

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

FIFTEENTH CONGRESS
FIRST REGULAR SESSION

HOUSE BILL NO. 1607

Introduced by Hon. Rep. Maria Milagros H. Magsaysay

EXPLANATORY NOTE

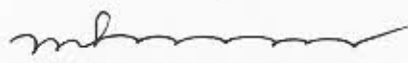
This bill seeks to provide that the schedule of fair market values of real property shall be prepared by the Local Assessment council amending for the purpose the Local Government Code of 1991.

At present, the preparation of schedule of fair market values of real property is the sole responsibility of the provincial, city or municipal assessor. Since the fair market value is the price at which a property may be sold by a seller who is not compelled to sell and bought by a buyer who is not compelled to buy, its determination is often subject to question, for the assessor sometimes base his preparation on prejudices, depending on his own personal interests. This results to unfair assessment of fair market values and is detrimental to both the buyer and the seller, whose welfare should always be safeguarded.

It is therefor suggested that instead of one person performing such function, a collegial body must be created and so empowered. This body, the Local Assessment council shall have as members the following: the planning and development officer, assessor, a representative from the private sector or non-governmental organizations represented in the local development council. the function of preparation of the schedule of fair market values of real property is thereby removed from the Local Assessor.

With this, the performance of said task will be based on various perspectives, eliminating the possibility of a schedule which favors only certain groups of sectors, or is erroneously done.

Thus, approval of this bill is earnestly sought.


MA. MILAGROS H. MAGSAYSAY
Representative
1ST District, Province of Zambales

Republic of the Philippines
HOUSE OF REPRESENTATIVES
QUEZON CITY

FIFTEENTH CONGRESS
FIRST REGULAR SESSION

HOUSE BILL NO. **1607**

Introduced by Hon. Ma. Milagros " Mito " Magsaysay

AN ACT
PROVIDING THAT THE SCHEDULE OF FAIR MARKET VALUES OF REAL
PROPERTY SHALL BE PREPARED BY THE LOCAL ASSESSMENT
COUNCIL AMENDING FOR THE PURPOSE OF THE LOCAL GOVERNMENT
CODE OF 1991

Be enacted by the Senate and the House of Representatives of the Philippines in Congress assembled:

SECTION 1. Section 212 of Republic Act Numbered Seventy - one hundred and sixty, otherwise known as the Local Government Code of 1991 is hereby amended to read as follows:

" SEC. 212. Preparation of Schedule of Fair Market Values. - Before any general revision of property assessment is made pursuant to the provisions of this Title, there shall be a prepared schedule of fair market values by the [provincial, city and the municipal assessors] **LOCAL ASSESSMENT COUNCIL OF EACH PROVINCE CITY OR MUNICIPALITY** [the municipalities within the Metropolitan Manila area] for the different classes of real property situated in their respective local government units for enactment by ordinance of the sanggunian concerned. The schedule of fair market values shall be province, city or municipality shall and in two conspicuous public places therein.

THE LOCAL ASSESSMENT COUNCIL SHALL BE COMPOSED OF THE PLANNING AND DEVELOPMENT OFFICER, ASSESSOR, A REPRESENTATIVE FROM THE SANGGUNIAN AND REPRESENTATIVE AND FROM THE PRIVATE SECTOR OR NON - GOVERNMENTAL ORGANIZATIONS REPRESENTED IN THE LOCAL DEVELOPMENT COUNCIL."

SEC. 2. Section 214. Of the same Act is also hereby amended to read as follows:

" SEC. 214 . Amendment of Schedule of the Fair Market Values. - The [provincial, city or municipal assessor] **LOCAL ASSESSMENT COUNCIL**, may

recommend to the sanggunian or concerned amendments or correct errors in valuation in the schedule of fair market values. The sanggunian concern shall, by ordinance, act upon the recommendation within ninety (90) days from receipt thereof."

SEC. 3. *Repealing Clause.* - All laws, presidential decrees, executive orders, proclamations, rules and regulations which are inconsistent with the provisions of this Act are hereby repealed or modified accordingly.

Sec. 4. *Separability Clause.* - If, for any reason, any section or provision of this Act shall be held unconstitutional or invalid, the other section or provision not otherwise affected shall remain valid.

Sec. 5. *Effectivity Clause.* - This Act shall take effect fifteen (15) days from its Publication in the Official Gazette or in at least (2) newspapers of general circulation.

Approved.