordination Meetings in Relation to the Proposed CALAx Project (Laguna Section) 1 of 2

Date	Office	Findings	Venue
January 07, 2012	National Irrigation Authority (NIA)	No irrigation facilities to be affected by the proposed CALAx Project (Laguna Section)	
January 16, 2012	Provincial Assessors Office	Gathered data on landowners to be affected and obtained Schedule of Market Values for land and structures	
January 16, 2012	Provincial Agriculture Office	Identified crops and other related data on farming	
January 16, 2012	Provincial Agrarian Reform Office	Identified list of registered tenants within the proposed project alignment	
January 17, 2012	National Historical Institute	Identified national historical sites and heritage within the project area	
February 02, 2012	Environmental Remote Sensing and Geo Information Laboratory Forestry	Collected maps of Mt. Makiling	
January 12, 2012	City Assessor of Santa Rosa, City	Gathered data on landowner's to be affected and the Schedule of Market Values for land and structures	
January 12, 2012	City Assessor of Biñan City, Laguna		
February 09, 2012	Municipal Assessor's Office of Silang, Cavite		

**Table 5.2 Other Coordination Meetings in Relation to the Proposed CALAx Project
(Laguna Section) 2 of 2**

Date	Office	Findings	Venue
January 31, 2012	Protected Areas and Wildlife Bureau	Collectes maps of Taal Protected Area	(Queson City)
January 12, 2012	Municipal Agriculture Office of Silang, Cavite	Identified crops and other related data on farming	Cavite
January 16, 2012	City Agriculture Office of Biñan City, Laguna		Laguna
January 16, 2012	City Environment and Natural Resources Office	Identified possible location of dumpsite for unsuitable soils	Laguna

During these meetings, the project in terms of ROW width, type of surfacing, alignments, plan, design including cross sections for different type of road and target implementation schedule, among others, were presented to the PAPs. To familiarize them with the RAP preparation process, field activities were undertaken namely: (i) linear mapping and tagging; (ii) taking of PAP's photograph in front of their houses/properties carrying a board showing the tag/control number of the affected structure/property; and (iii) conduct of socioeconomic survey were described in detail.

The concept of a “**cut-off date**” was also emphasized during each IEC. “Cut-off date”, as defined in the Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples Policy (LARRIPP, 3rd Edition 2007) of DPWH is “the date of census of affected families within the project boundaries”. As cited in World Bank's O.P. 4.12, cut-off date is the date the census begins. The cut-off date could also be the date the project area was delineated, prior to the census, provided that there has been an effective public dissemination of information on the area delineated, and systematic and continuous dissemination subsequent to the delineation to prevent further population influx.

The summary of issues and concerns raised during the said meetings are summarized in **Table 5.3**.

Table 5.3 Summary of Issues and Concerns Raised during IEC 1 of 2

Agencies/Organization	Issues and Concerns	Issue Addressed by
LGUs of Binan PAPs of Tibig	Environmental concerns like vehicular gaseous emissions and noise problems	RAP Team
LGUs of Binan	Asking for more dialogues between JICA and LGUs before the start of the project	RAP Team
LGUs of Binan PAPs of Malamig	Benefits of the project	RAP Team
PAPs of Carmen, Tibig	Right to refuse the project	DPWH-ESSO
PAPs of Carmen	Privatization of road; especially tollway	DPWH-ESSO
PAPs of Carmen LGUs of Sta. Rosa	Concerns on losing their livelihood; effects on agricultural lands	RAP Team
PAPs of Carmen	Payment issues between tenant and developer	RAP Team
PAPs of Carmen, Inchican, Tibig, NGO	Request for increase in the disturbance compensation	DPWH-ESSO
PAPs of Inchican, NGO	Requests for land to land replacements of affected people	DPWH-ESSO
PAPs of Inchican	Possibility of selling their lands before the start of the project	DPWH-ESSO
PAPs of Kaong, NGO	Issues on waiver from tenants who sold their lands to the developers	RAP Team
PAPs of Kaong, Sabutan, Tibig LGUs of Laguna	Concerned on their land if it will be divided by the project; Accessibility of other land, service roads	RAP Team
PAPs of Kaong, Malamig	Start of RROW and payment	DPWH-ESSO
PAPs of Kaong, Sabutan, Tibig LGUs of Silang, Laguna	Issues with the alignment; moving the alignment	DPWH-ESSO
PAPs of Kaong	Concerns with the width of the road	DPWH-ESSO
PAPs of Malamig, Sabutan LGUs of Silang	Compensation to crops, houses, trees, structures	RAP Team
PAPs of Malamig LGUs of Cavite	Will they benefit from the tollway and toll fees	DPWH-ESSO
PAPs of Malamig	Social Impact concerns; long-term programs	RAP Team
PAPs of Pulong Sta. Cruz	Employment during construction stage of the project	DPWH-ESSO
PAPs of Pulong Sta. Cruz	Complete facility of the CALAX project like lighting, signboards, emergency hotline	DPWH-ESSO
PAPs of Sabutan, Tibig	Concern on the project crossing	RAP Team

	the river	
PAPs of Sabutan	Feasibility of the project	DPWH-ESSO
PAPs Sabutan, Tibig	Requesting for relocation	RAP Team
LGUs of Cavite	Issues on taxes; decrease in tax income	RAP Team
LGUs of Cavite, Sta. Rosa	Issues on informal settlers; relocation and payment	RAP Team
LGUs of Laguna	Disturbance compensation and computation	RAP Team
LGUs of Laguna PAPs of NGO	Payment for CLOA holders	RAP Team
LGUs of Sta. Rosa	May cause traffic	DPWH-ESSO
PAPs of Tibig	Complaining of favoring the developers	DPWH-ESSO
PAPs of Tibig	Issues on lack of proof of ownership of land	RAP Team

6 Survey Results

Socioeconomic survey of PAPs was conducted from February 22, 2012 to March 14, 2012. There are four (4) types of PAPs interviewed: **Type A** those Residential Structure Owner; **Type B** those that would affect the land particularly the farmers landowner/tenant and free occupation of land with permit, and **Type C** is for Secondary Impact Areas (i.e. youth sector, aged sector, business sector, transport group, residential, women's and NGO/POs). Survey Instrument is attached in **Appendix 6-A**. The Study Team had a hard time in interviewing **Type D** respondents due to the company protocol of the developers.

Presented below are basic demographic data followed by an assessment of the PAPs' socio-economic status of Type A and B respondents. The PAPs' standard of living and socio-economic status are evaluated using the following data and indicators: (i) demography and basic information; (ii) primary and secondary source of income; (iii) household income and expenditures; (iv) type of ownership of structure occupied; and (v) type of lighting, water supply and sanitation. The project awareness result of Types A, B, C and D as well as the social acceptability of all types of respondents will be discussed in Chapters 8 and 9 respectively. The list of identified PAPs and the number of respondents is presented in **Table 6.1**

Table 6.1a List of Identified PAPs and Number of PAPs Interviewed (Directly impacted)

Municipality/ Barangay	Residential Structure (Type A) (No.)						Farm Lands (Type B) (No.)								Developers (No.)	
	Identified to be Affected			Interviewed / % Interviewed			Identified to be Affected				Interviewed				Sent out Survey Forms	Replied to the sent out survey form
	Owner	Renter	Total	Owner	Renter	Total	Land owner	Tenant	Free Occupation with Permit	Total	Land owner	Tenant	Free Occupation with Permit	Total		
Silang, Cavite																
Sabutan	13	2	15	12	2	14	27	0	0	27	6	0	0	6	0	0
				92%	100%	93%					22%	0%	0%	22%	0%	0%
Kaong	1	1	2	1	1	2	2	2	0	4	1	1	0	2	0	0
				100%	100%	100%					50%	50%	0%	100%	0%	0%
Tibig	10	2	12	9	2	11	25	2	0	27	5	2	0	7	0	
				90%	100%	91%					20%	100%	100%	26%	0%	0%
Carmen	0	0	0	0	0	0	0	0	19	19	0	0	16	16	0	0
				0%	0%	0%					0%	0%	84%	84%	0%	0%
Biñan, Laguna Timbao	7	0	7	5	0	5	0	0	0	0	0	0	0	0	3	1
				71%	0%	71%					0%	0%	0%	0%		33%
Grand Total:	31	5	36	27	5	32	54	4	19	77	12	3	16	31	3	1
				87%	100%	89%					22%	75%	84%	40%		33%

Table 6.1b Interviewed of Indirectly Affected Sectors (TYPE C)

City/Municipality Barangay	Stakeholder Sectors (Indirectly impacted)						Total
	Residential	Business	Youth	Transport	Senior Citizens	NGOs/POs	
SILANG							
Biga	0	1	0	0	0	0	1
Biga 1	1	0	1	0	0	0	2
Biga First	0	0	0	1	0	0	1
Biluso	0	0	0	2	0	0	2
Cinco	0	1	0	1	0	0	2
Ibaba Tibig	0	0	1	0	0	0	1
Inchican	0	0	0	0	0	1	1
Kaong	1	1	1	5	5	0	13
Poblacion Silang	0	2	3	0	0	0	5
Poblacion	1	1	0	0	0	0	2
Poblacion 1	1	0	0	0	0	0	1
Pulong-Bunga	0	0	0	1	0	0	1
Sabutan	15	9	3	6	7	3	43
Sabutan Highway	0	1	0	0	0	0	1
Tibig	7	5	4	3	5	0	24
Timbao	1	0	0	0	0	0	1
Town Proper	0	0	2	0	0	0	2
Sub-Total 1	27	22	15	19	17	4	104
BIÑAN							
Biñan	0	0	0	1	0	0	1
Loma	1	0	3	1	0	1	6
Malamig	0	5	1	0	1	0	7
Timbao	1	0	0	0	1	1	3
Sub-Total 2	2	5	4	2	2	2	17
STA. ROSA							
Don Jose	2	1	0	0	1	2	
Pulong Sta. Cruz	0	0	0	0	0	1	
Sto. Domingo	4	0	0	0	0	0	
Sub-Total 3	6	1	0	0	1	3	11
TOTAL	35	28	19	21	20	9	132
% Distribution	26.5%	21.2%	14.4%	15.9%	15.2%	6.8%	100.0%
Note: NGO – Non-Government Organization; PO – People’s Organization							

Note: NGO – Non-Government Organization; PO – People's Organization

Source: Actual field survey, ECOSYSCORP RAP Team

6.1 Demography and Basic Information

The household size of the PAPs interviewed is presented in **Table 6.1.1**. There is a total of 32 residential structure owner-respondents (Type A PAPs) and 31 landowner/tenant/free occupation with permit respondents (Type B PAPs) with a total population of 163 and 185 respectively.

Table 6.1.1 Household Population of PAPs Interviewed

Municipality/Barangay		No. of Respondents	Number of HH ^a	Population		Total
				Male	Female	
Type A - Residential/Household Structure						
Silang, Cavite	Sabutan	14	18	28	35	63
	Kaong	2	3	8	5	13
	Tibig	11	13	28	23	51
Biñan, Laguna	Timbao	5	10	15	21	36
Total of Type A Respondents		32	44	79	84	163
Type B – Farm Lands ^b						
Silang, Cavite	Sabutan	6	17	12	21	33
	Kaong	2	3	8	5	13
	Tibig	7	9	19	19	38
	Carmen	16	18	44	57	101
Total of Type B Respondents		31	47	83	102	185
Total of Type A and B		63	91	162	186	348
Note: a. There are cases where there are more than one (1) households per dwelling structure. b. For columns shaded yellow, only land will be affected; no structures to be displaced.						

Source: ECOSYSCORP RAP Team, actual site investigation

Majority of the respondents have a nuclear (54%) structure of household, 19% are living alone, 22% are family with extension and 5% sharing in one structure.

Table 6.1.2 Households Structure of PAPs Interviewed

Municipality/Barangay			Single	Nuclear	Extended	Joint	Total
Type A - Residential/Household Structure							
Silang, Cavite	Sabutan	Count	2	8	3	1	14
		% within Barangay	14%	57%	21%	7%	100%
	Kaong	Count	0	1	1	0	2
		% within Barangay	0%	50%	50%	0%	100%
	Tibig	Count	1	8	2	0	11
		% within Barangay	9%	73%	0%	0%	82%
Biñan, Laguna	Timbao	Count	0	3	0	2	5
		% within Barangay	0%	60%	0%	0%	60%
Total of Type A Respondents		Count	3	20	6	3	32
		% within Barangay	9%	63%	19%	9%	100%
Type B - Farm Lands							
Silang, Cavite	Sabutan	Count	2	0	4	0	6
		% within Barangay	33%	0%	67%	0%	100%
	Kaong	Count	0	1	1	0	2
		% within Barangay	0%	50%	50%	0%	100%
	Tibig	Count	2	5	0	0	7
		% within Barangay	29%	71%	0%	0%	100%
	Carmen	Count	5	8	3	0	16
		% within Barangay	31%	50%	19%	0%	100%
Total Type B Respondents		Count	9	14	8	0	31
		% within Barangay	29%	45%	26%	0%	100%
Total Type A & B		Count	12	34	14	3	63
		% within Barangay	19%	54%	22%	5%	100%

Note:

Single – Single (individual) occupant

Nuclear – Family consisting of parents and siblings

Extended – Nuclear family plus immediate family members like parents, siblings

Joint – Nuclear plus one or more extended families

Source: ECOSYSCORP RAP Team, actual site investigation

The most common dialect is Tagalog. This dialect is used by 95% of the respondents, followed by ‘Ilocano’, “Bicolano”, and “Ilongo”. The dialect used by the respondents is shown in **Table 6.1.3**.

Table 6.1.3 Ethno Linguistic Affiliation of the Respondents

City/Municipality/Barangay			Tagalog	Ilocano	Bicolano	Ilonggo	Total
Type A - Residential/Household Structure							
Silang, Cavite	Sabutan	Count	13	1	0	0	14
		% within Barangay	93%	7%	0%	0%	100%
	Kaong	Count	2	0	0	0	2
		% within Barangay	100%	0%	0%	0%	100%
	Tibig	Count	11	0	0	0	11
		% within Barangay	100%	0%	0%	0%	100%
Biñan, Laguna	Timbao	Count	5	0	0	0	5
		% within Barangay	100%	0%	0%	0%	100%
Total of Type A		Count	31	1	0	0	32
		% within Barangay	97%	3%	0%	0%	100%
Type B - Farm Lands							
Silang, Cavite	Sabutan	Count	5	0	1	0	6
		% within Barangay	83%	0%	17%	0%	100%
	Kaong	Count	2	0	0	0	2
		% within Barangay	100%	0%	0%	0%	100%
	Tibig	Count	7	0	0	0	7
		% within Barangay	100%	0%	0%	0%	100%
	Carmen	Count	15	0	0	1	16
		% within Barangay	94%	0%	0%	6%	100%
Total Type B Respondents		Count	29	0	1	1	31
		% within Barangay	94%	0%	3%	3%	100%
Total of Type A and B		Count	60	1	1	1	63
		% within Barangay	95%	2%	2%	2%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Educational Attainment

The level of educational attainment of the male project affected respondents in the host city/municipality is presented in **Table 6.1.4**. Majority of the male were able to finish secondary schooling. As seen from this table, 52% of the respondents were able to finish the secondary education, 30% primary education and 11% successfully finished college. The 4% has taken up vocational and post graduate level while the remaining 3% was not able to have education.

Table 6.1.4 Educational Attainment of Male Respondents

City/Municipality/Barangay			A	B	C	D	E	F	Total
Type A - Residential/Household Structure									
Silang, Cavite	Sabutan	Count	4	8	2	0	0	0	14
		% within Barangay	29%	57%	14%	0%	0%	0%	100%
	Kaong	Count	1	1	0	0	0	0	2
		% within Barangay	50%	50%	0%	0%	0%	0%	100%
	Tibig	Count	3	7	1	0	0	0	11
		% within Barangay	27%	64%	9%	0%	0%	0%	100%
Biñan, Laguna	Timbao	Count	1	3	1	0	0	0	5
		% within Barangay	20%	60%	20%	0%	0%	0%	100%
Total of Type A - Respondents		Count	9	19	4	0	0	0	32
		% within Barangay	28%	59%	13%	0%	0%	0%	100%
Type B - Farm Lands									
Silang, Cavite	Sabutan	Count	1	1	1	1	1	1	6
		% within Barangay	17%	17%	17%	17%	17%	17%	100%
	Kaong	Count	1	1	0	0	0	0	2
		% within Barangay	50%	50%	0%	0%	0%	0%	100%
	Tibig	Count	2	2	2	0	0	1	7
		% within Barangay	29%	29%	29%	0%	0%	14%	100%
	Carmen	Count	6	10	0	0	0	0	16
		% within Barangay	38%	63%	0%	0%	0%	0%	100%
Total of Type B Respondents		Count	10	14	3	1	1	2	31
		% within Barangay	32%	45%	10%	3%	3%	6%	100%
Total of Type A and B		Count	19	33	7	1	1	2	63
		% within Barangay	30%	52%	11%	2%	2%	3%	100%
Note: A – Primary; B – Secondary; C – Tertiary; D – Vocational; E – Post-Graduate; F - None									

Source: ECOSYSCORP RAP Team, actual site investigation

Table 6.1.5 shows the educational attainment of women, which has majority (41%) of them are able to finish secondary or high school education, seconded by 24% primary education. Female respondents who were able to finish college has a greater percentage (17%) compared to the male respondents.

Table 6.1.5 Educational Attainment of Female Respondents

City/Municipality/Barangay			Primary	Secondary	Tertiary	Vocational	Post Graduate	None	Total
Type A - Residential/Household Structure									
Silang, Cavite	Sabutan	Count	2	8	1	1	0	2	14
		% within Barangay	18%	45%	9%	9%	0%	18%	100%
	Kaong	Count	0	2	0	0	0	0	2
		% within Barangay	0%	100%	0%	0%	0%	0%	100%
	Tibig	Count	2	5	1	1	0	2	11
		% within Barangay	18%	45%	9%	9%	0%	18%	100%
Biñan, Laguna	Timbao	Count	1	3	1	0	0	0	5
		% within Barangay	18%	45%	9%	9%	0%	18%	100%
Total of Type A Respondents		Count	5	18	3	2	0	4	32
		% within Barangay	16%	56%	9%	6%	0%	13%	100%
Type B – Farm Lands									
Silang, Cavite	Sabutan	Count	2	1	2	0	1	0	6
		% within Barangay	33%	17%	33%	0%	17%	0%	100%
	Kaong	Count	0	2	0	0	0	0	2
		% within Barangay	0%	100%	0%	0%	0%	0%	100%
	Tibig	Count	2	1	3	0	0	1	7
		% within Barangay	29%	14%	43%	0%	0%	14%	100%
	Carmen	Count	6	4	3	0	3	0	16
		% within Barangay	38%	25%	19%	0%	19%	0%	100%
Total of Type B Respondents		Count	10	8	8	0	4	1	31
		% within Barangay	32%	26%	26%	0%	13%	3%	100%
Total of Type A and B		Count	15	26	11	2	4	5	63
		% within Barangay	24%	41%	17%	3%	6%	8%	100%
Note: A – Primary; B – Secondary; C – Tertiary; D – Vocational; E – Post-Graduate; F - None									

Source: ECOSYSCORP RAP Team, actual site investigation

Table 6.1.6 shows that children who were able to finish college education have a high percentage of 32% and 50% are still studying. 18% of the children are out of school youth.

Table 6.1.6 Education of Children

City/Municipality/Barangay			Finished College	Schooling	Out of School	Total
Type A - Residential/Household Structure						
Silang, Cavite	Sabutan	Count	4	15	7	26
		% within Barangay	15%	58%	27%	100%
	Kaong	Count	1	2	0	3
		% within Barangay	33%	67%	0%	100%
	Tibig	Count	2	5	2	9
		% within Barangay	22%	56%	22%	100%
Biñan, Laguna	Timbao	Count	1	3	0	4
		% within Barangay	25%	75%	0%	100%
Total of Type A Respondents		Count	8	25	9	42
		% within Barangay	19%	60%	21%	100%
Type B – Farm Lands						
Silang, Cavite	Sabutan	Count	6	5	1	12
		% within Barangay	50%	42%	8%	100%
	Kaong	Count	1	2	0	3
		% within Barangay	33%	67%	0%	100%
	Tibig	Count	3	6	2	11
		% within Barangay	27%	55%	18%	100%
	Carmen	Count	17	17	8	42
		% within Barangay	40%	40%	19%	100%
Total of Type B Respondents		Count	27	30	11	68
		% within Barangay	40%	44%	16%	100%
Total of Type A and B		Count	35	55	20	110
		% within Barangay	32%	50%	18%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

6.2 Socioeconomic Characteristics

Socioeconomic characteristics of the PAPs are described in this section based on the results of the survey conducted for Type A and B respondents. The PAPs' standard of living and socioeconomic status shall be evaluated using the following indicators: (i) household income and expenditures; (ii) type and ownership of structure occupied; and (iii) source of lighting, water supply, and type of sanitation facilities.

Income and Expenditures

The occupations of PAPs interviewed primarily are farming (43%) and employment (24%). These results show that majority of the affected land is agricultural land and that the main livelihood to be displaced is the farm income.

Table 6.2.1 Primary Occupation of PAPs

City/Municipality/Barangay			Employee	Driver	Construction	Farmer	Factory Worker	Own business	OFW	Total
Type A - Residential/Household Structure										
Silang, Cavite	Sabutan	Count	4	1	3	3	2	1	0	14
		% within Barangay	29%	7%	21%	21%	14%	7%	0%	100%
	Kaong	Count	0	0	0	2	0	0	0	2
		% within Barangay	0%	0%	0%	100%	0%	0%	0%	100%
	Tibig	Count	4	2	0	1	3	1	0	11
		% within Barangay	36%	18%	0%	9%	27%	9%	0%	100%
Biñan, Laguna	Timbao	Count	3	1	0	0	0	1	0	5
		% within Barangay	60%	20%	0%	0%	0%	20%	0%	100%
Total of Type A		Count	11	4	3	6	5	3	0	32
		% within Barangay	18%	9%	18%	27%	18%	9%	0%	100%
Type B – Farm Lands										
Silang, Cavite	Sabutan	Count	2	1	0	2	0	0	1	6
		% within Barangay	33%	17%	0%	33%	0%	0%	17%	100%
	Kaong	Count	0	0	0	2	0	0	0	2
		% within Barangay	0%	0%	0%	100%	0%	0%	0%	100%
	Tibig	Count	1	0	0	6	0	0	0	7
		% within Barangay	14%	0%	0%	86%	0%	0%	0%	100%
	Carmen	Count	1	0	0	12	2	1	0	16
		% within Barangay	6%	0%	0%	75%	13%	6%	0%	100%
Total of Type B		Count	4	2	0	21	2	1	1	31
		% within Barangay	13%	6%	0%	68%	6%	3%	3%	100%
Total of Type A and B		Count	15	6	3	27	7	4	1	63
		% within Barangay	24%	10%	5%	43%	11%	6%	2%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

When asked if the PAPs have other source of income aside from the primary income mentioned above, majority of them have no (52%) other income and are dependent only on farming.

Table 6.2.2 Secondary Occupation of PAPs

City/Municipality/Barangay			Employee	Driver	Pensioner	Construction Worker	Farmer	OFW	Own business	None	Total
Type A - Residential/Household Structure											
Silang, Cavite	Sabutan	Count	0	2	0	1	2	0	3	6	14
		% within Barangay	0%	14%	0%	7%	14%	0%	21%	43%	100%
	Kaong	Count	0	0	0	0	0	0	0	2	2
		% within Barangay	0%	0%	0%	0%	0%	0%	0%	100%	100%
	Tibig	Count	3	1	0	1	0	0	0	6	11
		% within Barangay	27%	9%	0%	9%	0%	0%	0%	55%	100%
Biñan, Laguna	Timbao	Count	0	1	0	0	0	0	0	4	5
		% within Barangay	0%	20%	0%	0%	0%	0%	0%	80%	100%
Total of Type A		Count	3	4	0	2	2	0	3	18	32
		% within Barangay	9%	13%	0%	6%	6%	0%	9%	56%	100%
Type B – Farm Lands											
Silang, Cavite	Sabutan	Count	0	1	0	0	3	1	0	1	6
		% within Barangay	0%	17%	0%	0%	50%	17%	0%	17%	100%
	Kaong	Count	0	0	0	0	0	0	0	2	2
		% within Barangay	0%	0%	0%	0%	0%	0%	0%	100%	100%
	Tibig	Count	1	1	1	0	1	0	0	3	7
		% within Barangay	14%	14%	14%	0%	14%	0%	0%	43%	100%
	Carmen	Count	3	0	0	2	2	0	0	9	16
		% within Barangay	19%	0%	0%	13%	13%	0%	0%	56%	100%
Total of Type B		Count	4	2	1	2	6	1	0	15	31
		% within Barangay	13%	6%	3%	6%	19%	3%	0%	48%	100%
Total of Type A and B		Count	7	6	1	4	8	1	3	33	63
		% within Barangay	11%	10%	2%	6%	13%	2%	5%	52%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Table 6.2.3 shows the monthly family income bracket of the PAPs interviewed, 24% of them are earning between 6,001 to 15,000 and 22% have income bracket of 10,001 to 15,000. While 5% of them are earning 3,000 or less that falls from the annual food threshold for family of 4 in the provinces of Cavite and Laguna that is Php46,120 and Php43,071 respectively based on National Statistical Yearbook 2010 under Region IV-A.

Table 6.2.3 Monthly Family Income

City/Municipality/Barangay			3,000 or less	3,001 to 6,000	6,001 to 10,000	10,001 to 15,000	15,001 to 20,000	20,001 to 30,000	30,001 to 40,000	40,001 to 50,000	50,001 to 60,000	60,001 or more	Total
Type A - Residential/Household Structure													
Silang, Cavite	Sabutan	Count	1	1	3	6	0	1	1	0	0	1	14
		% within Barangay	7%	7%	21%	43%	0%	7%	7%	0%	0%	7%	100%
	Kaong	Count	0	0	0	1	0	0	0	0	0	1	2
		% within Barangay	0%	0%	0%	50%	0%	0%	0%	0%	0%	50%	100%
	Tibig	Count	1	1	1	3	3	1	1	0	0	0	11
		% within Barangay	9%	9%	9%	27%	27%	9%	9%	0%	0%	0%	100%
Biñan, Laguna	Timbao	Count	0	0	2	0	1	0	0	1	0	1	5
		% within Barangay	0%	0%	40%	0%	20%	0%	0%	20%	0%	20%	100%
Total of Type A		Count	2	2	6	10	4	2	2	1	0	3	32
		% within Barangay	6%	6%	19%	31%	13%	6%	6%	3%	0%	9%	100%
Type B – Farm Lands													
Silang, Cavite	Sabutan	Count	0	0	1	2	0	1	0	0	1	1	6
		% within Barangay	0%	0%	17%	33%	0%	17%	0%	0%	17%	17%	100%
	Kaong	Count	0	0	1	0	0	0	0	1	0	0	2
		% within Barangay	0%	0%	50%	0%	0%	0%	0%	50%	0%	0%	100%
	Tibig	Count	0	0	2	0	0	1	2	2	0	0	7
		% within Barangay	0%	0%	29%	0%	0%	14%	29%	29%	0%	0%	100%
	Carmen	Count	1	0	5	2	2	5	0	1	0	0	16
		% within Barangay	6%	0%	31%	13%	13%	31%	0%	6%	0%	0%	100%
Total of Type B		Count	1	0	9	4	2	7	2	4	1	1	31
		% within Barangay	3%	0%	29%	13%	6%	23%	6%	13%	3%	3%	100%
Total of Type A and B		Count	3	2	15	14	6	9	4	5	1	4	63
		% within Barangay	5%	3%	24%	22%	10%	14%	6%	8%	2%	6%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Table 6.2.4 shows the household expenditures. The bulk of the household expenditures comprises of food (51%) followed by education (25%). The PAPs considered that if farming will be lost from their livelihood, food security problem will arise from their displacement. They believe that having a farmland sustain their meal from planting backyard vegetables for daily consumption.

Table 6.2.4 Average Annual Household Expenditures of the PAPs Interviewed (1 of 2)

Municipality/Barangay			Food	Utilities	Education	Rent	Health	Transportation	Total
Type A – Residential/Household Structure									
Silang, Cavite	Sabutan	Average	68,092	12,678	17,371	1,714	1,653	5,867	7,669
		% within Barangay	64%	12%	16%	2%	2%	5%	100%
	Kaong	Average	60,000	2,250	12,000	300	2,500	50,000	127,050
		% within Barangay	47%	2%	9%	0%	2%	39%	100%
	Tibig	Average	72,245	7,690	14,463	2,181	2,181	9,796	108,560
		% within Barangay	67%	7%	13%	2%	2%	9%	100%
Biñan, Laguna	Timbao	Average	174,720	22,800	6,700	0	0	5,840	210,060
		% within Barangay	83%	11%	3%	0%	0%	3%	100%
Total of Type A		Average	375,057	45,418	50,534	4,195	6,334	71,503	453,339
		% within Barangay	69%	10%	12%	1%	1%	8%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Table 6.2.4 Household Expenditures of the PAPs Interviewed 2/2

Municipality/Barangay			Food	Utilities	Education	Rent	Health	Transportation	Total
Type B – Farm Lands									
Silang, Cavite	Sabutan	Count	32,578	32,408	5,688	0	2,835	3,857	10,808
		% within Barangay	22%	21%	53%	0%	2%	3%	100%
	Kaong	Count	61,200	4,500	11,250	300	2,700	5,625	52,725
		% within Barangay	58%	4%	21%	1%	5%	11%	100%
	Tibig	Count	49,745	23,650	3,861	0	38	19.81	10,591
		% within Barangay	43%	20%	36%	0%	0%	0%	100%
	Carmen	Count	68,321	15,820	1,395	111	918	409.3	8,093
		% within Barangay	53%	12%	17%	1%	11%	5%	100%
Total of Type B		Count	211,844	76,378	22,194	411	6,453	9,911	82,217
		% within Barangay	39%	17%	35%	1%	5%	3%	100%
Total of Type A and B		Count	586,901	121,796	2,444,240	4,606	342,441	81,414	535,556
		% within Barangay	51%	14%	25%	1%	4%	5%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

6.3 Land Ownership

Residential Lands

The respondents' landownership shows in **Table 6.3.1a** that out of 32 Type A respondents 27 owned the land as well, while the remaining five (5) are renting the land where their structures are built.

Farm Lands

With regards to Type B respondents, 12 owned the land, three (3) are tenants and 16 are occupying the farmland with permit from the owner. The said 16 respondents are within Brgy. Carmen. Based on coordination meeting with the SAMACA NGO in Carmen, almost all of the tenants were paid by the developers and signed a waiver in exchange for their farmland. According to said NGO, since the land is not yet used by the developer, the tenants who received payments have been given a permit to continue their farming activity. Please refer to **Table 6.3.1b** for the tenure status of Type B respondents.

Table 6.3.1a Land Tenure Status of Impacted Structures

City/Municipality/Barangay		Owner	Renter	Total	
Type A - Residential/Household Structure					
Silang, Cavite	Sabutan	Count	12	2	14
		% within Barangay	86%	14%	100%
	Kaong	Count	1	1	2
		% within Barangay	50%	50%	100%
	Tibig	Count	9	2	11
		% within Barangay	82%	18%	100%
Biñan, Laguna	Timbao	Count	5	0	5
		% within Barangay	100%	0%	100%
Total of Type A Respondents		Count	27	5	32
		% within Barangay	84%	16%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Table 6.3.1b Land Tenure Status on Land Farming

City/Municipality/Barangay			Owner	Tenant	Free occupation with Permit	Total
Type B – Farm Lands						
Silang, Cavite	Sabutan	Count	6	0	0	6
		% within Barangay	100%	0%	0%	100%
	Kaong	Count	1	1	0	2
		% within Barangay	50%	50%	0%	100%
	Tibig	Count	5	2	0	7
		% within Barangay	58%	42%	0%	100%
	Carmen	Count	0	0	16	16
		% within Barangay	0%	0%	100%	100%
Total of Type B Respondents		Count	12	3	16	31
		% within Barangay	39%	10%	51%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

6.4 Structure Ownership

Table 6.4.1 shows that out of 32 households interviewed, 27 of them own the structure and only five (5) are renting.

Table 6.4.1 Residential Structure Ownership

City/Municipality/Barangay			Owner	Renter	Total
Silang, Cavite	Sabutan	Count	11	3	14
		% within Barangay	79%	21%	100%
	Kaong	Count	2	0	2
		% within Barangay	100%	0%	100%
	Tibig	Count	9	2	11
		% within Barangay	82%	18%	100%
Biñan, Laguna	Timbao	Count	5	0	5
		% within Barangay	100%	0%	100%
Total of Type A Respondents		Count	27	5	32
		% within Barangay	84%	16%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

6.5 Availability of Social Services

Power Supply

All the barangays are served by electricity MERALCO.

Water Supply

In terms of water supply, majority of the respondents get their water from artesian well for domestic use such as washing of clothes and dishes (10%), and from barangay water district (46%), while drinking water is being purchased like mineral and distilled water (48%).

Table 6.5.1a Source of Water for Washing Clothes and Dishes

City/Municipality/Barangay			Dug well	Artesian well	Pump well	Piped	Purchase	Total
Type A - Residential/Household Structure								
Silang, Cavite	Sabutan	Count	10	1	0	2	1	14
		% within Barangay	71%	7%	0%	14%	7%	100%
	Kaong	Count	0	0	0	1	1	2
		% within Barangay	0%	0%	0%	50%	50%	100%
	Tibig	Count	1	0	0	8	2	11
		% within Barangay	9%	0%	0%	73%	18%	100%
Biñan, Laguna	Timbao	Count	0	0	0	3	2	5
		% within Barangay	0%	0%	0%	60%	40%	100%
Total of Type A Respondents		Count	11	1	0	14	6	32
		% within Barangay	34%	3%	0%	44%	19%	100%
Type B – Farm Lands								
Silang, Cavite	Sabutan	Count	1	1	1	2	1	6
		% within Barangay	17%	17%	17%	33%	17%	100%
	Kaong	Count	0	0	0	1	1	2
		% within Barangay	0%	0%	0%	50%	50%	100%
	Tibig	Count	2	0	0	4	1	7
		% within Barangay	29%	0%	0%	57%	14%	100%
	Carmen	Count	4	4	0	8	0	16
		% within Barangay	25%	25%	0%	50%	0%	100%
Total of Type B Respondents		Count	7	5	1	15	3	31
		% within Barangay	23%	16%	3%	48%	10%	100%
Total of Type A and B		Count	18	6	1	29	9	63
		% within Barangay	29%	10%	2%	46%	14%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Table 6.5.1b Source of Water Supply for Drinking

City/Municipality/Barangay			Dug well	Artesian	Piped	Purchase	Total
Type A - Residential/Household Structure							
Silang, Cavite	Sabutan	Count	3	3	3	5	14
		% within Barangay	21%	21%	21%	36%	100%
	Kaong	Count	0	0	0	2	2
		% within Barangay	0%	0%	0%	100%	100%
	Tibig	Count	2	3	3	3	11
		% within Barangay	18%	27%	27%	27%	100%
Biñan, Laguna	Timbao	Count	0	0	2	3	5
		% within Barangay	0%	0%	40%	60%	100%
Total of Type A Respondents		Count	5	6	8	13	32
		% within Barangay	27%	9%	18%	45%	100%
Type B – Farm Lands							
Silang, Cavite	Sabutan	Count	0	1	2	3	6
		% within Barangay	0%	17%	33%	50%	100%
	Kaong	Count	0	0	0	2	2
		% within Barangay	0%	0%	0%	100%	100%
	Tibig	Count	2	0	0	5	7
		% within Barangay	29%	0%	0%	71%	100%
	Carmen	Count	2	0	7	7	16
		% within Barangay	13%	0%	44%	44%	100%
Total of Type B Respondents		Count	4	1	9	17	31
		% within Barangay	13%	3%	29%	55%	100%
Total of Type A and B		Count	9	7	17	30	63
		% within Barangay	14%	11%	27%	48%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Health

Health personnel visit all the barangays, but for more modern health facilities the nearest hospitals are located in *poblacions*. There are five (5) hospitals in the municipality of Silang, one (1) of which is a private hospital located in Barangay Sabutan. There are three (3) hospitals in Biñan and also three (3) major hospitals in

Sta. Rosa. Based on the survey interview the nearest health facility in the barangay is the health center (87%).

Table 6.5.2a Nearest Health Facilities in the Community

City/Municipality/Barangay			Health Center	Private Clinic	Public Hospital	Private Hospital	Total
Type A – Residential/Household Structure							
Silang, Cavite	Sabutan	Count	14	0	0	0	14
		% within Barangay	100%	0%	0%	0%	100%
	Kaong	Count	2	0	0	0	2
		% within Barangay	100%	0%	0%	0%	100%
	Tibig	Count	11	0	0	0	11
		% within Barangay	100%	0%	0%	0%	100%
Biñan, Laguna	Timbao	Count	0	3	2	0	5
		% within Barangay	0%	60%	40%	0%	100%
Total of Type A Respondents		Count	27	3	2	0	32
		% within Barangay	84%	9%	6%	0%	100%
Type B – Farm Lands							
Silang, Cavite	Sabutan	Count	4	1	0	1	6
		% within Barangay	67%	17%	0%	17%	100%
	Kaong	Count	2	0	0	0	2
		% within Barangay	100%	0%	0%	0%	100%
	Tibig	Count	7	0	0	0	7
		% within Barangay	100%	0%	0%	0%	100%
	Carmen	Count	15	0	1	0	16
		% within Barangay	94%	0%	6%	0%	100%
Total of Type B Respondents		Count	28	1	1	1	31
		% within Barangay	90%	3%	3%	3%	100%
		Count	55	4	3	1	63
Total of Type A and B		% within Barangay	87%	6%	5%	2%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

The means of transportation going to the above mentioned health facilities are by means of tricycle 70%, *pedicab* 5%, jeepney 10%. Others are by walking (16%); i.e., those who are near the health center of the barangay.

Table 6.5.2b Means of Transportation Going to Health Facilities

Municipality/Barangay			Walking	Pedicab	Tricycle	Jeepney	Total
Type A - Residential/Household Structure							
Silang, Cavite	Sabutan	Count	0	1	13	0	14
		% within Barangay	0%	7%	93%	0%	100%
	Kaong	Count	0	0	2	0	2
		% within Barangay	0%	0%	100%	0%	100%
	Tibig	Count	6	0	5	0	11
		% within Barangay	55%	0%	45%	0%	100%
Biñan, Laguna	Timbao	Count	0	0	0	5	5
		% within Barangay	0%	0%	0%	100%	100%
Total of Type A Respondents		Count	6	1	20	5	32
		% within Barangay	19%	3%	63%	16%	100%
Type B – Farm Lands							
Silang, Cavite	Sabutan	Count	0	1	5	0	6
		% within Barangay	0%	17%	83%	0%	100%
	Kaong	Count	0	0	2	0	2
		% within Barangay	0%	0%	100%	0%	100%
	Tibig	Count	1	0	5	1	7
		% within Barangay	14%	0%	71%	14%	100%
	Carmen	Count	3	1	12	0	16
		% within Barangay	19%	6%	75%	0%	100%
Total of Type B Respondents		Count	4	2	24	1	31
		% within Barangay	13%	6%	77%	3%	100%
Total of Type A and B		Count	10	3	44	6	63
		% within Barangay	16%	5%	70%	10%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Education

With regards to educational facilities, elementary schools are available in every barangay. In terms of secondary education, the barangays with educational facilities offering secondary education Sabutan National High School, Kaong National High School, Munting Ilog National High School. There are seven (7) tertiary schools in

the Municipality of Silang. Of them there are two (2) public schools namely Cavite State University and Philippine National Police Academy located in Silang Proper. In the city of Biñan and Sta. Rosa primary educational facilities are also available in every barangay, while secondary education facilities are located in the *poblacions* of each city. There are eight (8) Tertiary educational facilities in Biñan. Polytechnic University of the Philippines is the available tertiary educational facility in Sta. Rosa that is managed by the government. **Table 6.5.3a** shows the nearest available facilities in the community of the interviewed PAPs.

Table 6.5.3a Nearest Available Educational Facilities in the Community

Municipality/Barangay			Elementary	High School	Total
Type A - Residential/Household Structure					
Silang, Cavite	Sabutan	Count	14	0	14
		% within Barangay	100%	0%	100%
	Kaong	Count	2	0	2
		% within Barangay	100%	0%	100%
	Tibig	Count	11	0	11
		% within Barangay	100%	0%	100%
Biñan, Laguna	Timbao	Count	5	0	5
		% within Barangay	100%	0%	100%
Total of Type A Respondents		Count	32	0	32
		% within Barangay	100%	0%	100%
Type B – Farm Lands					
Silang, Cavite	Sabutan	Count	5	1	6
		% within Barangay	83%	17%	100%
	Kaong	Count	2	0	2
		% within Barangay	100%	0%	100%
	Tibig	Count	7	0	7
		% within Barangay	100%	0%	100%
	Carmen	Count	16	0	16
		% within Barangay	100%	0%	100%
Total of Type B Respondents		Count	30	1	31
		% within Barangay	97%	3%	100%
Total of Type A and B		Count	62	1	63
		% within Barangay	98%	2%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Table 6.5.3b shows the means of transportation going to the nearest educational facilities in the abovementioned table. Result show that (83%) of them are riding tricycle which is the common means of transportation in each barangay. Seventeen percent (17%) live near schools and just walk.

Table 6.5.3b Means of Transportation Going to Educational Facilities

City/Municipality/Barangay			Walking	Tricycle	Total
Type A - Residential/Household Structure					
Silang, Cavite	Sabutan	Count	0	14	14
		% within Barangay	0%	100%	100%
	Kaong	Count	5	6	11
		% within Barangay	45%	55%	100%
	Tibig	Count	0	2	2
		% within Barangay	0%	100%	100%
Biñan, Laguna	Timbao	Count	0	5	5
		% within Barangay	0%	100%	100%
Total of Type A Respondents		Count	5	27	32
		% within Barangay	16%	84%	100%
Type B – Farm Lands					
Silang, Cavite	Sabutan	Count	1	5	6
		% within Barangay	17%	83%	100%
	Kaong	Count	0	2	2
		% within Barangay	0%	100%	100%
	Tibig	Count	1	6	7
		% within Barangay	14%	86%	100%
	Carmen	Count	4	12	16
		% within Barangay	25%	75%	100%
Total of Type B Respondents		Count	6	25	31
		% within Barangay	19%	81%	100%
Total of Type A and B		Count	11	52	63
		% within Barangay	17%	83%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Sanitation

All of the respondents have toilet facilities, 97% have toilet facilities installed inside their house while the remaining 3% are outside their house. **Table 6.5.4a** shows the type of toilet facilities that the respondents have. Majority of them have semi-flush (95%) toilet and only three (3) has a flush toilet facility living in Sabutan, Silang, Cavite and Timbao, Biñan, Laguna. Location of the PAPs toilet facility is presented in **Table 6.5.4b**.

Table 6.5.4a Type of Toilet Facilities of PAPs Interviewed

City/Municipality/Barangay			Semi-Flush	Flush	Total
Type A - Residential/Household Structure					
Silang, Cavite	Sabutan	Count	14	0	14
		% within Barangay	100%	0%	100%
	Kaong	Count	2	0	2
		% within Barangay	100%	0%	100%
	Tibig	Count	11	0	11
		% within Barangay	100%	0%	100%
Biñan, Laguna	Timbao	Count	3	2	5
		% within Barangay	60%	40%	100%
Total of Type A Respondents		Count	30	2	32
		% within Barangay	94%	6%	100%
Type B – Farm Lands					
Silang, Cavite	Sabutan	Count	5	1	6
		% within Barangay	83%	17%	100%
	Kaong	Count	2	0	2
		% within Barangay	100%	0%	100%
	Tibig	Count	7	0	7
		% within Barangay	100%	0%	100%
	Carmen	Count	16	0	16
		% within Barangay	100%	0%	100%
Total of Type B Respondents		Count	30	1	31
		% within Barangay	97%	3%	100%
Total of Type A and B		Count	60	3	63
		% within Barangay	95%	5%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Table 6.5.4b Location of Toilet Facilities of PAPs Interviewed

City/Municipality/Barangay			Inside the house	Outside the house	Total
Type A - Residential/Household Structure					
Silang, Cavite	Sabutan	Count	13	1	14
		% within Barangay	93%	7%	100%
	Kaong	Count	2	1	2
		% within Barangay	100%	0%	100%
	Tibig	Count	11	0	11
		% within Barangay	100%	0%	100%
Biñan, Laguna	Timbao	Count	5	0	5
		% within Barangay	100%	0%	100%
Total of Type A Respondents		Count	31	1	32
		% within Barangay	97%	3%	100%
Type B – Farm Lands					
Silang, Cavite	Sabutan	Count	6	0	6
		% within Barangay	100%	0%	100%
	Kaong	Count	2	0	2
		% within Barangay	100%	0%	100%
	Tibig	Count	6	1	7
		% within Barangay	86%	14%	100%
	Carmen	Count	16	0	16
		% within Barangay	100%	0%	100%
Total of Type B Respondents		Count	31	1	31
		% within Barangay	97%	3%	100%
Total of Type A and B		Count	61	2	63
		% within Barangay	97%	3%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Solid Waste Management

Collection of garbage in barangays is very limited; only (11%) and mostly those who are near the *poblacions* area such as Brgy. Sabutan are serviced. The project-affected barangays generally bury (14%) or burn (71%) their waste in their backyard while 3% of them throw their trash in the nearby river. Please see **Table 6.5.5**.

Table 6.5.5 Solid Waste Management

City/Municipality/Barangay			River	Open pit	Garbage Collector	Burn	Total
Type A – Residential/Household Structure							
Silang, Cavite	Sabutan	Count	0	1	1	12	14
		% within Barangay	0%	7%	7%	86%	100%
	Kaong	Count	0	0	0	2	2
		% within Barangay	0%	0%	0%	100%	100%
	Tibig	Count	0	1	1	9	11
		% within Barangay	0%	9%	9%	82%	100%
Biñan, Laguna	Timbao	Count	0	0	3	2	5
		% within Barangay	0%	0%	60%	40%	100%
Total of Type A Respondents		Count	0	2	5	25	32
		% within Barangay	0%	6%	16%	78%	100%
Type B – Farm Lands							
Silang, Cavite	Sabutan	Count	0	0	2	4	6
		% within Barangay	0%	0%	33%	67%	100%
	Kaong	Count	0	1	0	1	2
		% within Barangay	0%	50%	0%	50%	100%
	Tibig	Count	1	5	0	1	7
		% within Barangay	14%	71%	0%	14%	100%
	Carmen	Count	1	1	0	14	16
		% within Barangay	6%	6%	0%	88%	100%
Total of Type B Respondents		Count	2	7	2	20	31
		% within Barangay	6%	23%	6%	65%	100%
Total of Type A and B		Count	2	9	7	45	63
		% within Barangay	3%	14%	11%	71%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Transportation

The common means of public utility transportation in the project area is tricycle. Barangays along the provincial roads are accessible by *jeepneys*.

Table 6.5.6 Mode of Transportation in the Area

City/Municipality/Barangay			Jeepney	Tricycle	Total
Type A - Residential/Household Structure					
Silang, Cavite	Sabutan	Count	1	13	14
		% within Barangay	7%	93%	100%
	Kaong	Count	0	2	2
		% within Barangay	0%	100%	100%
	Tibig	Count	1	10	11
		% within Barangay	9%	91%	100%
Biñan, Laguna	Timbao	Count	5	0	5
		% within Barangay	100%	0%	100%
Total of Type A Respondents		Count	7	25	32
		% within Barangay	22%	78%	100%
Type B – Farm Lands					
Silang, Cavite	Sabutan	Count	0	6	6
		% within Barangay	0%	100%	100%
	Kaong	Count	0	2	2
		% within Barangay	0%	100%	100%
	Tibig	Count	3	4	7
		% within Barangay	43%	57%	100%
	Carmen	Count	5	11	16
		% within Barangay	31%	69%	100%
Total of Type B Respondents		Count	8	23	31
		% within Barangay	26%	74%	100%
Total of Type A and B		Count	15	48	63
		% within Barangay	24%	76%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

7 Tagging of Affected Structures

Process of tagging of affected structures, which was carried out by the RAP Team was well explained during consultation meetings to make sure that the PAPs are well informed of the purpose of the sticker tags and photographs. It was also pointed out

during said meetings that the preparation of the parcellary plans shall be completed first before the final location and extent (size) of land take can be determined. Tagging of affected structures and improvements commenced from February 27 and completed on March 04, 2012 using the project design and alignment provided by the JICA Study Team

Tagging was followed by the taking of photographs of the affected land, structures and improvements and whenever possible alongside with the owners/claimants. Please refer to **Appendix 6-B** for photographs of all tagged properties of the Project Affected Persons (PAPs).

Start of census tagging of affected structures and land is presented in **Table 7.1**.

Table 7.1 Date of Tagging Commencement (Cut-Off Date)

Province	City/Municipality	Barangay	Starting Date (Cut-Off)
Cavite	Silang	Biga II	February 27, 2012
		Sabutan	February 28, 2012
		Kaong	February 29, 2012
		Tibig	February 29, 2012
		Muntingllog	February 29, 2012
		Carmen	March 01, 2012
		Hukay	March 01, 2012
		Inchican	March 04, 2012
Laguna	Biñan		March 02, 2012
	Sta. Rosa		March 02, 2012

Source: ECOSYSCORP RAP Team, actual site investigation

Table 7.2 shows a list of structures and improvements (including crops) tagged.

Table 7.2 List of Structures & Improvements Tagged

Province	Residential structures	Farmland <u>with</u> Crops & Trees	Farmland <u>w/o</u> Crops & Trees
Cavite	29	60	10
Laguna	7	7	0
Total	36	67	10

Source: ECOSYSCORP RAP Team, actual site investigation

8 Project Awareness

The PAPs awareness of the proposed project is presented in **Table 8.1a**, which shows that majority (56%) of the respondents are well informed of the project. **Table 8.1b** on the other hand shows their respective sources of information about the Project. Out of **199** respondents, **32** are for Type A respondents; **31** for Type B respondents, **135** for Type C respondents and one (1) Type **D** or big developer.

As seen from these tables, the main sources of information were from the LGUs (26%) and Surveyors (21%). According to the PAPs who attended in the IEC, the project has been presented to them since 2004. The surveyors also informed them during their staking of the alignment. Other sources of information include Consultants (JICA-ECOSYSCORP, INC.), neighbors and friends, and relatives who attended the PCMs, and relayed the information to them.

Table 8.1a Knowledge About CALA Expressway Project 1 of 2

City/Municipality/Barangay/Respondents			Yes	No	Total
Type A – Residential/Household Structure					
Silang, Cavite	Sabutan	Count	13	1	14
		% within Barangay	93%	7%	100%
	Kaong	Count	2	0	2
		% within Barangay	100%	0%	100%
	Tibig	Count	9	2	11
		% within Barangay	82%	18%	100%
Biñan, Laguna	Timbao	Count	2	3	5
		% within Barangay	40%	60%	100%
Total Type A Respondents		Count	26	6	32
		% within Barangay	81%	19%	100%
Type B – Farm Lands					
Silang, Cavite	Sabutan	Count	6	0	6
		% within Barangay	100%	0%	100%
	Kaong	Count	1	1	2
		% within Barangay	50%	50%	100%
	Tibig	Count	6	1	7
		% within Barangay	86%	14%	100%
	Carmen	Count	9	7	16
		% within Barangay	56%	44%	100%
Total Type B Respondents		Count	22	9	31
		% within Barangay	71%	29%	100%

Table 8.1a Knowledge About CALA Expressway Project 2 of 2

City/Municipality/Barangay/Respondents			Yes	No	Total	
Type C – Indirectly Affected						
Type of Respondent	Residential Sector	Count	24	11	35	
		% within Type of Respondent	69%	31%	100%	
	Business Sector	Count	14	15	29	
		% within Type of Respondent	48%	52%	100%	
	Youth Sector	Count	3	16	19	
		% within Type of Respondent	16%	84%	100%	
	Transportation Sector	Count	9	12	21	
		% within Type of Respondent	43%	57%	100%	
	Aged Sector	Count	8	13	21	
		% within Type of Respondent	38%	62%	100%	
	NGO/PO/ Homeowners Association/ Agricultural Cooperative	Count	5	5	10	
		% within Type of Respondent	50%	50%	100%	
	Total Type C Respondents		Count	63	72	135
			% within Type of Respondent	47%	53%	100%
Type D – Big Developers						
Biñan, Laguna	Developer	Count	1	0	1	
		% within Type of Respondent	100%	0%	100%	
Total of Type A, B, C and D		Count	112	87	199	
		%	56%	44%	100%	

Source: ECOSYSCORP RAP Team, actual site investigation

Table 8.1b Source of Information 1 of 2

City/Municipality/Barangay/Respondents			LGU's	JICA/ ECOSYS	Relatives	Neighbors/ Friends	Surveyor	Total
Type A – Residential/Household Structure								
Silang, Cavite	Sabutan	Count	3	3	1	2	4	13
		% within Barangay	23%	23%	8%	15%	31%	100%
	Kaong	Count	2	0	0	0	0	2
		% within Barangay	100%	0%	0%	0%	0%	100%
	Tibig	Count	4	2	0	0	3	9
		% within Barangay	44%	22%	0%	0%	33%	100%
Biñan, Laguna	Timbao	Count	0	2	0	0	0	2
		% within Barangay	0%	100%	0%	0%	0%	100%
Total Type A Respondents		Count	9	7	1	2	7	26
		% within Barangay	35%	27%	4%	8%	27%	100%
Type B – Farm Lands								
Silang, Cavite	Sabutan	Count	2	2			2	6
		% within Barangay	33%	33%	0%	0%	33%	100%
	Kaong	Count	0	0			1	1
		% within Barangay	0%	0%	0%	0%	100%	100%
	Tibig	Count	0	4			2	6
		% within Barangay	0%	67%	0%	0%	33%	100%
	Carmen	Count	3	3			3	9
		% within Barangay	33%	33%	0%	0%	33%	100%
Total Type B Respondents		Count	5	9	0	0	8	22
		% within Barangay	23%	41%	0%	0%	36%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Table 8.1b Source of Information 2 of 2

City/Municipality/Barangay/Respondents			LGU's	JICA/ ECOSYS	Relatives	Neighbors/ Friends	Surveyor	Total
Type C – Indirectly Affected								
Type of Respondent	Residential Sector	Count	7	1	7	5	4	24
		% within Type of Respondent	29%	4%	29%	21%	17%	100%
	Business Sector	Count	2	2	4	4	2	14
		% within Type of Respondent	14%	14%	29%	29%	14%	100%
	Youth Sector	Count	1	0	1	1	0	3
		% within Type of Respondent	33%	0%	33%	33%	0%	100%
	Transportati on Sector	Count	2	0	3	3	1	9
		% within Type of Respondent	22%	0%	33%	33%	11%	100%
	Aged Sector	Count	2	2	3	1	0	8
		% within Type of Respondent	25%	25%	38%	13%	0%	100%
	NGO/PO/ Homeowner s Association/ Agricultural Cooperative	Count	1	0	2	1	1	5
		% within Type of Respondent	20%	0%	40%	20%	20%	100%
Total Type C Respondents		Count	15	5	20	15	8	63
		% within Type of Respondent	24%	8%	32%	24%	13%	100%
Type D – Big Developer								
Biñan, Laguna	Developer	Count	0	1	0	0	0	1
		% within Type of Respondent	0%	100%	0%	0%	0%	100%
Total of Type A, B, C and D		Count	29	22	21	17	23	112
		%	26%	20%	19%	15%	21%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

9 Social Acceptability

There are a total of 199 respondents who were asked on their social acceptability on the proposed Cavite –Laguna Expressway Project (Laguna Section). These consist of:

- a) 32 Type A respondents (residential structure owners);
- b) 31 Type B respondents (PAPs at farm lands);
- c) 135 Type C respondents or the indirectly affected respondents from residential, business, youth, transportation, senior, NGO/POs sectors.

Majority (74%) are in favor of the Project. Their common reasons are:

- For improvement of accessibility and for the future development of their province;
- Others said that since that this is a government project, they have no other choice but to accept it;
- The remaining 26% not in favor of the project worries too much on the displacement of their land.

As seen in **Table 9.1**, the highest percentage of respondents who refuses the project are those have impact on land and structures (Type A).

Table 9.1 Social Acceptability of the Respondents 1 of 2

City/Municipality/Barangay/Respondents			Yes	No	Total
Type A – Residential/Household Structure					
Silang, Cavite	Sabutan	Count	3	11	14
		% within Barangay	21%	79%	100%
	Kaong	Count	1	1	2
		% within Barangay	50%	50%	100%
	Tibig	Count	1	10	11
		% within Barangay	9%	91%	100%
Binan, Laguna	Timbao	Count	5	0	5
		% within Barangay	100%	0%	100%
Total Type A		Count	10	22	32
		% within Barangay	31%	69%	100%
Type B – Farm Lands					
Silang, Cavite	Sabutan	Count	5	1	6
		% within Barangay	83%	17%	100%
	Kaong	Count	1	1	2
		% within Barangay	50%	50%	100%
	Tibig	Count	4	3	7
		% within Barangay	57%	43%	100%
	Carmen	Count	8	8	16
		% within Barangay	50%	50%	100%
Total Type B		Count	18	13	31
		% within Barangay	58%	42%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Table 9.1 Social Acceptability of the Respondents 2 of 2

CityMunicipality/Barangay/Respondents			Yes	No	Total	
Type C – Indirectly Affected						
Type of Respondent	Residential Sector	Count	31	4	35	
		% within Type of Respondent	89%	11%	100%	
	Business Sector	Count	27	2	29	
		% within Type of Respondent	93%	7%	100%	
	Youth Sector	Count	12	7	19	
		% within Type of Respondent	63%	37%	100%	
	Transportation Sector	Count	20	1	21	
		% within Type of Respondent	95%	5%	100%	
	Aged Sector	Count	18	3	21	
		% within Type of Respondent	86%	14%	100%	
	NGO/PO/ Homeowners Association/ Agricultural Cooperative	Count	10	0	10	
		% within Type of Respondent	100%	0%	100%	
	Total Type C		Count	118	17	135
			% within Type of Respondent	87%	13%	100%
Type D – Big Developer						
Binan, Laguna	Developer	Count	1	0	1	
		% within Barangay	100%	0%	100%	
Total of Type A, B, C and D		Count	147	52	199	
		% within Barangay	74%	26%	100%	

Source: ECOSYSCORP RAP Team, actual site investigation

10 Relocation of Informal Settlers

There are **no identified informal settlers to be affected by the CALAX Project.**

11 Farmlands and Livelihood to be Affected

As mentioned in this report, the western section of this project is mostly agricultural land which is located in the municipality of Silang. The loss of livelihood to be mostly affected is farming. **Table 11.1** shows the five year trend of annual gross harvest per crop being planted by the PAPs that was provided by the Department of Agriculture of Silang, Cavite that have knowledge on the status of farming activities and production for the past five years. Table shows that the vast tracks of crops being planted is pineapple.

Table 11.1 5-Year Trend of Annual Gross Harvest

City/ Municipality	Crops	2006			2007			2008			2009			2010		
		Area Planted (Has.)	Area Harvested (Has.)	Production (MT/Ha.)	Area Planted (Has.)	Area Harvested (Has.)	Production (MT/Ha.)	Area Planted (Has.)	Area Harvested (Has.)	Production (MT/Ha.)	Area Planted (Has.)	Area Harvested (Has.)	Production (MT/Ha.)	Area Planted (Has.)	Area Harvested (Has.)	Production (MT/Ha.)
SILANG	Corn	134.25	179.25	1,165.50	99.00	111.00	555.00	328.82	272.02	1,218.16	403.57	448.13	1,768.18	398.61	323.35	1,344.92
	Vegetables	73.79	60.48	728.44	93.30	93.83	1,355.94	99.55	99.46	1,427.16	104.06	104.06	1,409.37	102.92	98.39	1,327.53
	Sugarland	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.0
	Cassava	149.57	123.57	1,777.73	179.00	179.00	2,685.00	171.75	166.75	2,504.00	184.45	184.45	2,765.25	47.45	47.45	818.75
	Pineapple	912.00	799.50	20,136.25	933.00	933.00	23,325.00	943.25	943.25	23,418.50	951.25	951.25	23,662.50	813.27	810.27	20,264.25
	Coffee	1,815.50	1,657.50	1,657.25	1,559.50	1,559.50	1,247.50	1,468.00	1,468.00	1,174.40	1,526.50	1,526.50	1,221.20	1,455.00	1,452.50	1,162.00
	Banana	339.5	339.5	2,808.5	415.75	415.75	3,417.5	339.5	339.5	2,808.5	842.25	842.25	2,834	340.775	340.775	2,882.30
	Coconut	1,325	1,325	3,975	1,365	1,365	4,095	1,325	1,325	3,975	1,270	1,270	3,810	1,093	1,093	3,279

Note: N.R. – No Record

Source: 5 Years Agricultural Profile 2006-2010 Office of the Provincial Agriculturist Province of Cavite

The types of crops being planted by the PAPs are presented in **Table 11.2**. The land area, production and yield per crop is also shown in every barangays to be traversed by the proposed project.

Table 11.2 Crops Production of PAPs

City/Municipality	Barangay	Crops	Land Area (ha.)	Production (T)	Yield
Silang, Cavite	Sabutan	Corn	12.7	56.00	2.00
		Banana	17.66	250.00	6.00
		Papaya	0.50	3.00	0.40
		Pineapple	8.90	98.00	13.00
		Coffee	5.00	6.00	0.60
		Coconut	5.00	10.00	20.00
		Leafy Vegetables	0.48	0.70	0.20
	Kaong	Banana	17.56	260.00	6.00
		Pineapple	16.86	185.00	13.00
		Coffee	10.40	8.00	0.60
		Coconut	4.50	10.00	2.00
		Cassava	2.50	0.65	2.00
	Tibig	Banana	14.60	220.00	4.00
		Pineapple	19.80	210.00	14.00
		Coffee	16.60	12.00	0.70
		Coconut	8.50	16.00	4.00
		Cassava	2.50	0.70	3.00
	Carmen	Pineapple	12.50	165.00	13.00
		Cassava	15.50	4.90	3.00
		Corn	21.80	125.00	2.00
		Camote	6.00	10.00	3.00
		Banana	8.00	105.00	2.00

Source: ECOSYSCORP RAP Team, actual site investigation

When asked if there are other farmlands available for the PAPs who will lose their livelihood from farming, the response gives that 87% of them has no other land to cultivate. In this regard the loss of land of the tenants was coordinated with the Provincial Governor and Agrarian Reform Office of Cavite in order to inquire on the available farmlands/CARP lands that can be provided for the displaced tenants in exchange for their loss due to the project. According to them, there is no available CARPable land that can be provided to them. It is also noticeable in the land use map of Cavite that their farmlands are almost being converted to developed lands that

results into urbanization of the province which is very near to the urbanized city of Biñan and Sta. Rosa. (Please refer to **Appendix 8-A** for the Land Use Map).

The agricultural practice of the respondents on farming is presented in **Table 11.3**. Of which 71% are still practicing the traditional manual planting and cultivation, 26% are conventional using hand tractors, and only 3% is practicing organic farming.

Table 11.3 Agricultural Practice of Respondents (Type B – Farm Lands)

Municipality/Barangay			Traditional	Conventional	Organic	Total
Silang, Cavite	Sabutan	Count	2	3	1	6
		% within Barangay	33%	50%	17%	100%
	Kaong	Count	2	0	0	2
		% within Barangay	100%	0%	0%	100%
	Tibig	Count	6	1	0	7
		% within Barangay	86%	14%	0%	100%
	Carmen	Count	12	4	0	16
		% within Barangay	75%	25%	0%	100%
Total		Count	22	8	1	31
		% within Barangay	71%	26%	3%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

In the selling of farm products the majority (77%) is direct to consumer while the remaining 23% are selling it to thru middlemen who are financing their land preparation and cultivation. The nearest market place for selling the farm products is in Silang Proper. Please see to **Table 11.4**.

Table 11.4 Marketing of Farm Products (Type B– Farm Lands)

Municipality/Barangay			Direct to consumers	Thru Middleman	Total
Silang, Cavite	Sabutan	Count	3	3	6
		% within Barangay	50%	50%	100%
	Kaong	Count	1	1	2
		% within Barangay	50%	50%	100%
	Tibig	Count	6	1	7
		% within Barangay	86%	14%	100%
	Carmen	Count	14	2	16
		% within Barangay	88%	13%	100%
Total		Count	24	7	31
		% within Barangay	77%	23%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

Relocation of farmland owners

When asked about the compensation preference of PAPs (Type B), the result reveals that they prefer to replace their affected farmland to equally productive farmland in order to continue their farming activities (58%). The remaining 42% preferred to receive cash compensation because they believe that there is no available land in Cavite for farming and only in faraway places and mountainous area, which are uncultivated and unproductive. Please refer to **Table 11.5**.

**Table 11.5 Entitlement preference of PAPs losing farmland/
property due to the Project (Type B – Farm Lands)**

Municipality/Barangay			Land for land, pond for pond	Cash compensation	Total
Silang, Cavite	Sabutan	Count	4	2	6
		% within Barangay	67%	33%	100%
	Kaong	Count	2	0	2
		% within Barangay	100%	0%	100%
	Tibig	Count	5	2	7
		% within Barangay	71%	29%	100%
	Carmen	Count	7	9	16
		% within Barangay	44%	56%	100%
Total		Count	18	13	31
		% within Barangay	58%	42%	100%

In terms of additional assistance or acceptable livelihood replacement to lost farmland, the 58% of the PAPs are very firm in their reply that is to provide them another equally productive farmland while the remaining 42% preferred provision of business capital or funds to augment the loss of income from farming. Please refer to **Table 11.6**.

**Table 11.6 Acceptable Livelihood in Replacement to Lost Farmland
 (Type B – Farm Lands)**

Municipality/Barangay			Provision of another equally productive farmland	Business capital	Total
Silang, Cavite	Sabutan	Count	4	2	6
		% within Barangay	67%	33%	100%
	Kaong	Count	2	0	2
		% within Barangay	100%	0%	100%
	Tibig	Count	5	2	7
		% within Barangay	71%	29%	100%
	Carmen	Count	7	9	16
		% within Barangay	44%	56%	100%
Total		Count	18	13	31
		% within Barangay	58%	42%	100%

Source: ECOSYSCORP RAP Team, actual site investigation

12 Institutional Arrangements

In accordance with DPWH D.O. 5 Series of 2003 and the LARRIPP, 3rd Ed. 2007, the Project Implementing Office (IO) or the Project Management Office in charge of the project shall have the overall responsibility for implementing the project. As such the PMO-BOT shall:

- (i) Manage and supervise the Project including land acquisition and resettlement in coordination with other offices within the Department, such as the Infrastructure Right-of-Way Project Management Office (IROW-PMO), the Environmental and Social Services Office (ESSO), and the concerned Regional Office (Region IV-A) as well as other relevant Government agencies (National Housing Authority or NHA, and concerned Local Government Units);
- (ii) ensure that funds are available so that the RAP can be implemented in a timely manner; and
- (iii) ensure that all funds disbursed in relation to RAP implementation is properly accounted for

As stipulated in the LARRIPP, the ESSO shall be responsible for providing technical support, guidance, and assistance to the PMO-BOT in implementing the resettlement plan. Acquisition of the needed R-O-W, including implementation of the RAP such as verification of PAFs, final inventory of affected assets, and actual payment of compensation to the affected families shall be carried out by the IROW-PMO. The responsibilities of each agency are presented in **Table 12.1** Institutional Plan, while **Figure 12-1** showing the Organizational Flow Chart of RAP implementation.

Table 12.1 Institutional Plan (1 of 2)

DPWH/JICA	<ol style="list-style-type: none">1. Make a decision and approve the final alignment of the ROW;2. Mark out the road boundary and the individual lots along the ROW via a parcellary survey;3. Secure financial plan for the acquisition and payment of the lots;4. Design and construct, by itself or through contractors, the project5. Carry out the relocation of affected utilities
DPWH-PMO BOT	<p>Successful implementation of the RAP will require inclusion of resettlement budget in project cost. DPWH must:</p> <ol style="list-style-type: none">1. Ensure that budget is available for compensating lost assets for sections that are not yet acquired;2. Ensure that budget is allotted for providing tenured dwellings to PAFs, in accordance with prevailing legislation.
Local Government Units in Cavite and Laguna	<ol style="list-style-type: none">1. Secure the ROW from further encroachment and occupation/use;

	<ol style="list-style-type: none"> 2. Take the lead in determining the fair and just compensation of the affected property, including the improvements thereof; 3. Negotiate and persuade land owners to participate in the project; 4. Prepare an inventory of, and assist the informal dwellers in relocation; 5. Organize local resettlement and ROW acquisition committees; 6. Carry out community preparation to include consultation, information dissemination; 7. Prepare and finalize master list of households for resettlement; 8. Assist DPWH in dismantling of structures and relocation of families; 9. Prepare a rehabilitation, social integration program for resettlers; 10. Ensure the peaceful and orderly procedures for relocation; 11. Ensure the absorption of displaced school children in local schools
Table 12.1 Institutional Plan (2 of 2)	
RAP Implementation Committee (RIC)	<p>The RIC will be set up and will be composed of representatives from the DPWH, Cavite and Laguna LGUs, affected barangays, and representatives of PAFs. Its functions are:</p> <ol style="list-style-type: none"> 1. Assist the DPWH staff engaged in resettlement activities in validation the list of PAFs, validation of its assets that will be affected by the project and monitoring and implementation of RAP; 2. Assist the DPWH staff in resettlement activities in the public information campaign, public participation and consultation; 3. Assist DPWH in the payment of compensation to PAFs; 4. Receive complaints and grievances from PAFs and other stakeholders and act accordingly; 5. Maintain a record of all public meetings, complaints, and actions taken to address complaints and grievances; and In coordination with concerned government authorities, assist in the enforcement of laws/ordinances regarding encroachment into the project site or ROW.

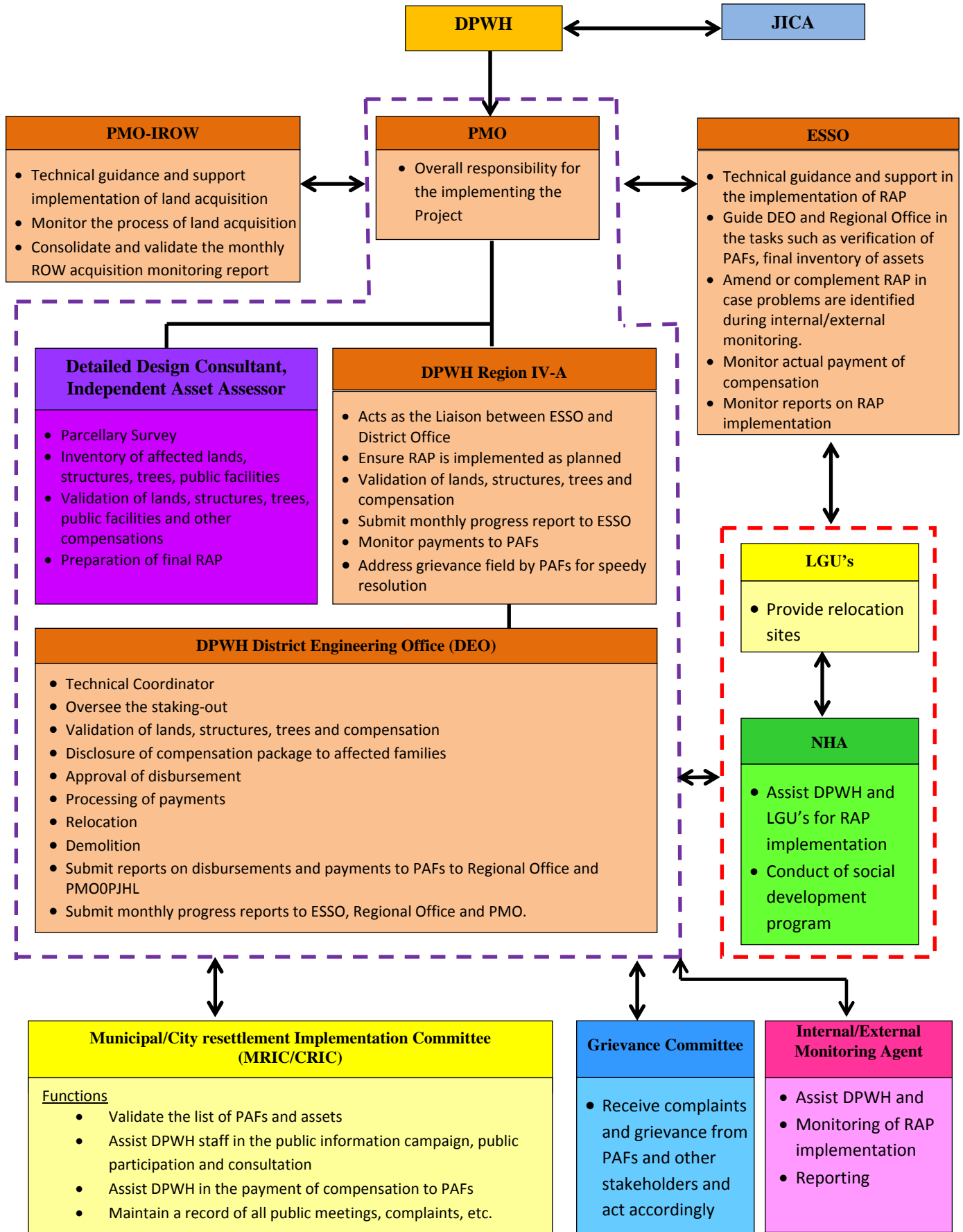


Figure 12-1 Organizational Chart

13 Eligibility

Legal owners of residential, commercial and institutional **land** who have full title, tax declaration or other acceptable proof of ownership shall be eligible for compensation. On the other hand, owners of **structures**, whether these are based on legitimate or informal occupation of lands including, shanty dwellers, who have no land title or tax declaration or other acceptable proof of ownerships, shall be compensated based on replacement cost, as defined in the IRR of R.A. 8974.

14 Valuation and Compensation for Losses

Valuation for compensating loss of land shall be in accordance with Section 5 of R.A. 8974; for dwellings and other structures, on replacement cost as defined in Section 10 of its Implementing Rules and Regulations (IRR) shall be based on the LARRIPP of the DPWH. Small-scale commercial establishments like sari-sari stores, which will incur temporary decrease in income due to limited access/frontage, shall also be provided income rehabilitation assistance or cash compensation equivalent to one month minimum wage as prescribed by the Regional Wage Board; or cash compensation equivalent to income loss during demolition and reconstruction of their shop but not to exceed one month period. PAPs that own large scale commercial establishments' cash compensation shall be given equivalent to one month net income based on the average monthly net income over the period of 3 years, as declared by the PAPs at the Bureau of Internal Revenue (BIR). Inconvenience allowance shall be given to PAPs with severely affected structures, which require relocation and new construction.

Aside from the cash compensation for damaged crops at market value at the time of taking, agricultural lessees are entitled to disturbance compensation equivalent to five times the average of the gross harvest for the past 3 years but not less than P15,000.00. (E.O. 1035), while tenant farmers are entitled to disturbance compensation equivalent to the value of gross harvest for one year based on the average annual gross harvest for the last three years. (E.O. 1035)

Rehabilitation assistance such as skills training and other development activities per family per municipality will be provided in coordination with other government

agencies, if the present means of livelihood is no longer viable and the PAPs will have to engage in a new income activity. Rental Subsidy will be given to PAPs without sufficient additional land to allow the reconstruction of their lost house.

15 Compensation and Entitlements

Applications of Philippine laws and regulations as well as WB's O.P. 4.12 and the JICA Guidelines for Environmental and Social Considerations for this Project are outlined in the **Compensation and Entitlements Matrix (Table 15.1)**.

Table 15.1 Entitlement Matrix

Type of Loss	Application	Entitled Person	Compensation/Entitlements	Actions For Each Compensation/Entitlement	Organization Responsible For Each Action
LAND (classified as Agricultural, Residential, Commercial or Institutional).	More than 20% of the total landholding lost or where less than 20% lost but the remaining land holding become economically unviable.	Project affected Family (PAF) with Torrens Certificate of Title (TCT) or tax declaration (Tax declaration can be legalized to full title).	<p>PAF will be entitled to:</p> <ul style="list-style-type: none"> Cash compensation for loss of land at 100% replacement cost at the informed request of PAFs. This entitlement covers the residential land if the remaining farm land holding becomes economically unviable and (it's the only asset/property the PAF has, thus) the Project Affected Family (PAF) is obliged to relocate their house to other place for new jobs (refer to STRUCTURE (B) below). Land for land will be provided in terms of a new parcel of land of equivalent productivity, at a location acceptable to PAFs. Cash compensation for damaged crops at market value at the time of taking. Cash compensation for disturbance allowance equivalent to 5 times of average gross harvest but not more than P15,000.00 Rehabilitation assistance in the form of skills training equivalent to at least P15,000.00, per family, if the present means of livelihood is no longer viable and the Affected Family (AF) will have to engage in a new income activity. 	<p>(1) Public consultation meeting</p> <p>(2) Parcellary survey to identify land owners, area to be acquired, preparation of subdivision map, etc.</p> <p>(3) Assessment of land value, procurement of independent land/asset appraiser, damaged crops, disturbance compensation, etc.</p> <p>(4) Validation of assessment</p> <p>(5) Preparation of RAP Report</p> <p>(6) Approval of RAP</p> <p>(7) Disclosure of Compensation Package</p>	<p>(1) PMO, RO/DEO with D/D Consultant</p> <p>(2) PMO, RO/DEO with D/D Consultant</p> <p>(3) Independent land/Asset Appraiser</p> <p>(4) PMO, RO/DEO, MRIC/CRIC</p> <p>(5) PMO, D/D Consultant</p> <p>(6) DPWH Secretary</p> <p>(7) PMO, RO/DEO</p> <p>(8) RO/DEO</p>
		AF without TCT	<ul style="list-style-type: none"> Cash compensation for damaged crops at market value at the time of 		

Table 15.1 Entitlement Matrix

Type of Loss	Application	Entitled Person	Compensation/Entitlements	Actions For Each Compensation/Entitlement	Organization Responsible For Each Action
			<p>taking.</p> <ul style="list-style-type: none"> Tenant farmers are entitled to financial assistance equivalent to the value of the gross harvest for one year on the principal and secondary crops of the area acquired, based on the average annual gross harvest for the last three preceding crop years: Provided, That in no case shall the financial assistance be less than P15,000.00 per hectare (E.O. 1035) 	<p>(8) Land purchase contract with land owners</p> <p>(9) Payment to land owners</p> <p>(10) Transfer of Title</p>	<p>(9) PMO, RO/DEO</p> <p>(10) RO/DEO</p>
	Less than 20% of the total landholding lost or where less than 20% lost or where the remaining landholding still viable for use.	AF with TCT or tax declaration (Tax declarations that are legalizable to full title).	<p>PAF will be entitled to:</p> <ul style="list-style-type: none"> Cash compensation for loss of land at 100% replacement cost at the informed request of PAFs. Cash compensation for damaged crops at market value at the time of taking. Cash compensation for disturbance allowance equivalent to 5 times of average gross harvest, but not greater than P 15,000.00. 		
		AF without TCT	<ul style="list-style-type: none"> Cash compensation for damaged crops at market value at the time of taking. Tenant farmers are entitled to financial assistance equivalent to the value of the gross harvest for one 		

Table 15.1 Entitlement Matrix

Type of Loss	Application	Entitled Person	Compensation/Entitlements	Actions For Each Compensation/Entitlement	Organization Responsible For Each Action
			year on the principal and secondary crops of the area acquired, based on the average annual gross harvest for the last three preceding crop years: Provided, That in no case shall the financial assistance be less than P15,000.00 per hectare (E.O. 1035)		
STRUCTURES (A) (classified as Residential, Commercial & Industrial)	More than 20% of the total landholding loss or where less than 20% loss but the remaining structure no longer functions as intended or no longer viable for continued use.	AF with TCT or tax declaration (Tax declaration can be legalized to full title).	AF will be entitled to: <ul style="list-style-type: none"> Cash compensation for entire structure at 100% replacement cost. 	(1) Public Consultation Meeting	(1) PMO, RO/DEO with D/D Consultant
		AF without TCT.	AF will be entitled to: <ul style="list-style-type: none"> Cash compensation for entire structure at 100% of replacement cost. Relocation site will be provided by LGUs. 	(2) Parcellary Survey to identify asset owners, assets to be acquired,	(2) PMO,RO/DEO with D/D Consultant
		AF who are Renter	<ul style="list-style-type: none"> Three (3) months rental subsidy shall be provided equivalent to the amount that will equal to the rent of the same type of house rented. 	(3) Valuation	(3) Independent land/ Asset Appraiser
	Less than 20% of the total landholding lost or where the remaining structure is still	PAF with TCT or tax declaration (Tax declaration can be legalized to full title).	<ul style="list-style-type: none"> Compensation for affected portion of the structure to be computed based on replacement cost 	(4) Validation of assets	(4) PMO, RO/DEO, MRIC/CRIC/ESSO
				(5) Preparation of	(5) PMO, D/D Consultant/ESSO

Table 15.1 Entitlement Matrix

Type of Loss	Application	Entitled Person	Compensation/Entitlements	Actions For Each Compensation/Entitlement	Organization Responsible For Each Action
	functional and is viable for continued use.	PAF without TCT	<ul style="list-style-type: none"> Compensation for affected portion of the structure to be computed based on replacement cost. 	RAP (6) Approval of RAP	(6) DPWH Secretary (7) PMO, RO/DEO/ESSO
STRUCTURES (B)	(B) Farm land becomes economically unviable due to the Project and the Project Affected Family (PAF) is obliged to relocate their house to other place.	PAF with Torrens Certificate of Title (TCT) or tax declaration	PAF will be entitled to: (a) Cash compensation for entire structure at 100% Replacement Cost (RC), (b) Moving allowance, (c) Income rehabilitation, if source of income is severely affected	(7) Disclosure of Compensation Package (8) Pledge of undertakings	(8) RO/DEO/PMO/ESS O (9) PMO, RO/DEO
		PAF without TCT	PAF will be entitled to: (a) Cash compensation for entire structure to be computed at replacement cost, (b) Moving allowance, (c) Income rehabilitation, if source of income is severely affected	(9) Payment (10) Relocation	(10) PMO, RO/DEO (11) RO/DEO
		PAF who are Renter whose source of income are severely affected	PAF will be entitled to: (a) Rental subsidy (refer to renter, structure (A) (b) Moving allowance, (c) Income rehabilitation if source of income is severely affected	(11) Demolition	
Improvements	Severely or marginally affected	PAF with or without TCT, tax declaration	Cash compensation for affected improvements at replacement cost.	Same as "Structure"	Same as "Structure"
Trees and perennials	Severely or marginally affected	PAF with or without TCT, tax declaration	Cash compensation for affected trees and perennials at current market value as prescribed by the concerned LGUs and/or DENR. For fruit-bearing perennial trees, basis shall	Same as "Structure"	Same as "Structure"

Table 15.1 Entitlement Matrix

Type of Loss	Application	Entitled Person	Compensation/Entitlements	Actions For Each Compensation/Entitlement	Organization Responsible For Each Action
			be commercial value or based on respective City Agriculturist Office valuation, whichever is higher; For timber species planted/cultivated by PAPs, pricing shall be based on DENR valuation schedule		
Income loss	Severely or marginally affected	PAF that own Small shops with or without TCT, or tax declaration (small shops are for example Sari-sari store, carinderia, fruit-stand, etc.)	Cash compensation equivalent to one month minimum wage as prescribed by the Regional Wage Board; or Cash compensation equivalent to income loss from demolition and of their shop and for the entire duration of shop closure, until they are able to re-establish shop; Rehabilitation assistance in the form of skills training equivalent to the amount of at least P15, 000.00 per family, if their current means of livelihood is no longer viable in the relocation site, and the PAF will have to engage in a new income generating activity.	(1) Public consultation meeting (2) Socio-economic survey to identify income loss families (3) Evaluation of income loss (4) Validation (5) Payment	(1) RO/DEOwith D/D Consultant (2) RO/DEOwith D/D Consultant (3) RO/DEOwith Independent Asset Assessor (4) RO/DEO, MRIC, CRIC (5) RO/DEO (Regional Office/District Engineering Office)
		PAPs that own large scale commercial establishments with or without TCT, or tax declaration	NOT APPLICABLE		
Unemployed Women/wives	Severely or marginally affected	Women/wives who lose a job	Vocational training equivalent to the amount of P 15,000.00 per family	Same as "Income Loss"	Same as "Income Loss"
Additional allowance	Vulnerable persons as head of households	Person with disability, senior citizens	Additional allowance to be determined by FULL-BLOWN RAP preparer.	Same as "Income Loss"	Same as "Income Loss"

SOURCE: JICA STUDY TEAM (2012)

16 Grievance Procedures

If there will be grievances arising from any aspect of the Project, these will be handled through negotiations following the succeeding procedures:

In accordance with the LAPRAP Tracking Manual of DPWH, a Grievance Handling Committee shall be formed within the City/Municipal Resettlement Implementing Committee (CRIC/MRIC-GHC) to facilitate the resolution of the PAPs' grievances. The CRIC/MRIC's Chairperson shall head this Committee. Each representative from concerned Barangay government shall be his Co-Chairperson(s). The GHC shall consist of the following:

- Legal Officer from the Legal Service (DPWH Central)
- IROW Engineer
- IROW Agent
- Land Management Section Chief/Representative (DENR Regional/Provincial Office)
- City/Municipal Assessor
- Community Environment and Natural Resources Officer (CENRO)
- RAP Preparer (from PMO-BOT or their Consultant)

This procedure is initiated once the letters from PAFs, expressing their grievances are received by the CRIC-GHC. The deadline for submitting letters of grievances shall be set 30 days after the date of public disclosure; with a maximum extension of another 15 days, if request was made by more than ten percent (10%) of the PAFs.

A Grievance Action Form (GAF), as prescribed in the said LAPRAP Tracking Manual shall be used during the detailed design stage to cover the various aspects of property acquisition based on validation of the RP. The GAF shall, at the very least, contain the following:

- Basic information on PAPs (Name, Address, Contact Number)
- Date of last disclosure meeting;
- Category of grievance filed (Legal, Technical/Engineering, Social, and Financial)

- Type of action taken (Resolved at the CRIC level, or referred to higher authorities.

Respective Barangay Captains, as Co-Chairperson of the GHC shall be the first recipient of the GAF. All GAFs shall be consolidated by the MRIC Chairperson and presented to the MRIC for deliberation and appropriate action, on a weekly basis. Unresolved grievances at the MRIC level shall be elevated to the respective District Engineering Offices for resolution of complaints. Recommendations of the District Engineer shall be elevated to the Regional ESSO for approval and final action. If there are still unresolved grievances, a case shall be filed in the proper courts.

If the PAP is not satisfied with the Office of the DPWH decision, he can submit the said complaint to a court of law

The PAPs shall be exempted from all administrative and legal fees incurred in pursuant to the grievance redress procedures.

17 Organizational Responsibilities

Although national legislations and DPWH guidelines are already in place to effect smooth acquisition of needed R-O-W, some of the tasks, particularly those that are not under the mandate of DPWH remain in gray areas. Some of these include: (i) acquisition of land for relocation sites; (ii) provision of seed capital for livelihood restoration programs, and (iii) community organizing among affected, and host communities in preparation for integration.

To streamline acquisition of needed R-O-W and at the same time be compliant with international (WB, ADB, JICA) policies on involuntary resettlement together with the DPWH's own resettlement policy, roles, responsibilities, and efforts of key players and major stakeholders must be well coordinated. In order to achieve this, it is strongly recommended that, a Lead Inter-Agency Committee (LIAC), spear-headed by the respective LGUs be organized.

The LIAC will help ensure that a common direction is being followed to achieve the ultimate goal of providing a service infrastructure that will spark development in Mega Manila. Provided below is a list of said key players and major stakeholders and their corresponding responsibilities.

Table 17.1 Organizational Responsibility of LIAC

Key Players	Key Person	Position in LIAC	Envisaged Role
DPWH PMO-BOT Concerned District Engineering Office (DEO)	PMO-Director	Chairperson	Provide direction with regards to implementation of the CALAX
DPWH PMO-IROW	PMO-Director	Vice Chairperson	Provide direction with regards to DPWH R-O-W acquisition procedures
Major Stakeholders			
LGU of Silang, Cavite DEO	Municipal Mayor	Member	Represent the people of Silang Cavite;
LGU of Biñan, Laguna DEO	City Mayor	Member	Represent the people of Biñan
LGU of Sta. Rosa	City Mayor	Member	Represent the people of Sta. Rosa
Developers			
Ayala Land Inc.	Officer in Charge	Member	Represent Ayala Land
Extra Ordinary Development	Officer in Charge	Member	Represent Extra Ordinary
Cathay Land Inc.	Officer in Charge	Member	Represent Cathay Land

18 Implementation Schedule and Process

Implementation of RAP Activities is presented in **Figure 18-1** while RAP Implementation Process is shown in **Figure 18-2**.

TABLE 18-1 RAP IMPLEMENTATION SCHEDULE

	2012				2013				2014				2015				2016			
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
								DD stage												Construction
First Disclosure of the Project (Public Consultation Meeting)																				
Cut-off date announced																				
Preparation of Initial RAP																				
Coordination with the LGUs (Friezing Development, Zoning Ordinance)																				
Coordination with NHA (relocation of PAFs)																				
Public Consultation Meeting																				
Conduct of Parcellary Survey																				
Inventory of Affected Land, Structure, Trees, etc.																				
Valuation of Land, Structure, etc, and Compensation																				
Preparation of farm lands for land to land compensation																				
Preparation of Draft Final RAP																				
Submit Draft Final RAP to JICA																				
Approval of Final RAP																				
Formation of CRIC/MRIC																				
Validation of Affected Properties																				
Disclosure of Compensation Package to Affected Families																				
Processing of Payment																				
Relocation																				
Demolition																				
Implementation of Social Development Program																				
Internal Monitoring																				
External Monitoring																				
Formation of Grievance Committee																				
Receive and Act on Complaints/Grievance																				
Commencement of Construction																				

Source: JICA Study Team (2011)

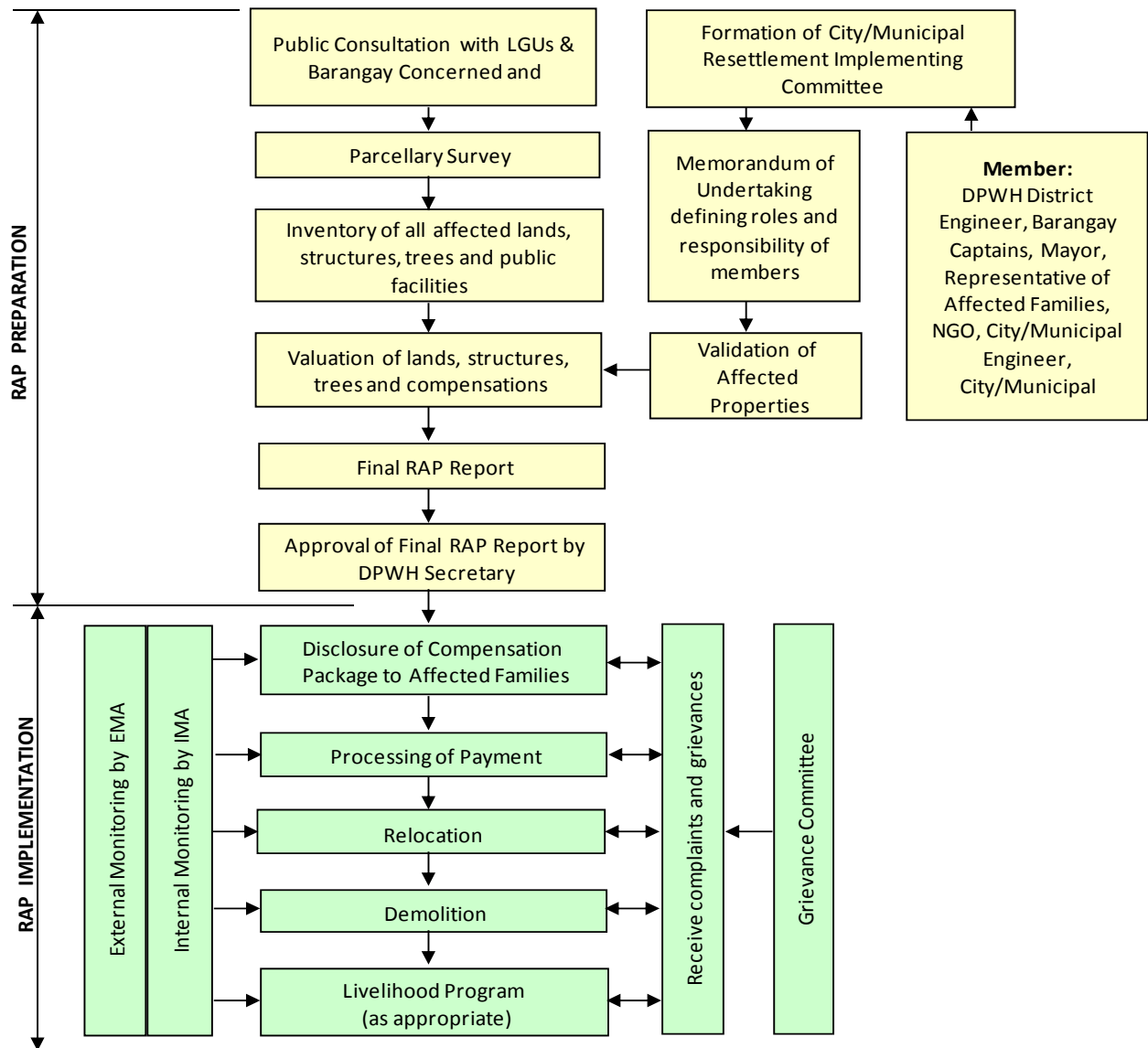


Figure 18-2 RAP Implementation Process

19 Costs and Budgets

RROW acquisition and other incidental costs related to RAP Implementation is shown in **Table 15.1** below. The schedules of payments for each property owner/claimant are provided in **Appendix 16-A** PAPs Individual Entitlements. These include detailed costs for land acquisition, structures and improvements, as well as income restoration. The basis of costs estimates of structures is presented in **Appendix 16-B**, while basis of costs estimates of land is presented in **Appendix 16-C**.

Table 19.1 RAP Implementation Budget

Activity	Cost Items	Amount (Php)
A. RROW Acquisition	Land	3,161,640,000.00
	Structures and Improvements	50,629,614.00
	Financial Assistance	60,000.00
	Income Rehabilitation	60,000.00
	Rental Subsidy	15,000.00
Sub-Total		3,212,369,614.00
B. Relocation Site	No relocation needed	0
C. Validation of affected structures and improvements corresponding compensation and entitlements	Allowances and <i>per diem</i> of members of the CRIC/MRIC	1,500,000.00
D. Conduct of public meetings		600,000.00
Total		3,214,504,614.00
E. Contingency	+ 20% Contingency	642,900,922.80
GRAND TOTAL		3,857,405,536.80

20 Monitoring and Evaluation

In accordance with the DPWH D.O. 5 and the LARRIP, PMO-BOT, in collaboration with the concerned LGUs that shall be responsible for conducting the monitoring and evaluation of RAP implementation. Tasks include the following:

- (i) Regular supervision and monitoring of RAP implementation in coordination with respective City Resettlement Implementing Committee (CRIC) and Municipal Resettlement Implementing Committee (MRIC). Findings are documented and filed for future reference;
- (ii) Assessment whether the valuation of assets lost or damaged, provision of compensation and other entitlements, have been carried out in accordance with the RAP;
- (iii) Evaluating whether the RAP was implemented as designed and planned;

- (iv) Recording of all grievances, their resolution and whether all valid complaints are promptly addressed;
- (v) Assessing whether WB objectives have been met, particularly with regard to livelihood restoration and/or enhancement of living standards;
- (vi) Establishing whether the compensation and entitlements were appropriate to meet the objectives, and whether these objectives were appropriate to PAP conditions;
- (vii) Verifying and assessing the effectiveness of the IEC and disclosure meetings with PAPs;
- (viii) Verifying that the delivery of compensation and entitlements have been carried out in accordance with procedures communicated with the PAPs during consultations.

Table 20.1 shows the monitoring indicators for the IMA and EMA.

Table 20.1 Monitoring Indicators

Monitoring Indicators	Basis for Indicators / Check List
1. For the IMA	
1. Budget and timeframe	<input type="checkbox"/> Have all land acquisition and resettlement staff been appointed and mobilized for the field and office work on schedule? <input type="checkbox"/> Have capacity building and training activities been completed on schedule? <input type="checkbox"/> Are settlement implementation activities being achieved against the agreed implementation plan? <input type="checkbox"/> Are funds for resettlement being allocated to resettlement agencies on time? <input type="checkbox"/> Have funds been disbursed according to the RAP? <input type="checkbox"/> Has the social preparation phase taken place as scheduled? <input type="checkbox"/> Have all lands been acquired and occupied in time for project implementation?
2. Delivery of Compensation and Entitlements	<input type="checkbox"/> Have all PAFs received entitlements according to numbers and categories of loss set out in the entitlement matrix? <input type="checkbox"/> Have PAFs received payments for affected structures on time? <input type="checkbox"/> How many PAFs opted to donate their land to the government? <input type="checkbox"/> How many PAFs did not receive payment because their title is covered by the provisions of Sec. 112 of CA 141? <input type="checkbox"/> How many landholdings were subjected to quit claim? Easement? <input type="checkbox"/> How many PAFs accepted the first offer at zonal valuation? <input type="checkbox"/> How many PAFs rejected the first offer and accepted the second offer? <input type="checkbox"/> How many PAFs resorted to expropriation? <input type="checkbox"/> How many PAFs have received housing as per relocation options in the RPAP? <input type="checkbox"/> Have relocation sites been selected and developed as per agreed standards? <input type="checkbox"/> Are the PAFs occupying the new houses? <input type="checkbox"/> Is restoration proceeding for social infrastructure and services?

Table 20.1 Monitoring Indicators

Monitoring Indicators	Basis for Indicators / Check List
	<input type="checkbox"/> Are income and livelihood restoration activities being implemented as set out in income restoration plan? For example utilizing replacement land, commencement of production, numbers of PAFs trained and provided with jobs, micro-credit disbursed, number of income generating activities assisted? <input type="checkbox"/> Have affected businesses received entitlements including transfer and payments for net losses resulting from lost business and stoppage of production?
3. Public Participation and Consultation	<input type="checkbox"/> Have consultations taken place as scheduled including meetings, groups, and community activities? Have appropriate resettlement leaflets been prepared and distributed? <input type="checkbox"/> How many PAFs know their entitlements? How many know if they have been received? <input type="checkbox"/> Have any PAFs used the grievance redress procedures? What were the outcomes? <input type="checkbox"/> Have conflicts been resolved? <input type="checkbox"/> Was the social preparation phase implemented?
4. Benefit monitoring	<input type="checkbox"/> What changes have occurred in patterns of occupation, production and resources use compared to the pre-project situation? <input type="checkbox"/> What changes have occurred in income and expenditure patterns compared to pre-project situation? What have been the changes in cost of living compared to pre-project situation? Have PAFs' incomes kept pace with these changes? <input type="checkbox"/> What changes have taken place in key social and cultural parameters relating to living standards? <input type="checkbox"/> What changes have occurred for vulnerable groups?
2. For the EMA	
1. Basic information on PAP households	<input type="checkbox"/> Location <input type="checkbox"/> Composition and structures, ages, education and skills levels <input type="checkbox"/> Gender of household head <input type="checkbox"/> Ethnic group <input type="checkbox"/> Access of health, education, utilities and other social services <input type="checkbox"/> Housing type <input type="checkbox"/> Land use and other resource ownership patterns <input type="checkbox"/> Occupation and employment patterns <input type="checkbox"/> Income sources and levels <input type="checkbox"/> Agricultural production data (for rural households) <input type="checkbox"/> Participation in neighborhood or community groups <input type="checkbox"/> Access to cultural sites and events <input type="checkbox"/> Value of all assets forming entitlements and resettlements and resettlement entitlements
2. Restoration of living standards	<input type="checkbox"/> Were house compensation payments made free of depreciation, fees or transfer costs to the PAF? <input type="checkbox"/> Have perceptions of "community" been restored? <input type="checkbox"/> Have PAFs achieved replacement of key social cultural elements?
3. Restoration of Livelihoods	<input type="checkbox"/> Were compensation payments made free of deduction for depreciation, fees or transfer costs to the PAF?

Table 20.1 Monitoring Indicators

Monitoring Indicators	Basis for Indicators / Check List
	<input type="checkbox"/> Were compensation payments sufficient to replace lost assets? <input type="checkbox"/> Was sufficient replacement land available of suitable standard? <input type="checkbox"/> Have enterprises affected received sufficient assistance to re-establish themselves? <input type="checkbox"/> Have vulnerable groups been provided income-earning opportunities? Are these effective and sustainable? <input type="checkbox"/> Do jobs provided restore pre-project income levels and living standards?
4. Levels of PAP Satisfaction	<input type="checkbox"/> How much do PAFs know about resettlement procedures and entitlements? Do PAFs know their entitlements? <input type="checkbox"/> Do they know if these have been met? <input type="checkbox"/> How do PAFs assess the extent to which their own living standards and livelihood been restored? <input type="checkbox"/> How much do PAFs know about grievance procedures and conflict resolution procedures? How satisfied are those who have used said mechanisms?
5. Effectiveness of Resettlement Planning	<input type="checkbox"/> Were the PAFs and their assets correctly enumerated? <input type="checkbox"/> Was any land speculators assisted? <input type="checkbox"/> Was the time frame and budget sufficient to meet objectives? <input type="checkbox"/> Were entitlements too generous? <input type="checkbox"/> Were vulnerable groups identified and assisted? <input type="checkbox"/> How did resettlement implementers deal with unforeseen problems?
6. Other Impacts	<input type="checkbox"/> Were there unintended environmental impacts? <input type="checkbox"/> Were there unintended impacts on employment or incomes?

Appendix A

List of Trees and Crops to be Affected

Appendix 5-A

Campaign Materials

Appendix 5-A.1

Campaign Materials

(English)

**Republic of the Philippines
Department of Environment and Natural
Resources**

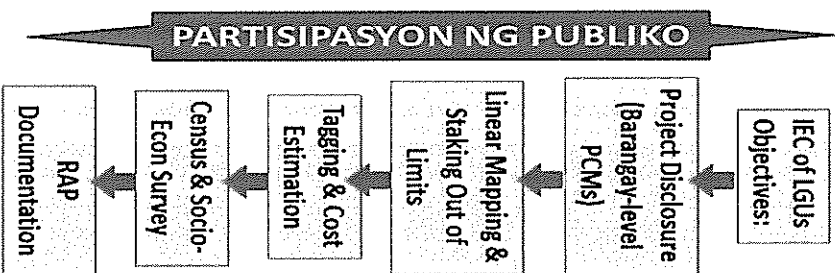
Overview of the Preparation of a Resettlement Action Plan for the

**Cavite-Laguna Expressway (CALAX)
Laguna Section**

ECOSYSCORP, INC



Summary of RAP Preparation Activities



IEC of LGUs Objectives:

- To observe proper protocol
- To seek assistance, particularly from the barangay LGUs in the conduct of RAP Activities; for example, identification of property owners; status of land ownership; arrangement of venue for the Public Consultation Meetings
- To obtain necessary data in preparing the RAP
- To gain trust and cooperation among the PAPs, since the barangay captains are recognized leaders in their communities

Project Disclosure

(Barangay-level PCMs)

During first disclosure of the Project to the public, concept of the RAP as a socio-economic development tool is introduced.

Purpose:

- Enables the RAP Preparer to explain to the stakeholders the procedures involved in RAP preparation such as tagging, taking of photographs, socio-economic surveys.
- Explain concept of "Cut-Off Date"
- Allows PAPs to express their ideas, apprehension

Linear Mapping & Staking Out of Limits

- Based on the **parcellary survey**, ROW as well as construction limits are **staked out** in the field to provide basis for tagging and cost estimation by RAP preparer

Tagging & Cost Estimation

Consist of two steps:

- 1) **Tagging**– Fixes the number of structures that will be compensated based on the "**Cut-off-Date**". Verified by photographs taken during census
- 2) **Cost Estimation**– Based on "replacement cost" as defined in RA 8974. Undertaken by an experienced Cost Estimator or Engineer who has extensive experience in this field. Includes structures, trees, crops, and other types of improvements

Census & Socio-Econ Survey

- Includes demographic data and basic information on PAPs. For severely affected PAPs, more detailed information such as source and amount of income, expenditures, and availability of basic social services are included in the survey

RAP Documentation

- Project Description, Legal Framework, Proceedings of IEC and PCMs, Identification of Impacts, Socio-Economic Profile of Project-Affected Persons, Compensation and Entitlements, Relocation Plan (if needed), Implementation Schedule

THANK YOU!
For your active participation...
God Bless!

RAP Process

Formation of MRIC



Validation of RAP



RROW Negotiation & Acquisition



Grievance Redress Process

Formation of MRIC

- Consist of Representatives from the Implementing Agency, the Proponent/RAP Team, and the concerned LGUs.
- **Functions:**
 - Assist in **validating** list of PAPs, their assets, compensation and entitlements
 - Assist in information campaign, **public participation**, and consultation
 - **Validate** claims for compensation
 - **Attest** to demolition and removal of improvements
 - **Receive complaints and grievances** from PAPs and other stakeholders and act accordingly
 - **Maintain a record** of all public

Validation of RAP

- After completion of Parcellary Survey Plan, **validate** basis for compensation, particularly in terms of **size of land take**. For structures and improvements, attest to authenticity of claims of ownership.

RROW Negotiation & Acquisition

- May be carried out either by:
 - 1) **Purchase**– If property owner accepts offer based on the RAP (For land - BIR zonal or market value whichever is higher; for structures – based on replacement cost)
 - 2) **Easement**– If extent of land take is minimal and will entail higher cost if segregated from original lot
 - 3) **Quit Claim** – If land is obtained thru CA 141 or Public Land Act
 - 4) **Expropriation** – If landowner does not accept offer

Grievance Redress Process

- A procedure for **receiving, addressing, documenting complaints**, and in cases wherein disputes are not resolved provide a methodology for elevating such cases to persons or institutions that have the authority, such as judicial courts



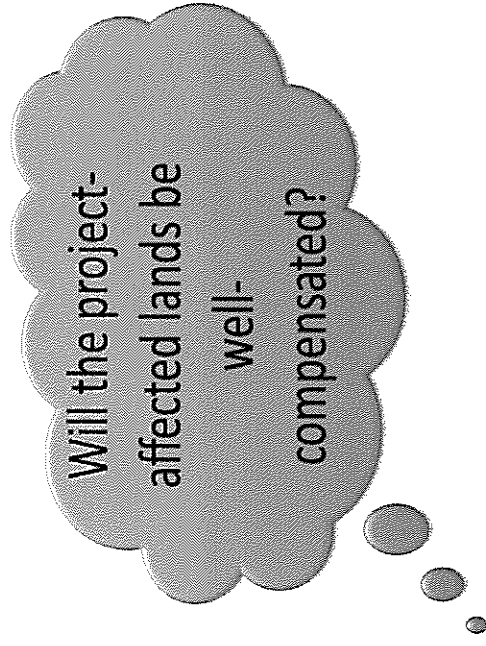
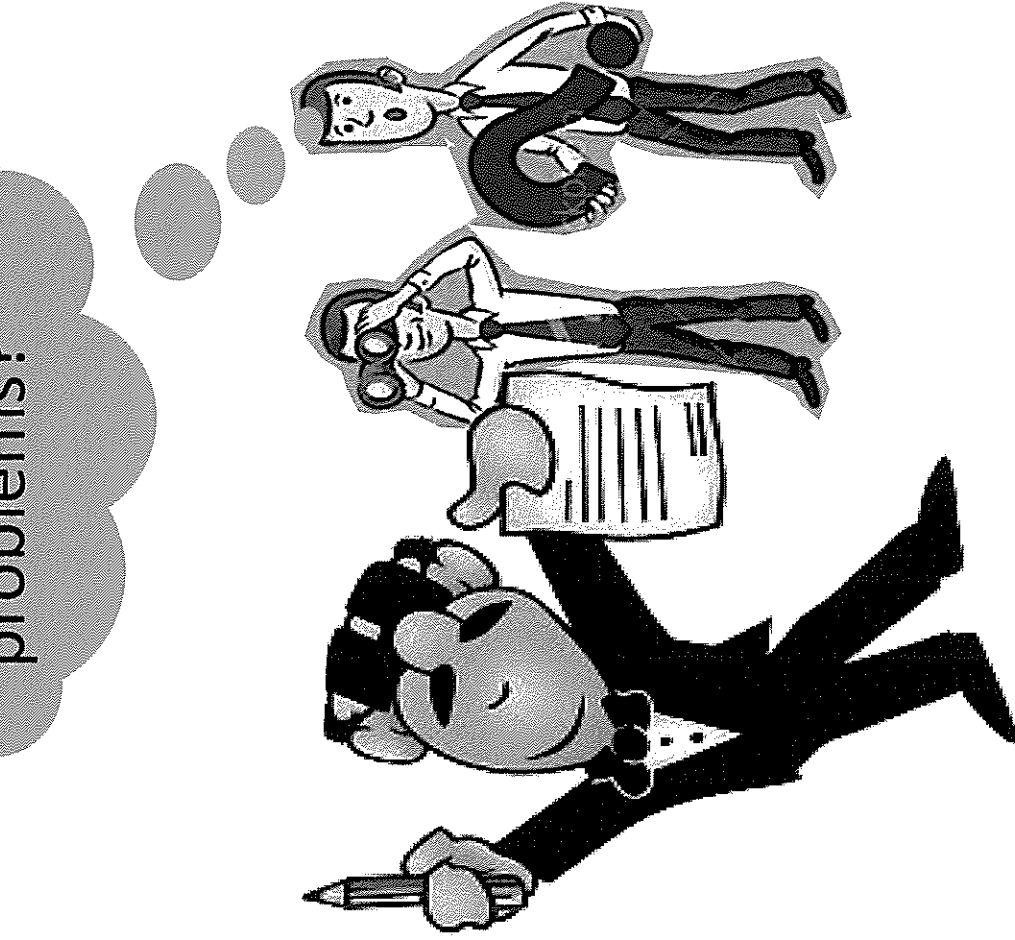
Common
questions asked
regarding RAP

The Grievance Handling Committee will handle such different cases, members of this are:

- Legal Officer from the Legal Service (DPWH Central),
- IROW Engineer,
- IROW Agent,
- Land Management Section Chief/
Representative (DENR Regional/
Provincial Office),
- City/Municipal Assessor,
- Community Environment and
Natural Resources Officer (CENRO),
- RAP Preparer (from PMO-BOT or their Consultant).



What if the
land title has
problems?



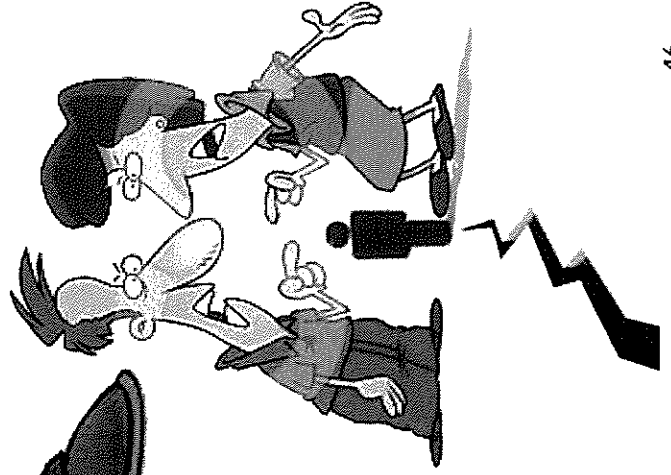
- Based on RA 8974 An Act to Facilitate the Acquisition of ROW, site or location for National Government Infrastructure Projects, the IRR of this law state that the Implementing Agency (DPWH) shall negotiate with the owner for the purchase of the property by offering first the **current zonal value** issued by the **BIR** for the area where the private property is located.
- In case the owner rejects the first offer, the Department (DPWH) shall renegotiate using the values recommended by the Appraisal Committee or Independent Land Appraiser as a guide for negotiation.



- Based on RA 8974, the PAFs/ PAFs will be given a grace period to meet the requirement within the validity period of allotment for two (2) years.
- Beyond two years that the PAFs cannot comply with the requirement they have to settle the case in court.



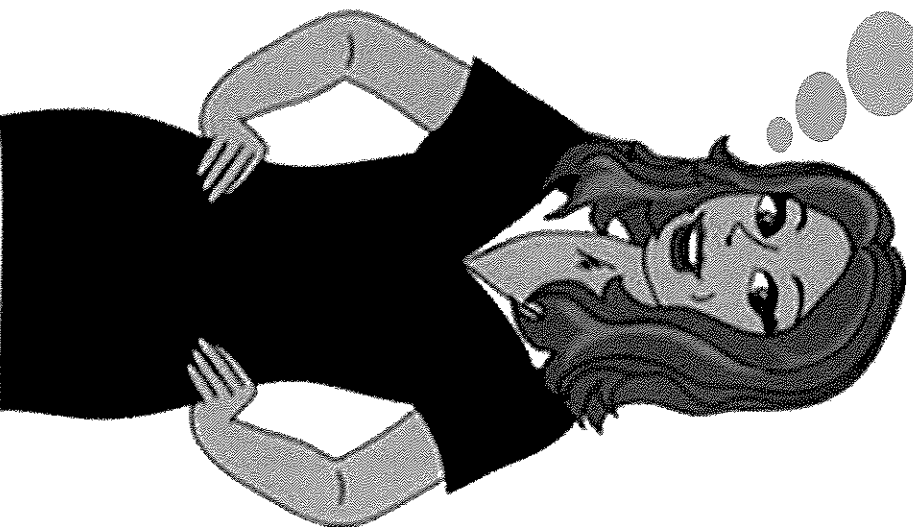
What if the qualified PAPs/PAFs are already dead and the heirs have not undergone extra-judicial partition?



- Standards to determine market value. Negotiated sale between DPWH and the PAF based on the following standards to determine the market value:
 - a) The classification and use for which the property is suited;
 - b) The development costs for improving the land;
 - c) The value declared by the owners;
 - d) The current selling price of similar lands in the vicinity;
 - e) The reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value for improvements thereon;
 - f) The size, shape and location, tax declaration and zonal valuation of the land;
 - g) Such facts and events as to enable the affected property owners to have sufficient funds to acquire similarly-situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible



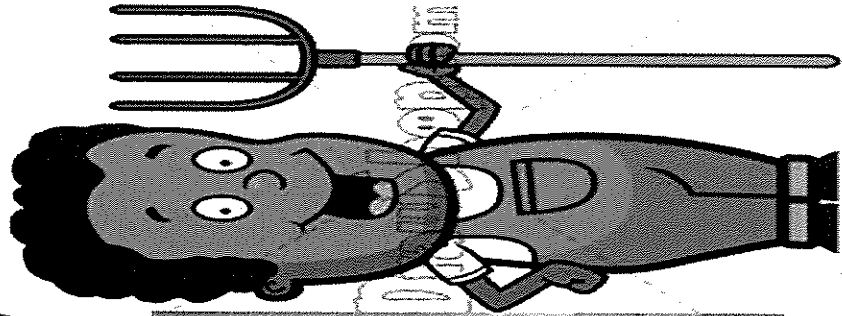
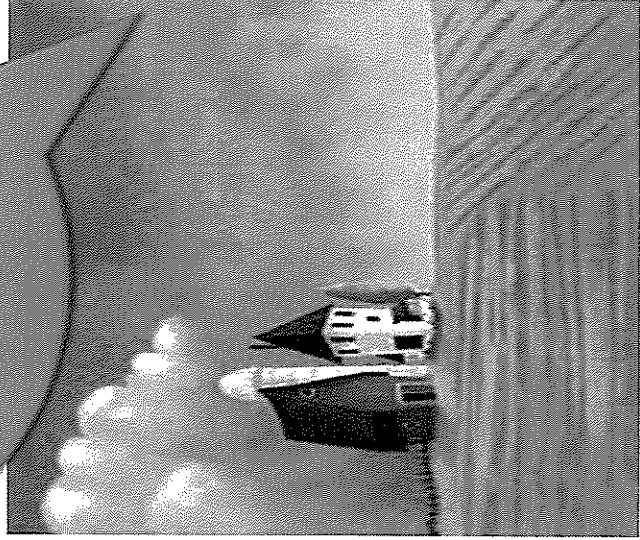
Are the lands covered under the Public Land Act be compensated?



- If the remaining landholding is still viable for use, only the affected portion will be compensated;
- However if the remaining land holding become economically unviable, cash compensation for loss of land at 100% replacement cost at the informed request of PAFs in accordance to RA 8974



What if there are still
remaining
landholding that are
still viable for use?



A quit claim instrument is required to be executed by owners of lands acquired under the Public Land Act because of the reservation made in the issuance of patents or titles thereto.

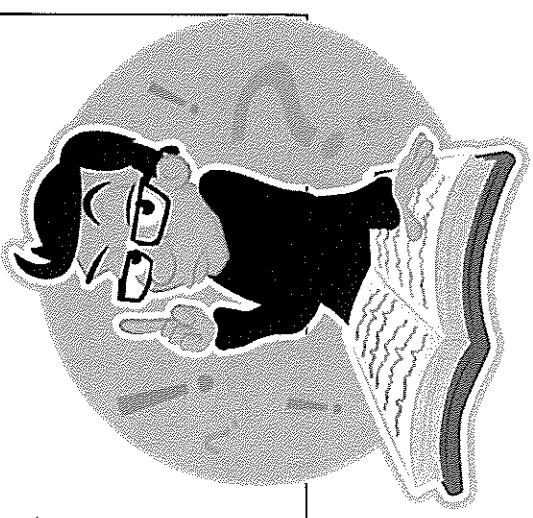
In other words, even if the title or free patent describes the whole area as owned by the patentee or title holders, by operation of the law, a strip of twenty or sixty meters, as the case maybe, of that area described is not absolutely owned by him, because it is reserved by the government for public use.

Hence, if the government should exercise its right to use the area reserved by it for public use, the owner shall be required to execute a Quit over such area reserved and actually taken by the government for Public use.

This mode can be availed of not only in cases where the lot acquired under the Public Land Act is still covered by Free Patents by even after the issuance of Certificate of Title or Transfer of ownership from one person to another.

No payment shall be made for land acquired under the quit claim mode except for damages to improvements, and if eligible, assistance with income restoration.

CA 141, o Public Lands Act &
CLOA CA 141 (20 meter strip reserved
PD 635 (amendment of CA 141
Sec. 112) 60 meter strip reserved
EO 113 (1995) at EO 621 (1980)
for National Roads
20 meters (rural areas) & 15 meters (highly urbanized areas)





- Based on RA 8974, to facilitate the processing of payment on land acquired from the PAPS with tax arrears, DPWH will pay the arrears and deduct the amount to the total compensation cost.

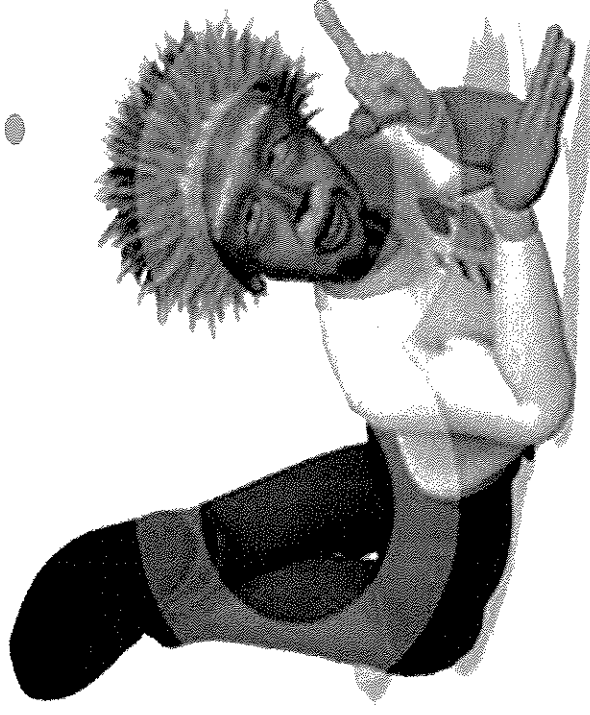
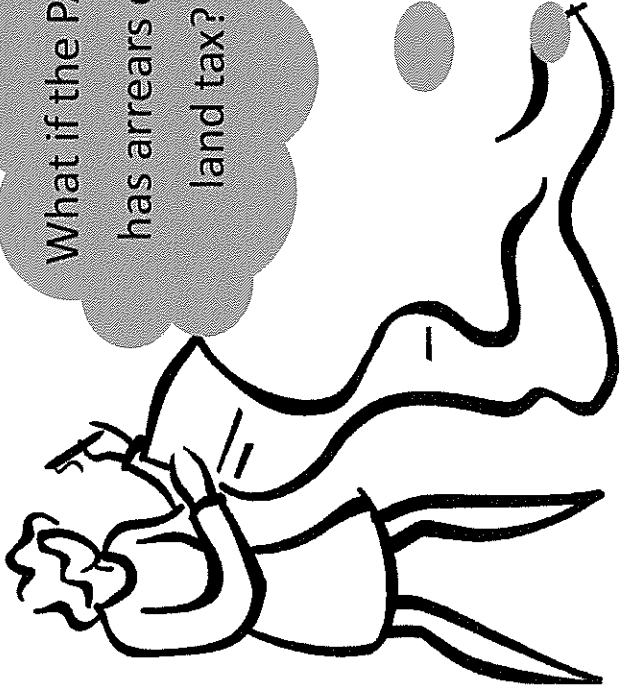


There is a Philippine Bill of Rights for Power of Eminent Domain

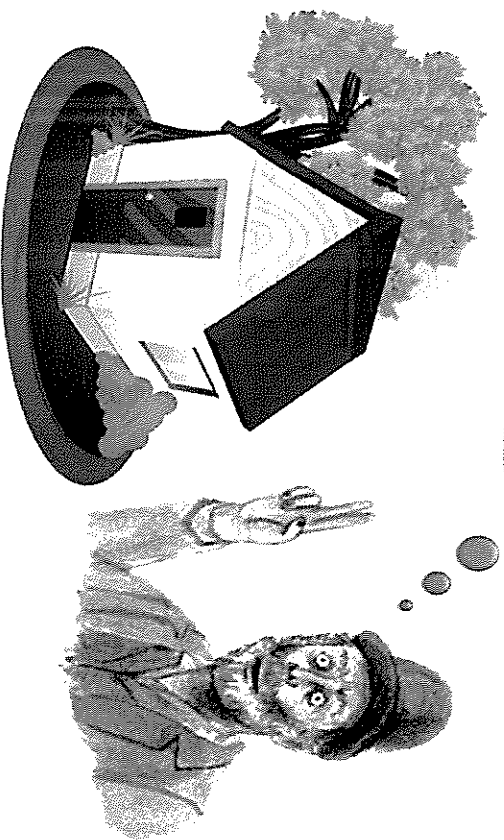
If the owner contests the DPWH's second offered value for compensation for land, the PAF or the DPWH may take the matter to court:

1. 100% of the value of the property based on the BIR zonal valuation, and the value of improvements and structures;
2. However, if the owner rejects the full payment, the DPWH will deposit 100% of the BIR Zonal Value in an escrow account;
3. The court shall determine the just compensation within sixty (60) days, taking into account the standards for the assessment of the value of the land (Sec. 5, RA 8974)

What if the PAPs
has arrears on
land tax?



How is the computation of payment on the affected houses and other structures?



- Based on parcellary survey report, the name of the owner and the size of the properties to be affected will be identified;
- There will be issuance of **Notice of Taking** for the property owners;
- In the said notice the copy of the following documents are need to be prepared: TCT/OCT/EP/CLOA, Tax Declaration, Tax Clearance, Deed of Sale.



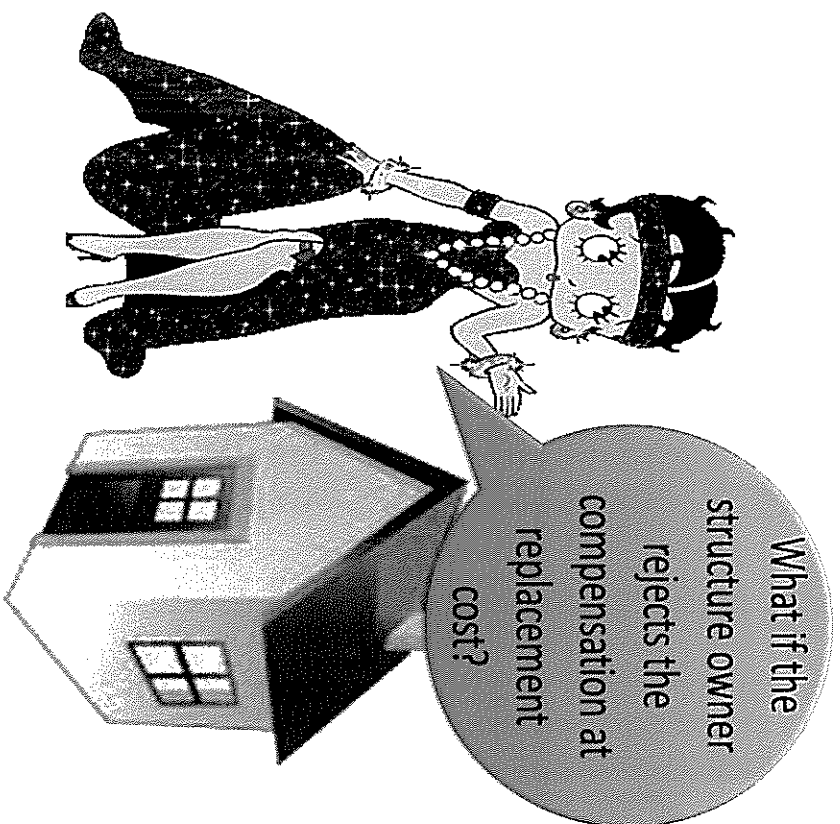
What are documents or papers that need to be prepared for validation purposes?



Based on RA 8974:

Valuation of the improvements and/or structures on the land to be acquired shall be based on the “**replacement cost**” which is defined as the amount necessary to replace the structure or improvement based on the current market prices for materials, equipment, labor, contractor’s profit and overhead, and all other attendant costs associated with the acquisition and installation in place of the affected improvements/ installation.





- It will depend on the “*Project Schedule*”;
- Upon finalization of “*Parcellary Survey*” the exact properties to be affected will be identified;
- There will be coordination meetings, validation and issuance of “notice of taking” by DPWH before the compensation will be given.



When will be the issuance of payment?

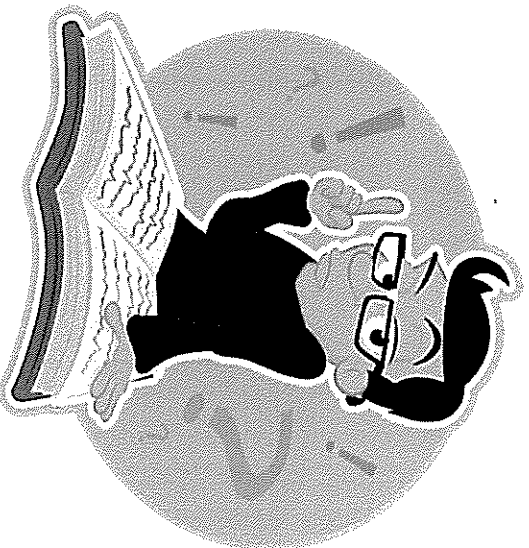


DPWH or the PAF may take the matter to court through “expropriation procedure” :

- 1) When court cases are resorted to either by DPWH through expropriation or by the PAFs through legal complaints;
- 2) The DPWH will deposit with the court in escrow the whole amount of the replacement cost (100%) it is offering the owner for his/her assets as compensation to allow DPWH to proceed with the works;
- 3) The PAF will receive the replacement cost of the assets within one (1) month following the receipt of the decision of the court.



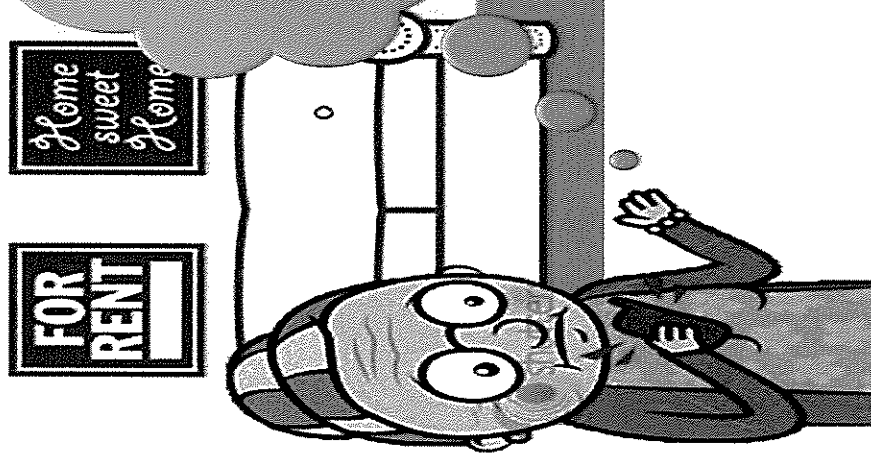
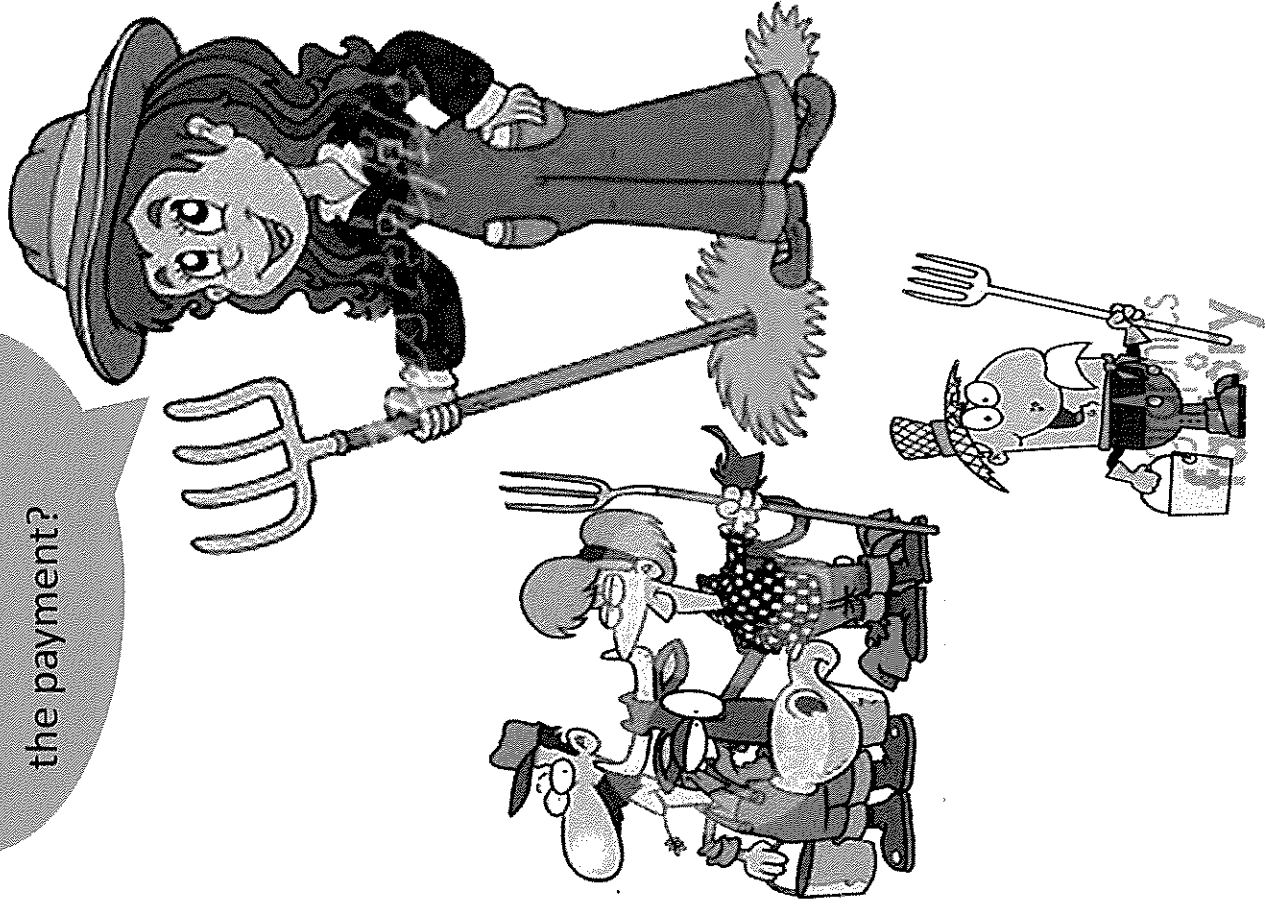
- “perennial trees” are based on DENR according to class, age and height of the tree;
- “fruit bearing trees” are based on the assessment of the concerned Provincial or City/Municipal Assessor;
- crops (agricultural land), are based on “market value” within the period of the project. Based on the cost of production per hectare pro-rata (proportionate amount).



- Based on EO 1035, the Government has the “**Power to Expropriate**” in case agreement is not reached.

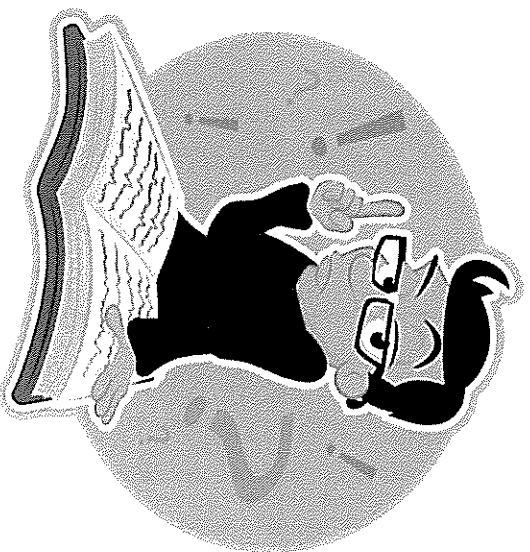


What if the tenant
and lessee contest
the payment?

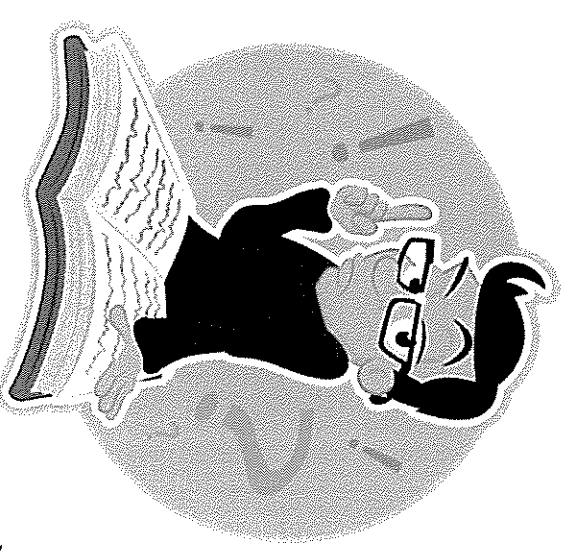


Are there
compensation
for the
renters?

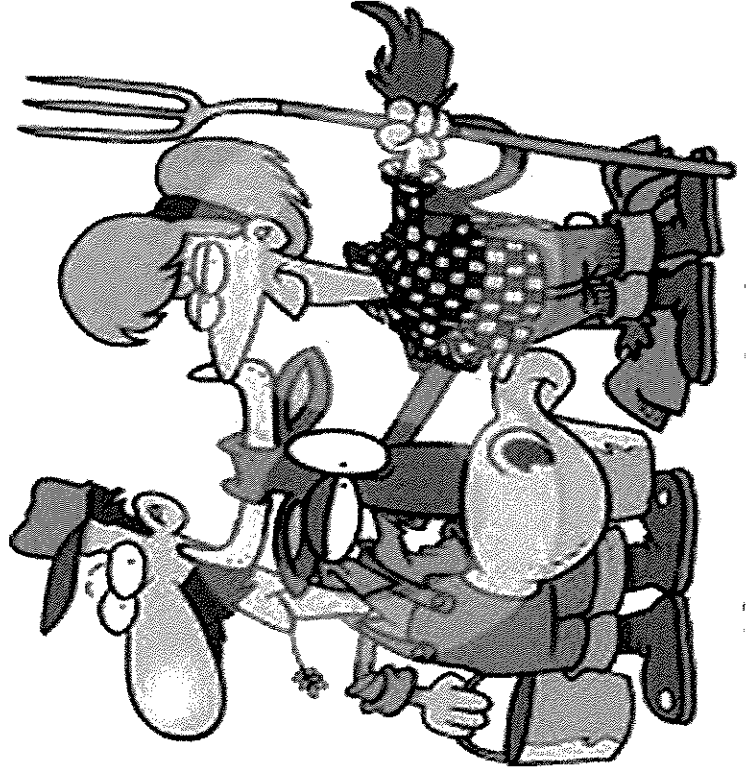
- **Three (3) months rental subsidy** shall be provided equivalent to the amount that will equal to the rent of the same type of house rented.



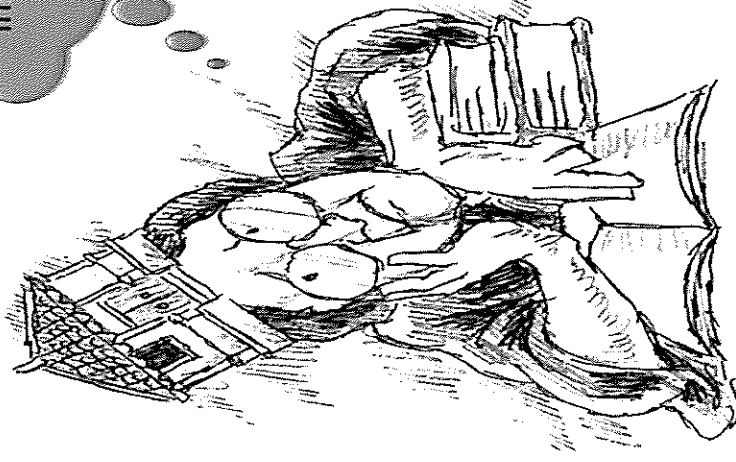
- Cash compensation for damaged crops at market value at the time of taking.
- Based on EO 1035, tenant farmers are entitled to disturbance compensation equivalent to the value of gross harvest for one (1) year based on the average annual gross harvest for the last three (3) years.



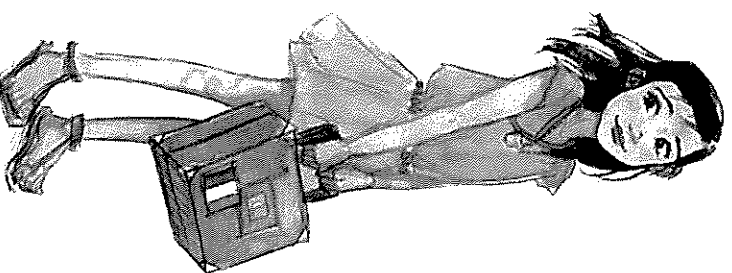
How about the
agricultural
tenants?



How about the
informal settlers?



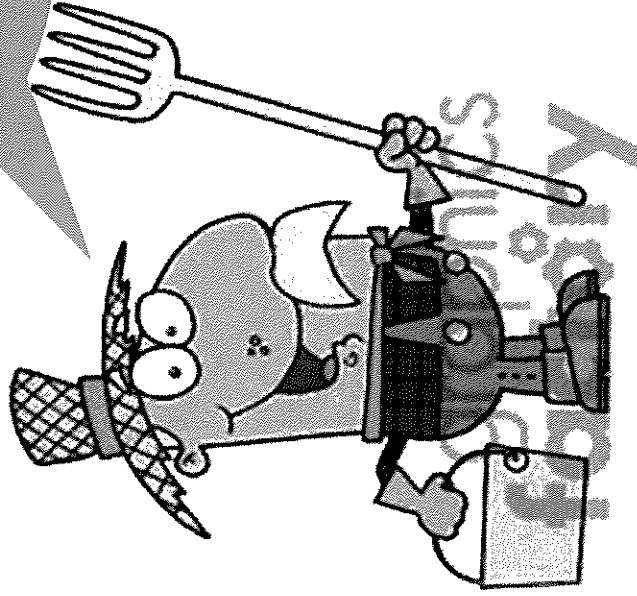
What is the procedure
on relocation of
Informal Settlers?



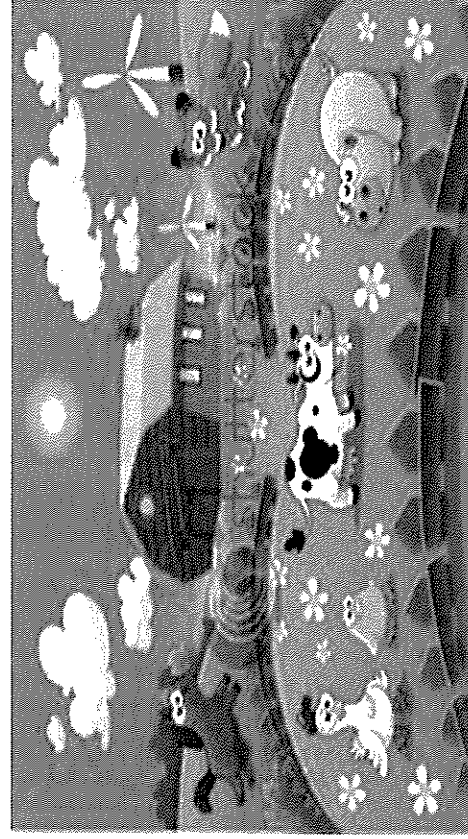
- Cash compensation for damaged crops at market value at the time of taking.
- Based on RA 6389 section 7, “disturbance compensation” equivalent to five (5) times the average of the gross harvest for the past three years but not less than P15,000.00 (EO 1035)

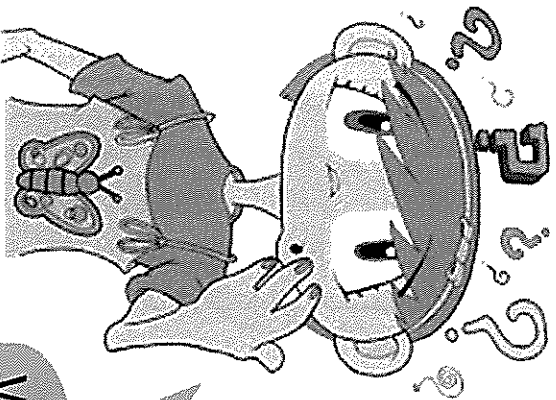
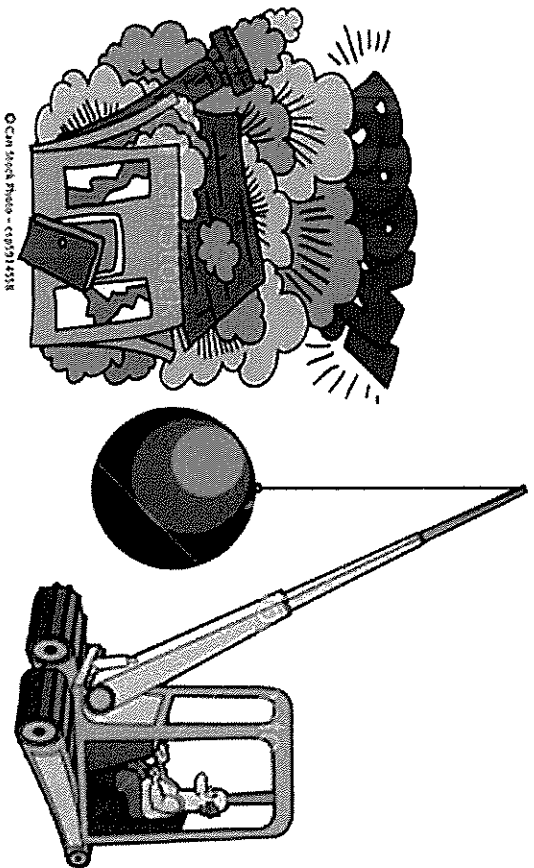


What will happen to the agricultural lessee?



- Based on RA 7279, if you are Filipino, underprivileged and homeless citizen, not own any real property whether in the urban or rural areas and not a professional squatter or a member of squatting syndicates, LGUs will provide relocation site with facilities like electricity, water, school and livelihood;
- The Housing and Urban Development Coordinating Council of the concerned LGU shall design a system for the relocation in coordination with UPAO/PCUP, National Housing Authority and other authorized government agencies, according to Pre-relocation, Relocation and Post Relocation Phases based on the IRR of RA 7279;

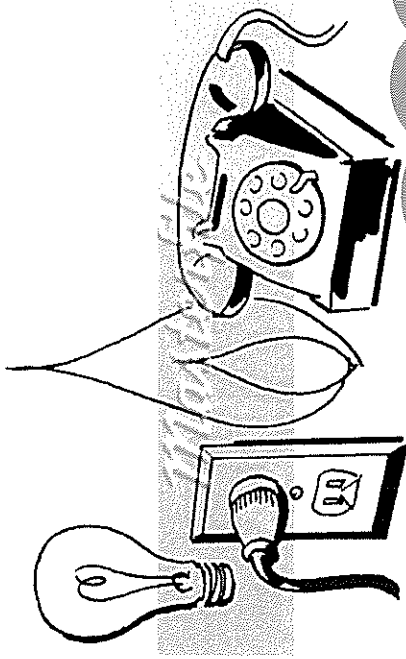




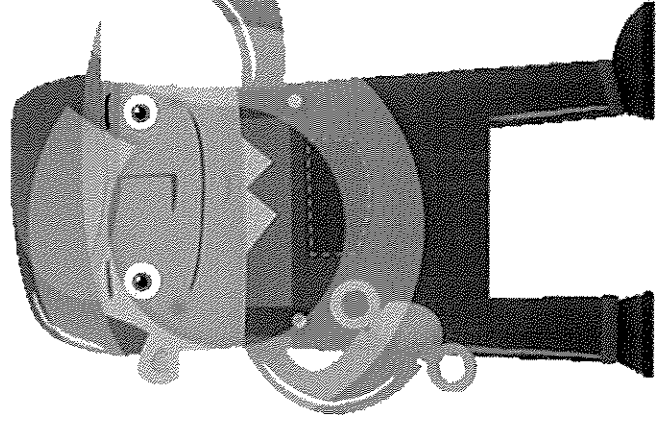
Will there be prior notification before any demolition?

- Based on LARRIPP of DPWH there will be compensation to cover the cost of reconnecting the facilities such as water, power and telephone (Manila Water, Meralco, PLDT, at iba pa).



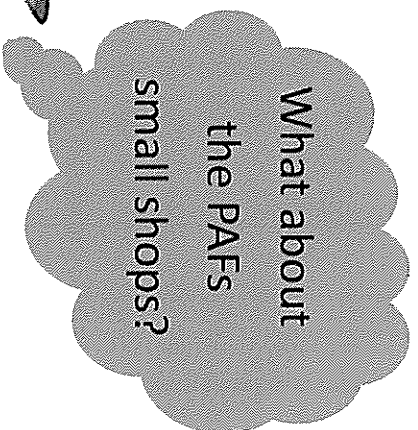
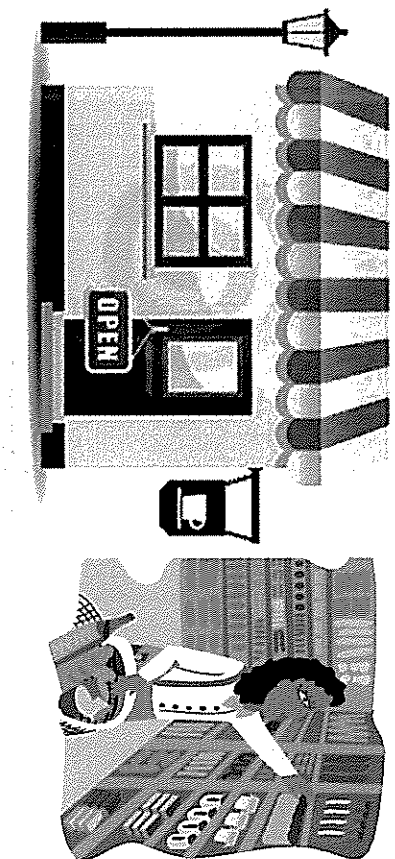


What will happen to the lines of water, electricity and communications to be affected by the project?



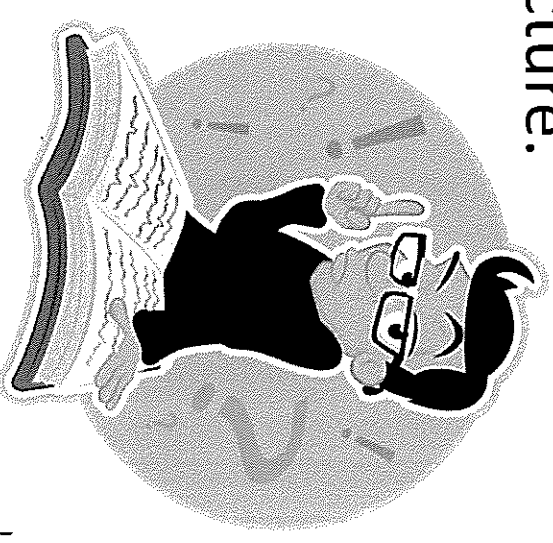
- Based on RA 7279, Section 8 notice upon the affected persons or entities at least (30) days prior to date of eviction and demolition;
- Adequate consultations on the matter or resettlement with the duly designated representatives of the families;
- Execution of eviction or demolition only during regular office hours from Monday to Fridays and during good weather;
- No use of heavy equipment for demolition except for structures that are permanent and other of concrete materials.

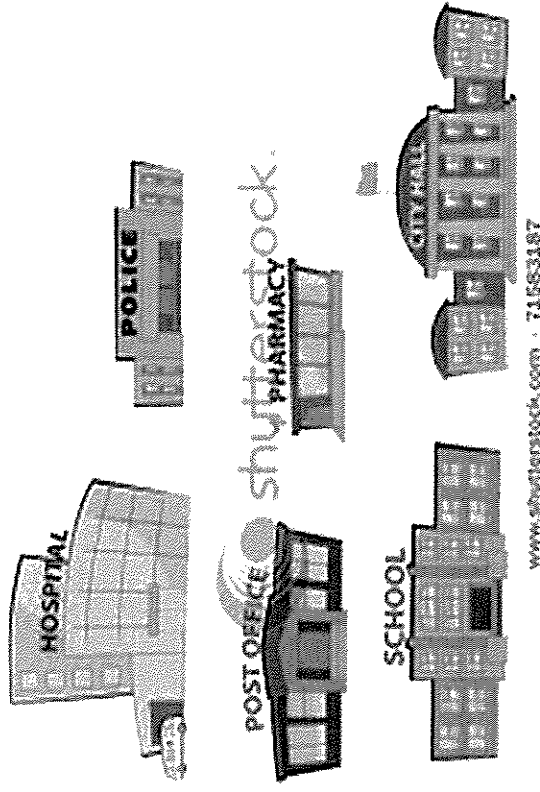




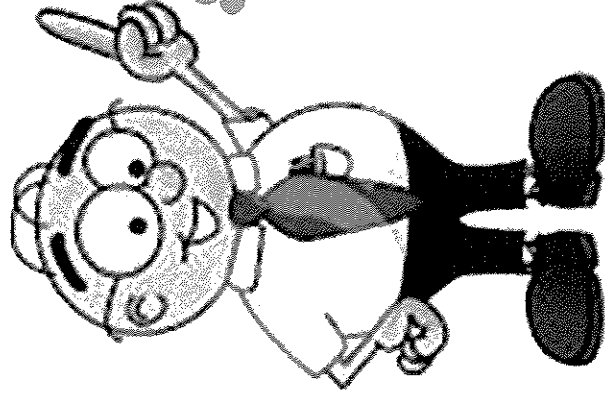
© Ron Leckman - www.ClipartOf.com/5809

Based on LARRIPP of DPWH compensation in cash at replacement cost for the affected portion of public structures to government or non-government agencies or to the community in case of a donated structure by agencies that constructed the structure.





What if the police station, outpost or barangay hall will be affected?

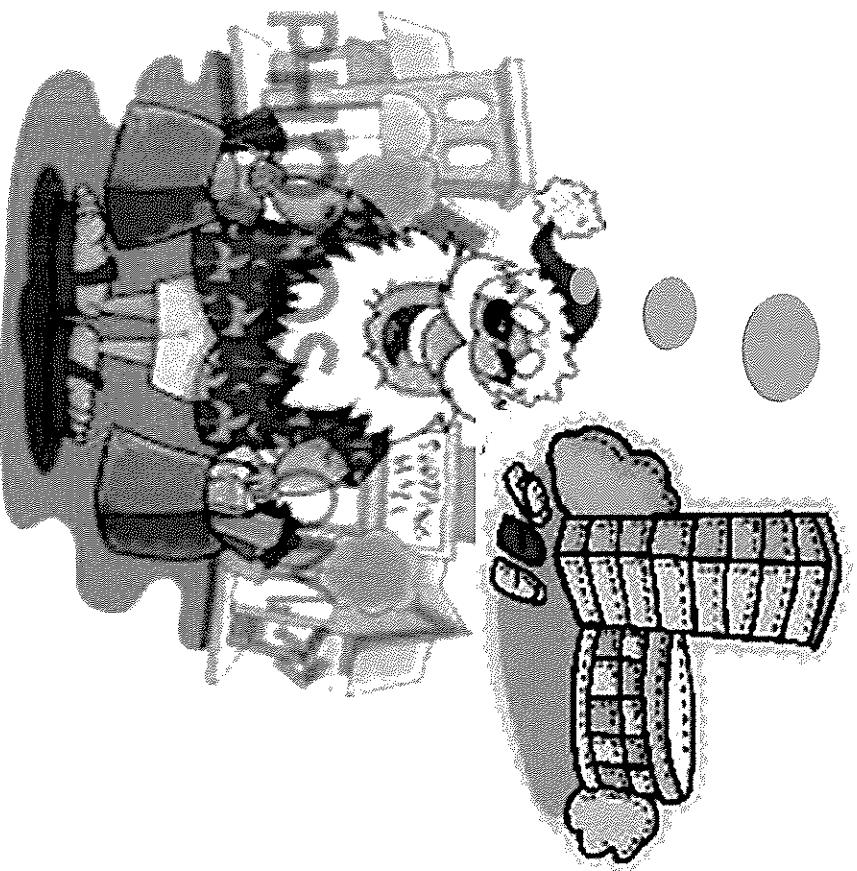


PAF are entitled to:

- Cash compensation equivalent to one (1) month minimum wage as prescribed by the Regional Wage Board; or
- Cash compensation equivalent to income loss during demolition and reconstruction of their shop but not to exceed one (1) month period;
- Rehabilitation assistance in the form of skills training equivalent to the amount of P15,000.00 per family, if their current means of livelihood is no longer viable in the relocation site, and the PAF will have to engage in a new income generating activity.



What about PAPs
with large scale
commercial estab-
lishments?



For PAPs with large scale business:

- Cash compensation equivalent to one (1) month net income based on the average monthly net income over the period of 3 years, as declared by the PAPs at the Bureau of Internal Revenue (BIR)



Republic of the Philippines
Department of Environment and Natural Resources

Overview of the
Preparation of a Resettlement Action Plan
for the



THANK YOU!

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graph TD
    A[IC of LGAs Objectives] --> B[Project Disclosure  
(Barangay-level PCLs)]
    B --> C[Linear Mapping &  
Scaling Out of Limits]
    C --> D[Tagging & Cost  
Estimation]
    D --> E[Census & Socio-  
Econ Survey]
    E --> F[RAP  
Documentation]
  
```

[illegible]

May Grievance Handling Committee po na sasagot o maghandle ng ganyang mga kaso na binubuo ng:
➤ Legal Officer from the Legal Service (DPWH)

- IROW Engineer,
- IROW Agent,
- Land Management Section Chief/ Representative (DENR Regional/ Provincial Office),
- City/Municipal Assessor,
- Community Environment and Natural Resources Officer (CENRO),
- RP Preparer (from PMO-BOT or the

Formation of MHC

- Tutulong sa validating list of PAPS, mga pag-aar.

RAP Process

हस्ताक्षर

016 90 40 29 24

2. **Application of the law of conservation of mass**

University Address
Process

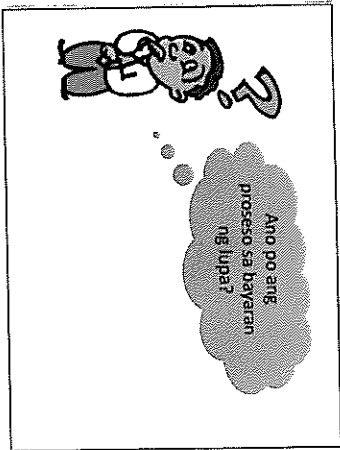
overpopulation 814

THE UNIVERSITY OF CHICAGO • MAJORING IN PHYSICS

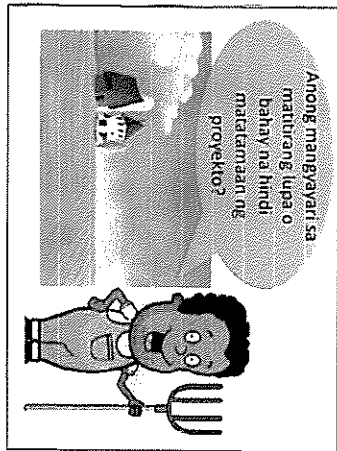
1. Purchase—Kung ang may-ari ay tanangapin ang buhatang inilaalag, presyo baya sa ROP for land-owning zone at market value kung alin ang mas mataas ang presyo; para sa istructura-base sa replacement cost)
2. Easement—Kung ang matatagpuan na lupa ay malilit lamang at hindi na mas mataas ang nagaganap sa pagpapalit ng ohinal na pag-ari sa lupa
3. Quit Claim—Kung ang lupa ay nagmula sa CA 141 o Public Land Act
4. Expropriation—Kung hindi tanangapin ng may-ari ang inilaalag na presyo sa base-bay

Grievance Redress Process

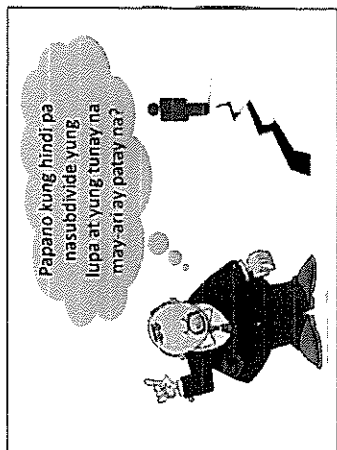
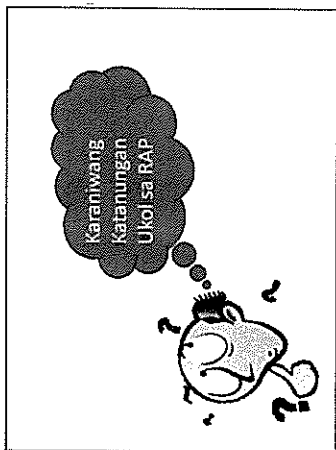
- Isang pamamaraan upang tumanggap, sagutin/ayusin, i-dokumento ang mga complaints/inaing, at sa mga itang kaso na kailangan magawa ng pamamaraan upang maiatayos ang problema o complaints at katalanganin na institusyun na may kapangyarihan resolba ang kaso tulad ng judicial courts



- Meron batas na pinaapatupad na RA 8974 para sa proyektong pang nasyonal sa pagbabayad sa mga pribadong lupa na maspekulan kasama na ang CLOA (*Certificate of Land Ownership Award*) na binibigay sa lalim ng CARP (*Comprehensive Agrarian Reform Program*) Act.
- Nakasaad doon na kung ang lupa ay bibilihin ng gobyerno para sa ROW, ang unang offer ay base sa BIR Zonal Valuation
- Kung hindi naman papayag ang may-ari sa presyo dahil ito ay mababa, magkakaroon ng pangalawang offer, base sa pag-aaral ng mga land appraisers para itaas ang presyo o sa market value.




- Kung may matitirang lupa o parte ng bahay at mapapakinabangan pa ay hindi ito isasali sa bibilihin o babayaran ng DPWH,
- Subalit kung ang matitirang lupa ay sobrang lit na lamang o hindi na magagamit, ito ay bibilihin na ng buo (100%) ng DPWH (RA 8974).

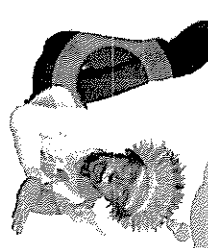


- Base sa RA 8974, bibigyan ang mga PAPs/PAs ng kaukulang panahon upang makapag-comply ng kaukulang requirements na kinakailangan sa loob ng 2 taon.
- Sekaling di maka comply sa loob ng 2 taon, ito ay itasaayos ang kaso sa korte

▪ Base sa RA 8974, ang mga tax arrears ng mga may-ari ng lupa ay ibabawas sa matatanggap ng kabayaran sa lupa na maapektuhan upang ibayad ng DPWH sa lokal na pamahalaan na nasasakupan.




Papano kung ang PAFs ay may-utang na amilvel sa lupa?



Ang basehan ng mga appraisers ay ayon sa:

- classification at paggamit ng lupa
- development cost sa pag-improve ng lupa,
- deklarasyon ng may-ari,
- current selling price katchad at matapit sa lugar ng lupa,
- Sukat, hugis, at lokasyon, tax declaration and zonal valuation ng lupa;
- Presyuhan ng lupa at iba pang mga dokumento na magpapantay sa presyo ng bilihan ng lupa




Ano ang mga dokumento o papeles na dapat handa para sa validation?



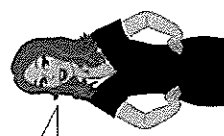
▪ Base sa parcellary survey report, malalaman kung ilan ang dami at pangalan ng mga may-ari;

▪ Magkakaroon ng Notice of Taking upang ipalain sa mga may-ari na maapektuhan ang inyong property;

▪ Sa sulat na iyon ay isasaad ang mga dokumento na dapat handa tulad ng TCT/OCT/EP/CLOA, Tax Declaration, Tax Clearance, Deed of Sale.



Ang mga lupa ba na mula sa Public Land Act ay babayaran din?




Ang may-ari ng lupa na nagnula sa Public Land Act ay kinakailangan na magbigay ng Quit Claim.

Ang mga free patent, homestead under CA 141, o Public Lands Act at mga CLOA na binibigay galing sa CA 141 ay walang kaukulang bayad sa lupa base sa CA 141 Section 112 na may nakareserbang 20 meter strip para sa gobyerno PD 635 (amendment of CA 141 Sec. 112) nakareserba ang 60 meter strip para sa gobyerno kung pagamitin ito para sa pampublikong proyekto;


Nakasaad sa EO 113 (1995) at EO 621 (1980) na ang National Roads ay magkakaroon ng 20 meters (rural areas) at 15 meters (highly urbanized areas).

Ang mga lupa na nagnula sa quit claim mode ay makatatanggap lamang ng bayad para sa mga damages sa improvements at kung nararapat ay assistance pang income restoration



Paano bayaran sa mga maapektuhan na bahay at iba pang mga istruktura?

* Base sa RA 8974 ang pagbabayad sa lahat ng improvements o structures na maapektuhan ng proyekto ay base sa "replacement cost" o current market prices ng materials, equipment, labor, contractor's profit and overhead, and lahat ng iba pang mga gastos na may kinalaman sa pag-sakop sa maapektuhan ng mga istruktura materials.



Paano kung hindi papayag ang lesses o tenants?

Base sa EO 1035, kung hindi magkakasundo sa bayaran, ang gobyerno ay may karapatan na gamitin ang "Power to Expropriate".



Paano kung hindi pumayag ang may-ari sa presyo ng lupa?

Ang Pilipinas ay may pinapatupad na batas o Philippine Bill of Rights. Nakasaad doon na ang gobyerno ay may karapatan gamitin ang lupa ng Pilipinas para sa pampublikong proyekto (i.e. kalsada). Ito ang tinatawag na Power of Eminent Domain.

Kung di pa rin papayag sa 2nd offer o just compensation ang may-ari ng lupa, ito ay ipinadana na sa expropriation procedure:


1. Ang may-ari o DPWH ay magasampa ng kaso sa korte;
2. Babayaran ng DPWH ang may-ari sa presyo ng lupa bago sa BIR Zonal Valuation, Improvements at struktura;
3. Kung hindi tatanggapin ng may-ari ang bayad, idedeposito ito ng DPWH ang 100% ng BIR zonal valuation ng lupa sa escrow account;
4. Ang korte ay aalamin at pag-aralan kung tama o kung hindi ang presyuhang sa lupa sa loob ng 60 days (Sec. 5, RA 8974).



Paano kung hindi papayag ang DPWH ang 100% ng BIR zonal valuation ng lupa sa escrow account?

Depende po yan sa "Project Schedule";

- Kapag natapos ang "Parcelary Survey", upang malaman ang eksaktong tatamaan o maapektuhan;
- Magkakaroon din ng mga konsultasyon, validation, at "notice of taking" ang DPWH bago isagawa ang bayaran.




Kailan naman namin kapag kami ay babayaran na?

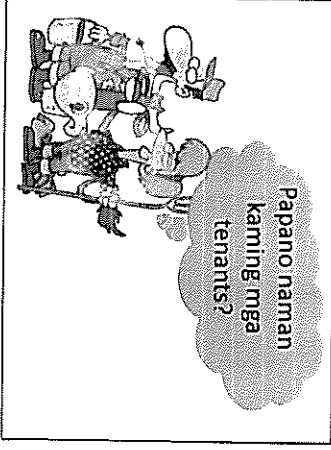


Paano kung hindi papayag ang DPWH ang 100% ng BIR zonal valuation ng lupa sa escrow account?

Depende po yan sa "Project Schedule";

- Kapag natapos ang "Parcelary Survey", upang malaman ang eksaktong tatamaan o maapektuhan;
- Magkakaroon din ng mga konsultasyon, validation, at "notice of taking" ang DPWH bago isagawa ang bayaran.





- Cash compensation para sa maapektuhan na pananim sa market value sa panahon ng pagsakop ng proyekto
- Base sa EO 1035, may "disturbance compensation" para sa mga tenants na maapektuhan katumbas ng isang (1) taon kabuuang kita sa pag-agni base sa average annual gross harvest sa nakaraang 3 taon.

20.

- "perennial trees" ay base sa DENR o ibang concerned appraisal committee na may basihan ng presyo ayon sa klase ng puno, edad o laki;
- "fruit bearing trees" ay base sa assessment ng mga Provincial o City/Municipal Assessor ng nasasakupan ng proyekto;
- crops (agricultural land), ay base sa "market value" sa panahon na sakop ng proyekto. Base sa cost ng production per hectare pro-rata (proportionate amount) o katumbas na bayad sa maapektuhang lugar.

9.

Ano naman po mangyayari sa ating mga agricultural leases?

- Cash compensation para sa maapektuhan na pananim sa market value sa panahon ng pagsakop ng proyekto
- Base sa RA 6389 section 7, may "disturbance compensation" para sa mga agricultural leases katumbas ng lima (5) beses ng average gross harvest sa huling tatlo (3) taon ng pag-ani na di bababa sa P15,000.00.

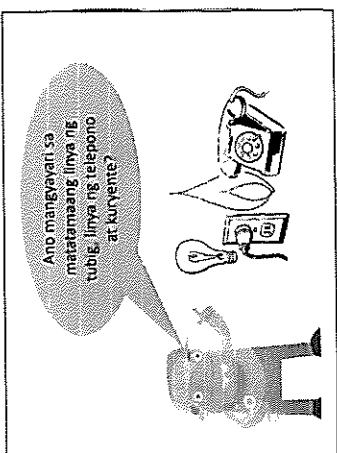
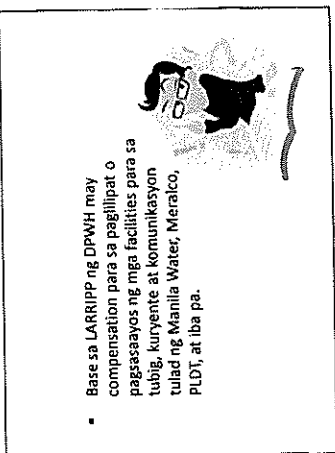
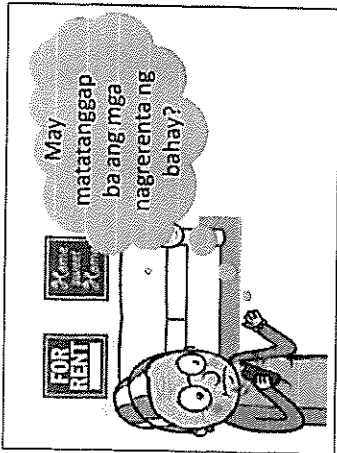
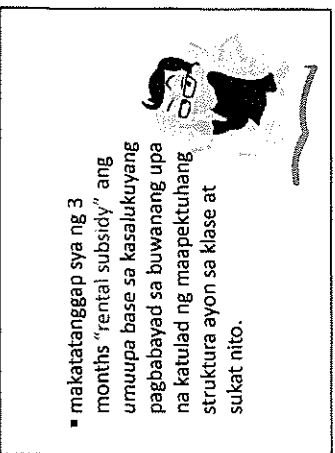
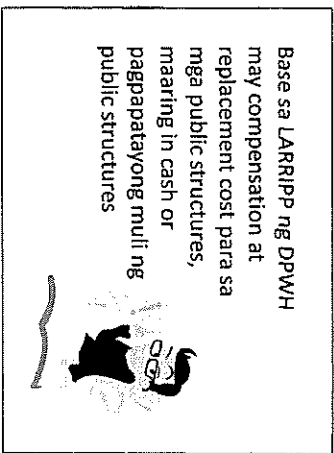
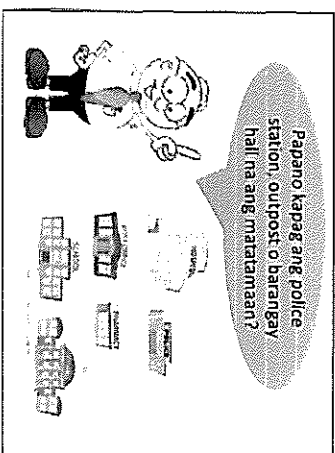
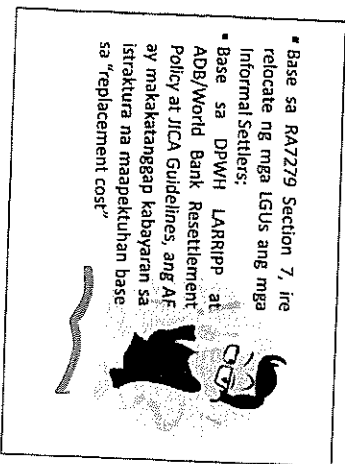
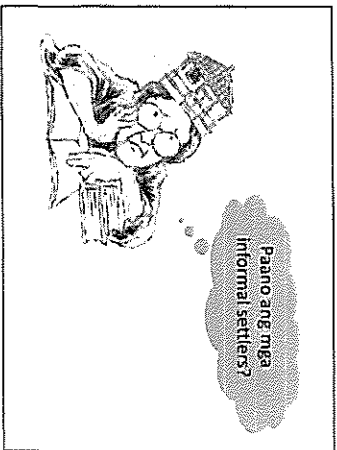
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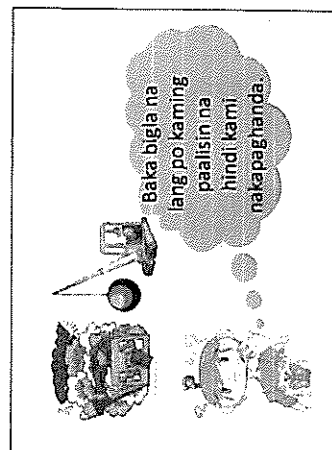
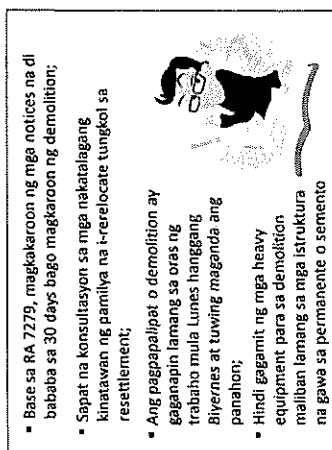
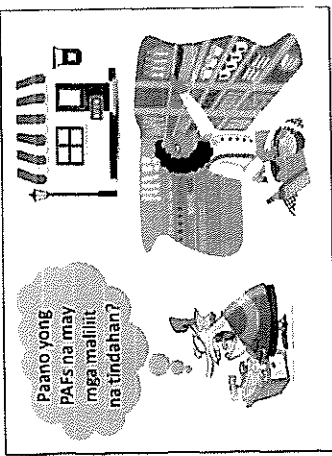
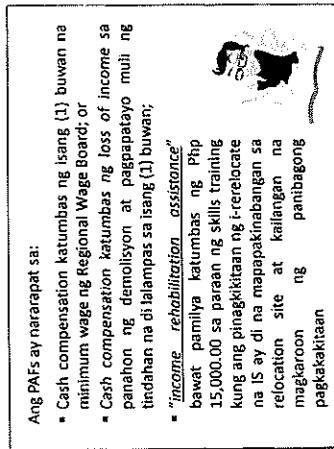
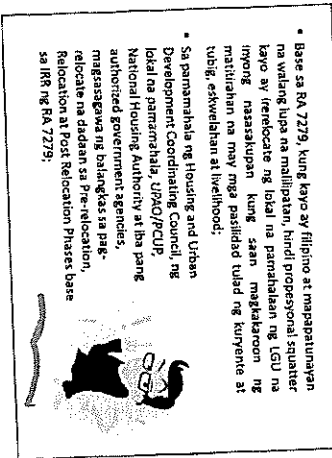
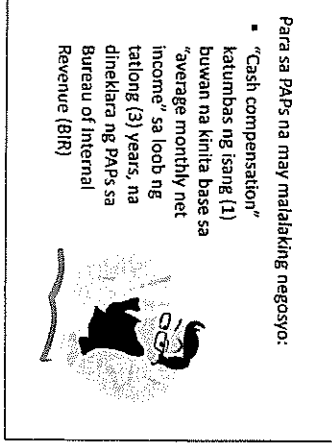
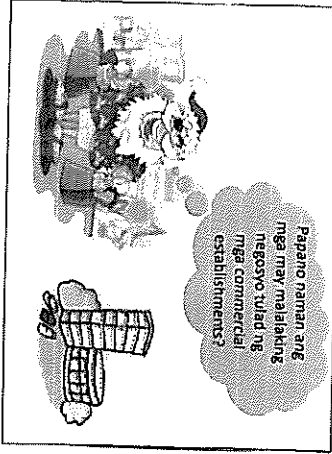
Paano kung hindi pumayag ang may-ari sa presyong bahay?

Dadaan din sa expropriation procedure kung ang may-ari ay di pumayag sa "replacement cost" ng struktura:

1. Ang may-ari ay magsasampa ng legal complaints o ang DPWH ng expropriation sa korte;
2. Idedeposito ng DPWH ang 100% ng replacement cost ng bahay sa escrow account upang makapagsimula na ang DPWH;
3. Tatanggapin ng may-ari ang replacement cost ng pag-aaring struktura sa loob ng 1 month kasunod ang desisyon ng korte;

10.





Appendix 5-B

IEC Minutes of the Meeting

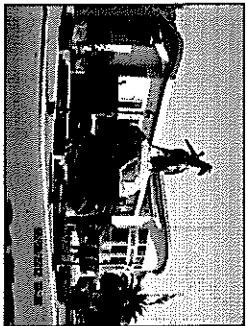
Appendix 5-B.1

Meeting #1

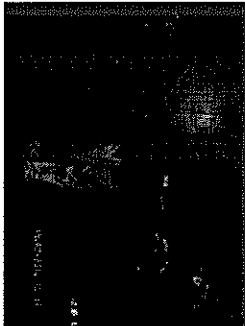
LGU Level Province of Cavite

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section)			
Meeting #:	Date:	Time:	
1	February 15, 2012	From 1000 To 1230	
Venue: 2nd Floor, Ceremonial Hall, Provincial Capitol, City of Trece Martires, Province of Cavite			
Type of stakeholder: Department of Environment and Natural Resources and Provincial Agriculturist			
Attendances: LGU (2M/2P), CBO (1M/3P)			
Purpose of the Meeting:			
<ul style="list-style-type: none"> Tb observe proper protocol; Tb gain trust and cooperation among the stakeholders; Tb present the project and the study being undertaken in identifying the alternative alignments; Tb explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix; Tb explicate the government laws and JICA standards in the entitlements of the PAPs; Tb address/gather the issues and concerns of the participants with regard to the proposed project 			
Summary of meeting:			
<ul style="list-style-type: none"> The meeting was started with welcome remarks of Mr. Jesus Barera (PPDC) and introduction of participants; The objectives of the meeting were explained by Ms. Olive Bagueio (DPWH-ESSO). The project alignment study, design, plan, alternative study and tentative schedule were presented by Mr. Ryuichi Eueno (CTI); The entitlement matrix and JICA scoping matrix were explained by Ms. Annabelle N. Herrera (Ecosyscorp. Inc.); The forum was open every presentation; The closing remarks were delivered by Ms. Josephine Daza (Provincial Assessor); The meeting was adjourned at 1230. 			
Name(organization)	Issues	Responses	
Ms. Josephine Daza Provincial Treasurer	<ul style="list-style-type: none"> Will the LGU have a share on the toll fee income of the project 	<ul style="list-style-type: none"> Partially there will be a decrease in the income revenue of the LGU because GOP will buy the RROW from private landowners who are paying their taxes. The toll way operators will pay their taxes depending on where they are registered. It is either to the local or national government. 	<ul style="list-style-type: none"> Yes it is, there will be a series of consultation meetings to be done before the construction of the project, it is better if you tackle this issue again before it's too late.
	<ul style="list-style-type: none"> Can I suggest that before the construction, we will going to tackle this issue regarding on the taxes to be acquired by the local government, because this is the common problem we encounter as treasurers. 		
	<ul style="list-style-type: none"> How about the landowners who will 	<ul style="list-style-type: none"> During the RROW acquisition, 	

	<p>have a decrease in the land that they own? Will there be a decrease in the tax payment like in the tax declarations and TCTs? Because it has been an issue in our Province for those national and local projects affected people that until now they are still paying the lands which was affected by the said project. And who will handle this issue?</p> <ul style="list-style-type: none"> We are also requesting to clear all the necessary documents for tax purposes so it would not much of a burden in our office as well as to the project affected people on paying their taxes. 	<p>the end point will be the transfer of landownership (if it is severely affected) to the Government of the Philippines but if only the affected property is 20% or less affected, their tax dec/TCTs will be annotated that a portion was taken by the government of Republic of the Philippines for government project. This will be handled by the DPWH.</p> <ul style="list-style-type: none"> You're request will be noted.
Engr. Oscar U. Dela Cruz	<ul style="list-style-type: none"> How about the informal settlers to be affected along the DPWH acquired properties that will be affected by this project? 	<ul style="list-style-type: none"> For those informal settlers settling within the acquired ROW of DPWH are no longer included in the compensation on structures, there is an order issued by the OSG in this case.
Ms. Vilma Constante Provincial - Agriculture Office - Staff	<ul style="list-style-type: none"> Is it 5 or 12 Barangays to be affected in Silang, Cavite? Do you have available data of agricultural areas to be affected? 	<ul style="list-style-type: none"> Five (5) Barangays in Silang are directly affected and the rest are indirectly affected As of now, we don't have. But once the parcellary survey will be finalized, we can identify there the agricultural/ industrial/residential areas that will be affected as well as the parcels and the sizes of lands to be affected.
Mr. Jess Ramos Department of Environment and Natural Resources - Staff	<ul style="list-style-type: none"> What will be the process to those TCT holders that doesn't have tax declaration or they haven't transferred it yet to the new owners or if ever they inherited it or bought it? 	<ul style="list-style-type: none"> Tax declaration is one of the bases for land ownership and proof that you are paying taxes even without the TCT. Before the papers of the owner arrive at the Register of Deeds, it will pass thru the Treasurer and Assessor for tax clearance. Once it is clear, that's the time it will be processed to the Register of Deeds for TCT.



Provincial Capitol of Cavite where the IEC Meeting was held



Mr. Jesus I. Barera, CPDO giving his opening remarks and introduction of participants



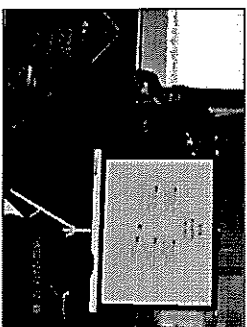
Mr. Ueno Ryuchi CTI-JICA study team presenting project alternative alignment study, project plan and design and the tentative project



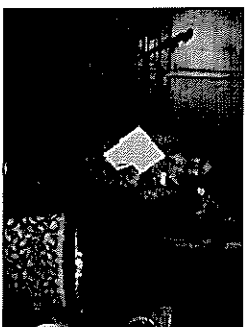
Photo showing the participants during the registration



Ms. Olive Bagnio, ESSO-DPWH explaining the objective of the meeting



Ms. Annabelle N. Herrera (Ecosyscorp, Inc. Study team leader) discussing the RAP entitlement matrix and JICA scoping matrix



Ms. Felicia Rubianes leading the open forum



Ms. Josephine Daza, Provincial Treasurer giving the closing remarks

OPEN FORUM



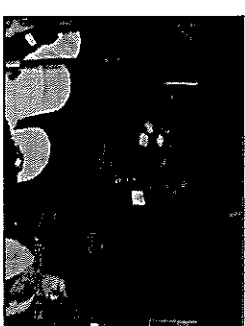
Ms. Josephine Daza inquiring the income that the province will benefit from the project



DPWH-DE Oscar Dala Cruz inquiring about the informal settlers to be affected



Ms. Vilma Constanse inquiring on the agricultural lands to be affected.



Mr. Jess Ramos inquiring the process of the transfer of TCT during the ROW acquisition



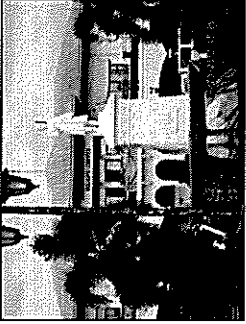


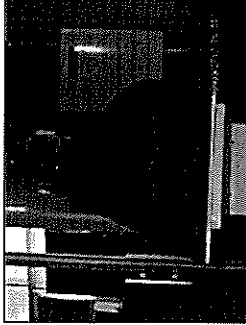


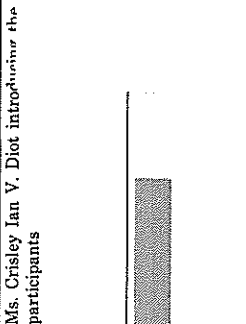
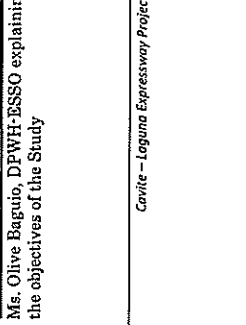


Ms. Josephine Daza requesting for the clearing of the tax arrears and TCTs of affected persons before the project implementation

Appendix 5-B.2
Meeting #2
LGU Level
Municipality of Silang, Cavite

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section) LGU Level			
Meeting #: 2	Date: February 15, 2012	Time: From 1600 To 1700	
Venue: 2 nd Floor, SB Session Hall, Municipal Hall of Silang, Province of Cavite			
Type of stakeholder: Department Officials of Silang, Cavite and Barangay Officials of Barangays Biga, Sabutan, Kaong, Tibig, Munting Ilog, Carmen, Hukay and Inchican Department of Agriculture: Municipal Cooperative Officer, and Municipal Environmental Natural Resources Office; Transport Group, Senior Citizens Group, Women's Sector, Farmer's Organization, Youth Sector, Business and Landowners Association Attendances: LGU (16M/4F), CBO (1M/4F), NGO(28M/5F)			
Purpose of the Meeting:			
<ul style="list-style-type: none">To observe proper protocol;To gain trust and cooperation among the stakeholders;To present the project and the study being undertaken in identifying the alternative alignments;To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix;To explicate the government laws and JICA standards in the entitlements of the PAPs;To address/gather the issues and concerns of the participants with regard to the proposed project			
Summary of meeting:			
<ul style="list-style-type: none">The meeting was started with welcome remarks of Mr. Chito Gonzales (Municipal Administrator), followed by opening message of Atty. Herminigildo Linaja (Vice Mayor);Introduction of participants was done by Ms. Crisley Ian V. Diot (Ecosyscorp. Inc.)The objectives of the meeting were explained by Ms. Olive Baguio (DPWH-ESSO).The project alignment study, design, plan, alternative study and tentative schedule were presented by Mr. Ryuichi Eueno (CTI);The entitlement matrix and JICA scoping matrix were explained by Ms. Annabelle N. Herrera (Ecosyscorp. Inc.);The forum was open every presentation;The meeting was adjourned at 1700.			
Output of meeting:			
Name(organization) Mr. Melvin Yambao Municipal Assessor	Issues • How will the affected lands be compensated?	Responses ✓ There are two offers if it is a national project of the Government. The first offer is based on BIR Zonal Valuation. If the owner doesn't agree with the first offer, that's the time there will be a second offer where it is based on the land appraisers to increase the price or the market value.	✓ The map is presented.
Municipal Agriculturist Ms. Adella Poblete & Municipal Cooperative & Development Officer Ms. Cynthia Cortez	• Where exactly the alignment will traverse and who are the landowners to be affected?	✓	Alignment in Kaong is shown in
Brgy. Captain Luciano	• Where is the exact location of the	✓	Alignment in Kaong is shown in

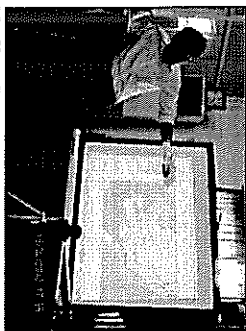
Ecosyscorp, Inc.

Cavite – Laguna Expressway Project

De Jesus Jr. Brgy. Captain Jose B. Sandejas Jr.	alignment in Barangay Kaong? • What is the size of the land to be acquired in Barangay Sabutan?	the cadastral map. ✓ The ROW is 50 to 60 meters wide
	Municipal Hall of Silang, Cavite where the Municipal Level IEC consultation meeting was held	
	Municipal Administrator Mr. Chito Gonzales expressing his welcome remarks	
	Ms. Crisley Jan V. Diot introducing the participants	
	Atty. Herminigildo Linaja, Vice Mayor giving his opening message	
	Ms. Olive Baguio, DPWH-ESSO explaining the objectives of the Study	

Cavite – Laguna Expressway Project

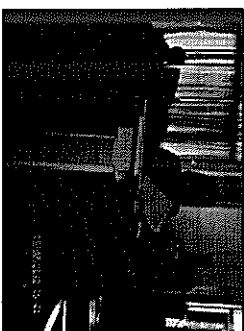
OPEN FORUM



Mr. Ueno Ryuchi, CFI-JICA, presenting the project alternative alignments study, project plan and design, and the tentative schedule of the project



Ms. Mito Nakano, CFI-JICA giving some points on JICA scoping matrix and asking on the uses of the river



Ms. Felicia C. Rubianes leading the open forum



Ms. Annabelle N. Herrera explaining the entitlement matrix according to type of losses and Philippine laws

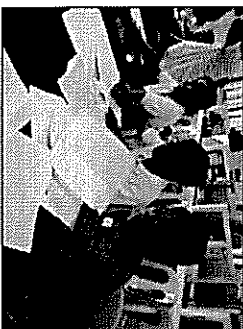


Photo showing the active participation of participants in filling up the JICA scoping matrix



Mr. Melvin Yambao asking the compensation for the land and structure to be affected



Brgy. Captain Luciano De Jesus Jr. (in brown top) asking the exact lands to be affected in his Barangay Tibig.



Participants during the filling up of JICA scoping matrix, Senior Citizens Association.



Municipal Agriculturist Ms. Adilia Pobleto (in black) & Municipal Cooperative & Development Officer Ms. Cynthia Cortez (in light blue cardigan) asking properties which will be affected

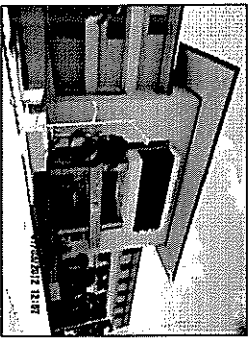


Brgy. Captain Jose B. Santelmas Jr. asking the size of lands will be affected in his Barangay Sabutan.

Appendix 5-B.3
Meeting #3
LGU Level
City of Binan, Laguna

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section) LGU Level			
Meeting # 3	Date: February 17, 2012	Time: From 1000 To 1230	
Venue: 3 rd Floor, Function Room, City Hall of Binan, Province of Laguna			
Type of stakeholder: City Department Officials of Binan, Barangay Officials of Barangays Binan, Loma, Timbao and Malaming; Senior Citizens Association, Womens Organization and Youth Organization			
Attendances: LGU (14M/F), CBO (1M/F), NGO (1M/1F)			
Purpose of the Meeting:			
<ul style="list-style-type: none"> To observe proper protocol; To gain trust and cooperation among the stakeholders; To present the project and the study being undertaken in identifying the alternative alignments; To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix; To explicate the government laws and JICA standards in the entitlements of the PAPs; To address/gather the issues and concerns of the participants with regard to the proposed project 			
Summary of meeting:			
<ul style="list-style-type: none"> The meeting was started with welcome remarks of Mr. Julius R. Espinosa (Executive Assistant of Mayor's office), followed by introduction of participants. The objectives of the meeting were explained by Ms. Olive Baguio (DPWH-ESSO). The project alignment study, design, plan, alternative study and tentative schedule were presented by Mr. Ryuichi Eneno (CTI); The entitlement matrix and JICA scoping matrix were explained by Ms. Annabelle N. Herrera (Ecosyscorp. Inc.); The forum was open every presentation; The closing remarks were delivered by Barangay Captain Joel Aviso (Brgy. Binan, Binan); The meeting was adjourned at 			
Output of meeting:			
Name(organization)	Issues	Responses	
Captain Joel M. Aviso Brgy. Captain, Brgy. Binan	<ul style="list-style-type: none"> Do you also consider the growth rate of the vehicles along old national highway in your study? Regarding on the environmental concerns, do you also consider the smoke emissions from the vehicles that will most likely affect in the residents nearby the proposed expressway? 	<ul style="list-style-type: none"> ✓ The growth rate of the vehicle was considered on the study. ✓ With regards in the gaseous emissions, this project is trying to minimize the greenhouse gasses. As part of the study, there will be an air quality modeling to be conducted based on the traffic volume and can predict the future emissions from vehicle. Aside from this project, there is also a mitigation program to increase the number of trees near in the proposed alignment so it can absorb the pollution to be produced. And this project can also reduce pollution because there will be a complete combustion of vehicle because this expressway is designed for high speed vehicles, like 100 km per hour. 	

	<ul style="list-style-type: none"> Regarding in this plans, do you also consider the affected cities/municipalities environment plans? What are the constitutions of the beneficiaries as well as their share for any development in this project? 	<ul style="list-style-type: none"> ✓ The proposed project is in consonants in the land use plans of municipalities/cities to be affected. ✓ Directly, none. Indirectly there is because they might increase in number because more investors will be encouraged to invest in your city due to fast and easy access of transportation.
Mr. Melito Casabuan City Planning & Development Coordinating Staff	<ul style="list-style-type: none"> Is there any particular area that will be affected and will its effects be great? 	<ul style="list-style-type: none"> ✓ Based on the alignment, there will be no houses or communities affected.
Councilor Jun Tolentino Brgy. Binan, Binan Laguna	<ul style="list-style-type: none"> What if I own three different houses in three different areas and all of them will be affected. How will that be? 	<ul style="list-style-type: none"> ✓ All structures affected will be paid. It will be counted as different households.
Captain Geronimo Romanigue ABC President-Brgy. Captain of Brgy. Sto. Tomas, Binan Laguna	<ul style="list-style-type: none"> Since the law regarding the affected families is already old, maybe the SB members can help to draft a new law regarding this since the implementation of the project still has a long way to go. There should be a dialogue between JICA, LGU and all that are concerned before they start the project to hear all the sentiments of the affected people. 	<ul style="list-style-type: none"> ✓ It is also one of our recommendations to LGUs that if they can draft a resolution or a bill so that we can include it in our study and validate it so that DPWH can study it. ✓ The project is still on its feasibility stage, there are more studies to come.



City Hall of Binan where the IEC Meeting was held



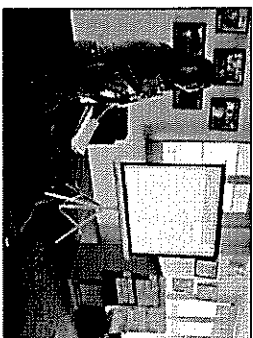
Mr. Julius R. Espinosa, Executive Assistant Mayor's Office delivering welcome remarks in behalf of the city mayor



Ms. Olive Baguio, DPWH-ESSO explain the objectives of the meeting



Photo showing the participants during registration



Ms. Crisley Ian V. Diot (Ecosyscorp. Inc.) introducing the participants



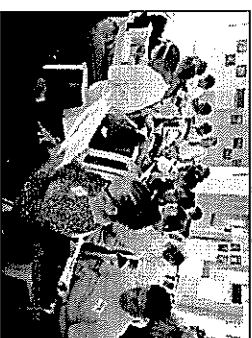
Mr. Ueno Ryuchi, CTE-JICA presenting the project alternative alignment study, project plan, design and tentative schedule



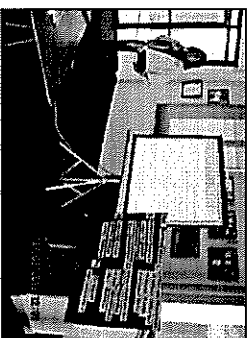
Ms. Annabelle N. Herrera, Team Leader of Ecosyscorp. Inc. (study team), explaining the entitlement matrix and JICA scoping matrix



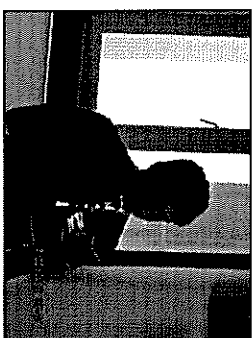
Ms. Crisley Ian V. Diot recapitulating the concerns raised during the open forum



Participants filling up the JICA scoping matrix. (Senior Citizens, City Department Heads and Brig. Captains)



Study team memberMs. Felicia G. Rubianes giving the mechanics of the open forum



Brig. Captain Joel M. Aviso, Brig. Binan delivering the closing remarks

OPEN FORUM



Ercy Captain Joel M. Aviso asking if the study for this project also consider the City environment plans and population growth of vehicles in the City



Mr. Melito Casubuan, CPDC staff inquiring on the impact of the project to the community



Ercy Councilor of Bhan inquiring on the compensation on structures to be affected



ABC President Geronimo Romantigue requesting the LGU and JICA to have a dialogue before the project pursued

Appendix 5-B.4

Meeting #4

LGU Level

City of Sta. Rosa, Laguna

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section)			
Meeting #: 4	Date: February 17, 2012	Time: From 1630 To 1900	
Venue: 5 th Floor Session Hall, New Government Center Building, City of Santa Rosa, Province of Laguna			
Type of stakeholder: Department Officials of Sta. Rosa, Laguna and Barangay Officials of Barangays Malitlit, Sto. Domingo, Don Jose and Pulong Santa Cruz; Department of Agriculture: City Cooperative Officer, and Housing Project Office; Transport Group, Senior Citizens Group, Women's Sector, Farmer's Organization, Business and Landowners Association			
Attendees: LGU (7M/GP), CBO (2M/1P), NGO (2M/1P)			
Purpose of the Meeting:			
<ul style="list-style-type: none">To observe proper protocol;To gain trust and cooperation among the stakeholders;To present the project and the study being undertaken in identifying the alternative alignments;To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix;To explicate the government laws and JICA standards in the entitlements of the PAPs;To address/gather the issues and concerns of the participants with regard to the proposed project.			
Summary of meeting:			
<ul style="list-style-type: none">The meeting was started with welcome remarks of Mr. Danilo C. Pablo (CPDO) followed by the message of Mr. Arnel D.C. Gomez (Vice Mayor);Introduction of participants was done by Ms. Crisley Ian V. Diot (Ecosyscorp. Inc.)The objectives of the meeting were explained by Ms. Olive Baguio (DPWH-ESSO).The project alignment study, design, plan, alternative study and tentative schedule were presented by Mr. RyuichiBueno (CTI);The entitlement matrix and JICA scoping matrix were explained by Ms. Annabelle N. Herrera (Ecosyscorp. Inc.);The forum was open every presentation;The closing remarks were delivered by Ms. Nelly D.C. Gomez (City Assessor);The meeting was adjourned at 1900.			
Output of meeting:			
Name(organization)	Issues	Responses	
Mr. Gorgonio Tanningco <i>Farmer's Cooperative- Brgy. Malitlit, Santa Rosa, Laguna.</i>	<ul style="list-style-type: none">Are there agricultural lands that will be affected? My concerns are those farmers whose farmlands will be affected.	<ul style="list-style-type: none">There will be a cash compensation to the affected crops based on the market value on the time of the project. Based on RA 6389 Section 7, there is a disturbance compensation for agricultural lessees equivalent to 5 time the average gross harvest in the last three years of harvest not less than P15,000.	
Engr. Danilo J. Villa Jr. <i>Assistant-District Engineer 2nd District, Laguna</i>	<ul style="list-style-type: none">Please clarify the compensation for the informal settler because we have a project here to clear out the informal settlers in the RROW acquired by DPWH way back of	<ul style="list-style-type: none">If the RROW of DPWH already acquired the area of the informal settlers to be affected by the project, then they will not receive any compensation	

Ecosyscorp, Inc.

Cavite – Laguna Expressway Project

	ROW.	any more. DO 52 is supporting this.
<ul style="list-style-type: none"> We are concerned about the traffic in Santa Rosa. Base on as the assessment, the property of Ayala will be disturbed the most, which is far from being viable. Is the road that they are allocating for the proposed CALAX project the same road that they are proposing inside their subdivision road? We are in road widening operation right now between the boundary of Silang, Cavite and Sta. Rosa, Laguna. What are the possibilities that their road will not be used? What are the importance of this project being in the Sta. Rosa side if it will be useful or contribute big? Is there any data that can be submitted in DPWH so we can also consider the national project for planning our local developments? Can we request hand-outs for this final alignment? 	<ul style="list-style-type: none"> There is a traffic study being made for this project. We have talked about this with Ayala that even if the RROW of Ayala was bought already, it will still be maintained as service road for CALAX project. We talked about putting an interchange for their multi-clients. No roads will be obstructed by the project. They will use a viaduct. 	<ul style="list-style-type: none"> Yes, the data will be sent to you soon.

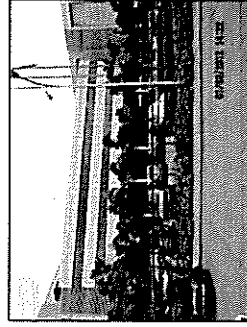


Photo showing the new Government Center of Santa Rosa, Laguna where the IEC Meeting was held

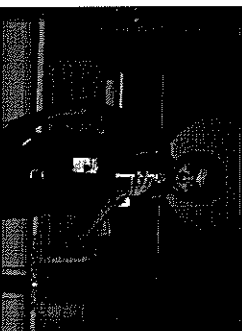


Photo showing the registration of participants

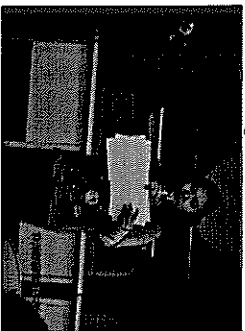
Cavite – Laguna Expressway Project



Mr. Danilo C. Pablo, City Planning & Development Coordinator delivering welcome message



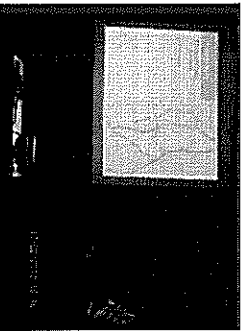
City Vice Mayor Arnel D.C. Gomez giving a short message about the proposed CALAX Project



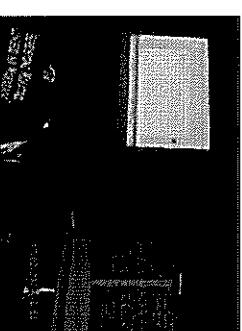
Ms. Crisley Jan V. Diol (Ecoyscorp, Inc.) introducing the participants of the IEC Meeting



Ms. Olive Baguio, DPWH-ESSO explaining the objective of the meeting



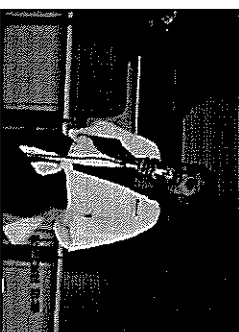
Mr. Ueno Ryuchi, CTT-JICA study team member presenting the project alternative alignments study, project plan and design and tentative project schedule



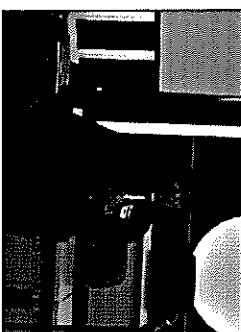
Ms. Annabelle N. Herrera, Team Leader, Ecoyscorp, Inc. explaining the JICA scoping matrix and the criteria in assessing the concerns



Photo showing the participants filling up the scoping matrix



Ms. Felicia G. Rubianes (Ecoyscorp, Inc.) leading the open forum



Ms. Nelly D.C. Gomez, City Assessor delivering the closing remarks



Photo showing the active participation of participants in the JICA Scoping Matrix



Ms. Crisley Jan V. Diol recapitulating the concerns raised during the forum

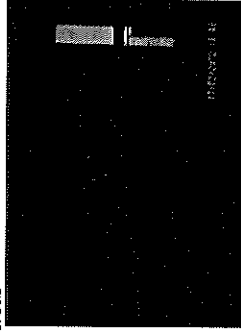
OPEN FORUM



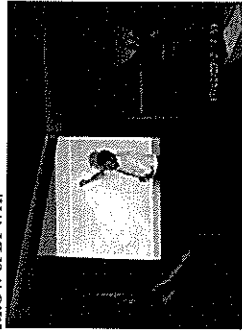
Mr. Gorgonio Tamingco (Farmers Organization) asking if there will be agriculture lands to be affected by the proposed project alignments.



Engr. Danilo J. Villa giving his concerns for the traffic that the project will cause in Santa Rosa



Engr. Danilo J. Villa (DPWH LED 2nd) requesting to clarify the compensation for the informal settlers for acquired ROW of DPWH.



Engr. Danilo J. Villa giving his comment regarding the project alignment within the Ayala Land Properties while Mr. Ryuchi Ueno (center) showing the alignment and Ms. Olive Baguio (left) giving information about the coordination of DPWH with Ayala

Appendix 5-B.5
Meeting #5
Barangay Level
Barangay Sabutan, Silang, Cavite

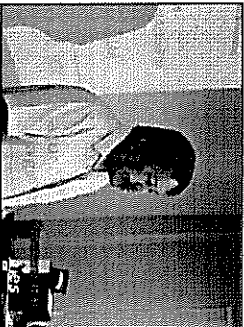
CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section)		
Meeting #: 5	BARANGAY LEVEL IEC MEETING	
Venue: 2nd Floor Barangay Session Hall, Brgy. Sabutan, Municipality of Silang, Province of Cavite	Date: February 20, 2012	Time: From 10000 To 1330
Type of stakeholder: Barangay Officials of Barangays Sabutan and Biga; Senior Citizens Association Health Organization and Women's Organization		
Attendees: LGU (6M/3P), CBO (1M/1P), NGO (1M/1P), PAFs (6M/7P)		
Purpose of the Meeting:		
<ul style="list-style-type: none"> To explain to the stakeholders the procedures involved in RAP preparation such as tagging, taking of photographs and socio-economic survey; To explain the concept of "cut-off date"; To present the project and the study being undertaken in identifying the alternative alignments; To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix; To explicate the government laws and JICA standards in the entitlements of the PAFs; To allow the PAFs to express their ideas and apprehension on the proposed project. 		
Summary of meeting:		
<ul style="list-style-type: none"> The meeting was started with a prayer followed by open remarks; The objectives of the meeting were explained by Engr. Raul Fellizar (Ecosyscorp. Inc. - Study Team Member); The project alignment study, design, plan, alternative study and tentative schedule were presented by Engr. Raul Fellizar (Ecosyscorp. Inc.); The entitlement matrix and JICA scoping matrix were explained by Ms. Felicia G. Rubianes (Study Team Staff); The concerns of the participants were written in the JICA scoping matrix assisted by the staff of study team. The forum was opened and documented; The meeting was adjourned at 1330. 		
Output of meeting:		
Name(organization)	Issues	Responses
Ms. Cynthia Gana	<ul style="list-style-type: none"> How do you compensate the crops and the trees to be affected by the project? 	<ul style="list-style-type: none"> The payment on perennial trees is based on DENR or to the concerned appraisal committee in which they have a basis on the price according to type, age or size; for fruit bearing trees, it will be based on the assessment of the Provincial or City/Municipal Assessor of the affected area; for the crops (agricultural lands), it will be based on the market value on the time of the project. It is based on the production per ha. (proportionate amount) or equivalent to the amount to be paid to those affected. If the project will pass thru a property and the property will be divided, a culvert can be constructed where people, carabaos and tractors for farming can pass thru. You can also request or recommend a service road thru your Barangay Captain or LGU so
	<ul style="list-style-type: none"> What if the project affected property will be divided into two sides? 	<ul style="list-style-type: none"> If the project will pass thru a property and the property will be divided, a culvert can be constructed where people, carabaos and tractors for farming can pass thru. You can also request or recommend a service road thru your Barangay Captain or LGU so

	<ul style="list-style-type: none"> What if this project will cross the river? It will surely damage our river here. 	<p>that they can relay it to DPWH and be considered in the detailed engineering design of the project.</p> <ul style="list-style-type: none"> A bridge or a viaduct will be constructed if the project will cross the river to ensure proper flow of water in the river. The main priority is to ensure the flow of water and care of the environment that's why extensive study is being made. Soil testings are done in the affected areas to know if the soil is feasible for the construction of the project. So far, the project is still under study. The tentative schedule of ROW acquisition will start on 2013 up to 2015 to give way to the land owners to prepare the necessary legal documents required by the DPWH. Extensive study should be made if there is realignment of the project. It will be checked if realignment is feasible because it will move the alignment from the start up to the end. We will include your request to our study and relay it to the design engineers to determine if it is feasible or not.
Captain Jose B. Sandejas Jr.	<ul style="list-style-type: none"> Can we see the alignment because it seems different with the map that we have with what you presented to us. The alignment in Brgy. Sabutan. 	<ul style="list-style-type: none"> Team members Engr. Raul A. Fellizar and Mr. Joseph Vargas showed the project alignment in Sabutan and the lands to be affected.
Mr. David I. Jecaza	<ul style="list-style-type: none"> What will happen to those who will lose their houses and lands? Can they be relocated even if they are not informal settlers? 	<ul style="list-style-type: none"> The relocation is only for the informal settlers handled by the LGUs. There is no law covering the landowners who will be affected by the project since they will be compensated accordingly.
Mr. Filpino S. Asuncion	<ul style="list-style-type: none"> Who will get the salvage materials from the structures affected? Can you give us some viewpoints of the project possibility to continue so we may prepare ourselves for this loss? 	<ul style="list-style-type: none"> The owner can get the salvage materials from the structures that will be affected even if DPWH had paid for it. It will not be deducted in the replacement cost that DPWH will pay the owners. The project is still tentative. It is still under study if it is feasible or not giving due consideration to the communities, environment and money that the government will pay the

Ms. Gliceria Bautista	<ul style="list-style-type: none"> How will the affected structures be compensated? 	private lands and the people affected.
		✓ According to RA 8974, the computation for payment for all improvements or structures will be based on "replacement cost" or current market prices of materials, equipment, labor, contractor's profit and overhead and other expenses in acquiring the affected areas.



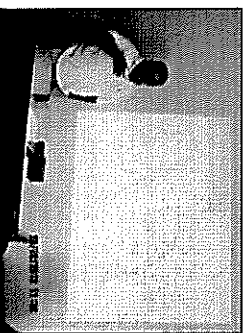
Brey, Hall of Sabutan where the Barangay consultation meeting were held



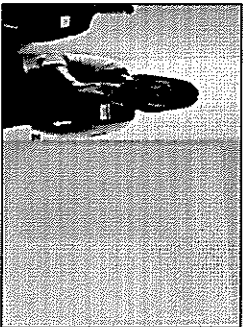
Brey, Captain Jose B. Sandejas, Jr. of Sabutan leading the prayer and expressing his welcome remarks



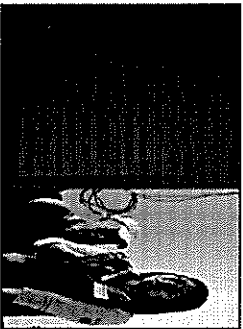
Photo showing the participants registering their name in the attendance sheet



Ecosyscorp, Inc. Team Member Engr. Raul A. Fellizar explaining the objective of the meeting, the project alternative alignments study, project plan and design, and the tentative schedule of the project



Ecosyscorp, Inc. Team Member Ms. Felicia G. Rubianes presenting the entitlement matrix according to type of losses



Study team member explaining the JICA scoping matrix in local language

OPEN FORUM



Ms. Cynthia Gana inquiring about the compensation for the trees and crops as well as the land to be affected



Ms. Cynthia Gana requesting to realign the project to minimize the effect on landowners and community



Ms. Gliceria Bautista inquiring the compensation for the structures to be affected



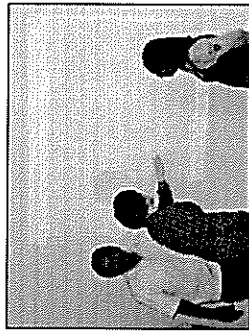
Brgy. Captain Jose B. Sandejas Jr. requesting for the project alignment map to verify the exact landowners to be affected.



Mr. David I. Jecaza requesting to provide relocation for those project affected people/families who has no other land to dwell in even they are not informal settlers



Mr. Filipino S. Asuncion inquiring if the salvage materials can be given to the PAPs



Ms. Severina Ser asking where exactly the alignment will traverse in their property



Ms. Cynthia Gana pointing her property wherein the alignment will traverse in the middle of her land



Photo showing the Senior Citizens Association filling up of JICA scoping matrix



Mr. David I. Jecaza inquiring if the alignment will affect the river



Ms. Cynthia Gana (right) expressing her opinion on filling up the scoping matrix while Ms. Miho Nakano (left) of CTF-JICA explaining the purpose of the scoping matrix



Farmers Association and Womens Association filling up of JICA scoping matrix

Appendix 5-B.6
Meeting #6
Barangay Level
Barangay Kaong, Silang, Cavite

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section)			
BARANGAY LEVEL IEC MEETING			
Meeting #: 6	Date: February 20, 2012	Time: From 1430 To 1630	
Venue: Barangay Hall of Kaong, Municipality of Silang, Province of Cavite			
Type of stakeholder: Barangay Officials of Barangay Kaong; Senior Citizens Association, Women's Organization, Farmer's Organization, Health Group and Project Affected Persons (PAPs)			
Attendances: LGU (5M/1P), CBO (M/2P), NGO (1M/1P), PAPs (M/2P)			
Purpose of the Meeting:			
<ul style="list-style-type: none">To explain to the stakeholders the procedures involved in RAP preparation such as tagging, taking of photographs and socio-economic survey;To explain the concept of "cut-off date";To present the project and the study being undertaken in identifying the alternative alignments;To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix;To explicate the government laws and JICA standards in the entitlements of the PAPs;To allow the PAPs to express their ideas and apprehension on the proposed project			
Summary of meeting:			
<ul style="list-style-type: none">The meeting was started with open remarks of Ms. Mayda Javier (Barangay Secretary);The objectives of the meeting were explained by Ms. Felicia G. Rubianes (Study Team Staff - Ecosyscorp. Inc.);The project alignment study, design, plan, alternative study and tentative schedule were presented by Engr. Raul Felizar (Ecosyscorp. Inc.);The entitlement matrix and JICA scoping matrix were explained by Ms. Felicia G. Rubianes (Study Team Staff);The concerns of the participants were written in the JICA scoping matrix assisted by the staff of study team.The forum was opened and documented;The meeting was adjourned at 1630.			
Output of meeting:		Issues	Responses
Mr. Teodoro Garcia President- SanabangMagsasaka gKaong		• What will happen to the agricultural tenants if they already sold the lands they are farming to the developers and they only have a waiver?	✓ If the agricultural tenants are registered in the Agrarian, they are still entitled to receive a disturbance compensation and payment for the crops and perennial trees that they planted. It depends on the content of the waiver you signed.
		• Do you have a list of the affected people?	✓ We are still conducting surveys and still in the processing of measuring, once the parcelary survey is available, that's the time we will know and identify those who will be affected and determine how many meters will be taken from their property.
Ms. Imelda Hernandez NGO		• What will happen on land that will be divided?	✓ A service road will be constructed for farm animals, tractors, vehicles and people. You just limit a barangay recommendation
		• What will happen if the	

access road to the other area or municipality will closed due to the project? Where will they pass thru if there are fences along the expressway?	<ul style="list-style-type: none"> When will ROW start? Is the alignment final? 	<ul style="list-style-type: none"> ✓ ROW acquisition is tentatively from 2013-2015. ✓ Currently it is still under study or under feasibility because they are considering the effects of the project to the community and environment. 	captain so that they can request it to the LGU and be submitted in DPWH so that it could be included in the detailed engineering design of the project.
<ul style="list-style-type: none"> Is the expressway open? How can we access the other side of our land if it will be divided? 	<ul style="list-style-type: none"> When will be the start of the payment? 	<ul style="list-style-type: none"> ✓ The standard expressway is enclosed to avoid accidents caused by people and animals crossing. ✓ There are areas that have service roads. If ever there are communities were roads will be obstructed, you can request for the construction of a service road thru your barangay captain or LGU so that they can relay it to DPWH so that they will include it in the engineering design. ✓ ROW acquisition or payment to those affected is scheduled on 2013 to 2015. DPWH will send a letter of taking wherein it is stated there how many meters or square meters will they acquire from your property and their offer on how much they are willing to pay. ✓ Alignments can't be changed easily because changing the alignment means changing it from start to finish. We suggest that you write your concerns in the scoping matrix so that we could include it in our study and the design team will study if your request is feasible or not. 	<ul style="list-style-type: none"> Based on the design, it is 50-60 meters wide. If you see a stake in your land, that is the center line, they acquire 30 or 25 meters on both sides.
What is the width of the proposed road?	Mr. Marcos Comia		



Photo showing the Barangay hall of Kaong, where the meeting was held



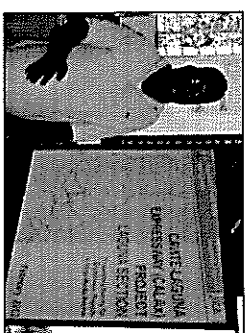
Ms. Mayda T. Javier, *Brgy. Secretary*, delivering the Opening remarks in behalf of their Brgy. Captain



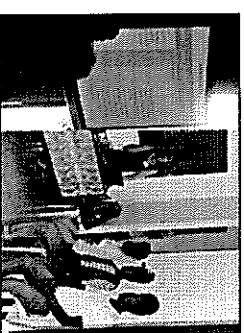
Photo showing the presentation of project alternative alignment



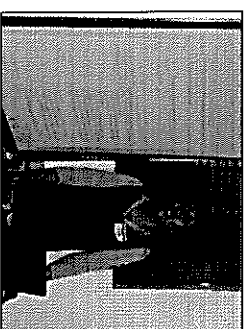
Participants during registration



Engr. Raul A. Felizar (Study Team staff) explaining the objectives of the meeting and the Project alignment study, plan, design and tentative schedule



Ms. Felicia G. Rubianes (study team staff) explaining the Entitlement matrix



Study team staff explaining the JICA scoping matrix in local language



Group discussion on JICA scoping matrix with Brgy. Officials and Project affected person (landowner).

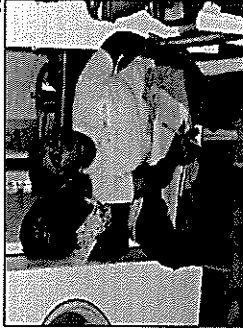


Group discussion on JICA scoping matrix with Farmers group Association Samahan ng Magsasaka ng Kaong and landowner

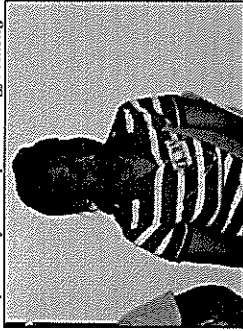


Group discussion on JICA scoping matrix with women's group and health workers

OPEN FORUM



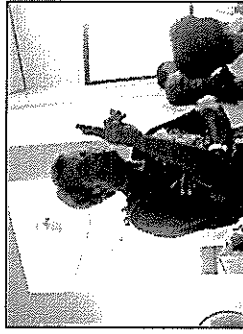
Ms. Inelda Hernandez (NGO) inquiring on the design of the expressway in the part of Brgy. Kaong



Ms. Edna Marasigan (landowner) asking about the landowners compensation without proof of ownership



Mr. Marcos Camia asking the width of the expressway



Mr. Teodoro Garcia inquiring about the compensation for agricultural tenants that will be affected by the project.

Appendix 5-B.7
Meeting #7
Barangay Level
Barangay Tibig, Silang, Cavite

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section)		
BARANGAY LEVEL IEC MEETING		
Meeting #: 7	Date: February 21, 2012	Time: From 0900 To 1330
Venue: Tibig Chapel, Brgy. Tibig, Municipality of Silang, Province of Cavite		
Type of stakeholder: Barangay Officials of Barangays Tibig; Senior Citizens Association Health Organization, Transport Group and Women's Organization; Human Rights Organization, Structure and Landowners (PAPs) Attendees: LGU 2(M/TF), CBO (UM/TF), NGO (M/L/23F)		
Purpose of the Meeting:		
<ul style="list-style-type: none">To explain to the stakeholders the procedures involved in RAP preparation such as tagging, taking of photographs and socio-economic survey;To explain the concept of "cut-off date";To present the project and the study being undertaken in identifying the alternative alignments;To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix;To explicate the government laws and JICA standards in the entitlements of the PAPs;To allow the PAPs to express their ideas and apprehension on the proposed project.		
Summary of meeting:		
<ul style="list-style-type: none">The meeting was started with a prayer (Mr. Boyet Belando) followed by open remarks of Brgy. Capt. Luciano P. de Jesus, Jr.;The objectives of the meeting were explained by Engr. Raul Felizar (Ecosyscorp. Inc. – Study Team Member);The project alignment study, design, plan, alternative study and tentative schedule were presented by Engr. Raul Felizar (Ecosyscorp. Inc.);The entitlement matrix and JICA scoping matrix were explained by Ms. Felicia G. Rubianes (Study Team Staff);The concerns of the participants were written in the JICA scoping matrix assisted by the staff of study team.The forum was opened and documented;The meeting was adjourned at 1330.		
Output of meeting:		Responses
Name/Organization)	Issues	
Ms. Catalina Orusco Brgy. Councilor	<ul style="list-style-type: none">Concerns regarding on the affected people/families to be affected by the project and requesting for relocation for those project affected families who have no other place to restore their house even if they are not informal settlers.Is there a possibility that the alignment will be moved if the Barangay will make a resolution?	<ul style="list-style-type: none">✓ We don't have a law in the Philippines that states that relocation is available to landowners since they will be compensated for their land that will be affected and they are the ones in charge to buy another land of their own. The priority in the relocation is the informal settlers as based on RA 7279 and the LGU are the one in charge to relocate them.✓ It will be studied first by the experts if your request for re-alignment is feasible or not. We will include your barangay resolution in our study.
Ms. Jennifer Tibayan- Manes Landowner	<ul style="list-style-type: none">What will happen to the land that will be left if it can still be used? Will it be deducted to	<ul style="list-style-type: none">✓ If there are other lands beside your land that can still be used, DPWH will put a box culvert where people, tractors, farm animals, at people can

	<p>the payment of the government to the Right of Way that they will buy? Because the other side will be obstructed.</p> <ul style="list-style-type: none"> What alignment will be used for the project? So that we will know if we will be affected or not because we are disturbed 10 years ago because the measurements keep on changing. Our lands have sentimental value to us that's why we do not agree with the project. Can you re-align the project so that our lands will not be divided and will be easier to us? 	<p>pass thru to go to the other side of their lands. If the land that will be left can still be used then DPWH will not pay for it but instead pay only for the ROW.</p> <ul style="list-style-type: none"> Studies show that alignment 3 has the least effect on the community and land. As of know, the project is still under study if it is feasible or not, giving due consideration to the concerns of the affected people. Please put your concerns on the JICA scoping matrix that were given to you. We understand your concern. But DPWH follows the rules of the country. We will relay your request for re-alignment to the engineers who will make the design. We would also like to inform you that re-alignment will move the entire alignment of the project.
Captain Luciano P. De Jesus, Brgy. Captain	<ul style="list-style-type: none"> How about the land of Mr. Tibayan that will not be affected but the passage way will be blocked since the end of his land id already the creek? Can the alignment be moved so that the land will not be divided? What if the barangay will be the one who will be divided? 	<ul style="list-style-type: none"> As what I have said earlier, the engineers will study it first if it is feasible or not. If the barangay will be divided, we can request DPWH to make a service road so that people can access the other side of the barangay without passing thru the expressway.
	<ul style="list-style-type: none"> Assuming that all concerns of the affected families and majority of them oppose, can they make a resolution opposing the proposed project? What if among the barangays, we're the only one who does not approve it, can we still do something about it? 	<ul style="list-style-type: none"> Yes, no one is stopping you to make a resolution or opposition letter. It is much better so that we could include it in our study. Just include in your resolution the reasons why you oppose the project. Your concerns will be validated first if it is valid or not. They need to study it first if your request is possible or not.
Mr. Rudy Tan NGO	<ul style="list-style-type: none"> The issue here is if we agree with the project or not. Because based on this meeting, the government is assuming that we are in favor of the project which is not. We don't agree to the payment scheme of cash payment. What we want is land to land equivalent. DPWH should look for a land as 	<ul style="list-style-type: none"> For your information, we are not from DPWH, we are a private consultant in charge of conducting EIA and RAP for the proposed project of DPWH. This IEC is a way of informing you of the proposed project in your area, it is still in the feasibility study. As early as 1996, the project is already under study. Meetings have been conducted since 2004. The reason why we are here is to inform those who will be

<p>replacement. We don't like the expressway. Who will be liable for the noise of the trucks, the smoke and our children? Will the DPWH monitor it? What we should talk about is what people from Tibig wants. Don't threaten us with expropriation and instead let those developers be the one who will be affected by the project. It is very clear the DPWH is in favor of them. People from Tibig will not benefit from the project.</p>	<p>affected their rights and ask their concerns. Unlike before when the government have projects, they want things to be done right away like donation, quit claims, easement and expropriation. We also do survey interview where we ask if you are in favor or not of the project and concerns in the payment of the affected people or families. All of these are included in our study which will be submitted to JICA and DPWH. We are also showing all the possible alternative alignments and inform all the affected the recommended alignment as early as feasibility stage of the project. That is why there is a consultation meeting in the Provincial, Municipal and Barangay level and open forum to hear and note concerns of the affected people. We are documenting concerns and included it in our report.</p>
<ul style="list-style-type: none"> • Since this will be under PPP, you should inform the people and include the public in collecting foliates because what we can see is that only the private sector will fund and benefit forever. • The drawing you presented to us is not straight. It is clear that you are in favor of the developers. Is it right that you are avoiding the big developers so that the government will not pay a big ROW? • Don't threaten us with expropriation and the zonal value, pay us properly. If I were you, don't pass by Tibig. 	<p>✓ Only the Cavite sector will be under the PPP. The Silang-Laguna section will be under the Overseas Development Assistance (ODA). The government will borrow money for this project.</p> <p>✓ The government is also considering the amount to be paid for ROW because this will be coming from the funds of the government or GOP. It is not the private sector who will pay. Even in the PPP or ODA, the payment will still be coming from the funds of the government or GOP in terms of ROW acquisition. We are not the one who designed the project. This is carefully studied by the DPWH and consultants.</p> <p>✓ We are not threatening you with expropriation. As based on our explanation a while ago in the entitlement matrix, we have laws that DPWH follows to acquire ROW. This is based on RA 8974 where in there are 2 offers in purchasing ROW. In case you don't agree with the 2nd offer, that's the time will go to expropriation proceedings. We would like to inform everybody of the law implemented in</p>

<p>Ms. Hermilia Thiayan Landowner</p>	<ul style="list-style-type: none"> • Since you are the one in charge with the study of the project, what solution can you give to those who only have a small land where they earn and get the money to send their children to school. It may seem good to hear that they will be paid by the government but money can be wasted easily. How about them? • Can you re-align the project to avoid the farmers? 	<p>✓ We understand your concern. Anyone who will be affected by the project for sure doesn't want to be affected by it. But even if we move the alignment, there will still be people who will be affected. As of know, we only have those laws that are implemented in the country and DPWH should follow those laws or else they will accountable to the ombudsman.</p> <p>✓ It is better if you write your concerns about the re-alignment of the project, in the form of resolution of position letter, we could include it in our report and DPWH and JICA can consider it while the project is still in the feasibility stage.</p>
<p>Mr. Carlo Tibayan Landowner</p>	<ul style="list-style-type: none"> • It really hurts us if this project will pursue because this is the only land that we have and own. This land is the reason why we are living and able to go to school. What really hurts is we can't do anything because we are fighting against the government and even if we file a case we don't have money to pay. • In a meeting in Trece Martires City in 2004 with a similar project, I ask on the basis on the payment of the land, they said it was tax declaration? 	<p>✓ The offer of DPWH doesn't end with the BIR zonal value only. There are still appraised value based on the study of the land appraisers to meet a just compensation then that's the time it will reach the court if the second offer is not accepted. It is really sad to lose your land but this is part of the development of the government. Cavite and Laguna is already part of the urbanization that is why we have this kind of project. Cavite gave way to pursue the development of this project.</p> <p>✓ As early as 2003, DPWH already has a manual in acquiring ROW based on RA 8974 which was released in 2000. Tax declaration is one of the basis of the land appraisers in appraising the land for the 2nd offer.</p>
<p>Mr. Mario Solis Brgy. Administrator</p>	<ul style="list-style-type: none"> • Will the rivers be affected by the project? 	<p>✓ Based on the initial study, aquafresh and sources of water will not be affected by the project. JICA recently requested an extensive study on the effects of the project with he river. That's why we include it in our study.</p>
<p>Ms. Leony De Jesus Landowner</p>	<ul style="list-style-type: none"> • Will the rivers be dumped or deep excavation will be done to level out the road? If this will happen for sure there will be floods in the area. 	<p>✓ In case it will pass thru a river, they will construct a viaduct or bridge in creeks or in other areas where water passes thru so that it will not obstruct the flow of water. Flooding is included</p>

Mr. Dennis Medina Homeowners	<ul style="list-style-type: none"> How about those people affected who doesn't have any legal document saying that they own the land because some of them are still paying for it? Will they still get the payment for the land? 	<p>in the study we are doing. It is included in the JICA scoping matrix given to you and based on previous studies done, there are no incidence of flooding because the upland slopes are well-drained. With these studies it is believed that the project will not cause any flooding.</p>
	✓	<p>Cases like that will be handled by the grievance committee of DPWH where they will validate first the legality of the land ownership. Whoever is proved as the owner, and then he is the one who will receive the payment.</p>



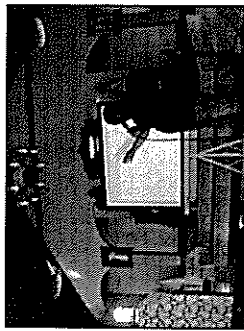
Photo showing the Barangay Hall of Tibig(right) and the Chapel (left) where the meeting was held.



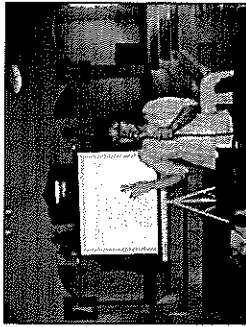
Mr. Boyet Belando leading the opening prayer



Barangay Captain Luciano P. De Jesus delivering his welcome remarks



Engr. Raul A. Felizar (Ecosyscorp Inc.) presenting the project alternative alignments study, project plan and design and the project tentative schedule



Ms. Felicia G. Rubianes (Ecosyscorp, Inc.) explaining the entitlement matrix

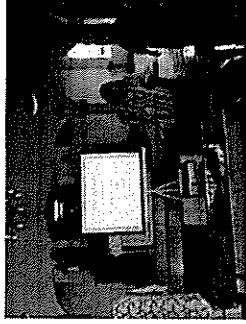
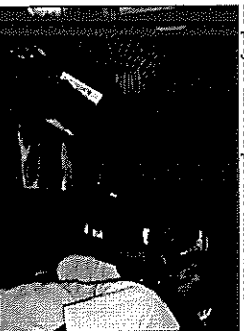


Photo showing the criteria or EIA rating scale of JICA scoping matrix

OPEN FORUM



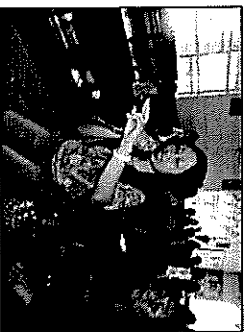
Ms. Catalina Orusco requesting for a consideration of providing relocation site for project affected private landowners



Brgy. Captain Luciano P. De Jesus asking what happen to the community if the project will block their access to the other side of the Barangay.



Ka Rudy Tan *refused to state his real name* expressing his opinions and disagreements for the project particularly the alignment within Brgy. Tibig



Ms. Jennifer Thayan-Manesinguing on the hand that will be traverse in the center by the project alignment



Mr. Carilio Thayan expressing his sentiments regarding his property that will be affected by the project



Ms. Hernilia Thayan asking in behalf of the landowners who has small parcels of lands that will be lose due to this project to re-align the project



Barangay Administrator Mario Solis inquiring on the effect of the project on the environment particularly on the river system



Mr. Dennis Medina asking who will receive the compensation for land if they don't have the legal documents



Ms. Leony De Jesus expressing her concern on the water system that will be affected by the project

Appendix 5-B.8
Meeting #8
Barangay Level
NGO of Carmen, Silang, Cavite

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section) BARANGAY LEVEL IEC MEETING		
Meeting # 8	Date: February 22, 2012	Time: From 1400 To 1500
Venue: Residence of Doretea Contreras, Brgy. Carmen, Municipality of Silang, Province of Cavite		
Type of stakeholder: SAMACA Officers		
Attendees: NGO (AM/IF)		
Purpose of the Meeting:		
<ul style="list-style-type: none"> To explain to the stakeholders the procedures involved in RAP preparation such as tagging, taking of photographs and socio-economic survey; To explain the concept of "cut-off date"; To present the project and the study being undertaken in identifying the alternative alignments; To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix; To explicate the government laws and JICA standards in the entitlements of the PAPs; To allow the PAPs to express their ideas and apprehension on the proposed project 		
Summary of meeting:		
<ul style="list-style-type: none"> The project alignment study, design, plan, alternative study and tentative schedule were presented by Mr. Joseph Vargas (Ecosyscorp, Inc.); The entitlement matrix and JICA scoping matrix were briefly explained by Ms. Felicia G. Rubianes; The concerns were taken and documented; The meeting was adjourned at 1500. 		
Output of meeting:	Issues	Responses
Name(Organization) Ms. Doretea Contreras	<ul style="list-style-type: none"> Our barangay had land issues before. What will happen to those tenants who were already paid with Extraordinary disturbance compensation? And what will happen to those who were not yet paid because some of us here were paid, partially paid and the others unpaid. If ever we will be affected by the project, will the government pay us again? We only have a waiver as a proof, what if we will be affected by the project? Are we still going to receive anything? Will it be possible that our lands will be replaced with other lands if ever we will be affected by the project? 	<ul style="list-style-type: none"> In cases like this, we have a grievance handling committee composed of a Legal Officer from the Legal Service (DPWH Central), IROW Engineer, IROW Agent, Land Management Section Chief/Representative (DENR Regional/Provincial Office), City/Municipal Assessor, Community Environment and Natural Resources Officer (CENRO), RP Preparer (from PMO-BOT or their consultant) to validate and study the current status of the property. We need to know the legalities and status of your case. We will need to communicate with DAR, old owner and Extraordinary to solve the case. According to RA 1035 Sec. 17, coordination with the Ministry of Human Settlements or Ministry of Agrarian Reform is needed to know if there are still CARPABLE lands that can be used to relocate farmers who will lose their farmlands... Based on IFC International Finance Group, World Bank Policy (<i>Guidance Note 5-V2, G22</i>). As a matter of general principle under Performance Standard 5, preference should be given to land-based resettlement strategies for
Mr. Renato Belen		

	<ul style="list-style-type: none"> It has been a long time already since we have been fighting our rights as farmers. It is easy to lose your money but our lands we treasure them as long as we live. 	physically or economically displaced persons whose livelihoods are land based.
Mr. Teodoro Garcia	<ul style="list-style-type: none"> What if the owner of the land is a CLOA holder? What do we need to do so that land will be the payment to those who will be affected? 	<ul style="list-style-type: none"> Landowners from the Public Land Act need to give a Quit Claim. Those free patent, homestead under CA 141, or Public Lands Act and those CLOA without payment as based on CA 141 Section 112 with 20 meters reserved for the government PD 635 (amendment of CA 141 Sec.112) wherein 60 meters is reserved to the government if it will be used for public projects. Only financial assistance will be given according to RA 1035. Payments will also be made for the crops and other improvements.

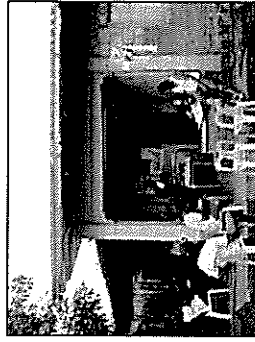


Photo showing the Contreras Residence where the coordination with SAMACA meeting was held.



Photo showing the participants registering their names in the attendance sheet.



Mr. Joseph Vargas (Ecosyscorp, Inc. Study Team Staff) showing the alternative alignment in the cadastral map



Ms. Felicia Rubianes (Ecosyscorp, Inc. Study Team Staff) briefly explaining the objectives of the Meeting, entitlement matrix and the JICA scoping matrix while Mr. Vargas showing the project alternative, plan, design and tentative schedule



Photo showing during the open forum.



SAMACA Ms. Dorothea Contreras filling up JICA scoping matrix while being assisted by study team staff.



Mr. Teodoro Garcia asking how the CLOA holders will be compensated



SAMACA Mr. Dodie Basila filling up JICA scoping matrix while being assisted by study team staff.

OPEN FORUM



Ms. Dorothea Contreras asking how they will get compensated if they already receive the disturbance compensation from the Developer.



Mr. Renato Belen asking if the land for land basis will be given if the PAFs/PAFs will prefer

Appendix 5-B.9
Meeting #9
Barangay Level
Barangay Carmen, Silang, Cavite

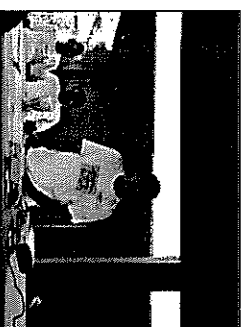
CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section)			
Meeting #: 9	Date: February 24, 2012	Time: From 1000 To 1230	
Venue: Barangay Hall of Carmen, Municipality of Silang, Province of Cavite			
Type of stakeholder: Barangay Officials of Baraogays Munting Ilog, Carmen and Hukay; Senior Citizens Association, Women's Organization, Youth Organization, Farmers Organization, Transport Group and Project Affected Persons (PAPs)			
Attendees: LGU (16M/1P), CBO (2M/4P), NGO (2M/7P), PAPs (9M/3P)			
Purpose of the Meeting:			
<ul style="list-style-type: none"> To explain to the stakeholders the procedures involved in RAP preparation such as tagging, taking of photographs and socio-economic survey; To explain the concept of "cut-off date"; To present the project and the study being undertaken in identifying the alternative alignments; To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix; To explicate the government laws and JICA standards in the entitlements of the PAPs; To allow the PAPs to express their ideas and apprehension on the proposed project 			
Summary of meeting:			
<ul style="list-style-type: none"> The meeting was started with open remarks of Mr. Benigno Manalo (Barangay Captain of Carmen); The objectives of the meeting were explained by Ms. Felicia G. Rubianes (Study Team Staff - Ecosyscorp, Inc.); The project alignment study, design, plan, alternative study and tentative schedule were presented by Engr. Raul Felizar (Ecosyscorp, Inc.); The entitlement matrix and JICA scoping matrix were explained by Ms. Felicia G. Rubianes (Study Team Staff); The concerns of the participants were written in the JICA scoping matrix assisted by the staff of study team. The forum was opened and documented; The meeting was adjourned at 1230. 			
Output of meeting:		Responses	
Name(organization)	Issues	Responses	
Mr. Aurelio Marasigan	• What if only my land will be affected, what will happen?	<ul style="list-style-type: none"> First, we will see first if the land is still viable. If it is not, then the DPWH will buy the whole of it. But if it is still viable, DPWH will only pay the ones to be used in the ROW. If you are the only owner affected, you can forward your concern to your barangay captain so he/she can forward it to the LGU to let DPWH know so it will be included in the detailed engineering design so they can create a box culvert for you that will be for the passage way of people, carabao and tractors for farming. 	
Mr. Renato Belen Farmer's Association- Samahan ng Magsusuka ng Carmen	• Is this road elevated? Because if it is not, the soil may spill down the spring because it is too soft. We are afraid of the possible effect of, it may cause flooding.	<ul style="list-style-type: none"> Not all are elevated. There are some embankment parts and there are also elevated ones or the ones called viaduct specially to places where there are roads. Bridges are to be placed to rivers crossed. 	

Mr. Teodoro Garcia		<ul style="list-style-type: none"> There is one group conducting soil tests to determine if the soil is competent for the foundation or structure. For the situation, according to the environmental protection, a series of siltation dams will be constructed for the wastes and trees washed away by the flood. You will not be flooded. There are still more studies conducted which will address issues regarding environment and communities affected if ever. The project is still on its feasibility stage, there are still more studies to come. We will ask you to answer a scoping matrix for us to be able to collect the different concerns and to include it in the study we are conducting for the project. As of now we do not have a law to reinforce the farmers that will lose their lands. It will be better if you will create a resolution or write your concerns, suggestions so we can study them and include them in our study being conducted. It will not be included in the PPP, it will be included in the ODA or Overseas Development Assistance that will be loaned by the Philippine government on foreign funding agencies. The one to operate the tollway will be the government. 	<ul style="list-style-type: none"> There is one group conducting soil tests to determine if the soil is competent for the foundation or structure. For the situation, according to the environmental protection, a series of siltation dams will be constructed for the wastes and trees washed away by the flood. You will not be flooded. There are still more studies conducted which will address issues regarding environment and communities affected if ever. The project is still on its feasibility stage, there are still more studies to come. We will ask you to answer a scoping matrix for us to be able to collect the different concerns and to include it in the study we are conducting for the project. As of now we do not have a law to reinforce the farmers that will lose their lands. It will be better if you will create a resolution or write your concerns, suggestions so we can study them and include them in our study being conducted. It will not be included in the PPP, it will be included in the ODA or Overseas Development Assistance that will be loaned by the Philippine government on foreign funding agencies. The one to operate the tollway will be the government.
	<ul style="list-style-type: none"> If we're going to oppose will the development/project still pursue? If the government is the only one who will pay for the ROW it will not be enough and the affected farmers will be sad. Will the road be privatized specially the tollway? 	<ul style="list-style-type: none"> Expressed his sentiments regarding the farmers that will be losing their livelihood and farms because of the development created by the government. If we fight for our rights we will be flushed by water cannons and the military will dispose us to stop us from fighting for our rights. 	<ul style="list-style-type: none"> Expressed his sentiments regarding the farmers that will be losing their livelihood and farms because of the development created by the government. If we fight for our rights we will be flushed by water cannons and the military will dispose us to stop us from fighting for our rights.
	<ul style="list-style-type: none"> Can the DPWH increase the prices of the lands they are going to pay to the farmers for them to buy lands in case 	<ul style="list-style-type: none"> Can the DPWH increase the prices of the lands they are going to pay to the farmers for them to buy lands in case 	<ul style="list-style-type: none"> The DPWH is not allowed to increase the prices that they will pay for the lands. The payment should be in accordance with the law because they

	there will be no available lands to replace theirs?	are being audited and any payment that is not in accordance to the law will be raised to the court or the ombudsman.
Ms. Edna Marsisgan	<ul style="list-style-type: none"> How will the payment regarding the tenants go along if there is a problem with the developer? There are tenants that are fully paid, partially paid, and unpaid from the developer as disturbance compensation. 	<ul style="list-style-type: none"> Based on the entitlement matrix, if you are already paid by the developer and you have no land titles or tax declaration, you will no longer receive payments for your lands. You will only be paid for the improvements including improvements on trees and plants. If you're a registered tenant there will be a disturbance compensation payment for you. It will be carefully studied by DPWH and grievance committee. They will look on the legacies and actions that needs to be done.



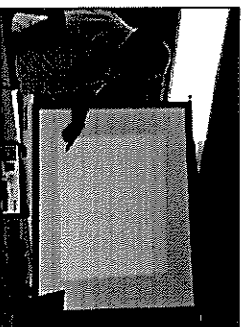
Photo showing the Barangay Hall of Carmen where the consultation meeting was held.



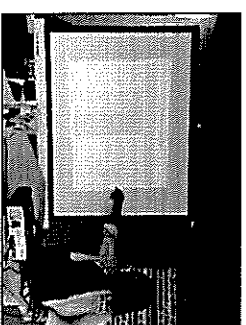
Barangay Captain Benigno Manalo of Barangay Carmen delivering his opening remarks



Photo showing the participants during registration



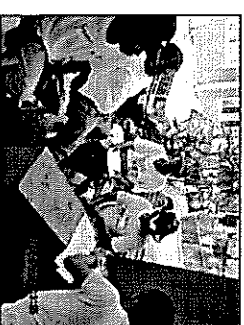
Study team staff presenting the alternative alignments and study undertaken, project design, and tentative schedule



Decyscorp, Inc. study team staff discussing the entitlement matrix



Group discussion on JICA scoping matrix with Women's Organization



Group discussion on JICA scoping matrix with Farmers Group



Explanation of the JICA scoping matrix and the EIA criteria in assessment



Group discussion on JICA scoping matrix with Senior Citizens Association



Group discussion on JICA scoping matrix with Transport Organization



Group discussion on JICA scoping matrix with Farmers Group



Discussion on JICA scoping matrix with Senior Citizens Association

OPEN FORUM



Mr. Aurelio Marasigan asking what will happen if the land will be divided by the project



Mr. Renato Belen inquiring on the project design



Ms. Edna Marasigan inquiring about the lands with legal issues



Mr. Teodoro Garcia expressing his concerns on the affected farmers



Mr. Renato Belen explaining his apprehensions on the effect of the project to the river



Ms. Edna Marasigan querying about the disturbance compensation for tenants

Appendix 5-B.10
Meeting #10
Barangay Level
Barangays Binan, Malamig, Timbao
and Loma, Binan, Laguna

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section)		
BARANGAY LEVEL IEC MEETING		
Meeting #: 10	Date: February 23, 2012	Time: From 0900 To 1230
Venue: Barangay Malamig, Youth Training Center, City of Binan, Province of Laguna		
Type of stakeholder: Barangay Officials of Barangay Binan, Malamig, Timbao and Loma; Senior Citizens Association, Womens Organization, Farmers Organization, Youth Organization and Project Affected Persons (PAPs)		
Attendees: LGU (11M/5P), CBO (M/5P), NGO (1M/1P)		
Purpose of the Meeting:		
<ul style="list-style-type: none"> To explain to the stakeholders the procedures involved in RAP preparation such as tagging, taking of photographs and socio-economic survey; To explain the concept of "cut-off date"; To present the project and the study being undertaken in identifying the alternative alignments; To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix; To explicate the government laws and JICA standards in the entitlements of the PAPs; To allow the PAPs to express their ideas and apprehension on the proposed project 		
Summary of meeting:		
<ul style="list-style-type: none"> The meeting was started with open remarks of Mr. Lito Gagarin (Barangay Councilor); The objectives of the meeting were explained by Ms. Olive Baguio (DPWH-ESSO). The project alignment study, design, plan, alternative study and tentative schedule were presented by Engr. Raul Fellizar (Ecosyscorp, Inc.); The entitlement matrix and JICA scoping matrix were explained by Ms. Felicia G. Rubianes (Study Team Staff); The concerns of the participants were written in the JICA scoping matrix assisted by the staff of study team. The forum was opened and documented; The meeting was adjourned at 1230. 		
Output of meeting	Issues	Responses
Mr. Nestor Yape Brgy. Councilor-Brgy. Malamig, Binan Laguna	<ul style="list-style-type: none"> Why did you ask us to go to this meeting when we are not affected by the project? 	<ul style="list-style-type: none"> Each affected province, municipality and barangay needs to be informed regarding the project even if they are not directly affected by the project. It is not proper for the government to implement its projects without informing the people. The projects of the government are for the benefit of the people, that is why we are asking your opinion about the project because JICA and DPWH will study the effect of the project to the people.
Mr. Lito Gagarin Brgy. Councilor - Brgy. Malamig, Binan Laguna	<ul style="list-style-type: none"> Will the affected houses/structures, trees and other crops be compensated first before the start of the project? 	<ul style="list-style-type: none"> As seen on the project schedule, RRWW acquisition will be ahead of the construction of the project. There will be no demolition unless all the affected families, and others affected be properly compensated first as based on the law.

	<ul style="list-style-type: none"> How can we receive the payment, do we still need to go to Malacanang to claim the payment? 	<ul style="list-style-type: none"> The payment will be given personally with the LGU and Barangay Captain as witnesses.
Mr. Elias Baldera Brgy. Councilor - Brgy. Malamig, Binan Laguna	<ul style="list-style-type: none"> What assurance can you give us that there will be an increase in income in our barangay with this development? Will our barangay benefit from the tollgate and toll fees? Do we have another meeting before the start of the project? 	<ul style="list-style-type: none"> According to the law, 70% of the construction workers should be from the affected areas. For those who will not be able to work, a livelihood assistance will be given by the government. At this moment, we can't answer your concerns because it is not final yet on where the tollgates will be placed. Wherever the tollgate will be located for the toll fees that is where they will pay their taxes depending on the covered municipality or Barangay. Yes, there will be a series of meetings that will be conducted to determine if the project will push thru or not.
Captain Joel M. Aviso Brgy. Captain of Brgy. Binan, Binan Laguna	<ul style="list-style-type: none"> Concerns regarding social impact. Do you have a concrete and long term program to those who will be affected by the project? Do you have funds for social impact? Can we consider your agency as the one who will be in charge in developing those programs since you are the pioneer in this kinds of studies and projects? So that we will just choose and implement it in our area? Because not all elected officials have the capacity to develop long term programs. Do you have other studies made that we can read? So we can have ideas? 	<ul style="list-style-type: none"> As of now, there is no livelihood projects or concrete programs for social impacts since the project is still under study. Social impact programs or transition programs will be coming from the recommendation of the barangays. TESDA and DSWD are the government agencies in charge in developing those programs. Our job in resettlement action plan is to give recommendations, findings and plans that we get from the response of the affected people from the project. This information are validated and studied by DPWH and foreign funding agencies if it is feasible or not. We are not involved in the implementation process because another agency of the government is in charge in the implementation of the study. We have different study conducted. Some of it is submitted in DENR for ECC application, there are also copies given to the host municipality/city. It can be read by the public.

	<ul style="list-style-type: none"> • Are there other issues already addressed since the start of the development? • Can we have a copy of the meeting minutes today? • Can you give hypothetical percentage if the project is feasible or not? 	<p>✓ Yes.</p> <p>✓ We can provide you a copy of the minutes of the meeting with photo documentation.</p> <p>✓ As of now, we cannot give hypothetical answer if the project is feasible or not, this project is still under study, there are many criteria to consider.</p>
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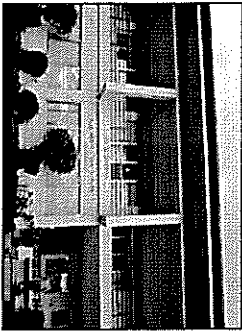


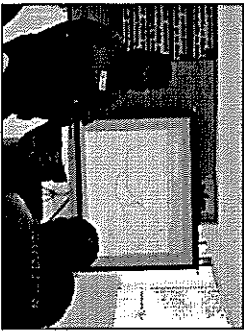
Photo showing the Training Center of Barangay Malamig where the IEC meeting was held



Barangay Councilor Lito Gagarin delivering his opening remarks



Participant's during registration



Ms. Olive Bagio, DSSO-DPVH explaining the objectives of the meeting, and presenting the project alternative alignments, study, design, plan and tentative schedule



Ms. Felicia G. Rubianes, Ecosyscorp. Inc. discussing the entitlement matrix



Group discussion on JICA scoping matrix with Youth Representatives(Sangguniang Kabataan Councilors)



Study team staff assisting in writing the concern in JICA scoping matrix



Photo showing the explanation of JICA scoping matrix and its criteria in assessing the concern



Group discussion on JICA scoping matrix with Womens Organization



Study team staff assisting the participant on JICA scoping matrix

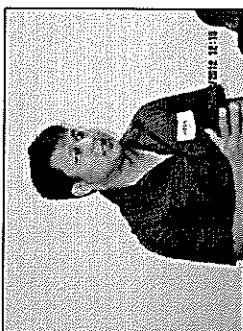
OPEN FORUM



Brgy. Councilor Lito Gagarin inquiring on the mode of payment to affected landowners



Brgy. Councilor Alfredo Yape asking the reason for informing them although they are not directly affected by the project



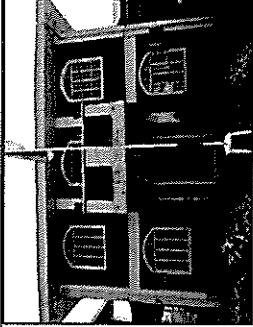





Brgy. Captain of Binan Joel M. Aviso asking the availability of funds and livelihood programs that can be implemented

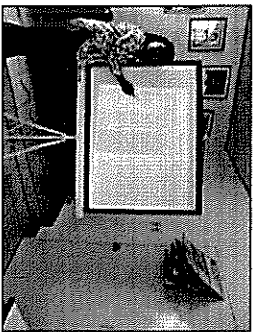


Brgy. Councilor Elias Baldera inquiring on how can their barangay benefited from the income of the tollway

Appendix 5-B.11
Meeting #11
Barangay Level
Barangays Pulong Sta. Cruz
and Malitlit, Sta. Rosa, Laguna

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section)		
BARANGAY LEVEL IEC MEETING		
Meeting #: 11	Date: February 23, 2012	Time: From 14000 To 1530
Venue: 2 nd Floor Barangay Session Hall, Brgy. Pulong Sta. Cruz, City of Santa Rosa, Province of Laguna		
Type of stakeholder: Barangay Officials of Barangays Pulong Sta. Cruz and Malilit; Senior Citizens Association Health Organization and Women's Organization		
Attendances: LGU (2M/P), CBO (M2/P), NGO (1M/2/P)		
Purpose of the Meeting:		
<ul style="list-style-type: none"> To explain to the stakeholders the procedures involved in RAP preparation such as tagging, taking of photographs and socio-economic survey; To explain the concept of "cut-off date"; To present the project and the study being undertaken in identifying the alternative alignments; To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix; To explicate the government laws and JICA standards in the entitlements of the PAPs; To allow the PAPs to express their ideas and apprehension on the proposed project 		
Summary of meeting:		
<ul style="list-style-type: none"> The meeting was started with a prayer led by Ms. Tarcy Marquez (Health officer), followed by open remarks of Mr. Nestor P. Caluanga (Pulong Sta. Cruz Barangay Councilor); The objectives of the meeting were explained by Ms. Olive Baguio (DPWH-ESSO). The project alignment study, design, plan, alternative study and tentative schedule were presented by Engr. Raul Felizar (Ecosyscorp, Inc.); The entitlement matrix and JICA scoping matrix were explained by Ms. Felicia G. Rubianes (Study Team Staff); The concerns of the participants were written in the JICA scoping matrix assisted by the staff of study team. The forum was opened and documented; The meeting was adjourned at 1530. 		
Output of meeting:		
Name(organization)	Issues	Responses
Ms. Adelina Dum Dumaya President-Senior Citizens Association	<ul style="list-style-type: none"> Can we ask for help to employ our unemployed people in our barangay during construction? 	<ul style="list-style-type: none"> ✓ The people in the barangays will play a major role during construction because they will be hired as workers during construction as a way of helping them.
Mr. Nestor P. Caluanga Brgy. Councilor - Brgy. Pulong Sta. Cruz, Sta. Rosa	<ul style="list-style-type: none"> Will there be a fixed price/rate on the toll fee? It might be like SLEX where toll fees are so high. 	<ul style="list-style-type: none"> ✓ The Toll Regulatory Board is the one who will dictate the price of the toll fees. We can't answer your question since they are from another agency and we are here to conduct a study for the consultants and for the implementation of DPWH.
	<ul style="list-style-type: none"> Will there be a public hearing before the start of the project? 	<ul style="list-style-type: none"> ✓ Yes, there's a series of consultation meetings before the start of the project and the DPWH will post a signboard regarding to the project.
	<ul style="list-style-type: none"> Will the CALAX have a complete facility? Like 	<ul style="list-style-type: none"> ✓ Foreign funding agencies have standards to follow in the design of the roads which includes the facilities and

	lighting, emergency hotline and signboards to avoid accidents?	security.
		
		
Photo showing the Barangay Hall of Pulong Sta. Cruz where the consultation meeting was held.	Photo showing the participants registering their names in the attendance sheet	Photo showing the participants registering their names in the attendance sheet
Ms. Tarcy Marquez leading the prayer	Ms. Olive Baguio explaining the objectives of the IEC Meeting	Brgy. Councilor Mr. Nestor Caluanga delivering his welcome remarks
		Ms. Olive Baguio showing the alternative alignments study, project plan and design, and the tentative schedule



Study team staff presenting the entitlement matrix of each type of loss

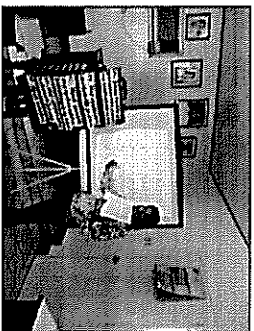


Photo showing the JICA scoping matrix being discussed by the study team staff and explaining how to assess their concern



Small group discussion on filling up JICA scoping matrix being assisted by study team staff



Group discussion on JICA scoping matrix with Senior Citizen and Womens Organization

OPEN FORUM



Ms. AdelmaDumduwaya inquiring if the residents can apply as construction worker during the construction of the project



Mr. Nestor P. Caluanga asking if the tollfee has a fixed price

Appendix 5-B.12
Meeting #12
Barangay Level
Barangay Inchican, Silang, Cavite

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section) BARANGAY LEVEL JEC MEETING		
Meeting # 12	Date: February 24, 2012	Time: From 1330 To 1600
Venue: Barangay Hall of Inchican, Municipality of Silang, Province of Cavite		
Type of stakeholder: Barangay Officials of Barangays Inchican; Senior Citizens Association, Women's Organization, Health Organization, Farmer's Organization, Homeowners and Project Affected Persons (PAPs)		
Attendances: LGU (1M/3F), CBO (M/4F), NGO (1M/2F)		
Purpose of the Meeting:		
<ul style="list-style-type: none"> To explain to the stakeholders the procedures involved in RAP preparation such as tagging, taking of photographs and socio-economic survey; To explain the concept of "cut-off date"; To present the project and the study being undertaken in identifying the alternative alignments; To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix; To explicate the government laws and JICA standards in the entitlements of the PAPs; To allow the PAPs to express their ideas and apprehension on the proposed project 		
Summary of meeting:		
<ul style="list-style-type: none"> The meeting was started with a prayer led by Ms. Edna Mapalo followed by open remarks of Ms. Asuncion Reyes (Barangay Councilor of Inchican); The objectives of the meeting were explained by Ms. Felicia G. Rubianes (Study Team Staff – Ecosyscorp, Inc.). The project alignment study, design, plan, alternative study and tentative schedule were presented by Mr. Joseph Vargas (Ecosyscorp, Inc.); The entitlement matrix and JICA scoping matrix were explained by Ms. Felicia G. Rubianes (Study Team Staff); The concerns of the participants were written in the JICA scoping matrix assisted by the staff of study team. The forum was opened and documented; The meeting was adjourned at 1600. 		
Output of meeting:		
Name/Organization)	Issues	Responses
Mr. Romulo Valdez NGO- SamahanngMagsasakan gInchican	• Which would be a better alternative for the affected farmers, it would be better maybe if the affected farmers will be given lands instead of money specially the tenants.	✓ It is said in EO 1035 that the Ministry of Human Settlements and Agrarian Reform and other agencies will be the one to assist on the relocation of the tenants affected by the project. It is also one of the requirements of JICA that land must be replaced by land lost by farmers. We first need to know if there are available feasible lands to replace the loss farmlands of the farmers. One of the questions in our survey to be conducted is "which would they prefer as replacement, land or financial assistance?"
Ms. Gregoria Sagawa NGO- SamahanngMagsasakan gInchican and	• Disturbance compensation in the law is not enough. It is too small in replacement for the less livelihood of the farmers	✓ We also know that it is really not enough for the farmers but there is no law in the Philippines as of now to give the right compensation for the

Ecosyscorp, Inc.

Cavite – Laguna Expressway Project

Representative of Women's Organization	which is their primary source of income.	farmers. DPWH is also not allowed to give more than the law says because they are being audited and if they break the law they would be facing the ombudsman.
Ms. Melanie Tehana Resident of Brgy. Inchican	<ul style="list-style-type: none"> Will it be possible to sell a land even if the owner knows that it will be affected by CALAX project since the project is not yet final? Where will we submit the scoping matrix and survey forms if not yet finished? 	<ul style="list-style-type: none"> Yes, it is possible because the project is still on its feasibility stage, it would be on the conscience of the seller to sell it even though he/she knows that there's a possibility that the land he/she is selling will be affected by the project. This is what call "in bad faith". The only advice to land buyers is that they coordinate with the assessor's office to know the status of the land because they are the ones to know first specially with regards to this kind of projects. You can submit the survey forms and scoping matrix to your barangay captains, we will just pick it up there if it is ready and available.

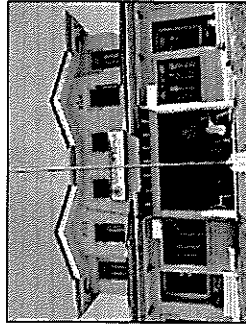


Photo showing the Barangay Hall of Inchican where the consultation meeting was held.



Photo showing the participant's registration on attendance sheet.



Barangay Health Worker Ms. Edna Mapalo leading the opening prayer



Brgy. Councilor Ms. Asuncion B. Reyes delivering her opening remarks

Cavite – Laguna Expressway Project



Study Team Member Mr. Joseph T. Vargas explaining the Objectives of the meeting, and presenting the project alternative alignments, design, plan, study and schedule were discussed by



Presentation of entitlement matrix being discussed by Study Team Member Ms. Felicia G. Rubianes.

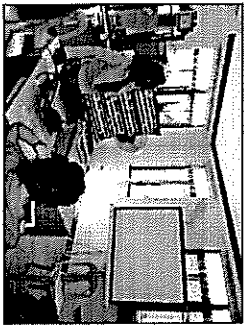


Photo showing the presentation of JICA scoping matrix and criteria for assessment of impact



Discussion on JICA scoping matrix with homeowner's of Brey. Indichean, Siyang, Cavite.



Discussion on JICA scoping matrix with Senior Citizens Association of Brey. Carmen, Siyang, Cavite



Discussion on JICA scoping matrix with Barangay Health Worker of Brey. Indichean, Siyang, Cavite.



Discussion on JICA scoping matrix with Women's and Farmers Association Samahan ng Magsasaka ng Indichean (SAMACHISKA)

OPEN FORUM



Mr. Romulo Valdez asking for land for land replacement for the farmers to be affected



Ms. Melanie Tehenu asking if it is possible to sell a property knowing that the property will be affected by the government project.



Ms. Gregoria Sagawa discussing her concerns regarding the farmers who will lose their farmlands as their primary source of living

Appendix 5-B.13

Meeting #13

LGU Level Province of Laguna

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section)			
Meeting #: 13	Date: February 29, 2012	Time: From 1000 To 1205	
Venue: 2nd Floor, Governor's Conference Room, Sta. Cruz, Provincial Capitol of Laguna			
Type of stakeholder: Provincial Department Officials of Laguna			
Attendees: LGU (4M/6F), CBO (3M/F)			
Purpose of the Meeting:			
<ul style="list-style-type: none"> To observe proper protocol; To gain trust and cooperation among the stakeholders; To present the project and the study being undertaken in identifying the alternative alignments; To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix; To explicate the government laws and JICA standards in the entitlements of the PAPs; To address/gather the issues and concerns of the participants with regard to the proposed project 			
Summary of meeting:			
<ul style="list-style-type: none"> The meeting was started with welcome remarks of Mr. Carlos Dolendo (Chief of Staff from Governors Office). The objectives of the meeting were explained by Ms. Olive Baguio (DPWH-ESSO). The project alignment study, design, plan, alternative study and tentative schedule were presented by Mr. Ryuichi Eueno (CTD); The entitlement matrix and JICA scoping matrix were explained by Ms. Annabelle N. Herrera (Ecosyscorp. Inc.); The forum was open every presentation; The closing remarks was delivered by Mr. Carlos Dolendo (Chief of Staff from Governors Office); The meeting was adjourned at 12:05 pm. 			
Output of meeting:			
Name/Organization) Mr. Carlos Dolendo Chief of Staff – Office of the Governor	Issues	Responses	
	<ul style="list-style-type: none"> What alignment is more favorable and why? 	<ul style="list-style-type: none"> Alignment 3 is the recommended alignment because the social impact, traffic volume and the cost is being considered in the project. 	
	<ul style="list-style-type: none"> Does the cost of construction remains constant whatever the alignment is? 	<ul style="list-style-type: none"> No, every alignment has a corresponding cost. 	
	<ul style="list-style-type: none"> How long is this expressway and how much will it cost per kilometer? 	<ul style="list-style-type: none"> The proposed CALAX project is 18.6 kilometers. 	
	<ul style="list-style-type: none"> How long this study goes as well as the implementation? 	<ul style="list-style-type: none"> The study was conducted last September 2011 and deadline will be on March 2012, the ROW acquisition will start middle of 2012-2015 and the construction period will be on 2015-2017. 	
	<ul style="list-style-type: none"> Will you put a service road in case the affected lands will be divided? Is the service road part of the ROW acquisition? 	<ul style="list-style-type: none"> The service road is part of the ROW acquisition, all existing roads will not be blocked, and the design for that will be viaduct or underpass. 	
	<ul style="list-style-type: none"> Why is it that this project is not under PPP? 	<ul style="list-style-type: none"> This project is under Overseas Development Assistance. This is not under PPP because 	

Mr. Valentine Guidote Jr. Provincial Planning & Development Coordinator	<ul style="list-style-type: none"> Is the scoping matrix supported by law and what's the importance of this? Who else needs to fill this? 	<p>✓ The scoping matrix was designed and made by JICA to collect the concerns of the project affected people, directly or indirectly. It is important for JICA because they consider more on the social impact of the project.</p> <p>✓ This was being filled by Provincial Officers, LGU, NGOs, POs, directly and indirectly affected peoples.</p>
	<ul style="list-style-type: none"> Concerns regarding on the CALAX Project 3 years ago, that the City of Santa Rosa giving the endorsement to the RDC that there is no ROW agreement between the subdivision owners and the City Government. We just want to make it clear that the RDC will only give the endorsement once the ROW is already cleared. 	<p>✓ We already had a meeting and negotiations with all the developers to be affected as well as the affected Barangays and the project affected peoples directly and indirectly to collect all the concerns.</p>
Atty. Elmer D. Cabello Trial Attorney III Department of Agrarian Reform Office	<ul style="list-style-type: none"> What is the origin or basis of the disturbance compensation as well as the computation? Is it only for agricultural lessees? 	<p>✓ The basis for the compensation as well as the computation is based on the International Standards for International lending countries. This laws is only applicable for national infrastructure.</p> <p>✓ For CLOA holders or not, the affected land will not be compensate. Disturbance compensation for lessees/tenants and cash compensation is based on its current market values for affected trees and crops. Based on RA 6389 section 7, there will be a disturbance compensation for agricultural lessees equivalent to 5 times the average gross harvest for the last 3 years of harvest not less than Php16,000. And cash compensation for affected crops and trees.</p>
	<ul style="list-style-type: none"> What is the mode of payment for CLOA holders? 	<p>✓ The conversion permit won't be needed because the land will be compensating at its current land use. If the lessee or the owner won't agree, the government will exercise the "power of eminent domain."</p>
	<ul style="list-style-type: none"> Is the land conversion still being needed? 	<p>✓ The conversion permit won't be needed because the land will be compensating at its current land use. If the lessee or the owner won't agree, the government will exercise the "power of eminent domain."</p>
	<ul style="list-style-type: none"> What if the lessee/owner won't agree? 	<p>✓ Based on EO 1035, if the owner won't agree, the government has the right to execute the "power to expropriate".</p>

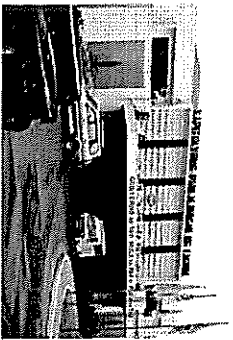


Photo showing the Provincial Capitol of Laguna where the meeting was held



Mr. Carlos Dolendo, Chief of Staff from Governor's Office, delivering welcome remarks in behalf of the Provincial Governor



Mr. Ueno Ryuchi, CTI-JICA, presenting the project alternative alignment study, project plan, design and tentative schedule

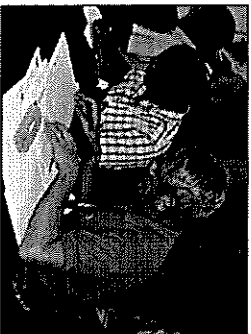


Photo showing the participants during the registration



Ms. Olive Bagutio (DPWH-ESSO) explaining the objectives of the meeting



Ms. Annabelle N. Herrera, Team Leader of Ecoyscorp. Inc. (study team), explaining the entitlement matrix and JICA scoping matrix



Photo showing the active participation of the participants in filling up the JICA scoping matrix



Participants filling up the JICA scoping matrix (from left: Mr. Dolendo, Ms. Garcia and Ms. Coral)



Participants filling up the JICA scoping matrix.



Participants filling up the JICA scoping matrix (from left: PPDO Valentin Guidote, Arlet Estrosa, Charisse Reyes Governor's Office)

OPEN FORUM



Mr. Carlos Dolendo, Chief of Staff from Governor's office, speaking into a microphone.



Mr. Carlos Dolendo, Chief of Staff from Governor's office, speaking into a microphone.



Mr. Carlos Dolendo, Chief of Staff from Governor's office, speaking into a microphone.



Mr. Carlos Dolendo, Chief of Staff from Governor's office, speaking into a microphone.

Appendix 5-B.14
Meeting #14
Barangay Level
Barangays Don Jose and
Sto. Domingo, Sta. Rosa, Laguna

CAVITE LAGUNA EXPRESSWAY PROJECT (Laguna Section)		
Meeting #: 14 Venue: Barangay Session Hall, Brgy. Don Jose, Santa Rosa, Laguna	BARANGAY LEVEL IEC MEETING Date: March 07, 2012 Time: From 1600 To 1500	
Type of stakeholder: Barangay Officials of Barangays Don Jose and Sto. Domingo; Senior Citizens Association and Transport Group		
Attendees: LGU (7M/1F), NGO (2M/1F)		
Purpose of the Meeting: <ul style="list-style-type: none"> To explain to the stakeholders the procedures involved in RAP preparation such as tagging, taking of photographs and socio-economic survey; To explain the concept of "cut-off date"; To present the project and the study being undertaken in identifying the alternative alignments; To explain and identify the impacts of the project and concerns of the participants in the form of JICA scoping matrix; To explicate the government laws and JICA standards in the entitlements of the PAPs; To allow the PAPs to express their ideas and apprehension on the proposed project 		
Summary of meeting: <ul style="list-style-type: none"> The meeting was started with theopen remarks of Brgy. Capt. Jose Joel Aala (Don Jose); The objectives of the meeting were explained by Ms. Felicia G. Rubianes (Study Team Staff). The project alignment study, design, plan, alternative study and tentative schedule were presented by Engr. Raul Fellizar (Ecosyscorp, Inc.); The entitlement matrix and JICA scoping matrix were explained by Ms. Felicia G. Rubianes; The concerns of the participants were written in the JICA scoping matrix assisted by the staff of study team. The forum was opened and documented; The meeting was adjourned at 1500. 		
Output of meeting:		
Name(organization)	Issues	Responses
	<ul style="list-style-type: none"> Where is Don Jose in the project alignment? 	<ul style="list-style-type: none"> ✓ The project alignment in the part of Brgy. Jose is within the property of developers (Laguna Techno Park).
	<ul style="list-style-type: none"> Brgy. Sto. Domingo is very near Brgy. Carmen of Silang Cavite, is there any private land to be affected in our barangay? 	<ul style="list-style-type: none"> ✓ There is no private land to be affected in Brgy. Sto. Domingo because the alignment parallel to Brgy. Carmen is within the river and the design is viaduct.



Photo showing the Barangay Hall of Don Jose where the consultation meeting was held.



Brgy. Capt. Jose Joel Aala of Don Jose delivering his welcome remarks



Mr. Raul A. Fellizar showing the alternative alignments study, project plan and design, and the tentative schedule



Photo showing the participants registering their names in the attendance sheet



Ms. Felicia Rubianes (Ecosyscorp, Inc. Study Team Staff) explaining the objectives of the IEC Meeting and the entitlement matrix



Study team staff explaining the procedure in assessing the concern in entitlement matrix in local language while participants are filling up the matrix

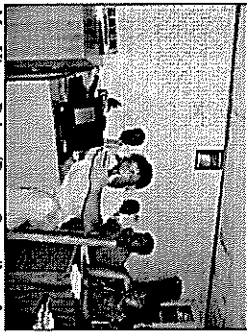


Participants (Don Jose) filling up JICA scoping matrix while being assisted by study team staff



Participants (Sto. Domingo) filling up JICA scoping matrix while being assisted by study team staff

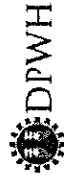
OPEN FORUM



Mr. Victor Belen (Brey, Councilor of Don Jose) inquiring on the alignment within their barangay



Ms. LinaOquino (Brey, Councilor of Sto. Domingo) asking if there is private land to be affected within their barangay



PROGRAMME

Information, Education & Communication (IEC) Meeting
LGU Level

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: 3rd Floor Function Room,
City Hall of Binan City
Province of Laguna
1000-1200HH, February 17, 2012

I. Registration 1000-1015 HH	Function Room
II. Opening Remarks	Mr. Julius R. Espinosa Executive Assistant-Office of the City Mayor
III. Introduction of Participants	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
IV. Objectives of the Meeting	Ms. Olive Baguio DPWH-ESSO
V. Presentation of Project Alternative Alignments	Mr. Ueno Ryuichi JICA Study Team
VI. Presentation of JICA Scoping Matrix	Ms. Annabelle N. Herrera ECOSYSCORP, INC.
VII. Open Forum on JICA Scoping Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
VIII. Presentation of RAP Entitlement Matrix	Ms. Annabelle N. Herrera ECOSYSCORP, INC.
IX. Open Forum on Entitlement Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
X. Recap of the Open Forum	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
XI. Closing Remarks	Hon. Joel M. Aviso Barangay Captain of Binan



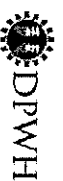
PROGRAMME

Information, Education & Communication (IEC) Meeting
LGU Level

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: 5th Floor Session Hall,
New Government Center of Santa Rosa
Province of Laguna
1430-1600, February 17, 2012

I. Registration 1430-1445 HH	Session Hall
II. Opening Remarks	Mr. Danilo C. Pablo CPDO Officer
III. Introduction of Participants	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
IV. Objectives of the Meeting	Ms. Olive Baguio DPWH-ESSO
V. Presentation of Project Alternative Alignments	Mr. Ueno Ryuichi JICA Study Team
VI. Presentation of JICA Scoping Matrix	Ms. Annabelle N. Herrera ECOSYSCORP, INC.
VII. Open Forum on JICA Scoping Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
VIII. Presentation of RAP Entitlement Matrix	Ms. Annabelle N. Herrera ECOSYSCORP, INC.
IX. Open Forum on Entitlement Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
X. Recap of the Open Forum	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
XI. Closing Remarks	Ms. Nelly D.C. Gomez City Assessor



PROGRAMME

Information, Education & Communication (IEC) Meeting
LGU Level

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: 2nd Floor Ceremonial Hall
Provincial Capitol of Cavite
Trece Martires City, Province of Cavite
1000-1200HH, February 15, 2012

- I. Registration 1000-1015 HH
Cereimonial Hall
- II. Opening Remarks
Mr. Jesus I. Barrera
PPDO Officer
- III. Introduction of Participants
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- IV. Objectives of the Meeting
Ms. Olive Baguio
DPWH-ESSO
- V. Presentation of Project Alternative Alignments
Mr. Ueno Ryuichi
JICA Study Team
- VI. Presentation of JICA Scoping Matrix
Ms. Annabelle N. Herrera
ECOSYS CORP, INC
- VII. Open Forum on JICA Scoping Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
- III. Presentation of RAP Entitlement Matrix
Ms. Annabelle N. Herrera
ECOSYS CORP, INC.
- IX. Open Forum on Entitlement Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
- X. Recap of the Open Forum
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- XI. Closing Remarks
Ms. Josephine A. Daza
Provincial Treasurer



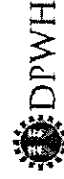
PROGRAMME

Information, Education & Communication (IEC) Meeting
LGU Level

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: 3rd SB Session Hall,
Municipal Hall of Siliang
Province of Cavite
1330-1500HH, February 15, 2012

- I. Registration 1330-1345 HH
SB Session Hall
- II. Opening Remarks
Mr. Chito Gonzales
Municipal Administrator
- III. Welcome Remarks
Atty. Hermingildo M. Linaja
Municipal Vice-Mayor
- IV. Introduction of Participants
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- V. Objectives of the Meeting
Ms. Olive Baguio
DPWH-ESSO
- VI. Presentation of Project Alternative Alignments
Mr. Ueno Ryuichi
JICA Study Team
- VII. Presentation of JICA Scoping Matrix
Ms. Annabelle N. Herrera
ECOSYS CORP, INC
- VIII. Open Forum on JICA Scoping Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
- IX. Presentation of RAP Entitlement Matrix
Ms. Annabelle N. Herrera
ECOSYS CORP, INC.
- X. Open Forum on Entitlement Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
- XI. Recap of the Open Forum
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- XII. Closing Remarks
Mr. Romeo Alilio
MPDO Officer



PROGRAMME

Information, Education & Communication (IEC) Meeting

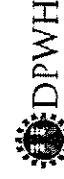
LGU Level

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: 2nd Floor Conference Room,
Provincial Capitol of Laguna
Santa Cruz, Province of Laguna
1000-1200HH, February 29, 2012

I. Registration 1000-1015 HH	Conference Room
II. Opening Remarks	Mr. Carlos Dolendo Chief Administrator-Governor's Office
III. Introduction of Participants	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
IV. Objectives of the Meeting	Ms. Olive Baguio DPWH-ESSO
V. Presentation of Project Alternative Alignments	Mr. Ueno Ryuichi JICA Study Team
VI. Presentation of JICA Scoping Matrix	Ms. Annabelle N. Herrera ECOSYSCORP, INC.
VII. Open Forum on JICA Scoping Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
VIII. Presentation of RAP Entitlement Matrix	Ms. Annabelle N. Herrera ECOSYSCORP, INC.
IX. Open Forum on Entitlement Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
X. Recap of the Open Forum	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
XI. Closing Remarks	Mr. Valentin P. Guidote PPDO Officer



PROGRAMME

Information, Education & Communication (IEC) Meeting

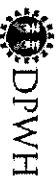
Barangay Level

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: 2nd Floor Session Hall,
Barangay Hall of Sabutan
Silang, Cavite
0900-1200HH, February 20, 2012

I. Registration 0900-0915 HH	Session Hall
II. Opening Remarks	Hon. Jose B. Sandejas Barangay Captain
III. Introduction of Participants	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
IV. Objectives of the Meeting	Mr. Raul A. Fellizar ECOSYSCORP, INC.
V. Presentation of Project Alternative Alignments	Mr. Raul A. Fellizar ECOSYSCORP, INC.
VI. Presentation of JICA Scoping Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
VII. Open Forum on JICA Scoping Matrix	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
VIII. Presentation of RAP Entitlement Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
IX. Open Forum on Entitlement Matrix	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
X. Recap of the Open Forum	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
XI. Closing Remarks	Hon. Edith Baranda Barangay Councilor



PROGRAMME

Information, Education & Communication (IEC) Meeting
Barangay Level
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: Barangay Hall of Kaong
Municipality of Silang, Cavite
1330-1700HH, February 20, 2012

- I. Registration 1330-1315 HH
Barangay Hall
- II. Opening Remarks
Captain Domingo D. Ortega
Barangay Captain
- III. Introduction of Participants
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- IV. Objectives of the Meeting
Mr. Raul A. Fellizar
ECOSYS CORP, INC.
- V. Presentation of Project
Alternative Alignments
Mr. Raul A. Fellizar
ECOSYS CORP, INC.
- VI. Presentation of JICA Scoping
Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
- VII. Open Forum on JICA Scoping
Matrix
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- VIII. Presentation of RAP Entitlement
Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
- IX. Open Forum on Entitlement
Matrix
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- X. Recap of the Open Forum
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- XI. Closing Remarks
Captain Domingo D. Ortega
Barangay Captain

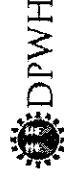


PROGRAMME

Information, Education & Communication (IEC) Meeting
Barangay Level
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: Barangay Hall of Tbig,
Municipality of Silang, Cavite
0900-1200HH, February 21, 2012

- I. Registration 0900-0915 HH
Barangay Hall
- II. Opening Remarks
Captain Luciano P. De Jesus
Barangay Captain
- III. Introduction of Participants
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- IV. Objectives of the Meeting
Mr. Raul A. Fellizar
ECOSYS CORP, INC.
- V. Presentation of Project
Alternative Alignments
Mr. Raul A. Fellizar
ECOSYS CORP, INC.
- VI. Presentation of JICA Scoping
Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
- VII. Open Forum on JICA Scoping
Matrix
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- VIII. Presentation of RAP
Entitlement Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
- IX. Open Forum on Entitlement
Matrix
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- X. Recap of the Open Forum
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- XI. Closing Remarks
Captain Luciano P. De Jesus
Barangay Captain



PROGRAMME

Information, Education & Communication (IEC) Meeting

Barangay Level

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: Barangay Hall of Carmen
Municipality of Silang, Cavite
1000-1200HH, February 22, 2012

I.	Registration 1000-1015 HH	Barangay Hall
II.	Opening Remarks	Captain Benigno R. Manalo Barangay Captain
III.	Introduction of Participants	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
IV.	Objectives of the Meeting	Mr. Raul A. Fellizar ECOSYSCORP, INC.
V.	Presentation of Project Alternative Alignments	Mr. Raul A. Fellizar ECOSYSCORP, INC.
VI.	Presentation of JICA Scoping Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
VII.	Open Forum on JICA Scoping Matrix	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
VIII.	Presentation of RAP Entitlement Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
IX.	Open Forum on Entitlement Matrix	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
X.	Recap of the Open Forum	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
XI.	Closing Remarks	Captain Benigno R. Manalo Barangay Captain



PROGRAMME

Information, Education & Communication (IEC) Meeting

Barangay Level

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: Youth Training Building
Barangay Malaming
City of Binan, Province of Cavite
0900-1100HH, February 23, 2012

I.	Registration 0900-0915 HH	Training Room
II.	Opening Remarks	Captain Romeo Casas Barangay Captain
III.	Introduction of Participants	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
IV.	Objectives of the Meeting	Mr. Raul A. Fellizar ECOSYSCORP, INC.
V.	Presentation of Project Alternative Alignments	Mr. Raul A. Fellizar ECOSYSCORP, INC.
VI.	Presentation of JICA Scoping Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
VII.	Open Forum on JICA Scoping Matrix	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
VIII.	Presentation of RAP Entitlement Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
IX.	Open Forum on Entitlement Matrix	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
X.	Recap of the Open Forum	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
XI.	Closing Remarks	Captain Romeo Casas Barangay Captain



PROGRAMME

Information, Education & Communication (IEC) Meeting
Barangay Level
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: 2nd Floor Session Hall,
Barangay Hall of Pulong Santa Cruz
Santa Rosa City, Province of Laguna
1330-1600HH, February 23, 2012

- I. Registration 1330-1315 HH
Session Hall
- II. Opening Remarks
Hon. Constanca L. Dones
Barangay Captain
- III. Introduction of Participants
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- IV. Objectives of the Meeting
Mr. Raul A. Felizar
ECOSYS CORP, INC.
- V. Presentation of Project
Alternative Alignments
Mr. Raul A. Felizar
ECOSYS CORP, INC.
- VI. Presentation of JICA Scoping
Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
- VII. Open Forum on JICA Scoping
Matrix
Ms. Crisley Ian V. Diot
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- VIII. Presentation of RAP Entitlement
Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
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Matrix
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- X. Recap of the Open Forum
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- XI. Closing Remarks
Captain Constanca L. Dones
Barangay Captain

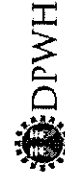


PROGRAMME

Information, Education & Communication (IEC) Meeting
Barangay Level
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: Barangay Hall of Incheon,
Municipality of Silang, Cavite
1330-1600HH, February 23, 2012

- I. Registration 1330-1315 HH
Barangay Hall
- II. Opening Remarks
Hon. Francisco Bautista
Barangay Captain
- III. Introduction of Participants
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- IV. Objectives of the Meeting
Mr. Joseph A. Vargas
ECOSYS CORP, INC.
- V. Presentation of Project
Alternative Alignments
Mr. Joseph A. Vargas
ECOSYS CORP, INC.
- VI. Presentation of JICA Scoping
Matrix
Ms. Felicia G. Rubianes
ECOSYS CORP, INC.
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Matrix
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- X. Recap of the Open Forum
Ms. Crisley Ian V. Diot
ECOSYS CORP, INC.
- XI. Closing Remarks
Hon. Francisco Bautista
Barangay Captain



PROGRAMME

Information, Education & Communication (IEC) Meeting
Barangay Level
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PROPOSED CAVITE-LAGUNA (CALAX) PROJECT (Laguna Section)

Venue: Session Hall,
Barangay Hall of Don Jose,
Santa Rosa City, Province of Laguna
1600-1800HH, March 07, 2012

I. Registration 1600-1615 HH	Session Hall
II. Opening Remarks	Hon. Jose Joel Aala Barangay Captain
III. Introduction of Participants	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
IV. Objectives of the Meeting	Mr. Joseph A. Vargas ECOSYSCORP, INC.
V. Presentation of Project Alternative Alignments	Mr. Joseph A. Vargas ECOSYSCORP, INC.
VI. Presentation of JICA Scoping Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
VII. Open Forum on JICA Scoping Matrix	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
VIII. Presentation of RAP Entitlement Matrix	Ms. Felicia G. Rubianes ECOSYSCORP, INC.
IX. Open Forum on Entitlement Matrix	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
X. Recap of the Open Forum	Ms. Crisley Ian V. Diot ECOSYSCORP, INC.
XI. Closing Remarks	Hon. Jose Joel Aala Barangay Captain

Appendix 6-A

Survey Instruments

Appendix 6-A.1

Type A

(Household Structure Owner)

**EXPRESSWAY PROJECTS IN MEGA MANILA REGION
IN THE REPUBLIC OF THE PHILIPPINES
RESETTLEMENT ACTION PLAN (RAP) & ENVIRONMENTAL IMPACT ASSESSMENT (EIA)
(Inventory Survey Instrument)**

Date: _____
 Address: _____
 City/Municipality: _____
 Barangay: _____
 Region/District: _____

Project: CALAX (JICA SECTION)
 Print Name and Sign: _____
 Enumerator: _____
 Coordinator: _____
 Encoder: _____

TYPE A (HOUSEHOLD STRUCTURE OWNER)

MODULE 1: CENSUS OF DIRECTLY AFFECTED PERSONS (PAPs)

1. Respondent

1.1. Respondent Number [Numero ng Respondente] (v11): _____
 1.2. Address [Tirahan] (v12): _____
 1.3. Type of Respondent [Tipo ng Respondente] (v13): ☐
 1 = owner (may-ari) 2 = owner's spouse (asawa ng may-ari) 3 = owner's child (anak ng may-ari) 4 = owner's relative (kamatuganay ng may-ari)
 5 = owner's representative (kumakatawan sa may-ari)
 1.4. Name of Respondent if not owner [Pangalan ng respondente kung hindi may-ari] (v14) and relationship to the owner: _____

2. Identification of Structure Owner

2.1. Owner's Name [Pangalan ng may-ari] (v21): _____
 Surname [Apelyido] Given Name [Pangalan] Middle Name [Gitnang Pangalan]
 Tenant's Name: _____
 Surname [Apelyido] Given Name [Pangalan] Middle Name [Gitnang Pangalan]
 2.2. Age [Edad] (v22): _____
 1 = Roman Catholic (Inosado) 2 = Protestant/Evangelical (Baptist, Methodist, born again)
 3 = Iglesia Independiente (Iglbay) 4 = Islam (Muslim) 5 = Iglesia Independiente (Iglbay)
 5 = Restorationist (Iglesia ni Cristo, Jehovah's Witness, Adventist, Mormon) 6 = Others (specify) [Iba pa
 papalipat]
 2.3. Religion [Relihiyon] (v23): ☐
 2.4. Education [Edukasyon] (v24): ☐
 1 = Primary (elementary) 2 = Secondary (high school) 3 = Tertiary (college)
 4 = Vocational 5 = Post Graduate (master's degree) 66 = none

2.5. Ethno-linguistic Affiliation [Saliang kinabibilangang gano] (v25): ☐
 1 = Ilocano 2 = Igot 3 = Itneg 4 = Pangasinense 5 = Kapampangan 6 = Tagalog 7 = Bikolano
 8 = Mangyan 9 = Bisyaya 10 = Ilonggo 11 = Waray 12 = Muslim 13 = Minob 14 = Bagobo
 15 = Subanen 16 = B'han 17 = Aeta 18 = Others (specify) [Iba pa papalipat]

2.6. Physical or/and Mental Disability (v26)
 1 = none 2 = can not work/move 3 = able to move but not work 4 = disabled but not affecting daily life
 5 = have a mental problem that hamper everyday life 6 = have some problem that would be solved by CALAX

MODULE 2: SOCIO-ECONOMIC PROFILE OF PROJECT AFFECTED PERSONS (PAPs)

3. Household Structure

3.1. Household Number (actual number) [Idinag ng pamilya na nakatira] (v31): _____
 Family 1: No. of people (v31a) ☐ Family 2: No. of people (v31b) ☐ Family 3: No. of people (v31c) ☐
 Family 4: No. of people (v31d) ☐ Family 5: No. of people (v31e) ☐ Family 6: No. of people (v31f) ☐
 3.2. Household Size:
 Family 1: Male (v21a) ☐ Female (v21b) ☐ Family 2: Male (v22a) ☐ Female (v22b) ☐ Family 3: Male (v23a) ☐ Female (v23b) ☐
 Family 4: Male (v24a) ☐ Female (v24b) ☐ Family 5: Male (v25a) ☐ Female (v25b) ☐ Family 6: Male (v26a) ☐ Female (v26b) ☐
 3.3. Number of Children [Idinag ng anak]: _____ Living (buhay) (v33a): _____ Deceased (namatay) (v33b): _____
 3.4. Household member who need special care [Miyembro ng pamilya na kailangan ng special na kailaga] (v34): ☐
 1 = Physical and mental disabilities [may kalabutan sa pisikal at kalinaga] 2 = needing assistance to walk [kailangan ng tulong sa paglalakad]
 3 = needing special medical care [kailangan ng special na kalinaga] 4 = seriously ill [mabigat ang sakit]
 5 = difficulty in communicating [may kalabutan sa pakikipag-usap] 6 = migrants from other countries [migrante sa ibang bansa]
 3.4. Household Structure [Pagkakataon ng mga nakatira] (v34): ☐
 1 = single (mag-iisa) 2 = nuclear (pamilya)
 3 = extended (high sa 2 pamilya nang kailan ng paglala) 4 = joint (high sa 2 pamilya nang kailan ng paglala)
 3.5. Tenure status of households [Tenure ng nakatira sa bahay] (v35): ☐
 1 = owner (may-ari) 2 = renter (umaga) 3 = free occupation w/ permit (libang pagtatira na may permiso)
 4 = co-owner (kapatid sa bahay) 5 = sharer (kapatid sa upa)

4. Income

4.1. Primary source of income [Pangunahing pinagkukulan] (v41a): ☐ Secondary source of income [Pangalawang pinagkukulan] (v41b): ☐
 4.2. Annual Estimated Income [Taunang kita] site unit

No.	Family Member (miyembro ng pamilya) (actual name) [tawag pangalan] (record individually)	Gender (katarian) 1 = Male (lalaki) 2 = Female (babae)	Source of Income [pinagkukulan]	Monthly Income (if weekly income x 4 weeks) (if daily income x 28 days (month)) (if daily income x 30 days (month))	Annual Income (Monthly income x 12 (PAP/Year))
L	{v42a}	{v42b}	{v42c}	{v42d} (Php)	{v42e}
1					
2					
3					
4					
5					
6	Total:				

Source of Income [pinagkukulan]
 1 = Employee (emplyado) 2 = Driver (pagmamaneho)
 3 = Construction Worker (mababata sa construction) 5 = Farmer (magkasaka)
 7 = Factory Worker (mababata sa factory) 8 = Own Business (may-ari ng negosyo)
 10 = Others (specify) [Iba pa papalipat] 3 = Pensioner (pensionado)
 6 = Fisherman (magangpula) 9 = OFW (Filipino manggagawa sa ibang bansa)
 66 = none (walang)

4.3. Total monthly income of family (bracket) [Kabuug buwanan na kita ng pamilya (setop)] (v43): ☐

1 = P3,000 or less	2 = P3,001 to 6,000	3 = P6,001 to 10,000	4 = 10,001 to 15,000	5 = P15,001 to 20,000
6 = P20,001 to 30,000	7 = P30,001 to 40,000	8 = P40,001 to 50,000	9 = P50,001 to 60,000	10 = 60,001 or more

4.4. Total annual income of family (bracket) [Kabuug taunan na kita ng pamilya (setop)] (v44): ☐

1 = P36,000 or less	2 = P36,001 to 72,000	3 = P72,001 to 120,000	4 = 120,001 to 180,000	5 = P180,001 to 240,000
6 = P240,001 to 360,000	7 = P360,001 to 480,000	8 = P480,001 to 600,000	9 = P600,001 to 720,000	10 = 720,001 or more

5. Major Household Expenditures (Annual Estimate for previous year)

L	Expenditures [gastos]	Daily PHP/day	Weekly PHP/week	Monthly PHP/Month	Major Annual Household Expenditures [pangapungit na pinagpapalitan ng gastos] (y51a)
1	Food (y51a)				
2	Utilities				
3	Light				
4	Water				
5	Communication				
6	Education				
7	Tuition Fee				
8	Allowance				
9	Supplies				
10	Rent (structure/land)				
11	Health				
12	Transportation				
13	Others				
14	Total				

To compute total expenditures:

Expenditure	If daily	If weekly	If monthly
Food/Utilities/Others	Annual = daily expenses x 365 days	Annual = weekly expenses x 48 weeks	Annual = monthly expenses x 12 months
Education	Annual = daily expenses x 300 days	Annual = weekly expenses x 40 weeks	Annual = monthly expenses x 10 months

6. Poverty Threshold (for computation)

6.1

No. of Household Members (y61a)	Annual Food Expenses (y61b)	Annual Income (y61c)

6.2. Poverty threshold of household [salungat ng kahalagahan ng pamilya] (y62): ☐

1 = Below poverty threshold [malubait sa salungat ng kahalagahan]
 2 = within the poverty threshold [nasa salungat ng kahalagahan]
 3 = above poverty threshold [malapit sa salungat ng kahalagahan]

1 = Cavite <46,120 Laguna <43,072 2 = Cavite >46,120 to 74,872 Laguna <43,072 to 70,896 3 = Cavite >74,872 Laguna >70,896
 Based on National Statistical Yearbook 2010 [base sa National Statistical Yearbook 2010] (for average family members of 4)

7. Education

7.1. Educational Attainment of Husband [laaror na edukasyon ng asawang babae] (y71): ☐

7.2. Educational Attainment of Wife [inabot ng edukasyon ng asawang babae] (y72): ☐

1 = Primary (Elementary) 2 = Secondary (High school) 3 = Tertiary (College) 4 = Vocational 5 = Post Graduate (Masteral, doctorate) 6 = None [walay] 7 = Not applicable [hindi kakaangay]

7.3. How many children graduated from College [ilan ang anak na nakapagtapos ng kolehiyo] (y73): ☐

7.4. How many children are still studying at a formal education facility [ilan ang anak na nagsasulat sa formal na edukasyon] (y74): ☐

7.5. How many children stopped from schooling [ilan ang anak na huminto sa pag-skul] (y75): ☐

8. Available Skills (ask also desirable skills for skill training program if necessary due to resettlement)

8.1. Available skills of men [mga katukohan ng mga kababaihan] (y81): ☐

1 = Laborer [magpapagawa] 2 = Carpenter [karpintero] 3 = Mason [mason] 4 = Heavy equipment operator [operator ng heavy equipment]
 5 = Driver [magmamaynila] 6 = Utility [kumakabit ng kagamitan] 7 = Mechanic [mekaniko] 8 = Engineer [inhinyero]
 9 = Others (specify) [ibang pakikihal] 66 = None [walay]

8.2. Available skills of women [mga katukohan ng mga kababaihan] (y82): ☐

1 = Cook/Maintenance [kumakatawag sa pagluluto] 2 = Sewer [sewera] 3 = Timekeeper/Clerk [tagapagpasiya/contable]
 4 = Sealing nursery caretaker [tagapag-alaga ng pagmamili] 5 = Factory worker [trabahador sa pabrika] 6 = House help [tagapag-alaga sa bahay]
 7 = Engineer [inhinyero] 8 = Others (specify) [ibang pakikihal] 66 = None [walay]

9. Available Facilities

9.0. Are water sources and means to access important public facilities near your property going to be cut by CALAX? (y90) ☐ 1 = Yes 2 = No

9.1. Available Water Supply for drinking (y91a) ☐ distance to the source, cross CALAX to get to the source? (y91b) ☐ m

Available Water Supply for washing dishes and clothes [pangpapalitan ng tubig sa pagpapaligay ng pagpapaligay ng tubig] (y91c): ☐

1 = rain [ulan] 2 = river [ilog] 3 = dug well [tubig] 4 = artesian well [bambuhay] 5 = pump well [bambuhay] 6 = piped [tubig sa kumakabit]
 7 = purchase [kumakabit] 8 = illegal connection [hindi na kumakabit sa tubig] 66 = none [walay]

9.2. Source of lighting [pinagpapalitan ng pagpapaligay ng tubig] (y92): ☐

1 = electricity [kuryente sa Meralco] 2 = Kerosene lamp [kerosene] 3 = Petroleum [petronax] 4 = Oil lamp [lampara] 5 = illegal connection [hindi na kumakabit sa kuryente] 6 = Candle [bambuhay] 7 = Others (specify) [ibang pakikihal] 66 = None [walay]

9.3. Toilet facilities [gamit na kubeta] (y93a): ☐ Location of toilet [lokasyon ng kubeta] (y93b): ☐ shared? ☐ Owned?

Facilities: 1 = Open pit [bukal] 2 = Antipolo [nababab] 3 = Semi-flush [de puyos] 4 = Flush [de pinidat] 5 = Others (specify) [ibang pakikihal] 66 = None [walay]

Location: 1 = Inside the house [sa loob ng bahay] 2 = Outside the house [sa labas ng bahay] 3 = Common [kumakabit sa labas] 66 = None [walay]

9.4. Nearest health facilities in the community [pinakamalapit ng pagpapaligay sa kumakabit] (y94): Need to cross CALAX to be there? (y94a) ☐ 1 = Yes 2 = No

1 = Health Center [pagpapaligay sa sentral] 2 = Private Clinic [pagpapaligay sa pribado] 3 = Public Hospital [lokal na ospital]
 4 = Private Hospital [lokal na ospital] 56 = None [walay]

9.5.1 How do you go there? (y951) ☐ 1 = walking 2 = Pedicab 3 = Tricycle 4 = Jeepney 5 = Bus

9.5.2 How many minutes does it take to reach there? (y952) _____ hours _____ minutes

9.6. Nearest available educational facilities in the community [pinakamalapit na edukasyon sa kumakabit] (y96): cross CALAX to be there? ☐

1 = Elementary (Elementary) 2 = High School (High school) 3 = College (kolehiyo) 4 = Vocational (kolehiyo) 66 = None [walay]

9.7.1 How do you go there? (y971) ☐ 1 = walking 2 = Pedicab 3 = Tricycle 4 = Jeepney 5 = Bus

9.7.2 How many minutes does it take to reach there? (y972) _____ hours _____ minutes

9.8. Solid waste disposal [pagpapaligay ng basura] (y98a): ☐ Need to cross CALAX to be there? (y98b) ☐ 1 = Yes 2 = No

1 = River [ilog] 2 = Open air [lababab] 3 = Garbage Collector [kumakabit] 4 = Burn [kumakabit] 5 = Others (specify) [ibang pakikihal] 66 = None [walay]

9.9. Mode of transportation in the area [pagpapaligay sa lugar] (y99): ☐

1 = Jeepney 2 = Bus 3 = Tricycle 4 = Pedicab 5 = Boat [bambuhay] 6 = Others (specify) [ibang pakikihal] 66 = None [walay]

MODULE 3: DISTURBANCE LOSSES OF PROJECT AFFECTED PERSONS (PAPs)

t only agricultural use); need to clarify legal status, existing of title, written agreement

10.1. Type of Land (*lipo na lupa*) {v101}: ☐ 1 = Private (*ibabade*) ☐ 2 = Public (*pubulito/peg-eeri na goberna*)

10.2. Tenure (*katayama sa lupa*) {v102}: ☐ 1 = owner, co-owner (*mayari, ta eri*) ☐ 2 = renter (*unusuwa*) w/ and w/out written agreement or rent/lease contract. ☐ 3 = rent free occupants (*share*) (*lare sa peg-upa ta share*) w/ and w/out written agreement or legal document ☐ 4 = taking over land of absent owner (*pegamini na lupa sa e bini na may-en*; w/out title, w/verbal agreement w

if owner, what is the proof of ownership? (*long mayari, ano ang katayama sa peg-eeri na lupa*) {v102a}: ☐ 1 = Title (*titulo na lupa*) ☐ 2 = Deeds of Sale/Mortgage (*kauyapan sa peg-eeri na peg-eeracano*) ☐ 3 = Contract (*kontrato*) ☐ 4 = Tax Declaration (*pagdeklara ng buwis*) ☐ 5 = Others (*specify*) (*iba pa paalagay*) ☐ 6 = Oral agreement ☐ 6a = None (*wala*)

How long you owned/occupied the property? (*gasa na katagal pagmamayari o alupa ang lupa*) {v102b} [] (*no. of years*)

10.3. Land Use (*paggamit sa lupa*) {v103}: Multiple answer, can be more than one type of land use in a lot ☐

1 = Agricultural (<i>ag/kultura</i>)	2 = Residential (<i>tirahan</i>)	3 = Commercial (<i>kumasyo</i>)	4 = Commercial Residential (<i>kumeryo at tirahan</i>)
5 = Industrial (<i>industriya</i>)	6 = Reservation/Park (<i>nakareserba o parka</i>)		7 = Others (<i>specify</i>) (<i>iba pa paalagay</i>)

10.4. Total Land Area [kuwong sa kat ng lupa] (v104): [] sq. m.]

10.5. When was the last assessment of the property? [Lulan tunga ng pag-aaral ng lupa] (v105a) [] (date)

What is the assessed value? [magkano ang pagkalkula preyo] (v105b) (P [] (price)

How much if Market value?

How much would it be if the land is replaced withland that has equal or better value?

How much is the latest real property tax paid? (magkano huling binayaran sa buwis ng lupa) (v105c) (P [] (price)

10.6. What is the total affected area (m²) [ano ang kabuuang epektado na lupa] (v106) [] (sq. m.)

10.7. Is the residual area still viable? (magpapalibang pa ba ang naiirang lupa) (v107):

10.8. For Landowners: Inventory of Losses [listan ng maaaring ibigay]

☐ 1 = Yes (oo) ☐ 2 = No (hindi)

L	Item	Quantity With unit	Unit Price (Zonal)	Unit Price (ILA)	Estimated Value (Zonal)	Estimated Value (ILA)
		(v108a)	(v108b)	(v108c)	(v108d)	(v108e)
1	Land Area (m ²)	m ²				
2	Fruit Trees	counts				
3	Crops	Ton/yr				
4	Forest Trees	counts				
5	Income Loss	PHP/yr				
	Irrigation canal, pipe	(Length x Width)				
	well, water source	L/min				
6	Farming land					
7	Land occupied by the structure					
8						
	Total:					

10.9. For Lessees:

L	Gross income	Year 1	Year 2	Year 3	Year 4	Year 5	Average multiplied by 5 years (sum of Year 1 to 5/5)
		(v109a)	(v109b)	(v109c)	(v109d)	(v109e)	
1	From Harvest						
	Others:						(v109f)
2	From business						

10.10. For Tenants:

L	Gross Income	Year 1 {v1010a}	Year 2 {v1010b}	Year 3 {v1010c}	Total Gross Harvest for 3 years (Sum of Year 1 to 3) {v1010d}
1	From Harvest				
	Others:				
2	From business				

10.11. For Free Occupation

What is the name of the landowner? [*ena eng panggalan ng may-ari ng lupa*] [v1011a]

How long you owned/occupied the property? [*igano nyo katagal pagmamay-ari o okupa ang lupa*] [v1011b] [*no. of years*]

What was agreed upon with the land owner regarding your use of the land [*what is the deal?*]?

11. Affected Physical Assets: Get answer to each structure that belongs to the current occupier and affected by CALAX

1 = Ught (bawag baraw)

2 = Wooden (kahoy)

3 = Semi-concrete (halang bato)

4 = Concrete (kandara)

1 = Residential (tahanan)

2 = Commercial (negosyo)

3 = Industrial (industriya)

4 = Commercial/Residential

5 = Public physical infra

6 = Public utilities

7 = Auxiliary

1 = owner, co-owner (may-ard, la-ard)

2 = renter (lunawa)

3 = rent free occupants (share) [are sa pag-upa la share]

4 = asking over structure of absent owner [paggamit ng lupa sa al abang na may-ard]

5 = Others (specify) [isa pa pag-iisip]

What is the name of the owner? [ano ang pangalan ng may-ard] v113a: []

What is the annual rent/share? [magkano ang tawagan bayad sa upa] v113b: [P] (monthly rent x 12)

What is the proof of ownership? [ano ang katunayan sa pag-ard ng tahanan] v114: []

1 = Deed of sale/mortgage (kasalidan sa pagbayra/sangla)

2 = Contract (kontrata)

3 = Tax Declaration (bayarin sa bukid)

4 = Others (specify) [isa pa pag-iisip]

6 = None (walay)

XX-Other agreement

How long you owned/occupied the property? [gano nyo katalag/ pagmamay-ard sa opisyo ang tahanan] v115: [] (no. of years)

What is your selling price of the property? [magkano ang presyo ng struktura sa pagbebenta] v116: [P]

What is the total floor area of the affected structure? [ano ang kabuuang sukat ng struktura] v117: [] (sq.m.)

What is the total affected area (m²)? [ano ang kabuuang apatiged na struktura] v119: [] (sq.m.)

What is the residual area still viable? [magpapalibangon pa ba ang natirang struktura] v110: []

1 = Yes [oo]

2 = No [hindi]

Inventory of Losses [kewag ng mawapektuhan] v1111

L	Item	Quantity $\{q_{1111a}\}$	Unit Price $\{u_{1111b}\}$	Estimated Value $\{v_{1111c}\}$
1	Floor Area (m^2)			
2	Employment Loss			
3	Income Loss			
4	Structure materials			
5	Others			

change in λ to $\lambda + \Delta\lambda$ to be filled in by cost estimator

12. Relocation

12.1. Have you been an awardee of any NHA or LGU housing project? (Indagayen ba kayo ng housing project ng NHA o LGU) (v121) ☐

12.1a If yes, where? (kung oo, saan) (v121a) _____

12.1b Why are you not occupying the said relocation site? (bakit di nyo tinatamang ang relocation site) (v121b) ☐

- 1 = Very far/no means of livelihood (masaya malayo/walang pinagkakaalan)
 2 = No basic social services (water, electricity, school, market, etc.) (walang pangunahing serbisyo (tubig, kuryente, eskwelahan, palamaya at iba pa)
 3 = Peace and order problem (walang kalinangan)
 4 = Insufficient size of land (paki-apat ang laki ng lupa)
 5 = Property has been sold (naisaleha na ang bahay o lupa)
 6 = Property is rented/leased out (lang pang-end or naitatana ng ibang tao)
 7 = Property is given to children (binigay sa mga anak)
 8 = Others (specify) (iba pa patitipay)

12.2. Has there been any plan or notification from the LGU that you will be relocated? (mayon ba plano ang LGU na mag-relocate kayo?) (v122) ☐

12.2a If yes, where? (kung oo, saan) (v122a) _____

12.3. Are you willing to relocate (nasa oyo ba mag-relocate) (v123a) ☐ Preferred Site (saan ang nais na lugar) (v123b) ☐

1 = Yes (oo) 2 = No (hindi)
 Preferred Site
 1 = Relocation site w/in same municipality 2 = Return to province 3 = Others (Specify)

12.4. If no, why? (kung hindi, bakit) (v124) _____

- 1 = prefer to receive financial assistance (mas nai-amanag ang ibang paraan)
 2 = there is other place to stay (may malikhaan na lugar)
 3 = don't want to be displaced from the barangay (ayaw malayo sa barangay)
 4 = don't want to be displaced from present livelihood (ayaw malayo sa kasalukong pinagkakaalan)
 5 = Others (specify) (iba pa patitipay)

12.5. Do you have any other place to stay aside from the relocation site? (mayon ba ibang lugar na pwede mag-relocate) (v125) ☐

12.5a If yes, where? (kung oo, saan) (v125a) _____

12.6. Can you suggest a site for relocation? (v126) (existing or non-existing) (mayon ba lugar alim na pwede relocation site gawin o hindi pa gawin)

12.7. What inconvenience(s) would you face if you are remove from current location? (v127) _____

13. Household Population

L	Full Name (Buong Pangalan) (v13a)	Age (edad) (v13b)	Gender (kasanin) (v13c)	L	Full Name (Buong Pangalan) (v13a)	Age (edad) (v13b)	Gender (kasanin) (v13c)
1				11			
2				12			
3				13			
4				14			
5				15			
6				16			
7				17			
8				18			
9				19			
10				20			
Gender (kasanin): 1 = Male (lalaki) 2 = Female (babae)				Gender (kasanin): 1 = Male (lalaki) 2 = Female (babae)			

13.1. Number of Male Member of Household (bilang ng alalaking miyembro sa mag-sala) (v131): _____

13.2. Number of Female Member of Household (bilang ng babaring miyembro sa mag-sala) (v132): _____

14. Usage of Nearby River

14.1. Do you wash your clothes in the river? (v141) ☐ 1 = Yes 2 = No

14.2. Do you do laundry business utilizing a river? (v142) ☐ 1 = Yes 2 = No

14.3. Do you take a bath in the river? (v143) ☐ 1 = Yes 2 = No

14.4. Do you cross the river (go down to the river bottom and go up)? (v144) ☐ 1 = Yes 2 = No

14.5. Do you do fishing in the river? (v145) ☐ 1 = Yes 2 = No

14.6. Do you go to school? (v146) ☐ 1 = Yes 2 = No

14.7. Do you go to work? (v147) ☐ 1 = Yes 2 = No

14.8. Do you go for shopping? (v148) ☐ 1 = Yes 2 = No

14.9. Do you go for other activities? (v149) ☐ 1 = Yes 2 = No

14.10. Do you go for other activities? (v150) ☐ 1 = Yes 2 = No

14.11. Do you go for other activities? (v151) ☐ 1 = Yes 2 = No

14.12. Do you go for other activities? (v152) ☐ 1 = Yes 2 = No

14.13. Do you go for other activities? (v153) ☐ 1 = Yes 2 = No

14.14. Do you go for other activities? (v154) ☐ 1 = Yes 2 = No

14.15. Do you go for other activities? (v155) ☐ 1 = Yes 2 = No

14.16. Do you go for other activities? (v156) ☐ 1 = Yes 2 = No

14.17. Do you go for other activities? (v157) ☐ 1 = Yes 2 = No

14.18. Do you go for other activities? (v158) ☐ 1 = Yes 2 = No

14.19. Do you go for other activities? (v159) ☐ 1 = Yes 2 = No

14.20. Do you go for other activities? (v160) ☐ 1 = Yes 2 = No

14.21. Do you go for other activities? (v161) ☐ 1 = Yes 2 = No

14.22. Do you go for other activities? (v162) ☐ 1 = Yes 2 = No

14.23. Do you go for other activities? (v163) ☐ 1 = Yes 2 = No

14.24. Do you go for other activities? (v164) ☐ 1 = Yes 2 = No

14.25. Do you go for other activities? (v165) ☐ 1 = Yes 2 = No

14.26. Do you go for other activities? (v166) ☐ 1 = Yes 2 = No

14.27. Do you go for other activities? (v167) ☐ 1 = Yes 2 = No

14.28. Do you go for other activities? (v168) ☐ 1 = Yes 2 = No

14.29. Do you go for other activities? (v169) ☐ 1 = Yes 2 = No

14.30. Do you go for other activities? (v170) ☐ 1 = Yes 2 = No

14.31. Do you go for other activities? (v171) ☐ 1 = Yes 2 = No

14.32. Do you go for other activities? (v172) ☐ 1 = Yes 2 = No

14.33. Do you go for other activities? (v173) ☐ 1 = Yes 2 = No

14.34. Do you go for other activities? (v174) ☐ 1 = Yes 2 = No

14.35. Do you go for other activities? (v175) ☐ 1 = Yes 2 = No

14.36. Do you go for other activities? (v176) ☐ 1 = Yes 2 = No

14.37. Do you go for other activities? (v177) ☐ 1 = Yes 2 = No

14.38. Do you go for other activities? (v178) ☐ 1 = Yes 2 = No

14.39. Do you go for other activities? (v179) ☐ 1 = Yes 2 = No

14.40. Do you go for other activities? (v180) ☐ 1 = Yes 2 = No

14.41. Do you go for other activities? (v181) ☐ 1 = Yes 2 = No

14.42. Do you go for other activities? (v182) ☐ 1 = Yes 2 = No

14.43. Do you go for other activities? (v183) ☐ 1 = Yes 2 = No

14.44. Do you go for other activities? (v184) ☐ 1 = Yes 2 = No

14.45. Do you go for other activities? (v185) ☐ 1 = Yes 2 = No

14.46. Do you go for other activities? (v186) ☐ 1 = Yes 2 = No

Appendix 6-A.2

Type B

(Affected Livelihood)

EXPRESSWAY PROJECTS IN MEGA MANILA REGION IN THE REPUBLIC OF THE PHILIPPINES

RESETTLEMENT ACTION PLAN (RAP) & ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

(Inventory Survey Instrument)

Date: _____

Address: _____

City/Municipality: _____

Barangay: _____

Region/District: _____

Project: CALAX (JICA SECTION)

Print Name and Sign: _____

Enumerator: _____

Coordinator: _____

Encoder: _____

TYPE B (AFFECTED LIVELIHOOD – FARMING ANIMAL HUSBANDRY, FISHERY)

MODULE 1: CENSUS OF PROJECT FOR BOTH DIRECTLY AND INDIRECTLY AFFECTED PERSONS (PAPs)

1. Respondent:

1.1. Respondent Number [Numero ng Respondente] (v11): _____

1.2. Address [Tirahan] (v12): Distance from CALAX _____ (m). Status [] Directly affected, [] Indirectly affected

1.3. Type of Respondent [Tipe ng Respondente] (v13): ☐

1 = owner (may-ari) 2 = owner's spouse (kasama ng may-ari) 3 = owner's child (anak ng may-ari) 4 = owner's relative (kanyang-samang may-ari)
5 = owner's representative (pambatayang may-ari)

1.4. Name of Respondent if not owner [Pangalan ng respondente kung hindi may-ari] (v14): _____

2. Identification of Landowner Owner

2.1. Owner's Name [Pangalan ng may-ari] (v21): _____

2.2. Age [Edad] (v22): _____ Surname [Apelyido] _____ Given Name [Pangalan] _____ Middle Name [Gitnang Pangalan] _____

2.3. Religion [Relihiyon] (v23): ☐

1 = Roman Catholic (Katoliko) 2 = Protestant/Evangelical (Baptist, Methodist, Asam agapoy)
3 = Iglesia Independiente (Iglapoy) 4 = Islam (Muslim) 5 = Restorationist (Iglesia ni Cristo, Jehovah's Witness, Adventist, Mormon) 6 = Others (specify) [iba pa po] _____

2.4. Education [Edukasyon] (v24): ☐

1 = Primary (Elementary) 2 = Secondary (High school) 3 = Tertiary (College)
4 = Vocational 5 = Post Graduate (mastered, doctorate) 6 = none

2.5. Ethno-linguistic Affiliation [Welang kinabibilangang gumi] (v25): ☐

1 = Ilocano 2 = Igot 3 = Ibanag 4 = Pangasinense 5 = Kapampangan 6 = Tagalog 7 = Bicolano
8 = Mangyan 9 = Bisaya 10 = Ilonggo 11 = Waray 12 = Muslim 13 = Hanunuo 14 = Bagobo
15 = Subanen 16 = B'laan 17 = Aeta 18 = Others (specify) [iba pa po] _____

2.6. Physical or/and Mental Disability

1 = none 2 = cannot work/move 3 = able to move but not work 4 = disabled but not affecting daily life
5 = have a mental problem that hampers everyday life 6 = have some problem that would aggravated by CALAX

MODULE 2: SOCIO-ECONOMIC PROFILE OF PROJECT AFFECTED PERSONS (PAPs)

State UNIT to each "number" e.g. 10 people, 5 families, 30 PHP/day

3. Household Structure

3.1. Household Number (actual number) [bilang ng pamilya na nakatala] (v31a): _____

Family 1: No. of people (v31a) _____ Family 2: No. of people (v31b) _____ Family 3: No. of people (v31c) _____
Family 4: No. of people (v31d) _____ Family 5: No. of people (v31e) _____ Family 6: No. of people (v31f) _____

3.2. Household Size:

Family 1: Male (v32a) _____ Female (v32b) _____ Family 2: Male (v32a) _____ Female (v32b) _____ Family 3: Male (v32a) _____ Female (v32b) _____
Family 4: Male (v32a) _____ Female (v32b) _____ Family 5: Male (v32a) _____ Female (v32b) _____ Family 6: Male (v32a) _____ Female (v32b) _____

3.3. Number of Children [bilang ng anak]: _____ Living [nasa] (v33a): _____ Deceased [namatay] (v33b): _____

3.4. Household member who need special care [miyembro ng pamilya na kailangan ng special na kailapa] (v34): _____

1 = Physical and mental disabilities [may katulungan sa pisikal at kaluluhan] 2 = needing assistance to walk [kailangan ng tulong sa paglakad]
3 = needing special medical care [kailangan ng special na kailapa] 4 = seriously ill [malabo ang sakit]
5 = difficulty in communicating [may katulungan sa pagkopyag usap] 6 = migrant/s from other countries [migrante sa ibang bansa]

3.5. Household Structure [pagkakaiba ng mga nakatala] (v35): ☐

1 = single [mag-iisa] 2 = nuclear [1 pamilya]
3 = extended [bigat sa 1 pamilya bilang kumataw ng pagkaka] 4 = joint [bigat sa 1 pamilya kanyang-kanya ang kumataw ng pagkaka]

3.6. Tenure status of households [arado ng nakatala sa bahay] (v36): ☐

1 = owner, co-owner [may-ari, kasama sa bahay] 2 = renter [ninasap] 3 = rent free occupants (sharer) [liberang pagkaka]
4 = structure absentee owner [walang ang may-ari]

4. Farmer's Data

4.1. Farming land ownership status [pag-own sa lupa/kinatata] (v41): ☐

1 = owner, co-owner [may-ari, kasama] 2 = renter [ninasap] 3 = rent free occupants (sharer) [liberang pagkaka]
4 = illegally taking over land of absent owner [pagmamay-ari ng lupa sa alikam na may-ari] 5 = inheriting farmstead but not pay rent 6 = other status (specify)

I have [] legal document/title, [] informal written agreement, [] verbal agreement, [] told by previous land user that his/her ancestor had agreement but no proof, [] nothing, [] other (specify) (v41a)

4.2. Your House Location (v42): ☐

1 = Within farmland and both your house and farm land will be affected by the project
2 = Away from farm land and house is not affected. Only farmland affected

4.3. Is the land irrigated or non-irrigated [ang lupa ba ay irigad o hindi] (v43a): ☐

1 = irrigated [may irigasyon] 2 = non-irrigated [walang irigasyon]

4.4. Do you have other farmlands [may iba pa bang lupa na kinatata] (v44): ☐

4.4.a If yes, where [kung oo, saan] (v44a): _____ distance from CALAX (v44a1) _____ m
4.4.b What is the size [ano ang sukat] (v44b): _____ m²

4.5. What is your agricultural practice [ano ang prayong pamamamam sa pagpapasa] (v45): ☐

1 = traditional way using manual cultivation [tradisyunal] 2 = conventional way using tractors [konvensional]
3 = organic [organik] 4 = Others (specify) [iba pa sa eskribid] _____

4.6. What is your farmer's organization [ano ang inyong organisasyon sa pagpapasa] (v46): _____

Where does it locate, distance from CALAX (v46a) _____ m

4.7. How your agricultural products are transported [paano inapalitan ang mga produkto] (v47): _____

How much you get paid per unit for each product? (v47a) [Php] _____

1 = direct to consumers [direkta sa mga consumer] 2 = middleman (may binabagkan na middleman)
3 = cooperative [sa kooperatiba] 4 = Others (specify) [iba pa sa eskribid] _____

4.8. Where is the nearest market place [saan ang pinakamalapit na merkado] (v48): _____

distance from CALAX (v48a) _____ m

6-A.2

5 Household income

5.1. Primary source of income [ang pangunahing pinagkukulan] (v51a): ☐ Secondary source of income [ang pangalawang pinagkukulan] (v51b): ☐

5.2. Annual Estimated Income [tawagang kita] (v52a) ☐ (v52b) ☐

No.	Family Member [ang kasapi ng pamilya] (actual name) [tawagang pangalan]	Gender [kasarian] 1 = Male [lalaki] 2 = Female [babae]	Source of Income [pinagkukulan]	Monthly Income (i) weekly income x 4 weeks (ii) daily income x 28 days (from iii) (iii) daily income x 30 days (from iii-ii)	Annual Income Monthly Income x 12
1	(v52a)	(v52b)	(v52c)	(v52d)	(v52e)
2					
3					
4	Total:				

Source of Income [pinagkukulan]
1 = Employee [ang empleyado]
2 = Driver [ang nagmamotro]
3 = Pensioner [ang pananalapi]
4 = Construction Worker [ang nakatatagpuan sa konstruksiyon]
5 = Farmer [ang nagtatanim]
6 = Fisherman [ang mangangalakap]
7 = Factory Worker [ang nakatatagpuan sa factory]
8 = Own Business [ang may-ari ng negosyo]
9 = OTW [Paglalang ang negosyo sa ibang bahay]
10 = Others (specify) [iba pa pang ibigay]
66 = none [walay]

5.3. Total monthly income of family (bracket) [tawagang buwanang na kita ng pamilya (katagup)] (v53): Keep record of exact amount of monthly (recorded in table of 5.2b)

1 = P=20,000 or less

2 = P=20,001 to 5,000

3 = P=5,001 to 10,000

4 = 10,001 to 15,000

5 = P=15,001 to 20,000

6 = P=20,001 to 30,000

7 = P=30,001 to 40,000

8 = P=40,001 to 50,000

9 = P=50,001 to 60,000

10 = 60,001 or more

5.4. Total annual income of family (bracket) [tawagang taunang na kita ng pamilya (katagup)] (v54): Keep record of exact amount (recorded in table of 5.2)

1 = P=50,000 or less

2 = P=50,001 to 72,000

3 = P=72,001 to 120,000

4 = 120,001 to 180,000

5 = P=180,001 to 240,000

6 = P=240,001 to 360,000

7 = P=360,001 to 480,000

8 = P=480,001 to 600,000

9 = P=600,001 to 720,000

10 = 720,001 or more

5. Farm Income (for computation)

6.1. Size of Land (v61a) (sq. m./ha)

6.2. No. of Trees per kind or specie: (v62a) No. of cavsans per harvest: (v61b) No. of cropping per year: (v61c)

6.3. No. of Heads: (v63a) No. of production per harvest: (v63a) No. of harvest per year: (v63a)

L	Major Crops & livestock	Size of land (sq. m./ha)	Production (ton/year) P = size of land x No. of cavsans x No. of harvest per year	Market Price (Php)	Farm Income (Php) P x Market Price	Yield Y = P ÷ Size of Land
1	Paddy	(v61b)	(v61c)	(v61d)	(v61e)	(v61f)
2	Corn					
3	Sugarcane					
4	Coffee					
5	Cassava					
6	Vegetables					
7	Pineapple					
8	Poultry					
9	Piggery					
10	Fish					
11	Others					
12	Total:					

7. Major Household Expenditures (Annual Estimate for previous year)

L	Expenditures (gastos)	Daily (Php)	Weekly (Php)	Monthly (Php)	Major Annual Household Expenditures [ang pangunahing tawagang pangangailang gastos] (v71b) (Php)
1	Food				
2	Utilities				
3	Light				
4	Water				
5	Communication				
6	Education				
7	Tuition Fee				
8	Allowance				
9	Supplies				
10	Health, Medicine				
11	Transportation				
12	Total				

To compute annual expenditures:
Daily = daily expenses x 365 days
Weekly = weekly expenses x 52 weeks
Monthly = monthly expenses x 12 months
Annual = daily expenses x 365 days
Annual = weekly expenses x 52 weeks
Annual = monthly expenses x 12 months

8. Farm Expenditures – Annual Estimate for previous year – (for computation)

L	Expenditures (gastos)	Qty.	Amount (per rta.)	Land area in Ha.	Annual Farm Expenditures (tawagang gastos sa pagtatanim) (v81b)
1	Seedlings		1,300.00		
2	Pesticides & Herbicides		500.00		
3	Fertilizers		800.00		
4	Labor		2,000.00		
5	Supplies		1,000.00		
6	Fuel		2,000.00		
7	Land Preparation		3,500.00		
8	Others (specify)				
9	Feeds to farm animal				
10	Land lease fee/rent, water				
11	Total				

To compute annual expenditures: Qty. x amount x 12 days (year)

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13 Relocation of Farmland, fish pond, ranch,

13.1 What is your preference if you lose your farmland/irrigation due to the Project? ☐

[One ang rali ninyo sa kagabi ng mawating sakahan] (v131)

13.2 Can you recommend a land to replace your farmland? (v132) ☐ 1 = Yes 2 = No

[May ma-recommend ba kayo na lupa sa ma-pagpalat sa sakahan nyo]

If Yes, where (v132a) _____, how much is the selling price? Pnp _____ (v132b) *[lung milyon, soon, milyon ang bilian]*

If No, why? P/s. specify your reason: (v132c) _____

13.3 If you will be displaced from your farmland/source of income, what livelihood assistance will be acceptable to you? (v133)

[kung mapapagayo kayo sa linyang sakahan/magkitaan, anong pangaliyahaning ibang ang karagapan tungga sa inyo] ☐

13.4 What inconvenience(s) would you face if you are remove from current location? (v134) _____

13.5 What mitigating measures can you recommend from loss of access to farmland/pond/pasture (if land is divided by expressway)? (v135) *[ano ang mawakumbanda ninyo para mabawasan ang epekto sa pagkawala ng akses sa mababaling lupa na zinaka]* ☐

14. Available Facilities

14.0. Are water sources and means to access important public facilities near your property going to be cut by CALAX? (v140) ☐ 1 = Yes 2 = No

14.1. Available Water Supply for drinking (v141) ☐ distance to the source: cross CALAX to get to the source? (v141a) _____ m

Available Water Supply for washing dishes and clothes [pangpakikunan ng tubig sa paghugas ng palayag at pagpalat] (v141c): ☐

1 = Rain (lupa) 2 = River (lupa) 3 = Ring well (palat) 4 = Artesian well (komunidad) 5 = Pump well (gumamit) 6 = Piped (lupa o arnis)

7 = Purchase (pagpalat) 8 = Illegal connection (lupa o pagpalat sa tubig) 65 = None (lupa)

14.2. Source of lighting (pangpakikunan ng pang-tilaw) (v142) ☐

1 = Electricity (kuryente o asukal) 2 = Kerosene lamp (bakar) 3 = Petroleum (petromax) 4 = Oil lamp (lampara) 65 = None (lupa)

5 = Illegal connection (lupa) or kumakayon ng kuryente 6 = Candle (kandila) 7 = Others (specify) (lupa o pagpalat) _____

14.3. Toilet facilities [gamit na kubeta] (v143a) ☐ location of toilet [lokasyon ng kubeta] (v143b): ☐ shared? ☐ Owner? ☐

Facilities: 1 = Open pit (lupa) 2 = Sanitary (kubeta) 3 = Semi-flush (lupa) 4 = Flush (lupa)

5 = Others (specify) (lupa o pagpalat) _____ 65 = None (lupa)

Location: 1 = Inside the house (sa loob ng bahay) 2 = Outside the house (sa labas ng bahay) 3 = Common (kumayon para sa labas)

14.4. Nearest health facilities in the community [pinakamalapit ng pagmamayagay sa komunidad] (v144): Need to cross CALAX to be there? (v144a) ☐ 1 = Yes 2 = No

1 = Health Center (pagmamayagay sa sentro) 2 = Private Clinic (pabalatong pagmamayagay) 3 = Public Hospital (lupa o pagpalat)

4 = Private Hospital (pabalatong pagpalat) 65 = None (lupa)

14.4b. How do you go there? (v144b) ☐ 1 = walking 2 = Pedicab 3 = Tricycle 4 = Jeepney 5 = Bus

14.4c. How many minutes does it take to reach there? (v144c) _____ hours _____ minutes

14.5. Nearest available educational facilities in the community [pinakamalapit na edukasyon sa komunidad] (v145): cross CALAX to be there? (v145a) ☐

1 = Elementary (elementary) 2 = High School (high school) 3 = College (lupa) 4 = Vocational (lupa)

14.5b. How do you go there? (v145b) ☐ 1 = walking 2 = Pedicab 3 = Tricycle 4 = Jeepney 5 = Bus

14.5c. How many minutes does it take to reach there? (v145c) _____ hours _____ minutes

14.6. Solid waste disposal [pagtatapon ng basura] (v146): Need to cross CALAX to be there? (v146a) ☐

1 = River (lupa) 2 = Open pit (lupa) 3 = Garbage Collector (kumakalat) 4 = Burn (lupa) 5 = Others (specify) (lupa o pagpalat)

14.7. Mode of transportation in the area [transportasyon sa lugar] (v147): ☐

1 = Jeepney 2 = Bus 3 = Tricycle 4 = Pedicab 5 = Boat (bangka) 6 = Others (specify) (lupa o pagpalat) _____ 65 = None (lupa)

15. Usage of Nearby River

15.1 Do you wash your clothes in the river? (v151) ☐ 1 = Yes 2 = No

15.2 Do you do laundry business utilizing a river? (v152) ☐ 1 = Yes 2 = No

15.3 Do you take a bath in the river? (v153) ☐ 1 = Yes 2 = No

15.4 Do you cross the river (go down to the river bottom and go up)? (v154) ☐ 1 = Yes 2 = No

If yes, for what purpose? (v154a) ☐

1 = to go to school 2 = to go to work 3 = to go for shopping 4 = Others, specify _____

15.5 Do you go fishing in the river? (v155) ☐ 1 = Yes 2 = No

If yes, for what purpose? (v155a) ☐

1 = Family eating/consumption 2 = for selling 3 = Others, specify _____

15.6 Are there any hotels/restaurants along the river? (v156) ☐ 1 = Yes 2 = No

If yes, where? (v156a) _____

16. Project Awareness

16.1. Have you been informed about the Government Project in your area? ☐ 1 = Yes (lupa) 2 = No (lupa)

[may impormasyon ba kayo na magkakaon ng proyekto ng gobyerno sa inyong lugar] (v161)

16.2. If yes, what Government Project? (lung oo, anong proyekto ng gobyerno) (v162) ☐

1 = Expressway 2 = Road widening/improvement 3 = PNR 4 = Others (specify) (lupa o pagpalat)

16.3. Have you been informed about the CALA Expressway Project? ☐ 1 = Yes (lupa) 2 = No (lupa)

[nabigyan ba kayo ng impormasyon tungkol sa CALA Expressway na proyekto] (v163)

16.4. If yes, from whom did you learn about the Project? (v164) ☐

1 = LGU 2 = OP/PC 3 = ECD/SCOP/INC 4 = Relative (lupa) 5 = Neighbor/Friend (pagpalat)

6 = Others (specify) (lupa o pagpalat)

16.5. What is the project impact? (ano ang epekto ng proyekto) Please fill up the attached IICA Scoping Matrix

POSITIVE [pagpalat] (v165a) ☐ NEGATIVE [lupa] (v165b) ☐

1 = Will improve quality of life (magpapabuti ang kalidad ng buhay) 2 = Will improve accessibility (magpapabuti ang aksesibilidad) 3 = Increase job opportunity (magpapalawig ang oportunidad sa trabaho) 4 = Improve farm products delivery (magpapabuti ang pagpapadala ng mga produkto ng pagsasaka) 5 = Minimize traffic congestion (magpapabuti ang pagpapadala ng mga produkto ng pagsasaka) 6 = Will increase land valuation (magpapabuti ang halaga ng lupa) 7 = Others (specify) (lupa o pagpalat)	1 = Will increase water and noise/air pollution (magpapabuti ang polusyon sa tubig at hangin) 2 = Will displace people (magpapadali ang pagpapadali) 3 = Will entail loss in income/land (magpapadali ang pagpapadali) 4 = Will cause soil erosion (magpapadali ang pagpapadali) 5 = Will cause flooding in the area (magpapadali ang pagpapadali) 6 = Will cause pollution on surface water (magpapadali ang pagpapadali) 7 = Will cause displacement of animals and loss of vegetation cover (magpapadali ang pagpapadali ng mga hayop at pagpapadali ng halaman) 8 = Will cause disruption of water supply (magpapadali ang pagpapadali sa akses sa tubig) 9 = CALAX will cut access to utility & social services (magpapadali ang pagpapadali sa akses sa utility & sosyal na serbisyo) 10 = Others (specify) (lupa o pagpalat)
---	---

17. Project Acceptability

17.1. Are you in favor of the project? (lupa o ba sa proyekto) (v171) ☐ 1 = Yes (lupa) 2 = No (lupa)

17.2. Why? (bakit) (v172) _____

17.3. Other concerns [lupa o pagpalat] (v173) _____

SIGNATURE OF RESPONDENT: _____

Appendix 6-A.3

Type C

(Secondary Impact Area)

EXPRESSWAY PROJECTS IN MEGA MANILA REGION

IN THE REPUBLIC OF THE PHILIPPINES

RESETTLEMENT ACTION PLAN (RAP) & ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

(Inventory Survey Instrument)

Date: _____

Address: _____

City/Municipality: _____

Barangay: _____

Region/District: _____

Project: _____

Print Name and Sign: _____

Enumerator: _____

Coordinator: _____

CALAX (JICA SECTION)

TYPE C (SECONDARY IMPACT AREA)

MODULE 1: CENSUS

1. Identification

1.1. Respondent Number [Numero ng Respondente] (v11): _____

1.2. Type of Respondent [Tipe ng Respondente] (v12): _____

1 = Residential Sector

2 = Business Sector

3 = Youth Sector

4 = Transportation Sector

5 = Aged Sector

6 = NGO/PO/Homeowners Association/Agricultural Cooperative

1.3. Respondent:

Surname: [Apelyido] (v13a) _____

Middle: [Gitnang Pangalan] (v13c) _____

Given Name: [Pangalan] (v13b) _____

1.4. Residential Sector:

Address [Lugar]: _____

1.5. Business Sector:

Name of Establishment [Pangalan ng negosyo] (v14a): _____

Name of Owner [Pangalan ng may-ari] (v14b): _____

1.6. Nature of business [negosyo] (v24c): _____

Designation [pangalan] (v14d): _____

1 = Food

2 = Services

3 = Trading

4 = Manufacturing

1.7. Youth Sector:

Education [edukasyon] (v15a): _____

If schooling, name of school [pangalan ng eskwelahan] (v15c): _____

Transportation Sector:

Type of Vehicle [sakyan] (v16a): _____

1 = Pedicab/Tricycle

2 = AUV/FX

3 = Bus

4 = Trucks

5 = Private vehicle

Transport Route [lugar ng biyahin] (v16b): _____

1 = within barangay

2 = within city/municipality

3 = provincial

From (v16b1): _____

To (v16b2): _____

Travel Hours [lugar/oras ng biyahin] (v16c): _____

1.8. Senior Citizen Sector:

Name of Organization [pangalan ng organisasyon] (v17): _____

1.9. NGO/PO/Home Owners Association/Sector

1.9a. Name of NGO/PO/Homeowners Association(v19a) _____

1.9b. Location of Office (v19b): _____

1.9c. Number of Members (v19c): _____

1.9d. Main activities of your organization (v19d): _____

1 = Financing

2 = Maintenance

3 = Peace & Order

4 = Services

5 = Counselling

6 = Others (specify) _____

2. Respondent's Family Status

2.1. Religion [relihiyon] (v21): _____

1 = Roman Catholic (Katauhan)

2 = Protestant/Evangelical (Ebangelik, metodista, luterano, etc.)

3 = Iglesia Independiente (pagpapal)

4 = Islam (Muslim)

5 = Restorationist (Iglesia ni Cristo, Jehovah's Witness, Adventist, Mormon)

6 = Others (specify) [Ilo sa pagpapal]

2.2. Education [edukasyon] (v22): _____

1 = Primary (elementary)

2 = Secondary (high school)

3 = Tertiary (college)

4 = Vocational

5 = Post Graduate (master's, doctoral)

6 = none

2.3. Ethno-linguistic Affiliation [Selling kinabibilangang gumu] (v23): _____

1 = Ilocano

2 = Ilocos

3 = Ibanag

4 = Pangasinense

5 = Kapampangan

6 = Tagalog

7 = Bicolano

8 = Mangyan

9 = Batak

10 = Ilanog

11 = Waray

12 = Muslim

13 = Maranao

14 = Bagobo

15 = Subanen

16 = B'laan

17 = Aeta

18 = Others (specify) [Ilo sa pagpapal]

2.4. Physical or/and Mental Disability (v24): _____

1 = none

2 = cannot work/move

3 = able to move but not work

4 = disabled but not affecting daily life

5 = have a mental problem that hamper everyday life

6 = have some problem that would be aggravated by CALAX

2.5. Household Number (actual number) [bilang ng pamilya na natalala] (v25): _____

Family 1: No. of people (v25a) _____

Family 2: No. of people (v25b) _____

Family 3: No. of people (v25c) _____

Family 4: No. of people (v25d) _____

Family 5: No. of people (v25e) _____

Family 6: No. of people (v25f) _____

2.6. Household Size (v26): _____

Family 1: Male (v26a) _____

Family 2: Male (v26a) _____

Family 3: Male (v26a) _____

Family 4: Male (v26a) _____

Family 5: Male (v26a) _____

Family 6: Male (v26a) _____

Family 7: Female (v26b) _____

Family 8: Female (v26b) _____

Family 9: Female (v26b) _____

Family 10: Female (v26b) _____

Family 11: Female (v26b) _____

Family 12: Female (v26b) _____

Family 13: Female (v26b) _____

Family 14: Female (v26b) _____

Family 15: Female (v26b) _____

Family 16: Female (v26b) _____

Family 17: Female (v26b) _____

Family 18: Female (v26b) _____

2.7. Number of Children (bilang ng anak): _____

Living (buhay) (v27a): _____

Deceased (namatay) (v27b): _____

2.8. Household member who need special care [miyembro ng pamilya na kailangan ng special na pagpapal] (v28): _____

1 = Physical and mental disabilities (may katulungan sa pakikialala)

2 = needing assistance to walk (kailangan ng tulong sa pagpapal)

3 = needing special medical care (kailangan ng special na kalinaga)

4 = seriously ill (mabigat ang sakit)

5 = difficulty in communicating (may katulungan sa pakikilap-apat)

6 = migrant/s from other countries (migrante sa ibang bansa)

2.9. Household Structure [pagkakataon ng mga natalala] (v34): _____

1 = single (mag-iisa)

2 = nuclear (pamilya)

3 = extended (naginip sa 1 pamilya nang kailan ng pagpapal)

4 = joint (naginip sa 1 pamilya nang kailan ng pagpapal)

2.10. Tenure status of households [estado ng nakatira sa bahay] (v35): _____

1 = owner (may-ari)

2 = renter (umupo)

3 = free occupation w/ permit (laging pagpapal sa may permiso)

4 = co-owner (kailan sa bahay)

5 = sharer (kailan sa upa)

3. Respondent's Family Income

3.1. Primary source of income [pangunahing pinagkukulan] (v31): _____

3.2. Annual Estimated Income [taunang kita] (v31b): _____

Primary source of income [pangunahing pinagkukulan] (v31): _____

Secondary source of income [pangalawang pinagkukulan] (v31b): _____

No.

Family Member (actual name) [miyembro ng pamilya] (v32a)

Gender (kasarian)

Source of Income [pinagkukulan]

Monthly Income [monthly income + 12 (PHP/year)]

Annual Income [monthly income + 12 (PHP/year)]

1

2

3

4

5

6

1 = Male (lalake)

2 = Female (babae)

1 = single (mag-iisa)

2 = nuclear (pamilya)

3 = extended (naginip sa 1 pamilya nang kailan ng pagpapal)

4 = joint (naginip sa 1 pamilya nang kailan ng pagpapal)

1 = owner (may-ari)

2 = renter (umupo)

3 = free occupation w/ permit (laging pagpapal sa may permiso)

4 = co-owner (kailan sa bahay)

5 = sharer (kailan sa upa)

1 = Employee (empelado)

2 = Driver (magmamaneho)

3 = Pensioner (pensionado)

4 = Construction Worker (trabador sa construction)

5 = Farmer (magtatanim)

6 = Fisherman (magtatanim sa dagat)

7 = Factory Worker (trabador sa factory)

8 = Own Business (may-ari ng negosyo)

9 = OFW (Fikipang manggagawa sa ibang bansa)

10 = Others (specify) [Ilo sa pagpapal]

66 = none (walang)

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6-A

3.3. Total monthly income of family (bracket) [Isakung buwisang na ilang ng pamilya] (y43): ☐

1 = P10,000 or less	2 = P10,001 to 6,000	3 = P6,001 to 10,000	4 = 10,001 to 15,000	5 = P15,001 to 20,000
6 = P20,001 to 30,000	7 = P30,001 to 40,000	8 = P40,001 to 50,000	9 = P50,001 to 60,000	10 = 60,001 or more

3.4. Total annual income of family (bracket) [Isakung taunan na ilang ng pamilya] (y44): ☐

1 = P36,000 or less	2 = P36,001 to 72,000	3 = P72,001 to 120,000	4 = 120,001 to 180,000	5 = P180,001 to 240,000
6 = P240,001 to 360,000	7 = P360,001 to 480,000	8 = P480,001 to 600,000	9 = P600,001 to 720,000	10 = 720,001 or more

4. Respondent's Major Household Expenditures (Annual Estimate for previous year)

L	Expenditures (gastos)	Daily PHP/day	Weekly PHP/week	Monthly PHP/Month	Major Annual Household Expenditures (gagangibang tumanggap pangmatatagapang gastos)
1	Food (y41)				
2	Utilities				
3	Light				
4	Water				
5	Communication				
6	Education				
7	Tuition Fee				
8	Allowance				
9	Supplies				
10	Other's (Specify)				
11	Rent (structure/and)				
12	Health				
13	Transportation				
14	Total				

To complete annual expenditures:

Expenditures	If daily	If weekly	If monthly
Food (gastos/panat)	Annual = daily expenditure x 365 days	Annual = weekly expenditure x 52 weeks	Annual = monthly expenditure x 12 months
Utilities	Annual = daily expenditure x 365 days	Annual = weekly expenditure x 52 weeks	Annual = monthly expenditure x 12 months

5. Poverty Threshold (for computation)

5.1

No. of Household Members	Annual Food Expenses	Annual Income

5.2. Poverty threshold of household [Isakung ng bahay ng pagpapalit] (y45): ☐

1 = below poverty threshold [malapit sa arap ng bahay ng pagpapalit]
2 = within the poverty threshold [loos sa arap ng bahay ng pagpapalit]
3 = above poverty threshold [malapit sa arap ng bahay ng pagpapalit]

1 = Canteen <46,120 Laguna: <43,072 2 = Canteen >46,120 to 74,872 Laguna: >43,072 to 70,895 3 = Canteen >74,872 Laguna: >70,895
Based on National Statistical Yearbook 2010 [base sa National Statistical Yearbook 2010] (for average family member of 4)

6. Respondent's Family Education

6.1. Educational Attainment of husband [Isakung na edukasyon ng asawang babae] (y46): ☐

6.2. Educational Attainment of wife [Isakung na edukasyon ng asawang babae] (y47): ☐

1 = Primary (elementary)	2 = Secondary (high school)	3 = Tertiary (college)
4 = Vocational	5 = Post Graduate (master, doctorate)	6 = None (walang)

6.3. How many children graduated from College [ilan ang anak na nakapagtapos ng kolehiyo] (y48): ☐

6.4. How many children are still studying at a formal education facility [ilan ang anak na mag-aaral pa] (y49): ☐

6.5. How many children stopped from schooling [ilan ang anak na huminto sa pag-aaral] (y50): ☐

7. Available Skills of Respondent's Family

7.1. Available skills of men [magkakaalaman ng mga lalaki] (y51): ☐

1 = Laborer (mag-aangal)	2 = Carpenter (karpintero)	3 = Mason (mason)	4 = Heavy equipment operator (operator ng heavy equipment)
5 = Driver (pagmamaneho)	6 = Utility (kumakabit ng kagamitan)	7 = Mechanic (mekaniko)	8 = Engineer (inyenyer)
9 = Others (Specify) [Ilanang iba pang teknikal]			

7.2. Available skills of women [magkakaalaman ng mga babae] (y52): ☐

1 = Cook (magluto)	2 = Sewer (bananah)	3 = Timekeeper/Clerk (pagpapalit)
4 = Seeding nursery caretaker (mag-aangal ng mga puna)	5 = Factory worker (mag-aangal sa pabrik)	6 = House help (mag-aangal sa bahay)
7 = Engineer (inyenyer)	8 = Others (Specify) [Ilanang iba pang teknikal]	9 = None (walang)

8. Available Facilities of Respondent's Family

8.0. Are water sources and means to access important public facilities near your property going to be cut by CALAX? ☐ 1 = Yes 2 = No

8.1. Available Water Supply for drinking (y53) ☐ distance to the source: cross CALAX to get to the source? (y54) ☐ m

Available Water Supply for washing clothes and clothes [magkakaalaman ng tubig sa pagpapalit ng damit sa bahay] (y55): ☐

1 = Rain (ulan)	2 = River (ilog)	3 = Spring well (bunot)	4 = Artesian well (bunot na)	5 = Pump well (pump)	6 = Piped (tubig na)
7 = Purchase (pagpapalit)	8 = Illegal connection (illegal na pagpapalit sa tubig)	9 = None (walang)			

8.2. Source of lighting [Isakung tumutukoy sa pangkalahat] (y56): ☐

1 = Electricity (kuryente)	2 = Kerosene lamp (kerosene)	3 = Petroleum (petroleum)	4 = Oil lamp (lampara)
5 = Illegal connection (illegal na koneksyon ng kuryente)	6 = Candle (kandila)	7 = Others (Specify) [Ilanang iba pang teknikal]	8 = None (walang)

8.3. Toilet facilities [Ilanang iba pang teknikal] (y57): ☐ Location of toilet [Isakung tumutukoy sa bahay] (y58): ☐ shared? ☐ Owned? ☐

Facilities: 1 = Open pit (butoy) 2 = Antipolo (antipolo) 3 = Sanitary flush (sanitary flush) 4 = Flush (sanitary flush)
5 = Others (Specify) [Ilanang iba pang teknikal] 6 = None (walang)

Location: 1 = Inside the house (sa loob ng bahay) 2 = Outside the house (sa labas ng bahay) 3 = Common (kumakabit sa bahay)

8.4. Nearest health facilities in the community [Isakung tumutukoy sa magkakaalaman] (y59): ☐ Need to cross CALAX to be there? (y60) ☐ Yes 2 = No

1 = Health Center (magkakaalaman sa sentro)	2 = Private Clinic (magkakaalaman sa klinik)	3 = Public Hospital (magkakaalaman sa ospital)
4 = Private Hospital (magkakaalaman sa ospital)	5 = None (walang)	

8.4a How do you go there? (y61) ☐ 1 = walking 2 = Pedicab 3 = Tricycle 4 = Jeepney 5 = Bus

8.4b. How many minutes does it take to reach there? (y62) ☐ hours ☐ minutes

8.5. Nearest available educational facilities in the community [Isakung tumutukoy sa magkakaalaman] (y63): ☐ cross CALAX to be there?

1 = Elementary (elementary)	2 = High School (high school)	3 = College (kollehiyo)	4 = Vocational (bakalagyo)	5 = None (walang)
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8.5a How do you go there? (y64) ☐ 1 = walking 2 = Pedicab 3 = Tricycle 4 = Jeepney 5 = Bus

8.5b. How many minutes does it take to reach there? (y65) ☐ hours ☐ minutes

8.6. Solid waste disposal [Isakung tumutukoy sa basura] (y66): ☐ Need to cross CALAX to be there? (y67) ☐ Yes 2 = No

1 = River (ilog)	2 = Open pit (butoy)	3 = Garbage Collector (magkakaalaman)	4 = Burn (magkakaalaman)	5 = Others (Specify) [Ilanang iba pang teknikal]
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8.7. Mode of transportation in the area [Isakung tumutukoy sa lugar] (y68): ☐

1 = Jeepney	2 = Bus	3 = Tricycle	4 = Pedicab	5 = Boat (bangka)	6 = Others (Specify) [Ilanang iba pang teknikal]	7 = None (walang)
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Page 4 of 5

9. Usage of Nearby River

- 9.1. Do you wash your clothes in the river? (v91) ☐ 1 = Yes ☐ 2 = No
- 9.2. Do you do laundry business utilizing a river? (v92) ☐ 1 = Yes ☐ 2 = No
- 9.3. Do you take a bath in the river? (v93) ☐ 1 = Yes ☐ 2 = No
- 9.4. Do you cross the river (go down to the river bottom and go up)? (v94) ☐ 1 = Yes ☐ 2 = No
- If yes, for what purpose? (v94a) ☐

- 1 = to go to school 2 = to go to work 3 = to go for shopping 4 = Others, specify _____
- Do you do fishing in the river? (v95) ☐ 1 = Yes ☐ 2 = No
- If yes, for what purpose? (v95a) ☐

- 1 = Family eating/consumption 2 = for selling 3 = Others, specify _____
- Are there any hotels/inns/restaurants along the river? (v96) ☐ 1 = Yes ☐ 2 = No
- If yes, where? (v96a) ☐

MODULE 2: PROJECT AWARENESS & ACCEPTABILITY

10. Project Awareness

- 10.1. Have you been informed about the Government Project in your area? ☐ 1 = Yes (ee) ☐ 2 = No (nada)
- If yes, what Government Project? (kung oo, among proyekto ng gobyerno) (v102) ☐
- 1 = Expressway 2 = Road widening/Improvement 3 = PNR 4 = Others (specify) (iba pa pakikipak) _____
- 10.3. Have you been informed about the CALA Expressway Project? ☐ 1 = Yes (ee) ☐ 2 = No (nada)
- If yes, from whom did you learn about the Project? (v104) _____
- 1 = LGUS 2 = DPWH 3 = ECOSYS CORP. INC. 4 = Relatives (tamag-anak)
- 5 = Neighbors/Friends (kapalibayan/kapaligiran) 6 = Others (specify) (iba pa pakikipak) _____

- 10.5. What is the project impact? (ano ang epekto ng proyekto) Please fill up the attached JICA Scoping Matrix
- POSITIVE (positibo) (v105a) ☐ NEGATIVE (negatibo) (v105b) ☐

<p>1 = Will improve quality of life (paganda ang kalidad ng buhay)</p> <p>2 = Will improve accessibility (pagpapadali ang akses)</p> <p>3 = Increase job opportunity (karagdagan ang oportunidad sa trabaho)</p> <p>4 = Improve farm products delivery (magiging mabilis ang biyayhe ng mga produktong pagsasaak)</p> <p>5 = Minimize traffic congestion (mababawasan ang trapiko)</p> <p>6 = Will increase land valuation (taas ang presyo ng lupa)</p> <p>7 = Others (specify) (iba pa pakikipak) _____</p>	<p>1 = Will increase water and noise/air pollution (taas ang pakikipak sa lipig at hangin)</p> <p>2 = Will displace people (maawala ng tahanan)</p> <p>3 = Will entail loss in income/land (mawawalan ng pinsulanan/lupa)</p> <p>4 = Will cause soil erosion (magdadulot ng erapaho ng lupa)</p> <p>5 = Will cause flooding in the area (magdadulot ng sapaha sa lupa)</p> <p>6 = Will cause pollution on surface water (magkontamina ang tubig)</p> <p>7 = Will cause displacement of animals and loss of vegetation cover (magdadulot ng pagkawala ng hayop at pataas ng halaman)</p> <p>8 = Will cause disruption of water supply (magdadulot ng biro sa serbisyo ng tubig)</p> <p>9 = CALAX will cut access to facility & social services</p> <p>10 = Others (specify) (iba pa pakikipak) _____</p>
---	---

11. Project Acceptability

- 11.1. Are you in favor of the project? (posor ka ba sa proyekto) (v111) ☐ 1 = Yes (ee) ☐ 2 = No (nada)
- 11.2. Why? (bakit) (v112) _____
- 11.3. Other Concerns (iba pang alalahanin) (v113) _____

SIGNATURE OF RESPONDENT: _____

Appendix 6-A.4

Type D

(Big Land Developers and Real Estate Companies)

EXPRESSWAY PROJECTS IN MEGA MANILA REGION

IN THE REPUBLIC OF THE PHILIPPINES

RESETTLEMENT ACTION PLAN (RAP) & ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

(Inventory Survey Instrument)

Date:

Address:

City/Municipality:

Barangay:

Region/District:

Project: CALAX (JICA SECTION)

Print Name and Sign:

Enumerator:

Coordinator:

TYPED (BIG LAND DEVELOPERS & REAL ESTATE COMPANIES)

MODULE 1: CENSUS

1. Identification

1.1. Respondent Number (v11):

1.2. Name of Developer/Real Estate Company (v12):

1.3. Name of Owner (v13):

1.4. Nature of business (v14):

1.5. Name of Respondent:

Surname: (V15a)

Given Name: (V15b)

Middle: (V15c)

1.6. Designation of Respondent (V16):

2. Income and Expenditures

2.1 Estimated Major Business Expenditures

Income & Expenditures	Estimated Annual V2.1
Income	
Expenditures	
Light	
Water	
Manpower	
Rent	
Taxes	
Others	
Total Expenditures	
Total Net Income	

2.2 Sales

Sales	Percentage	House & Lot	L
Pre-selling			1
Sold			2
Transferred			3
Foreclosed			4
Commission Percentage			
Direct - agent			5
Sub-agent			6
Others (pls. specify)			7
			8
			10

MODULE 2: DISTURBANCE LOSSES

3. Affected Land

3.1 Type of Land? (v31) ☐ 1 = Private 2 = Public

3.2 Tenure? (v32) ☐

1 = Owner, co-owner, Corp. Ownership

3 = Rent free occupants (sharer)

4 = Taking over land of absent owner

5 = Others (specify)

3.2.1. If not owner,

a. What is the name of the Owner? (v321a)

b. What is the annual rent/share? (Php) (v321b)

3.2.2. If owner, what is the proof of ownership/occupation (v322) ☐

Proof of Ownership: 66 = none 1 = Title 2 = Deeds of Sale/Mortgage 3 = Contract 4 = Tax declaration 5=Others

3.2.3. When did you acquire the land?

3.3 Land Use? (v33) ☐

1 = Commercial 2 = Industrial 3 = Commercial/Residential 4 = Reservation/Park 5 = others (specify)

3.4. When was the last assessment of the property? (v34a)

What is the assessed value? (v34b) [Php]

How much is the latest real property tax paid? (v35c)[Php]

How long have you owned/occupied the property? (years) (v35)

4. Affected Structure (if applicable only) ☐ applicable ☐ not applicable

4.1. Type of structure? (v41) ☐

1 = Light 2 = Wooden 3 = Semi-Concrete 4 = Concrete 5=Others

1 = Commercial 2 = Industrial 3 = Commercial/Residential

4 = Warehouse 5 = Public Physical Infrastructure 6=Public Utilities 7= others

4.2. Use of structure? (v42) ☐

4.3. Tenure? (v43) ☐

1 = owner, co-owner

3 = rent free occupants (sharer)

4 = taking over structure of absent owner

5 = Others (specify)

4.3.1. If renter/sharer/leaseholder

a. What is the name of the owner? (v431a)

b. What is the annual rent/share? (Php) (v431b)

4.3.2. If owner proof of ownership/occupation? (v432) ☐

66 = none 1 = Deeds of Sale/Mortgage 2 = Contract 3 = Tax declaration 4 = others (specify)

4.4. What is your selling price of the property (if owner)? (v44) [Php]

4.5. How long have you owned/occupied the property? (years) (v45)

Page 2 of 4

MODULE 3: PROJECT AWARENESS & ACCEPTABILITY

5. Project Awareness

5.1 Have you been informed about the Government Project in your area? (v51) ☐ 1 = Yes 2 = No

5.2 If yes, what Government Project? (v52) ☐ 1=Expressway 2=Road widening/Improvement 3=PRR 4=Others (Specify)

5.3 Have you been informed about the CALAX Project? (v53) ☐ 1 = Yes 2 = No

5.4 If yes, from whom did you learn about the Project? (v54) ☐

1 = IGUS 2 = DPWH 3 = ECOSYS/SCORP, INC. 4 = Relatives
5 = Neighbors/Friends 6 = Others (Specify)

5.5 What is the project impact?

POSITIVE (v55a) ☐

NEGATIVE (v55b) ☐

<p>1 = Will improve quality of life</p> <p>2 = Will improve accessibility</p> <p>3 = Increase job opportunity</p> <p>4 = Improve farm products delivery</p> <p>5 = Minimize traffic congestion</p> <p>6 = Will increase land valuation</p> <p>7 = Others (Specify)</p>	<p>1 = Will increase water and noise/air pollution</p> <p>2 = Will displace people</p> <p>3 = Will entail loss in income/land</p> <p>4 = Will cause soil erosion</p> <p>5 = Will cause flooding in the area</p> <p>6 = Will cause pollution on surface water</p> <p>7 = Will cause displacement of animals and loss vegetation cover</p> <p>8 = Will cause disruption of water supply</p> <p>9 = Others (Specify)</p>
--	---

6. Project Acceptability

6.1 Are you in favor of the project? (v61) ☐ 1 = Yes 2 = No

6.2 Why? (v62) _____

6.3 Other Concerns: (v63) _____

SIGNATURE OF RESPONDENT: _____

FOR RESPONDENT REFUSED TO BE INTERVIEWED

We refused to answer the Inventory Survey Instrument for Purely Business Sector for the Expressway Projects in Mega Manila Region in the Republic of the Philippines (CALA Expressway Project – JICA SECTION) for the following reason (pls. check the appropriate reason):

- ☐ The question in the survey form needs to be discussed with our Legal Department;
- ☐ The question in the survey form needs to be discussed with our Accounting Department;
- ☐ Some questions in the survey instruments are confidential in terms of income and employees information;
- ☐ Some information should be brought to legal counsel;
- ☐ Other reasons (Please specify)

Name of Company

Signature over Printed Name

Official Designation

Date: _____

Appendix 6-B

Photographs of PAPs

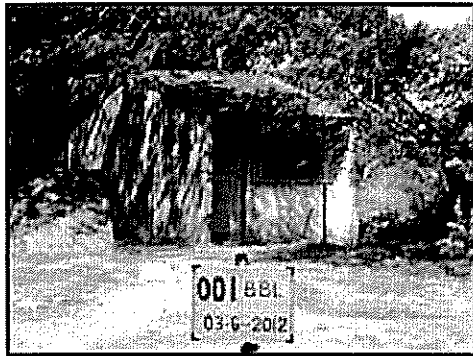
6-B3

Appendix 6-B.3

Auxiliary Structures (Household)

AFFECTED AUXILLIARY STRUCTURES

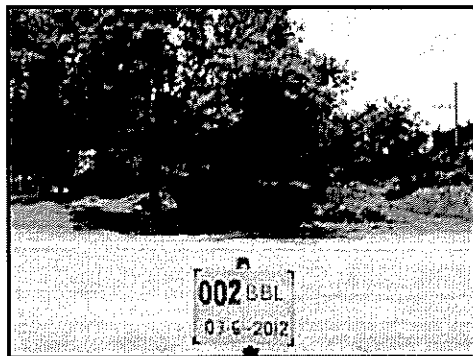
Barangay Binan, Binan laguna



Tag No.: 001 BBL
Structure: Guard house



Tag No. 002 BBL
Structure: Entrance to Paseo near
residences



Tag No.: 002 BBL
Structure: Entrance to Paseo near
residences

AFFECTED AUXILLIARY
Barangay Kaong, Silang Cavite



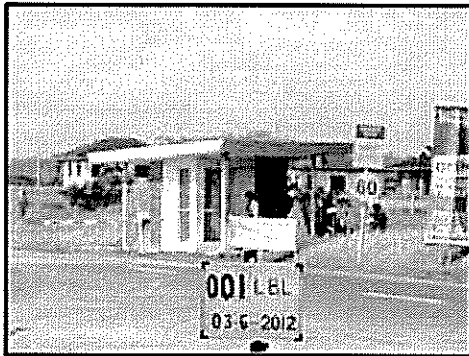
Tag No.: 001 KSC HH
Owner: EFREN ENRIQUEZ



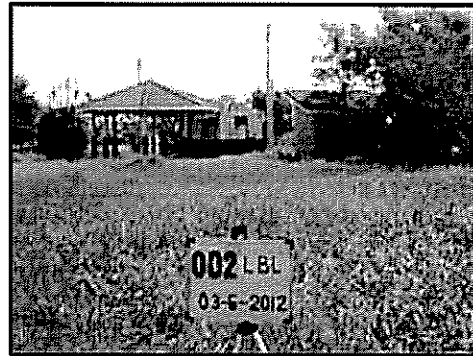
Tag No.:
Owner: GANA'S DUGWELL

AFFECTED AUXILLIARY STRUCTURES

Barangay Loma, Binan Laguna



Tag No.: 001 LBL
Structure: Guard house



Tag No.: 002 LBL
Structure: Gazebo



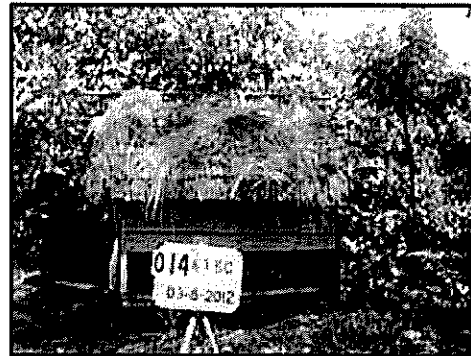
Tag No.:003 LBL
Structure: Drainage channel

AFFECTED AUXILLIARY STRUCTURES

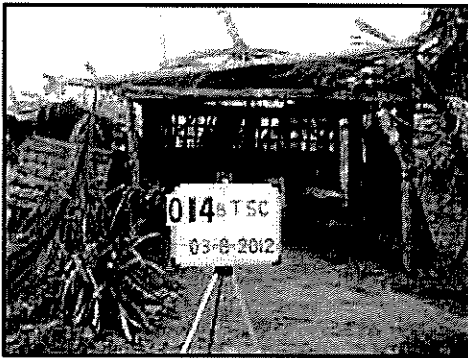
Barangay Tibig, Silang Cavite



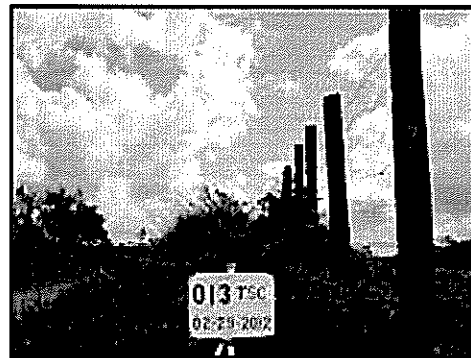
Tag No.:014 TSC
Structure: Auxiliary Nipa hut



Tag No.: 014A TSC
Structure: Auxiliary Nipa hut



Tag No.: 014B TSC
Structure: Auxiliary Nipa hut



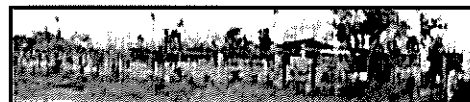
Tag No.:013 TSC
Owner: Vicente Puyat
Structure: Auxillary Electric post



Tag No.:013A TSC
Owner: VICENTE PUYAT
Structure: Fence



Tag No.:006A TSC
Owner: CLEMENCIA B. OKASYON
Structure: Auxillary Nipa hut

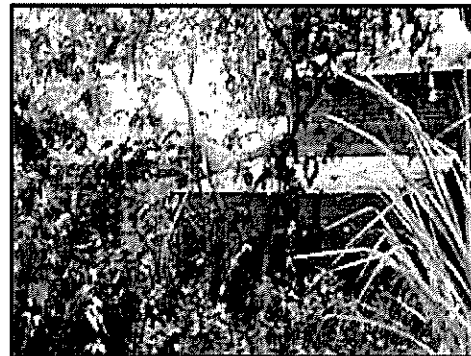


Tag No.:002 TSC A,B,C,D
Owner: RUDY TAN HORSE FARM
Structure: Fence

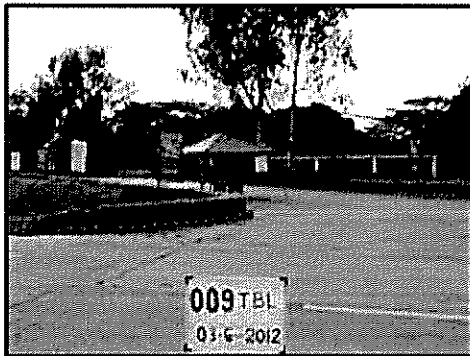
AFFECTED AUXILLIARY STRUCTURES
Barangay Timbao, Binan Laguna



Tag No.: 001A TBL
Structure: Fence



Tag No:008 TBL WAREHOUSE
Tag No. 008a TBL PIGPEN
Tag No. 008b UPPER TANK



Tag No.: 009 TBL
Structure: Fence

Appendix 8-A

Land Use Map

Appendix 8-A.1

Land Use Map of Silang, Cavite



Appendix 8-A.2

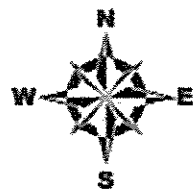
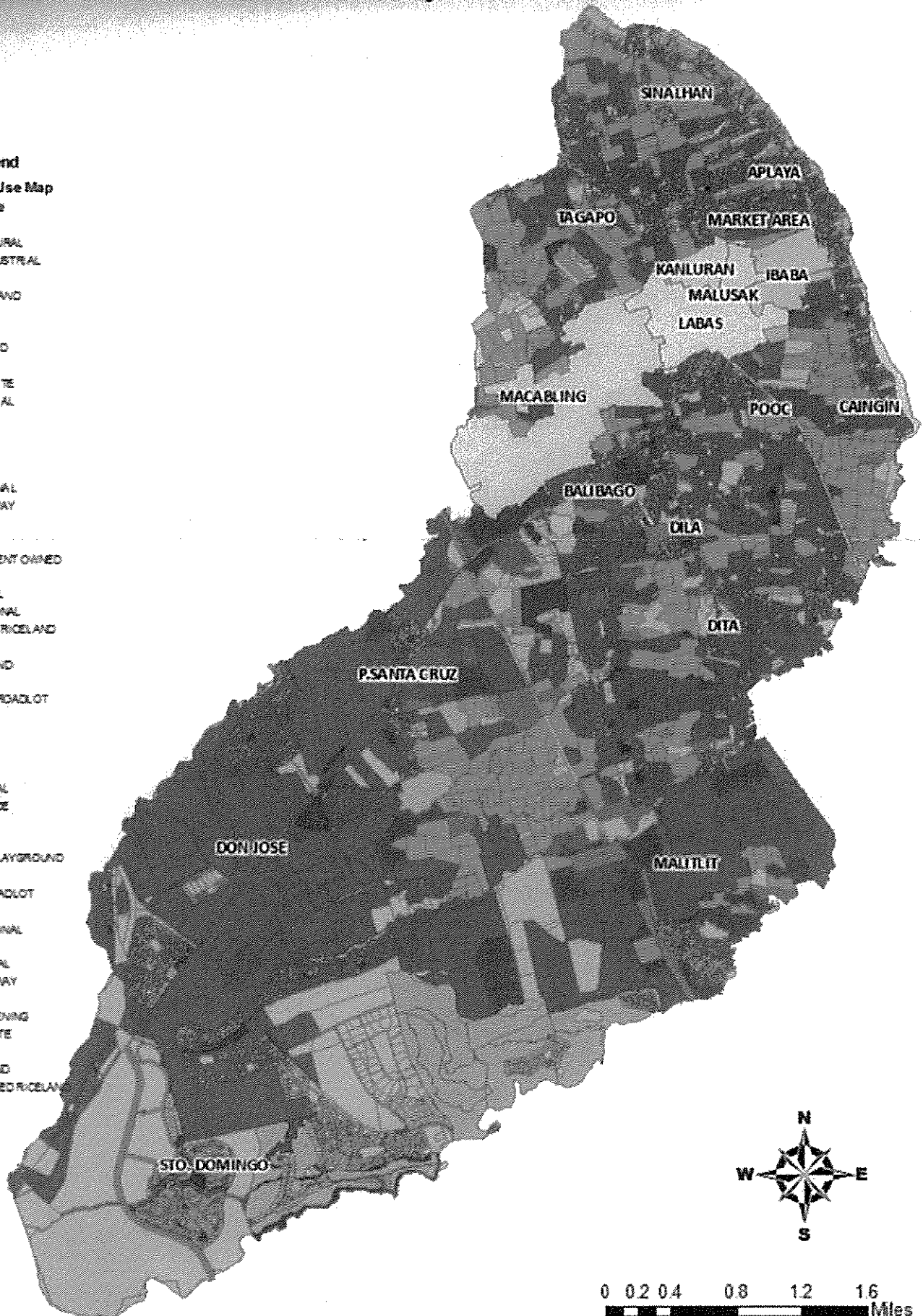
Land Use Map of Binan, Laguna

Santa Rosa City Actual Land Use

Legend

Actual Land Use Map
ActualLandUse

- No Data
- AGRICULTURAL
- AGRO INDUSTRIAL
- ALLEY
- BAMBOO LAND
- CANAL
- CEMETERY
- CHOCOLAND
- CHURCH
- CHURCH SITE
- COMMERCIAL
- CREEK
- CULTURAL
- DRYLAND
- EASEMENT
- EDUCATIONAL
- EXPRESSWAY
- FISHPOND
- FOOTPATH
- GOVERNMENT OWNED
- HOSPITAL
- INDUSTRIAL
- INSTITUTIONAL
- IRRIGATED RICELAND
- LAKE
- MANGO LAND
- NAPOCOR
- NATIONAL ROADLOT
- NA CANAL
- NA ROAD
- NONE
- RILL
- OPEN CANAL
- OPEN SPACE
- ORCHARD
- PARK
- PARKS & PLAYGROUND
- PATHWAY
- PUBLIC ROADLOT
- RAIL ROAD
- RECREATIONAL
- RELIGIOUS
- RESIDENTIAL
- RIGHT OF WAY
- ROADLOT
- ROAD WIDENING
- SCHOOL SITE
- SECOND
- SUGAR LAND
- UNIRRIGATED RICELAND

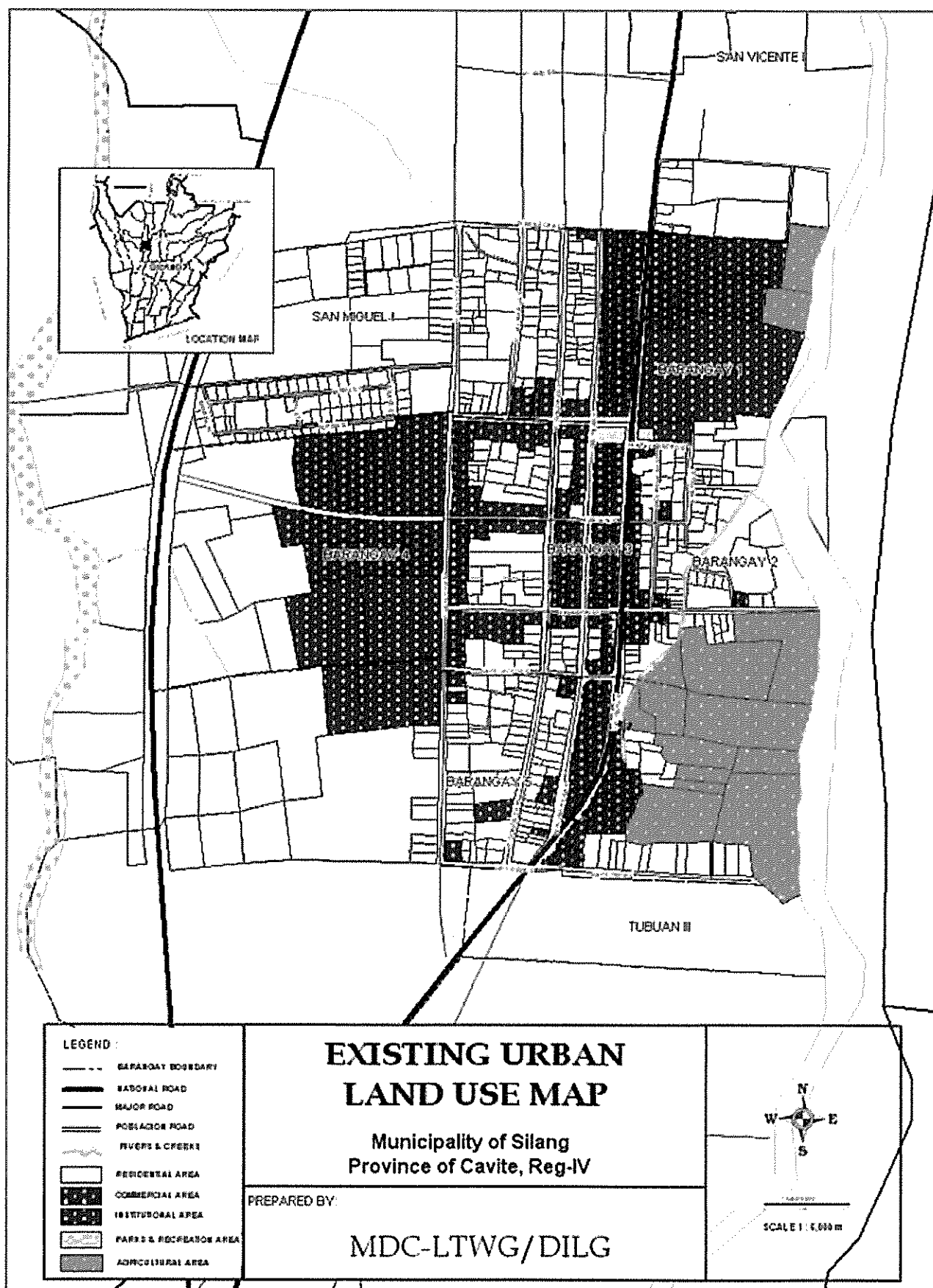


0 0.2 0.4 0.8 1.2 1.6 Miles

hip/cpdc

Appendix 8-A.3

Land Use Map of Sta. Rosa, Laguna



Appendix 16-A

PAPs Individual Entitlement

Appendix 16-A.2

Crops and Trees

16 A . 2

Appendix 16-B

Basis for Cost Estimation of Structures

Appendix 16-B.1

Assessor's Schedule of Market Values - Cavite



Republic of the Philippines
CITY OF SANTA ROSA
Province of Laguna

OFFICE OF THE SANGGUNIANG PANLUNGSOD

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CHAPTER 2: CITY TAXES

Article A. Real Property Tax

Section 2A.01. Imposition of the Basic Real Property Tax. There is hereby levied an annual ad valorem tax of the assessed value of real property, such as lands, buildings, machinery and other improvements affixed or attached to real property located in this city, as follows:

- (a) Residential - one percent (1%);
- (b) Agricultural - one and one-half percent (1.5%);
- (c) Commercial - one and one-half percent (1.5%);
- (d) Industrial - one and one-half percent (1.5%);
- (e) Mineral - one percent (1%);
- (f) Special - one and one-half percent (1.5%).

The above new tax rates shall take effect three (3) years after the enactment of the herein ordinance.

Meanwhile, the increase in assessed value of real property, shall be implemented as follows:

- a) Fifty percent (50%) upon enactment of this Code;
- b) And, one hundred percent (100%) on the succeeding year.

Section 2A.02. Additional Levy on Real Property for the Special Education Fund (SEF). There is hereby levied a one percent (1%) tax on the assessed value of real property which shall be in addition to the basic real property. The proceeds thereof shall accrue exclusively to the Special Education Fund (SEF).

Section 2A.03. Exemptions. The following are exempted from payment of the basic real property tax and the SEF tax:

- (a) Real property owned by the Republic of the Philippines or any of its political subdivisions except when the beneficial use thereof has been granted, for consideration or otherwise, to a taxable person;
- (b) Charitable institutions, churches, and parsonage or convents appurtenant thereto, mosques, nonprofit or religious cemeteries and all lands, buildings and improvements actually, directly, and exclusively used for religious, charitable or educational purposes;
- (c) All machineries and equipment that are actually, directly and exclusively used by local water districts and government-owned or controlled corporations engaged in the supply and distribution of water and/or generation and transmission of electric power;
- (d) All real property owned by duly registered cooperatives as provided for under RA 6938, and
- (e) Machinery and equipment used for pollution control and environmental protection. Except as provided herein and pursuant to Section 234 of the LGC, any exemption from payment of real property tax previously granted to, or presently enjoyed by, all persons, whether natural or juridical, including all government-owned or controlled corporations are hereby withdrawn effective January 1, 1992.

Section 2A.04. Time of Payment. The real property tax herein levied together with the additional levy on real property for the Special Education Fund (SEF) shall be due and payable on the first day of January. The same may, however, at the discretion of the taxpayer, be paid without interest/penalty in four (4) equal installments: the first installment on or before March 31; the second installment, on or before June 30; the third installment, on or before September 30; and the last installment, on or before December 31.



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3.13. Rice mills shall be assessed on the basis of actual use.

3.14. Golf Courses shall be treated as commercial in value using the old assessment for recreational under PD464.

3.15. Where the building is used for different purposes, the current and fair market value of the entire building shall be determined by applying the appropriate base cost for each particular class as provided in the Approved Schedule of Market Values for Buildings. The assessment level shall be based on the average of the corresponding assessment levels for each class based on the total market value of the entire building.

3.16. Row houses, condominiums/duplex/town houses shall be valued and assessed as one whole unit.

3.17. For the purpose of general revision of the Real Property Assessment, specifically for buildings and other improvements, the revised schedule of values per square meter being used by the province of Laguna will be applied/adopted effective upon approval of the Schedule of Market Value – for GR of 2011.

3.18. Machinery and Mechanical Contrivances shall embrace those under Sec. 199(o) of Republic Act 7160, otherwise known as the Local Government Code of 1991.

Appraisal and assessment of machinery shall be governed by Section 224 of the same act.

3.19. As far as properly applicable, this schedule of base market values shall be controlling, but where the property to be assessed is of a land of land, building, machineries and other improvement not classified in this schedule or of any kind for which the value is not herein fixed, it shall be appraised at the current and fair market value, independent of this schedule.

3.20. Where Republic Act 7160 is deficient on the rules on valuation and assessment of certain real properties, the provision of P.D. No. 464 shall prevail.

SECTION 4. SEPARABILITY CLAUSE. If for any reason, any part or provision of this Ordinance shall be held to be unconstitutional or contrary to law and invalid, other parts or provision hereof which are not affected thereby shall continue to be in full force and effect.

SECTION 5. REPEALING CLAUSE. Any and all ordinance, rules, regulations or orders which are inconsistent or contrary to the provisions of this ordinance are hereby repealed, amended or modified accordingly.

SECTION 5. EFFECTIVITY. This Ordinance shall be published in a newspaper of general circulation and shall take effect on January 1, 2012


UNANIMOUSLY APPROVED.

CERTIFICATION:

I hereby certify to the correctness of the quoted ordinance.


CYNTHIA H. GOMEZ
Secretary to the Sang. Panlungsod

Certified Correct:


ARNEL D. GOMEZ
City Vice-Mayor

Approved:


ARLENE B. ARCILLAS
City Mayor

"Serbisyong Makatao, Lungsod na Makabago!"



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SECTION 4. MISCELLANEOUS PROVISIONS

3.1. As a general rule, 100% base value per square meter for commercial, industrial, residential and other special classes of land shall be applied to all lands within the first strip of 25 meters on commercial and industrial sections or zones and within 20 meters on residential sections or zones fronting asphalted or concrete, or all weather streets or roads.

3.2. Lands beyond the standard depth, i.e. 25 meters for commercial and industrial lands, and 20 meters for residential land, if any, shall be valued 80% for the second strip, 60% for the third strip and 40% of the base value fixed for the street or road for the remaining area. Provided however, that in case the parcels of land abutting two streets or roads on two sides with different base values, the stripping and valuation thereof shall be based on the principal street or road with the higher base values but not lower than the schedule of value of the other street.

3.3. A reduction of 50% and 20% shall be applied from the base value for lands along gravel, earth or dirt and proposed streets or roads respectively. In similar manner, if the streets or roads and/or sections thereof are subsequently improved or constructed, the appraisal and assessment of the same shall be adjusted accordingly.

3.4. For low and sunken area of the land, a reduction from the base value per square meter maybe allowed due to the cost of filling and compaction to bring the same at par with the adjoining developed lots, provided however, that such reduction will in no case exceed 30% of the value thereof.

3.5. Adjustment value for frontage shall be added to the valuation of all commercial lots fronting streets or roads. The same is derived by multiplying the length of frontage in lineal meters of 50% of the unit base value thereof.

3.6. Corner influence value of 10% of the same value shall be added to the valuation of lots situated at the corner of two streets or roads. Provided however, that if the streets or roads have different base value, the higher base value shall be used in the computation thereof.

3.7. Vacant or idle lands located in an purely residential area shall be classified as residential. If such land is located in a purely commercial area, the same shall be classified as commercial. Mixed residential-commercial area, the same shall be classified according to the class which predominant.

3.8. Factors for Urban Lands:

- a. Developed Area – 100% of Unit Base Market Value
- b. Partially Developed Area – 70% of Unit Base Market Value
- c. Undeveloped Area – 50% of Unit Base Market Value

3.9. Roads shall be valued based on the lowest residential value within the city and assessed as residential.

3.10. Memorial sites shall be classified and valued on the basis of predominant use of the land in the area where such site is located and shall be assessed as commercial.

3.11. Agro – industrial lands shall be valued as industrial on a per square meter basis and assessed as agricultural.

Agro – industrial machineries shall be assessed as agricultural.

Agro – industrial lands, defined – areas where agricultural and industrial developments are made to complement each other or refer to areas designated for the simultaneous or complementary development of agriculture and industry.

3.12. School sites are valued on the basis of where the property is located and assessed as residential.

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Province of Laguna

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II. SCHEDULE OF BASE UNIT MARKET VALUE FOR AGRICULTURAL LAND

Class and Base Market Value (per sqm.)

First Class	-	Irrigated Riceland	-	P 550.00/sqm.
	-	Unirrigated Riceland	-	P 550.00/sqm.
	-	Sugarland	-	P 550.00/sqm.
	-	Dryland	-	P 550.00/sqm.
Second Class	-	Irrigated Riceland	-	P 340.00/sqm.
	-	Unirrigated Riceland	-	P 340.00/sqm.
	-	Sugarland	-	P 340.00/sqm.
	-	Dryland	-	P 340.00/sqm.

SECTION 3. PROCEDURES IN THE APPLICATION OF THE REVISED SCHEDULES OF UNIT VALUES FOR BUILDINGS AND OTHER LAND IMPROVEMENTS

- RULE 1** - The herein basic schedules of unit values shall be applied for each floor area of storey of the building plus the unit values applicable to its amenities.
- Rule II** - For clarity and conclusiveness only one unit value is assigned for each type of building except for the swimming pools, where the depth has to be considered in appraising the same.
- Rule III** - In applying the schedule of unit values for the second floor and succeeding floor, the percentage deductions from the basic schedules of unit values shall be as follows:

Adjustment Factors for Second and Succeeding Floors

	Residential One Family Dwelling	Duplex Accessoria	Apartment Apartelle Dorm Boarding	Office Bank	Hospital School
TYPE	COL. 1	COL. 2	COL. 4	COL. 9	COL. 10
I	11.38%	9.28%	9.93%	9.36%	9.84%
II	10.62%	9.00%	9.83%	9.13%	9.74%
III	10.02%	8.00%	9.42%	9.04%	9.38%

- Rule IV** - The Cost Approach (Reproduction/Replacement Cost New Less Depreciation) shall be applied to existing buildings and other improvements subject to re-appraisal but strictly applying the accrued depreciation under AR #7-77 dated July 25, 1977 of the DOF.
- Rule V** - Roads, fences should be separately appraised. Other improvements whose basic schedules of unit values are not indicated herein, shall be appraised independently based on prevailing fair market value.
- Rule VI** - The different schedule of unit values for each type building shall be applicable to assessment effective 1991.
- Rule VII** - A depreciation table reflecting percentage depreciation of building and other structures depending upon effective age cost grade and physical wear and tear shall be established in applying this schedule in accordance with Sec. 5:03, Chapter V, of AR# 7-77.

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Third Class (R-3)
P2,000.00

Dictado Compound, Ma. Jesusa Subd., Metroville Subd., St. Mary's Subd., Maja Village, Robes-Francisco Subd. (Maryland), Roseville Subd., St. Agata Village 2, Villa Anthurium, St. John Subd., Carino Subd., Lakeshore Subd., New Sta. Rosa Love Homes, Tiongco Subd. (Felicidad Compound), Zeramyr Subd. (Macabing), Bagong Santa Rosa Village I, Eastdrive Subd., Villa Mercedes Homes (Pooc), Satelliteville Subd., Alinsod Compound, Amihan Subd., Annos Subd., Bagong Santa Rosa Village II, Cataquiz Subd., CRC Homes (Cataquiz Homes), Dona Rosina, F & F Subd., Florenceville Subd., J.B. Village, Juan Encina Compound, Labrador Subd., Limpo Compound, Oval Subd., Perlitas Subd., Rosafior Subd., Tiongco Subd., Corinthian Garden City, Grand Riverside, Goldwell Subd., Console Village, Tierracon Homes, ~~Mabuhay Homes~~

Fourth Class (R-4)
P1,230.00

Don Jose Zavalla Subd., Bayshoreville, Ma. Paz Casas Subd. (Mercado Compound), Manila Doctor's Village, ~~Mabuhay Homes~~, Southville, Farmview

SPECIAL CLASS: Per Square Meter

Orchard ----- lowest residential (using the assessment level for agricultural lots)

The same percentage is to be followed in cases where land is of no road outlet, the distance and the area factors to be considered in determining the percentage of adjustment.

Memorial Parks/Cemeteries, Resort & Recreational Site will be considered commercial in value.

NOTE: Under Column "Sub-Classification" the following symbols should be used:

- R-1-A** - for 1st class A Residential and 1st class A subdivisions based on the criteria.
- R-1-B** - for 1st class B Residential and 1st class B subdivisions based on the criteria.
- R-1-C** - for 1st class C Residential and 1st class C subdivisions based on the criteria.
- R-2** - for 2nd class Residential and 2nd class subdivisions based on the criteria.
- R-3** - for 3rd class Residential and 3rd class subdivisions based on the criteria.
- R-4** - for 4th class Residential and 4th class subdivisions based on the criteria.
- C-1** - for 1st class Commercial based on the criteria.
- C-2** - for 2nd class Commercial based on the criteria.
- C-3** - for 3rd class Commercial based on the criteria.
- I-1** - for 1st class Industrial land based on the criteria.
- I-2** - for 2nd class Industrial land based on the criteria.

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Republic of the Philippines
CITY OF SANTA ROSA
 Province of Laguna

OFFICE OF THE SANGGUNIANG PANLUNGSOD

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DON JOSE			
Mixed Res/Com/Ind	2,170.00	6,280.00	C-1
(Barangay Proper)	1,030.00	2,500.00	R-2
	580.00	1,640.00	I-1
SANTO DOMINGO			
Mixed Res/Com/Ind	1,550.00	4,470.00	C-2
	1,030.00	2,500.00	R-2
	580.00	1,640.00	I-1
SINALHAN			
Mixed Res/Com/Ind	1,000.00	4,470.00	C-2
	490.00	1,230.00	R-4
	480.00	1,640.00	I-1
APLAYA			
Mixed Res/Com/Ind	1,000.00	4,470.00	C-2
	490.00	1,230.00	R-4
	480.00	1,640.00	I-1
CAINGIN			
Mixed Res/Com/Ind	1,000.00	4,470.00	C-2
	490.00	1,230.00	R-4
	480.00	1,640.00	I-1

SUBDIVISIONS:

First Class A (R-1-A) P6,280.00	Banahaw Homes, Belle Reve, Country Club, Fontamara, La Residencia, Promenade, Santarosa Estates II (Phinex II), Santarosa Estates (Phinex I), Santa Elena Golf Course (Residential), Pramana (Garland), Valenza (Crown Asia), Georgia Club, Abrio, Nuvali, Ebon, Palm Drive, Santarosa Village, Sonoma (including other lots to be subdivided within Don Jose to Santo Domingo)
First Class B (R-1-B) P4,800.00	St. Francis Homes Balibago, Terra Fortuna, New Balibago Subdivision (Leyco), La Joya de Santa Rosa, Laguna Belair, Metrogate Subd. P-I, San Lorenzo Royale (Phase 2-E), Villa Caceres, Villa de Toledo, Villa Esmeralda, Villa Segovia, Sierra Madre, Amar Village, South Point, Ciudad de San Jose, South Hampton
First Class C (R-1-C) P3,500.00	Anahaw Homes, Casan Residencia, Ciudad Grande Subd., Cobassuise, Don Pablo Subd., Golden City Subd., Honorville Subd., Ilem Homes, Las Casas (VeraCruz Homes), Maniquita-Poblillo Subd., Panoramaville, Progressive Village, RCA Compound, Southdrive Subd., St. Rose Subd., Villa de Oro, Villa Laserna, Villa Susana Subd., Westdrive Subd., Zavalla Compound, Zavalla II, Zavalla III Subd., Zavalla Village I, Solcarville, Mesa Homes, Metrogate Subd. P-II, Garden Villas 3 (Matusak-Poblacion), Buena Perlas, Buena Rosa, Golden Meadows Ph II-A & II-B, San Lorenzo Ph. I, I-A, I-B, I-C, I-C Annex, I-D & I-E
Second Class (R-2) P2,500.00	Alfonso Homes I, Ambrosia Subd., Celina Homes, Francisco Village, Garden Villas (Brgy. Labas & Macabling), Metrovillage Subd., Gruenville Subd., J.B. Village, JM Garcia Subd. (Highway Homes), L.M. Subd., Olympia Subd. I, II, III, IV, Rosada Subd., Rosario Heights, Rosewood Subd., Rosewood Village, Santa Rosa Homes, St. Agata Village I, St. Francis Homes Subd. (Poc), Sta. Rosa de Lima Subd., Terrytown Subd., Ramon Mercado Subd. (PSC), Alfonso Homes II, Grand River Stone, New Sta. Rosa, Celina Plains, Rosemont Villa, Zeramyr (Market Area), Dia-Leyco Subd., Cataquiz Subd., Mercedes Homes (Sinahon), Romanville Subd., Fairfield, Marco Polo, Lakesville, Ciudad Grande South, Grand Chesnut Grove

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BARANGAYS

LABAS	1,550.00	4,470.00	C-2
Mixed Res/Com/Ind	1,030.00	3,590.00	R-1-C
	580.00	1,640.00	I-1
BALIBAGO			
Mixed Res/Com/Ind			
Along Old Nat'l Road &			
Balibago/Sto. Domingon Road up			
to Balibago elem.	2,170.00	6,280.00	C-1
Along Interior Lot	1,520.00	4,800.00	R-1-B
	580.00	1,640.00	I-1
POOC			
Mixed Res/Com/Ind	1,300.00	4,470.00	C-2
Along Rizal Ave.	1,030.00	2,500.00	R-2
Interior - Brgy. Road	780.00	2,000.00	R-3
	480.00	1,640.00	I-1
TAGAPO (along Nat'l H-way)	2,170.00	6,280.00	C-1
from Poblacion boundary to			
Tagapo Lumber)	1,550.00	4,470.00	C-2
Mixed Res/Com/Ind			
from Tagapo Lumber to			
Binan boundary	1,300.00	4,470.00	C-2
	1,030.00	2,500.00	R-2
	580.00	1,640.00	I-1
DILA (along Nat'l Road)			
Mixed Res/Com/Ind	1,550.00	4,470.00	C-2
	1,520.00	3,590.00	R-1-C
	580.00	1,640.00	I-1
DITA (along Nat'l Road)			
Mixed Res/Com/Ind	1,550.00	4,470.00	C-2
	1,520.00	3,590.00	R-1-C
	580.00	1,640.00	I-1
DITA (along Prov'l Road)			
(going to Cabuyao)	1,300.00	4,470.00	C-2
Mixed Res/Com/Ind	1,030.00	2,500.00	R-2
	580.00	1,640.00	I-1
MACABUNG			
Mixed Res/Com/Ind	1,300.00	4,470.00	C-2
	1,030.00	2,500.00	R-2
	580.00	1,640.00	I-1
NALITIT			
Mixed Res/Com/Ind	1,000.00	4,470.00	C-2
	780.00	2,000.00	R-3
	580.00	1,640.00	I-1
MASIT - Labas	1,030.00	2,500.00	R-2
PULONG SANTA CRUZ			
Mixed Res/Com/Ind	2,170.00	6,280.00	C-1
	1,030.00	2,500.00	R-2
	580.00	1,640.00	I-1

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Republic of the Philippines
CITY OF SANTA ROSA
Province of Laguna

OFFICE OF THE SANGGUNIANG PANLUNGSOD

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SECTION 2. SCHEDULE OF BASE UNIT MARKET VALUES. Pursuant to Section 212 of Republic Act No. 7160, otherwise known as the Local Government Code, the herein Schedule of Base Market Values in the City of Santa Rosa, Province of Laguna as basis for the appraisal and assessment of real properties is hereby prescribed, as follows:

1. SCHEDULE OF BASE UNIT MARKET VALUES FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL

Location, Avenue, Street, etc.	1999 Sched. of Market Value persqm.	2011 Sched. of Market Value persqm.	Sub-Classification (Criteria)
J. Rizal St. - From Santa Rosa Arch to Boundary (Pob./Labas)	2,170.00 2,170.00	6,280.00 6,280.00	C-1 R-1-A
F. Gomez St. (From Rizal St. to M. Carpena St.)	2,170.00 2,170.00	6,280.00 6,280.00	C-1 R-1-A
F. Gomez St. (From Rizal St. to P. Arambulo St.)	1,520.00	4,800.00	R-1-B
From M. Carpena St. to Boundary (Pob./Labas)	1,520.00	4,800.00	R-1-B
G.B. Zavalla St. - From P. Arambulo St. to F. Gomez St.			
P. Vallejo St. - From P. Arambulo St. to F. Gomez St.	1,520.00	4,800.00	R-1-B
Lucero St. - From P. Arambulo St. to F. Gomez St.	1,520.00	4,800.00	R-1-B
P. Anonuevo St. - From Lucero St. to F. Gomez St.	1,520.00	4,800.00	R-1-B
B. Zavalla St. - From Lucero St. to F. Gomez St. Base	1,520.00	4,800.00	R-1-B
M. Carpena St. - From G.B. Zavalla St. to Santa Rosa River	1,030.00	3,590.00	R-1-C
Tatlonghari St. - From J. Rizal St. Boundary Zeramyr Subd.	1,520.00	4,800.00	R-1-B
Padre Gomez St. - From Lucero St. to F. Gomez St.	1,030.00	3,590.00	R-1-C
P. Arambulo St. - From Lucero St. to F. Gomez St.	1,030.00	3,590.00	R-1-C



Republic of the Philippines
CITY OF SANTA ROSA
Province of Laguna

OFFICE OF THE SANGGUNIANG PANLUNGSOD

EXCERPT FROM THE MINUTES OF THE 26TH REGULAR SESSION OF SANGGUNIANG PANLUNGSOD OF CITY OF SANTA ROSA, LAGUNA HELD ON MONDAY, JULY 4, 2011 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL.

Presents:

- | | |
|---------------------------------------|---|
| 1. Hon. ARNEL DC. GOMEZ | - City Vice-Mayor,
Presiding Officer |
| 2. Hon. LUISITO B. ALGABRE | - SP Member |
| 3. Hon. MYTHOR C. CENDANA | - SP Member |
| 4. Hon. LAUDEMER A. CARTA | - SP Member |
| 5. Hon. PETRONIO C. FACTORIZA | - SP Member |
| 6. Hon. RAYMOND RYAN F. CARVAJAL | - SP Member |
| 7. Hon. ANTONIA T. LASERNA | - SP Member |
| 8. Hon. ERIC T. PUZON | - SP Member |
| 9. Hon. PAULINO Y. CAMACLANG, JR. | - SP Member |
| 10. Hon. EDWARD FERNANDITO S. TIONGCO | - SP Member |
| 11. Hon. RODRIGO B. MALAPITAN | - SP Member, ABC President |
| 12. Hon. INA CLARIZA B. CARTAGENA | - SP Member, SK President |

Absent:

- | | |
|-----------------------------|-------------|
| 1. Hon. MA. THERESA C. AALA | - SP Member |
|-----------------------------|-------------|

ORDINANCE NO. 1729-2011

(Sponsored by the Committee on Ways and Means)

AN ORDINANCE APPROVING THE SCHEDULE OF BASE UNIT MARKET VALUES OF REAL PROPERTIES WITHIN THE CITY OF SANTA ROSA, LAGUNA

WHEREAS, the City Assessor, through the City Mayor have submitted to the Sangguniang Panlungsod the Schedule of Base Unit Market Values of Land and Improvements as basis for the appraisal and assessment of real property located in the City of Santa Rosa, Laguna in connection with the 2011 General Revision of real property assessments as required in Section 219 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, the schedule of Base Unit Market Values of Land and Improvements presently being implemented as basis of real property assessment in the City of Santa Rosa, Laguna is pursuant to the Schedule approved by the Province of Laguna in year 1999, through Provincial Ordinance No. B, S. 1999, four (4) years prior to the conversion of Santa Rosa into a City on July 10, 2004 and that hence forth no revision has ever been approved and implemented;

WHEREAS, the City of Santa Rosa, Laguna through publication in the Philippine Daily Inquirer has invited all concerned citizens, land owners and industrial companies to attend a Public Hearing on February 9 and 10, 2011 for the presentation of the proposed Base Market Values as basis for the appraisal and assessment of real property in the City of Santa Rosa;

WHEREAS, after careful study and deliberation on the matter and finding that the proposed Base Market Value would result into an equitable, uniform and bearable real property tax on the part of the taxpayers and will redound to the development, progress and general welfare of the City of Santa Rosa, Laguna and its inhabitants;

NOW, THEREFORE, on motion of the Committee on Ways Means, it is hereby:

RESOLVED, as it is hereby **RESOLVED** to approve the Schedule of Base Market Values of Real Properties in the City of Santa Rosa and ordained:

SECTION 1. TITLE. This Ordinance shall be known as the "SCHEDULE OF BASE MARKET VALUES OF REAL PROPERTIES"

"Serbisyon Makatua, Lungsod na Makabago!"

(CONTINUATION EXTRA ITEMS 2011-2012 GENERAL REVISION)

12. SPECIAL PANELS

GLASS W/ WOODEN FRAMES	-	P1,770.00/square meter
GLASS W/ ALUMINUM FRAMES	-	1,500.00/square meter
For Tints. Add	-	240.00/square meter
CHB-FENCE		
With plaster – two (2) faces	-	P400.00/square meter
With plaster – one (1) face	-	380.00/square meter
Without plaster	-	350.00/square meter
REINFORCE CONCRETE	-	900.00/square meter
STEEL GRILL	-	720.00/square meter
INTERLINK	-	550.00/square meter

13. CEILINGS (Below concrete floors)

ORDINARY PLYWOOD MARINE	-	P570.00/square meter
ACOUSTIC	-	420.00/square meter
SPECIAL FINISH	-	770.00/square meter
HARDIFLEX	-	600.00/square meter

14. FENCE

4" THICK CHB		
BOTH FACE PLASTERED	-	P530.00/square meter
ONE FACE PLASTERED	-	460.00/square meter
TWO FACE UNPLASTERED	-	590.00/square meter,
6" THICK CHB		
BOTH FACE PLASTERED	-	720.00/square meter
ONE FACE PLASTERED	-	660.00/square meter
TWO FACE UNPLASTERED	-	590.00/square meter
CHB FOOTING (6" x 20")	-	250.00/square meter
CYLONE WIRE (EFFECTIVE		
LENGTH – 10 meters)	-	112.00/linear meter upward
BARB WIRE	-	15.00/meter
WEIDED WIRE (EFFECTIVE		
HEIGHT – 4 FEET)	-	100.00/ meter
HOG WIRE (EFFECTIVE		
LENGTH – 135 FEET)	-	530.00/ linear foot upward

15. EXCESS HEIGHTS :

RESIDENTIAL & COMMERCIAL	-	120% of Base Unit Value in excess of 3.0 meters
BODEGA & FACTORY	-	115% of Base Unit Value in excess of 4.5 meters

16. EXTRA TOILET & BATHROOM
(Ordinary)

- P15,000.00/unit

17. FOUNDATION :

Type I	-	Foundation area x 300 x number of floors
Type II	-	Foundation area x 430 x number of floors
Type III	-	Foundation area x 650 x number of floors

18. PILES :

.40 x .40 meters	-	P1,050.00/linear meter of pile driven
.35 x .35 meters	-	970.00/linear meter of pile driven

**EXTRA ITEMS AS COMPONENT PARTS OF
BUILDINGS AND OTHER STRUCTURES
(2011-2012 GENERAL REVISION)**

1. CARPORT	-	10% of Base Unit Construction Cost
2. MEZZANINE/ATTIC	-	60% of Base Unit Construction Cost
3. PORCH	-	40% of Base Unit Construction Cost
4. BALCONY	-	40% of Base Unit Construction Cost
5. GARAGE	-	40% of Base Unit Construction Cost
6. TERRACE :		
COVERED	-	40% of Base Unit Construction Cost
OPEN	-	20% of Base Unit Construction Cost
7. ROOF DECK :		
COVERED	-	40% of Base Unit Construction Cost
OPEN	-	20% of Base Unit Construction Cost
8. BASEMENT		
RESIDENTIAL	-	120% of Base Unit Construction Cost
HIGH RISE	-	150% of Base Unit Construction Cost
9. PAVEMENT		
CONCRETE (4" thickness)	-	P500.00/square meter
ASPHALT (1 course)	-	400.00/square meter
10. FLOOR FINISHINGS		
ITALIAN MARBLE	-	P600.00/square meter
ROMBLON MARBLE	-	500.00/square meter
TERESA/BULACAN MARBLE	-	450.00/square meter
CRAZY-CUT MARBEL	-	240.00/square meter
GRANITE		
FIRST CLASS	-	10,000.00/square meter
SECOND CLASS	-	8,000.00/square meter
THIRD CLASS	-	6,000.00/square meter
MARIWASA TILES	-	600.00/square meter
NARRA WOOD TILES	-	860.00/square meter
YAKAL WOOD TILES	-	860.00/square meter
ORDINARY WOOD TILES	-	500.00/square meter
CEMENT TILES	-	530.00/square meter
VIGAN TILES	-	440.00/square meter
VINYL TILES	-	370.00/square meter
WASHOUT PEBBLE	-	230.00/square meter
11. WALLINGS		
GLASS (SALAMIN) TILES (8 x 9)	-	P2,150.00/square meter
(12 x 12)	-	1,700.00/square meter
VETRIFIED TILES	-	500.00/square meter
DOUBLE WALLING (Narra Ply)	-	900.00/square meter
DOUBLE WALLING (Ordinary)	-	820.00/square meter
SYNTHETIC RUBBLE	-	760.00/square meter
ASHLAR MARBLE	-	470.00/square meter
BRICKS	-	1,400.00/square meter
PIEDRA STONE WALL FINISHING	-	1,600.00/square meter

(Use same rate on all floor finishing above for all walls of same finish.)

2011-2012 GENERAL REVISION

CLASSIFICATION	GROUP E			GROUP F		GROUP G			GROUP H			GROUP I	
	(25) GASOLINE STATION (26) GASOLINE REFILLING STATION	(27) OFFICE BUILDING	(28) BUSINESS markets -shopping ctr. -restaurants -pubs/bars -discos -moviehouses/ cinemas -carparks	(29) FACTORY -publishing/ printing -box -cash/woodworks -garments	(30) WAREHOUSE (31) ICE PLANT ICE CREAM PLANT	(32) INDUSTRIAL PLANT -power -chemical paint -steel -auto/car	(33) AIRPORT HANGAR	(34) HANGAR	(35) GYMNASIUM (36) COLISEUM (37) STADIUM (38) AUDITORIUM	(39) AMPHITHEATRE (40) GRANDSTAND (41) AMUSEMENT (42) MUSEUM	(43) LIVESTOCK -pigery -poultry	(44) FEEDMILL (45) RICEMILL (46) BARN/SHED	(47) SAWMILL (48) LUMBER SHED
TYPE													
I - A	11,360	15,600	15,600	9,600	11,600	8,280	9,610	7,450					
I - B	8,680	11,660	11,660	7,640	9,880	7,060	7,640	6,360					
II - A	7,200	10,190	10,190	6,470	8,420	6,020	6,590	4,020					
II - B	5,900	7,670	7,670	4,590	6,370	4,550	6,230	5,920					
II - C	5,240	6,970	6,970	3,930	5,360	3,820	5,560	4,980					
III - A	4,590	6,280	6,280	3,460	4,540	3,240	4,910	4,200					
III - B		4,110	4,110	2,180	2,330	2,030	3,020	2,550					
III - C		3,690	3,690	1,920	2,680	1,910	2,470	2,200					
III - D		3,020	3,020	1,640	2,420	1,730	1,920	1,830					
IV													

NOTE: Type I structures are built of indigenous materials. SUN should not be lower than P1,100.00/sq. m.

Republic of the Philippines
PROVINCIAL GOVERNMENT OF LAGUNA
 Santa Cruz, Laguna



OFFICE OF THE PROVINCIAL ASSESSOR

SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDINGS
2011 - 2012 GENERAL REVISION

CLASSIFICATION	GROUP A		GROUP B				GROUP C				GROUP D	
	(1) ONE-FAMILY	(2) DUPLEX	(3) ROWHOUSE	(5) APARTMENT	(7) MOTEL	(9) LODGING	(10) HOTEL	(12) SCHOOL	(15) RECREATION - bowling - pelota - basketball - tennis - clubhouse - pavillion	(18) SWIMMING POOL	(18) HOSPITAL (19) NURSING HOMES	(22) CORRECTIONAL (23) PENITENTIARY
			(4) TOWNHOUSE	(6) BOARDING HOUSE	(8) INN		(11) CONDOMINIUM	(13) DAY CARE		(19) BATH/ SHOWER HOUSE	(20) ASYLUM (21) REHAB CTR.	(24) REFORMATORY
TYPE												
I - A	13,100	11,360	10,480	11,790	14,610	12,130	20,000	11,790	10,480	6,830	13,100	11,960
I - B	10,340	8,810	8,410	9,570	9,880	8,200	10,340	9,740	8,410	6,020	10,340	10,360
II - A	9,020	7,510	7,200	8,290	8,280	6,810	9,020	8,650	7,020	5,110	9,020	8,850
II - B	7,540	6,230	5,900	6,880	7,290	6,060	7,200	6,230	5,900	4,330	7,200	7,760
II - C	5,900	5,560	5,240	6,230	6,120	5,020	6,550	5,560	5,240	3,640	6,550	6,450
III - A	5,240	4,910	4,590	5,560	5,070	4,170	5,900	4,910	4,590		5,990	5,360
III - B	4,260	3,970	3,660	4,560	4,310	2,950	4,110	2,730			4,110	3,900
III - C	3,280	3,020	2,730	3,560	3,550	2,440	3,690	2,470			3,690	3,450
III - D	2,730	2,470	2,180	3,020	2,940							
IV	2,470	2,050	1,920	2,470	2,440	2,030	3,020	2,050			3,020	2,870

Type III-C

Building shall have concrete footing. Structural member like post, girder, girts and roof framing (Rafter-Type), floor joist, flooring shall be Third Group Wood. Sidings and partitions are double wall framed with Third Group Wood. Roofing shall be corrugated G.I. Sheet.

Type III-D

Same as Type III-C except sidings and partitions are single walled.

Type III-E

These are the temporary makeshift structures, lean to or barong-barong type.

CLASSIFICATION OF BUILDINGS AND OTHER STRUCTURES

Building shall be classified according to their use and structural characteristics as follows:

Type I-A

Building shall have reinforced concrete foundation, wall footing and floors. Structural members like column, beam and truss shall be steel. Walls and partitions are concrete or masonry construction. Roofing shall be corrugated and aluminum.

Type I-B

Building shall have reinforced foundation, wall-footing, floors, column, beam, and roof. Walls and partitions shall be reinforced concrete or concrete hollow blocks.

Type II-A

Building shall have reinforced concrete foundation, wall footing, column and beam. Floors are reinforced or plain concrete. Walls and partitions shall be concrete hollow blocks. Roof truss frames shall be First-Group Wood (Yakal, Guiho). Roofings shall be Corrugated G.I. Sheet, aluminum or Clay Roof Tiles.

Type II-B

Building shall have reinforced concrete foundation, wall-footing column and beam. Floors and beam. Floors are plain concrete. Walls and partitions shall be concrete hollow blocks. Roof truss or rafter frames shall be Second-Group Wood (Apitong and Malugay). Roofing shall be Corrugated G.I. Sheet.

Type II-C

Building shall have reinforced concrete foundation, wall footing and column. Walls shall be concrete hollow blocks while partitions are double-wall framed on the Third Group Wood (Tanguile and Red Lignum). Beams and roof frames (Rafter-Type) are wooden belonging to the Third Group Wood. Roofing shall be corrugated G.I. Sheet.

Type III-A

Building shall have concrete footing. Structural members like post, girt and roof framing (Truss or Rafter Type) are on the First-Group Wood. Flooring shall be plain concrete. Walls are concrete hollow blocks while partitions are double wall framed on the Third-Group Wood. Roofing shall be Corrugated G.I. Sheet.

Type III-B

Building shall have concrete footing. Structural members like post, girder girts and roof framing (Rafter Type) are on the Second -Group Wood. Floor joist and flooring shall be Third Group Wood while walls and partitions are double wall framed with Third-Group Wood. Roofing shall be corrugated G.I. Sheet.



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
OFFICE OF THE PROVINCIAL ASSESSOR
PROVINCE OF LAGUNA
MUNICIPALITY OF SANTA CRUZ



GENERAL REVISION
2011 to 2012

**SCHEDULE OF MARKET VALUES
FOR AGRICULTURAL LANDS**
(APPLICABLE IN THE CITY of BIÑAN)

CLASSIFICATION	2006 MARKET VALUE per Square Meter	2012 MARKET VALUE per Square Meter
FIRST CLASS	P 80.00	P 80.00
SECOND CLASS	70.00	70.00
THIRD CLASS	60.00	60.00

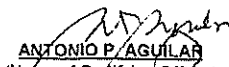
REPUBLIC OF THE PHILIPPINES
OFFICE OF THE CITY AGRICULTURIST

CERTIFICATION

This is to certify that the Annual Gross Production (AGP) and Farmgate Prices (FP) for different crops in the City of BIÑAN, Province of LAGUNA are as follows:

For Crop Year 2005 - 2010

Barangay	Annual Gross Production						Unit	AVERAGE FARM GATE PRICE												
	Dry Season			Wet Season				Cava sor Mt/ha.	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept.	Oct	Nov	Dec
	Low	Medium/ Ave.	High	Low	Medium/ Ave.	High														
Loma																				
2005	4.9	5.0	5.2	3.8	5.0	5.1	Mt/ha.	13	17	17	14	14	13	12	12	12.5	13	14	14.5	
2006	4.9	5.0	5.2	3.9	5.0	5.1	Mt/ha.	14	16	16	14	14	13	12	12	12.5	13	14	14.5	
2007	4.7	5.0	5.2	3.8	5.0	5.1	Mt/ha.	14	16	16	14	14	12	13	12	12.5	13	14	14.5	
2008	4.9	5.0	5.2	3.8	5.0	5.1	Mt/ha.	13	17	17	14	14	13	12	12	12.5	13	14	14.5	
2009	4.9	5.0	5.2	4.0	5.0	5.2	Mt/ha.	14	14	14	13	13.5	13.5	13	13	12	13	14	14	
2010	4.0	5.0	5.1	3.5	5.0	5.1	Mt/ha.	14	14	14	13	13.5	12.5	12	12	13	13	14	14	


ANTONIO P. AGUILAR
(Name of Certifying Officer)
City Agriculturist
Position

(112) (113) (114) (115) (116) (117) (118) (119)
 Factory Warehouse Shopping Center Gymnasium Recreation
 High School Store Canteen Colliseum a) Bowling Lane Saw Mills Gasoline Station Swimming Pool Barn House
 Hangar b) Club c) Pelota Tennis Lumber Shed Gasoline Refilling Bath House Poultry
 d) Basketball Grain Mill Livestock

1-A	0,200	8,670	7,620	7,250	-	7,430	7,000	-
1-B	6,000	7,280	7,170	8,470	-	6,740	5,950	-
1-A	4,480	6,360	6,650	5,900	-	6,680	5,250	-
1-B	4,100	5,540	6,070	5,530	-	5,540	4,460	-
2-C	3,600	5,040	5,460	4,870	-	4,540	3,790	-
2-D	3,000	4,540	4,910	3,800	5,180	4,030	3,220	2,000
3-A	2,500	3,810	4,250	-	4,940	-	-	1,400
3-B	2,300	3,640	3,100	-	4,700	-	-	1,200
3-C	2,100	3,510	2,370	-	4,320	-	-	1,000
3-D	1,800	3,340	-	-	3,860	-	-	800
3-E	1,500	3,200	-	-	3,430	-	-	700
IV	1,000	3,100	-	-	2,520	-	-	400

ASSESSMENT LEVEL ON BLDGS. & STRUCTURES
 OVER NOT OVER ASSESSMENT LEVEL OVER NOT OVER ASSESSMENT LEVEL

175,000.00	300,000.00	10%	300,000.00	600,000.00	35%
300,000.00	600,000.00	20%	600,000.00	750,000.00	40%
600,000.00	750,000.00	25%	750,000.00	1,000,000.00	50%
750,000.00	1,000,000.00	30%	1,000,000.00	2,000,000.00	60%
1,000,000.00	2,000,000.00	35%	2,000,000.00	5,000,000.00	70%
2,000,000.00	5,000,000.00	40%	5,000,000.00	10,000,000.00	75%
5,000,000.00	10,000,000.00	50%	10,000,000.00	-	80%

SALLY R. DAGOHAY
Lalagan 2nd, C. Ilang, Cavite

OFFICE OF THE PROVINCIAL ASSESSOR
PROVINCE OF CAVITE
SCHEDULE OF UNIT VALUES FOR BUILDINGS
GENERAL REVISION

RE	(1) One Family Residence	(2) Two Family Residence	(3) Multiple Dwelling Duplex	(4) Accessions or Town House Row House	(5) Apartment (6) Bording House (7) Lodging House Motel/Inn	(8) Accessory Building a)Garage b)Quarters c)Laundry House d)Guard House	(9) School Building	(10) Office Building Condominium Hospital Hotel	(11) Theater Church Assembly Hous
(RC) 1-A	9,000	7,870		7,250	7,280	4,990	7,710	8,570	8,180
(RC) 1-B	7,160	7,500		5,820	5,890	4,630	6,740	7,680	7,680
(MC) 2-A	6,250	6,940		5,540	5,250	3,930	6,320	6,940	7,250
(MC) 2-B	5,500	6,750		4,540	5,100	3,460	5,310	6,150	6,880
(MC) 2-C	5,100	5,170		4,030	4,790	3,000	4,800	5,270	6,080
(MC) 2-D	4,600	4,850		3,700	4,280	2,500	4,520	5,310	5,360
3-A	4,200	4,290		3,400	3,370	2,000	4,340	4,500	4,810
3-B	3,700	4,090		2,800	3,100	1,800	3,700	3,900	4,530
3-C	3,300	3,720		2,550	2,890	1,500	3,260	3,770	3,860
3-D	3,000	3,260		2,000	2,330	1,200	2,960	3,110	3,500
3-E	2,600	2,330		1,500	2,780	800	2,410	2,840	
N	2,100	1,860		1,200	1,360	650	2,100	2,320	

PRODUCTIVITY CLASSIFICATION	1st Class	2nd Class	3rd Class
RICE LAND (LOWLAND) IRRIGATED			
RICE LAND (LOWLAND) UNIRR./CORN LAND			
RICE LAND (UPLAND)/CORN LAND	P 120,000.00	P 98,000.00	P 72,000.00
SUGAR LAND	120,000.00	98,000.00	72,000.00
COCONUT/COFFEE/MANGO/BANANA/ORCHARD	120,000.00	98,000.00	72,000.00
FISHPOND/SALT LAND			
BAMBOO LAND			
PASTURE LAND			

B. IMPROVEMENTS (PRODUCTIVE)

COCONUT (per tree)	P 200.00	P 150.00	P 100.00
COFFEE (per tree)	120.00	100.00	80.00
MANGGO (per tree)	800.00	750.00	600.00
BANANA (per group)	140.00	100.00	80.00
BAMBOO (per clamp)	230.00	200.00	175.00
SALT BED (per bed)	1,500.00	1,200.00	900.00

ANONAS (per tree)	P 80.00
ATIMOYA (per tree)	80.00
AVOCADO (per tree)	150.00
BALIMBING (per tree)	75.00
BREAD FRUIT (RIMAS) (per tree)	150.00
CACAO (per tree)	90.00
CALAMANSI/LEMON (per tree)	100.00
CALAMIAS (per tree)	70.00
CASHEW (per tree)	90.00
CHICO (per tree)	150.00
DUHAT (per tree)	100.00
GALO (per tree)	50.00
GUAVA (per tree)	50.00
JACKFRUIT (LANGKA) (per tree)	200.00
LANZONES (per tree)	400.00
LUMABANG (per tree)	80.00
MABOLO (per tree)	120.00
MAKOPA (per tree)	90.00
ORANGE/MANDARIN/SANTONES (per tree)	120.00
PAMINTA (per tree)	50.00
PAPAYA (per tree)	80.00
PINEAPPLE (per tree)	8.00
PUMELO (per tree)	100.00
RAMBUTAN (per tree)	150.00
SANTOL (per tree)	180.00
SINEGUELAS (per tree)	90.00
SOUR SOP (per tree)	100.00
STAR APPLE (CAIMITO) (per tree)	100.00
SWEET SOP (ATIS) (per tree)	70.00
TAMARIND (SAMPALOK) (per tree)	100.00
TIESA (per tree)	80.00

Appendix 16-B.2

Assessor's Schedule of Market Values - Laguna

Appendix 16-B.3

Contractor's Construction Costs

Appendix 16-C

BIR Zonal Valuation

Appendix 16-C.1

D.O. No. 39-07 – Cavite

16-C-1

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 39-07
August 31, 2007

SUBJECT: IMPLEMENTATION OF THE REVISED SCHEDULE OF MARKET VALUES AS DETERMINED BY THE COMMISSIONER (ZONAL VALUES) FOR REAL PROPERTIES IN THE CITY OF TRECE MARTINEZ AND IN THE MUNICIPALITIES OF ALFONSO, AMADEO, BACOR, CARMONA, DASMARINAS, GEN. EMILIO AGUINALDO, GEN. MARIANO ALAVAREZ, GEN. TRIAS, IMUS, INDANG KAWIT, MAGALLANES, MARAGONDON, MENDEZ, NAIC, NOVELETA, ROSARIO, SILANG, TANZA AND TERNATE (2nd revision) UNDER THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 54-TRECE MARTINEZ CITY, REVENUE REGION NO. 09-SAN PABLO CITY, LAGUNA FOR INTERNAL REVENUE TAX PURPOSES.

TO: : All Internal Revenue Officers and Others Concerned.

Section 6(E) of Republic Act No. 8424, otherwise known as the "Tax Reform Act of 1997", authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the market values (zonal values) of real properties (2nd Revision) in the City of Trece Martirez and in the Municipalities of Alfonso, Amadeo, Bacor, Carmona, Dasmariñas, Gen. Emilio Aguinaldo, Gen. Mariano Alavarez, Gen. Trias, Imus, Indang, Kawit, Magallanes, Maragondon, Mendez, Naic, Noveleta, Rosario, Silang, Tanza and Ternate under the jurisdiction of Revenue District Office No. 54-Trece Martirez City, Revenue Region No. 09-San Pablo City, Laguna after public hearing was conducted on February 27, 2007 for the purpose. This Order is issued to implement the revised market / zonal values to be used in computing any internal revenue tax.

In cases where the gross selling price or the market value as shown in the schedule of values of the values of the provincial or city assessor is higher than the market / zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
MARGARITO B. TEVES
Secretary of Finance

RECOMMENDED BY:

(signed)
LILIAN B. HEFTI
OIC-Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.

RDO NO. 54A

TRECE MARTIREZ CITY, SOUTH CAVITE

GP	500.00
A50	375.00
RC	*
CC	*

BARANGAY: CARMEN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
WEST GROOVE HEIGHTS		RR	8,000.00
WEDGE WOODS HEIGHTS SUBD.		RR	8,000.00
ALL LOTS		RR	500.00
		CR	1,000.00
		I	440.00
		GP	500.00
		A50	375.00
		RC	*
		CC	*

BARANGAY: HUKAY

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	500.00
		CR	1,000.00
		I	440.00
		GP	500.00
		A50	375.00
		RC	*
		CC	*

BARANGAY: INCHICAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
SOUTH FORBES CITY		RR	8,000.00
WEST GROVE HEIGHTS		RR	8,000.00
WEDGE WOODS HEIGHTS SUBD		RR	8,000.00
ALL LOTS		RR	500.00
		CR	1,000.00
		I	440.00
		GP	500.00
		A50	375.00
		RC	*
		CC	*

BARANGAY: SABUTAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
GAUDENCE HILLS SUBD.		RR	3,000.00
J. RIZAL STREET		RR	1,250.00
		CR	2,125.00
LE MILLIA SUBD		RR	1,250.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE**

IMPROVEMENTS SHALL BE TREATED AS ONE; OR

- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES, ie. ZONAL VALUE/GROSS SELLING PRICE/FAIR MARKET VALUE PER LATEST TAX DECLARATION WHICHEVER IS HIGHER AND, IN THE ABSENCE OF ZONAL VALUATION, PROPERTY SHALL BE VALUED PURSUANT TO RAMO 2-91.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS DECLARED AS SUCH BY EXISTING STATUTES AND PERTINENT EXECUTIVE ISSUANCE (REVENUE REGULATIONS NO. 17-2001.)

SECOND SALE OF LOT IDENTIFIED AS LOCATED IN THE APD SHALL NO LONGER BE VALUED AS AN APD AND SHALL BE TREATED AS AN ORDINARY REAL PROPERTY.

5. ZONAL VALUE OF FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES (i.e. CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S AND DOCUMENTARY STAMP TAXES DUE ON SALES, EXCHANGES OR OTHER DISPOSITIONS OF REAL PROPERTY, PROVIDED, THAT THE SAME IS HIGHER THAN (1.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS (i.e. LATEST TAX DECLARATION SELLING PRICE AS SHOWN IN THE DULY NOTARIZED

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (i.e ZONAL VALUES) OR (2). THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL/ CITY/ MUNICIPAL ASSESSOR, WHICHEVER IS HIGHER.

I-3/fpt

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 9-98
JULY 30, 1997

SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES IN THE IN THE CITY OF CAVITE AND MUNICIPALITIES OF ALFONSO, AMADEO, BACOR, GEN EMILIO AGINALDO, MAGALLANES, NOVELETA, ROSARIO AND SILANG, CAVITE UNDER THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 54 (TRECE MARTIREZ, CITY), REVENUE REGION NO. 9 (SAN PABLO CITY) FOR INTERNAL REVENUE TAX PURPOSES

TO: : All Internal Revenue Officers and Others Concerned.

Section 6(e) of the Tax code as amended by Presidential Decree No. 1994, authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (1st Revision) located in the City of Cavite and Municipalities of Alfonso, Amadeo, Bacoor, Gen. Emilio Aguinaldo, Magallanes, Noveleta, Rosario and Silang, Cavite under the jurisdiction of Revenue District Office No. 54 (Trece Martirez City), Revenue Region No. 9 (San Pablo City) after public hearing were October 30 and November 25, 1996 for the purpose. This Order is issued to implement the revised zonal values for land to be used in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
ROBERTO F DE OCAMPO
Secretary of Finance

RECOMMENDED BY:

(signed)
LIWAYWAY VINZONS-CHATO
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

AGRICULTURAL

GENERAL PURPOSE

VICINITY

LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.

LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR OBJECT OF PROFIT

DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL

DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.

RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT KLESS THAN 5,000 SQUARE METERS.

MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

CODE

RR

CR

RC

CC

CL

A

CLASSIFICATION

Residential Regular

Commercial Regular

Residential Condominium

Commercial Condominium

Cemetery Lot

Agricultural

CODE

GL

GP

I

X

APD

PS

CLASSIFICATION

Government Land

General Purpose

Industrial

Institutional

Area for Priority

Development

Parking Slot

AGRICULTURAL LANDS

A1

A2

A3

A4

A5

A6

A7

A8

A9

A10

A11

A12

A13

A14

A15

A16

A17

A18

A19

A20

A21

A22

A23

A24

A25

Riceland Irrigated

Riceland Unirrigated

Upland

Cocoland

Citrus Land

Fishpond

Swamp

Nipa Land

Cotton Land

Cogon Land

Abaca Land

Orchard

Pineapple Land

Banana Land

Pastur Land

Corn Land

Sugar Land

Tobacco Land

Cacao

Lanzones

Durian

Rambutan

Mango

Mangrove

Camote/Cassava

A26

A27

A28

A29

A30

A31

A32

A33

A34

A35

A36

A37

A38

A39

A40

A41

A42

A43

A44

A45

A46

A47

A48

A49

A50

Bamboo Land

Peanut Land

Soy Beans Land

Grape vineyard

Pepper Land

Mineral Land

Non Metallic mineral Land

Coal Deposit

African Oil Land

Rubber Land

Forest Land/Timber Land

Horticultural Land

Salt Beds

Seashore

Resort

Sandy/Stony

Prawn pond

Sorghum

Ipil-Ipil

Kangkong

Zarate

Vegetable Land

Coffee

Mountainous /Hilly areas

Other Agricultural Lands

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: ALFONSO, CAVITE****BARANGAY: POBLACION****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALAS-AS ST		RR	400.00
		CR	550.00
AVEO ST		RR	350.00
		CR	500.00
AVINANTE ST		RR	400.00
		CR	500.00
BONIFACIO ST		RR	430.00
		CR	600.00
BURGOS ST	MOJICA ST-ESGUERRA ST	RR	400.00
		CR	550.00
DEL PILAR ST		RR	400.00
		CR	550.00
	ESGUERRA-ROSANES ST	RR	380.00
		CR	500.00
ESGUERRA ST	REAL MABINI ST-RIZAL ST	RR	430.00
		CR	600.00
	RIZAL ST-HERNAEZ ST	RR	420.00
		CR	600.00
	HERNAEZ ST-DEL PILAR ST	RR	410.00
		CR	580.00
	BURGOS-REAL MABINI ST	RR	410.00
		CR	580.00
HERNAEZ ST	BONIFACIO ST-LIBERTAS ST	RR	430.00
		CR	600.00
	LIBERTAD ST-ESGUERRA ST	RR	420.00
		CR	600.00
	ESGUERRA ST-AVINANTE ST	RR	410.00
		CR	580.00
	AVINANTE ST-CEMETERY SITE	RR	400.00
		CR	550.00
LIBERTAD ST	REAL ST-DEL PILAR ST	RR	430.00
		CR	600.00
	BURGOS ST-REAL MABINI	RR	420.00
		CR	600.00
MOJICA ST		RR	400.00
		CR	550.00
PALINTA ST		RR	400.00
		CR	550.00
REAL MABINI ST	BONIFACIO ST-ESGUERRA ST	RR	400.00
		CR	600.00
	ALAS-AS BONIFACIO ST	RR	400.00
		CR	550.00
	ESGUERRA-AVINANTE ST	RR	400.00
		CR	550.00
	AVINANTE ST-ROSANES ST	RR	400.00
		CR	530.00

CITY/MUNICIPALITY: ALFONSO, CAVITE

BARANGAY: POBLACION

D.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
RIZAL ST	ESGUERRA ST-LIBERTAD ST	RR	420.00
		CR	600.00
	ESGUERRA ST-AVINANTE ST	RR	410.00
		CR	580.00
	AVINANTE ST-AVEO ST	RR	400.00
		CR	550.00
ROSANES ST		RR	400.00
		CR	550.00
ALL OTHER STREETS		RR	350.00
		CR	480.00
		RC	700.00
		CC	1,400.00
		I	380.00
		GP	350.00
		A	100.00

BARANGAY: AMUONG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	120.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	120.00
		A	60.00

BARANGAY: BUCH ESTATE

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BUCKEVILLE SUBDIVISION		RR	700.00
TAGAYTAY ROYALE SUBD		RR	1,400.00
ALL OTHER SUBDIVISIONS		RR	650.00
ALL OTHER STREETSS/LOTS		RR	110.00
		CR	220.00
		I	180.00
		RC	2,000.00
		CC	4,000.00
		GP	150.00
		A	80.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: ALFONSO, CAVITE****BARANGAY: CAYTITINGA****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	130.00
		A	70.00

BARANGAY: ESPERANZA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
RODEO SUBD		RR	1,200.00
ALL OTHER STREETS/LOTS		RR	100.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	130.00
		A	70.00

BARANGAY: KAYSUYO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	100.00
		CR	200.00
		I	140.00
		RC	400.00
		CC	800.00
		GP	120.00
		A	70.00

BARANGAY: LUKSUHIN IBABA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	140.00
		CR	280.00
		I	150.00
		RC	450.00
		CC	900.00
		GP	130.00
		A	70.00

CITY/MUNICIPALITY: ALFONSO, CAVITE

BARANGAY: LUKSUHIN ILAYA

D.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	140.00
		CR	280.00
		I	150.00
		RC	450.00
		CC	900.00
		GP	130.00
		A	70.00

BARANGAY: MANGGAS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	130.00
		A	70.00

BARANGAY: MARAHAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	130.00
		A	70.00

BARANGAY: MATAGBAK

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	130.00
		A	70.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: ALFONSO, CAVITE****BARANGAY: PAJO****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	130.00
		A	70.00

BARANGAY: PALUMLUM

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	120.00
		A	70.00

BARANGAY: SIKAT

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	130.00
		A	70.00

BARANGAY: SINALIW MALAKI

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	130.00
		A	70.00

CITY/MUNICIPALITY: ALFONSO, CAVITE

BARANGAY: SINALIW MUNTI

D.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	150.00
		RC	400.00
		CC	800.00
		GP	130.00
		A	70.00

BARANGAY: SULSUGIN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	140.00
		RC	400.00
		CC	800.00
		GP	120.00
		A	70.00

BARANGAY: TAYWANAK IBABA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	130.00
		RC	400.00
		CC	800.00
		GP	120.00
		A	60.00

BARANGAY: TAYWANAK ILAYA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	100.00
		CR	200.00
		I	130.00
		RC	400.00
		CC	800.00
		GP	120.00
		A	60.00

RDO NO. 54

TRECE MARTIREZ CITY, CAVITE

CITY/MUNICIPALITY: ALFONSO, CAVITE

BARANGAY: UPLI

**D.O. No.
Effectivity Date**

**9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
TAGAYTAY ROYALE		RR	1,400.00
ALL STREETS/LOTS		RR	110.00
		CR	200.00
		I	150.00
		RC	2,000.00
		CC	4,000.00
		GP	130.00
		A	70.00

MEED FARM DEVELOPMENT CORP

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	220.00
		CR	450.00
		A	150.00
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RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: AMADEO, CAVITE****BARANGAY: POBLACION****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
AMBAT ST	P GOMEZ ST-MH DEL PILAR ST	RR	300.00
		CR	500.00
	MH DEL PILAR ST-D. ZAMORA ST	RR	280.00
A. MABINI ST	C BAYANI ST-P. LAVINA ST	CR	450.00
		RR	350.00
	C. BAYANI ST-R. RAMOS ST	CR	500.00
		RR	350.00
	C. BAYANI-END OF BYPASS RD	CR	500.00
		RR	350.00
	ROAD TO TAGAYTAYROAD TO TAGAYTAY	CR	500.00
		RR	400.00
	RAMOS-AMADEO POB PANGIL	CR	550.00
		RR	250.00
BAYANI ST	MH DEL PILAR ST-A MABINI ST	CR	400.00
		RR	300.00
	MH DEL PILAR ST-GUERARAY ST	CR	500.00
		RR	280.00
B VILLANUEVA ST	C BAYAS ST-GOMEZ ST	CR	450.00
		RR	300.00
	GOMEZ ST-MH DEL PILAR ST	CR	500.00
		RR	300.00
C BAYAS ST	CALLEJON-C BAYAS TO P ZAMONTE ST	CR	500.00
		RR	300.00
		CR	500.00
		RR	280.00
D ZAMORA ST		CR	450.00
		RR	280.00
F LAVINIA ST	MH DEL PILAR ST-C BAYAS ST	CR	450.00
		RR	300.00
	MH DEL PILAR ST-GUERARAY ST	CR	500.00
		RR	280.00
GOMEZ ST	C BAYANI ST-B. VILLANUEVA ST	CR	450.00
		RR	300.00
	C BAYANI T- R. RAMOS ST	CR	500.00
		RR	280.00
GUERARAY ST	CALLEJON	CR	450.00
		RR	300.00
		CR	500.00
		RR	280.00
G BAYOT	GOMEZ ST-MABINI ST	CR	450.00
		RR	350.00
	MABINI ST-C BAYAS ST	CR	600.00
		RR	300.00
J AMBAGAN ST	J AMBAGAN EXT	CR	500.00
		RR	300.00
		CR	500.00
		RR	280.00
		CR	450.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: AMADEO, CAVITE****BARANGAY: POBLACION (CONTINUATIONA)****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
J DELA PENA ST		RR	300.00
		CR	500.00
MH DEL PILAR ST		RR	280.00
		CR	450.00
P BURGOS ST		RR	300.00
		CR	500.00
ROAD TO GEN TRIAS		RR	300.00
		CR	500.00
R RAMOS ST		RR	280.00
		CR	450.00
ALL OTHER STREETS		RR	280.00
		CR	450.00
		I	400.00
		RC	800.00
		CC	1,600.00
		A	200.00

BARANGAY: BANAYBANAY

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	240.00
		CR	350.00
		I	300.00
		RC	500.00
		CC	1,000.00
		A	150.00

BARANGAY: BUCAL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	230.00
		CR	330.00
		I	280.00
		RC	480.00
		CC	800.00
		A	150.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: AMADEO, CAVITE****BARANGAY: BUHO****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	240.00
		CR	350.00
		I	300.00
		RC	500.00
		CC	1,000.00
		A	150.00

BARANGAY: DAGATAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	240.00
		CR	350.00
		I	300.00
		RC	500.00
		CC	1,000.00
		A	150.00

BARANGAY: HALANG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	230.00
		CR	330.00
		I	280.00
		RC	480.00
		CC	800.00
		A	150.00

BARANGAY: LOMA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	240.00
		CR	350.00
		I	300.00
		RC	500.00
		CC	1,000.00
		A	150.00

CITY/MUNICIPALITY: AMADEO, CAVITE

BARANGAY: MAITIM

D.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	210.00
		CR	300.00
		I	250.00
		RC	420.00
		CC	780.00
		A	140.00

BARANGAY: MARAHAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	210.00
		CR	300.00
		I	250.00
		RC	420.00
		CC	780.00
		A	140.00

BARANGAY: MAYMANGGA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	210.00
		CR	300.00
		I	250.00
		RC	420.00
		CC	780.00
		A	140.00

BARANGAY: MINANOK (SILANGAN & KANLURAN)

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	210.00
		CR	300.00
		I	250.00
		RC	420.00
		CC	780.00
		A	140.00

CITY/MUNICIPALITY: AMADEO, CAVITE

BARANGAY: PANGIL

D.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	230.00
		CR	330.00
		I	280.00
		RC	480.00
		CC	800.00
		A	150.00

BARANGAY: SALABAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	240.00
		CR	350.00
		I	300.00
		RC	500.00
		CC	1,000.00
		A	150.00

BARANGAY: TALON

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	240.00
		CR	350.00
		I	300.00
		RC	500.00
		CC	1,000.00
		A	150.00

BARANGAY: TAMAKAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS/LOTS		RR	240.00
		CR	350.00
		I	300.00
		RC	500.00
		CC	1,000.00
		A	150.00

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RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: GEN. EMILIO AGUINALDO, CAVITE**

BARANGAY: POBLACION		D.O. No. Effectivity Date	9-98 17-Feb-98
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BALAGTAS ST		RR	300.00
		CR	400.00
BURGOS ST		RR	300.00
		CR	400.00
CAMPOSANTO ST	GEN LUNA ST-MAGALLANES ST	RR	300.00
		CR	400.00
	GEN LUNA ST-AGUINALDO ST	RR	280.00
		CR	400.00
GEN AGUINALDO ST		RR	280.00
		CR	400.00
GEN LUNA ST	BURGO ST-GOMEZ ST	RR	300.00
		CR	400.00
	BURGOS ST-M TRIAS ST	RR	280.00
		CR	400.00
GOMEZ ST		RR	300.00
		CR	400.00
LIRIO ST		RR	300.00
		CR	400.00
LOPEZ JAENA ST	CAMPOSANTO ST-BURGOS ST	RR	300.00
		CR	400.00
	BURGOS ST-M TRIAS ST	RR	280.00
MABINI ST		RR	300.00
		CR	400.00
MAGALLANES ST	MABINI ST-GOMEZ ST	RR	300.00
		CR	400.00
	BURGOS ST-MABINI ST	RR	300.00
		CR	400.00
	BURGOS ST-M TRIAS ST	RR	280.00
		CR	400.00
MARTYR'S ST	BURGOS ST-ZAMORA ST	RR	300.00
		CR	400.00
	GEN TRIAS ST-GEN AGUINALDO ST	RR	280.00
		CR	400.00
M TRIAS ST		RR	280.00
REAL ST	MAGALLANES ST-LIRIO ST	RR	300.00
		CR	400.00
	GEN LUNA ST-MAGALLANES ST	RR	300.00
		CR	400.00
	GEN LUNA ST-BONIFACIO ST	RR	280.00
		CR	400.00
RIZAL ST	GEN LUNA ST-LIRIO ST	RR	300.00
		CR	400.00
	GEN LUNA ST-GEN AGUINALDO	RR	280.00
		CR	400.00
SAN JOSE ST	GEN LUNA ST-MAGALLANES ST	RR	300.00
		CR	400.00
	GEN LUNA ST-BONIFACIO ST	RR	280.00
		CR	400.00

CITY/MUNICIPALITY: GEN. EMILIO AGUINALDO, CAVITE

BARANGAY: POBLACION (continuation)

D.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
STO. NINO		RR	300.00
		CR	400.00
ZAMORA ST	GEN LUNA-MARTYR'S ST	RR	300.00
		CR	400.00
	GEN TRIAS-GEN AGUINALDO	RR	300.00
ALL OTHER STREETS		RR	280.00
		CR	380.00
		I	300.00
		RC	550.00
		CC	900.00
		GP	100.00
		A	60.00

BARANGAY: BATAS DAO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	100.00
		CR	150.00
		I	70.00
		RC	150.00
		CC	250.00
		GP	40.00
		A	30.00

BARANGAY: CASTANOS CERCA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	150.00
		CR	200.00
		I	80.00
		RC	250.00
		CC	300.00
		GP	40.00
		A	50.00

CITY/MUNICIPALITY: GEN. EMILIO AGUINALDO, CAVITE

BARANGAY: CASTANOS LEJOSD.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	130.00
		CR	180.00
		I	80.00
		RC	200.00
		CC	250.00
		GP	40.00
		A	60.00

BARANGAY: DALUSAG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	100.00
		CR	150.00
		I	70.00
		RC	150.00
		CC	250.00
		GP	40.00
		A	30.00

BARANGAY: KABULUSAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	100.00
		CR	180.00
		I	70.00
		RC	200.00
		CC	400.00
		GP	40.00
		A	50.00

BARANGAY: KAYMISAS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	100.00
		CR	180.00
		I	70.00
		RC	200.00
		CC	400.00
		GP	40.00
		A	50.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: GEN. EMILIO AGUINALDO, CAVITE****BARANGAY: KAYPAABA****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	100.00
		CR	180.00
		I	70.00
		RC	200.00
		CC	250.00
		GP	40.00
		A	50.00

BARANGAY: LUMIPA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	110.00
		CR	180.00
		I	70.00
		RC	150.00
		CC	200.00
		GP	40.00
		A	50.00

BARANGAY: NARVAEZ

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	120.00
		CR	150.00
		I	70.00
		RC	150.00
		CC	250.00
		GP	40.00
		A	50.00

BARANGAY: TABORA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	120.00
		CR	180.00
		I	70.00
		RC	150.00
		CC	250.00
		GP	40.00
		A	50.00

CITY/MUNICIPALITY: SILANG, CAVITE

BARANGAY: POBLACION I

D.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
E. GONZALES ST	E. MONTOYA - TOLEDO ST	RR	950.00
		CR	1,200.00
E. MONTOYA ST	J. RIZAL - GONZALES ST	RR	950.00
		CR	1,200.00
J. RIZAL ST	E. MONTOYA - TOLEDO ST	RR	1,500.00
		CR	2,000.00
M. H. DEL PILAR ST	E. MONTOYA - TOLEDO ST	RR	1,000.00
		CR	1,500.00
V. TOLEDO ST	J. RIZAL - GONZALES ST	RR	1,000.00
		CR	1,700.00
ALL OTHER STREETS		RR	900.00
		CR	1,100.00
		I	600.00
		RC	3,500.00
		CC	7,000.00
		GP	550.00
		A	500.00

BARANGAY: POBLACION II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
B. REYES ST	M. KIAMZON-PLZ. LIBERTAD	RR	1,000.00
		CR	1,500.00
J. RIZAL ST	M. KIAMZON-PLZ. LIBERTAD	RR	1,500.00
		CR	2,000.00
M. BELEN ST	J. RIZAL - B. REYES ST	RR	1,000.00
		CR	1,500.00
M. KIAMZON ST	J. RIZAL - B. REYES ST	RR	1,000.00
		CR	1,500.00
PLAZA LIBERTAD		RR	1,000.00
		CR	1,500.00
ALL OTHER STREETS		RR	900.00
		CR	1,400.00
		I	600.00
		RC	3,500.00
		CC	7,000.00
		GP	550.00
		A	500.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: POBLACION III****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
E. GONZALES ST	TOLEDO - KIAMZON ST	RR	950.00
		CR	1,200.00
J. RIZAL ST	TOLEDO - KIAMZON ST	RR	1,500.00
		CR	2,000.00
M. H. DEL PILAR ST	TOLEDO - KIAMZON ST	RR	1,000.00
		CR	1,700.00
M. BELEN ST	J. RIZAL - E. GONZALES	RR	1,000.00
		CR	1,500.00
M. KIAMZON ST	J. RIZAL - E. GONZALES	RR	1,000.00
		CR	1,500.00
V. TOLEDO ST	J. RIZAL - E. GONZALES	RR	1,000.00
		CR	1,700.00
ALL OTHER STREETS		RR	900.00
		CR	1,100.00
		I	600.00
		RC	3,500.00
		CC	7,000.00
		GP	550.00
		A	500.00

BARANGAY: POBLACION IV

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
E. GONZALES ST	V. TOLEDO ST-K. VICTOR	RR	950.00
		CR	1,000.00
KAPT. VICTOR ST	MH DEL PILAR-MONTOYA	RR	950.00
		CR	1,000.00
M. BELEN ST	MH DEL PILAR-MONTOYA	RR	1,000.00
		CR	2,000.00
M. KIAMZON ST	MH DEL PILAR-MONTOYA	RR	1,000.00
		CR	1,500.00
P. MONTOYA ST	V. TOLEDO ST-K. VICTOR	RR	1,000.00
		CR	1,700.00
V. TOLEDO ST	GONZALES - MONTOYA ST	RR	1,000.00
		CR	1,700.00
ALL OTHER STREETS		RR	900.00
		CR	1,100.00
		I	600.00
		RC	3,500.00
		CC	7,000.00
		GP	550.00
		A	500.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: POBLACION V****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
E. GONZALES ST	KAPT. PEPE-KAPT VICTOR	RR	850.00
J. RIZAL ST	KAPT. PEPE-KAPT VICTOR	CR	1,000.00
KAPT. PEPE ST	E. MONTOYA - GONZALES	RR	1,000.00
KAPT. VICTOR ST	E. MONTOYA - GONZALES	CR	1,500.00
M. H. DEL PILAR ST	KAPT. PEPE-KAPT VICTOR	RR	850.00
MARY ANN VILLAGE		CR	1,000.00
P. MONTOYA ST	KAPT VICTOR-MARY ANN	RR	2,000.00
ALL OTHER SUBD/VILL		RR	850.00
ALL OTHER STREETS		CR	1,000.00
		RR	2,000.00
		RR	900.00
		CR	950.00
		I	600.00
		GP	550.00
		A50	500.00
		RC	3,500.00
		CC	7,000.00

BARANGAY: SAN MIGUEL I

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
E MONTOYA ST	VILLANUEVA-P. MONTOYA	RR	850.00
P. MONTOYA ST	V. TOLEDO-MONTOYA	CR	1,000.00
V TOLEDO ST	VILLANUEVA-P. MONTOYA	RR	850.00
VILLANUEVA ST	V. TOLEDO-MONTOYA	CR	1,000.00
ALL OTHER STREETS		RR	1,700.00
		RR	850.00
		CR	1,000.00
		CR	900.00
		I	950.00
		RC	600.00
		CC	3,500.00
		GP	7,000.00
		A	550.00
			500.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: SAN MIGUEL II****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ACACIA ST		RR	850.00
		CR	1,000.00
BY-PASS ROAD		RR	1,000.00
		CR	1,500.00
IPIL ST		RR	850.00
		CR	1,000.00
NARRA ST		RR	850.00
		CR	1,000.00
YAKAL ST		RR	850.00
		CR	1,000.00
ALL OTHER STREETS		RR	800.00
		CR	1,000.00
		I	550.00
		RC	3,000.00
		CC	6,000.00
		GP	500.00
		A	450.00

BARANGAY: SAN VICENTE I

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
E GONZALES ST		RR	850.00
		CR	1,000.00
E MONTOYA ST		RR	850.00
		CR	1,000.00
H. AMO ST		RR	850.00
		CR	1,000.00
J. RIZAL ST		RR	1,000.00
		CR	1,500.00
M.H. DEL PILAR ST		RR	900.00
		CR	1,000.00
PAREDES ST		RR	800.00
		CR	1,000.00
ALL OTHER STREETS		RR	800.00
		CR	1,400.00
		I	550.00
		RC	3,000.00
		CC	6,000.00
		GP	500.00
		A	450.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: SAN VICENTE II****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BY-PASS ROAD		RR	1,000.00
		CR	1,500.00
DRA. ESTRELLA SUBD		RR	2,000.00
E. GONZALES ST		CR	900.00
		RR	1,000.00
E MONTOYA ST		CR	900.00
		RR	1,000.00
H. AMO ST		CR	900.00
		RR	1,000.00
KAPT SAYAS ST		CR	900.00
		RR	1,000.00
METROGATE SUBD		RR	2,000.00
P. MONTOYA		RR	900.00
		CR	1,000.00
RSBS SUBD		RR	200.00
VILLANUEVA ST		RR	900.00
		CR	1,000.00
ALL OTHER SUBD/VILL		RR	1,800.00
ALL OTHER STREETS		RR	800.00
		CR	1,000.00
		I	600.00
		RC	3,500.00
		CC	700.00
		GP	550.00
		A	500.00

BARANGAY: ACACIA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	500.00
		CR	900.00
		I	500.00
		RC	1,000.00
		CC	2,000.00
		GP	550.00
		A	400.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: ADLAS****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	900.00
		CC	1,600.00
		GP	500.00
		A	300.00

BARANGAY: ANAHAW

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	500.00
		CR	900.00
		I	500.00
		RC	1,000.00
		CC	2,000.00
		GP	550.00
		A	400.00

BARANGAYS: BALITE I, BALITE II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	900.00
		CC	1,600.00
		GP	500.00
		A	300.00

BARANGAY: BALUDBAD

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	900.00
		CC	1,600.00
		GP	500.00
		A	300.00

CITY/MUNICIPALITY: SILANG, CAVITE

BARANGAY: BANABA

D.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	500.00
		CR	900.00
		I	500.00
		RC	1,000.00
		CC	2,000.00
		GP	550.00
		A	400.00

BARANGAY: BATAS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	800.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	450.00
		A	300.00

BARANGAYS: BIGA I, BIGA II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
EMILIA VILLAGE		RR	2,000.00
ALL OTHER SUBD/VILL		RR	1,500.00
ALL OTHER STREETS		RR	500.00
		CR	1,000.00
		I	450.00
		RC	1,500.00
		CC	2,800.00
		GP	500.00
		A	400.00

BARANGAY: BILUSO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	900.00
		CC	1,600.00
		GP	500.00
		A	300.00

CITY/MUNICIPALITY: SILANG, CAVITE

BARANGAY: BUCAL

D.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	900.00
		CC	1,600.00
		GP	500.00
		A	300.00

BARANGAY: BUHO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BUHO SUBD		RR	1,000.00
ALL OTHER SUBD/VILL		RR	800.00
ALL OTHER STREETS		RR	500.00
		CR	1,000.00
		I	500.00
		RC	1,000.00
		CC	2,000.00
		GP	550.00
		A	400.00

BARANGAY: BULIHAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
FRANCEVILLE HOMES		RR	600.00
ALL OTHER SUBD/VILL		RR	600.00
ALL OTHER STREETS		RR	500.00
		RR	450.00
		CR	1,000.00
		I	400.00
		RC	900.00
		CC	1,800.00
		GP	500.00
		A	300.00

CITY/MUNICIPALITY: SILANG, CAVITE

BARANGAY: CABAGAAN

D.O. No.
Effectivity Date9-98
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	800.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	400.00
		A	300.00

BARANGAY: CALUBCOB

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
SURIGAO SUBD		RR	600.00
ALL OTHER SUBD/VILL		RR	500.00
ALL OTHER STREETS		RR	450.00
		CR	850.00
		I	400.00
		RC	900.00
		CC	1,600.00
		GP	500.00
		A	300.00

BARANGAY: CAONG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
KOOC PHIL PROPERTIES SUBD		RR	500.00
ALL OTHER STREETS		RR	400.00
		CR	800.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	400.00
		A	300.00

BARANGAY: CARMEN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	800.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	400.00
		A	300.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: HUKAY****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	800.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	400.00
		A	300.00

BARANGAYS: IBA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	900.00
		CC	1,600.00
		GP	500.00
		A	300.00

BARANGAY: INCHICAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	800.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	400.00
		A	300.00

BARANGAY: IPIL I, IPIL II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	500.00
		CR	900.00
		I	500.00
		RC	1,000.00
		CC	2,000.00
		GP	550.00
		A	400.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: LITLIT****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	900.00
		CC	1,600.00
		GP	500.00
		A	300.00

BARANGAY: LALAN I

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CONCEPCION LEYCO SUBD		RR	600.00
SARREAL SUBD		RR	1,000.00
ALL OTHER SUBD/VILL		RR	550.00
ALL OTHER STREETS		RR	450.00
		CR	1,000.00
		I	4,500.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	400.00

BARANGAY: LALAN II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
DON TIM SUBD		RR	2,800.00
ALL OTHER SUBD/VILL		RR	1,000.00
ALL OTHER STREETS		RR	500.00
		CR	900.00
		I	500.00
		RC	2,000.00
		CC	3,000.00
		GP	550.00
		A	400.00

BARANGAY: LITLIT

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	900.00
		CC	1,600.00
		GP	500.00
		A	300.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: LUCSUHIN****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
JOSEPHINE VILLAGE		RR	1,000.00
TAHANAN VALLEY SUBD		RR	1,000.00
ALL OTHER SUBD/VILL		RR	800.00
ALL OTHER STREETS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	300.00

BARANGAY: LUMIL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	300.00

BARANGAY: MAGUYAM

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
JOSEPHINE VILLAGE		RR	1,000.00
TAHANAN VALLEY SUBD		RR	1,000.00
ALL OTHER SUBD/VILL		RR	800.00
ALL OTHER STREETS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	300.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: MALABAG, MALABAG TOLEDO****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	300.00

BARANGAY: MALAKING TATYAO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	300.00
		CR	500.00
		A	250.00

BARANGAY: MATAAS NA BUROL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	300.00

BARANGAY: MUNTING ILOG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	300.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAYS: NARRA I, NARRA II, NARRA III****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	500.00
		CR	900.00
		I	500.00
		RC	1,000.00
		CC	2,000.00
		GP	550.00
		A	400.00

BARANGAY: PALIGAWAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	800.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	400.00
		A	300.00

BARANGAY: PASONG LANGKA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	300.00

BARANGAY: POOK I, POOK II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	300.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: PULONG BUNGA****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	800.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	400.00
		A	300.00

BARANGAY: PULONG SAGUING

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	800.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	400.00
		A	300.00

BARANGAY: PUTTING KAHoy

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
IMPERIAL HOMES		RR	700.00
PUC SUBD		RR	700.00
ALL OTHER SUBD/VILL		RR	600.00
ALL OTHER STREETS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	300.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: SABUTAN****D.O. No.
Effectivity Date****9-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ST. MARTIN SUBD		RR	1,500.00
ALL OTHER SUBD/VILL		RR	1,000.00
ALL OTHER STREETS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,500.00
		CC	2,500.00
		GP	500.00
		A	300.00

BARANGAY: SANTOL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	850.00
		I	400.00
		RC	1,000.00
		CC	2,000.00
		GP	500.00
		A	300.00

BARANGAY: TARTARIA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	500.00
		CR	900.00
		I	500.00
		RC	1,000.00
		CC	2,000.00
		GP	550.00
		A	400.00

BARANGAY: TIBIG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	350.00
		CR	700.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	400.00
		A	250.00

RDO NO. 54**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: SILANG, CAVITE****BARANGAY: TUBUAN I, TUBUAN II, TUBUAN III**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ASUNCION SUBD		RR	1,500.00
CAPARAS SUBD		RR	1,500.00
GABRIELA HILLS (YATCO)		RR	2,000.00
ALL OTHER SUBD/VILL		RR	1,300.00
ALL OTHER STREETS		RR	500.00
		CR	900.00
		I	500.00
		RC	1,000.00
		CC	2,000.00
		GP	550.00
		A	400.00

BARANGAY: ULAT

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	350.00
		CR	700.00
		I	350.00
		RC	800.00
		CC	1,500.00
		GP	400.00
		A	250.00

BARANGAY: YAKAL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	500.00
		CR	900.00
		I	500.00
		RC	1,000.00
		CC	2,000.00
		GP	550.00
		A	400.00

**CERTAIN GUIDELINES IN THE IMPLEMENTATION
OF ZONAL VALUATION OF REAL PROPERTIES UNDER
RDO NO. 54 - TRECE MARTIREZ CITY, CAVITE**

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY.

WHERE IN THE APPROVED SCHEDULE OF ZONAL VALUE FOR A PARTICULAR BARANGAY.

- a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR STREET/SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN THE OTHER STREET/SUBDIVISION WITHIN THE SAME BARANGAY OF SIMILAR CONDITIONS SHALL BE USED; AND
- b.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY.

- a.) ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.
- b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/BARANGAY/ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSES OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSE IS -

- a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE IMPROVEMENTS SHALL BE TREATED AS ONE; OR
- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES, i.e. ZONAL VALUE/GROSS SELLING PRICE/FAIR MARKET VALUE PER LATEST TAX DECLARATION WHICHEVER IS HIGHER AND, IN THE ABSENCE OF ZONAL VALUATION, PROPERTY SHALL BE VALUED PURSUANT TO RAMO 2-91.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLURB). IF IT IS UTILIZED FOR SOCIALIZED HOUSING, IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY SUCH AS, PRESIDENTIAL COMMISSION ON URBAN HOUSING AUTHORITY (NHA), ETC.

SECOND SALE OF LOT IDENTIFIED AS LOCATED IN THE APD SHALL NO LONGER BE VALUED AS AN APD AND SHALL BE TREATED AS AN ORDINARY REAL PROPERTY.

5. ZONAL VALUE OF FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES ((i.e. CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S AND DOCUMENTARY STAMP TAXES DUE ON SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY, PROVIDED, THAT THE SAME IS HIGHER THAN (1.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS (i.e. LATEST TAX DECLARATION) AND (2.) THE GROSS SELLING PRICE AS SHOWN IN THE DULY NOTARIZED DOCUMENT OF SALE OR EXCHANGE AT THE TIME OF SALE OR EXCHANGE.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND DONOR'S TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (i.e. ZONAL VALUES) OR (2.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL/CITY/MUNICIPAL ASSESSOR; WHICHEVER IS HIGHER.

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 56-02
September 16, 2002

SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES IN THE MUNICIPALITIES OF CARMONA, DASMARINAS, GEN. MARIANO ALVAREZ, GEN. TRIAS, IMUS, INDANG, KAWIT, MARAGONDON, MENDEZ-NUNEZ, NAIC, TANZA, TERNATE AND TRECE MARTIREZ UNDER THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 54 (TRECE MARTIREZ CITY), REVENUE REGION NO. 09 (SAN PABLO CITY) FOR INTERNAL REVENUE TAX PURPOSES.

TO: : All Internal Revenue Officers and Others Concerned.

Section 6(E) of Republic Act No. 8424, otherwise known as the "*Tax Reform Act of 1997*", authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (1st Revision) located in the Municipalities of Carmona, Dasmarinas, Gen. Mariano Alvarez, Gen. Trias, Imus, Indang, Kawit Maragondon, Mendez-Nunez, Naic, Tanza, Ternate and Trece Martirez City under the jurisdiction of Revenue District Office No. 54 (Trece Martirez City), Revenue Region No. 9 (San Pablo City) after public hearing were conducted on October 9 & 10, 1997 for the purpose. This Order is issued to implement the revised zonal values for land to be used in computing any internal revenue Tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
JOSE ISIDRO N. CAMACHO
Secretary of Finance

RECOMMENDED BY:

(signed)
RENE G. BANEZ
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL
COMMERCIAL

INDUSTRIAL
AGRICULTURAL

GENERAL PURPOSE

VICINITY

LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL
PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS
RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO
PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER
AGRICULTURAL USES INCLUDING TIMBERLAND AND
FOREST LAND.

RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS
HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL,
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST
NOT KLESS THAN 5,000 SQUARE METERS.

MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR
DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR
CONTIGUOUS TO A STREET BEING LOCATED.

CODE

RR
CR
RC
CC
CL
A

CLASSIFICATION

Residential Regular
Commercial Regular
Residential Condominium
Commercial Condominium
Cemetery Lot
Agricultural

CODE

GL
GP
I
X
APD
PS

CLASSIFICATION

Government Land
General Purpose
Industrial
Institutional
Area for Priority
Development
Parking Slot

A1

A2

A3

A4

A5

A6

A7

A8

A9

A10

A11

A12

A13

A14

A15

A16

A17

A18

A19

A20

A21

A22

A23

A24

A25

AGRICULTURAL LANDS

Riceland Irrigated

Riceland Unirrigated

Upland

Cocoland

Citrus Land

Fishpond

Swamp

Nipa Land

Cotton Land

Cogon Land

Abaca Land

Orchard

Pineapple Land

Banana Land

Pastur Land

Corn Land

Sugar Land

Tobacco Land

Cacao

Lanzones

Durian

Rambutan

Mango

Mangrove

Camote/Cassava

A26

A27

A28

A29

A30

A31

A32

A33

A34

A35

A36

A37

A38

A39

A40

A41

A42

A43

A44

A45

A46

A47

A48

A49

A50

Bamboo Land

Peanut Land

Soy Beans Land

Grape vineyard

Pepper Land

Mineral Land

Non Metallic mineral Land

Coal Deposit

African Oil Land

Rubber Land

Forest Land/Timber Land

Horticultural Land

Salt Beds

Seashore

Resort

Sandy/Stony

Prawn pond

Sorghum

Ipil-Ipil

Kangkong

Zarate

Vegetable Land

Coffee

Mountainous /Hilly areas

Other Agricultural Lands

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: CARMONA, CAVITE****BARANGAY: POBLACION (BGYS. 2-8)****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ESPIRITU ST		RR	2,800.00
MAGALLANES ST		RR	2,800.00
MANABAT ST		RR	2,800.00
MAPANCO ST		RR	2,800.00
MERCADO ST		RR	2,800.00
PURIFICACION ST		RR	2,800.00
REAL ST	ESPIRITU -PURIFICACION ST	CR	3,500.00
		I	2,000.00
	MANABAT ST-TENEDERO ST	CR	3,500.00
		I	3,000.00
	PURIFICACION-MANABAT STS	CR	3,500.00
		I	3,500.00
SAN JOSE ST		RR	2,800.00
SAN PABLO ST		RR	2,800.00
SARMIENTO ST		RR	2,800.00
TENEDERO ST		RR	2,800.00
TORRES ST		CR	3,000.00
		RR	2,800.00
		I	3,500.00
ALL OTHER STREETS		RR	2,500.00
		CR	3,500.00
		I	3,500.00
		GP	200.00
		A	70.00

BARANGAY: 9 (MADUYA)

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALONG JM LOYOLA ST.		CR	
ALTAREZ VILL.	NEAR BIÑAN BOUNDARY	RR	1,800.00
GOLDEN MILE INDL SUBD		I	
PTC COMPLEX		I	2,500.00
SOUTH EXPRESSWAY		CR	3,500.00
ALL OTHER STREETS		RR	500.00
		I	2,500.00
		A	400.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: CARMONA, CAVITE****BARANGAY: 10 (CABILANG BAYBAY)****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
MANILA SOUTHWOOD		CR	3,500.00
ALL OTHER SUBD		RR	2,200.00
ALL OTHER STREETS		RR	2,200.00
		I	2,000.00

BARANGAY: 11 (MABUHAY)

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CITYLAND SUBD		RR	2,100.00
SITIO ULONG TUBIG		RR	1,500.00
		I	1,000.00
ALL OTHER STREETS/SUBD		RR	1,500.00
		A	95.00

BARANGAY: 12 (MILAGROSA)

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CARMONA TOWNHOMES		RR	2,100.00
ALL OTHER STREETS/SUBD		RR	2,000.00

BARANGAY: 13 (LANTIC)

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	800.00
		A	500.00

RDO NO. 54A

TRECE MARTIREZ CITY, SOUTH CAVITE

CITY/MUNICIPALITY: CARMONA, CAVITE

BARANGAY: 14 (BANCAL)

**D.O. No.
Effectivity Date**

**56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CITY LAND SUBD		RR	2,000.00
GOVERNORs DRIVE		RR	1,000.00
		CR	2,100.00
		A	500.00
	SITE OF GRANDVILLE Indl CO	I	2,000.00
	MOUNTAINVIEW INDL ESTAT	I	2,000.00
ALL OTHER STREETS		CR	1,500.00

BARANGAY: ULONG TUBIG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CITYLAND		CR	2,000.00
		RR	2,000.00
ALL OTHER STREETS		RR	1,500.00
		CR	2,000.00
		GP	1,000.00
=====	=====	=====	=====

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE****BARANGAY: POBLACION****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
AGUINALDO HIGHWAY		RR	3,000.00
		CR	5,000.00
BAUTISTA ST	INTERIOR	RR	2,000.00
		RR	1,800.00
	INTERIOR	RR	1,500.00
CAMERINO AVE	TIRONA St-DN PLACIDO CAMI	RR	1,800.00
		CR	3,000.00
	INTERIOR	RR	1,500.00
	AGUINALDO HWAY-TIRONA S	RR	1,800.00
		CR	3,000.00
	INTERIOR	RR	1,500.00
	Dn PLACIDO CAMPOS-MANGU	RR	1,800.00
		CR	2,500.00
CANTIMBUHAN ST	INTERIOR	RR	1,500.00
	MALIHAN St-Dn PLACIDO CAM	RR	1,800.00
		CR	3,000.00
	INTERIOR	RR	1,500.00
	Dn PLACIDO CAMPOS Ave-CR	RR	1,800.00
		CR	3,000.00
	INTERIOR	RR	1,500.00
D. MANGUBAT		RR	1,400.00
DON GREGORIA HGTS		RR	2,000.00
DON PLACIDO CAMPOS AVE	RAMIREZ ST-MANGUBAT EXT	RR	1,800.00
		CR	2,500.00
	INTERIOR	RR	1,500.00
	M.GUEVARRA ST-RAMIREZ ST	RR	1,800.00
		CR	2,500.00
	INTERIOR	RR	1,500.00
	MANGUBAT EXT-PAYAPA ST	RR	1,400.00
		CR	2,500.00
J. RAMIREZ ST	INTERIOR	RR	1,200.00
		RR	1,400.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE****BARANGAY: POBLACION(continuation)****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
MALIHAN ST	CAMERINO AVE-BAUTISTA ST	RR	1,800.00
		CR	3,000.00
	INTERIOR	RR	1,500.00
	M GUEVARRA St-CAMERINO A	RR	1,400.00
		CR	2,500.00
	INTERIOR	RR	1,200.00
	BAUTISTA ST-MANGUBAT EXT	RR	1,800.00
		CR	2,500.00
	INTERIOR	RR	1,500.00
		RR	1,400.00
MALLARI ST	INTERIOR	RR	1,200.00
MANGUBAT EXT		RR	1,400.00
	INTERIOR	RR	1,200.00
N. GUEVARRA ST	SULUKAN ST-MANGUBAT ST	RR	1,400.00
		CR	2,500.00
	AGUINALDO HIWAY-SULUKAN	RR	1,400.00
		CR	2,500.00
	ASUNCION VILLAGE	RR	1,000.00
		CR	1,800.00
	INTERIOR	RR	800.00
PASONG TALA		RR	1,200.00
PAYAPA ST		RR	1,200.00
SAN JUAN ST		RR	1,200.00
SULUKAN ST		RR	1,200.00
TIRONA ST		RR	1,200.00
ALL OTHER STREETS		RR	1,200.00
		CR	2,500.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE**

BARANGAY: BUROL		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ACTIVE REALTY & DEVT CORP		RR	1,000.00
CITY HOMES		RR	1,500.00
EUFROCINA SAPIDA SUBD.		RR	1,000.00
EXEQUIEL ZABALLERO SUBD		RR	800.00
FELICIANO MANGUBAT SUBD.		RR	1,200.00
FILINVEST DEV. CORP		RR	1,500.00
MANUELA CORP		RR	1,500.00
MANUELAVILLE SUBD		RR	1,500.00
NICASTIO L. MELO SUBD./VILLA NICASIA		RR	1,000.00
PACIFICO Q. MORANTE SUBD		RR	1,500.00
RAISSA REALTY & DEV CORP		RR	1,000.00
REYNALDO CAMPOS SUBD		RR	1,500.00
SUMMERVIWIND		RR	1,500.00
TOWN & COUNTRY SUBD.		RR	1,500.00
WINWARD HILLS		RR	1,000.00
ALL OTHER STREETS		RR	800.00
		CR	1,500.00
BARANGAY: FATIMA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	1,100.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE****BARANGAY: LANGCAAN****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ASIATIC DEV. CORP	VILLA LUISA HOMES II	RR	1,200.00
CITYLAND DEVT CORP		RR	1,000.00
		I	1,000.00
		A	400.00
CONFEDERATION PROP. INC	CITY HOMES	RR	1,000.00
MOLDEX REALTY, DEV.		RR	1,500.00
PAMANA PHILS. INC		RR	1,000.00
SOLAR RESOURCES	METROGATE	RR	1,500.00
	SOLAR HOMES	RR	1,500.00
VALERIANO ESPIRITU SUBD		RR	800.00
ALL OTHER STREETS		RR	800.00
		I	1,000.00
		A	400.00

BARANGAY: LUZVIMINDA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	900.00

BARANGAY: PALIPARAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
AMPARO DE OCAMPO SUBD		RR	700.00
CITYLAND INC	(PIELA) SAMPLAC	RR	900.00
FAUSTO GALLARDO SUBD		RR	500.00
NEW INTER PACIFIC (DEV CORP)	DASMA IV	RR	1,000.00
ALL OTHER STREETS		RR	800.00
	INTERIOR	RR	400.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE**

BARANGAY: PALAPALA		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	800.00
		A	400.00
	INTERIOR	RR	600.00
BARANGAY: PASONG BAYOG			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
HAUSKON HOMES		RR	2,500.00
BARANGAY: PIELA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CITYLAND DEVT CORP		RR	1,000.00
		A	400.00
	INTERIOR	RR	800.00
BARANGAY: SABANG			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	800.00
		A	400.00
	INTERIOR	RR	700.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE****BARANGAY: SALAWAG****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CASA REGALLA INC.	CARISSA HOMES	RR	800.00
	SAN MARINO PHASE	RR	800.00
EXTRA ORDINARY DEV CORP	GOLDEN CITY PHAS	RR	800.00
	GOLDEN CITY PHAS	RR	800.00
	GOLDEN DASMA III	RR	800.00
GOLDEN BAY REALTY DEV CORP		RR	800.00
HARPERS VILLE. INC	CAMELLA HOMES D,	RR	800.00
HOUSEHOLD DEV CORP	SAN MARINO SOUTI	RR	800.00
NEW INTER PACIFIC DEV CORP		RR	800.00
SAN MARINO HOMES INC		RR	800.00
SOUTH LUZON DEV CORP	DASMA II	RR	800.00
WHITE HOUSE DEV CORP		RR	800.00
ALL OTHER STREETS		RR	800.00
		I	700.00
		A	200.00
	INTERIOR	RR	700.00

BARANGAY: SALITRAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
AGUINALDO HWAY		RR	5,000.00
ARCONTICA SUBD		RR	2,000.00
CEDA VILLAGE		RR	2,000.00
DARA SUBD		RR	2,000.00
DON GREGORIA HGTS		RR	2,000.00
GOLDEN GROVE	CARSILEX, INC	RR	1,000.00
GOLDEN CITY		RR	1,500.00
IVORY CREST SUBD		RR	1,500.00
JACOBA TIRONA SUBD		RR	1,350.00
JULIE SAPIDA SUBD.		RR	2,000.00
MARCIANO CANTIMBUHAN SUBD		RR	1,500.00
MERIDIAN PROPERTIES		RR	1,900.00
NHA (AREA G-I)		RR	350.00
NJR REALTY		RR	1,500.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE****BARANGAY: SALITRAN****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ROLANDO FRANCISCO SUBD	INTERIOR	RR	2,000.00
SALITRAN		RR	1,000.00
		A	400.00
SAN LORENZO RUIZ SUBD		RR	800.00
SOUTHFIELDS SUBD.		RR	1,500.00
ST. ANTHONY SUBD		RR	1,500.00
STA. LUCIA REALTY DEV INC		RR	1,500.00
STATELAND INVEST. CORP		RR	5,000.00
TIMBERLAND PROP INC		RR	2,000.00
ALL OTHER STREETS		RR	1,500.00
		A	400.00

BARANGAY: SAMPALOC

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BUCAL	SAMPALOC	RR	1,200.00
		A	400.00
	INTERIOR	RR	800.00
CITYLAND DEVT CORP		RR	1,200.00
	INTERIOR	RR	1,000.00
DON GREGORIO HEIGHTS I		RR	1,200.00
	INTERIOR	RR	1,000.00
FAMA REALTY INC		RR	1,500.00
KINGSLAND SUBD		RR	1,200.00
MALINTA	SAMPALOC	RR	1,500.00
		A	400.00
	INTERIOR	RR	700.00
SAMPALOC	(ST. CHARBEL SOUTH)	RR	800.00
		A	300.00
	INTERIOR	RR	700.00
STA. LUCIA REALTY DEV INC		RR	1,500.00
STATELAND INVEST CORP		RR	1,500.00
ALL OTHER STREETS		RR	1,000.00
		CR	1,500.00
		I	1,000.00
		A	400.00
	INTERIOR	RR	700.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE**

BARANGAY: SAN AGUSTIN		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
HOME FINANCING CORP		RR	1,200.00
LIBORIO L. MANGUBAT SUBD		RR	1,500.00
SAN AGUSTIN		RR	1,100.00
		A	400.00
	INTERIOR	RR	900.00
STATELAND INVEST CORP	GREENBREEZE, SOUTHCREST	RR	1,500.00
VILLA CATALINA SUBD	(LIBIRIO MANGUTA)	RR	1,500.00
VINE VILLAGE		RR	1,500.00
ALL OTHER STREETS		RR	1,500.00
		A	400.00
BARANGAY: SAN ANDRES			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	700.00
		A	300.00
BARANGAY: SAN ANTONIO DE PADUA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	700.00
		A	300.00
BARANGAY: SAN DIONISIO			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	700.00
		A	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE**

BARANGAY: SAN ESTEBAN		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	700.00 300.00
BARANGAY: SAN FRANCISCO			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A50	700.00 300.00
BARANGAY: SAN ISIDRO LABRADOR			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A50	700.00 300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE**

BARANGAY: SAN JOSE		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ANGELICO ALCANTARA SUBD DASMARIÑAS BAGONG BAYAN (INCLUDING ALL BARANGAYS)		RR	1,500.00
ELNOR INVEST CO INC	(SAN JOSE SUBD)	RR	1,500.00
EMMANUEL		RR	700.00
FATIMA		RR	700.00
INTERHOUSE CORP	WOOD ESTATE VILLAGE	RR	1,500.00
LUZVIMINDA		RR	700.00
MARCBILT REALTY & DEV CORP		RR	1,500.00
SAINT PETER		RR	700.00
SAN NICOLAS		RR	700.00
SAN ROQUE		RR	700.00
SAN SIMON		RR	700.00
SANTA CRUZ		RR	700.00
STO. CRISTO		RR	700.00
STO. NINO		RR	700.00
SULTAN ISMAEL		RR	700.00
ALL OTHER STREETS		RR	700.00

BARANGAY: SAN JUAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	700.00
		A	300.00

BARANGAY: SAN LORENZO RUIZ

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	700.00
		A	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: DASMARINAS, CAVITE**

BARANGAY: SAN LUIS		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	700.00 300.00
BARANGAY: SAN MANUEL			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	700.00 300.00
BARANGAY: SAN MATEO			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	700.00 300.00
BARANGAY: SAN MIGUEL			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	700.00 300.00

RDO NO. 54A

TRECE MARTIREZ CITY, SOUTH CAVITE

CITY/MUNICIPALITY: DASMARINAS, CAVITE

BARANGAY: SANTA CRISTINA		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	700.00 300.00
BARANGAY: SANTA FE			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	1,000.00 500.00
BARANGAY: SANTA LUCIA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	1,000.00 300.00
BARANGAY: SANTA MARIA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	700.00 300.00
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RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE****BARANGAY: CALIMAG****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL ROAD	RR	200.00
	INTERIOR	RR	200.00
		A	50.00

BARANGAY: DACON

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL ROAD	RR	200.00
		CR	350.00
	INTERIOR	RR	180.00
		A	50.00

BARANGAY: RAMON CRUZ (CRUZ)

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	300.00
		I	350.00
		A	50.00

BARANGAY: GREGORIA DE JESUS (DE JESUS)

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL ROAD	RR	220.00
	INTERIOR	RR	200.00
		A	50.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE****BARANGAY: DELAS ALAS****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL ROAD	RR	220.00
	INTERIOR	RR	200.00
		A	60.00

BARANGAY: ELISES

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL ROAD	RR	200.00
	INTERIOR	RR	180.00
		A	50.00

BARANGAY: F. DE CASTRO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS	MANDARIN HOMES, CASE MO	RR	300.00
	SUNSHINE HOME	I	350.00
	PHSE I, II & III	A	50.00

BARANGAY: FRANCISCO REYES

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL ROAD	RR	220.00
		CR	550.00
	INTERIOR	RR	200.00
		CR	550.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE**

BARANGAY: GEN TIAGO		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL ROAD	RR	250.00
	INTERIOR	RR	250.00
BARANGAY: GRANADOS			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
PROV'L ROAD		RR	180.00
ROAD LOT 1		RR	190.00
		CR	260.00
ROAD LOT 22		CR	260.00
		RR	190.00
ALL OTHER STREETS		RR	180.00
		CR	260.00
BARANGAY: KUA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	180.00
		A	50.00
BARANGAY: LUMBRERAS			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
PROVINCIAL ROAD		RR	350.00
		CR	400.00
ROAD LOT 2		RR	350.00
		CR	400.00
ROAD LOT 2 PART		RR	350.00
		CR	400.00
ALL OTHER STREETS		RR	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE**

BARANGAY: MADERAN		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
GOVERNORS DRIVE ROAD LOT 8		CR	1,000.00
		RR	400.00
		CR	500.00
		I	350.00
ALL OTHER STREETS		RR	400.00
		CR	500.00
BARANGAY: MALIA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	180.00
BARANGAY: MEMJIE			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
PROVINCIAL ROAD		RR	180.00
ALL OTHER STREETS		RR	180.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE**

BARANGAY: OLAES		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	220.00
BARANGAY: POBLACION I			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ROAD LOT 2	ROAD LOT 5-MUNICIPAL BLG	RR	350.00
		CR	400.00
	MUNICIPAL BLDG-ALLEY LOT	RR	350.00
		CR	400.00
	ROAD LOT 5-BGRY LUMBRER/	RR	300.00
ALL OTHER ROADS		RR	300.00
		A	50.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE****BARANGAY: POBLACION 2****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALLEY LOT 54	BLK C-4-1	RR	300.00
ALLEY LOT 75		RR	300.00
ALLEY LOT 77	BLK C-4-1	RR	300.00
ALLEY LOT 78		RR	300.00
ROAD LOT 2	ROAD LOT 94-ROAD LOT 88	RR	300.00
ROAD LOT 88	ROAD LOT 2-ROAD LOT 95	RR	300.00
	ROAD LOT 95-BDRY POBLACION 3	RR	300.00
ROAD LOT 94	ROAD LOT 2-ROAD LOT 95	RR	300.00
ALL OTHER ROADS			

BARANGAY: POBLACION 3

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALLEY LOT 40	ROAD LOT 2- CORNER	RR	300.00
	PERPENDICULAR-RD. LOT 2	RR	320.00
	PARALLEL-RD. LOT 2	RR	320.00
ALLEY LOT 41	ROAD LOT 2- CORNER	RR	320.00
	PARALLEL-ROAD LOT 2	RR	320.00
ALLEY LOT 47	ROAD LOT 2-CORNER	RR	320.00
	PARALLEL-ROAD LOT 2	RR	320.00
ALLEY LOT 48	ROAD LOT 2-ALLEY LOT 48	RR	320.00
	ALLEY LOT 48-CREEK	RR	320.00
ALLEY LOT 162	ROAD LOT 2-ALLEY 164	RR	320.00
	ALLEY LOT 164-ALLEY LOT 165	RR	320.00
ALLEY LOT 165	RD LOT 2-ALLEY LOT 164	RR	320.00
	ALLEY LOT 164-LOT 168	RR	320.00
ROAD LOT 23	RD LOT 2-ALLEY LOT 65	RR	320.00
	ALLEY LOT 65-CREEK	RR	320.00
	ALLEY LOT 9-ALLEY LOT 19	RR	320.00
	ALLEY LOT 20-ALLEY LOT 30	RR	320.00
ROAD LOT 24	ROAD LOT 2-ALLEY LOT 48	RR	320.00
	ALLEY LOT 48-CREEK	RR	320.00
ROAD LOT 25	ROAD LOT 2-ALLEY LOT 45	RR	320.00
	ALLEY LOT 45-CREEK	RR	320.00
ROAD LOT 96	ROAD LOT 94-BDRY OF POB 1	RR	320.00
	ALLEY LOT 171-ALLEY LOT 17	RR	300.00
ALL OTHER ROADS		RR	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE****BARANGAY: POBLACION 4****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALLEY LOT C-1-I		RR	300.00
ALLEY LOT 38	BLKC-4-1	RR	320.00
ALLEY LOTS 70-74	BLK C-3-I	RR	320.00
	BLK C-13-I	RR	320.00
ALLEY LOTS 73-77	BLK C-2-I	RR	320.00
ALLEY LOTS 75-77	BLK C-3-1	RR	320.00
ALLEY LOTS 78-79	BLK C-2-I	RR	320.00
ALLEY LOTS 84-88	BLK.C-1-1	RR	320.00
ALLEY 89-91	BLK C-1-I	RR	320.00
ROAD LOT 2	RD LOT 88-BDRY POB.4 & ME	RR	320.00
	RD.LOT 95-ALLEY LOT C-2-1	RR	320.00
	ALLEY LOT C 2-1-RD LOT 85	RR	320.00
ROAD LOT 85		RR	320.00
ROAD LOT 87		RR	320.00
ROAD LOT 88		RR	320.00
ROAD LOT 95		RR	320.00
ALL OTHER STREETS		RR	300.00

BARANGAY: POBLACION 5

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALLEY LOT 43		RR	300.00
ALLEY LOT 44		RR	320.00
ALLEY LOT 162	ROAD LOT 2-ALLEY LOT 62	RR	320.00
	ALLEY LOT 62-CREEK	RR	320.00
ALLEY LOT 169	ROAD LOT 2-ALLEY LOT 65	RR	320.00
	ALLEY LOT 65-CREEK	RR	320.00
ALLEY LOT 173	RDLOT 2-ALLEY LOT 22	RR	320.00
	ALLEY LOT 171-ALLEY LOT 16	RR	320.00
ROAD LOT 2	ALLEY LOT 173-RD LT 22	RR	320.00
ROAD LOT 22	RAOD LOT 2-ALLEY LOT 63	RR	320.00
	ALLEY LOT 63-CREEK	RR	320.00
ROAD LOT 26		RR	300.00
NATIONAL ROAD	DASMARINAS RD - CARMONA	RR	350.00
		CR	400.00
ALL OTHER ROADS		RR	300.00
		A	60.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE****BARANGAY: PULIDO****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
PROVINCIAL ROAD		RR	300.00
ALL OTHER STREETS		RR	300.00

BARANGAY: SALUD

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	300.00
		A	50.00

BARANGAY: SAN GABRIEL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
GOVERNORS's DRIVE		CR	1,000.00
		I	350.00
PROVINCIAL ROAD		CR	600.00
		RR	400.00
		A	50.00
ALL OTHER STREETS		RR	400.00

BARANGAY: SAN JOSE

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	300.00
		A	50.00

RDO NO. 54A

TRECE MARTIREZ CITY, SOUTH CAVITE

CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE

BARANGAY: TIRONA

**D.O. No.
Effectivity Date**

**56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	200.00

BARANGAY: VIRATA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
PROVINCIAL ROAD		RR	300.00
ROAD LOT 8		RR	300.00
		CR	350.00
ROAD LOT 12		RR	300.00
		CR	350.00
ALL OTHER ROADS		RR	300.00
		CR	350.00

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RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: POBLACION I****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
C. TIRONA ST		RR	3,500.00
		CR	5,500.00
CAPT. B. PAREDES ST		RR	3,500.00
		CR	5,500.00
CAPT. BELLA ST		RR	3,500.00
		CR	5,500.00
COL. J. ELISES ST		RR	3,500.00
		CR	5,000.00
G. TOPACIO ST		RR	3,500.00
		CR	5,500.00
GEN E. CASTANEDA		RR	3,500.00
		CR	5,500.00
GEN. ELIAS TOPACIO ST		RR	3,500.00
		CR	5,500.00
GEN. S. SATORRE ST		RR	3,500.00
		CR	5,500.00
IMUS BLVD		RR	3,500.00
		CR	5,500.00
IMUS TOWN PLAZA		RR	3,500.00
		CR	5,500.00
MAESTRO G. TIRONA ST.		RR	3,500.00
		CR	5,500.00
SAPINOSO ST		RR	3,500.00
		CR	5,500.00
SOL. P. BELLA ST		RR	3,500.00
		CR	5,500.00
ALL OTHER STREETS		RR	3,500.00
		CR	5,500.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: POBLACION II****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
COL. J. ELISES ST		RR	3,500.00
		CR	5,500.00
F. TIRONA ST		RR	3,500.00
		CR	5,500.00
GEN. L. BAUTISTA ST.		RR	3,500.00
		CR	5,500.00
GEN J. CASTAÑEDA ST		RR	3,500.00
		CR	5,500.00
GEN. S. SATORRE ST		RR	3,500.00
		CR	5,500.00
J. MUNTI VILLANUEVA ST		RR	3,500.00
		CR	5,500.00
SOL P. BELLA ST		RR	3,500.00
		CR	5,500.00
ALL OTHER STREETS		RR	3,500.00
		CR	5,500.00

BARANGAY: POBLACION III

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CALLEJON I		RR	2,000.00
		CR	3,500.00
CALLEJON II		RR	2,000.00
		CR	3,500.00
GEN J. CASTANEDA ST		CR	4,500.00
		RR	3,000.00
IMUS CATHEDRAL ST		RR	3,000.00
		CR	4,500.00
J. MUNTI VILLANUEVA ST		RR	2,500.00
		CR	4,500.00
MASCARDO ST		RR	2,500.00
		CR	4,500.00
P. LIBERTINO ST		RR	2,500.00
		CR	4,500.00
TAHIMIK ST		RR	2,500.00
		CR	4,500.00
ALL OTHER STREETS		RR	2,000.00
		CR	3,000.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: POBLACION IV****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CAPT. BELLA ST		RR	2,000.00
		CR	4,500.00
COL. M. TOPACIO ST		RR	2,000.00
		CR	4,500.00
DIMASALANG SUBD.		RR	2,000.00
		CR	3,000.00
DR. OSTERIA ST		RR	2,000.00
		CR	4,500.00
F. YENKO ST		RR	2,000.00
		CR	4,500.00
GEN J. CASTANEDA ST		RR	2,000.00
		CR	4,500.00
GEN E. TOPACIO ST		RR	2,000.00
		CR	4,500.00
IMUS BLVD	TOPACIO ST-MWSS PUMPING STATION	RR	3,000.00
		CR	5,000.00
VIÑA VILLAGE SUBD.		RR	2,000.00
		CR	3,000.00
ALL OTHER STREETS		RR	2,000.00
		CR	3,000.00

BARANGAY: ALAPAN I

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ACM HOMES WOODSTOCK		RR	1,500.00
		I	2,000.00
ALFONSO VILLAGE		RR	1,500.00
WEST WOOD SUBD		RR	1,500.00
BLOOMFIELDS SUBD		RR	1,500.00
PRIMA HOMES		RR	1,500.00
ALL OTHER STREETS		RR	1,000.00
		I	2,000.00
		A	500.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: ALAPAN II****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BLISS SITE		RR	600.00
ALL OTHER STREETS		RR	600.00
		A	300.00

BARANGAY: ANABU I

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ELICOR SUBD.		RR	800.00
		CR	2,000.00
ALONG THE HWAY		CR	4,000.00
ALL OTHER STREETS		RR	800.00
		CR	2,000.00
		A	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: ANABU II****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ACM HOME - I		RR	2,000.00
ACM HOME - II		RR	2,000.00
ALONG THE HWAY		CR	4,000.00
ATHENA CLASSICS		RR	2,000.00
EDUARDO BONDOC SUBD		RR	900.00
GOLDEN CITY CENTRAL		RR	2,000.00
GOLDEN CITY IMUS		RR	2,000.00
LANDTRUST SUBD		RR	2,000.00
M.B.L.A. SUBD		RR	2,000.00
NEL SUBD		RR	2,000.00
OPAL VILLAGE		RR	2,000.00
PALLAS ATHENA		RR	2,000.00
PLAZA HOMES SUBD		RR	2,000.00
REGATA CLASSICS		RR	2,000.00
RICHLANE		RR	2,000.00
SANTIAGO SUBD		RR	2,000.00
VILLA ELISA		RR	2,000.00
ALONG THE HWAY		CR	4,000.00
ALL OTHER STREETS		RR	2,000.00
		CR	2,000.00
		A	900.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: BAYAN LUMA****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALARCON VILLAGE		RR	2,000.00
BAYLUM VILLE		RR	2,000.00
BELRITA		RR	2,000.00
CAMELLA		RR	2,000.00
CAMELLA HOMES SUBD		RR	2,000.00
CAVITE REALTY SUBD		RR	2,000.00
CINA VILLAGE		RR	2,000.00
CONCHITA BENITEZ SUBD		RR	2,000.00
DEL PILAR SUBD		RR	2,000.00
DONA DIONISIA SUBD		RR	2,000.00
DONNAKYLEVIN SUBD		RR	2,000.00
ELIDAN HOMES		RR	2,000.00
HOLIDAY VILLAGE SUBD		RR	2,000.00
HOUSEHOLD DEVT CORP		RR	2,000.00
ILANO-MALIKSI SUBD		RR	2,000.00
LUIS ALARCON SUBD		RR	2,000.00
MARGELOW I SUBD		RR	2,000.00
MARGELOW VILLAGE II		RR	2,000.00
MARIANE VILLAGE		RR	2,000.00
NUESTRA Sra. DEL PILAR SUBD		RR	2,000.00
PINAGPALA SUBD		RR	2,000.00
PLARIDEL SUBD		RR	2,000.00
SAMSON SUBD		RR	2,000.00
SAN MARTIN DE PORRES SUBD		RR	3,000.00
SARA SUBD		RR	3,000.00
SARREAL AVE SUBD		RR	3,000.00
SARREAL SUBD (GUADA I)		RR	3,000.00
SARREAL SUBD (GUADA II)		RR	3,000.00
SAULER SUBD		RR	2,000.00
TREELANE II & III		RR	2,000.00
VILLA AMPARO SUBD		RR	3,000.00
VILLA CAMPANA SUBD		RR	2,000.00
VILLA CELINA TOWNHOMES		RR	2,000.00
VILLA NICASIA II		RR	3,000.00
VILLA NICASIA IV		RR	3,000.00
VILLA SISA SUBD		RR	2,000.00
VILMA COMPOUND		RR	2,000.00
VIRRA HOMES		RR	2,000.00
ALL OTHER STREETS		RR	1,000.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: BUCANDALA****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALPHA SUBD		RR	1,000.00
ANASTACIA SUBD		RR	1,000.00
BANKERS VILLAGE		RR	1,000.00
BUCANDALA		RR	1,000.00
DONA JOSEFA SUBD		RR	1,000.00
FAMILY SUBD		RR	1,000.00
FATIMA SUBD		RR	1,000.00
HOTELIERS VILL II		RR	1,000.00
ILANO SUBD		RR	1,000.00
MARY-CRIS HOMES		RR	1,000.00
MTV SUBD		RR	1,000.00
PAG-ASA SUBD		RR	1,000.00
PILAR EXEC HOMES		RR	1,000.00
REGATTA SUBD		RR	1,000.00
SARREAL SUBD		RR	1,000.00
TITAMIIUM (RELOCATION PROJ)		RR	1,000.00
VILLA FELICIANO SUBD		RR	1,000.00
ALL OTHER STREETS		RR	800.00

BARANGAY: CARSADANG BAGO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CAMERINO SUBD		RR	1,000.00
REMEDIOS LASQUETE SUBD		RR	1,000.00
REMULLA SUBD		RR	1,000.00
SAMPAGUITA VILLAGE		RR	1,000.00
VILLA LASQUETE		RR	1,000.00
ALL OTHER STREETS		RR	900.00
		A	600.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: MALAGASANG I****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
FELIX SUBD (SANCHEZ)		RR	1,000.00
SILVERTOWNE II & III		RR	1,000.00
TOMASA BAUTISTA SUBD		RR	1,000.00
ALL OTHER STREETS		RR	800.00
		A	300.00

BARANGAY: MALAGASANG II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
AGUIRRE COURT HOMES		RR	1,000.00
MANDARIN HOMES SUBD		RR	1,000.00
MAYVILLE SUBD		RR	1,000.00
PATIO TIRONA SUBD		RR	1,000.00
REYES SUBD		RR	1,000.00
SARREAL SUBD		RR	1,000.00
SILVERTOWNE IV		RR	1,000.00
VILLA SUSANA SUBD		RR	1,000.00
ALL OTHER STREETS		RR	800.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: MEDICION I (TOCLONG)****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ABAD HOMES SUBD		RR	2,000.00
BARZAGA I & II SUBD		RR	2,000.00
CASA FILIPINA TOWNHOME		RR	2,000.00
DULCE AMOR SUBD		RR	2,000.00
E. VILLANUEVA SUBD		RR	2,000.00
JULIARD HOMES I		RR	2,000.00
JULIARD HOMES II		RR	2,000.00
LOPE VELARDE SUBD		RR	2,000.00
PLARIDEL IV		RR	2,000.00
RAFAEL HOMES SUBD		RR	2,000.00
RODRIGUEZ SUBD		RR	2,000.00
RUFEL HOMES		RR	2,000.00
ALL OTHER STREETS		RR	800.00
		A	300.00

BARANGAY: MEDICION II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ANEL COLET SUBD		RR	2,000.00
ANGELES SANEZ JR. SUBD		RR	2,000.00
CASA FILIPINA PAG-IBIG		RR	2,000.00
MALABANAN SUBD		RR	2,000.00
MALIGAYA SUBD		RR	2,000.00
SAMALA SUBD		RR	2,000.00
SARINO COMPOUND		RR	2,000.00
TEOFISTA SONZON SUBD		RR	2,000.00
TULAY NA BAKAL SUBD		RR	2,000.00
VAA SUBD		RR	2,000.00
VELARDE I & II		RR	2,000.00
VILLA MIRANDA TOWNHOMES		RR	2,000.00
ALL OTHER STREETS		RR	1,500.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: PAG-ASA (TINABUNAN)****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CATTLEYA SUBD		RR	1,000.00
ENGRACIA SUBD		RR	1,000.00
GARDENVILLE SUBD		RR	1,000.00
MIKESELL SUBD		RR	1,000.00
NARRA HOMES		RR	1,000.00
SAUDIA COMPOUND		RR	1,000.00
TERESITA REYES SUBD		RR	1,000.00
		A	300.00
ALL OTHER STREETS		RR	800.00
		A	300.00

BARANGAY: PALICO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
DOMINGUEZ SUBD		RR	2,000.00
EVY TOWNHOMES		RR	2,000.00
JUSTINVILLE II SUBD		RR	2,000.00
LUZVILLE SUBD		RR	2,000.00
MAXIMA SUBD		RR	2,000.00
PALICO		RR	2,000.00
		CR	2,500.00
PERPETUAL VILLAGE		RR	2,000.00
R. A. SUBD		RR	2,000.00
R. A. SUBD #2 VILLANUEVA		RR	2,000.00
RAYVILLE SUBD		RR	2,000.00
REAL SUBD		RR	2,000.00
SANTIAGO SUBD		RR	2,000.00
VIRATA SUBD		RR	2,000.00
ALL OTHER STREETS		RR	1,500.00
		CR	3,000.00
		A	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: PASONG BUAYA****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BAHAYANG PAG-ASA SUBD		RR	1,000.00
KAPATIRAN VILLAGE		RR	1,000.00
MASAITO CITI HOMES		RR	1,000.00
SAN MIGUEL SUBD		RR	1,000.00
SOUTH MEADOWS SUBD		RR	1,000.00
STO. NIÑO SUBD		RR	1,000.00
		A	400.00
VILLA VERDE SUBD		RR	1,000.00
WOODSITE I SUBD		RR	1,000.00
WOODSITE III & IV		RR	1,000.00
ALL OTHER STREETS		RR	1,000.00
		A	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: IMUS, CAVITE****BARANGAY: TANZANG LUMA****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
A FAMILY SUBD		RR	2,500.00
ALONG THE HWAY		CR	4,000.00
BAHAYANG PAG-ASA SUBD		RR	3,500.00
		A	450.00
BETTER LIFE SUBD		RR	2,500.00
CAMELLA HOMES		RR	2,500.00
CAVITE COUNTRY HOMES		RR	2,500.00
IMUS BLVD	MWSS PUMPING STTION-HIG	RR	3,500.00
		CR	6,000.00
	GEN AGUINALDO HIGHWAY	RR	3,500.00
		CR	6,000.00
	SARA SUBD-TOLL BRIDGE BA	RR	3,500.00
		CR	6,000.00
JARABEL SUBD		RR	2,500.00
POLET HOMES		RR	2,500.00
POSTAL VILLAGE		RR	2,500.00
SAMPAGUITA SUBD		RR	2,500.00
SHELTER TOWN I		RR	2,500.00
SILANGAN PARK		RR	2,500.00
SOUTHERN CITY I		RR	2,500.00
VILLA LETICIA I & II		RR	2,500.00
VILLA NICASIA I, III, & IV		RR	2,500.00
ALL OTHER STREETS		RR	1,500.00
		CR	4,000.00
		A	450.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: INDANG, CAVITE**

BARANGAY : POBLACION		D.O. No.	56-02
		Effectivity Date	28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
A. LUNA ST.		RR	500.00
A. MABINI ST	A. LUNA - SAN MIGUEL	CR	700.00
	BURGOS ST - LUNA	RR	500.00
	DE MABILING - BURGOS	RR	450.00
	SAN MIGUEL - PLARIDEL	CR	450.00
BALAGTAS ST.	A. LUNA - SAN MIGUEL	RR	500.00
	L. JAENA - A. LUNA	RR	500.00
	SAN MIGUEL - PLARIDEL	CR	700.00
BONIFACIO ST	A. LUNA - SAN MIGUEL	RR	500.00
BURGOS ST.	A. MABINI - BONIFACIO	RR	500.00
	A. MABINI - NAIC	RR	500.00
CALDERON ST.		RR	500.00
DE OCAMPO ST.	EVANGELIST - TO CHURCH	CR	700.00
	BURGOS - EVANGELISTA	CR	700.00
	MABILING - BURGOS	RR	500.00
EVANGELISTA ST.	DE OCAMPO - A. MABINI	RR	500.00
	A. MABINI - BONIFACIO	RR	500.00
LAKANDULA ST.	A. LUNA - PLARIDEL	RR	500.00
	L. JAENA - A. LUNA	RR	500.00
LOPEZ JAENA ST.	MABILING - BINAMBANGAN	RR	400.00
	GREEN VILL SUBD	RR	500.00
PLARIDEL ST.		RR	500.00
SAN GREGORIO ST	LAKANDULA - CALDERON	RR	500.00
	A.MABINI - LAKANDUAL	CR	700.00
SAN MIGUEL ST	DE OCAMPO - BONIFACIO	CR	700.00
	BONIFACIO - LAKANDULA	CR	700.00
	LAKANDULA - CALDERON	RR	500.00
ALL OTHERS STREETS		RR	400.00
		CR	700.00

BARANGAY : AGUS-US

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	250.00
		A	90.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: INDANG, CAVITE**

BARANGAY : ALULOD		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALULOD		RR A	250.00 120.00
BARANGAY : BANABA CERCA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	200.00 80.00
BARANGAY : BANABA LEJOS			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	175.00 70.00
BARANGAY : BANCOD			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BANCOD		RR A	200.00 100.00
PULIDO SUBD		RR	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: INDANG, CAVITE**

BARANGAY : BUNA CERCA		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BUNA CERCA		RR A	500.00 100.00
BARANGAY : BUNA LEJOS			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A50	200.00 90.00
BARANGAY : CALUMPANG CERCA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
COCOVILLE SUBD		RR	400.00
ALL LOTS		RR A50	250.00 90.00
BARANGAY : CALUMPANG LEJOS			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
INDANG VILLAGE (PHASE I,II,&III)		RR	
ALL LOTS		RR A50	250.00 90.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: INDANG, CAVITE**

BARANGAY : CARASUCHI		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	200.00 90.00
BARANGAY : CAYQUIT			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	250.00 100.00
BARANGAY : CAYTAMBONG			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	150.00 75.00
BARANGAY : DAINE			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
DAINE		RR A	150.00 75.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: INDANG, CAVITE**

BARANGAY : GUYAM MALAKI		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	200.00 100.00
BARANGAY : GUYAM MUNTI			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	150.00 80.00
BARANGAY : HARASAN			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A50	150.00 80.00
BARANGAY : KAYTAPOS			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
PULIDO 'S SUBDIVISION		RR	300.00
ALL LOTS		RR A50	250.00 100.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: INDANG, CAVITE**

BARANGAY : LIMBON		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	150.00 100.00
BARANGAY : LUMAMPONG BALAGBAG			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	150.00 75.00
BARANGAY : LUMAMPONG HALAYHAY			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	250.00 100.00
BARANGAY : MAHABANG KAHoy			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	250.00 175.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: INDANG, CAVITE**

BARANGAY : MA. KAHoy BALAGBAG		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	250.00 100.00
BARANGAY : MATAAS NA LUPA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL OTHER LOTS		RR A	250.00 150.00
BARANGAY : PULO			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	150.00 75.00
BARANGAY : TAMBONG BALAGBAG			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	150.00 75.00

RDO NO. 54A

TRECE MARTIREZ CITY, SOUTH CAVITE

CITY/MUNICIPALITY: INDANG, CAVITE

BARANGAY : TAMBONG ILAYAN		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A50	250.00 100.00
BARANGAY : TAMBONG KULIT			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A50	250.00 100.00
BARANGAY : TAMBONG MALAKI			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A50	250.00 100.00
=====		=====	=====

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: MENDEZ-NUNEZ, CAVITE**

BARANGAY: ANULING CERCA		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	600.00 250.00
BARANGAY: ANULING LEJOS			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR A	600.00 250.00
BARANGAY: ASIS			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BURGOS ST		RR	1,000.00
RIZAL ST		RR	1,000.00
ST. FRANCIS ST		RR	1,000.00
ZAMORA ST		RR	1,000.00
ALL OTHER STREETS		RR A	1,000.00 500.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: MENDEZ-NUNEZ, CAVITE**

BARANGAY: GALICIA		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALFONSO ROAD		RR	2,000.00
GALICIA	ALEGRE ST-ALFONSO RD	RR	2,000.00
		CR	3,000.00
	ALFONSO RD-TAKTAKAN RD	RR	2,000.00
		CR	3,000.00
GEN LUNA ST		RR	2,000.00
RAFOLS ST		RR	2,000.00
TORNEROS ST		RR	2,000.00
ALL OTHER STREETS		RR	2,000.00
		CR	3,000.00
BARANGAY: GALICIA SUBD			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	2,000.00
		CR	3,000.00
BARANGAY: MARKET SITE			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL OTHER STREETS		RR	1,500.00
		CR	3,500.00
BARANGAY: PALOCPOC			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
PURISIMA ST		RR	600.00
ALL OTHER STREETS		RR	600.00
		A	250.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: MENDEZ-NUNEZ, CAVITE**

BARANGAY: PANUNGYAN		D.O. No. Effectivity Date	56-02 28-Dec-02
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL OTHER STREETS		RR A	600.00 250.00
BARANGAY: POBLACION			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALEGRE ST		RR	1,200.00
		CR	3,000.00
ALFONSO ROAD		RR	3,000.00
AURE ST	RIZAL ST-GEN LUNA ST	RR	1,000.00
		CR	3,000.00
	BURGOS ST-RIZAL ST	RR	1,000.00
		CR	3,000.00
	GEN LUNA ST-GEN TRIAS ST	RR	1,000.00
		CR	3,000.00
	GEN TRIAS ST-MABINI ST	RR	1,000.00
		CR	3,000.00
BONIFACIO ST	BURGOS ST-GEN LUNA ST	RR	1,000.00
		CR	3,000.00
	GEN LUNA ST-MABINI ST	RR	1,000.00
		CR	3,000.00
	ZAMORA ST-BURGOS ST	RR	1,000.00
		CR	3,000.00
BURGOS ST		RR	1,000.00
		CR	3,000.00
COFFEE VALLEY SUBD		RR	1,000.00
DIMARANAN ST	RIZAL ST-GEN LUNA ST	RR	1,000.00
		CR	3,000.00
	GEN LUNA ST-GEN TRIAS ST	RR	1,000.00
		CR	3,000.00
GEN LUNA ST		RR	1,000.00
		CR	3,000.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: TRECE MARTIREZ CITY, CAVITE****BARANGAY: AGUADO****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
AGUADO ST		RR A	500.00 200.00

BARANGAY: CABEZAS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CABEZAS ST		RR A	500.00 200.00

BARANGAY: CABUCO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ASIANDEVT CORP	SAN AGUSTIN	RR	800.00
CABUCO ST	SAN AGUSTIN	RR	800.00
	TANZA	I	700.00
		CR	1,000.00
		A	300.00
ALL OTHER STREETS		RR	80.00
		CR	1,000.00
		I	700.00
		A	80.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: TRECE MARTIREZ CITY, CAVITE****BARANGAY: CONCHU****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CONCHU ST	HUGO PEREZ	RR	800.00
		CR	1,000.00
		I	700.00
		A	300.00
	LUCICNO & INOCENCIO	RR	600.00
		CR	800.00
		A	300.00
LA PAZ HOMES	HUGO PEREZ	RR	800.00
		CR	1,000.00
		A	300.00
ALL OTHER STREETS		RR	600.00
		CR	800.00
		I	700.00
		A	300.00

BARANGAY: DE OCAMPO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CITYLAND DEVT CORP	TANZA	RR	800.00
DE OCAMPO ST	TANZA	RR	800.00
		I	1,000.00
		A	300.00
FEDERAL TRADE CTR DEVT	CITYLAND DEVT CORP	RR	800.00
RAMOS SUBD	CITYLAND DEVT CORP	RR	800.00
TEMPLO SUBD	CITYLAND DEVT CORP	RR	800.00
ALL OTHER STREETS		RR	800.00
		I	100.00
		A	300.00

BARANGAY: GREGORIO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
GREGORIO ST		RR	750.00
		I	1,000.00
		A	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: TRECE MARTIREZ CITY, CAVITE****BARANGAY: HUGO PEREZ****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
HUGO PEREZ ST	GEN TRIAS CAVITE	RR	750.00
	CABEZAS	I	1,000.00
		A	250.00
PALANAN REALTY DEVT	GENT RIAS, CAVITE	RR	750.00

BARANGAY: INOCENCIO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
INOCENCIO ST	AGUADO	RR	600.00
		I	1,000.00
	LUCIANO	RR	550.00
		A	250.00
ALL OTHER STREETS		RR	550.00
		I	1,000.00
		A	250.00

BARANGAY: LALLANA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
LALLANA ST	CABEZAS	RR	400.00
		A	350.00
	AMADEO	RR	400.00
		A	325.00

BARANGAY: LAPIDARIO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CAPITOL HILLS SUBD	CABUCO	RR	650.00
		I	1,000.00
LAPIDARIO ST	AGUADO	RR	650.00
	CABUCO	I	650.00
		A	300.00
ALL OTHER STREETS		RR	650.00
		I	700.00
		A	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: TRECE MARTIREZ CITY, CAVITE****BARANGAY: LUCIANO****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
CAMERINO ST	LAPIDARIO	RR	500.00
LUCIANO ST	INOCENCIO	CR	600.00
		I	700.00
	CONCHU	A	300.00
ALL OTHER STREETS		RR	500.00
		CR	600.00
		I	700.00
		A	300.00

BARANGAY: OSORIO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALFONSO ST	AMADEO ST	RR	600.00
AMADEO ST	BACOR ST	RR	600.00
BACOR ST	BAIEN ST	RR	600.00
BAIEN ST	BACOR ST	RR	600.00
CARMONA ST	CORREGIDOR ST	RR	600.00
CORREGIDOR ST	DASMARINAS ST	RR	600.00
DASMARINAS ST	IMUS ST	RR	600.00
IMUS ST	INDANG ST	RR	600.00
INDANG ST	IMUS ST	RR	600.00
MAGALLANES ST	CAVITE AVENUE	RR	600.00
NAIC ST	MAGALLANES ST	RR	600.00
NOVELETA ST	IMUS ST	RR	600.00
OSORIO ST	HUGO PEREZ ST	A	300.00
TAGAYTAY AVENUE	CARMONA ST	RR	600.00
TANZA ST	MAGALLANES ST	RR	600.00
TERNATE ST	TANZA ST	RR	600.00
TRECE MARTIRES DEVT CORP	GREGORIO	RR	600.00
ALL OTHER STREETS		RR	600.00
		A	300.00

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE****CITY/MUNICIPALITY: TRECE MARTIREZ CITY, CAVITE****BARANGAY: SAN AGUSTIN****D.O. No.
Effectivity Date****56-02
28-Dec-02**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
DE OCAMPO ST		RR	1,000.00
PULIDO SUBD	DE OCAMPO	RR	1,000.00
SAN AGUSTIN ST	DE OCAMPO	RR	1,000.00
	LUCIANO	CR	1,500.00
	CABUCO	I	1,000.00
		A	450.00
TIONGCO SUBD	DE OCAMPO	RR	1,000.00
ALL OTHER STRETS		RR	1,000.00
		CR	1,500.00
		I	1,000.00
		A	450.00
=====	=====	=====	=====

**CERTAIN GUIDELINES IN THE IMPLEMENTATION
OF ZONAL VALUATION OF REAL PROPERTIES UNDER
RDO NO. 54A-TRECE MARTIREZ, SOUTH CAVITE**
(Formerly RDO No. 54-TRECE MARTIREZ CITY-split into 2 RDOS)

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY.

WHERE IN THE APPROVED SCHEDULE OF ZONAL VALUE FOR A PARTICULAR BARANGAY.

- a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR STREET/ SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN THE OTHER STREET/SUBDIVISION WITHIN THE SAME BARANGAY OF SIMILAR CONDITIONS SHALL BE USED; AND
- b.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY.

- a.) ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.
- b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/BARANGAY/ ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSES OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSE IS -

- a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE IMPROVEMENTS SHALL BE TREATED AS ONE; OR
- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES, ie. ZONAL VALUE/GROSS SELLING PRICE/FAIR MARKET VALUE PER LATEST TAX DECLARATION WHICHEVER IS HIGHER AND, IN THE ABSENCE OF ZONAL VALUATION, PROPERTY SHALL BE VALUED PURSUANT TO RAMO 2-91.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLURB). IF IT IS UTILIZED FOR SOCIALIZED HOUSING, IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY SUCH AS PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA), ETC.

SECOND SALE OF LOT IDENTIFIED AS LOCATED IN THE APD SHALL NO LONGER BE VALUED AS AN APD AND SHALL BE TREATED AS AN ORDINARY REAL PROPERTY.

5. ZONAL VALUE OF FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES (i.e. CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S AND DOCUMENTARY STAMP TAXES DUE ON SALES, EXCHANGES OR OTHER DISPOSITIONS OF REAL PROPERTY, PROVIDED, THAT THE SAME IS HIGHER THAN (1.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS (i.e. LATEST TAX DECLARATION) AND (2) THE GROSS SELLING PRICE AS SHOWN IN THE DULY NOTARIZED DOCUMENT OF SLE OR EXCHANGE AT THE TIME OF SALE OR EXCHANGE.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (i.e ZONAL VALUES) OR (2). THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL/ CITY/ MUNICIPAL ASSESSOR, WHICHEVER IS HIGHER.

I-3/fpt

Republic of the Philippines
DEPARTMENT OF FINANCE
Manila

DEPARTMENT ORDER NO. 82-94
FEBRUARY 28, 1994

SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES IN THE MUNICIPALITIES OF AMADEO, BACOR, DASMARINAS, GENERAL TRIAS, IMUS, INDANG, MENDEZ, SILANG, TANZA AND TRECE MARTIREZ CITY UNDER REVENUE DISTRICT OFFICE NO. 36 (TRECE MARTIREZ CITY), REVENUE REGION NO. 4B2 (MAKATI, METRO MANILA), FOR INTERNAL REVENUE TAX PURPOSES.

TO: : All Internal Revenue Officers and Others Concerned.

Section 6(e) of the Tax Code as amended by Presidential Decree No. 1994, authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties located in the municipalities of Amadeo, Bacoor, Dasmarinas, General Trias, Imus, Indang, Mendez, Silang, Tanza and Trece Martirez City under the jurisdiction of Revenue District Office No. 36 (Trece Martirez City), Revenue Region No. 4B2 (Makati, Metro Manila) after public hearing was conducted on August 17, 18, 20, 1993 for the purpose. This Order is issued to implement the zonal values for land and improvements in the case of condominiums/townhouses, commercial and industrial buildings as shown in Annex "A" hereof to be used in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
ROBERTO F. DE OCAMPO
Secretary of Finance

RECOMMENDED BY:

(signed)
LIWAYWAY VINZONS-CHATO
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL
COMMERCIAL

INDUSTRIAL
AGRICULTURAL

GENERAL PURPOSE

VICINITY

LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL
PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS
RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO
PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER
AGRICULTURAL USES INCLUDING TIMBERLAND AND
FOREST LAND.

RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS
HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL,
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST
NOT KLESS THAN 5,000 SQUARE METERS.

MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR
DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR
CONTIGUOUS TO A STREET BEING LOCATED.

CODE

RR
CR
I
A

CLASSIFICATION

Residential Regular
Commercial Regular
Industrial
Agricultural

CODE

GL
GP
X

CLASSIFICATION

Government Land
General Purpose
Institutional

RDO NO. 54A**TRECE MARTIREZ CITY, SOUTH CAVITE**

(Formerly RDO NO. 36-CAVITE CITY)

CITY/MUNICIPALITY: AMADEO, CAVITE**BARANGAY: POBLACION****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
AMBAT ST	P GOMEZ ST-MH DEL PILAR ST	RR	160.00
AMBAT ST	MH DEL PILAR ST-D ZAMORA ST	RR	145.00
A, MABINI ST	F LAVINIA ST-B VILLANUEVA ST	RR	200.00
A, MABINI ST	C BAYANI ST-P LAVINIA ST	CR	400.00
A, MABINI ST	C BAYANI ST-R RAMOS ST	RR	200.00
A, MABINI ST		CR	400.00
A, MABINI ST	ROAD TO TAGAYTAY	RR	200.00
A, MABINI ST		CR	400.00
BAYANI ST	MH DEL PILAR ST-A. MABINI ST	RR	160.00
BAYANI ST	MH DEL PILAR ST-GUERARAY ST	RR	145.00
B. VILLANUEVA ST	C BAYAS ST-MH DEL PILAR ST	RR	160.00
B. VILLANUEVA ST		RR	145.00
C BAYAS ST	CALLEJON	RR	160.00
C BAYAS ST		RR	145.00
D ZAMORA ST	MH DEL PILAR ST-C BAYAS ST	RR	145.00
F LAVINIA ST	MH DEL PILAR ST-GUERARAY ST	RR	160.00
F LAVINIA ST	C BAYANI ST-B VILLANUEVA ST	RR	145.00
GOMEZ ST	C BAYANI ST- R RAMOS ST	RR	160.00
GOMEZ ST		RR	145.00
GUERARAY ST	CALLEJON ST	RR	160.00
GUERARAY ST	GOMEZ ST-MABINI ST	RR	145.00
G BAYOT	MABINI ST-C BAYAS ST	RR	180.00
G BAYOT		RR	160.00
J AMBAGAN ST	J AMBAGAN EXT	RR	160.00
H AMBAGA		RR	145.00
J DELA PENA ST		RR	160.00
MH DEL PILAR ST		RR	145.00
P BURGOS ST		RR	145.00
ROAD TO GEN TRIAS		RR	145.00
R. RAMOS ST		RR	145.00
ALL OTHER STREETS	UNNAMED STREETS	RR	145.00
	PROPOSED ROADS	RR	145.00

BARANGAY: BANAYBANAY

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR	110.00
		A	55.00

CITY/MUNICIPALITY: AMADEO, CAVITE**BARANGAY: BUCAL****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	110.00 55.00

BARANGAY: BUHO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	110.00 55.00

BARANGAY: DAGATAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	100.00 55.00

BARANGAY: HALANG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	90.00 50.00

BARANGAY: LOMA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	110.00 55.00

CITY/MUNICIPALITY: AMADEO, CAVITE**BARANGAY: MAITIM****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR	100.00

BARANGAY: MARAHAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	100.00
		A	55.00

BARANGAY: MAYMANGGA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	100.00

BARANGAY: MINANTOK

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	110.00

BARANGAY: PANGIL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	110.00
		A	55.00
ALL LOTS		RR	80.00

CITY/MUNICIPALITY: AMADEO, CAVITE

BARANGAY: SALABAN

D.O. No. 82-94
Effectivity Date 25-Sep-94

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR	100.00

BARANGAY: TALON

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	130.00

BARANGAY: TAMAKAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	100.00
=====	=====	=====	=====

CITY/MUNICIPALITY: DASMARINAS, CAVITE**BARANGAY: POBLACION****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
AGUINALDO HIGHWAY		RR	880.00
BAUTISTA ST		CR	2,300.00
CANTIBUHAN ST	MALIHAN ST-DN PLACIDO CAMPO	RR	880.00
		RR	880.00
CANTINUBHAN ST	DN PLACIDO CAMPOS AVE-CREEK	CR	2,300.00
		RR	880.00
CAMERINO AVE	TIRONA ST-DN PLACIDO CAMPOS	CR	2,300.00
		RR	860.00
CAMERINO AVE	AGUINALDO HWAY-TIRONA ST	CR	2,300.00
		RR	880.00
CAMERINO AVE	DN PLACIDO CAMPOS-MANGUBAT	CR	2,000.00
		RR	880.00
DON PLACIDO CAMPOS AVE	RAMIREZ ST-MANGUBAT EXT	CR	2,000.00
		RR	900.00
DON PLACIDO CAMPOS AVE	M GUEVARRA ST-RAMIREZ ST	CR	2,000.00
		RR	900.00
DON PLACIDO CAMPOS AVE	MANGUBAT EXT-PAYAPA ST	CR	2,000.00
		RR	880.00
D MANGUBAT		RR	880.00
J RAMIREZ ST		RR	880.00
MALIHAN ST	CAMERINO AVE-BAUTISTA	RR	880.00
		CR	2,300.00
MALIHAN ST	M GUEVARRA ST-CAMERINO AVE	RR	860.00
		CR	2,000.00
MALIHAN ST	BAUTISTA ST-MANGUBAT EXT	RR	860.00
		CR	2,000.00
MALLARI ST		RR	880.00
MANGUBAT EXT		RR	880.00
N ESGUERRA ST	SULUKAN ST-MANGUBAT ST	RR	880.00
N ESGUERRA ST	AGUINALDO HIWAY-SULUKAN	RR	860.00
		CR	2,000.00
N ESGUERRA ST	ASUNCION VILLAGE	RR	860.00
PASONG TALA		RR	860.00
PAYAPA ST		RR	850.00
SAN JUAN ST		RR	860.00
SULUKAN ST		RR	880.00
TIRONA ST		RR	860.00
ALL OTHER STREETS		RR	850.00

CITY/MUNICIPALITY: DASMARINAS, CAVITE**BARANGAY: BUROL****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
EUFORINA SAPIDA SUBD		RR	740.00
EXEQUIEL ZABALLERO SUBD		RR	750.00
FELICIANO MANGUBAT SUBD		RR	740.00
MANUELAVILLE SUBD		RR	750.00
NICASIO L MELO SUBD		RR	750.00
PACIFICO Q MORANTE SUBD		RR	740.00
REYNALDO CAMPOS SUBD		RR	740.00
SUMMERVIWIND		RR	740.00

BARANGAY: FATIMA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR	750.00

BARANGAY: LANGCAAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CITYLAND DEVT CORP		RR	700.00
		I	500.00
		A	350.00
VALERIANO ESPIRITU SUBD		RR	640.00
ALL OTHER STREETS		RR	700.00
		A	175.00

BARANGAY: LUZVIMINDA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR	750.00

CITY/MUNICIPALITY: DASMARINAS, CAVITE**BARANGAY: PALIPARAN****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
AMPARO DE OCAMPO SUBD		RR	450.00
CITYLAND INC		RR	450.00
FAUSTO GALLARDO SUBD		RR	400.00
ALL OTHER STREETS		RR	400.00

BARANGAY: PALAPALA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR	500.00
		A	200.00

BARANGAY: PASONG BAYOG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
HAUSKON HOMES		RR	2,500.00

BARANGAY: PIELA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CITYLAND DEVT CORP		RR	450.00

CITY/MUNICIPALITY: DASMARINAS, CAVITE**BARANGAY: SABANG****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 200.00

BARANGAY: SALAWAG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	400.00 100.00

BARANGAY: SALITRAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ARCONTICA SUBD		RR	1,350.00
DON GREGORIA HGTS		RR	1,350.00
JACOBA TIRONA SUBD		RR	1,350.00
JULIE SAPIDA SUBD		RR	1,350.00
MARCIANO CANTIMBUHAN SUBD		RR	1,350.00
MERIDIAN PROPERTIES		RR	1,900.00
NHA (AREA G-1)		RR	350.00
NJR REALTY		RR	1,100.00
ROLANDO FRANCISCO SUBD		RR	1,100.00
SALITRAN		RR A	500.00 150.00
SAN LORENZO RUIZ SUBD		RR	1,100.00
ST. ANTHONY SUBD		RR	1,100.00
STATELAND INVEST. CORP		RR	2,000.00
ALL OTHER STREETS		RR	1,000.00

CITY/MUNICIPALITY: DASMARINAS, CAVITE**BARANGAY: SAMPALOC****D.O. No.**
Effectivity Date**82-94**
25-Sep-94

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BUCAL	SAMPLAOC	RR	200.00
		A	200.00
CITYLAND DEVT CORP		RR	450.00
DON GREGORIO HEIGHTS I		RR	450.00
KINGLAND SUBD		RR	450.00
MALINTA	SAMPALOC	RR	150.00
		A	50.00
SAMPALOC		RR	450.00
		A	150.00
STATELAND INVEST CORP		RR	450.00

BARANGAY: SAN AGUSTIN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
HOME FINANCING CORP		RR	500.00
LIBORIO L. MANGUBAT SUBD		RR	500.00
SAN AGUSTIN		RR	500.00
		A	150.00
STATELAND INVEST CORP		RR	500.00
VILLA CATALINA SUBD		RR	500.00
VINE VILLAGE		RR	500.00
ALL OTHER STREETS		RR	450.00

BARANGAY: SAN ANDRES

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR	500.00
		A	150.00

CITY/MUNICIPALITY: DASMARINAS, CAVITE

BARANGAY: SAN ANTONIO DE PADUA

**D.O. No.
Effectivity Date**

**82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: SAN DIONISIO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: SAN ESTEBAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: SAN FRANCISCO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: SAN ISIDRO LABRADOR

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

CITY/MUNICIPALITY: DASMARINAS, CAVITE**BARANGAY: SAN JUAN****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: SAN LORENZO RUIZ

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: SAN LUIS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: SAN MANUEL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

CITY/MUNICIPALITY: DASMARINAS, CAVITE

BARANGAY: SAN MATEO

D.O. No. 82-94
Effectivity Date 25-Sep-94

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: SAN MIGUEL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: SATA CRISTINA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: SANTA FE

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 150.00

CITY/MUNICIPALITY: DASMARINAS, CAVITE

BARANGAY: SANTA LUCIA

D.O. No. 82-94
Effectivity Date 25-Sep-94

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR	500.00
		A	150.00

BARANGAY: SANTA MARIA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR	500.00
		A	150.00
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CITY/MUNICIPALITY: IMUS, CAVITE**BARANGAY: POBLACION I****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CAPT BELLA ST		RR	2,500.00
		CR	4,500.00
CAPT B PAREDES ST		RR	2,500.00
		CR	4,500.00
COL J ELISES ST		RR	2,500.00
C TIRONA ST		RR	2,500.00
		CR	4,500.00
GEN E CASTANEDA		RR	2,500.00
		CR	4,500.00
GEN E TOPACIO ST		RR	2,500.00
		CR	4,500.00
GEN S SATORRE ST		RR	2,500.00
		CR	4,500.00
G TOPACIO ST		RR	2,500.00
IMUS BLVD		RR	2,500.00
		CR	4,500.00
IMUS TOWN PLAZA		RR	2,500.00
		CR	4,500.00
SAPINOSO ST		CR	4,500.00
SOL P. BELLA ST		CR	4,500.00

BARANGAY: POBLACION II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
COL J ELISES ST		RR	2,000.00
		CR	4,500.00
F TIRONA ST		RR	2,000.00
		CR	4,500.00
GEN L BAUTISTA ST		RR	2,000.00
		CR	4,500.00
GEN J CASTANEDA ST		RR	2,000.00
		CR	4,500.00
GEN S SATORRE ST		RR	2,000.00
		CR	4,500.00
J MUNTI VILLANUEVA ST		RR	2,000.00
		CR	4,500.00
SOL P BELLA ST		RR	2,000.00
		CR	4,500.00
ALL OTHER STREETS		RR	2,000.00
		CR	4,500.00

CITY/MUNICIPALITY: IMUS, CAVITE**BARANGAY: POBLACION III****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CALLEJON I		RR	1,500.00
CALLEJON II		CR	3,500.00
GEN J CASTANEDA ST		CR	4,500.00
IMUS CATHEDRAL ST		RR	2,500.00
J MUNTI VILLANUEVA ST		RR	2,500.00
MASCARDO ST		CR	4,500.00
P LIBERTINO ST		RR	2,500.00
TAHIMIK ST		CR	4,500.00

BARANGAY: POBLACION IV

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CAPT BELLA ST		RR	1,500.00
COL M TOPACIO ST		CR	4,000.00
DR OSTERIA ST		RR	1,500.00
F YENKO ST		CR	4,000.00
GEN J CASTANEDA ST		RR	1,500.00
		CR	4,000.00
GEN E TOPACIO ST		RR	1,500.00
IMUS BLVD	TOPACIO ST-MWSS PUMPING STA	RR	2,000.00
		CR	4,500.00
ALL OTHER STREETS		RR	1,500.00

BARANGAY: ALAPAN I

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR	500.00
		A	200.00

CITY/MUNICIPALITY: IMUS, CAVITE**BARANGAY: ALAPAN II****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	500.00 200.00

BARANGAY: ANABU I

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR CR A	700.00 1,000.00 300.00

BARANGAY: ANABU II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
EDUARDO BONDOC SUBD		RR	700.00
LANDTRUST SUBD		RR	700.00
M.B.L.A. SUBD		RR	700.00
PLAZA HOMES SUBD		RR	700.00
SANTIAGO SUBD		RR	700.00
ALL OTHER STREETS		RR CR A	700.00 1,000.00 300.00

CITY/MUNICIPALITY: IMUS, CAVITE**BARANGAY: ALAPAN II****D.O. No.**
Effectivity Date**82-94**
25-Sep-94

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BAYLUM VILLE		RR	1,000.00
BELRITA		RR	1,000.00
CAMELLA		RR	1,000.00
CAMELLA HOMES SUBD		RR	1,000.00
CAVITE REALTY SUBD		RR	1,000.00
CINA VILLAGE		RR	1,000.00
CONCHITA BENITEZ SUBD		RR	1,000.00
DONA DIONISIA SUBD		RR	1,000.00
HOLIDAY VILLAGE SUBD		RR	1,000.00
HOUSEHOLD DEVT CORP		RR	1,000.00
ILANO-MALIKSI SUBD		RR	1,000.00
LUIS ALARCON SUBD		RR	1,000.00
PINAGPALA SUBD		RR	1,000.00
PLARIDEL SUBD		RR	1,000.00
SAMSON SUBD		RR	1,000.00
SAN MARTIN DE PORRES SUBD		RR	1,000.00
SARA SUBD		RR	1,000.00
SARREAL SUBD (GUADA I)		RR	1,000.00
SARREAL SUBD (GUADA II)		RR	1,000.00
SAULER SUBD		RR	1,000.00
VILLA AMPARO SUBD		RR	1,000.00
VILLA NICASIA II		RR	1,000.00
VILLA NICASIA IV		RR	1,000.00
VILMA CAMPANA SUBD		RR	1,000.00
ALL OTHER STREETS		RR	800.00

BARANGAY: POBLACION

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ANASTACIA SUBD		RR	750.00
BUCANDALA		RR	750.00
DONA JOSEFA SUBD		RR	750.00
PAG-ASA SUBD		RR	750.00
SARREAL SUBD		RR	750.00

CITY/MUNICIPALITY: IMUS, CAVITE**BARANGAY: CARSADANG BAGO****D.O. No.**
Effectivity Date**82-94**
25-Sep-94

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CAMERINO SUBD		RR	750.00
REMEDIOS LASQUETE SUBD		RR	750.00
REMULLA SUBD		RR	750.00
ALL OTHER STREETS		RR	750.00
		A	350.00

BARANGAY: MALAGASANG I

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
FELIX SUBD (SANCHEZ)		RR	800.00
TOMASA BAUTISTA SUBD		RR	800.00

BARANGAY: MALAGASANG II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MANDARIN HOMES SUBD		RR	800.00
PATIO TIRONA SUBD		RR	800.00
REYES SUBD		RR	800.00
SARREAL SUBD		RR	800.00
VILLA SUSANA SUBD		RR	800.00
ALL OTHER STREETS		RR	800.00

CITY/MUNICIPALITY: IMUS, CAVITE**BARANGAY: MEDICION I****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ABAD HOMES SUBD		RR	950.00
BARZAGA I & II SUBD		RR	950.00
E VILLANUEVA SUBD		RR	950.00
LOPE VELARDE SUBD		RR	950.00
RAFAEL HOMES SUBD		RR	950.00
RODRIGUEZ SUBD		RR	950.00

BARANGAY: MEDECION II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ARNEL COLET SUBD		RR	950.00
ANGELES SANEZ JUR. SUBD		RR	950.00
MALABANAN SUBD		RR	950.00
SAMALA SUBD		RR	950.00
TEOFISTA SONZON SUBD		RR	950.00

BARANGAY: PAG-ASA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ENGRACIA SUBD	ALONGPROVINCIAL ROAD	RR	800.00
TERESITA REYES SUBD		RR	800.00
		A	250.00
ALL OTHER STREETS		RR	750.00

CITY/MUNICIPALITY: IMUS, CAVITE**BARANGAY: PALICO****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
JUSTINVILLE II SUBD		RR	1,350.00
LUZVILLE SUBD		RR	1,350.00
MAXIMA SUBD		RR	1,350.00
PALICO		RR	1,350.00
		CR	2,500.00
R. A. SUBD		RR	1,350.00
REAL SUBD		RR	1,350.00
SANTIAGO SUBD		RR	1,350.00

BARANGAY: PASONG BUAYA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BAHAYANG PAG-ASA SUBD		RR	800.00
STO. NINO SUBD		RR	800.00
		A	400.00

BARANGAY: TANZANG LUMA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
IMUS BLVD	MWSS PUMPING STATION-HIGHWAY	RR	2,000.00
		CR	6,000.00
IMUS BLVD	GEN AGUINALDO HIGHWAY	RR	3,000.00
		CR	5,000.00
IMUS BLVD	SARA SUBD-TOLL BRIDGE BACOR	RR	2,500.00
		CR	6,000.00
BAHAYANG PAG-ASA SUBD		RR	1,500.00
		A	350.00
BETER LIFE SUBD		RR	1,500.00
POLET HOMES		RR	1,500.00
SAMPAGUITA SUBD		RR	1,500.00
SOUTHERN CITY I		RR	1,500.00
ALL OTHER STREETS		RR	1,500.00

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CITY/MUNICIPALITY: INDANG, CAVITE**BARANGAY: POBLACION****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
SAN GREGORIO ST	LAKANDULA-CALDERON	RR	160.00
A MABINI ST	A MABINI-LAKANDULA	CR	320.00
	BURGOS ST-LUNA	RR	160.00
	DE MABILING-BURGOS	RR	140.00
	SAN MIGUEL-PLARIDEL	CR	400.00
	A LUNA-SAN MIGUEL	CR	360.00
SAN MIGUEL ST	DE OCAMPO-BONIFACIO	CR	400.00
	BONIFACIO-LAKANDULA	CR	360.00
	LAKANDULA-CALDERON	RR	160.00
DE OCAMPO ST	EVANGELISTA-TO CHURCH	CR	400.00
	BURGOS-EVANGELISTA	CR	400.00
	MABILING-BURGOS	RR	160.00
BALAGTAS ST	SAN MIGUEL-PLARIDEL	CR	400.00
	A LUNA-SAN MIGUEL	RR	160.00
	L JAENA-SAN MIGUEL	RR	140.00
BONIFACIO ST	A LUNA-SAN MIGUEL	RR	160.00
LAKANDULA ST	A LUNA-PLARIDEL	RR	160.00
	L JAENA-A LUNA	RR	140.00
BURGOS ST	A MABINI-NAIC	RR	160.00
	A MABINI-BONIFACIO	RR	140.00
EVANGELISTA ST	DE OCAMPO-A MABINI	RR	160.00
	A MABINI-BONIFACIO	RR	140.00
A LUNA ST		RR	160.00
CALDERON ST		RR	160.00
PLARIDEL ST		RR	140.00
LOPEZ JAENA ST	MABILING-BINAMBANGAN	RR	140.00

BARANGAY: AGUS-US

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
AGUS-US		RR	100.00
		A	40.00

CITY/MUNICIPALITY: INDANG, CAVITE**BARANGAY: ALULOD****D.O. No.**
Effectivity Date**82-94**
25-Sep-94

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALULOD		RR	100.00
ALULOD		A	80.00

BARANGAY: BANABA CERCA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BANABA CERCA		RR	100.00
BANABA CERCA		A	80.00

BARANGAY: BANABA LEJOS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BANABA CERCA		RR	100.00
BANABA CERCA		A	50.00

BARANGAY: BANCOD

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BANCOD		RR	100.00
BANCOD		A	60.00

CITY/MUNICIPALITY: INDANG, CAVITE**BARANGAY: BUNA CERCA****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BUNA CERCA		RR	100.00
BUNA CERCA		A	70.00

BARANGAY: BUNA LEJOS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BUNA LEJOS		RR	100.00
BUNA LEJOS		A	60.00

BARANGAY: CALUMPANG CERCA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CALUMPANG CERCA		RR	150.00
CALUMPANG CERCA		A	70.00

BARANGAY: CALUMPANG LEJOS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CALUMPANG LEJOS		RR	100.00
CALUMPANG LEJOS		A	70.00

CITY/MUNICIPALITY: INDANG, CAVITE**BARANGAY: CARASUCHI****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CARASUCHI		RR	100.00
CARASUCHI		A	50.00

BARANGAY: CAYQUIT

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CAYQUIT		RR	100.00
CAYQUIT		A	70.00

BARANGAY: CAYTAMBONG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CAYTAMBONG		RR	100.00
CAYTAMBONG		A	60.00

BARANGAY: DAINE

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
DAINE		RR	100.00
DAINE		A	50.00

CITY/MUNICIPALITY: INDANG, CAVITE**BARANGAY: GUYAM MALAKI****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
GUYAM MALAKI		RR	100.00
GUYAM MALAKI		A	60.00

BARANGAY: GUYAM MUNTI

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
GUYMAN MUNTI		RR	100.00
GUYMAN MUNTI		A	50.00

BARANGAY: HARASAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
HARASAN		A	50.00

BARANGAY: LIMBON

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LIMBON		A	60.00

CITY/MUNICIPALITY: INDANG, CAVITE

BARANGAY: LUMAMPONG BALAGBAG

**D.O. No.
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LUMAMPONG BALAGBAG		A	50.00

BARANGAY: LUMAMPONG HALAYHAY

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LUMAMPONG HALAYHAY		A	60.00

BARANGAY: MAHABANG KAHoy

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MAHABANG KAHoy		RR	200.00
MAHABANG KAHoy		A	80.00

BARANGAY: MA. KAHoy BALAGBAG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MA. KAHoy BALAGBAG		A	50.00

CITY/MUNICIPALITY: INDANG, CAVITE

BARANGAY: PULO

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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
PULO		RR	100.00
PULO		A	50.00

BARANGAY: TAMBONG BALAGBAG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
TAMBONG BALAGBAG		RR	100.00
TAMBONG BALAGBAG		A	70.00

BARANGAY: TAMBONG ILAYAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
TAMBONG ILAYA		RR	100.00
TAMBONG ILAYA		A	75.00

BARANGAY: TAMBONG KULIT

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
TAMBONG KULIT		RR	100.00
TAMBONG KULIT		A	70.00

BARANGAY: TAMBONG MALAKI

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
TAMBONG MALAKI		RR	100.00
TAMBONG MALAKI		A	70.00

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CITY/MUNICIPALITY: MENDEZ-NUNEZ, CAVITE**BARANGAY: ANULING CERCA****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	300.00 150.00

BARANGAY: ANULING LEJOS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	300.00 150.00

BARANGAY: ASIS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BURGOS ST		RR	500.00
RIZAL ST		RR	500.00
ST FRANCIS ST		RR	500.00
ZAMORA ST		RR	500.00
ALL OTHER STREETS		RR A	500.00 150.00

BARANGAY: GALICIA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALFONSO ROAD		RR	500.00
GALICIA	ALEGRE ST-ALFONSO RD	RR	500.00
		CR	1,200.00
GALICIA	ALFONSO RD-TAKTAKAN RD	RR	500.00
		CR	1,200.00
GEN LUNA ST		RR	500.00
RAFOLS ST		RR	500.00
TORNEROS ST		RR	500.00
ALL OTHER STREETS		RR	500.00

CITY/MUNICIPALITY: MENDEZ-NUNEZ, CAVITE**BARANGAY: GALICIA SUBD****D.O. No.
Effectivity Date****82-94
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR CR	500.00 1,200.00

BARANGAY: MARKET SITE

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR CR	750.00 1,200.00

BARANGAY: PALOCPOC

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	300.00 150.00

BARANGAY: PANUNGYAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL OTHER STREETS		RR A	350.00 150.00

CITY/MUNICIPALITY: MENDEZ-NUNEZ, CAVITE**BARANGAY: POBLACION****D.O. No.
Effectivity Date****82-94
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALEGRE ST		RR	500.00
		CR	1,200.00
AURE ST	RIZAL ST-GEN LUNA ST	RR	500.00
		CR	1,200.00
AURE ST	BURGOS ST-RIZAL ST	RR	500.00
		CR	1,200.00
AURE ST	GEN LUNA T-GEN TRIAS ST	RR	500.00
		CR	1,200.00
AURE ST	GEN TRIAS ST-MABINI ST	RR	500.00
		CR	1,200.00
BONIFACIO ST	BURGOS ST-GEN LUNA ST	RR	500.00
		CR	1,200.00
BONIFACIO ST	GEN LUNA T-MABINI ST	RR	500.00
		CR	1,200.00
BONIFACIO ST	ZAMORA ST-BURGOS ST	RR	500.00
		CR	1,200.00
BURGOS ST		RR	500.00
		CR	1,200.00
DIMARANAN ST	RIZAL ST-GEN LUNA ST	RR	500.00
		CR	1,200.00
DIMARANAN ST	GEN LUNA ST-GEN TRIAS ST	RR	500.00
		CR	1,200.00
GEN LUNA ST		RR	500.00
		CR	1,200.00
GEN TRIAS ST	BONIFACIO ST-ALEGRE ST	RR	500.00
		CR	1,200.00
GEN TRIAS ST	PEREY ST-BONIFACIO ST	RR	500.00
		CR	1,200.00
MABINI ST		RR	500.00
		CR	1,200.00
OSORIO ST	RIZAL ST-GEN LUNA ST	RR	500.00
		CR	1,200.00
OSORIO ST	BURGOS ST-RIZAL ST	RR	500.00
		CR	1,200.00
OSORIO ST	GEN LUNA ST-MABINI ST	RR	500.00
		CR	1,200.00
PEREY ST	BURGOS ST-RIZAL ST	RR	500.00
	RIZAL ST-MABINI ST	RR	500.00
	ZAMORA ST-BURGOS ST	RR	500.00
RIZAL ST	OSORIO ST-ALEGRE ST	RR	500.00
		CR	1,200.00
RIZAL ST	PEREY ST-OSORIO ST	RR	500.00
		CR	1,200.00
ZAMORA ST		RR	500.00
		CR	1,200.00
ALL OTHER STREETS		RR	500.00

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CITY/MUNICIPALITY: SILANG, CAVITE**BARANGAY: 1 (POBLACION)****D.O. No.
Effectivity Date****82-94
25-Sep-94**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
POBLACION	R MONTOYA - TOLEDO ST	RR	300.00
		CR	800.00
	E GONZLES ST-MH DEL PILAR	RR	300.00
		CR	800.00
	MH DEL PILAR ST-J RIZAL ST	RR	300.00
		CR	800.00

BARANGAY: II (POBLACION)

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
POBLACION	PLAZA LIBERTAS-M BELEN ST	RR	300.00
		CR	800.00
	M BELEN-M KIAMZON ST	RR	300.00
		CR	800.00
	B REYES-MADLANGSAKAY ST	RR	300.00
		CR	800.00
	MADLANGSAKAY ST-J RIZAL ST	RR	300.00
		CR	800.00

BARANGAY: III (POBLACION)

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
POBLACION	J RIZAL ST-MH DEL PILAR	RR	300.00
		CR	800.00
	MH DEL PILAR ST-E GONZALES	RR	300.00
		CR	800.00
	V TOLEDO ST-M BELEN ST	RR	300.00
		CR	800.00
	M BELEN ST-M KIAMZON ST	RR	300.00
		CR	800.00

CITY/MUNICIPALITY: SILANG, CAVITE**BARANGAY: IV (POBLACION)****D.O. No.**
Effectivity Date**82-94**
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
POBLACION	V TOLEDO ST-M BELEN ST	RR	300.00
		CR	800.00
	M BLEN ST-M KIAMZON ST	RR	300.00
		CR	800.00
	M KIAMZON-KAPT VICTOR ST	RR	300.00
		CR	800.00
	E GONZALES - P MONTOYA ST	RR	300.00
		CR	800.00
	J RIZAL ST-MH DEL PILAR ST	RR	300.00
		CR	800.00
	MH DEL PILAR ST-E GONZALES	RR	300.00
		CR	800.00

BARANGAY: V (POBLACION)

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
POBLACION	KAPT VICTOR ST-KAPT PEPE ST	RR	300.00
		CR	800.00
	J RIZAL ST-MH DEL PILAR ST	RR	300.00
		CR	800.00
	MH DEL PILAR ST-E GONZALES	RR	300.00
		CR	800.00
	E GONZALES ST-P MONTOYA	RR	300.00
		CR	800.00
	MARY ANN VILLAGE	RR	300.00
		CR	800.00

BARANGAY: SAN MIGUEL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
POBACION	V TOLEDO ST-E MONTOYA ST	RR	250.00
		CR	500.00
	VILLANUEVA ST-P MONTOYA ST	RR	250.00
		CR	500.00

CITY/MUNICIPALITY: SILANG, CAVITE

BARANGAY: SAN VICENTE

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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
POBLACION	VILLANUEVA ST-P MONTOYA ST	RR	250.00
		A	200.00
	E AME-E MONTOYA ST	RR	250.00
		A	200.00

BARANGAY: ADLAS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ADLAS		RR	100.00
		A	50.00

BARANGAY: BALITE 1 & 2

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BALITE 1 & 2		RR	100.00
		A	50.00

BARANGAY: BALUBAD

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BALITE 1 & 2		RR	100.00
		A	50.00

CITY/MUNICIPALITY: SILANG, CAVITE**BARANGAY: BULIHAN****D.O. No.
Effectivity Date****82-94
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BULIHAN		RR CR A	200.00 1,100.00 100.00

BARANGAY: BULIHAN RESETTLEMENT AREAS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BULIHAN RESETTLEMENT AREA		RR	150.00

BARANGAY: CABANGAAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CABANGAAN		RR A	100.00 50.00

BARANGAY: CALUBCOB

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BALITE 1 & 2		RR A	100.00 85.00

CITY/MUNICIPALITY: SILANG, CAVITE

BARANGAY: CAONG

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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CAONG		RR A	150.00 135.00

BARANGAY: CARMEN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CARMEN		RR A	100.00 50.00

BARANGAY: HUKAY

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
HUKAY		RR A	100.00 50.00

BARANGAY: IBA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
IBA		RR A	100.00 50.00

CITY/MUNICIPALITY: SILANG, CAVITE**BARANGAY: INCHICAN****D.O. No.
Effectivity Date****82-94
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
INCHICAN		RR A	150.00 50.00

BARANGAY: LALAAAN I

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LALAAAN		RR A	150.00 100.00

BARANGAY: LALAAAN II

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LALAAAN II		RR A	200.00 150.00

BARANGAY: LITLIT

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LITLIT		RR A	100.00 50.00

CITY/MUNICIPALITY: SILANG, CAVITE**BARANGAY: LUCSUHIN****D.O. No.
Effectivity Date****82-94
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LUCSUHIN		RR A	100.00 250.00

BARANGAY: LUMIL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LUMIL		RR A	100.00 50.00

BARANGAY: LUNGON

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LUNGON		RR A	150.00 100.00

BARANGAY: MAGUYAM

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MAGUYAM		RR A	100.00 50.00

CITY/MUNICIPALITY: SILANG, CAVITE**BARANGAY: MALABAG****D.O. No.
Effectivity Date****82-94
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MALABAG		RR A	100.00 50.00

BARANGAY: MATAAS NA BUROL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MATAAS NA BUROL		RR A	100.00 50.00

BARANGAY: MUNTING ILOG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MUNTING ILOG		RR A	100.00 50.00

BARANGAY: PALINGAWAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
PALINGAWAN		RR A	100.00 50.00

CITY/MUNICIPALITY: SILANG, CAVITE

BARANGAY: PASONG LANGKA

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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
PASONG LANGKA		RR A	100.00 50.00

BARANGAY: POOK

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
POOK		RR A	100.00 50.00

BARANGAY: PULONG BUNGA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
PULONG BUNGA		RR A	100.00 50.00

BARANGAY: PULONG SAGAUING

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
PULONG SAUING		RR A	100.00 50.00

CITY/MUNICIPALITY: SILANG, CAVITE**BARANGAY: PUTING KAHAY** **D.O. No. 82-94**
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
PUTING KAHAY		RR A	100.00 50.00

BARANGAY: SABUTAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
SABUTAN		RR A	100.00 75.00

BARANGAY: SANTOL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
SANTOL		RR A	100.00 50.00

BARANGAY: TARTARIN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
TARTARIN		RR A	200.00 100.00

CITY/MUNICIPALITY: SILANG, CAVITE**BARANGAY: TUBIG****D.O. No.
Effectivity Date****82-94
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
TUBIG		RR A	100.00 50.00

BARANGAY: TUBUAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
TUBUAN		RR CR RR	300.00 300.00 150.00

BARANGAY: ULAT

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
TUBUAN		RR A	100.00 50.00

CITY/MUNICIPALITY: TRECE MARTIREZ CITY**BARANGAY: AGUADO**
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
AGUADO ST		RR	300.00
		A	155.00

BARANGAY: CABEZAS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CABEZAS ST		RR	350.00
		A	255.00

BARANGAY: CABUCO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ASIAN DEVT CORP	SAN AGUSTINSAN AGUSTINSAN AGUSTIN	RR	550.00
CABUCO ST	SAN AGUSTIN	RR	550.00
CABUCO ST	TANZA	I	550.00
CABUCO ST	TANZA	A	255.00

CITY/MUNICIPALITY: TRECE MARTIREZ CITY**BARANGAY: CONCHU****D.O. No.
Effectivity Date****82-94
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LA PAZ HOMES	HUGO PEREZ	RR	550.00
CONCHU ST	HUGO PEREZ	I	450.00
CONCHU	LUCICNO & INOCENCIO	A	250.00

BARANGAY: DE OCAMPO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CITYLAND DEVT CORP	TANZA	RR	550.00
FEDERAL TRADE CTR DEVT	CITYLAND DEVT CORP	RR	550.00
RAMOS SUBD	CITYLAND DEVT CORP	RR	550.00
TEMPLO SUBD	CITYLAND DEVT CORP	RR	550.00
DE OCAMPO ST	TANZA	RR	550.00
		I	650.00
		A	255.00

BARANGAY: GREGORIO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
GREGORIO ST		RR	500.00
		I	650.00
		A	255.00

CITY/MUNICIPALITY: TRECE MARTIREZ CITY**BARANGAY: HUGO PEREZ****D.O. No.
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
HUGO PEREZ ST	GEN TRIAS, CAVITE	RR	500.00
HUGO PEREZ ST	GEN TRIAS, CAVITE	A	200.00
HUGO PEREZ ST	CABEZAS	I	700.00
PALANAN REALTY DEVT	GEN TRIAS, CAVITE	RR	500.00

BARANGAY: INOCENCIO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
INOCENCIO ST	AGUADO	RR	150.00
INOCENCIO ST	LUCIANO	RR	300.00
INOCENCIO ST	LUCIANO	I	500.00

BARANGAY: LALLANA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LALLANA ST	CABEZAS	RR	350.00
LALLANA ST	AMADEO	A	325.00

BARANGAY: LAPIDARIO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CAPITOL HILLS SUBD	CABUCO	RR	600.00
LAPIDARIO ST	AGUADO	RR	600.00
LAPIDARIO ST	CABUCO	I	650.00
LAPIDARIO ST	AGUADO	A	250.00

CITY/MUNICIPALITY: TRECE MARTIREZ CITY**BARANGAY: LUCIANO****D.O. No.
Effectivity Date****82-94
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STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CAMERINO ST	LAPIDARIO	RR	450.00
LUCIANO ST	INOCENCIO	CR	550.00
LUCIANO ST	INOCENCIO	I	650.00
LUCIANO ST	CONCHU	A	250.00

BARANGAY: OSORIO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALFONSO ST	AMADEO ST	RR	500.00
AMADEO ST	BACOR ST	RR	500.00
BACOR ST	BAIEN ST	RR	500.00
BAIEN ST	BACOR ST	RR	500.00
CARMONA ST	CORREGIDOR ST	RR	500.00
CORREGIDOR ST	DASMARINAS ST	RR	500.00
DASMARINAS ST	IMUS ST	RR	500.00
IMUS ST	INDANG ST	RR	500.00
INDANG ST	IMUS ST	RR	500.00
MAGALLANES ST	CAVITE AVENUE	RR	500.00
NAIC ST	MAGALLANES ST	RR	500.00
NOVELETA ST	IMUS ST	RR	500.00
OSORIO ST	HUGO PEREZ ST	A	250.00
TAGAYTAY AVENUE	CARMONA ST	RR	500.00
TANZA ST	MAGALLANES ST	RR	500.00
TERNATE ST	TANZA ST	RR	500.00
TRECE MARTIREZ DEVT CORP	GREGORIO	RR	500.00

BARANGAY: SAN AGUSTIN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
SAN AGUSTIN ST	DE OCAMPO	RR	850.00
SAN AGUSTIN ST	LUCIANO	CR	1,300.00
SAN AGUSTIN ST	CABUCO	A	450.00
PULIDO SUBD	DE OCAMPO	RR	850.00
TIONGCO SUBD	DE OCAMPO	RR	850.00

BARANGAY: LAPIDARIO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CAPITOL HILLS SUBD	CABUCO	RR	600.00
LAPIDARIO ST	AGUADO	RR	600.00
LAPIDARIO ST	CABUCO	I	650.00
LAPIDARIO ST	AGUADO	A	250.00

**CERTAIN GUIDELINES IN THE IMPLEMENTATION
OF ZONAL VALUATION OF REAL PROPERTIES
RDO No. 55-TRECE MARTIREZ CITY**

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY

WHERE IN THE APPROVE SCHEDULE OF ZONAL VALUES FOR A PARTICULAR BARANGAY -

- a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR STREET/SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROERTY LOCATED IN THE OTHER STREET/SUBDIVISION WITHIN THE SAME BARANGAY OF SIMILAR CONDITIONS SHALL BE USED; AND
- b) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY.

- a.) ALL REAL PROERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSED OF ZONAL VALUATION.
- b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/BARANGAY/ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSES OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSES IS -

- a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE IMPROVEMENT SHALL BE TREATED AS ONE; OR
- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE AREA AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLURB). IF IT IS UTILIZED FOR SOCIALIEZED HOUSING IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY SUCH AS PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA), ETC.

5. ZONAL VALUE OF FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES (i.e CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S, AND DOCUMENTARY STAMP TAXES) DUE ON SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY. PROVIDED, THAT THE SAME IS HIGHER THAN (1.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS (i.e. LATEST TAC DECLARATION) AND (2.) THE GROSS SELLING PRICE AS SHOWN IN THE DULY NOTARIZED DOCUMENT OF SALE OR EXCHANGE AT THE TIME OF SALE OR EXCHANGE.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND DONOR'S TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (i.e. ZONAL VALUES) OR (2) THE FAIE MARKET VALUE AS SHOWN IN THE SCHEDULE OF ZONAL VALUES OF THE PROVINCIAL/CITY/MUNICIPAL ASSESSOR, WHICHEVER IS HIGHER.

Republic of the Philippines
DEPARTMENT OF FINANCE
Manila

DEPARTMENT ORDER NO. 112-95
APRIL 19, 1995

SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES (INITIAL) IN THE CITY OF CAVITE AND MUNICIPALITIES OF ALFONSO, CARMONA, GEN. EMILIO AGUINALDO, GEN. MARIANO ALVAREZ, KAWIT, MAGALLANES, MARAGONDON, NAIC, NOVELETA, ROSARIO AND TERNATE UNDER REVENUE DISTRICT OFFICE NO. 54 (TRECE MARTIREZ CITY), REVENUE REGION NO. 8 (MAKATI CITY) FOR INTERNAL REVENUE TAX. PURPOSES.

TO: : All Internal Revenue Officers and Others Concerned.

Section 6(e) of the Tax Code as amended by Presidential Decree No. 1994, authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (initial) located in the Municipalities of Alfonso, Carmona, Gen. Emilio Aguinaldo, Gen. Mariano Alvarez, Kawit, Magallanes, Maragondon, Naic, Noveleta, Rosario and Ternate under the jurisdiction of Revenue District Office 54 (Trece Martirez City), Revenue Region No. 9 (San Pablo City) after public hearing were conducted on October 25, November 3 and November 9, 1994 for the purpose. This Order is issued to implement the revised zonal values and to be used in computing any internal revenue Tax.

In case the gross selling price or the market value as shown in the schedule of values of the province or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
ROBERTO F. DE OCAMPO
Secretary of Finance

RECOMMENDED BY:

(signed)
LIWAYWAY VINZONS-CHATO
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL
COMMERCIAL

INDUSTRIAL
AGRICULTURAL

GENERAL PURPOSE

VICINITY

LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL
PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS
RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO
PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER
AGRICULTURAL USES INCLUDING TIMBERLAND AND
FOREST LAND.
RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS
HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL,
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST
NOT KLESS THAN 5,000 SQUARE METERS.
MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR
DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR
CONTIGUOUS TO A STREET BEING LOCATED.

CODE
RR
CR
I
A

CLASSIFICATION
Residential Regular
Commercial Regular
Industrial
Agricultural

CODE
GL
GP
X

CLASSIFICATION
Government Land
General Purpose
Institutional

RDO NO. 54A

(Formerly RDO NO. 36-CAVITE CITY)

TRECE MARTIREZ CITY, SOUTH CAVITE**CITY/MUNICIPALITY: ALFONSO, CAVITE****BARANGAY: POBLACION****D.O. No. 112-95**
Effectivity Date 14-Oct-95

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALAS-AS ST		RR	400.00
AVEO ST		RR	350.00
AVINANTE ST		RR	400.00
BONIFACIO ST		CR	600.00
BURGOS ST	MOJICA ST-ESGUERRA ST	RR	400.00
DEL PILAR ST		RR	400.00
ESGUERRA ST	REAL MABINI ST-RIZAL ST	CR	600.00
	RIZAL ST-HERNAEZ ST	CR	600.00
	HERNAEZ ST-DEL PILAR ST	RR	400.00
	BURGOS-REAL MABINI ST	RR	400.00
HERNAEZ ST	BONIFACIO ST-LIBERTAS ST	CR	600.00
	LIBERTAD ST-ESGUERRA ST	CR	600.00
	ESGUERRA ST-AVINANTE ST	RR	400.00
	AVINANTE ST-CEMETERY SITE	RR	400.00
MOJICA ST		RR	400.00
PALINTA ST		RR	400.00
REAL MABINI ST	BONIFACIO ST-ESGUERRA ST	CR	600.00
	ALAS-AS-BONIFACIO ST	RR	400.00
	ESGUERRA-AVINANTE ST	RR	400.00
	AVINANTE ST-ROSANES ST	RR	400.00
RIZAL ST	ESGUERRA ST-LIBERTAD ST	CR	600.00
	ESGUERRA ST-AVINANTE ST	RR	400.00
	AVINANTE ST-AVEO ST	RR	400.00
ROSANES ST		RR	400.00
ALL OTHER STREETS		RR	350.00
		A	50

BARANGAY: AMUYONG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	80.00
		A	30.00

BARANGAY: BUCK ESTATE

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BUCKVILLE SUBDIVISION		RR	600.00
ALL LOTS		RR	80.00
		A	40.00

CITY/MUNICIPALITY: ALFONSO, CAVITE**BARANGAY: CAYTITINGA****D.O. No.
Effectivity Date****112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: ESPERANZA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: KAYSUYO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: LUKSUHIN IBABA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: LUKSUHIN ILAYA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: MANGAS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

CITY/MUNICIPALITY: ALFONSO, CAVITE**BARANGAY: MARAHAN****D.O. No.
Effectivity Date****112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: MATAGBAK

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: PAJO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: PALUMLUM

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: SIKAT

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

CITY/MUNICIPALITY: ALFONSO, CAVITE

BARANGAY: SINALIW MALAKI

D.O. No.
Effectivity Date

112-95
14-Oct-95

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: SINALIW MUNTI

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: SULSUGIN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 30.00

BARANGAY: TAYWANAK IBABA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 20.00

BARANGAY: TAYWANAK ILAYA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	60.00 20.00

BARANGAY: UPLI

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
TAGYTAY ROYALE		RR	700.00
ALL LOTS		RR A	60.00 30.00
=====			

CITY/MUNICIPALITY: CARMONA, CAVITE**BARANGAY: POBLACION****D.O. No.
Effectivity Date****112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ESPIRITU ST		RR	500.00
MAGALLANES ST		RR	500.00
MANBAT ST		RR	500.00
MAPANCO ST		RR	500.00
MERCADO ST		RR	500.00
PURIFICACION ST		RR	500.00
REAL ST	PURIFICACION ST-MANABAT ST.	CR	1,400.00
	MANABAT ST-TENEDERO ST	CR	1,350.00
	ESPIRITU ST-PURIFICACION ST	CR	1,350.00
SAN JOSE ST		RR	500.00
SA PABLO ST		RR	450.00
SERMIENTO ST		RR	500.00
RENERO ST		RR	450.00
TORRES ST		CR	1,400.00
ALL OTHER STREETS		GP	200.00
		A	70.00
		RR	450.00

BARANGAY: BANCAL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CITYLAND SUBD		RR	1,800.00
ALL OTHER STREETS		I	1,000.00
		A	350.00

BARANGAY: CABILANG BAYBAY

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MANILA SOUTHWOOD		CR	3,000.00
ALL OTHER SUBD		RR	1,000.00
ALL OTHER STREETS		RR	300.00

CITY/MUNICIPALITY: CARMONA, CAVITE

BARANGAY: LANTIC		D.O. No. Effectivity Date	112-95 14-Oct-95
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	250.00

BARANGAY: MABUHAY			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	350.00 95.00

BARANGAY: MADUYA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR I A	500.00 2,500.00 400.00

BARANGAY: MILAGROSA			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	350.00

BARANGAY: ULONG TUBIG			
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CITYLAND		CR	1,750.00
		RR	1,400.00
ALL OTHER STREETS		RR	400.00
		GP	150.00
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CITY/MUNICIPALITY: GEN. EMILIO AGUINALDO, CAVITE**BARANGAY: POBLACION****D.O. No.
Effectivity Date****112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BALAGTAS ST		RR	300.00
BURGOS ST		RR	300.00
CAMPOSANTO ST	GEN LUNA ST-MAGALLANES ST	RR	300.00
CAMPOSANTO ST	GEN LUNA ST-AGUINALDO ST	RR	280.00
GEN AGUINALDO ST		RR	280.00
GEN LUNA ST	BURGOS ST-GOMEZ ST	RR	300.00
GEN LUNA ST	BURGOS ST-MTRIAS ST	RR	280.00
GOMEZ ST		RR	300.00
LIRIO ST		RR	300.00
LOPEZ JAENA ST	CAMPOSANTO ST-BURGOS ST	RR	300.00
LOPEZ JAENA ST	BURGOS ST-M TRIAS ST	RR	280.00
MABINI ST		RR	300.00
MAGALLANES ST	MABINI ST-GOMEZ ST	RR	300.00
		CR	400.00
MAGALLANES ST	BURGOS ST-MABINI ST	RR	300.00
		CR	400.00
MAGALLANES ST	BURGOS ST-M TRIAS ST	RR	280.00
		CR	400.00
MARTYR'S ST	BURGOS ST-ZAMORA ST	RR	300.00
MARTYR'S ST	GEN TRIAS ST-GEN AGUINALDO	RR	280.00
M TRIAS ST		RR	280.00
REAL ST	MAGALLANES ST-LIRIO ST	RR	300.00
		CR	400.00
REAL ST	GEN LUNA ST-MAGALLANES ST	RR	300.00
REAL ST	GEN LUNA ST-BONIFACIO ST	RR	280.00
RIZAL ST	GEN LUNA-LIRIO ST	RR	300.00
RIZAL ST	GEN LUNA-GEN AGUINALDO	RR	280.00
SAN JOSE ST	GEN LUNA-MAGALLANES ST	RR	300.00
SAN JOSE ST	GEN LUNA-BONIFACIO ST	RR	280.00
STO. NINO		RR	300.00
ZAMORA ST	GEN LUNA-MARTYR'S ST	RR	300.00
ZAMORA ST	GEN TRIAS-GEN AGUINALDO	RR	300.00
ALL OTHER STREET		RR	280.00
		GP	100.00
		A	30.00

BARANGAY: BATAS DAO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	90.00
		A	15.00

CITY/MUNICIPALITY: GEN. EMILIO AGUINALDO, CAVITE

BARANGAY: CASTANOS CERCA

**D.O. No.
Effectivity Date**

**112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	120.00 15.00

BARANGAY: CASTANOS LEJOS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	120.00 15.00

BARANGAY: DALUSAG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	90.00 15.00

BARANGAY: KABULUSAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	90.00 15.00

BARANGAY: KAYMISAS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	100.00 15.00

BARANGAY: KAYPAABA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	100.00 15.00

CITY/MUNICIPALITY: GEN. EMILIO AGUINALDO, CAVITE

BARANGAY: LUMIPAS

**D.O. No.
Effectivity Date**

**112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	110.00 15.00

BARANGAY: NARVAEZ

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A	120.00 15.00

BARANGAY: TABORA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR A I	120.00 20.00 120.00

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CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE**BARANGAY: BACON****D.O. No.
Effectivity Date****112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL RD	RR	130.00
ALL OTHER STREETS		RR	130.00
		A	15.00

BARANGAY: NARVAEZ

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL RD	RR	130.00
ALL OTHER STREETS		RR	130.00
		A	15.00

BARANGAY: CRUZ

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	130.00
		A	15.00

BARANGAY: DE JESUS

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL RD	RR	130.00
ALL OTHER STREETS		RR	130.00
		A	15.00

CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE**BARANGAY: DELAS ALAS****D.O. No.
Effectivity Date****112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL RD	RR	150.00
ALL OTHER STREETS		RR	150.00
		A	15.00

BARANGAY: ELISES

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL RD	RR	130.00
ALL OTHER STREETS		RR	130.00
		A	15.00

BARANGAY: F DE CASTRO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	130.00
		A	15.00

BARANGAY: FRANCISCO REYES

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL ROAD	RR	150.00
		CR	550.00
ALL OTHER STREETS		RR	150.00
		CR	550.00

BARANGAY: GEN TIAGO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL ROAD	RR	150.00
ALL OTHER STREETS		RR	150.00

CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE**BARANGAY: MEMIJE****D.O. No.
Effectivity Date****112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL RD	RR	120.00
ALL OTHER STREETS		RR	120.00

BARANGAY: OLAES

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL RD	RR	150.00

BARANGAY: POBLACION

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALLEY LOT 55		RR	150.00
ALLEY LOT 56		RR	150.00
ALLEY LOT 73 BLK C-6-1		RR	150.00
ALLEY LOT 76 BLK C-6-1		RR	150.00
ALLEY LOT 74 BLK C-6-1		RR	150.00
ALLEY LOT 77 BLK C-6-1		RR	150.00
ALLEY LOT 73 BLK C-5-1		RR	150.00
ALLEY LOT 76 BLK C-5-1		RR	150.00
ALLEY LOT 74 BLK C-5-1		RR	150.00
ALLEY LOT 77 BLK C-5-1		RR	150.00
ALLEY LOT 73 BLK C-4-1		RR	150.00
ALLEY LOT 76 BLK C-4-1		RR	150.00
ALLEY LOT 74 BLK C-4-1		RR	150.00

CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE**BARANGAY: POBLACION 4****D.O. No.
Effectivity Date****112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALLEY LOT C-1-I		RR	150.00
ALLEY LOT 38	BLK C-4-1	RR	120.00
ALLEY LOTS 70-74	BLK C-3-1	RR	150.00
ALLEY LOTS 70-74	BLK C-13-1	RR	150.00
ALLEY LOTS 73-77	BLK C-2-1	RR	150.00
ALLEY LOT 75-77	BLK C-3-1	RR	150.00
ALLEY LOT 78-79	BLK C-2-1	RR	150.00
ALLEY LOT 84-88	BLK C-1-1	RR	150.00
ALLEY 89-91	BLK C-1-1	RR	150.00
ROAD LOT 2	RD LOT 88-BDRY POB 4 & MIMEJE	RR	150.00
	RD LOT 95-ALLEY LOT C-2-1.	RR	150.00
	ALLY LOT C 2-1-RD LOT 85	RR	150.00
ROAD LOT 85		RR	150.00
ROAD LOT 87		RR	150.00
ROAD LOT 88		RR	150.00
ROAD LOT 95		RR	150.00
ALL OTHER STREETS		RR	150.00

BARANGAY: POBLACION 5

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALLEY LOT 43		RR	150.00
ALLEY LOT 44		RR	150.00
ALLEY LOT 162	ROAD LOT 2-ALLEY LOT 62	RR	150.00
	ALLEY LOT 62-CREEK	RR	150.00
ALLEY LOT 169	ROAD LOT 2-ALLY LOT 65	RR	150.00
	ALLEY LOT 65-CREEK	RR	150.00
ALLEY LOT 173	RD LOT 2-ALLEY LOT 22	RR	150.00
ALLEY LOT 173	ALLEY LOT 171-ALLEY LOT 169	RR	150.00
ROAD LOT 2	ALLEY LOT 173-RD LT 22	RR	150.00
ROAD LOT 22	ROAD LOT 2-ALLY LOT 63	RR	150.00
	ALLEY LOT 63-CREEK	RR	150.00
ROAD LOT 26		RR	150.00
NATIONAL ROAD	DASMARINAS RD-CARMONA RD	RR	150.00
ALL OTHER ROADS		RR	150.00

CITY/MUNICIPALITY: GEN. MARIANO ALVAREZ, CAVITE**BARANGAY: PULIDO****D.O. No.
Effectivity Date****112-95
14-Oct-95**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL RD	RR	150.00
ALL OTHER STREETS		RR	150.00

BARANGAY: SALUD

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	150.00
		A	15.00

BARANGAY: SAN GABRIEL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG PROVINCIAL ROAD	RR	150.00
		A	15.00
ALL OTHER STREETS		RR	150.00

BARANGAY: SAN JOSE

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	150.00
		A	15.00

BARANGAY: TIRONA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS		RR	150.00

BARANGAY: VIRATA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL LOTS	ALONG RD LOT 8	RR	120.00
		CR	150.00
	ALONG ROAD LOT 12	RR	120.00
		CR	150.00
	ALONG PROVINCIAL ROAD	RR	120.00
ALL OTHER ROADS		RR	120.00
=====	=====	=====	=====

**CERTAIN GUIDELINES IN THE IMPLEMENTATION
OF ZONAL VALUATION OF REAL PROPERTIES
RDO No. 55-TRECE MARTIREZ CITY**

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY

WHERE IN THE APPROVE SCHEDULE OF ZONAL VALUES FOR A PARTICULAR BARANGAY -

- a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR STREET/SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROERTY LOCATED IN THE OTHER STREET/SUBDIVISION WITHIN THE SAME BARANGAY OF SIMILAR CONDITIONS SHALL BE USED; AND
- b) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY.

- a.) ALL REAL PROERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSED OF ZONAL VALUATION.
- b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/BARANGAY/ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSED OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSES IS -

- a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE IMPROVEMENT SHALL BE TREATED AS ONE; OR
- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE AREA AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLURB). IF IT IS UTILIZED FOR SOCIALIEZED HOUSING IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY SUCH AS PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA), ETC.

5. ZONAL VALUE OF FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES (i.e CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S, AND DOCUMENTARY STAMP TAXES' DUE ON SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY. PROVIDED, THAT THE SAME IS HIGHER THAN (1.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS (i.e. LATEST TAC DECLARATION) AND (2.) THE GROSS SELLING PRICE AS SHOWN IN THE DULY NOTARIZED DOCUMENT OF SALE OR EXCHANGE AT THE TIME OF SALE OR EXCHANGE.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND DONOR'S TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (i.e. ZONAL VALUES) OR (2) THE FAIE MARKET VALUE AS SHOWN IN THE SCHEDULE OF ZONAL VALUES OF THE PROVINCIAL/CITY/MUNICIPAL ASSESSOR, WHICHEVER IS HIGHER.

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
MANILA

DEPARTMENT ORDER NO. 38-04
JULY 23, 2007

SUBJECT: IMPLEMENTATION OF THE REVISED SCHEDULE OF MARKET VALUE AS DETERMINED BY THE COMMISSIONER (ZONAL VALUES) FOR REAL PROPERTIES IN TAGAYTAY CITY (3rd revision) UNDER THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 54 - TRECE MARTIREZ CITY, REVENUE REGION NO. 09 - SAN PABLO CITY, LAGUNA FOR INTERNAL REVENUE TAX PURPOSES.

T O : All Internal Revenue Officers and Others Concerned.

Section 16 (e) of Republic Act No. 8424, otherwise known as the "*Tax Reform Act of 1997*", authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (3rd revision) located in the City of Tagaytay under the jurisdiction of Revenue District Office No. 54 (Trece Martirez City, Cavite), Revenue Region No. 9 (San pablo City), after public hearing February 28, 2007 for the purpose. This Order is issued to implement the revised market / zonal values to be used in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessors is higher than the market /zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
MARGARITO B. TEVES
Secretary of Finance

RECOMMENDED BY:

(Signed)
LILIAN B. HEFTI
OIC-Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR THE OBJECT OF PROFIT.
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL.
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND
GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREA WHICH HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT BE LESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, NEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE	CLASSIFICATION	CODE	CLASSIFICATION
RR	Residential Regular	GL	Government Land
CR	Commercial Regular	GP*	General Purposes
RC	Residential Condominium	I	Industrial
CC	Commercial Condominium	X	Institutional
CL	Cemetery Lot	APD	Area for Priority
A	Agricultural	PS	Development
			Parking Slot

*Agricultural/Rawland not less than 5,000 square meters

AGRICULTURAL LANDS

A1 Riceland Irrigated	A26 Bamboo Land
A2 Riceland Unirrigated	A27 Peanut Land
A3 Upland	A28 Soy beans Land
A4 Coco Land	A29 Grape vineyard
A5 Citrus Land	A30 Pepper Land
A6 Fishpond	A31 Mineral Land
A7 Swamp	A32 Non Metallic mineral Land
A8 Nipa Land	A33 Coal Deposit
A9 Cotton Land	A34 African Oil Land
A10 Cogon	A35 Rubber Land
A11 Abaca Land	A36 Forest Land/Timber Land
A12 Orchard	A37 Horticultural Land
A13 Pineapple Land	A38 Salt Beds
A14 Banana Land	A39 Seashore
A15 Pasture Land	A40 Resort
A16 Corn Land	A41 Sandy/Stony
A17 Sugar Land	A42 Prawn pond
A18 Tobacco Land	A43 Sorghum
A19 Cacao	A44 Ipil-ipil
A20 Lanzones	A45 Kangkong
A21 Durian	A46 Zarate
A22 Rambutan	A47 Vegetable Land
A23 Mango	A48 Coffee
A24 Mangrove	A49 Mountainous / Hilly Areas
A25 Camote/Cassava	A50 Other Agricultural Lands

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: ASISAN****D.O. NO. 38-07**
Effectivity Date 22-Oct-07

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BARANGAY ROAD	NAT'L & BRGY. MOZON	RR	1,300.00
BARANGAY RD (DIRT RD INT)	JAKA-INTS OF ANULING RD	RR	1,375.00
DIRT ROAD INT.	NATIONAL RD-TAGAYTAY	RR	690.00
TAGAYTAY-BATANGAS VIA TUY RD (GEN. E AGUINALDO HW)	OVERLOOKING-SOUTHSIDE	RR	3,725.00
TAGAYTAY-BATANGAS VIA TUY RD (GEN E. AGUINALDO HW)	BBM 23-BGY M.JUNCTION	RR	2,065.00
TAGAYTAY-ANULING RD	BBM 20 TO BBM 19	RR	1,375.00
TAGAYTAY-ZAMBAL BGY. RD	BBM 23-BGY NEOGAN	RR	690.00
SOTO GRANDE		RR	5,000.00
CITY LAND IV		RR	4,000.00
TAGAYTAY WOODS BOROUGH HOMES I,II,III,IV TAGAYTAY ANULING RD		RR	5,000.00
ALL OTHER STREETS		RR	620.00
		CR	2,340.00
		I	2,065.00
		GP	965.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

BARANGAY: BAGONG TUBIG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
AGUINALDO HW (SOUTH SIDE)	OVERLOOKING THE LAKE	RR	3,850.00
BARANGAY ROAD	NAT'L ROAD INT. PORTION	RR	690.00
NATIONAL ROAD	NATIONAL ROAD-OBM 82	RR	3,350.00
NATIONAL ROAD	AFP TROPO STN-CBM 42	RR	3,350.00
MINI CHUNG SUBD.	TAGAYTAY BATS	RR	4,375.00
ALL OTHER STREETS		RR	600.00
		CR	4,550.00
		A50	550.00
		I	1,975.00
		GP	825.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

BARANGAY: CALABUSO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BARANGAY RD (DIRT RD)	DAPDAP-CALABUSO	RR	480.00
ALL OTHER STREETS		RR	1,375.00
		CR	2,750.00
		A50	210.00
		I	690.00
		GP	415.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

*** see lists On page 9**

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE

BARANGAY: DAPDAP

D.O. NO. 38-07
Effectivity Date 22-Oct-07

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
NATIONAL ROAD (TAGAYTAY-CALAMBA)		RR	1,625.00
ALL OTHER STREETS		RR	690.00
		CR	2,750.00
		A50	515.00
		I	1,975.00
		GP	690.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

BARANGAY: FRANCISCO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BARANGAY RD (DIRT RD)	ULAT RD-TOLENTINO RD	RR	925.00
		A50	415.00
FORTUNATO SANTOS SUBD	ULAT RD-TOLENTINO RD	RR	1,025.00
HOLYWOOD		RR	3,850.00
MONTE VISTA-DO TIM		RR	3,500.00
TAGAYTAY-CALAMBA ROAD	TOLENTINO BGY SUNGAY	RR	3,850.00
	OVERLOOKING NORTHSIDE	A50	1,375.00
TAGAYTAY-LUMIL ROAD	CITY MARKET-CBM 20	RR	1,500.00
		A50	690.00
TAGAYTAY-ULAT ROAD	LUMIL TO CBM 19	RR	600.00
JESTRA HEIGHTS SUBD	TAGAYTAY ULAT, STA ROSA ROAD	RR	4,375.00
KAWILIHAN CORP. SUBD.	TAGAYTAY CALAMBA RD.	RR	4,375.00
ALL OTHER STREETS	.	RR	690.00
		CR	2,575.00
		A50	415.00
		I	2,300.00
CONDOMINIUMS/TOWNHOUSES (CCT)		GP	1,015.00
		RC	*
		CC	*

BARANGAY: GUINHAWA

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BARANGAY ROAD		RR	925.00
		A50	480.00
GUINHAWA SUBDIVISION		RR	1,015.00
TAGAYTAY ANULING ROAD	BBN 19 TO OBM 16	RR	1,375.00
		A50	550.00
ALL OTHER STREETS		RR	690.00
		CR	1,715.00
		A50	480.00
		I	1,375.00
CONDOMINIUMS/TOWNHOUSES (CCT)		GP	825.00
		RC	*
		CC	*

* see lists On page 9

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE

BARANGAY: IRUHIN

D.O. NO. 38-07
Effectivity Date 22-Oct-07

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BAYANAN RD (DIRT RD)	TAG-CALAM.-TAGSILANG	RR	840.00
BRITTANY SUBD		RR	8,000.00
BULALO RD (DIRT RD)	TAG-CALAM/TAG-SILANG	RR	925.00
CATIBAYAN SUBD		RR	925.00
FILIPINAS FARM		RR	1,115.00
HERBAL COVE		RR	5,000.00
LAND GROWTH SUBDIVISION		RR	1,375.00
PACRIM REALTY		RR	1,500.00
TAGAYTAY-CALAMBA ROAD	SOUTHSIDE	RR	3,850.00
TAGAYTAY-CALAMBA ROAD	SUNGAY-CALABUSO	RR	5,065.00
7 BCT SUBD		RR	925.00
F.S. MANAGEMENT & DEV. CORP.	TAGAYTAY, CALAMBA RD	RR	4,065.00
VILLA CECILIA SUBD.	TAGAYTAY, CALAMBA RD	RR	1,625.00
TAAL GREEN HEIGHT SUBD/CITYLAND	TAGAYTAY, CALAMBA RD	RR	1,625.00
ALL OTHER STREETS		RR	645.00
		CR	2,065.00
		A50	415.00
		I	1,890.00
		GP	840.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

BARANGAY: KAYBAGAL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
AKLE STREET	AGUINALDO-MAHOGANY	RR	1,625.00
FAMILY TREELAND		RR	3,500.00
GEN. E. AGUINALDO HI-WAY	SOUTHSIDE OVERLOOKING	RR	3,850.00
GEN. E. AGUINALDO HI-WAY	IPIL-MENDEZ-NORTH	RR	2,065.00
HEROES FARM ROAD		A50	825.00
BACOLOD ST. (IPIL STREET)	AGUINALDO-MAHOGANY	RR	1,625.00
LEVERIZA SUBD		RR	3,000.00
J.P. RIZAL AVE (MAHOGANY AVE)	IPIL ST.M JUNCTION BDY	RR	1,625.00
METRICO		RR	1,375.00
METROGATE SUBD		RR	3,900.00
MOLDEX REALTY		RR	3,000.00
NORVIOIC SUBD		RR	2,750.00
NHA SUBD		RR	1,375.00

* see lists On page 9

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: KAYBAGAL (CONT.)****D.O. NO. 38-07
Effectivity Date 22-Oct-07**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
PC CITY EMPLOYEE SUBD		RR	1,375.00
ROYAL PINES WEST KAYBAGAL		RR	5,000.00
STA. RITA ROAD	AMADEO-MAGALLANES ROAD	RR	1,200.00
TAGAYTAY AMADEO ROAD	MAHOGANY-TAG/AMADEO	RR	1,375.00
TAGAYTAY DEV. CO.		RR	3,300.00
TAGAYTAY GREENVILLE		RR	3,000.00
TAGAYTAY HEIGHTS		RR	4,400.00
VILVET VIEW SUBD		RR	4,000.00
MONT AIRE	TAGAYTAY BATS. VIA TUI RD	RR	4,065.00
CRISPIN LLAMADO	TAGAYTAY AMADEO RD	RR	1,250.00
ALL OTHER STREETS		RR	825.00
		CR	3,940.00
		A50	415.00
		I	2,475.00
		GP	955.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

BARANGAY: MAG-ASAWANG ILAT

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BARANGAY ROAD	SVD-TAGAYTAY/SILANG BD	RR	925.00
DIVINE WORLD VILLAGE		RR	1,115.00
FILIPINAS FARMS		RR	1,115.00
SUD ROAD	SAN JOSE BDY-BRGY RD	RR	1,015.00
SVD ROAD	AGUINALDO H-TGYTY/CAL	RR	925.00
ALL OTHER STREETS		RR	690.00
		CR	1,650.00
		A50	550.00
		I	1,515.00
		GP	690.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

*** see lists On page 9**

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE

BARANGAY: MAHARLIKA

D.O. NO. 38-07
Effectivity Date 22-Oct-07

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BLOOMFIELDS TAGAYTAY		RR	10,000.00
CONTINENTAL SUBD	BBM7-BBM 12, SOUTH	RR	1,375.00
GEN. E. AGUINALDO HI-WAY	BBM 7-BBM 12 SOUTHSIDE	RR	3,940.00
GEN. E. AGUINALDO HI-WAY	BBM 7-BBM 12 NORTHSIDE	RR	3,000.00
BACOLOD ST (IPIL ST (EAST SIDE)	BBM 12-BBM 11	RR	1,800.00
MAGALLANES ROAD	AGUINALDO HI-WAY 2ND	RR	1,375.00
MAGALLANES RD (WEST SIDE)	BBM 7 -BBM 9	RR	1,375.00
J.P. RIZAL AVENUE	BETANIA RTRT HSE-BBM II	RR	1,625.00
(MAHOGANY AVENUE)	PETRON STN-AMADEO	RR	7,500.00
NHA MAHARLIKA		RR	1,375.00
TAGAYTAY AMADEO ROAD	BBM 11-BBM 16	RR	1,250.00
RML SUBDIVISION		RR	5,000.00
EXODUS SUBD.	NEAR TAGAYTAY VIA TUY RD	RR	1,875.00
ALL OTHER STREETS		RR	1,125.00
		CR	6,250.00
		A50	1,000.00
		I	4,625.00
		GP	1,875.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

BARANGAY: MAITIM 2ND

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
ALTA MONTE SUBD.		RR	5,950.00
GEN. E. AGUINALDO HI-WAY	CBM 15-BBM 3 (TAG/SILANG)JUNCTI	RR	3,950.00
LOURDES DRIVE	CITYLAND-TAGTAY/BTGS RD	RR	1,100.00
MAGALLANES DRIVE	BBM 6 - CBM 13	RR	1,015.00
POLIVELI		RR	1,100.00
RICAFRENTE SUBD.(RICARORTE SUB.)		RR	1,000.00
RICHMORE SUBD		RR	5,950.00
TAGAYTAY-BATANGAS ARTERIAL RD	AGUINALDO-MAGALLANES DR	RR	1,015.00
TAGAYTAY-BATANGAS ARTERIAL RD.EXT. (TAGAYTAY CENTUR AGUINALDO TAGAYTAY		RR	1,000.00
TAGAYTAY DEV. CORP.		RR	840.00
TAGAYTAY GOLDEN ENT		RR	970.00
VICTORIA VER VILLAGE		RR	1,115.00
VICTORIA VILLAGE		RR	1,000.00
PRIME PEAK TAGAYTAY		RR	5,500.00
MOLDEX/METROGATE		RR	5,500.00
ALL OTHER STREETS		RR	1,000.00
		CR	5,500.00
		A50	550.00
		I	2,750.00
		GP	1,100.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

* see lists On page 9

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: MENDEZ JUNCTION****D.O. NO. 38-07**
Effectivity Date 22-Oct-07

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
ERLINDA PEREZ SUBD		RR	4,125.00
TAGAYTAY BATANGAS VIA TUY RD (GEN E AGUINALDO HW)	SOUTHSIDE	RR	4,815.00
TAGAYTAY BATANGAS VIA TUY RD (GEN E AGUINALDO HW)	NORTHSIDE	RR	3,000.00
JUNCTION		CR	18,565.00
RIVERO SUBD.		RR	1,500.00
RURAL URBAN SUBD (ST. JOSEPH)		RR	1,500.00
SARMIENTO SUBD		RR	1,800.00
TAGAYTAY ANULING ROAD	AGUINALDO -BBM 19	RR	1,375.00
TAGAYTAY MENDEZ ROAD	RURAL & URBAN SUBD-BBM 16	RR	925.00
TAGAYTAY MENDEZ ROAD		RR	*
ALL OTHER STREETS		RR	690.00
		CR	9,625.00
		A50	690.00
		I	5,500.00
		GP	2,065.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

BARANGAY: NEOGAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
CITYLAND		RR	3,500.00
TAGAYTAY BATANGAS VIA TUY RD 9GEN E AGUINALDO HW)	NORTHSIDE	RR	2,750.00
NEOGAN BRGY ROAD	AGUINALDO-ZAMBAL BDRY	RR	965.00
TAGAYTAY COUNTRY HOMES	TAGAYTAY ZAMBAL RD	RR	1,000.00
ALL OTHER STREETS		RR	825.00
		CR	4,125.00
		A50	690.00
		I	2,250.00
		GP	1,100.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

BARANGAY: PATUTONG MALAKI

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BARANGAY ROAD	GUINHAWA-KAYBAGAL BDRY	RR	690.00
HILLSVIEW PARK/TROPICAL GREEN PH II		RR	5,350.00
PUEBLO DEL SOL		RR	4,000.00
TAGAYTAY MENDEZ ROAD	BBN 16 TO CBM 8	RR	2,065.00
TROPICAL GREEN		RR	4,450.00
VILLA MENDEZ SUBD		RR	2,000.00
ALL OTHER STREETS		RR	690.00
		CR	1,650.00
		A50	450.00
		I	1,375.00
		GP	825.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

*** see lists On page 9**

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE**

BARANGAY: SAMBONG		D.O. NO. Effectivity Date	38-07 22-Oct-07
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
ALL LOTS	ALONG TAGAYTAY-BATANGAS VIA TL	RR	3,725.00
		CR	4,550.00
		A50	450.00
		I	1,100.00
		GP	690.00
	LOWER PORTION /CREEK SIDE	RR	500.00
		CR	1,000.00
		A50	415.00
		RC	*
		CC	*

BARANGAY: SAN JOSE

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
KATIGBAK SUBD		RR	3,300.00
SALINGLAHI SUBD (VILLA' PURA)		RR	4,275.00
SVD ROAD	BBM 2-TAG/CALAMBA RD	RR	2,065.00
TAGAYTAY-CALAMBA ROAD	ROTONDA-BBM I (SSIDE)	RR	4,200.00
TAGAYTAY-CALAMBA ROAD	ROTONDA-BBM I (NSIDE)	RR	3,690.00
TAGAYTAY EXEC VILLAGE/CITYLAND		RR	4,000.00
TAGAYTAY REALTY (FOGGY HEIGHTS)		RR	3,250.00
TAGAYTAY-TALISAY RD	ROTONDA-CBM 33	RR	1,625.00
ALL OTHER STREETS		RR	1,100.00
		CR	4,125.00
		A50	690.00
		I	2,750.00
CONDOMINIUMS/TOWNHOUSES (CCT)		GP	1,100.00
		RC	*
		CC	*

BARANGAY: SILANG JUNCTION

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BERNARDO BAYBAY		RR	3,000.00
CITYLAND (TAGAYTAY COUNTRY HOMES/CITYLAND)		RR	4,000.00
CITYLAND III		RR	4,000.00
FILIPINAS FARMS		RR	1,500.00
TAGAYTAY BATANGAS VIA TUY RD (GEN E AGUINALDO HW)	ROT-MAG(SOUTHSIDE)	RR	3,940.00
TAGAYTAY BATANGAS VIA TUY RD (GEN E AGUINALDO HW)	ROT-MAG(NORTHSIDE)	RR	3,000.00
LIVERIZA		RR	840.00
LOURDES DRIVE	INTERSECTION-AGUINALDO	RR	825.00
MAGALLANES DRIVE	BBM I-BBM 6 (EASTSIDE)	RR	925.00
MODESTA BAYOT SUBD		RR	840.00
P. B. CONSTANTINO SUBD		RR	1,790.00
ALL OTHER STREETS		RR	645.00
		CR	3,690.00
		A50	550.00
		I	2,200.00
CONDOMINIUMS/TOWNHOUSES (CCT)		GP	1,240.00
		RC	*
		CC	*

* see lists On page 9

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: SUNGAY****D.O. NO. 38-07**
Effectivity Date 22-Oct-07

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BARANGAY DIRT ROAD	CALAMBA-MALABAY	RR	925.00
BARANGAY DIRT ROAD	KAYKULOT ROAD	RR	925.00
LIGAYA DRIVE	TGYTY/CAL.-FRANCISCO	RR	1,100.00
MALABANAN SUBD		RR	1,170.00
MONTE VISTA (DON TIM DEV. CORP)		RR	4,375.00
REGALADO SUBD		RR	1,050.00
SOUTHRIDGE EST. (MOLDEX REALTY)		RR	5,125.00
TAGAYTAY-CALAMBA ROAD	SOUTH SIDE	RR	4,375.00
TAGAYTAY-CALAMBA ROAD	NORTH SIDE	RR	3,440.00
WEST COAST SUBD.	KAYKULOT ROAD	RR	1,875.00
ST. MICHAEL VILLAGE	KAYKULOT ROAD	RR	750.00
SEIZ DE JUNIO VILLAGE (PABAHAY)	TAGAYTAY CALAMBA RD.	RR	750.00
ALL OTHER STREETS		RR	825.00
		CR	5,500.00
		A50	690.00
		I	3,440.00
		GP	1,375.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

BARANGAY: TOLENTINO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BUENAVISTA SUBD		RR	3,500.00
EVERGREEN		RR	690.00
TAGAYTAY-CALAMBA ROAD	SJOSE-FRANCISCO (NSIDE)	RR	2,065.00
TAGAYTAY-CALAMBA ROAD	BORTH SIDE	RR	2,000.00
TAGAYTAY-MALABAG ROAD	TAG/CAL-MALABAG BDRY	RR	840.00
TOLENTINO ROAD	CITY MARKET-TAG/SILANG BDRY	RR	1,715.00
WINDSOR HEIGHTS		RR	3,500.00
ALL OTHER STREETS		RR	645.00
		CR	3,440.00
		A50	550.00
		I	2,475.00
		GP	825.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

BARANGAY: ZAMBAL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BARANGAY DIRT ROAD	NEOGAN-GUINHAWA (ALF)	RR	840.00
ALL OTHER STREETS		RR	840.00
		CR	1,375.00
		A50	415.00
		I	965.00
		GP	415.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	*
		CC	*

*** see lists On page 9**

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE

CONDOMINIUMS AND TOWNHOUSES		D.O. NO. Effectivity Date	38-07 22-Oct-07
CONDOMINIUMS TOWNHOUSES (CCT)	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BELLE CORP/TAGAYTAY HIGHLANDS			
PINECREST	BELLE CORP/TAGAYTAY HILANDS_BA	RC	40,000.00
BELVIEW	BELLE CORP/TAGAYTAY HILANDS_BA	RC	40,000.00
VILLAS	BELLE CORP/TAGAYTAY HILANDS_BA	RC	40,000.00
WOODLAND SINGLE DETACHED	BELLE CORP/TAGAYTAY HILANDS_BA	RC	48,000.00
WOODLAND MULTI FAMILY	BELLE CORP/TAGAYTAY HILANDS_BA	RC	48,000.00
LEIGHTON GARDEN	BELLE CORP/TAGAYTAY HILANDS_NE	RC	8,350.00
TOWNHOUSES			
JINCO TOWNHOUSE	FRANCISCO	RR	7,315.00
ROYAL GARDEN	FRANCISCO	RR	7,500.00
MONT AIRE	TAGAYTAY BATS VIA TUY ROAD	RR	10,400.00
ERLINDA PEREZ	NEAR TAGAYTAY BATS VIA TUY	RR	6,875.00
TAGAYTAY COUNTRY/HOMES SUBD		RR	6,875.00
CITYLAND II	NEOGAN	RR	7,315.00
ADD MAYER	TAGAYTAY SILANG ROTONDA	RR	7,315.00
PINEDA TOWNHOUSE	TAGAYTAY TALISAY ROAD	RR	8,500.00
SOUTHRIDGE TOWNHOUSE	TAGAYTAY LAGUNA VIA CALAMBA	RR	7,315.00
TAGAYTAY DACHA	SUNGAY	RR	7,315.00
=====			

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE

CERTAIN GUIDELINES IN THE IMPLEMENTATION OF ZONAL VALUATION OF REAL PROPERTIES FOR RD NO. 54 - TRECE MARTIREZ CITY

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY.

WHERE IN THE APPROVED SCHEDULE OF ZONAL VALUE FOR A PARTICULAR BARANGAY.

- a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR STREET/SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN THE OTHER STREET/SUBDIVISION WITHIN THE SAME BARANGAY OF SIMILAR CONDITIONS SHALL BE USED; AND
- b.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY.

- a.) ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.
- b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/BARANGAY/ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSES OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSE IS -

- a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE IMPROVEMENTS SHALL BE TREATED AS ONE; OR
- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES, i.e. ZONAL VALUE/GROSS SELLING PRICE/FAIR MARKET VALUE PER LATEST TAX DECLARATION WHICHEVER IS HIGHER AND, IN THE ABSENCE OF ZONAL VALUATION, PROPERTY SHALL BE VALUED PURSUANT TO RAMO 2-91.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS DECLARED AS SUCH BY EXISTING STATUTES AND PERTINENT EXECUTIVE ISSUANCES (REVENUE REGULATIONS NO. 17-2001).

SECOND SALE OF LOT IDENTIFIED AS LOCATED IN THE APD SHALL NO LONGER BE VALUED AS AN APD AND SHALL BE TREATED AS AN ORDINARY REAL PROPERTY.

5. ZONAL VALUE OF FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES ((i.e. CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S AND DOCUMENTARY STAMP TAXES DUE ON SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY, PROVIDED, THAT THE SAME IS HIGHER THAN (1.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS (i.e. LATEST TAX DECLARATION) AND (2) THE GROSS SELLING PRICE AS SHOWN IN THE DULY NOTARIZED DOCUMENT OF SALE OF EXCHANGE AT THE TIME OF SALE OR EXCHANGE.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND DONOR'S TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (i.e. ZONAL VALUES) OR (2) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL/CITY/ MUNICIPAL ASSESSOR; WHICHEVER IS HIGHER.

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
MANILA

DEPARTMENT ORDER NO. 8-98
JUNE 11, 1997

**SUBJECT: IMPLEMENTATION OF THE ZONAL VALUES OF REAL PROPERTIES IN THE CITY OF TAGAYTAY
UNDER REVENUE DISTRICT OFFICE NO. 54 (TRECE MARTINEZ CITY), REVENUE REGION NO. 9
(SAN PABLO CITY) FOR INTERNAL REVENUE TAX PURPOSES.**

T O : All Internal Revenue Officers and Others Concerned.

Section 16 (e) of the Tax Code as amended by Presidential Decree No. 1994, authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (2nd revision) located in City of Tagaytay under the jurisdiction of Revenue District Office No. 54 (Trece Martirez City, Cavite), Revenue Region No. 9 (San pablo City), after public hearing November 25, 1996 for the purpose. This Order is issued to implement zonal values for land as shown in Annex "A" hereof to be used in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the Provincial or City Assessors is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
ROBERTO F. DE OCAMPO
Secretary of Finance

RECOMMENDED BY:

(Signed)
LIWAYWAY VINZONS-CHATO
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL
COMMERCIAL

INDUSTRIAL
AGRICULTURAL

GENERAL PURPOSE

VICINITY

LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL
PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS
RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO
PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER
AGRICULTURAL USES INCLUDING TIMBERLAND AND
FOREST LAND.

RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS
HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL,
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST
NOT KLESS THAN 5,000 SQUARE METERS.

MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR
DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR
CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE

RR
CR
GP
GL
APD
RC
CC
I
X

CLASSIFICATION

Residential Regular
Commercial Regular
General Purpose
Government Land
Area for Priority Development
Residential Condominium
Commercial Condominium
industrial
Institutional

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE

(formerly RDO 54-Trece Martirez City)

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE**BARANGAY: ASISAN**

D.O. No. 8-98
Effectivity Da 17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD	NATL & BRGY MOZON	RR	600.00
BARANGAY RD (DIRT RD INT)	JAKA-INTS OF ANULING RD	RR	100.00
DIRT ROAD INT.	NATIONA RD-TAGAYTAY	RR	500.00
GEN E AGUINALDO HIWAY	OVERLOOKING-SOUTHSIDE	RR	2,400.00
GEN E AGUINALDO HIWAY	BBM 23-BGY M JUNCTION	RR	1,500.00
TAGAYTAY-ANULING RD	BBM 20 TO BBM 19	RR	1,000.00
TAGAYTAY-ZAMBAL BGY RD	BBM 23-BGY NEOGAN	RR	500.00
ALL OTHER STREETS		RR	450.00
		CR	1,700.00
		I	1,500.00
		GP	700.00
CONDOMINIUMS TOWNHOUSES (CCT)		RC	7,500.00
		CC	10,000.00

BARANGAY: BAGONG TUBIG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
AGUINALDO HW (SOUTH SIDE)	OVERLOOKING THE LAKE	RR	2,400.00
BARANGAY ROAD	NAT'L ROAD INT. PORTION	RR	500.00
NATIONAL ROAD	NATIONAL ROAD-OBM 82	RR	2,400.00
NATIONAL ROAD	AFP TROPO STN-CBM 42	RR	2,400.00
ALL OTHER STREETS		RR	400.00
		CR	3,200.00
		A	400.00
		I	1,400.00
		GP	600.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	7,000.00
		CC	10,000.00

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: CALABUSO****D.O. No.
Effectivity Da****8-98
17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY RD (DIRT RD)	DAPDAP-CALABUSO	RR	350.00
ALL OTHER STREETS		RR	1,000.00
		CR	2,000.00
		A	1,500.00
		I	500.00
		GP	300.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	5,000.00
		RR	10,000.00

BARANGAY: DAPDAP

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
NATIONAL ROAD (TAGAYTAY-CALAMBA)		RR	1,000.00
ALL OTHER STREETS		RR	500.00
		CR	2,000.00
		A	300.00
		I	1,400.00
		GP	500.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	5,000.00
		CC	10,000.00

BARANGAY: FRANCISCO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY RD (DIRT RD)	ULAT RD-TOLENTINO RD	RR	600.00
		A	300.00
FORTUNATO SANTOS SUBD	ULAT RD-TOLENTINO RD	RR	600.00
HOLYWOOD		RR	2,400.00
TAGAYTAY-CALAMBA ROAD	TOLENTINO BGY SUNGAY	RR	2,400.00
	OVERLOOKING NORTHSIDE	A	1,000.00
TAGAYTAY-LUMIL ROAD	CITY MARKET-CBM 20	RR	600.00
		A	500.00
TAGAYTAY-ULAT ROAD	LUMIL TO CBM 19	RR	400.00
ALL OTHER STREETS		RR	500.00
		CR	1,800.00
		A	300.00
		I	1,600.00
		GP	700.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	4,000.00
		CC	7,000.00

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: GUINHAWA****D.O. No. 8-98
Effectivity Date 17-Feb-98**

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD		RR	600.00
		A50	300.00
GUINHAWA SUBDIVISION		RR	700.00
TAGAYTAY ANULING ROAD	BBN 19 TO OBM 16	RR	1,000.00
		A50	400.00
ALL OTHER STREETS		RR	500.00
		CR	1,100.00
		A50	350.00
		I	1,000.00
		GP	600.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	2,600.00
		CC	5,000.00

BARANGAY: IRUHIN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BAYANAN RD (DIRT RD)	TAG-CALAM.-TAGSILANG	RR	500.00
BULALO RD (DIRT RD)	TAG-CALAM/TAG-SILANG	RR	600.00
CATIBAYAN SUBD		RR	600.00
FILIPINAS FARM		RR	700.00
LAND GROWTH SUBDIVISION		RR	1,000.00
TAGAYTAY-CALAMBA ROAD	SOUTHSIDE	RR	2,400.00
TAGAYTAY-CALAMBA ROAD	SUNGAY-CALABUSO	RR	3,500.00
7 BCT SUBD		RR	600.00
ALL OTHER STREETS		RR	450.00
		CR	1,500.00
		A50	300.00
		I	1,300.00
		GP	500.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	3,000.00
		CC	6,000.00

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: KAYBAGAL**

D.O. No. 8-98
Effectivity Date 17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION	2ND REV. ZV/SQ.M.
AKLE STREET	AGUINALDO-MAHOGANY	RR	1,000.00
GEN. E. AGUINALDO HI-WAY	SOUTHSIDE OVERLOOKING	RR	2,400.00
GEN. E. AGUINALDO HI-WAY	IPIL-MENDEZ-NORTH	RR	1,500.00
HEROES FARM ROAD		A	600.00
IPIL STREET	AGUINALDO-MAHOGANY	RR	1,000.00
MAHOGANY AVENUE	IPIL ST.M JUNCTION BDRY	RR	1,000.00
METRICO		RR	1,000.00
METROGATE SUBD		RR	2,500.00
MOLDEX REALTY		RR	2,000.00
NORVIORIC SUBD		RR	2,000.00
NHA SUBD		RR	1,000.00
PC CITY EMPLOYEE SUBD		RR	1,000.00
RML SUBD		RR	3,500.00
STA. RITA ROAD	AMADEO-MAGALLANES ROAD	RR	800.00
TAGAYTAY AMADEO ROAD	MAHOGANY-TAG/AMADEO	RR	1,000.00
TAGAYTAY DEV. CO.		RR	2,400.00
ALL OTHER STREETS		RR	600.00
		CR	2,500.00
		A	300.00
		I	1,800.00
		GP	700.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	4,000.00
		CC	9,000.00

BARANGAY: MAG-ASAWANG ILAT

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD	SVD-TAGAYTAY/SILANG BD	RR	600.00
DIVINE WORLD VILLAGE		RR	700.00
FILIPINAS FARMS		RR	700.00
SUD ROAD	SAN JOSE BDRY-BRGY RD	RR	700.00
SVD ROAD	AGUINALDO H-TGYTY/CAL	RR	600.00
ALL OTHER STREETS		RR	500.00
		CR	1,200.00
		A50	400.00
		I	1,100.00
		GP	500.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	2,000.00
		CC	5,000.00

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: MAHARLIKA****D.O. NO.**
Effectivity Da**8-98**
17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
CONTINENTAL SUBD	BBM7-BBM 12, SOUTH	RR	1,000.00
GEN. E. AGUINALDO HI-WAY	BBM 7-BBM 12 SOUTHSIDE	RR	2,500.00
GEN. E. AGUINALDO HI-WAY	BBM 7-BBM 12 NORTHSIDE	RR	2,000.00
IPIL STREET (EAST SIDE)	BBM 12-BBM 11	RR	1,200.00
MAGALLANES ROAD	AGUINALDO HI-WAY 2ND	RR	1,000.00
MAGALLANES RD (WEST SIDE)	BBM 7 -BBM 9	RR	1,000.00
MAHOGANY AVENUE	BETANIA RTRT-HSE-BBM I	RR	1,000.00
MAHOGANY AVENUE	PETRON STN-AMADEO	RR	2,500.00
NHA MAHARLIKA		RR	1,000.00
TAGAYTAY AMADEO ROAD	BBM 11-BBM 16	RR	1,000.00
ALL OTHER STREETS		RR	900.00
		CR	5,000.00
		A	800.00
		I	3,700.00
		GP	1,500.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	8,000.00
		CC	15,000.00

BARANGAY: MAITIM 2ND

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
GEN. E. AGUINALDO HI-WAY	CBM 15-BBM 3 (TAG/SILANG)JUNCT.	RR	2,800.00
LOURDES DRIVE	CITYLAND-TAGTAY/BTGS RD	RR	800.00
MAGALLANES DRIVE	BBM 6 - CBM 13	RR	700.00
POLIVELI		RR	800.00
TAGAYTAY-BATANGAS ARTERIAL RD	AGUINALDO-MAGALLANES DR	RR	700.00
TAGAYTAY CENTURY ROAD	AGUINALDO TAGAYTAY	RR	500.00
TAGAYTAY DEV. CORP.		RR	500.00
TAGAYTAY GOLDEN ENT		RR	650.00
VICTORIA VER VILLAGE		RR	700.00
VICTORIA VILLAGE		RR	500.00
ALL OTHER STREETS		RR	450.00
		CR	4,000.00
		A	400.00
		I	2,000.00
		GP	800.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	6,000.00
		CC	8,000.00

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: MENDEZ JUNCTION****D.O. NO. 8-98**
Effectivity Da 17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ERLINDA PEREZ SUBD		RR	3,000.00
GEN E AGUINALDO HI-WAY	SOUTHSIDE	RR	3,500.00
GEN E AGUINALDO HI-WAY	NORTHSIDE	RR	2,000.00
JUNCTION		CR	13,500.00
RURAL URBAN SUBD (ST. JOSEPH)		RR	800.00
SARMIENTO SUBD		RR	1,200.00
TAGAYTAY ANULING ROAD	AGUINALDO -BBM 19	RR	1,000.00
TAGAYTAY MENDEZ ROAD	RURAL & URBAN SUBD-BBM 16	RR	600.00
ALL OTHER STREETS		RR	500.00
		CR	7,000.00
		A50	500.00
		I	4,000.00
		GP	1,500.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	8,000.00
		CC	14,000.00

BARANGAY: NEOGAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
CITYLAND		RR	2,500.00
GEN E AGUINALDO HI-WAY	NORTHSIDE	RR	2,000.00
NEOGAN BRGY ROAD	AGUINALDO-ZAMBAL BDRY	RR	700.00
ALL OTHER STREETS		RR	600.00
		CR	3,000.00
		A	500.00
		I	2,000.00
		GP	800.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	4,000.00
		CC	8,000.00

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE**

		D.O. NO.	8-98
		Effectivity Da	17-Feb-98
BARANGAY: PATUTONG MALAKI			
STREET NAME/SUBDIVISION	VICINITY	CLASSI-FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD	GUINHAWA-KAYBAGAL BDRY	RR	500.00
TAGAYTAY MENDEZ ROAD	BBN 16 TO CBM 8	RR	1,500.00
ALL OTHER STREETS		RR	500.00
		CR	1,200.00
		A	300.00
		I	1,000.00
		GP	600.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	2,000.00
		CC	5,000.00

BARANGAY: SAMBONG

STREET NAME/SUBDIVISION	VICINITY	CLASSI-FICATION	2ND REV. ZV/SQ.M.
ALL LOTS	ALONG TAGAYTAY-BATANGAS VIA T	RR	600.00
		CR	1,200.00
		A	300.00
		I	800.00
		GP	500.00
		RC	1,500.00
		CC	3,000.00

BARANGAY: SAN JOSE

STREET NAME/SUBDIVISION	VICINITY	CLASSI-FICATION	2ND REV. ZV/SQ.M.
KATIGBAK SUBD		RR	2,400.00
SALINGLAHI SUBD (VILLA PURA)		RR	2,600.00
SVD ROAD	BBM 2-TAG/CALAMBA RD	RR	1,500.00
TAGAYTAY-CALAMBA ROAD	ROTONDA-BBM I (SSIDE)	RR	2,800.00
TAGAYTAY-CALAMBA ROAD	ROTONDA-BBM I (NSIDE)	RR	2,500.00
TAGAYTAY REALTY (FOGGY HEIGHTS)		RR	2,000.00
TAGAYTAY-TALISAY RD	ROTONDA-CBM 33	RR	1,000.00
ALL OTHER STREETS		RR	800.00
		CR	3,000.00
		A50	500.00
		I	2,000.00
		GP	800.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	6,000.00
		CC	10,000.00

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: SILANG JUNCTION****D.O. NO. 8-98**
Effectivity Date 17-Feb-98

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION	2ND REV. ZV/SQ.M.
BERNARDO BAYBAY		RR	600.00
CITYLAND (TAGAYTAY COUNTRY HOMES/CITYLAND)		RR	2,500.00
CITYLAND III		RR	2,000.00
FILIPINAS FARMS		RR	600.00
TAGAYTAY BATANGAS VIA TUY RD (GEN ROT-MAG(SOUTHSIDE)		RR	2,500.00
TAGAYTAY BATANGAS VIA TUY RD (GEN ROT-MAG(NORTHSIDE)		RR	2,000.00
LIVERIZA		RR	500.00
LOURDES DRIVE	INTERSECTION-AGUINALDO	RR	600.00
MAGALLANES DRIVE	BBM I-BBM 6 (EASTSIDE)	RR	600.00
MODESTA BAYOT SUBD		RR	500.00
P. B. CONSTANTINO SUBD		RR	1,300.00
ALL OTHER STREETS		RR	450.00
		CR	2,500.00
		A	400.00
		I	1,600.00
		GP	900.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	5,000.00
		CC	10,000.00

BARANGAY: SUNGAY

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION	2ND REV. ZV/SQ.M.
BARANGAY DIRT ROAD	CALAMBA-MALABAY	RR	600.00
BARANGAY DIRT ROAD	KAYKULOT ROAD	RR	600.00
LIGAYA DRIVE	TGYTY/CAL.-FRANCISCO	RR	800.00
MALABANAN SUBD		RR	850.00
MONTE VISTA (DON TIM DEV. CORP)		RR	3,000.00
REGALADO SUBD		RR	600.00
SOUTHRIDGE EST. (MOLDEX REALTY)		RR	3,000.00
TAGAYTAY-CALAMBA ROAD	SOUTH SIDE	RR	3,000.00
TAGAYTAY-CALAMBA ROAD	NORTH SIDE	RR	2,500.00
ALL OTHER STREETS		RR	600.00
		CR	4,000.00
		A	500.00
		I	2,500.00
		GP	1,000.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	5,500.00
		CC	10,000.00

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE**CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE**

BARANGAY: TOLENTINO		D.O. NO. Effectivity Da	8-98 17-Feb-98
STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
EVERGREEN		RR	500.00
TAGAYTAY-CALAMBA ROAD	SJOSE-FRANCISCO (NSIDE)	RR	1,500.00
TAGAYTAY-MALABAG ROAD	TAG/CAL-MALABAG BDRY	RR	500.00
TOLENTINO ROAD	CITY MARKET-TAG/SILANG BDRY	RR	1,100.00
ALL OTHER STREETS		RR	450.00
		CR	2,500.00
		A	400.00
		I	1,800.00
		GP	600.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	4,000.00
		CC	8,000.00

BARANGAY: ZAMBAL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY DIRT ROAD	NEOGAN-GUINHAWA (ALF)	RR	500.00
ALL OTHER STREETS		RR	500.00
		CR	1,000.00
		A	300.00
		I	700.00
		GP	300.00
CONDOMINIUMS/TOWNHOUSES (CCT)		RC	2,000.00
		CC	4,000.00

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RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE

CERTAIN GUIDELINES IN THE IMPLEMENTATION OF ZONAL VALUATION OF REAL PROPERTIES FOR TAGAYTAY CITY UNDER RDO NO. 54B-TRECE MARTIREZ CITY (formerly RDO NO. 54-TRECE MARTIREZ CITY)

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY.

WHERE IN THE APPROVED SCHEDULE OF ZONAL VALUE FOR A PARTICULAR BARANGAY.

- a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR STREET/SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN THE OTHER STREET/SUBDIVISION WITHIN THE SAME BARANGAY OF SIMILAR CONDITIONS SHALL BE USED; AND
- b.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY.

- a.) ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.
- b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/BARANGAY/ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSES OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSE IS -

- a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE IMPROVEMENTS SHALL BE TREATED AS ONE; OR
- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES i.e ZONAL VALUE/GROSS SELLING PRICE/FAIR MARKET VALUE PER LATEST TAX DECLARATION WHICH IS HIGHER AND, IN THE ABSENCE OF ZONAL VALUATION, PROPERTY SHALL BE VALUED PURSUANT TO RAMO 2-91.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLRB). IF IT IS UTILIZED FOR SOCIALIZED HOUSING, IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY SUCH AS PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA). ETC.

RDO NO. 54A-TRECE MARTIREZ CITY, CAVITE

5. ZONAL VALUE OF FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES (i.e. CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S AND DOCUMENTARY STAMP TAXES) DUE ON SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY. PROVIDED, THAT THE SAME IS HIGHER THAN (1) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS (i.e. LATEST TAX DECLARATION) AND (2) THE GROSS SELLING PRICE AS SHOWN IN THE DULY NOTARIZED DOCUMENT OF SALE OR EXCHANGE.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND DONOR'S TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (i.e. ZONAL VALUES) OR (2) FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL/CITYMUNICIPAL ASSESSOR, WHICHEVER IS HIGHER.

I-3/ftp

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
MANILA

DEPARTMENT ORDER NO. 85-94
FEBRUARY 28, 1994

SUBJECT: IMPLEMENTATION OF THE ZONAL VALUES OF REAL PROPERTIES IN THE CITY OF TAGAYTAY UNDER REVENUE DISTRICT OFFICE NO. 36 (TRECE MARTINEZ CITY), REVENUE REGION NO. 4B2 (MAKATI, METRO MANILA), FOR INTERNAL REVENUE TAX PURPOSES.

T O : All Internal Revenue Officers and Others Concerned.

Section 16 (e) of the Tax Code as amended by Presidential Decree No. 1994, authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue purposes, the fair market value of the real properties located in each zone or area upon consultation with appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties located in Tagaytay City, under the jurisdiction of Revenue District No. 36 (Trece Martirez City), Region No. 4B2 (Makati, Metro Manila), after a public hearing was conducted on September 12, 1989 for that purpose. This Order is issued to implement zonal values for land as shown in Annex "A" hereof to be used in computing revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the Provincial Assessor is higher than the zonal value established herein, such values shall be used as basis for computing the revenue tax.

This Order shall take effect immediately.

(signed)
ROBERTO F. DE OCAMPO
Secretary of Finance

RECOMMENDED BY:

(Signed)
LIWAYWAY VINZONS-CHATO
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL
COMMERCIAL

INDUSTRIAL
AGRICULTURAL

GENERAL PURPOSE

VICINITY

LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL
PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS
RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO
PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER
AGRICULTURAL USES INCLUDING TIMBERLAND AND
FOREST LAND.

RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS
HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL,
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST
NOT KLESS THAN 5,000 SQUARE METERS.

MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR
DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR
CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE

RR
CR
GP
GL
APD
RC
CC
I
X
A

CLASSIFICATION

Residential Regular
Commercial Regular
General Purpose
Government Land
Area for Priority Development
Residential Condominium
Commercial Condominium
industrial
Institutional
Agricultural

RDO NO. 54A (formerly RDO NO. 36)**TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE****BARANGAY: ASISAN****D.O. No.**
Effectivity Date

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
BARANGAY ROAD	NAT'L & BRGY. MOZON	RR
BARANGAY RD (DIRT RD INT)	JAKA-INTS OF ANULING RD	RR
DIRT ROAD INT.	NATIONAL RD-TAGAYTAY	RR
GEN. E AGUINALDO HIWAY	TAGAYTAY-ANULING ROAD	RR
GEN. E AGUINALDO HIWAY	BBM 23-BGY BDRY LINE M JUNC	RR
TAGAYTAY-ANULING RD	BBM 20 TO BBM 19	RR
TAGAYTAY-ZAMBAL BGY	ROAD BBM 23-BGY BDRY LINE NEOGAN	RR
ALL OTHER STREETS		RR

BARANGAY: BAGONG TUBIG

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
AGUINALDO HWAY (SOUTH SIDE)	OVERLOOKING THE LAKE	RR
BARANGAY ROAD	NATL ROAD INT. PORTION	RR
		A
NATIONAL ROAD	NATIONAL ROAD-OBM 82	RR
NATIONAL ROAD	AFP TROPO STATION-CBM 42	RR

BARANGAY: CALABUSO

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
BARANGAY RD (DIRT RD)	DAPDAP BRGY BDRY LINE-CAL	RR
		A

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE**BARANGAY: DAPDAP****D.O. NO.**
Effectivity Date

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
NATIONAL ROAD (TAGAYTAY-CALAMBA)	IRUHIN BGRY BDRY LINE-CBM	RR RR

BARANGAY: FRANCISCO

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
BARANGAY RD (DIRT RD)	ULAT ROAD-TOLENTINO ROAD	RR A
FORTUNATO SANTOS SUBD	ULAT ROAD-TOLENTINO ROAD	RR
HOLYWOOD		RR
TAGAYTAY-CALAMBA ROAD	TOLENTINO BGY SUNGAY	RR
TAGAYTAY-LUMIL ROAD		A RR
TAGAYTAY-ULAT ROAD		A RR
ALL OTHER STREETS		RR

BARANGAY: GUINHAWA

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
BARANGAY ROAD		RR A
GUINHAWA SUBDIVISION		RR
TAGAYTAY ANUING ROAD	BBN 19 TO OBM 16	RR A

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE**BARANGAY: IRUHIN****D.O. NO.**
Effectivity Date

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
BAYANAN RD (DIRT RD)	TAG-CALAMBA RD-TAGSILANG	RR
BULALO RD (DIRT RD)	TAG-CALAMBA RD-TAGSILANG	RR
FILIPINAS FARM		RR
LAND GROWTH SUBDIVISION		RR
TAGAYTAY-CALAMBA ROAD	SUNGAY-CALABUSO	RR
7 BCT SUBD		RR
ALL OTHER STREETS		RR

BARANGAY: KAYBAGAL

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
AKLE STREETS	AGUINALDO-MAHOGANY	RR
GEN E AGUINALDO HIWAY	IPIL-MENDEZ-SOUTH	RR
GEN E AGUINALDO HIWAY	IPIL-MENDEZ-NORTH	RR
HEROES FARM ROAD		A
IPIL STREET	AGUINALDO-MAHOGANY	RR
MAHOGANY AVENUE	IPIL ST-M JUNCTION BDRY	RR
METRICO		RR
NERCIORIC SUBD		RR
PC CITY EMPLOYEE SUBD		RR
STA. RITA ROAD	AMADEO-MAGALLANES ROAD	RR
TAGAYTAY AMADEO ROAD	AMAHOGANY AE-TAB/AMADEO B	RR
TAGAYTAY DEV CO.		RR

BARANGAY: MAG-ASAWANG ILAT

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
BARANGAY ROAD	SVD RD-TAGAYTAY/SILANG BD	RR
		A
DIVINE WORLD VILLAGE		RR
FILIPINAS FARMS SUD ROAD		RR
SUD ROAD	SAN JOSE BDRY-BARANGAY ROAD	RR
SVD ROAD	AGINALDO HWAY-TAGAYTAY/CA	RR
ALL OTHER STREETS		RR

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE**BARANGAY: MAHARLIKA****D.O. NO.**
Effectivity Date

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
CONTINENTAL SUBD	BBM7-BBM 12, SOUTH	RR
GEN E AGUINALDO HIWAY	BBM7-BBM 12 SOUTHSIDE	RR
GEN E AGUINALDO HIWAY	BBM 7 -BB 12 NORTHSIDE	RR
IPIL STREET (EAST SIDE)	BBM 12-BBM 11	RR
		GP
MAGALLANES ROAD	AGUINALDO HIWAY-2ND	RR
MAGALLANES RD (WEST SIDE)	BBM 7 - BBM 9	RR
MAHOGANY AVENUE	BETANIA RETREAT HOUSE-BBM	RR
MAHOGANY AVENUE	PEYRON STATION-AMADEO	RR
NHA MAHARLIKA		RR
TAGAYTAY AMADEO ROAD	BBM 11-BBM 16	RR
ALL OTHER STREETS		RR

BARANGAY: MAITIM 2ND

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
GEN E AGUINALDO HIWAY	CBM 15-BBM 3 (TAG/SILANG)	RR
LOURDES DRIVE	CITYLAND-TAGAYTAY/BATANGAS	RR
MAGALLANES DRIVE	BBM 6-CBM 13	RR
		A
PLIVELU		RR
TAGAYTAY-BATANGAS		
ARTERIAL ROAD	AGUINALDO-MAGALLANES DR	RR
TAGAYTAY CENTURY ROAD	AGUINALDO-TAGAYTAY	RR
TAGAYTAY DEV. CORP		RR
VICTORIA VER VILLAGE		RR
VICTORIA VILLAGE		RR
ALL OTHER STREETS		RR

BARANGAY: MENDEZ JUNCTION

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
GEN E AGUINALDO HIWAY	BBM 13 - BBM 20 (SOUTHSIDE)	RR
GEN E AGUINALDO HIWAY	BBM 13 - BBM 20 (NORTHSIDE)	RR
JUNCTION		CR
		GP
RURAL URBAN SUBD (ST JOSEPH)		RR
TAGAYTAY ANULING ROAD	AGUINALDO-BBM 19	RR
TAGAYTAY MENDEZ ROAD	RURAL & URBAN SUBD-BBM 16	RR
ALL OTHER STREETS		RR

RDO NO. 54A (formerly RDO NO. 36)

TRECE MARTIREZ CITY, CAVITE

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE

BARANGAY: NEOGAN

D.O. NO.
Effectivity Date

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
GEN E AGUINALDO HIWAY NEOGAN BARANGAY RD	BBM 23-CBM 42 (NORTHSIDE) AGUINALDO HWAY-BGY ZAMBA	RR RR A

BARANGAY: PATUTONG MALAKI

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
BARANGAY ROAD	BGY GUINHAWA-BGY KAYBAGAL	RR A
TAGAYTAY MENDEZ ROAD	BBN 16 TO CBM 8	RR

BARANGAY: SAMBONG

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
ALL LOTS		A

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE**BARANGAY: SAN JOSE****D.O. NO.**
Effectivity Date

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
KATIGBAK SUBD		RR
SVD ROAD	BBM 2 TAG/CALAMBA RD	RR
		GP
TAGAYTAY-CALAMBA ROAD	ROTONDA-BBM 1 (SOUTHSIDE)	RR
TAGAYTAY-CALAMBA ROAD	ROTONDA-BBM 1 (NORTHSIDE)	RR
TAGAYTAY-REALTY (FOGGY HEIGHTS)		RR
TAGAYTAY-TALISAY RD	ROTONDA-CBM 33	RR

BARANGAY: SILANG JUNCTION

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
BERNARDO BAYBAY		RR
CITYLAND (TAGAYTAY COUNTRY HOMES)		RR
FILIPINAS FARMS		RR
GEN E AGUINALDO HIWAY	ROTONDA-MAGALLANES DR (SO)	RR
GEN E AGUINALDO HIWAY	ROTONDA-MAGALLANES DR (NO)	RR
LIVERIZA		RR
LOURDES DRIVE	INTERSECTION-E AGUINALDO	RR
		GP
		A
MAGALLANES DRIVE	BBM 1-BBM 6 (EAS SIDE)	RR
ALL OTHER STREETS		RR

BARANGAY: SUNGAY

STREET NAME/SUBDIVISION	VICINITY	CLASSIFICATION
BARANGAY DIRT ROAD	CALAMBA-MALABAY	RR
		A
		GP
BARANGAY DIRT ROAD	KAYKULOT ROAD	RR
		GP
		A
LIGAYA DRIVE	TAGAYTAY/CALAMBA/BGY FRAN	RR
MALABANAN SUBD		RR
REGALADO SUBD		RR
TAGAYTAY-CALAMBA ROAD	SOUTH SIDE	RR
	NORTH SIDE	RR

RDO NO. 54A (formerly RDO NO. 36)

TRECE MARTIREZ CITY, CAVITE

CITY/MUNICIPALITY: TAGAYTAY CITY, CAVITE

BARANGAY: TOLENTINO

D.O. NO.
Effectivity Date

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION
EVERGREEN		RR
TAGAYTAY-CALAMBA ROAD	SAN JOSE-BGY FRANCISCO (NS)	RR
		CR
		A
TAGAYTAY-MALABAG ROAD	TAG/CALAMBA-MALABAG BDRY	RR
TOLENTINO ROAD	CITY MARKET-TAG/SILANG BD	RR

BARANGAY: ZAMBAL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION
BARANGAY DIRT ROAD	BGY NEOGAN-BGY GUINHAWA	RR
		A
ALL OTHER STREETS		RR

**CERTAIN GUIDELINES IN THE IMPLEMENTATION
OF ZONAL VALUATION OF REAL PROPERTIES FOR
RD NO. 54 - TRECE MARTIREZ CITY
(formerly RDO NO. 36-CAVITE CITY)**

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY WHERE IN THE APPROVED SCHEDULE OF ZONAL VALUE FOR A PARTICULAR BARANGAY.

a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF PROPERTY LOCATED IN THE OTHER STREET/SUBDIVISION WITHIN THE SAME BARANGAY CONDITIONS SHALL BE USED; AND

b.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY.

a.) ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.

b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSES OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSE IS -

a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE BUILDING SHALL BE TREATED AS ONE; OR

b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES;

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL. TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLRB). IF IT IS UTILIZED FOR SOCIALIZABLE HOUSING, IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY SUCH AS THE COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA) ETC.

5. ZONAL VALUE OF FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES PROVIDED THAT THE CAPITAL GAINS TAX FROM SALES, EXCHANGE, OR OTHER DISPOSITIONS OF REAL PROPERTY CLASSIFIED AS CAPITAL ASSETS, INCLUDING "PACTO DE RETRO" ESTATE AND TRUSTS, SHALL BE TAXED AT THE RATE OF FIVE PERCENT (5%) BASED ON GROSS SELLING PRICE, IF THE CONSIDERED VALUE IS HIGHER THAN THE ZONAL VALUES HEREIN ESTABLISHED.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING INTERNAL REVENUE TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSION ON INTERNAL REVENUE (i.e. ZONAL VALUES) OR (2) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL/CITY/MUNICIPAL ASSESSORS, WHICHEVER IS HIGHER.

**GAYTATY,
ON NO. 4B2**

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Values of real
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3

85-94
25-Sep-94

1ST REV.
ZV/SQ.M.

130.00
140.00
130.00
700.00
700.00
300.00
140.00
200.00

1ST REV.
ZV/SQ.M.

1,350.00
130.00
90.00
1,350.00
1,350.00

1ST REV.
ZV/SQ.M.

130.00
40.00

85-94
25-Sep-94

1ST REV.
ZV/SQ.M.

145.00
40.00

1ST REV.
ZV/SQ.M.

130.00
40.00
140.00
800.00
445.00
130.00
275.00
130.00
130.00
130.00

1ST REV.
ZV/SQ.M.

130.00
40.00
160.00
235.00
40.00

85-94
25-Sep-94

1ST REV.
ZV/SQ.M.

130.00
145.00
200.00
140.00
450.00
140.00
120.00

1ST REV.
ZV/SQ.M.

275.00
1,350.00
445.00
90.00
275.00
275.00
275.00
275.00
275.00
145.00
275.00
275.00

1ST REV.
ZV/SQ.M.

130.00
40.00
400.00
160.00
275.00
175.00
150.00

85-94
25-Sep-94

1ST REV.
ZV/SQ.M.

140.00
1,350.00
445.00
175.00
190.00
280.00
145.00
175.00
1,350.00
200.00
175.00
150.00

1ST REV.
ZV/SQ.M.

1,350.00
145.00
145.00
40.00
300.00

160.00
80.00
120.00
120.00
200.00
120.00

1ST REV.
ZV/SQ.M.

1,350.00
390.00
1,750.00
100.00
200.00
150.00
175.00
150.00

85-94
25-Sep-94

1ST REV.
ZV/SQ.M.

660.00
140.00
45.00

1ST REV.
ZV/SQ.M.

140.00
45.00
200.00

1ST REV.
ZV/SQ.M.

45.00

85-94
25-Sep-94

1ST REV.
ZV/SQ.M.

300.00
300.00
225.00
1,350.00
1,350.00
500.00
664.00

1ST REV.
ZV/SQ.M.

200.00
800.00
100.00
1,350.00
1,350.00
140.00
160.00
250.00
270.00
160.00
140.00

1ST REV.
ZV/SQ.M.

140.00
45.00
100.00
140.00
200.00
45.00
250.00
300.00
160.00
1,350.00
660.00

85-94
25-Sep-94

1ST REV.
ZV/SQ.M.

100.00
660.00
2,250.00
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1ST REV.
ZV/SQ.M.

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SCHEDULE OF

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
MANILA

DEPARTMENT ORDER NO. 48-09

September 26, 1989

SUBJECT: IMPLEMENTATION OF THE ZONAL VALUES OF REAL PROPERTIES IN THE CITY OF TAGAYTAY, UNDER REVENUE DISTRICT OFFICE NO. 36, CAVITE CITY, REVENUE REGION 4B2, MAKATI, FOR INTERNAL REVENUE TAX PURPOSES.

T O : All Internal Revenue Officers and Others Concerned.

Section 16 (a) of the Tax Code, as amended by Presidential Decree No. 1994, authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties located in the City of Tagaytay, under Revenue District No. 36, Cavite City, Revenue Region 4B2, Makati, after a public hearing was conducted on September 12, 1989 for the purpose. This Order is issued to implement zonal values for land as shown in Annex "A" hereof to be used in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the Provincial or City Assessors is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(Signed)
VICTOR C. MACALINCAG
Acting Secretary of Finance

RECOMMENDED BY:

(Signed)
JOSE U ONG
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING DAIRYING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.
GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT KLESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE	CLASSIFICATION
RR	Residential Regular
CR	Commercial Regular
RC	Residential Condominium
A	Agricultural
APD	Area for Priority Development
CC	Commercial Condominium
I	industrial
X	Institutional
GL	Government Land
GP	General Purpose

RDO NO. 54A(formerly RDO NO. 36) **TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: TAGAYTAY, CAVITE****BARANGAY: ASISAN****D.O. No. 48-89**
Effectivity Date 08-Mar-90

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD	NATIONAL AND BRGY NEOGAN	RR	20.00
DIRT ROAD INT	NATL RD TAGAYTAY	RR	20.00
GEN E AGUINALDO HWAY	TAGAYTAY ANULING ROAD	RR	150.00
TAGAYTAY ANULING ROAD	BBM 20 TO BBM 19	RR	50.00

BARANGAY: BAGONG TUBIG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD	NATL RD INT PORTION	RR	20.00
		A	10.00
NATIONAL ROAD	NATL ROAD CBM 92	RR	400.00

BARANGAY: CALABUSO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	20.00
		A	10.00

BARANGAY: DAPDAP

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
NATIONAL ROAD		A	10.00
(TAGAYTAY-CALAMBA)		RR	30.00

BARANGAY: FRANCISCO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARRIO ROAD DIRT	ULAT RD TOLENTINO RD	RR	20.00
		A	10.00
FORTUNATO SANTOS SUBD		RR	70.00
HOLLYWOOD		RR	400.00
TAGAYTAY ULAT RD	LUMIL TO CBM 19	RR	20.00
TAGAYTAY CALAMBA RD	TOELNTINO BGY SUNGAY	RR	130.00
TAGAYTAY LUMIL ROAD	MAIN RD CMB 20	RR	50.00

RDO NO. 54A(formerly RDO NO. 36) **TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: TAGAYTAY, CAVITE****BARANGAY: GUINHAWA****D.O. No. 48-89**
Effectivity Date 08-Mar-90

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BRGY RIAD DIRT		RR	20.00
		A	10.00
GUINAWA SUBD		RR	80.00
TAGAYTAY ANULING RD	BBM 19 TO CBM 16	RR	10.00

BARANGAY: IRUHI

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BAYANAN ROAD DIRT RD	TAGAYTAY CALAMBA	RR	20.00
BULALO RD DIRT RD	CALAMBA TO SILANG	RR	30.00
FILIPINAS FARM		RR	100.00
LAND GROWTH SUBD		RR	70.00
TAGAYTAY CALAMBA RD	BBM5 CALABUSO DAPDAP	RR	130.00
7 BCT SUBD		RR	60.00

BARANGAY: KAYBAGAL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
AKLE ST	AGUINALDO MAHOGANY	RR	50.00
GEN AGUINALDO HWAY	IPIL TO MENDEZ SOUTH	RR	400.00
GEN AGUINALDO HWAY	IPIL TO MENDEZ NORTH	RR	130.00
HEROES FARM ROAD		A	10.00
IPIL ST	AGUINALDO MAHAGONY	RR	50.00
MAHOGANY AVE	IPIL MENDEZ BOTHSIDE	RR	50.00
METRICO		RR	50.00
NORVIOIC SUBD		RR	100.00
PC CITY EMPL SUBD		RR	70.00
STA RITA ROAD	AMADEO MAGALLANES RD	RR	30.00
TAGAYTAY AMADEOR RD	MAHOGANY TO AMADEO	RR	50.00
TAGAYTAY DEVT CORP		RR	80.00

BARANGAY: MAG ASAWANG ILAT

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD	SUD RD SILANG BDRY	RR	20.00
		A	10.00
DIVINE WORLD VILLAGE		RR	200.00
FILIPINAS FARM		RR	80.00
SUD ROAD	S JOSE BDRY BRGY RD	RR	50.00

RDO NO. 54A(formerly RDO NO. 36) **TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: TAGAYTAY, CAVITE****BARANGAY: MAHARLIKA****D.O. No. 48-89**
Effectivity Date 08-Mar-90

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CONTINENTAL SUBD	BBM7 TO BBM12 SOUTH	RR	70.00
GE E AGUINALDO HWAY	AGUINALDO MAHAGONY	RR	400.00
IPIL ST		GP	50.00
	AGUINALDO HWAY M2ND	RR	60.00
MAGALLANES RD	NORTHERN SIDE	RR	30.00
MAHOGANY AVE	PETRON STN AMADEO	RR	100.00
MAHOGANY AVE		RR	50.00
NHA MAHARLIKA		RR	100.00
TAGAYTAY AMADEO RD	BBM1 BBM16	RR	50.00

BARANGAY: MAITIM 2ND

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
GEN E AGUINALDO HWAY	CBM 15 BBM 3	RR	400.00
LOURDES DRIVE	CITYLAND CEMETERY RD	RR	30.00
MAGALLNES DR	BBM 6 CBM 13	RR	30.00
		A	10.00
POLIVELT		RR	150.00
TAGAYTAY CEMETERY RD	AGUINALDO TAGAYTAY	RR	40.00
TAGAYTAY DEVT CORP		RR	60.00
VICTORIA VER VILLAGE		RR	60.00
VICTORIA VILL		RR	100.00

BARANGAY: MENDEZ JUNCTION

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
GEN E AGUINALDO HWAY		RR	400.00
JUNCTION		CR	500.00
		GP	70.00
RURAL URBAN SUBD (ST JOSEPH)		RR	100.00
TAGAYTAY ANULING RD	AGUINALDO TO BBM 19	RR	40.00
TAGYTAY MENDEZ RD	NORTHERN SIDE	RR	130.00
TAGAYTAY MENDED RD		RR	50.00

BARANGAY: NEOGAN

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
GEN AGUINALDO HIWAY	BAT TO CBM	RR	130.00
NEOGAN BGY RD	AGUINALDO ZAMBAL	RR	20.00
		A	10.00

RDO NO. 54A(formerly RDO NO. 36) **TRECE MARTIREZ CITY, CAVITE****CITY/MUNICIPALITY: TAGAYTAY, CAVITE****BARANGAY: PATUTONG MALAKI****D.O. No. 48-89**
Effectivity Date 08-Mar-90

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	20.00
		A	10.00
TAGAYTAY MENDEZ RD	BBM 16 TO CBM 19	RR	50.00

BARANGAY: SAMBONG

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
ALL PROPERTIES		A	10.00

BARANGAY: SAN JOSE

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
KATIGBAK SUBD		RR	150.00
SUD ROAD	AGUINALDO TO CALAMBA	RR	50.00
		GP	50.00
TAGAYTAY CALAMBA RD	ROTONDA INK BBM1	RR	400.00
TAGAYTAY REALTY (FOGGY HEIGHTS)		RR	250.00
TAGAYTAY TALISAY RD	ROTONDA TO CBM 33	RR	130.00

BARANGAY: SILANG JUNCTION

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BERNANRDO BAYBAY		RR	100.00
CITILAND (TAGAYTAY COUNTRY HOMES)		RR	400.00
FILIPINAS FARM		RR	150.00
GE E AGUINALDO HWAY	BLIM 2 MAGALLANES DR	RR	400.00
LEVERIZA		RR	70.00
LOURDES DRIVE	INTERSEC E AGUINALDO	RR	30.00
		A	60.00
		GP	50.00
MAGALLANES DRIVE		RR	30.00

RDO NO. 54A(formerly RDO NO. 36) **TRECE MARTIREZ CITY, CAVITE**

CITY/MUNICIPALITY: TAGAYTAY, CAVITE

BARANGAY: SUNGAY

D.O. No. 48-89
Effectivity Date 08-Mar-90

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BRGY DIRT ROAD	CALAMBA MONLABI	RR	20.00
		A	10.00
		GP	50.00
LIGAYA DRIVE	CALAMBA SUNGAY BDRY	RR	50.00
MALABANAN SUBD		RR	150.00
REGALADO SUBD		RR	80.00
TAGAYTAY CALAMBA RD	SOUTH SIDE	RR	400.00
TAGAYTAY CALAMBA RD	NORTH SIDE	RR	130.00

BARANGAY: TOLENTINO

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
EVERGREEN		RR	50.00
TAGAYTAY CALAMBA RD	S JOSE BET FRANCISCO	RR	130.00
TAGAYTAY CALAMBA RD	NORTH SIDE	RR	70.00
		A	10.00
		CR	500.00
TAGAYTAY MALABAG ST	CALAMBA MALABAG BDRY	RR	30.00
TOLENTINO ROAD	CITY MKT FRANCISCO	RR	50.00

BARANGAY: ZAMBAL

STREET NAME/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY DIRT RD	NEOGAN TO GUINHAWA	RR	20.00
		A	10.00
=====	=====	=====	=====

RDO NO. 54A(formerly RDO NO. 36) **TRECE MARTIREZ CITY, CAVITE**

**CERTAIN GUIDELINES IN THE IMPLEMENTATION
OF ZONAL VALUATION OF REAL PROPERTIES
RDO No. 55-TRECE MARTIREZ CITY
(Formerly RDO No. 36-Cavite City)**

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY

WHERE IN THE APPROVE SCHEDULE OF ZONAL VALUES FOR A PARTICULAR BARANGAY -

- a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR STREET/SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROERTY LOCATED IN THE OTHER STREET/SUBDIVISION WITHIN THE SAME BARANGAY OF SIMILAR CONDITIONS SHALL BE USED; AND
- b) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY.

- a.) ALL REAL PROERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSED OF ZONAL VALUATION.
- b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/BARANGAY/ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSED OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSES IS -

- a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE IMPROVEMENT SHALL BE TREATED AS ONE; OR
- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE AREA AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLURB). IF IT IS UTILIZED FOR SOCIALIZED HOUSING IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY SUCH AS PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA), ETC.

5. ZONAL VALUE OF FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES (i.e CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S, AND DOCUMENTARY STAMP TAXES) DUE ON SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY. PROVIDED, THAT THE SAM IS HIGHER THAN (1.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCI AND CITY ASSESSORS (i.e. LATEST TAC DECLARATION) AND (2.) THE GROSS SELLING PRICE AS SHOWN IN THE DULY NOTARIZED DOCUMENT OF SALE OR EXCHANGE AT THE TIME OF SALE OR EXCHANGE.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND DONOR' TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVEN (i.e. ZONAL VALUES) OR (2) THE FAIE MARKET VALUE AS SHOWN IN THE SCHEDULE OF ZONAL VALUES OF T PROVINCIAL/CITY/MUNICIPAL ASSESSOR, WHICHEVER IS HIGHER.

Appendix 16-C.2

D.O. No. 33-05 – Laguna

PROVINCE: LAGUNA				
RDO NO. 57-San Pedro	Initial	1st Rev	2nd Rev	3rd Rev
1. BINAN	16-Nov-91	25-Apr-96	5-May-97	17-Mar-06
2. CABUYAO	16-Nov-91	25-Apr-96	5-May-97	17-Mar-06
3. SAN PEDRO	31-Jul-92	25-Apr-96	5-May-97	17-Mar-06
4. SANTA ROSA	16-Nov-91	25-Apr-96	5-May-97	17-Mar-06

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 33-05
September 29, 2005

**SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES
IN THE MUNICIPALITIES OF BINAN, CABUYAO, SAN PEDRO AND STA. ROSA CITY
UNDER THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 57 (SAN PEDRO, LAGUNA),
REVENUE REGION NO. 9 (SAN PABLO CITY) FOR INTERNAL REVENUE TAX PURPOSES.**

TO: : All Internal Revenue Officers and Others Concerned.

Section 16(E) of the of Republic Act No. 8424, otherwise known as the "Tax Reforms Act of 1997", authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (3rd revision) located in the Municipalities of Binan, Cabuyao, San Pedro and Sta. Rosa City under the of Revenue District Office No. 57 (San Pedro, Laguna), Revenue Region No. 9 (San Pablo City, Laguna) after public hearing was conducted on March 2, 2005 for the purpose. This Order is issued to implement the revised zonal values for land to be used in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher tha the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
MARGARITO B. TEVES
Secretary of Finance

RECOMMENDED BY:

(signed)
JOSE MARIO C. BUÑAG
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.
GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT KLESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE	CLASSIFICATION	CODE	CLASSIFICATION
RR	Residential Regular	GL	Government Land
CR	Commercial Regular	GP*	General Purposes

RC	Residential Condominium	I	Industrial
CC	Commercial Condominium	X	Institutional
CL	Cemetery Lot	APD	Area for Priority Development
A	Agricultural		

AGRICULTURAL LANDS

A1	Riceland Irrigated	A26	Bamboo Land
A2	Riceland Unirrigated	A27	Peanut Land
A3	Upland	A28	Soy beans Land
A4	Coco Land	A29	Grape vineyard
A5	Citrus Land	A30	Pepper Land
A6	Fishpond	A31	Mineral Land
A7	Swamp	A32	Non Metallic mineral Land
A8	Nipa Land	A33	Coal Deposit
A9	Cotton Land	A34	African Oil Land
A10	Cogon	A35	Rubber Land
A11	Abaca Land	A36	Forest Land/Timber Land
A12	Orchard	A37	Horticultural Land
A13	Pineapple Land	A38	Salt Beds
A14	Banana Land	A39	Seashore
A15	Pasture Land	A40	Resort
A16	Corn Land	A41	Sandy/ Stony
A17	Sugar Land	A42	Prawn pond
A18	Tobacco Land	A43	Sorghum
A19	Cacao	A44	Ipil-ipil
A20	Langones	A45	Kangkong
A21	Durian	A46	Zarate
A22	Rambutan	A47	Vegetable Land
A23	Mango	A48	Coffee
A24	Mangrove	A49	Mountainous / Hilly Areas
A25	Camote/ Cassava	A50	Other Agricultural Lands

RDO NO. 57 SAN PEDRO, LAGUNA

CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: BIÑAN

D.O. No. 33-05
Effectivity Date 17-Mar-2006

STREET/SUBDIVISION	VICINITY	CLASSIFICATION	3RD REV. ZV/SQ.M.
LAGUNA BEL AIR		RR	5,000.00
	INTERIOR LOT	RR	2,800.00
LAGUNA TECHNOPARK		CR	3,260.00
		I	2,750.00
		GP	850.00
		A50	450.00
SAN JOSE VILLAGE		RR	4,000.00
	INTERIOR LOT	RR	2,900.00
ALL OTHER STREETS	BRGY. ROAD	RR	700.00
	INTERIOR LOT	RR	600.00

CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: LOMA

D.O. No. 33-05
Effectivity Date 17-Mar-2006

STREET/SUBDIVISION	VICINITY	CLASSIFICATION	3RD REV. ZV/SQ.M.
ACTIVE REALTY		RR	2,250.00
BARANGAY ROAD		CR	1,180.00
		RR	585.00
		I	2,250.00
		GP	250.00

RDO NO. 57**SAN PEDRO, LAGUNA**

	INTERIOR LOT	A50	175.00
VERDANA HOMES		RR	585.00
CELINA HOMES TECHNO		RR	2,250.00
CELINA MANSION		RR	2,250.00
SOUTHVILLE TOWN & COUNTRY HOMES PHASE 7		RR	2,250.00
LAGUNA BEL-AIR PHASE III		RR	2,250.00
LAGUNA TECHNOPARK, INC. PH 4,5 & 6		RR	5,000.00
AYALA GREENFIELDS		RR	5,000.00
		RR	5,000.00

CITY/MUNICIPALITY: BINAN, LAGUNA**BARANGAY: MALAMIG**

D.O. No. 33-05
Effectivity Date 17-Mar-2006

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BARANGAY ROAD		CR	1,330.00
		RR	635.00
		I	2,250.00
		GP	250.00
	INTERIOR LOTS	A50	165.00
SAN JOSE VILLAGE		RR	485.00
		RR	4,000.00

CITY/MUNICIPALITY: BINAN, LAGUNA**BARANGAY: TIMBAO**

D.O. No. 33-05
Effectivity Date 17-Mar-2006

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
ALL LOTS	BRGY ROAD	RR	535.00
		CR	1,580.00
		I	2,250.00
		GP	375.00
	INTERIOR LOTS	A50	250.00
		RR	485.00

CITY/MUNICIPALITY: SANTA ROSA CITY, LAGUNA**BARANGAY: DON JOSE**

Effectivity Date 17-Mar-2006

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BANAHAW HOMES		RR	1,500.00
LAGUNA TECHNOPARK		I	2,100.00
LAGUNA BEL - AIR		CR	5,050.00
MESA HOMES		RR	5,000.00
STA. ELENA GOLF COURSE		RR	1,000.00
STA. ROSA BUS. PARK		RR	4,600.00
STA. ROSA ESTATES I		I	2,050.00
STA. ROSA VILL (AYALA)		RR	4,295.00
ALL OTHER STREETS	BRGY ROAD	RR	4,600.00
		RR	1,365.00
		CR	2,200.00
		I	875.00
		GP	650.00

RDO NO. 57**SAN PEDRO, LAGUNA****BARANGAY: MALITLIT**A50 400.00
Effectivity Date 17-Mar-2006

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
CASAN RESIDENCIA		RR	5,000.00
CONSSUISE		CR	7,000.00
LAS CASAS (VERACRUZ HOMES)		RR	3,000.00
SAN LORENZO PH I,I-A,I-B,I-C		RR	2,400.00
		CR	3,025.00
SOUTH POINT		RR	2,400.00
		CR	4,045.00
ST. AGATHA SUBD		RR	3,275.00
VILLA SUSANA		RR	1,175.00
		RR	2,900.00
ALL OTHER STREETS	BRGY ROAD	CR	6,000.00
		RR	960.00
		CR	1,600.00
		I	1,825.00
		GP	440.00

BARANGAY: PULONG SANTA CRUZ

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
PROVINCIAL ROAD	ALONG STO. DOMINGO-BALIBAGO	RR	1,865.00
		CR	2,800.00
		I	2,300.00
		GP	475.00
FRANCISCO VILLAGE		A50	415.00
RAMON MERCADO (PSC)		RR	1,365.00
		RR	1,625.00

BARANGAY: SANTO DOMINGO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	3RD REV. ZV/SQ.M.
BARRIO ROAD		RR	1,115.00
		CR	1,530.00
BELLE REVE		RR	5,000.00
COUNTRY CLUB		RR	5,000.00
FONTAMARA		RR	5,000.00
MESA HOMES		RR	5,000.00
PROVINCIAL RD	BALIBAGO RD	RR	1,000.00
		RR	1,900.00
		CR	2,500.00
		I	900.00
		GP	450.00
LA RESIDENCIA DE STA. ROSA		A50	300.00
		RR	4,025.00
STA. ROSA ESTATE II		CR	5,025.00
PROMENADE		RR	5,000.00
		RR	5,000.00

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**CERTAIN GUIDELINES IN THE IMPLEMENTATION
OF ZONAL VALUATION OF REAL PROPERTIES
RDO NO. 57-SAN PEDRO, LAGUNA**

RDO NO. 57**SAN PEDRO, LAGUNA**

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY.

WHERE IN THE APPROVED SCHEDULE OF ZONAL VALUES FOR A PARTICULAR BARANGAY -

- a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR STREET/SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN THE ADJACENT STREET/SUBDIVISION WITHIN THE SAME BARANGAY OF SIMILAR CONDITIONS SHALL BE USED; AND
- b.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY

- a.) ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.
- b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/BARANGAY/ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSES OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSE IS -

- a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE IMPROVEMENTS SHALL BE TREATED AS ONE; OR
- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES, i.e. ZONAL VALUES/GROSS SELLING PRICE/FAIR MARKET VALUE PER LATEST TAX DECLARATION WHICHEVER IS HIGHER AND, IN THE ABSENCE OF ZONAL VALUATION, PROPERTY SHALL BE VALUED PURSUANT TO RAMO 2-91.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLURB). IF IT IS UTILIZED FOR SOCIALIZED HOUSING, IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY SUCH AS, PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA), ETC.

SECOND SALE OF LOT IDENTIFIED AS LOCATED IN THE APD SHALL NO LONGER BE VALUED AS AN APD AND SHALL BE TREATED AS AN ORDINARY REAL PROPERTY.

5. ZONAL VALUE OR FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES (i.e. CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S AND DOCUMENTARY STAMP TAXES) DUE ON SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY. PROVIDED THAT THE SAME IS HIGHER THAN (1.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS (i.e. LATEST TAX DECLARATION) AND (2.) THE GROSS SELLING PRICE AS SHOWN IN THE DULY NOTARIZED

RDO NO. 57**SAN PEDRO, LAGUNA**

DOCUMENT OF SALE OF EXCHANGE AT THE TIME OF SALE OR EXCHANGE.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND DONOR'S TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (i.e. ZONAL VALUES) OR (2.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL/CITY/MUNICIPAL ASSESSOR, WHICHEVER IS HIGHER.

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 22-97
JANUARY 22, 1997

**SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES
IN THE MUNICIPALITIES OF BINAN, CABUYAO, SAN PEDRO AND STA. ROSA,
LAGUNA UNDER REVENUE DISTRICT OFFICE NO. 57 (SAN PEDRO, LAGUNA), REVENUE
REGION NO. 9 (SAN PABLO CITY) FOR INTERNAL REVENUE TAX PURPOSES.**

TO: : All Internal Revenue Officers and Others Concerned.

Section 16(e) of the Tax Code as amended by Presidential Decree No. 1994, authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (2nd revision) located in the Municipalities of Binan, Cabuyao, San Pedro and Sta. Rosa Laguna under the jurisdiction of Revenue District Office No. 57 (San Pedro, Laguna), Revenue Region No. 9 (San Pablo City) after public hearing was conducted on February 26, 1996 for the purpose. This Order is issued in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
ROBERTO F. DE OCAMPO
Secretary of Finance

RECOMMENDED BY:

(signed)
LIWAYWAY VINZONS-CHATO
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.
GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT KLESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE	CLASSIFICATION	CODE	CLASSIFICATION
RR	<i>Residential Regular</i>	GL	<i>Government Land</i>
CR	<i>Commercial Regular</i>	GP*	<i>General Purposes</i>
RC	<i>Residential Condominium</i>	I	<i>Industrial</i>
CC	<i>Commercial Condominium</i>	X	<i>Institutional</i>
CL	<i>Cemetery Lot</i>	APD	<i>Area for Priority Development</i>
A	<i>Agricultural</i>		

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: BIÑAN****D.O. No.
Effectivity Date****22-97
5-May-1997**

		Effectivity Date	3-May-1997	
STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.	
LAGUNA BEL AIR	INTERIOR LOT	RR	3,000.00	
LAGUNA TECHNOPARK		RR	2,400.00	
		CR	1,500.00	
		I	1,500.00	
		GP	500.00	
SAN JOSE (SUBD.) VILLAGE	INTERIOR LOT	A	200.00	
		RR	3,000.00	
ALL OTHER STREETS		RR	2,400.00	
		BRGY. ROAD	RR	420.00
		INTERIOR LOT	RR	350.00

BARANGAY: BUNGAHAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD	INTERIOR LOT	CR	700.00
		RR	420.00
		I	375.00
		GP	265.00
		A	82.50
		RR	350.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: CALABOSO****D.O. No.
Effectivity Date****22-97
5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ADELINA (EXPRESSWAY TRDG.)		RR	1,000.00
MERCEDES SUBD.		RR	1,200.00
SOUTH CITY HOMES		RR	1,200.00
SOUTH PLAINS		RR	1,000.00
ST. JOSEPH		RR	1,000.00
TOWNSVILLE(TOWN & COUNTRY)		RR	1,200.00
ALL OTHER STREETS	BRGY. ROAD	RR	720.00
		CR	1,200.00
		I	750.00
		GP	300.00
		A	300.00
	INTERIOR LOT	RR	600.00

BARANGAY: CANLALAY

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
AMORLON SUBD.		RR	600.00
A. BONIFACIO ST.		RR	1,500.00
		CR	2,500.00
	INTERIOR LOT	RR	1,200.00
BAGONG NAYON		RR	650.00
		CR	1,350.00
	INTERIOR LOT	RR	550.00
BEST TOWN SUBD.		RR	1,200.00
F. DE CASTRO SUBD. (F.E De Castro)		RR	1,300.00
GOLDEN CITY EXEC. SUBD.		RR	1,300.00
MARIBEL SUBD.		RR	1,300.00
SACATERO		RR	600.00
	INTERIOR LOT	RR	500.00
SIMPLE SUBD.		RR	660.00
ST. FRANCIS IV		RR	1,200.00
ST. FRANCIS V		RR	1,200.00
WOODSIDE SUBD.		RR	1,200.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: CANLALAY - SOUTH****D.O. No.
Effectivity Date****22-97
5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		RR	1,620.00
		CR	3,000.00
		I	2,250.00
		GP	1,650.00
		A	525.00
MACARIA SUBD		X	3,000.00
		RR	1,000.00

BARANGAY: CASILE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
GENEROSA SUBD.		RR	860.00
ST. ROSE SUBD.		RR	860.00
ALL OTHER STREETS		RR	420.00
		CR	900.00
		I	270.00
		GP	265.00
		A	85.00
	INTERIOR LOT	RR	350.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: DE LA PAZ****D.O. No.
Effectivity Date****22-97
5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ANTIPORDA		RR	480.00
A. MABINI	INTERIOR LOTS	RR	400.00
		RR	600.00
		CR	840.00
100 YARDS	INTERIOR LOTS	RR	500.00
		RR	420.00
HONORIA I	INTERIOR LOTS	RR	350.00
KAPITANA MARIA VILLAGE		RR	720.00
KATIPUNAN		RR	660.00
		RR	600.00
LAKEVIEW SUBD.	INTERIOR LOTS	RR	500.00
PULO		RR	540.00
P. PATERNO		RR	400.00
		RR	600.00
		CR	840.00
		I	420.00
	INTERIOR LOTS	RR	400.00
		GP	265.00
		A	150.00

BARANGAY: DE LA PAZ - SOUTH

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALMAZORA SUBD.		RR	540.00
ALMEDA SUBD.		RR	600.00
ALONDE SUBD.		RR	660.00
CASAS SUBD.		RR	600.00
DE LA PAZ VILLAGE		RR	660.00
DIMARANAN SUBD.		RR	660.00
VICTORIA SUBD.		RR	540.00
ALL OTHER STREETS		RR	480.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: GANADO****D.O. No.
Effectivity Date****22-97
5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD		CR	700.00
		RR	360.00
		I	1,000.00
		GP	150.00
		A	45.00
	INTERIOR LOT	RR	300.00

BARANGAY: LANG KIWA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD		CR	700.00
		RR	420.00
		I	480.00
		GP	225.00
		A	100.00
	INTERIOR LOT	RR	350.00

BARANGAY: LOMA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD		CR	700.00
		RR	360.00
		I	400.00
		GP	150.00
		A	100.00
	INTERIOR LOT	RR	300.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: MALABAN****D.O. No.
Effectivity Date****22-97
5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
MALAYAN SUBD.		RR	540.00
ST. ROSE & ST FRANCIS		RR	1,000.00
ALL OTHER STREETS	BRGY. ROAD	RR	600.00
		CR	800.00
		I	600.00
		GP	250.00
		A	100.00
	INTERIOR LOT	RR	500.00

BARANGAY: MALAMIG

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD		CR	700.00
		RR	420.00
		I	1,000.00
		GP	150.00
		A	100.00
	INTERIOR LOTS	RR	350.00

BARANGAY: MAMPLASAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
LIIP		I	2,000.00
BARANGAY ROAD		RR	420.00
		CR	760.00
		I	1,000.00
		GP	325.00
		A	200.00
	INTERIOR LOT	RR	350.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: PLATERO (PUNTOD)****D.O. No.
Effectivity Date****22-97
5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NATIONAL HIGHWAY		RR	1,500.00
		CR	2,250.00
		GP	750.00
		A	225.00
		X	2,250.00
CRC SUBD.		RR	1,200.00
HIGHWAY SUBD		RR	1,200.00
HONORIA SUBD		RR	1,200.00
SEGUNDA SUBD.		RR	1,200.00
ST. FRANCIS XI		RR	1,200.00
ALL OTHER STREETS		RR	720.00
		I	900.00
		GP	525.00
		A	225.00

BARANGAY: POBLACION

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
A. BONIFACIO ST.		RR	2,160.00
		CR	5,000.00
A. MABINI ST.		RR	1,200.00
		CR	3,000.00
CALLEJON		RR	600.00
		CR	900.00
	INTERIOR LOT	RR	500.00
CAPT. N. CASUBUAN		RR	1,280.00
		CR	2,600.00
DON F. GANA		RR	960.00
		CR	1,500.00
DON V. OCAMPO ST.		RR	1,200.00
		CR	5,000.00
DR. FLORA ILAGAN		RR	1,200.00
		CR	2,250.00
	INTERIOR LOT	RR	1,000.00
E. JACINTO ST.		RR	1,200.00
FLORANTE		RR	720.00
		CR	1,200.00
GEN. CAPINPIN		RR	2,100.00
		CR	3,000.00
	INTERIOR LOT	RR	1,680.00
GEN MEDINA ST		RR	960.00
JZ GONZALES ST		RR	1,000.00
		CR	1,500.00
LA SOLIDARIDAD		RR	960.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: POBLACION (continuation)****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
M.H. DEL PILAR		RR	1,080.00
		CR	2,025.00
	INTERIOR LOT	RR	900.00
NOLI ST.		RR	960.00
P. PATERNO		RR	2,400.00
		CR	3,750.00
	INTERIOR LOT	RR	2,000.00
PLAZA LIMACO		RR	3,600.00
		CR	5,250.00
PLAZA RIZAL		CR	10,000.00
REINCARMIENTO ST.		RR	300.00
		CR	2,000.00
ALL OTHER STREETS		RR	1,000.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SAN ANTONIO****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
A. GANA		RR	900.00
	INTERIOR LOT	RR	750.00
ALMA MANZO SUBD.		RR	1,000.00
ALONG OLD NAT'L HIGHWAY		RR	1,140.00
		CR	3,000.00
		I	2,250.00
		X	2,475.00
		GP	1,650.00
		A	150.00
ARCEGA		RR	720.00
	INTERIOR LOT	RR	600.00
BALINTAWAK		RR	1,980.00
		CR	2,850.00
	INTERIOR LOT	RR	1,650.00
CASAS SUBD.		RR	1,000.00
CERVANTES		RR	900.00
	INTERIOR LOT	RR	750.00
GARCIA SUBD.		RR	660.00
GOLDEN MEADOW (STA. LUCIA)		RR	1,000.00
J. BASA		RR	1,980.00
		CR	2,850.00
		X	2,850.00
	INTERIOR LOT	RR	1,650.00
J. FRANCISCO		RR	840.00
	INTERIOR LOT	RR	700.00
J. LUNA		RR	660.00
	INTERIOR LOT	RR	550.00
JIMENEZ		RR	660.00
	INTERIOR LOT	RR	550.00
L. SILVA		RR	840.00
	INTERIOR LOT	RR	700.00
LIBRADOR SUBD.		RR	1,000.00
M.Z. BAUTISTA		RR	840.00
	INTERIOR LOT	RR	700.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SAN ANTONIO (continuation)****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
MANABAT		RR	1,980.00
		CR	2,850.00
	INTERIOR LOT	RR	1,650.00
PARAON SUBD.		RR	720.00
ROMANA SUBD.		RR	1,000.00
SAN ANTONIO		RR	840.00
	INTERIOR LOT	RR	700.00
ST. FRANCIS SUBD.		RR	1,200.00
ST. FRANCIS X & XI		RR	1,200.00
ST. ROSE VILLAGE 3		RR	1,000.00
STA. CATALINA		RR	900.00
		CR	1,350.00
		X	1,350.00
	INTERIOR LOT	RR	750.00
U. AMBAS		RR	660.00
	INTERIOR LOT	RR	550.00
UMBOY		RR	960.00
		CR	1,500.00
		X	1,500.00
	INTERIOR LOT	RR	800.00
ALL OTHER STREETS		RR	600.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SAN FRANCISCO (HALANG)****D.O. No. 22-97**
Effectivity Date 5-May-1997

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONAS SUBD.		RR	1,000.00
ADELINA I & II		RR	1,000.00
GREENFIELDS (IRENEVILLE)		RR	1,000.00
JUANA I, II, & III		RR	1,000.00
LAS VILLAS DE MANILA		RR	2,000.00
MERINO SUBD.		RR	1,000.00
MOLERA		RR	650.00
		GP	240.00
NOEL HOMES (N.O.C)		RR	2,000.00
SILMER SUBD.		RR	1,000.00
ST. FRANCIS I		RR	1,000.00
ST. FRANCIS IV		RR	1,000.00
TAGA-ARCE		RR	1,000.00
		I	500.00
		GP	250.00
		A	100.00
ALL OTHER STREETS		RR	1,000.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SAN JOSE****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BAUTISTA SUBD.		RR	660.00
BELIZARIO SUBD.		RR	660.00
CALLEJON		RR	960.00
	INTERIOR LOT	RR	800.00
CAPT. N. CASUBUAN		RR	960.00
	INTERIOR LOT	RR	800.00
DON F. GANA		RR	960.00
	INTERIOR LOT	RR	800.00
DR. A. GONZALES		RR	960.00
	INTERIOR LOT	CR	1,350.00
		RR	800.00
		I	1,050.00
		GP	675.00
		A	205.00
DR. FLORA ILAGAN		RR	960.00
	INTERIOR LOT	RR	800.00
LOPEZ JAENA		RR	960.00
	INTERIOR LOT	RR	800.00
M.H. DEL PILAR		RR	960.00
	INTERIOR LOT	RR	800.00
ALL OTHER STREETS		RR	600.00
	INTERIOR LOT	RR	500.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SAN VICENTE****D.O. No. 22-97**
Effectivity Date 5-May-1997

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		RR	1,440.00
		CR	5,000.00
		I	2,250.00
		GP	1,650.00
		A	750.00
DON PABLO SUBD		RR	780.00
DR. A. GONZALES		RR	900.00
FERLINS SUBD.		RR	1,200.00
GEN. CAPINPIN ST.		RR	960.00
J. GONZALES ST.		RR	960.00
NEPA HIGHWAY SUBD		RR	1,200.00
P N R		RR	600.00
		CR	1,500.00
		I	1,125.00
		GP	225.00
		A	70.00
P. BURGOS		RR	1,200.00
ALL OTHER STREETS		RR	600.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SANTO DOMINGO****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALUNOS SUBD. CALLEJON		RR	840.00
		RR	660.00
		CR	1,250.00
		I	675.00
	INTERIOR LOT	RR	550.00
		GP	300.00
		A	90.00
CAPT. N. CASUBUAN		RR	660.00
	INTERIOR LOT	RR	550.00
DR. FLORA ILAGAN		RR	660.00
	INTERIOR LOT	RR	550.00
M.H. DEL PILAR		RR	660.00
	INTERIOR LOT	RR	550.00
P. BURGOS		RR	660.00
	INTERIOR LOT	RR	550.00
ALL OTHER STREETS		RR	600.00
	INTERIOR LOT	RR	550.00

BARANGAY: SANTO NINO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG OLD NAT'L HIGHWAY		CR	2,100.00
		RR	1,200.00
		I	1,200.00
		GP	900.00
		A	390.00
FERLINS SUBD.		RR	800.00
PHCL HOUSING PROJ.		RR	800.00
VILLA JONELTA		RR	1,000.00
ALL OTHER STREETS		RR	660.00
		CR	960.00
		I	420.00
		GP	300.00
		A	90.00
	INTERIOR LOT	RR	550.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SANTO TOMAS****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ADELINA		RR	1,000.00
MERCEDES SUBD		RR	1,000.00
SOUTH CITY HOMES		RR	1,350.00
TOWN & COUNTRY (SOUTHVILLE)		RR	1,500.00
ALL OTHER STREETS	BRGY ROAD	RR	600.00
		CR	800.00
		I	600.00
		GP	250.00
		A	100.00
	INTERIOR LOTS	RR	500.00

BARANGAY: SORO-SORO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		RR	840.00
		CR	2,250.00
	INTERIOR LOT	RR	480.00
CONSOLE VILLE		RR	800.00
COUNTRY HOMES 1 & 2		RR	1,000.00
PLDT SUBD		RR	720.00
ALL OTHER STREETS	BRGY ROAD	RR	480.00
		I	400.00
		GP	225.00
		A	100.00
	INTERIOR LOT	RR	400.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: TIMBAO****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS	BRGY ROAD	RR	420.00
		CR	700.00
		I	400.00
		GP	200.00
		A	100.00
	INTERIOR LOTS	RR	350.00

BARANGAY: TUBIGAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		RR	2,500.00
		CR	1,000.00
FILINVEST SUBD.		RR	2,600.00
ALL OTHER STREETS	BRGY. ROAD	RR	540.00
		I	600.00
		GP	250.00
		A	100.00
	INTERIOR LOT	RR	450.00

BARANGAY: ZAPOTE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD		RR	420.00
		CR	700.00
		I	480.00
		GP	150.00
		A	100.00
	INTERIOR LOT	RR	350.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: BACLARAN****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
VILLA ESTELA		RR	1,200.00
ALL OTHER STREETS	BRGY ROAD	CR	900.00
		RR	665.00
		I	340.00
		GP	150.00
		A	80.00

BARANGAY: BANAY-BANAY

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG OLD NAT'L HIGHWAY		CR	1,620.00
		RR	1,170.00
		I	840.00
		GP	360.00
		A	120.00
AFP MBAI KATAPATAN HOMES		RR	1,000.00
CABUYAO EXECUTIVE VILL.		RR	1,000.00
DON ONORFE SUBD.		RR	1,000.00
GATCHALIAN SUBD.		RR	1,000.00
ALL OTHER STREETS	BRGY. ROAD	RR	800.00
		CR	1,200.00
		I	675.00
		GP	225.00
		A	90.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: BANLIC****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		CR	1,620.00
		RR	1,170.00
		I	840.00
		GP	375.00
		A50	300.00
CAMELLA HOMES		RR	1,000.00
PRINCE VILLAGE		RR	1,000.00
ALL OTHER STREETS	BRGY ROAD	RR	800.00
		CR	1,000.00
		I	675.00
		GP	300.00
		A	90.00

BARANGAY: BIGAA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
TIERRA EL SOL		RR	1,200.00
ALL OTHER STREETS	BRGY ROAD	CR	1,285.00
		RR	940.00
		I	615.00
		GP	225.00
		A	90.00

BARANGAY: BUTONG

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD		CR	900.00
		RR	665.00
		I	310.00
		GP	150.00
		A	80.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: CASILE****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	940.00
		CR	1,285.00
		GP	150.00
		I	385.00
		A	80.00

BARANGAY: DIEZMO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
SCIENCE PARK		I	2,200.00
ALL LOTS	BRGY ROAD	CR	1,285.00
		RR	870.00
		I	1,000.00
		GP	300.00
		A	80.00

BARANGAY: GULOD

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
CATINDIG SUBD.		RR	800.00
ALL OTHER STREETS	BRGY. ROAD	CR	900.00
		RR	665.00
		I	340.00
		GP	150.00
		A	80.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: MAMATID****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
CHAVEE SUBD		RR	800.00
OROVILL SUBD.		RR	1,200.00
PRINCEVILLE SUBD.		RR	1,700.00
SORIANO SUBD.		RR	800.00
VILLAMIL SUBD.		RR	800.00
ALL OTHER STREETS	BRGY ROAD	RR	940.00
		CR	1,285.00
		I	425.00
		GP	225.00
		A	90.00

BARANGAY: MARINIG

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
MARIPAZ VILLE		RR	1,700.00
SUNRISE VILLAGE		RR	800.00
TIERA EL SOL		RR	1,700.00
ALL OTHER STREETS	BRGY. ROAD	CR	900.00
		RR	715.00
		I	310.00
		GP	200.00
		A	80.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: NIUGAN****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG OLD NAT'L HIGHWAY		CR	1,620.00
		RR	1,170.00
		I	1,080.00
		GP	675.00
		A	525.00
AFP NET MUTUAL BEN. ASS.		RR	1,000.00
CONSOLE VILLE		RR	1,000.00
SOUTH POINT (UNIWIDE SALES)		RR	2,200.00
ST. FRANCIS SUBD.		RR	1,000.00
ALL OTHER STREETS	BRGY ROAD	CR	1,200.00
		RR	800.00
		I	600.00
		GP	300.00
		A	90.00

BARANGAY: PITTLAND

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
CANLUBANG ESTATE		I	1,400.00
MONTE CECILIA SUBD.		RR	1,000.00
TERELAY		RR	1,400.00
ALL OTHER STREETS	BRGY ROAD	CR	1,285.00
		RR	940.00
		I	610.00
		GP	150.00
		A	80.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: POBLACION****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
A. BONIFACIO ST.		CR	2,300.00
		RR	1,360.00
A. MABINI ST.		CR	2,300.00
		RR	1,360.00
CARPENA ST. (VANESSA COMP)		RR	1,000.00
DR. F.T. LIMCAOCO ST.		CR	2,300.00
		RR	1,360.00
GEN. LUNA ST.		CR	2,300.00
		RR	1,000.00
H. LIMCAOCO ST.		RR	1,000.00
J. P. RIZAL AVE.		CR	2,860.00
		RR	1,780.00
M. H. DEL PILAR ST.		CR	2,300.00
		RR	1,200.00
M. MALVAR ST.		CR	2,300.00
		RR	1,360.00
M. ROXAS		RR	1,000.00
M.L. QUEZON ST.		CR	2,300.00
		RR	1,630.00
P. BURGOS ST.		CR	2,300.00
		RR	1,200.00
S. OSMEÑA SR. ST.		CR	2,300.00
		RR	1,330.00
S. OSMEÑA ST.		CR	2,300.00
		RR	1,000.00
ALL OTHER STREETS		RR	1,000.00
		CR	2,000.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: PULO****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		CR	1,620.00
		RR	1,170.00
		I	700.00
		GP	450.00
		A	300.00
CABUYAO CENTRAL		RR	2,600.00
EVERGREEN		RR	1,800.00
MAHOGANY VILLAGE (HOUSE & LOT PACKAGE)		RR	3,500.00
MILLWOOD SUBD.		RR	1,000.00
VILLA ADELINA		RR	1,000.00
VILLA DIEZMO		RR	1,000.00
ALL OTHER STREETS	BRGY. ROAD	RR	800.00
		CR	1,000.00
		I	600.00
		GP	300.00
		A	90.00

BARANGAY: SALA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		CR	1,620.00
		RR	1,170.00
		I	1,080.00
		GP	675.00
		A	200.00
EL SOL SUBD.		RR	1,200.00
SHINELAND SUBD.		RR	1,000.00
ALL OTHER STREETS	BRGY. ROAD	CR	1,200.00
		RR	800.00
		I	600.00
		GP	300.00
		A	90.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: SAN ISIDRO****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		CR	1,620.00
		RR	1,170.00
		I	600.00
		GP	375.00
		A	300.00
SAN ISIDRO CORP	FORBES CORP	RR	3,100.00
ST. AGATHA SUBD.	A. DEADA	RR	1,000.00
ST. ISIDORE VILLAGE		RR	1,000.00
ALL OTHER STREETS	BRGY. ROAD	RR	800.00
		CR	1,000.00
		I	525.00
		GP	300.00
		A	90.00

BARANGAY: TRES

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
EL SOL SUBD.		RR	1,000.00
LIMCAOCO SUBD.		RR	1,000.00
ALL OTHER STREETS		RR	1,000.00
=====	=====	=====	=====

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: BAGONG SILANG****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	300.00
		GP	150.00

BARANGAY: CALENDOLA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	1,000.00

BARANGAY: CUYAB

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
AMANTE ST.		RR	1,200.00
AMORANTO ST.		RR	1,200.00
APLAYA		GP	200.00
		A	100.00
CAMELLA - SOUTH		RR	1,000.00
CAMELLA-MILAN		RR	1,000.00
CUYAB ST., MAIN		RR	1,200.00
		CR	1,500.00
C. LIMPIAHAY ST.		RR	1,200.00
ELVINDA PH. 7		RR	1,000.00
PITIMINI SUBD.		RR	1,000.00
P. MINDO ST.		RR	1,200.00
ROSA HOMES		RR	1,000.00
T. ALMENDRALA ST.		RR	1,200.00
VERGARA ST.		RR	1,200.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: ESTRELLA****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		I	415.00
		GP	225.00
		A	80.00

BARANGAY: GSIS

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
GSIS SUBDIVISION		RR	800.00

BARANGAY: LANGGAM

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
GENESIS SUBD		RR	1,000.00
JAKA VILLAGE		RR	1,000.00
UNITED BAYANIHAN SUBD		RR	800.00
ALL OTHER STREETS		RR	400.00
		I	225.00
		A	100.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: LANDAYAN****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG OLD NATIONAL HIGHWAY		CR	6,000.00
		RR	3,500.00
		I	4,000.00
		GP	2,500.00
		A	1,500.00
APLAYA		GP	200.00
		A	100.00
A. HERNANDEZ ST.		RR	1,000.00
C. VIERNEZA ST.		RR	1,000.00
CATAQUIZ SUBD. II, III, IV		RR	1,000.00
LANDAYAN ROAD		RR	1,500.00
		CR	3,000.00
L. LEJARZO ST.		RR	1,000.00
M. ABAYA ST		RR	1,000.00
M. OLIVER ST.		RR	1,000.00
MAREMIL SUBD.		RR	1,000.00
MARYLAND SUBD.		RR	800.00
OLIVAREZ		RR	1,000.00
ROSA HOMES		RR	1,200.00
S. REDIMANO ST.		RR	1,000.00
SHAPEL SUBD.		RR	800.00
ST. FRANCIS		RR	1,200.00
VILLA PAZ		RR	1,200.00

BARANGAY: LARAM

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	600.00
		I	225.00
		GP	150.00
		A	80.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: MAGSAYSAY****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
CONPHIL VILLAGE		RR	800.00
REAVILLE SUBD.		RR	800.00
VILLA CONSOLACION		RR	1,000.00
VILLA RITA		RR	800.00
VILLA SAN PEDRO		RR	800.00
ALL OTHER STREETS		RR	400.00
		I	300.00
		GP	150.00
		A	100.00

BARANGAY: NARRA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	400.00

BARANGAY: NUEVA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG OLD NAT'L HIGHWAY		RR	3,500.00
		CR	6,000.00
		I	4,000.00
		GP	1,725.00
		A	1,500.00
CONCEPCION ST.		RR	1,000.00
		CR	2,000.00
SEVERINA SUBD.		RR	1,000.00
SIBULO SUBD.		RR	1,200.00
TEE COMPOUND		RR	1,500.00
ALL OTHER STREETS		RR	2,500.00
		CR	5,000.00
		I	2,500.00
		GP	1,500.00
		A	1,050.00
	INTERIOR	RR	800.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA**

BARANGAY: POBLACION **D.O. No. 22-97**
Effectivity Date 5-May-1997

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
A. MABINI ST.		RR	3,500.00
		CR	7,500.00
A. OLIVAREZ CALLEJON 2		RR	1,000.00
CATAQUIZ V SUBD.		RR	1,500.00
LUNA ST.		RR	2,500.00
		CR	3,500.00
RIZAL ST.		RR	2,500.00
		CR	3,500.00
S. AUSTRIA CALLEJON 1		RR	1,000.00
		CR	1,500.00
ALL OTHER STREETS		RR	1,000.00

BARANGAY: RIVERSIDE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	600.00
		I	300.00
		GP	150.00
		A	100.00

BARANGAY: SAMPAGUITA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
JAKA VILLAGE		RR	1,000.00
SAMPAGUITA SUBD. V		RR	1,000.00
VILLA RITA		RR	1,000.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: SAN ANTONIO****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		CR	6,000.00
		RR	3,500.00
		I	4,000.00
		GP	2,500.00
		A	1,500.00
A. MABINI ST.		RR	2,500.00
		CR	5,000.00
ADELINA I & II		RR	1,000.00
AURORA HEIGHTS		RR	1,000.00
CAMELLA-RIDGEWOOD		RR	1,000.00
CAMELLA WOODHILLS		RR	1,000.00
CARMEN HOMES		RR	1,000.00
CRISMOR SUBD.		RR	1,000.00
ELNOR SUBD.		RR	1,000.00
FIESTA HOMES SUBD.		RR	1,000.00
GOMEZ ST.		RR	1,000.00
HOLIDAY HILLS		RR	1,000.00
HOLIDAY HOMES		RR	1,000.00
LA MAREA		RR	1,000.00
MAGSAYSAY ST.		RR	1,000.00
MOUNTAINSIDE		GP	200.00
NEW HOLIDAY PARK		RR	1,000.00
QUEZON ST.		RR	1,000.00
REAVILLE		RR	1,000.00
RICARTE ST.		RR	1,000.00
SOUTH PEAK SUBD.		RR	2,000.00
ST. ANNE HOMES		RR	1,000.00
UNITED SAN PEDRO SUBD.		RR	1,500.00
ZAMORA ST.		RR	1,000.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: SAN ROQUE****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
APLAYA		GP	200.00
		A	100.00
A. MARQUEZ ST.		RR	800.00
A. MENDOZA ST.		RR	800.00
O. ANCHOREZ ST.		RR	800.00
OLIVAREZ SUBD.		RR	1,000.00
P. CRUZ ST.		RR	800.00
SAN ROQUE ST., MAIN		RR	1,500.00

BARANGAY: SAN VICENTE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
CHAPEL ROAD ST.		RR	1,000.00
CHRYSANTHEMUM SUBD.		RR	1,200.00
CONSOLE VILLAGE		RR	1,200.00
C. ALVAREZ ST.		RR	1,000.00
ELVINDA SUBD.		RR	1,200.00
E. SIETHEREALES ST.		RR	1,000.00
GREATLAND SUBD.		RR	1,200.00
GUEVARRA SUBD.		RR	1,200.00
HARMONY HOMES		RR	1,200.00
JAKA VILLAGE		RR	1,200.00
J. CLIMACO ST.		RR	1,000.00
J. HERRERA ST.		RR	1,000.00
MERCEDES HOMES		RR	1,200.00
MOUNTAIN SIDE		GP	250.00
		I	600.00
		A	150.00
N. ALMENDRALA ST.		RR	1,000.00
N. REMERATA ST.		RR	1,000.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: SAN VICENTE (continuation)****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
OLIVAREZ COMPOUND		RR	1,200.00
ORTEGA ST.		RR	1,000.00
PACITA AVE.		CR	5,000.00
PACITA COMPLEX PH 1,2,3		RR	1,500.00
PACITA COMPLEX PH 4,5,6,7		RR	1,250.00
PACITA COMPLEX II		RR	1,200.00
P. IGONIA ST.		RR	1,000.00
ROSARIO SUBD.		RR	1,200.00
R. BERROYA ST.		RR	1,000.00
R. GERODIAS ST.		RR	1,000.00
R. OLIVER ST.		RR	1,000.00
SAN VICENTE ST.		RR	2,500.00
		CR	5,000.00
VILLA MILAGROSA		RR	1,200.00
VILLA OLYMPIA		RR	1,200.00
V. CASTASUS ST.		RR	1,000.00

BARANGAY: SANTO NIÑO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	1,000.00
		CR	2,500.00
		I	1,500.00
		GP	800.00
		A	600.00

RDO NO. 57

SAN PEDRO, LAGUNA

CITY/MUNICIPALITY: SAN PEDRO, LAGUNA

BARANGAY: UNITED BAYANIHAN

D.O. No. 22-97
Effectivity Date 5-May-1997

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	700.00

BARANGAY: UNITED BETTER LIVING

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	700.00
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RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA CITY, LAGUNA****BARANGAY: APLAYA****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
CATAQUIZ SUBD.		RR	1,000.00
CIUDAD GRANDE		RR	1,000.00
DICTADO COMPOUND		RR	1,000.00
RCA COMPOUND		RR	1,000.00
ST. ROSE SUBD.		RR	1,000.00
ALL OTHER STREETS	BRGY ROAD	RR	600.00
		CR	800.00
		X	600.00
		I	525.00
		GP	300.00
		A	100.00

BARANGAY: BALIBAGO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG OLD NAT'L HIWAY	GOING TO DILA & DITA	RR	2,500.00
		CR	3,500.00
ALONG NAT'L HI-WAY		CR	7,500.00
ALONG PROV'L RD	GOING TO TOWN PROPER	RR	1,000.00
		CR	1,500.00
		GP	350.00
		A	210.00
AMAS VILLAGE		RR	800.00
ANROS VILLAGE		RR	1,000.00
DIA SUBD		CR	3,000.00
ESMERALDA VILAGE		CR	3,000.00
J & B TRADING SUBD.		RR	1,000.00
MA. JESUSA SUBD.		RR	800.00
METROVILLE SUBD.		RR	1,000.00
NEW BALIBAGO SUBD.		RR	800.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA CITY, LAGUNA****BARANGAY: BALIBAGO (continuation)****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ST. FRANCIS		RR	2,000.00
ST. MARY SUBD.		RR	800.00
SAN LORENZO SOUTH		RR	1,500.00
		CR	4,000.00
VILLA CASERES		CR	3,000.00
VILLA DE TOLEDO		RR	3,000.00
		CR	4,000.00
VILLA SEGOVIA		RR	3,000.00
ALL OTHER STREETS	BRGY ROAD	RR	1,000.00
		CR	1,500.00
		I	900.00
		GP	450.00
		A	250.00
	INTERIOR	RR	

BARANGAY: CAINGIN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BARANGAY ROAD		RR	500.00
		CR	1,000.00
		I	375.00
		GP	200.00
		A	100.00

BARANGAY: DILA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG OLD NAT'L HIGHWAY		RR	1,250.00
		CR	2,100.00
		I	1,125.00
		GP	800.00
		A	450.00
GOLDEN CITY SUBD		RR	1,000.00
MAJADECO SUBD		RR	2,000.00
MERRYLAND SUBD		RR	800.00
SOUTH DRIVE SUBD		RR	1,000.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA CITY, LAGUNA****BARANGAY: DITA****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG OLD NAT'L HIGHWAY		RR	1,200.00
		CR	2,100.00
		I	1,200.00
		GP	800.00
		A	400.00
ANAHAW SUBD		RR	1,000.00
CONSOLE SUBD		RR	1,000.00
MARIQUITA PUEBLO SUBD		RR	1,000.00
MERRYLAND SUBD		RR	800.00
PANORAMA SUBD		RR	1,000.00
PROVINCIAL ROAD	GOING TO CABUYAO	RR	1,000.00
		CR	1,500.00
		I	1,200.00
		GP	450.00
		A	210.00
ROSEVILLE SUBD		RR	1,000.00
ST. AGATHA II SUBD		RR	800.00

BARANGAY: DON JOSE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
LAGUNA TECHNOPARK		I	1,500.00
STA. ELENA GOLF COURSE		RR	3,000.00
STA. ROSA BUS. PARK		I	1,500.00
STA. ROSA VILL (AYALA)		RR	3,000.00
ALL OTHER STREETS	BRGY ROAD	CR	1,200.00
		RR	1,000.00
		I	700.00
		GP	500.00
		A	300.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA CITY, LAGUNA****BARANGAY: IBABA****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
AMBROCIA SUBD.		RR	800.00
MUNICIPAL RD. (NEAR SHORELINE)		CR	800.00
STA. ROSA DE LIMA		RR	800.00
ST. JOHN SUBD.		RR	800.00
ST. ROSE SUBD.		RR	1,000.00
ALL OTHER STREETS	BRGY ROAD	RR	800.00
		I	600.00
		GP	300.00
		A	100.00

BARANGAY: LABAS

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
DIA SUBD.		RR	1,000.00
OLYMPIA SUBD. PH I -III		RR	1,000.00
ST. AGATHA I		RR	1,000.00
TIONGCO SUBD. PH III & IV		RR	1,000.00
VILLA LACERNA		RR	1,200.00
WEST DRIVE		RR	1,200.00
ALL OTHER STREETS	BRGY. ROAD	RR	1,000.00
		CR	1,500.00
		I	1,000.00
		GP	700.00
		A	200.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA CITY, LAGUNA****BARANGAY: MACABLING****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		RR	1,500.00
		CR	2,500.00
CARINO SUBD.		RR	800.00
LOVES HOMES SUBD.		RR	800.00
ORMON (LAKESHOREVILLE)		RR	1,500.00
ZERAMYR II		RR	800.00
ALL OTHER STREETS	BRGY ROAD	RR	500.00
		I	400.00
		GP	200.00
		A	100.00

BARANGAY: MALITLIT

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
SAN LORENZO PH I,I-A,I-B,I-C		RR	1,500.00
		CR	2,000.00
SOUTH POINT		RR	2,500.00
		CR	3,000.00
ST. AGATHA SUBD		RR	800.00
ALL OTHER STREETS	BRGY ROAD	RR	500.00
		CR	1,000.00
		I	1,200.00
		GP	350.00
		A	300.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA CITY, LAGUNA****BARANGAY: POBLACION****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
B. ZAVALLA ST.		RR	1,500.00
CIUDAD GRANDE		RR	1,500.00
F. GOMEZ ST.		RR	1,500.00
		CR	5,000.00
G. B. ZAVALLA ST.		RR	1,500.00
		CR	2,500.00
J. RIZAL ST.		RR	1,700.00
		CR	5,000.00
LUCERO ST.		RR	1,200.00
		CR	2,500.00
L. M. SUBDIVISION		RR	1,500.00
P. ANONUEVO ST.		RR	1,200.00
P. VALLEJO ST.		RR	1,500.00
		CR	2,500.00
ZERAMYR-1		RR	800.00
ALL OTHER STREETS		RR	1,200.00

BARANGAY: POOK

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
DIMAYUGA SUBD.		RR	1,000.00
DON JOSE ZAVALLA SUBD.		RR	1,000.00
EAST DRIVE SUBD.		RR	1,000.00
HONORIA ATIENZA (HONORVILLE)		RR	1,200.00
MA. JESUSA SUBD.		RR	1,000.00
METROVILLE SUBD.		RR	1,200.00
MUNICIPAL ROAD		RR	500.00
		GP	400.00
		A	100.00
ST. FRANCIS III		RR	1,200.00
ST. MARY'S VILLAGE		RR	1,000.00
ALL OTHER STREETS	BRGY ROAD	RR	600.00
		CR	1,200.00
		I	550.00
		GP	350.00
		A	100.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA CITY, LAGUNA****BARANGAY: PULONG STA. CRUZ****D.O. No. 22-97**
Effectivity Date 5-May-1997

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
PROVINCIAL ROAD	ALONG STO. DOMINGO-BALIBAGO	RR	1,000.00
		CR	1,200.00
		I	1,500.00
		GP	375.00
		A	250.00
FRANCISCO VILLAGE		RR	1,000.00
RAMON MERCADO (PSC)		RR	1,200.00

BARANGAY: SINALHAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
BAYSHORE SUBD.		RR	1,000.00
J. ZAVALLA VILLAGE II		RR	1,000.00
LABRADOR SUBD.		RR	1,200.00
MERCEDES HOMES		RR	1,000.00
RCA REALTY SUBD.		RR	1,000.00
ROMANVILLE SUBD.		RR	1,200.00
ALL OTHER STREETS	BRGY ROAD	RR	600.00
		CR	800.00
		I	525.00
		GP	250.00
		A	100.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA CITY, LAGUNA****BARANGAY: SANTO DOMINGO****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
PROVINCIAL RD	BALIBAGO RD	RR	1,000.00
		CR	1,200.00
		I	700.00
		GP	350.00
		A	210.00
LA RESIDENCIA DE STA. ROSA		RR	3,000.00
		CR	4,000.00

BARANGAY: TAGAPO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
ALONG NAT'L HIGHWAY		RR	2,500.00
		CR	4,000.00
		I	1,500.00
		GP	700.00
		A50	500.00
ALINSUD SUBD.		RR	1,000.00
AMIHAN VILLAGE		RR	1,000.00
ANROS SUBD.		RR	1,200.00
CRC HOMES		RR	1,000.00
DON PABLO SUBD.		RR	2,500.00
DONA ROSINA CMPD.		RR	1,000.00
F & F SUBD.		RR	1,200.00
FLORENCEVILLE		RR	1,200.00
GARCIA SUBD.		RR	1,000.00
JUAN ENCINA SUBD.		RR	1,000.00
J & B VILLAGE		RR	1,200.00
J. ZAVALLA CMPD (FARMVIEW)		RR	1,000.00
LABRADOR SUBD.		RR	1,200.00
LIMPO SUBD.		RR	1,200.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA CITY, LAGUNA****BARANGAY: TAGAPO (Continuation)****D.O. No. 22-97
Effectivity Date 5-May-1997**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	2ND REV. ZV/SQ.M.
MA. PAZ CASAS SUBD.		RR	1,000.00
MANILA DOCTOR'S VILLAGE		RR	1,000.00
METROGATE		RR	2,500.00
OVAL SUBD.		RR	1,200.00
PERLAS SUBD.		RR	1,000.00
PROGRESSIVE HOMES		RR	1,500.00
ROMANVILLE		RR	1,200.00
ROSADA SUBD.		RR	1,200.00
ROSAFLOR - I		RR	1,000.00
ROSAFLOR - II		RR	1,000.00
ROSARIO HEIGHTS		RR	1,200.00
STA. ROSA VILLAGE		RR	1,200.00
TERRYTOWN SUBD.		RR	1,400.00
TIONGCO SUBD. I & II		RR	1,000.00
VILLA DE ORO		RR	1,200.00
ZAVALLA II		RR	1,000.00
ALL OTHER STREETS	BRGY ROAD	RR	1,200.00
		CR	2,000.00
		I	800.00
		GP	400.00
		A	150.00
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RDO NO. 57

SAN PEDRO, LAGUNA

CERTAIN GUIDELINES IN THE IMPLEMENTATION OF ZONAL VALUATION OF REAL PROPERTIES RDO NO. 57-SAN PEDRO, LAGUNA

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY.

WHERE IN THE APPROVED SCHEDULE OF ZONAL VALUES FOR A PARTICULAR BARANGAY -

- a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR STREET/SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN THE ADJACENT STREET/ SUBDIVISION WITHIN THE SAME BARANGAY OF SIMILAR CONDITIONS SHALL BE USED; AND
- b.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY

- a.) ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.
- b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/ BARANGAY/ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSES OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSE IS -

- a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE IMPROVEMENTS SHALL BE TREATED AS ONE; OR
- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES, i.e. ZONAL VALUES/GROSS SELLING PRICE/FAIR MARKET VALUE PER LATEST TAX DECLARATION WHICHEVER IS HIGHER AND, IN THE ABSENCE OF ZONAL VALUATION, PROPERTY SHALL BE VALUED PURSUANT TO RAMO 2-91.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLURB). IF IT IS UTILIZED FOR SOCIALIZED HOUSING, IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY SUCH AS, PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA), ETC.

SECOND SALE OF LOT IDENTIFIED AS LOCATED IN THE APD SHALL NO LONGER BE VALUED AS AN APD AND SHALL BE TREATED AS AN ORDINARY REAL PROPERTY.

5. ZONAL VALUE OR FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES (i.e. CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S AND DOCUMENTARY STAMP TAXES) DUE ON SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY. PROVIDED THAT THE SAME IS HIGHER THAN (1.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS (i.e. LATEST TAX DECLARATION) AND (2.) THE GROSS SELLING PRICE AS SHOWN IN THE DULY NOTARIZED DOCUMENT OF SALE OF EXCHANGE AT THE TIME OF SALE OR EXCHANGE.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND DONOR'S TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (i.e. ZONAL VALUES) OR (2.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL/CITY/MUNICIPAL ASSESSOR, WHICHEVER IS HIGHER.

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 18-96
JANUARY 3, 1996

**SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES
IN THE MUNICIPALITIES OF BINAN, CABUYAO, SAN PEDRO AND STA. ROSA,
UNDER REVENUE DISTRICT OFFICE NO. 57 (SAN PEDRO, LAGUNA), REVENUE REGION
NO. 9 (SAN PABLO CITY) FOR INTERNAL REVENUE TAX PURPOSES.**

TO: : All Internal Revenue Officers and Others Concerned.

Section 16(e) of the Tax Code as amended by Presidential Decree No. 1994, authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (1st revision) located in the Municipalities of Binan, Cabuyao, San Pedro and Sta. Rosa Laguna under the jurisdiction of Revenue District Office No. 57 (San Pedro, Laguna), Revenue Region No. 9 (San Pablo City) after public hearing was conducted on March 4, 1995 for the purpose. This Order is issued in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
ROBERTO F. DE OCAMPO
Secretary of Finance

RECOMMENDED BY:

(signed)
LIWAYWAY VINZONS-CHATO
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.
GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT KLESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE	CLASSIFICATION	CODE	CLASSIFICATION
RR	<i>Residential Regular</i>	GL	<i>Government Land</i>
CR	<i>Commercial Regular</i>	GP*	<i>General Purposes</i>
RC	<i>Residential Condominium</i>	I	<i>Industrial</i>
CC	<i>Commercial Condominium</i>	X	<i>Institutional</i>
CL	<i>Cemetery Lot</i>	APD	<i>Area for Priority Development</i>
A	<i>Agricultural</i>		

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: BAGONG SILANG****D.O. No. 18-96
Effectivity Date 25-Apr-1996**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	300.00
		CR	600.00
		I	250.00
		GP	150.00
		A	100.00

BARANGAY: CALENDIOLA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	1,000.00

BARANGAY: CUYAB

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
VERGARA ST		RR	1,200.00
AMORANTO ST		RR	1,200.00
C LIMPIAHAY ST		RR	1,200.00
T ALMENTRALA ST		RR	1,200.00
P MINDO ST		RR	1,200.00
AMANTE ST		RR	1,200.00
CUYAB ST., MAIN		RR	1,200.00
		CR	1,500.00
PTIIMINI SUBD		RR	1,000.00
APLAYA		GP	200.00
		A	100.00
ROSA HOMES		RR	1,000.00
ELVINDA PH 7		RR	1,000.00
CAMELLA-SOUTH		RR	1,000.00

CITY/MUNICIPALITY: SAN PEDRO, LAGUNA

BARANGAY: ESTRELLA

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	800.00
		I	415.00
		GP	225.00
		A	80.00

BARANGAY: GSIS

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
GSIS SUBDIVISION		RR	800.00

BARANGAY: LANGGAM

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	600.00
		I	225.00
		A	80.00

CITY/MUNICIPALITY: SAN PEDRO, LAGUNA

BARANGAY: LANDAYAN

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
A HERNANDEZ ST		RR	1,000.00
C VIERNEZA ST		RR	1,000.00
M OLIVER ST		RR	1,000.00
S REDIMANO ST		RR	1,000.00
M ABAYA ST		RR	1,000.00
L LEJARZO ST		RR	1,000.00
LANDAYAN ROAD		RR	1,500.00
		CR	2,625.00
ALONG OLD NATIONAL HIGHWAY		RR	1,800.00
		CR	5,000.00
		I	2,500.00
		GP	1,500.00
		A	1,125.00
ROSA HOMES		RR	1,000.00
VILLA PAZ		RR	1,000.00
ST FRANCIS		RR	1,200.00
MARMIL SUBD		RR	1,000.00
CATAQUIZ SUBD		RR	1,000.00
OLIVAREZ		RR	1,000.00
MARYLAND SUBD		RR	800.00
SHAPEL SUBD		RR	800.00
SEVERINA SUBD		RR	1,000.00

BARANGAY: LARAM

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	600.00
		I	225.00
		GP	115.00
		A	80.00

CITY/MUNICIPALITY: SAN PEDRO, LAGUNA

BARANGAY: MAGSAYSAY

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	600.00
		I	225.00
		GP	115.00
		A	80.00
REAVILLE SUBD		RR	800.00
VILLA RITA		RR	800.00
VILLA SAN PEDRO		RR	800.00

BARANGAY: NUEVA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	2,400.00
		CR	4,000.00
		I	1,875.00
		GP	1,350.00
		A	1,050.00
SIBULO SUBD		RR	1200
ALONG OLD NAT'L HIGHWAY		RR	3,300.00
		CR	5,000.00
		I	3,375.00
		GP	1,725.00
		A	1,500.00
SEVERINA SUBD		RR	1,000.00
TEE COMPOUND		RR	1,200.00
CONCEPCION ST		RR	1,000.00
		CR	2,000.00
INTERIOR LOTS		RR	800.00

CITY/MUNICIPALITY: SAN PEDRO, LAGUNA

BARANGAY: POBLACION

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
LUNA ST		RR	2,100.00
		CR	3,375.00
RIZAL ST		RR	2,100.00
		CR	3,375.00
A LIVAREZ CALLEJON 2		RR	960.00
		CR	1,500.00
S AUSTRUIA CALLEJON 1		RR	960.00
		CR	1,500.00
A MABINI ST		RR	2,400.00
		CR	5,000.00
CATAQUIZ V SUBD		RR	1,500.00
ALL OTHER STREETS		RR	960.00

BARANGAY: RIVERSIDE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	600.00
		I	225.00
		GP	150.00
		A	80.00

BARANGAY: SAMPAGUITA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
SAMPAGUITA SUBD V		RR	800.00
VILLA RITA/JAKA VILLAGE		RR	800.00

CITY/MUNICIPALITY: SAN PEDRO, LAGUNA

BARANGAY: NARRA

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	400.00
		CR	600.00
		I	225.00
		GP	150.00
		A	80.00

BARANGAY: SAN ANTONIO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
RICARTE ST		RR	900.00
QUEZON ST		RR	900.00
GOMEZ ST		RR	900.00
ZAMORA ST		RR	900.00
MAGSAYSAY ST		RR	900.00
ALONG NAT'L HIGHWAY		RR	2,100.00
		CR	3,375.00
		I	2,700.00
		GP	1,800.00
		A	1,125.00
UNITED SAN PEDRO SUBD		RR	1,500.00
ADELINA I & II		RR	1,000.00
HOLIDAY HOMES		RR	1,000.00
ELNOR SUBD		RR	1,000.00
FIESTA HOMES SUBD		RR	1,000.00
SOUTH PEAK SUBD		RR	2,000.00
MOUNTAINSIDE		GP	200.00
		A	100.00
ST. ANNE HOMES		RR	1,000.00
CAMELLA-RIDGEWOOD		RR	1,000.00
NEW HOLIDAY PARK		RR	1,000.00
HOLIDAY HILLS		RR	1,000.00
AURORA HEIGHTS		RR	1,000.00
CARMEN HOMES		RR	1,000.00

CITY/MUNICIPALITY: SAN PEDRO, LAGUNA

BARANGAY: SAN ROQUE

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
A MENDOZA ST		RR	600.00
P CRUZ ST		RR	600.00
A MARQUEZ ST		RR	600.00
SAN ROQUE ST., MAIN		RR	1,000.00
		CR	1,500.00
O. ANCHOREZ ST		RR	600.00
OLIVAREZ SUBD		RR	1,000.00

CITY/MUNICIPALITY: SAN PEDRO, LAGUNA

BARANGAY: SAN VINCENT

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
J CLIMACO ST		RR	900.00
N ALMENDRALA ST		RR	900.00
J HERRERA ST		RR	900.00
E SIETEREALES ST		RR	900.00
CHAPEL ROAD ST		RR	900.00
V CASTASUS ST		RR	900.00
O. ALVAREZ ST		RR	900.00
R GERODIAS ST		RR	900.00
R OLIVER ST		RR	900.00
P IGONIA ST		RR	900.00
N REMERATA ST		RR	900.00
R BARROYA ST		RR	900.00
ORTEGA ST		RR	900.00
SAN VICENTE ST		RR	1,500.00
		CR	2,625.00
PACITA COMLEX PH 1,2,3		RR	1,320.00
PACITA COMLEX PH 4, 5, 6, 7		RR	1,000.00
PACITA VE		CR	3,000.00
PACITA COMPLEX II		RR	1,000.00
ROSARIO SOMPLEZ		RR	1,000.00
CHRYSANTHEMUM SUBD		RR	1,000.00
GREATLAND SUBD		RR	1,000.00
MERCEDES HOMES		RR	1,000.00
VILLA OLYMPIA		RR	1,000.00
CONSOLE VILLAGE		RR	1,000.00
ERVINDA SUBD		RR	1,000.00
OLIVAREZ COMPOUND		RR	1,000.00
GUEVARRA SUBD		RR	1,000.00
VILLA MILAGROSA		RR	1,000.00
HARMONY HOMES		RR	1,000.00
MOUNTAIN SIDE		GP	250.00
		I	600.00
		A	150.00

CITY/MUNICIPALITY: SAN PEDRO, LAGUNA

BARANGAY: SANTO NINO

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	720.00
		CR	1,350.00
		I	825.00
		GP	600.00
		A	450.00

BARANGAY: UNITED BAYANIHAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	700.00

BARANGAY: UNITED BETTER LIVING

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	450.00
		CR	700.00

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CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: SAN ANTONIO

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
MANABAT		RR	1,980.00
		CR	2,850.00
BALINTAWAK		RR	1,980.00
		CR	2,850.00
M.Z. BAUTISTA		RR	840.00
L SILVA		RR	840.00
J FRANCISCO		RR	840.00
SAN ANTONIO		RR	840.00
J BASA		RR	1,980.00
		CR	2,850.00
		X	2,850.00
A GANA		RR	900.00
STA. CATALINA		RR	900.00
		CR	1,350.00
		X	1,350.00
CERVANTES		RR	900.00
ARCEGA		RR	720.00
UMBOY		RR	960.00
		CR	1,500.00
		X	1,500.00
U AMBAS		RR	660.00
JIMENEZ		RR	660.00
J LUNA		RR	660.00
ST. FRANCIS SUBD		RR	1,200.00
PARAON SUBD		RR	720.00
GARCIA SUBD		RR	660.00
ALMA MANZO SUBD		RR	1,000.00
LIBRADOR SUBD		RR	1,000.00
ST. FRANCIS X & XI		RR	1,200.00
CASES SUBD		RR	1,000.00
ROMANA SUBD		RR	1,000.00
ST. ROSE VILLAGE 3		RR	1,000.00
ALONG OLD NAT'L HIGHWAY		RR	1,440.00
		CR	3,000.00
		I	2,250.00
		GP	1,650.00
		A	150.00
		X	2,475.00
ALL OTHER STREETS		RR	600.00

CITY/MUNICIPALITY: BINAN, LAGUNA**BARANGAY: BIGAA****D.O. No. 18-96**
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	420.00
		CR	700.00
		I	1,500.00
		GP	300.00
		A	100.00
SAN JOSE SUBD		RR	1,500.00

BARANGAY: BUNGAHAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	420.00
		CR	700.00
		I	375.00
		GP	265.00
		A	82.50

BARANGAY: SANTO NINO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	660.00
		CR	960.00
		I	420.00
		GP	300.00
		A	90.00
FERLINS SUBD		RR	800.00
PHCL HOUSING PROJ		RR	800.00
VILLA JONELTA		RR	1,000.00
ALONG OLD NATL HIGHWAY		RR	1,200.00
		CR	2,100.00
		I	1,200.00
		GP	900.00
ALL OTHER STREETS		A	390.00
		RR	500.00

CITY/MUNICIPALITY: BINAN, LAGUNA**BARANGAY: CANLALAY****D.O. No. 18-96**
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
SACATERO		RR	600.00
BAGONG NAYON		RR	660.00
		CR	1,350.00
GOLDEN CITY EXEC SUBD		RR	1,300.00
MARIBEL SUBD		RR	1,000.00
E DE CASTRO SUBD		RR	1,000.00
SIMPLE SUBD		RR	660.00
WOODSIDE SUBD		RR	1,200.00
ST FRANCIS V		RR	1,200.00
ST FRANCIS IV		RR	1,200.00
BEST TOWN SUBD		RR	1,200.00
AMORLAN SUBD		RR	600.00
ALONG NATIONAL HIGHWAY		RR	1,320.00
		CR	3,000.00
		I	2,250.00
		GP	1,650.00
		A	525.00
		X	3,000.00
MACARIA SUBD		RR	1,000.00

BARANGAY: SAN JOSE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
M.H. DEL PILAR		RR	960.00
CAPT. N. CASUBUAN		RR	960.00
DR. FLORA ILAGAN		RR	960.00
LOPEZ JAENA		RR	960.00
CALLEJON DON F. GANA		RR	960.00
DR. A GONZALES		RR	960.00
		CR	1,350.00
		I	1,050.00
		GP	675.00
		A	205.00
BAUTISTA SUBD		RR	660.00
BELIZARIO SUBD		RR	660.00
ALL OTHER STREETS		RR	660.00

CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: DELA PAZ

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
A. MABINI		RR	600.00
		CR	840.00
100 YARDS		RR	420.00
PULO		RR	400.00
KATIPUNAN		RR	600.00
ANTIPORDA		RR	480.00
GENTIL		RR	480.00
P. PATERNO		RR	600.00
		CR	840.00
		I	420.00
		GP	265.00
		A	150.00
KAPITANA MARIA VILLAGE		RR	660.00
HONORIA I		RR	720.00
DE LA PAZ VILLAGE		RR	660.00
ALONDE SUBD		RR	660.00
DIMARANAN SUBD		RR	660.00
CASAS SUBD		RR	600.00
ALMEDA SUBD		RR	600.00
ALMAZORA SUBD		RR	540.00
VICTORIA SUBD		RR	540.00
ALL OTHER STREETS		RR	480.00

BARANGAY: GANADO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	360.00
		CR	700.00
		I	1,000.00
		GP	150.00
		A	45.00

CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: CASILE

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	420.00
		CR	900.00
		I	270.00
		GP	265.00
		A	85.00
ST. ROSE SUBD.		RR	600.00

BARANGAY: SANTO DOMINGO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
P. BURGOS		RR	660.00
M.H. DEL PILAR		RR	660.00
CAPT. N. CASUBUAN		RR	660.00
DR. FLORA ILAGAN		RR	660.00
CALLEJON		RR	660.00
		CR	1,250.00
		I	675.00
		GP	300.00
		A	90.00
ALUNOS SUBD		RR	840.00
ALL OTHER STREETS		RR	600.00

BARANGAY: MALAMIG

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	420.00
		CR	700.00
		I	1,000.00
		GP	150.00
		A	100.00

CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: MAMPLASAN

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANAY ROAD		RR	420.00
		CR	700.00
		I	1,000.00
		GP	150.00
		A	100.00

BARANGAY: CALABOSO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	720.00
		CR	1,200.00
		I	750.00
		GP	90.00
		A	300.00
TOWNSVILLE (TOWN & COUNTRY)		RR	1,200.00
SOUTH CITY HOMES		RR	1,200.00
MERCEDES SUBD		RR	1,200.00

BARANGAY: ZAPOTE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	420.00
		CR	700.00
		I	300.00
		GP	150.00
		A	100.00

CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: LANGKIWAS

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	420.00
		CR	700.00
		I	360.00
		GP	150.00
		A	70.00

BARANGAY: LOMA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	360.00
		CR	700.00
		I	360.00
		GP	135.00
		A	45.00

BARANGAY: MALABAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	600.00
		CR	800.00
		I	525.00
		GP	225.00
		A	70.00

CITY/MUNICIPALITY: BINAN, LAGUNA**BARANGAY: SANTO TOMAS****D.O. No. 18-96**
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	600.00
		CR	800.00
		I	525.00
		GP	225.00
		A	70.00
SOUTH CITY HOMES		RR	1,200.00
TOWN & COUNTRY (SOUTHVILLE)		RR	1,500.00
MERCEDES SUBD		RR	1,000.00
ADELINA III		RR	1,000.00
ALL OTHER STREETS		RR	540.00

BARANGAY: SORO-SORO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	480.00
		I	360.00
		GP	150.00
		A	70.00
PLDT SUBD		RR	720.00
COUNTRY HOMES 1 & 2		RR	1,000.00
CONSOLE VILLE		RR	800.00
ALL OTHER STREETS		RR	480.00
ALONG NAT'L HIGHWAY		CR	2,250.00
		RR	840.00

BARANGAY: TIMBAO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	420.00
		CR	700.00
		I	360.00
		GP	120.00
		A	70.00

CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: TUBIGAN

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	540.00
		CR	480.00
		I	180.00
		GP	90.00
		A	2,000.00
FILINVEST SUBD		RR	840.00
ALONG NAT'L HIGHWAY		RR	2,250.00

BARANGAY: SAN FRANCISCO (HALANG)

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
MOLERA		RR	540.00
		GP	240.00
TAGAARCE		RR	1,000.00
		I	360.00
		GP	240.00
		A	60.00
ST. FRANCIS I		RR	1,000.00
ST. FRANCIS IV		RR	1,000.00
JUANA I, II & III		RR	1,000.00
ADELINA I & II		RR	1,000.00
GREENFIELDS (IRENEVILLE)		RR	800.00
SILMER SUBD		RR	1,000.00
MERINO SUBD		RR	800.00
ALL OTHER STREETS		RR	480.00
LAS VILLAS DE MANILA		RR	2,000.00
NOEL HOMES		RR	1,000.00

CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: POBLACION

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
M.H. DEL PILAR		RR	1,080.00
		CR	2,025.00
CAPT.N. CASUBUAN		RR	2,600.00
		CR	900.00
DR. FLORA ILAGAN		RR	1,200.00
		CR	2,250.00
P. PATERNO		RR	2,400.00
		CR	3,750.00
GEN. CAPINPIN		RR	1,800.00
		CR	3,000.00
CALLEJON		RR	600.00
		CR	900.00
DON F. GANA		RR	960.00
		CR	1,500.00
PLAZA LIMACO		RR	3,600.00
		CR	5,250.00
A. BONIFACIO ST		RR	2,150.00
		CR	5,000.00
FLORANTE		RR	720.00
		CR	1,200.00
DON V. OCAMPO ST		RR	1,200.00
		CR	5,000.00
REINCARMIENTO ST		RR	600.00
		CR	2,000.00
PLAZA RIZAL		RR	10,000.00
E JACINTO ST		CR	1,200.00
A. MABINI ST		RR	1,200.00
		CR	3,000.00
J.Z. GONZALES ST		RR	1,000.00
		CR	1,500.00
LA SOLIDARIDAD		RR	960.00
NOLI ST		RR	960.00
GEN. MEDINA ST		RR	960.00
ALL OTHER STREETS		RR	1,000.00

CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: PLATEO (PUNTOD)

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	720.00
		I	900.00
		GP	525.00
		A	225.00
ST. FRANCIS XI		RR	1,200.00
HIGHWAY SUBD		RR	1,200.00
CRC SUBD.		RR	1,200.00
HONORIA SUBD		RR	1,200.00
SEGUNDA SUBD		RR	1,200.00
ALONG NATIONAL HIGHWAY		RR	1,500.00
		CR	2,250.00
		GP	750.00
		A	225.00
		X	2,250.00

BARANGAY: SAN VICENTE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
GEN. CAPINPIN ST		RR	960.00
J. GONZALES		RR	960.00
DR. A GONZALES		RR	900.00
P. BURGOS		RR	1,200.00
P N R		RR	600.00
		CR	1,500.00
		I	1,125.00
		GP	225.00
		A	70.00
FERLINS SUBD.		RR	1,200.00
NEPA HIGHWAY		RR	1,200.00
DON PABLO		RR	780.00
ALONG NAT'L HIGHWAY		RR	1,440.00
		CR	5,000.00
		I	2,250.00
		GP	1,650.00
		A	750.00
ALL OTHER STREETS		RR	600.00

CITY/MUNICIPALITY: CABUYAO, LAGUNA**BARANGAY: POBLACION****D.O. No. 18-96**
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
J.P. RIZAL AVE.		CR	2,000.00
		RR	1,440.00
M.L. QUEZON ST		CR	2,000.00
		RR	1,320.00
S OSMENA ST		CR	1,200.00
		RR	660.00
A MABINI ST		CR	1,650.00
		RR	960.00
DR. F.T. LIMCAOCO ST		CR	1,650.00
		RR	960.00
M. MALVAR ST		CR	2,000.00
		RR	1,200.00
A BONIFACIO ST		CR	2,000.00
		RR	1,200.00
GEN. LUNA ST		CR	1,200.00
		RR	600.00
S OSMENA ST.		CR	1,200.00
		RR	600.00
P BURGOS ST		CR	1,650.00
		RR	1,200.00
M.H. DEL PILAR ST		CR	2,000.00
		RR	1,200.00
H. LIMCAOCO ST		RR	600.00

BARANGAY: TRES

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	800.00
EL SOL SUBD		RR	800.00
LIMCAOAO SUBD		RR	800.00

CITY/MUNICIPALITY: CABUYAO, LAGUNA

BARANGAY: CASILE

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	250.00
		CR	500.00
		GP	100.00
		I	135.00
		A	30.00

BARANGAY: DIEZMO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		CR	600.00
		RR	450.00
CANLUBANG ESTATE		I	1,000.00
		GP	150.00
		A	45.00

BARANGAY: PITTLAND

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		CR	240.00
		RR	600.00
		I	500.00
		GP	100.00
		A	30.00

CITY/MUNICIPALITY: CABUYAO, LAGUNA

BARANGAY: SALA

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		CR	1,100.00
		RR	720.00
		I	600.00
		GP	300.00
		A	90.00
SHINELAND SUBD		RR	800.00
EL SOL SUBD		RR	1,200.00
ALONG NAT'L HIGHWAY		CR	1,300.00
		RR	900.00
		I	900.00
		GP	675.00
		A	200.00

BARANGAY: NIUGAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		CR	1,200.00
		RR	720.00
		I	600.00
		GP	300.00
		A	90.00
ST. FRANCIS SUBD		RR	1,000.00
CONSOLE VILLE		RR	800.00
SOUTH POINT		RR	2,200.00
ALONG NAT'L HIGHWAY		CR	1,100.00
		RR	960.00
		I	900.00
		GP	675.00
		A	525.00

CITY/MUNICIPALITY: CABUYAO, LAGUNA

BARANGAY: BANAY-BANAY

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	660.00
		I	675.00
		GP	225.00
		A	70.00
AFP MBAI KATAPATAN HOMES		RR	800.00
GATCHALIAN SUBD		RR	800.00
DON ONOFRE SUBD		RR	800.00
CABUYAO EXECUTIVE VILL		RR	800.00
ALONG NAT'L HIGHWAY		CR	1,100.00
		RR	960.00
		I	675.00
		GP	360.00
		A	120.00

BARANGAY: PULO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	660.00
		I	600.00
		GP	225.00
		A	70.00
VILLA ADELINA		RR	800.00
VILLA DIEZMO		RR	800.00
MILLWOOD SUBD		RR	800.00
CABUYAO CENTRAL		RR	2,600.00
EVERGREEN		RR	1,800.00
ALONG NAT'L HIGHWAY		CR	1,100.00
		RR	900.00
		I	600.00
		GP	450.00
		A	300.00

CITY/MUNICIPALITY: CABUYAO, LAGUNA**BARANGAY: SAN ISIDRO****D.O. No. 18-96**
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	540.00
		I	525.00
		GP	225.00
		A	70.00
ST. SIIDORE VILALGE ALONG NAT'L HIGHWAY		RR	800.00
		CR	1,100.00
		RR	900.00
		I	525.00
		GP	375.00
		A	30.00

BARANGAY: BIGAA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	660.00
		I	600.00
		GP	225.00
		A	70.00

BARANGAY: BANLIC

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	660.00
		I	675.00
		GP	225.00
		A	70.00
ALONG NAT'L HIGHWAY		CR	1,100.00
		RR	900.00
		I	675.00
		GP	375.00
CAMELLA HOMES		A	300.00
		RR	800.00

CITY/MUNICIPALITY: CABUYAO, LAGUNA**BARANGAY: MAMATID****D.O. No. 18-96**
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	480.00
		CR	900.00
		I	375.00
		GP	225.00
		A	70.00
VILLAMIL SUBD		RR	800.00
CHAVEE SUBD		RR	800.00
SORIANO SUBD		RR	800.00
OROVILL SUBD		RR	1,200.00
PRINCEVILLE SUBD		RR	1,700.00

BARANGAY: BUTONG

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		CR	900.00
		RR	420.00
		I	300.00
		GP	150.00
		A	45.00

BARANGAY: MARINIG

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		CR	900.00
		RR	420.00
		I	300.00
		GP	150.00
		A	45.00
SUNRISE VILLAGE		RR	800.00
MARIPAZ VILLE		RR	1,700.00
TIERA EL SOL		RR	1,700.00

CITY/MUNICIPALITY: CABUYAO, LAGUNA

BARANGAY: GULOD

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		CR	900.00
		RR	450.00
		I	300.00
		GP	150.00
		A	45.00
CATINDIG SUBD		RR	800.00

BARANGAY: BACLARAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		CR	900.00
		RR	300.00
		I	225.00
		GP	150.00
		A	75.00
VILLA ESTELA		RR	1,200.00
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CITY/MUNICIPALITY: SANTA ROSA, LAGUNA

BARANGAY: POBLACION

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
F GOMEZ ST		RR	1,000.00
		CR	2,100.00
G.B. ZAVALLA ST		RR	1,000.00
		CR	1,650.00
P VALLEJO ST		RR	1,000.00
		CR	1,650.00
LUCERO ST		RR	900.00
		CR	1,500.00
J RIZAL ST		RR	1,500.00
		CR	2,250.00
P ANONUEVO ST		RR	900.00
B. ZAVALLA ST		RR	1,000.00
ALL OTHER STREETS		RR	1,000.00

BARANGAY: LABAS

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	840.00
		CR	1,125.00
		I	900.00
		GP	375.00
		A	110.00
ST AGATHA I		RR	800.00
VILLA LACERNA		RR	800.00
WEST DRIVE		RR	800.00
OLYMPIA SUBD PH I-III		RR	800.00
DIA SUBD		RR	800.00
TIONGCO SUBD PH III & IV		RR	1,000.00
ALL OTHER STREETS		RR	600.00

CITY/MUNICIPALITY: SANTA ROSA, LAGUNA

BARANGAY: POOK

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	550.00
		CR	900.00
		I	500.00
		GP	250.00
		A	60.00
DON JOSE ZAVALLA SUBD		RR	1,000.00
MA. JESUSA SUBD		RR	1,000.00
ST. MARY'S VILLAGE		RR	1,000.00
EAST DRIVE SUBD		RR	1,000.00
DIMAYUGA SUBD		RR	1,000.00
ST. FRANCIS III		RR	1,000.00
HONORIA TIENZA (HONORVILLE)		RR	1,000.00
METROVILLE SUBD		RR	1,000.00
ALL OTHER STREETS		RR	500.00

BARANGAY: CAINGIN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	330.00
		CR	525.00
		I	375.00
		GP	135.00
		A	45.00

CITY/MUNICIPALITY: SANTA ROSA, LAGUNA

BARANGAY: MACABLING

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	450.00
		I	360.00
		GP	150.00
		A	50.00
ZERAMYR II		RR	800.00
LOVES HOMES SUBD		RR	800.00
CARINO SUBD		RR	800.00
ORMON (LAKESHOREVILLE)		RR	150.00
ALONG NAT'L H GIHWAY)		RR	1,200.00
		CR	2,000.00
ALL OTHER STREETS		RR	400.00

CITY/MUNICIPALITY: SANTA ROSA, LAGUNA

BARANGAY: TAGAPO

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	1,000.00
		CR	1,800.00
		I	720.00
		GP	375.00
		A	110.00
J ZAVALLA CMPD (FAIRVIEW)		RR	800.00
DONA ROSINA CMPD		RR	800.00
JUAN ENCINA SUBD		RR	800.00
PROGRESSIVE HOMES		RR	1,000.00
ROSAFLOR- I		RR	800.00
ROSAFLOR - II		RR	1,000.00
AMIHAN VILLAGE		RR	800.00
GARCIA SUBD		RR	800.00
ALINSUD SUBD		RR	800.00
PERLAS SUBD		RR	800.00
TIONGCO SUBD I & II		RR	800.00
LABRADOR SUBD		RR	1,000.00
MANILA DOCTOR'S VILLAGE		RR	1,000.00
TERRYTOWN SUBD		RR	1,000.00
LIMPO SUBD		RR	1,000.00
STA. ROSA VILLAGE		RR	1,000.00
ROMANVILLE		RR	800.00
ANROS SUBD		RR	800.00
ROSARIO HEIGHTS		RR	800.00
XAVALLA II		RR	1,000.00
CRC HOMES		RR	1,000.00
MA. PAZ CASAS SUBD		RR	1,000.00
J & B VILLAGE		RR	1,000.00
FLORENCEVILLE		RR	1,200.00
VILLA DE ORO		RR	1,200.00
METROGATE		RR	2,000.00
OVAL SUBD		RR	1,000.00
F & F SUBD		RR	1,000.00
DON PABLO SUBD		RR	2,000.00
ALONG NAT'L HGIHWAY		RR	1,950.00
		CR	2,500.00
		I	1,500.00
		GP	700.00
		A	300.00

CITY/MUNICIPALITY: SANTA ROSA, LAGUNA

BARANGAY: SINALHAN

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	540.00
		CR	800.00
		I	525.00
		GP	225.00
		A	70.00
RCA REALTY SUBD		RR	800.00
MERCEDES HOMES		RR	800.00
J ZAVALLA VILLAGE II		RR	800.00
LABRADOR SUBD		RR	1,000.00
ROMANVIKKE SUBD		RR	1,000.00
BAYSHORE SUBD		RR	1,000.00

BARANGAY: APLAYA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	600.00
		CR	800.00
		X	600.00
		I	525.00
		GP	225.00
		A	70.00
LM SUBD.		RR	800.00
CIUDAD GRANDE		RR	1,000.00
ZERAMYR-I		RR	800.00
DICTADO COMPOUND		RR	800.00
CATAQUIZ SUBD		RR	1,000.00
ST. ROSE SUBD		RR	1,000.00
RCA COMPOUND		RR	1,000.00

CITY/MUNICIPALITY: SANTA ROSA, LAGUNA**BARANGAY: IBABA****D.O. No. 18-96**
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	650.00
		I	600.00
		GP	225.00
		A	70.00
AMROCIA SUBD		RR	800.00
ST. JOHN SUBD		RR	800.00
STA. ROSA DE LIMA		RR	800.00
ST. ROSE SUBD		RR	1,000.00
MUNICIPAL RD (NEAR SHORELINE)		CR	800.00

BARANGAY: BALIBAGO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	900.00
		I	900.00
		GP	450.00
		A	250.00
ALONG OLD NAT'L ROAD		RR	1,500.00
INTERIOR LOTS ALONG NAT'L RD		RR	1,000.00
METROVILLE SUBD		RR	800.00
J & B TRADING SUBD		RR	800.00
ST. MARY SYBD		RR	800.00
NEW BALIBAGO SUBD		RR	800.00
AMAS VILLAGE		RR	800.00
ST. FRANCIS		RR	800.00
LORENZO SOUTH		RR	1,200.00
		CR	1,500.00
VILLA DE TOLEDO		RR	2,000.00
		CR	2,500.00
ALONG OLD NAT'L HIGHWAY		RR	1,320.00
		CR	2,550.00
		I	1,300.00
		GP	1,200.00
		A	1,000.00

CITY/MUNICIPALITY: SANTA ROSA, LAGUNA

BARANGAY: DITA

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	780.00
		CR	1,275.00
		I	675.00
		GP	450.00
		A	135.00
CONSOLE SUBD		RR	1,000.00
PANORAMA SUBD		RR	1,000.00
ANAHAW SUBD		RR	1,000.00
ST. AGATHE II SUBD		RR	800.00
MERRYLAND SUBD		RR	800.00
RPSEVILLE SUB		RR	800.00
MARIQUITA PUBLO SUBD		RR	800.00
ALONG OLD NAT'L HIGHWAY		RR	1,100.00
		CR	2,100.00
		I	1,200.00
		GP	800.00
		A	400.00

BARANGAY: DILA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	840.00
		CR	1,350.00
		I	675.00
		GP	450.00
		A	135.00
SOUTH DRIVE SUBD		RR	800.00
MERRYLAND SUBD		RR	800.00
GOLDEN CITY SUBD		RR	1,000.00
MAJADECO SUBD		RR	2,000.00
ALONG OLD NAT'L HIGHWAY		RR	1,100.00
		CR	2,100.00
		I	1,125.00
		GP	800.00
		A	400.00

CITY/MUNICIPALITY: SANTA ROSA, LAGUNA**BARANGAY: MALITLIT****D.O. No. 18-96**
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	480.00
		CR	800.00
		I	450.00
		GP	180.00
		A	300.00
ST. AGATHA SUBD		RR	540.00
SOUTH POINT		RR	2,500.00

BARANGAY: DON JOSE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	420.00
		CR	800.00
		GP	350.00
		A	300.00
LAGUNA TECHNOPARK		I	1,000.00
STA. ROSA VILL (AYALA)		RR	2,500.00
STA. ELENA GOLD COURSE		RR	3,000.00

BARANGAY: SANTO DOMINGO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	300.00
		CR	500.00
		I	250.00
		GP	200.00
		A	150.00
LA RESIDENCIA DE STA. ROSA		RR	3,000.00

CITY/MUNICIPALITY: SANTA ROSA, LAGUNA

BARANGAY: PULONG STA. CRUZ

D.O. No. 18-96
Effectivity Date 25-Apr-1996

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BARANGAY ROAD		RR	600.00
		CR	700.00
		I	500.00
		GP	375.00
		A	250.00
FRANCISCO VILLAGE		RR	540.00
RAMON MERCADO (PSC)		RR	1,000.00
=====	=====	=====	=====

**CERTAIN GUIDELINES IN THE IMPLEMENTATION
OF ZONAL VALUATION OF REAL PROPERTIES FOR
RD NO. 56-CALAMBA, LAGUNA**

1. NO PREVIOUS SALE OF PROPERTY OF A PARTICULAR CLASSIFICATION.

WHERE IN THE APPROVED LISTING OF ZONAL VALUES (FOR VARIOUS CLASSIFICATIONS OF REAL PROPERTY), NO VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASS OF REAL PROPERTY LOCATED IN THE ADJACENT BARANGAY OR SIMILAR CONDITIONS SHALL BE USED.

2. NO PREVIOUS SALE OF PROPERTY OF ANY CLASSIFICATION.

IN A BARANGAY WHERE NO SALE, EXCHANGE OR OTHER DISPOSITION OF LAND HAS BEEN EFFECTED, THE APPROVED ZONAL VALUE OF A SIMILARLY SITUATED PROPERTY IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS, SHALL BE USED.

3. DIVISION OF A BARANGAY.

IN THE EVENT THAT AN EXISTING BARANGAY IS DIVIDED INTO TWO OR MORE BARANGAYS, THE ZONAL VALUES PRESCRIBED FOR THE EXISTING BARANGAY SHALL BE USED FOR THE NEWLY CREATED BARANGAY.

4. COMMERCIAL

ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY "COMMERCIAL" SHALL BE CONSIDERED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.

5. VALUES OF CONDOMINIUMS AND TOWNHOUSES.

IN DETERMINING OR ARRIVING AT THE ZONAL VALUES FOR CONDOMINIUMS AND TOWNHOUSES THE VALUE OF THE LAND AS WELL AS THE VALUE OF THE BUILDING SHALL BE TREATED AS ONE, IF THE TITLE IS A CCT OR CONDOMINIUM CERTIFICATE OF TITLE. HOWEVER, IF THE TITLE IS A TCT OR TRANSFER CERTIFICATE OF TITLE, LAND AND IMPROVEMENTS SHALL BE GIVEN SEPARATE VALUES.

THE GROUND FLOOR OF A CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND 20% OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

6. AREA FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLURB). IF IT IS UTILIZED FOR SOCIAL HOUSING, IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY E.G. PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA) ETC.

7. ZONAL VALUE OR FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES PROVIDED THAT THE CAPITAL GAINS TAX FROM SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY CLASSIFIED AS CAPITAL ASSETS, INCLUDING "PACTO DE RETRO" SALES AND OTHER FORMS OF CONDITIONAL SALES, BY INDIVIDUALS, ESTATES AND TRUSTS, SHALL BE TAXED AT THE RATE OF 5% BASED ON THE GROSS SELLING PRICE, IF THE CONSIDERATION IS HIGHER THAN THE ZONAL VALUES HEREIN ESTABLISHED.

PROVIDED HOWEVER THAT THE VALUE OF THE PROPERTY TO BE USED IN COMPUTING ALL INTERNAL REVENUE TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (I.E. ZONAL VALUES) OR (2) THE FAIR MARKET VALUES AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS, WHICHEVER IS HIGHER.

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 125-91
AUGUST 30, 1991

**SUBJECT: IMPLEMENTATION OF THE ZONAL VALUES OF REAL PROPERTIES IN THE MUNICIPALITIES
SAN PEDRO, LAGUNA UNDER REVENUE DISTRICT OFFICE NO. 37A (CALAMBA), REVENUE
REGION 4C, SAN PABLO CITY, LAGUNA FOR INTERNAL REVENUE TAX PURPOSES.**

TO: : All Internal Revenue Officers and Others Concerned.

Section 16(e) of the Tax Code as amended by Presidential Decree No. 1994, authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties located in the municipality of San Pedro, Laguna under jurisdiction of Revenue District Office No. 37A, Calamba, Laguna, Revenue Region No. 4C after a public hearing was conducted on July 10, 1991 for the purpose. This Order is issued to implement zonal values for land and improvements in the case of condominiums/ townhouses, commercial and industrial buildings as shown in Annex "A" hereof to be used in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
JESUS P. ESTANISLAO
Secretary of Finance

RECOMMENDED BY:

(signed)
JOSE U. ONG
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL
COMMERCIAL

INDUSTRIAL
AGRICULTURAL

GENERAL PURPOSE

VICINITY

LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL
PURPOSES AND GENERALLY FOR OBJECT OF PROFIT
DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS
RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO
PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER
AGRICULTURAL USES INCLUDING TIMBERLAND AND
FOREST LAND.

RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS
HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL,
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST
NOT KLESS THAN 5,000 SQUARE METERS.

MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR
DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR
CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE **CLASSIFICATION**

RR *Residential Regular*

RC *Residential Condominium*

CR *Commercial Regular*

A *Agricultural*

APD *Area for Priority Development*

CODE **CLASSIFICATION**

CC *Commercial Condominium*

X *Institutional*

I *Industrial*

GL *Government Land*

GP* *General Purposes*

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: BAGONG SILANG****D.O. No.
Effectivity Date****125-91
31-Jul-1992**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	250.00
		I	175.00
		GP	100.00
		A	65.00

BARANGAY: CALENDOLA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	475.00

BARANGAY: CUYAB

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
VERGARA ST		RR	600.00
AMORANDO ST		RR	600.00
C. LIMPIAHOY ST		RR	600.00
T ALMENDRALA ST		RR	600.00
F MINDO ST		RR	600.00
AMANTE ST		RR	600.00
CUYAB ST MAIN		RR	600.00
		CR	750.00
PITIMINI SUBD		RR	450.00

BARANGAY: ESTRELLA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	400.00
		I	275.00
		GP	150.00
		A	65.00

BARANGAY: GSIS

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	500.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: LANDAYAN****D.O. No.**
Effectivity Date**125-91**
31-Jul-1992

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
A HERNANDEZ ST		RR	750.00
C VIERNEZA ST		RR	750.00
M OLIVER ST		RR	750.00
S REDIMANO ST		RR	750.00
M ABAYA ST		RR	750.00
L LEJARZO ST		RR	750.00
LANDAYAN ROAD		RR	1,250.00
		CR	1,750.00
ALONG OLD NAT'L HIWAY		RR	1,500.00
		CR	2,000.00
		I	1,250.00
		GP	1,000.00
		A	750.00
ROSA HOMES		RR	600.00
VILLA PAZ		RR	600.00
ST FRANCIS		RR	800.00
MARMEIL SUBD		RR	600.00
CATAQUIZ SUBD		RR	600.00
ROSA HOMES SUBD		RR	600.00
OLIVAREZ		RR	600.00

BARANGAY: LANGGAM

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	275.00
		I	150.00
		GP	100.00
		A	55.00

BARANGAY: LARAM

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	275.00
		I	150.00
		GP	100.00
		A	55.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: MAGSAYSAY****D.O. No.
Effectivity Date****125-91
31-Jul-1992**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	275.00
		I	150.00
		GP	100.00
		A	55.00

BARANGAY: NUEVA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	2,000.00
		CR	2,500.00
		I	1,250.00
		GP	900.00
		A	700.00
SIBULO SUBD		RR	800.00
ALONG OLD NAT'L HIGHWAY		RR	2,750.00
		CR	3,250.00
		I	2,250.00
		GP	1,150.00
		A	1,000.00

BARANGAY: POBLACION

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CONCEPCION ST		RR	700.00
		CR	900.00
LUNA ST		RR	1,750.00
		CR	2,250.00
RIZAL ST		RR	1,750.00
		CR	2,250.00
A OLIVAREZ CALLEJON 2		RR	800.00
		CR	1,000.00
S AUSTRIA CALLEJON 1		RR	800.00
		CR	1,000.00
A MABINI ST		RR	2,000.00
		CR	2,750.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: RIVERSIDE****D.O. No.
Effectivity Date****125-91
31-Jul-1992**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	275.00
		I	150.00
		GP	100.00
		A	55.00

BARANGAY: SAMPAGUITA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	500.00

BARANGAY: SAN ANTONIO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
RICARTE ST		RR	700.00
QUEZON ST		RR	700.00
GOMEZ ST		RR	700.00
ZAMORA ST		RR	700.00
MAGSAYSAY ST		RR	700.00
ALONG OLD NATL HIWAY		RR	1,750.00
		CR	2,250.00
		I	1,300.00
		GP	1,200.00
		A	750.00
UNITED SN PEDRO SUBD		RR	800.00
ADELINA I II		RR	800.00
HOLIDAY HOMES		RR	800.00
ELNOR SUBDIVISION		RR	700.00
FIESTA HOMES SUBD		RR	700.00

BARANGAY: SAN ROQUE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
N MENDOZA ST		RR	500.00
R CRUZ ST		RR	500.00
A MARQUEZ ST		RR	500.00
SAN ROQUE ST MAIN		RR	800.00
		CR	1,000.00
C ACHOREZ ST		RR	500.00
OLIVAREZ SUBD		RR	525.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: SAN VICENTE****D.O. No.**
Effectivity Date**125-91**
31-Jul-1992

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
J CLIMACO ST		RR	750.00
N ALMENDRALA ST		RR	750.00
H HERRERA ST		RR	750.00
E SIETEREALLES ST		RR	750.00
CHAPEL ROAD ST		RR	750.00
V CASTASUS ST		RR	750.00
C ALVAREZ ST		RR	750.00
E OLIVER ST		RR	750.00
F IGONIA ST		RR	750.00
N REMERATA ST		RR	750.00
R BERROYA ST		RR	750.00
ORTEGA ST		RR	750.00
SAN VICENTE ST		RR	1,250.00
		CR	1,750.00
PACITA CPLX PH 1,2,3		RR	1,100.00
PACITA CPLX 4,5,6,7		RR	750.00
ROSARIO SUBDIVISION		RR	600.00
GREATLAND SUBD		RR	500.00
MERCEDEZ HOMES		RR	600.00
VILLA OLYMPIA		RR	650.00
CONSOLE VILLAGE		RR	650.00
ELVINDA SUBDIVISION		RR	750.00
OLIVAREZ		RR	600.00
VILLA RITA ALONG OLD NATL HIGHWAY		RR	575.00
		CR	2,250.00
		GP	750.00
		A	625.00

BARANGAY: SANTO NINO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	600.00
		CR	900.00
		I	550.00
		GP	400.00
		A	300.00
ALONG OLD NATL HIWAY		RR	1,500.00
		CR	2,000.00
		I	1,250.00
		GP	750.00
		A	650.00

RDO NO. 57**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SAN PEDRO, LAGUNA****BARANGAY: UNITED BAYANIHAN****D.O. No.**
Effectivity Date**125-91**
31-Jul-1992

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	275.00

BARANGAY: UNITED BETTER LIVING

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
		RR	450.00

**CERTAIN GUIDELINES IN THE IMPLEMENTATION
OF ZONAL VALUATION OF REAL PROPERTIES FOR
RD NO. 56-CALAMBA, LAGUNA**

1. NO PREVIOUS SALE OF PROPERTY OF A PARTICULAR CLASSIFICATION.

WHERE IN THE APPROVED LISTING OF ZONAL VALUES (FOR VARIOUS CLASSIFICATIONS OF REAL PROPERTY), NO VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASS OF REAL PROPERTY LOCATED IN THE ADJACENT BARANGAY OR SIMILAR CONDITIONS SHALL BE USED.

2. NO PREVIOUS SALE OF PROPERTY OF ANY CLASSIFICATION.

IN A BARANGAY WHERE NO SALE, EXCHANGE OR OTHER DISPOSITION OF LAND HAS BEEN EFFECTED, THE APPROVED ZONAL VALUE OF A SIMILARLY SITUATED PROPERTY IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS, SHALL BE USED.

3. DIVISION OF A BARANGAY.

IN THE EVENT THAT AN EXISTING BARANGAY IS DIVIDED INTO TWO OR MORE BARANGAYS, THE ZONAL VALUES PRESCRIBED FOR THE EXISTING BARANGAY SHALL BE USED FOR THE NEWLY CREATED BARANGAY.

4. COMMERCIAL

ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY "COMMERCIAL" SHALL BE CONSIDERED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.

5. VALUES OF CONDOMINIUMS AND TOWNHOUSES.

IN DETERMINING OR ARRIVING AT THE ZONAL VALUES FOR CONDOMINIUMS AND TOWNHOUSES THE VALUE OF THE LAND AS WELL AS THE VALUE OF THE BUILDING SHALL BE TREATED AS ONE, IF THE TITLE IS A CCT OR CONDOMINIUM CERTIFICATE OF TITLE. HOWEVER, IF THE TITLE IS A TCT OR TRANSFER CERTIFICATE OF TITLE, LAND AND IMPROVEMENTS SHALL BE GIVEN SEPARATE VALUES.

THE GROUND FLOOR OF A CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND 20% OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

6. AREA FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLURB). IF IT IS UTILIZED FOR SOCIAL HOUSING, IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY E.G. PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA) ETC.

7. ZONAL VALUE OR FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES PROVIDED THAT THE CAPITAL GAINS TAX FROM SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY LOCATED IN CALAMBA, LAGUNA CLASSIFIED AS CAPITAL ASSETS, INCLUDING "PACTO DE RETRO" SALES AND OTHER FORMS OF CONDITIONAL SALES, BY INDIVIDUALS, ESTATES AND TRUSTS, SHALL BE TAXED AT THE RATE OF 5% BASED ON THE GROSS SELLING PRICE, IF THE CONSIDERATION IS HIGHER THAN THE ZONAL VALUES HEREIN ESTABLISHED.

PROVIDED HOWEVER THAT THE VALUE OF THE PROPERTY TO BE USED IN COMPUTING ALL INTERNAL REVENUE TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (I.E. ZONAL VALUES) OR (2) THE FAIR MARKET VALUES AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS, WHICHEVER IS HIGHER.

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 8-91

JANUARY 7, 1991

SUBJECT: IMPLEMENTATION OF THE ZONAL VALUES OF REAL PROPERTIES IN THE MUNICIPALITIES BINAN, CABUYAO, SAN PEDRO AND STA. ROSA UNDER REVENUE DISTRICT OFFICE NO. 37, CALAMBA, LAGUNA, REVENUE REGION 4C, SAN PABLO CITY FOR INTERNAL REVENUE TAX PURPOSES.

TO: : All Internal Revenue Officers and Others Concerned.

Section 16(e) of the Tax Code as amended by Presidential Decree No. 1994, authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (1st revision) located in the Municipalities of Binan, Cabuyao, San Pedro and Sta. Rosa Laguna under the jurisdiction of Revenue District Office No. 37A, Calamba, Laguna, Revenue Region No. 4C (San Pablo City) after public hearing was conducted on October 10, 1990 for the purpose. This Order is issued in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
JESUS P. ESTANISLAO
Secretary of Finance

RECOMMENDED BY:

(signed)
JOSE U. ONG
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL
COMMERCIAL

LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL
PURPOSES AND GENERALLY FOR OBJECT OF PROFIT

INDUSTRIAL
AGRICULTURAL

DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL
DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS
RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO
PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER
AGRICULTURAL USES INCLUDING TIMBERLAND AND
FOREST LAND.

GENERAL PURPOSE

RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREAS
HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL,
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST
NOT KLESS THAN 5,000 SQUARE METERS.

VICINITY

MEANS AN AREA, LOCALITY, MEIGHBORHOOD OR
DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR
CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE **CLASSIFICATION**

RR Residential Regular

RC Residential Condominium

CR Commercial Regular

A Agricultural)Productive)

A1 Agricultural Land (Unproductive)

APD Area for Priority Development

CODE **CLASSIFICATION**

CC Commercial Condominium

I Industrial

X Institutional

GL Government Land

GP* General Purposes

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: BIÑAN****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
M.H. DEL PILAR		RR	900.00
		CR	1,350.00
CAPT. N. CASUBUAN		RR	500.00
		CR	600.00
DR. FLORA ILAGAN		RR	1,000.00
		CR	1,500.00
P. PATERNO		RR	2,000.00
		CR	2,500.00
GEN. CAPINPIN		RR	1,500.00
		CR	2,000.00
CALLEJON		RR	500.00
		CR	600.00
DON F GANA		RR	800.00
		CR	1,000.00
PLAZA LIMACOT		RR	3,000.00
		CR	3,500.00
BONIFACIO		RR	1,800.00
		CR	2,100.00
FLORANTE		RR	600.00
		CR	800.00
OCAMPO		RR	1,000.00
		CR	1,200.00
REINCIMIENTO		RR	500.00
		CR	600.00
PLAZA LIM-ACO		GL	
ALL OTHER STREETS		RR	500.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SAN ANTONIO****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MANABAT		RR	1,650.00
		CR	1,900.00
BALINTAWAK		RR	1,650.00
		CR	1,900.00
M.Z. BAUTISTA		RR	700.00
L SILVA		RR	700.00
J FRANCISCO		RR	700.00
SAN ANTONIO		RR	700.00
J. BASA		RR	1,650.00
		CR	1,900.00
		X	1,900.00
A GANA		RR	750.00
STA. CATALINA		RR	750.00
		CR	900.00
		X	900.00
CERVANTES		RR	750.00
ARCEGA		RR	600.00
UMBOY		RR	800.00
		CR	1,000.00
		X	1,000.00
U. AMBAS		RR	550.00
JIMENEZ		RR	550.00
J. LUNA		RR	550.00
ST. FRANCIS SUBD		RR	800.00
PARAON SUBD		RR	600.00
GARCIA SUBD		RR	550.00
ALMA-MANZO SUBD		RR	750.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SAN ANTONIO (CONT)****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
LIBRADOR SUBD		RR	700.00
ST. FRANCIS X		RR	800.00
ST. FRANCIS XII		RR	800.00
CASAS SUBD		RR	750.00
ROMANA SUBD		RR	700.00
ALONG OLD NATIONAL HI-WAY		RR	1,200.00
		CR	1,650.00
		I	1,500.00
		GP	1,100.00
		A	100.00
		X	1,650.00
ST. ROSE VILLAGE 3		RR	700.00
ALL OTHER STREETS		RR	500.00

BARANGAY: SAN FRANCISCO (HALANG)

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MOLERA		RR	450.00
		GP	200.00
TAGA ARCE		RR	500.00
		I	300.00
		GP	200.00
		A	40.00
ST. FRANCIS I		RR	600.00
ST. FRANCIS IV		RR	600.00
JUAN I II III		RR	600.00
ADELINA I II		RR	600.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SAN FRANCISCO (HALANG)****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
GREENFIELDS (IRENVILLE)		RR	550.00
SILMER SUBD		RR	550.00
MERINO SUBD		RR	550.00
ALL OTHER STREETS		RR	400.00

BARANGAY: DELA PAZ

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
A MABINI		RR	500.00
		CR	700.00
100 YARDS		RR	350.00
PULO		RR	400.00
KATIPUNAN		RR	500.00
ANTPORDA		RR	400.00
MENTEL		RR	400.00
P. PATERNO		RR	500.00
		CR	700.00
		I	350.00
		GP	175.00
		A	100.00
KAPTIANA MARIA VILLAGE		RR	550.00
HONORIA I		RR	600.00
DELA PAZ VILLAGE		RR	550.00
ALONDE SUBD		RR	550.00
DIMARANAN SUBD		RR	550.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: DELA PAZ (cont.)****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
CASAS SUBD.		RR	500.00
ALMEDA SUBD		RR	500.00
ALMAZORA SUBD		RR	450.00
VICTORIA SUBD		RR	450.00
ALL OTHER STREETS		RR	400.00

BARANGAY: GANADO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	300.00
		I	150.00
		GP	100.00
		A	30.00

BARANGAY: BINAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	250.00
		GP	175.00
		A	55.00

BARANGAY: BUNGAHAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	250.00
		GP	175.00
		A	55.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: CANLALAY**
D.O. No. **8-91**
Effectivity Date **16-Nov-1991**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
SACATERO		RR	500.00
BAGONG NAYON		RR	550.00
		CR	900.00
GOLDEN CITY EXEC SUBD		RR	700.00
MARIBEL SUBD		RR	550.00
F DE CASTRO SUBD		RR	660.00
SIMPLE SUBD		RR	550.00
WOODSIDE SUBD		RR	700.00
ST. FRANCIS V		RR	700.00
ST. FRANCIS IV		RR	700.00
BEST TOWN SUBD		RR	700.00
AMORLAN SUBD		RR	500.00
ALONG OLD NATIONAL HIGHWAY		RR	1,350.00
		CR	2,000.00
		I	1,500.00
		GP	1,100.00
		A	350.00
		X	2,000.00

BARANGAY: CASILE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	225.00
		GP	175.00
		A	55.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SAN JOSE****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
M.H. DEL PILAR		RR	800.00
CAPT. N. CASUBUAN		RR	800.00
DR. FLORA ILAGAN		RR	800.00
LOPEZ JAENA		RR	800.00
CALLEJON		RR	600.00
DON. F. GANA		RR	600.00
DR. A GONZALES		RR	600.00
		CR	900.00
		I	700.00
		GP	450.00
		A	135.00
BAUTISTA SUBD		RR	550.00
BELIZARIO SUBD		RR	550.00
ALL OTHER STREETS		RR	550.00

BARANGAY: SA VICENTE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
GEN. CAPINPIN		RR	800.00
J. GONZALES		RR	800.00
DR. A GONZALES		RR	750.00
P. BURGOS		RR	1,000.00
P N. R		RR	500.00
		CR	1,000.00
		I	750.00
		GP	150.00
		A	45.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SAN VICENTE (CONT.)****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
FERLIN'S SUBD		RR	800.00
NEPA HIGHWAY		RR	800.00
DON PABLO		RR	650.00
ALONG OLD NATIONAL HIGHWAY		RR	1,200.00
		CR	1,750.00
		I	1,500.00
		GP	1,100.00
		A	500.00
ALL OTHER STREETS		RR	500.00

BARANGAY: SANTO DOMINGO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
P. BURGOS		RR	550.00
M.H. DEL PILAR		RR	550.00
CAPT. N.CASUBUAN		RR	550.00
DR. FLORA ILAGAN		RR	550.00
CALLEJON		RR	550.00
		CR	800.00
		I	450.00
		GP	200.00
		A	60.00
ALUNOS SUBD.		RR	700.00
ALL OTHER STREETS		RR	500.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SANTO NINO****D.O. No.
Effectivity Date****8-91
16-Nov-1991**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	550.00
		CR	800.00
		I	350.00
		GP	200.00
		A	60.00
FERLINAS SUBD		RR	700.00
PHCL HOUSING PROJECT		RR	400.00
VILLS JONELTA		RR	700.00
ALONG OLD NATIONAL HIGHWAY		RR	1,000.00
		CR	1,400.00
		I	800.00
		GP	600.00
		A	260.00
ALL OTHER STREETS		RR	400.00

BARANGAY: SANTO TOMAS

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	500.00
		I	300.00
		GP	150.00
		A	45.00
SOUTH CITY HOMES		RR	600.00
TOWN AND COUNTRY SOUTHVILLE		RR	700.00
MERCEDEZ SUBD		RR	700.00
ADELINA III		RR	650.00
ALL OTHER STREETS		RR	450.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: SORO-SORO**
D.O. No. **8-91**
Effectivity Date **16-Nov-1991**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	550.00
		I	800.00
		GP	350.00
		A	200.00
PLDT SUBD		RR	600.00
COUNTRY HOMES I & II		RR	500.00
CONSULE VILLE		RR	500.00
ALL OTHER STREETS		RR	400.00
ALONG NATIONAL HIGHWAY		RR	700.00
		CR	1,500.00

BARANGAY: TIMBAO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	300.00
		GP	100.00
		A	45.00

BARANGAY: TUBIGAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	450.00
		I	400.00
		GP	150.00
		A	60.00
FILINVEST SUBD		RR	500.00
ALONG NATIONAL HIGHWAY		RR	700.00
		CR	1,500.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: ZAPOTE****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	175.00
		GP	100.00
		A	45.00

BARANGAY: LANGKIWA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	300.00
		GP	100.00
		A	45.00

BARANGAY: LOMA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	300.00
		I	300.00
		GP	90.00
		A	30.00

BARANGAY: MALABAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	500.00
		I	350.00
		GP	150.00
		A	45.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: BINAN, LAGUNA****BARANGAY: MALAMIG****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	300.00
		GP	100.00
		A	30.00

BARANGAY: MAMPLASAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	300.00
		GP	100.00
		A	30.00

BARANGAY: PLATERO (PUNTOD)

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	600.00
		I	600.00
		GP	350.00
		A	150.00
ST. FRANCIS XI		RR	700.00
HIGHWAY SUBD		RR	650.00
CRC SUBD		RR	650.00
HONORIA SUBD		RR	700.00
SEGUNDA SUBD		RR	700.00
ALONG OLD NATIONAL HI-WAY		RR	1,000.00
		CR	1,500.00
		I	900.00
		GP	500.00
		A	150.00
		X	1,500.00

RDO NO. 57 (formerly RD37A)

SAN PEDRO, LAGUNA

CITY/MUNICIPALITY: BINAN, LAGUNA

BARANGAY: CALABOSO

D.O. No.
Effectivity Date

8-91
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	600.00
		CR	800.00
		I	500.00
		A	60.00
		GP	200.00
TOWNSVILL SUBD (TOWN & COUNTRY)		RR	600.00
SOUTH CITY HOMES		RR	600.00
MERCEDEZ SUBD.		RR	600.00
=====	=====	=====	=====

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: POBLACION****D.O. No. 8-91**
Effectivity Date 16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BURGOS		RR	800.00
		CR	1,100.00
MABINI		RR	800.00
		CR	1,100.00
LIMCAOCO		RR	800.00
		CR	1,100.00
MALVAR		RR	1,000.00
		CR	1,500.00
A. BONIFACIO		RR	1,000.00
		CR	1,500.00
M.H. DEL PILAR		RR	1,000.00
		CR	1,500.00
N. LIMCAOCO		RR	500.00
M. ROXAS		RR	500.00
GEN. LINA		RR	550.00
		CR	800.00
S. OSMENA		RR	550.00
		CR	800.00
QUEZON		RR	1,100.00
		CR	1,500.00
J.P. RIZAL		RR	1,200.00
		CR	1,500.00

RDO NO. 57 (formerly RD37A) SAN PEDRO, LAGUNA**CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: BARANGAY TRES** **D.O. No. 8-91**
Effectivity Date 16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
EL SOL SUBD.		RR	500.00
LIMCAOCO SUBD		RR	500.00
BARANGAY ROAD		RR	500.00

BARANGAY: CASILE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROD		RR	200.00
		GP	65.00
		A	20.00

BARANGAY: PITTLAND

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROD		RR	200.00
		GP	65.00
		A	20.00

BARANGAY: DIEZMO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROD		RR	350.00
		I	200.00
		GP	100.00
		A	30.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: SALA****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	600.00
		CR	800.00
		I	400.00
		GP	200.00
		A	60.00
SHINELAND SUBD		RR	500.00
ALONG OLD NATIONAL HIGHWAY		RR	800.00
		CR	1,000.00
		I	600.00
		GP	450.00
		A	135.00

BARANGAY: NIUGAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	600.00
		I	400.00
		GP	200.00
		A	60.00
ST. FRANCIS SUBD		RR	550.00
CONSOLE VILLE		RR	500.00
ALONG OLD NATIONAL HIGHWAY		RR	800.00
		CR	1,000.00
		I	600.00
		GP	450.00
		A	350.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: BANAY-BANAY****D.O. No.
Effectivity Date****8-91
16-Nov-1991**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	550.00
		I	350.00
		GP	150.00
		A	45.00
AFP MBAI KATAPATAN SUBD		RR	450.00
GATCHALIAN SUBD		RR	550.00
DON ONOFRE SUBD		RR	550.00
ALONG OLD NATIONAL HIGHWAY		RR	800.00
		CR	1,000.00
		I	450.00
		GP	240.00
		A	80.00
CABUYAO EXECUTIVE VILLAGE		RR	550.00

BARANGAY: PULO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	550.00
		I	400.00
		GP	150.00
		A	45.00
VILLA ADELINA		RR	500.00
VILLA DIEZMO		RR	550.00
MILLWOOD SUBD		RR	550.00
ALONG OLD NATIONAL HIGHWAY		RR	750.00
		CR	900.00
		I	400.00
		GP	300.00
		A	200.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: SAN ISIDRO****D.O. No.
Effectivity Date****8-91
16-Nov-1991**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	450.00
		I	350.00
		GP	150.00
		A	45.00
ST. ISIDORE VILLAGE ALONG OLD NATIONAL HIGHWAY		RR	550.00
		RR	750.00
		CR	900.00
		I	350.00
		GP	250.00
		A	200.00

BARANGAY: BANLIC

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	550.00
		I	350.00
		GP	150.00
		A	45.00
BERMUDA COUNTRY SUBD ALONG OLD NATIONAL HIGHWAY		RR	550.00
		RR	700.00
		CR	800.00
		I	350.00
		GP	250.00
		A	75.00

BARANGAY: BIGAA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	500.00
		CR	650.00
		I	350.00
		GP	150.00
		A	45.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: CABUYAO, LAGUNA****BARANGAY: MAMATID****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	400.00
		I	250.00
		GP	150.00
		A	45.00
VILLAMIL SUBD		RR	400.00
CHAVEZ SUBD		RR	400.00
SORIANO SUBD		RR	400.00

BARANGAY: BUTONG

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	200.00
		GP	100.00
		A	30.00

BARANGAY: MARINIG

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	200.00
		GP	100.00
		A	30.00
SUNRISE VILLAGE		RR	400.00

RDO NO. 57 (formerly RD37A) SAN PEDRO, LAGUNA

CITY/MUNICIPALITY: CABUYAO, LAGUNA

		D.O. No.	8-91
BARANGAY: GULOD		Effectivity Date	16-Nov-1991
STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	300.00
		I	200.00
		GP	100.00
		A50	30.00
CATINDIG SUBD.		RR	400.00

BARANGAY: BACLARAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	250.00
		I	150.00
		GP	100.00
		A50	50.00
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RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA, LAGUNA****BARANGAY: POBLACION****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
F. GOMEZ		RR	800.00
		CR	1,400.00
G.B. ZAVALLA		RR	800.00
		CR	1,100.00
P. VALLEJJO		RR	800.00
		CR	1,100.00
LUCERO		RR	750.00
		CR	1,000.00
C.G.GOMEZ		RR	750.00
RIZAL BOULEVARD		RR	1,000.00
		CR	1,700.00
ANNONUEVO		RR	750.00
ARAMBULO		RR	750.00
DR. ZAVALLA		RR	800.00
ALL OTHER STREETS		RR	700.00

BARANGAY: LABAS

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	700.00
		CR	750.00
		I	600.00
		GP	250.00
		A	70.00
ST. AGATHA ST		RR	500.00
VILLA LACERNA		RR	450.00
WEST DRIVE		RR	500.00
OLYMPIA SUBD		RR	450.00
DIA SUBD		RR	450.00
ALL OTHER STREETS		RR	400.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA, LAGUNA****BARANGAY: POOK****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		CR	300.00
		I	250.00
		GP	90.00
		A	30.00
ST. FRANCIS SUBD		RR	500.00
HONORIA ATIENZA SUBD		RR	600.00
METROVILLE SUBD		RR	500.00
ALL OTHER STREETS		RR	400.00

BARANGAY: MACABLING

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	300.00
		GP	100.00
		A	30.00
ZERAMYR II		RR	400.00
LOVES HOME SUBD		RR	400.00
CARINO SUBD		RR	400.00
ALONG NATIONAL HIGHWAY		RR	1,000.00
		CR	1,500.00
ALL OTHER STREETS		RR	300.00

RDO NO. 57 (formerly RD37A) SAN PEDRO, LAGUNA

CITY/MUNICIPALITY: SANTA ROSA, LAGUNA

BARANGAY: MACABLING		D.O. No.	8-91
		Effectivity Date	16-Nov-1991
STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	300.00
		I	250.00
		GP	90.00
		A	30.00
		CR	350.00
MUNICIPAL ROAD	NEAR SHORELINE		

BARANGAY: TAGAPO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	800.00
		CR	1,200.00
		I	600.00
		GP	250.00
		A	75.00
J. ZAVALLA III		RR	600.00
DNA. ROSINA		RR	500.00
JUAN ENCINA SUBD		RR	500.00
PROGRESSIVE HOMES		RR	600.00
ROSAFLOR SUBD I		RR	500.00
ROSAFLOR SUBD II		RR	600.00
AMIHAN VILLAGE		RR	500.00
GARCIA SUBD		RR	500.00
ALINSUD SUBD		RR	500.00
PERLAS SUBD		RR	500.00
TINGCO SUBD		RR	500.00
LABRADOR SUBD		RR	600.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA, LAGUNA****BARANGAY: TAGAPO (CONT)****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
MANILA DOCTOR VILLAGE		RR	600.00
TERRYTOWN SUBD		RR	700.00
LIMPO SUBD		RR	600.00
STA. ROSA VILLAGE		RR	600.00
ROMANVILLE		RR	500.00
ANROS SUBD		RR	500.00
ROSARIO HEIGHTS		RR	500.00
ALONG NATIONAL HIGHWAY		RR	1,300.00
		CR	1,900.00
		I	1,350.00
		GP	390.00
		A	120.00

BARANGAY: SINALHAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	450.00
		I	350.00
		GP	150.00
		A	45.00
RCA REALTY		RR	450.00
MERCEDES HOMES		RR	450.00
J. ZAVALLA II		RR	450.00

BARANGAY: APLAYA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		X	500.00
		RR	500.00
		I	350.00
		GP	150.00
		A	45.00
LM SUBD		RR	500.00
CIUDAD GRANDE		RR	600.00
ZERAMYR I		RR	500.00
DICTADO COMPOUND		RR	450.00
CATAQUIZ SUBD		RR	500.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA, LAGUNA****BARANGAY: IBABA****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	550.00
		I	400.00
		GP	150.00
		A	45.00
AMBROCIA SUBD		RR	500.00
ST. JOHN SUBD		RR	500.00
STA. ROSA DE LIMA		RR	500.00
MUN. ROAD	NEAR SHORELINE	CR	600.00

BARANGAY: BALIBAGO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	750.00
		CR	1,000.00
		I	600.00
		GP	300.00
		A	90.00
METROVILLE SUBD		RR	550.00
A & B SUBD		RR	500.00
ST. MARY SUBD		RR	500.00
MA. JESUSA SUBD		RR	500.00
NEW BALIBAGO SUBD		RR	500.00
AMAR VILLAGE		RR	500.00
ALONG OLD NATIONAL HIGHWAY		RR	1,100.00
		CR	1,700.00
		I	1,100.00
		GP	900.00
		A	750.00

RDO NO. 57 (formerly RD37A)**SAN PEDRO, LAGUNA****CITY/MUNICIPALITY: SANTA ROSA, LAGUNA****BARANGAY: DITA****D.O. No.**
Effectivity Date**8-91**
16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	650.00
		CR	850.00
		I	450.00
		GP	300.00
		A	90.00
CONSOLE SUBD		RR	600.00
PANORAMA SUBD		RR	600.00
ANAHAW SUBD		RR	600.00
ST. AGATA SUBD II		RR	550.00
MERRYLAND SUBD		RR	500.00
ROSEVILLE SUBD		RR	450.00
MARIQUITA PUEBLO SUBD		RR	450.00
ALONG OLD NATIONAL HIGHWAY		RR	900.00
		CR	1,400.00
		I	900.00
		GP	750.00
		A	225.00

BARANGAY: DILA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	700.00
		CR	900.00
		I	450.00
		GP	300.00
		A	90.00
SOUTH DRIVE SUBD		RR	450.00
MERRYLAND SUBD		RR	400.00
GOLDEN CITY		RR	600.00
ALONG OLD NATIONAL HIGHWAY		RR	750.00
		CR	850.00
		I	750.00
		GP	550.00
		A	400.00

RDO NO. 57 (formerly RD37A) SAN PEDRO, LAGUNA**CITY/MUNICIPALITY: SANTA ROSA, LAGUNA****BARANGAY: MALITLIT****D.O. No. 8-91**
Effectivity Date 16-Nov-1991

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	400.00
		I	250.00
		GP	120.00
		A	36.00
ST. AGATA SUBD		RR	450.00

BARANGAY: DON JOSE

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	350.00
		I	200.00
		GP	100.00
		A	30.00

BARANGAY: SANTO DOMINGO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	250.00
		I	200.00
		GP	100.00
		A	30.00

BARANGAY: PULONG SANTA CRUZ

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	INITIAL ZV/SQ.M.
BARANGAY ROAD		RR	400.00
		I	400.00
		GP	250.00
		A	75.00
FRANCISCO VILLAGE		RR	450.00
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RDO NO. 57 (formerly RD37A) SAN PEDRO, LAGUNA
CERTAIN GUIDELINES IN THE IMPLEMENTATION
OF ZONAL VALUATION OF REAL PROPERTIES FOR
RD NO. 57-CALAMBA, LAGUNA
(formerly RDO NO. 37A)

1. NO PREVIOUS SALE OF PROPERTY OF A PARTICULAR CLASSIFICATION.

WHERE IN THE APPROVED LISTING OF ZONAL VALUES (FOR VARIOUS CLASSIFICATIONS OF REAL PROPERTY), NO VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASS OF REAL PROPERTY LOCATED IN THE ADJACENT BARANGAY OR SIMILAR CONDITIONS SHALL BE USED.

2. NO PREVIOUS SALE OF PROPERTY OF ANY CLASSIFICATION.

IN A BARANGAY WHERE NO SALE, EXCHANGE OR OTHER DISPOSITION OF LAND HAS BEEN EFFECTED, THE APPROVED ZONAL VALUE OF A SIMILARLY SITUATED PROPERTY IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS, SHALL BE USED.

3. DIVISION OF A BARANGAY.

IN THE EVENT THAT AN EXISTING BARANGAY IS DIVIDED INTO TWO OR MORE BARANGAYS, THE ZONAL VALUES PRESCRIBED FOR THE EXISTING BARANGAY SHALL BE USED FOR THE NEWLY CREATED BARANGAY.

4. COMMERCIAL

ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY "COMMERCIAL" SHALL BE CONSIDERED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.

5. VALUES OF CONDOMINIUMS AND TOWNHOUSES.

IN DETERMINING OR ARRIVING AT THE ZONAL VALUES FOR CONDOMINIUMS AND TOWNHOUSES THE VALUE OF THE LAND AS WELL AS THE VALUE OF THE BUILDING SHALL BE TREATED AS ONE, IF THE TITLE IS A CCT OR CONDOMINIUM CERTIFICATE OF TITLE. HOWEVER, IF THE TITLE IS A TCT OR TRANSFER CERTIFICATE OF TITLE, LAND AND IMPROVEMENTS SHALL BE GIVEN SEPARATE VALUES.

THE GROUND FLOOR OF A CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND 20% OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

6. AREA FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE HOUSING AND LAND USE REGULATORY BOARD (HLURB). IF IT IS UTILIZED FOR SOCIAL HOUSING, IT SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY E.G. PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA) ETC.

7. ZONAL VALUE OR FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES PROVIDED THAT THE CAPITAL GAINS TAX FROM SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY LOCATED IN MUNICIPALITIES OF BINAN, CABUYAO, LOS BANOS AND STA. ROSA, PROVINCE OF LAGUNA CLASSIFIED AS CAPITAL ASSETS, INCLUDING "PACTO DE RETRO" SALES AND OTHER FORMS OF CONDITIONAL SALES, BY INDIVIDUALS, ESTATES AND TRUSTS, SHALL BE TAXED AT THE RATE OF 5% BASED ON THE GROSS SELLING PRICE, IF THE CONSIDERATION IS HIGHER THAN THE ZONAL VALUES HEREIN ESTABLISHED.

PROVIDED HOWEVER THAT THE VALUE OF THE PROPERTY TO BE USED IN COMPUTING ALL INTERNAL REVENUE TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (I.E. ZONAL VALUES) OR (2) THE FAIR MARKET VALUES AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS, WHICHEVER IS HIGHER.

Appendix 16-D

Basis of Cost Estimates for Crops and Trees

Appendix 16-D.2

Crops and Trees NPC Valuation

16-