

Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
20<sup>th</sup> City Council

PO20CC-497

78<sup>th</sup> Regular Session

ORDINANCE NO. SP- **2778**, S-2018

AN ORDINANCE SUSPENDING THE COLLECTION OF REAL PROPERTY TAXES BASED ON ORDINANCE NO. SP- 2556, S-2016, OTHERWISE KNOWN AS "AN ORDINANCE APPROVING THE SCHEDULE OF FAIR MARKET VALUES OF LANDS AND BASIC UNIT CONSTRUCTION COST FOR BUILDINGS, AND OTHER STRUCTURES FOR THE REVISION OF REAL PROPERTY ASSESSMENTS IN QUEZON CITY, PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT CODE OF 1991 (R.A. NO. 7160) AND ITS IMPLEMENTING RULES AND REGULATIONS, AND FOR OTHER PURPOSES" FOR THE YEARS 2018 AND 2019.

*Introduced by Councilors ALLAN BENEDICT S. REYES, FRANZ S. PUMAREN, ALEXIS R. HERRERA, RANULFO Z. LUDOVICA, RAQUEL S. MALAÑGEN, IVY XENIA L. LAGMAN, GODOFREDO T. LIBAN II, ELIZABETH A. DELARMENTE, VICTOR V. FERRER, JR., OLIVIERE T. BELMONTE, EUFEMIO C. LAGUMBAY, MARVIN C. RILLO, IRENE R. BELMONTE, HERO CLARENCE M. BAUTISTA, ROGELIO "Roger" P. JUAN, ERIC Z. MEDINA, ALFREDO S. ROXAS and NOE LORENZO B. DELA FUENTE III.*

*Co-Introduced by Councilors Anthony Peter D. Crisolago, Lena Marie P. Juico, Precious Hipolito Castelo, Voltaire Godofredo L. Liban III, Ramon P. Medalla, Estrella C. Valmocina, Roderick M. Paulate, Gian Carlo G. Sotto, Kate Abigail G. Coseteng, Marra C. Suntay, Karl Edgar C. Castelo, Andres Jose G. Yllana, Jr., Allan Butch T. Francisco, Marivic Co-Pilar, Melencio "Bobby" T. Castelo, Jr., Diorella Maria G. Sotto and Donato C. Matias.*

WHEREAS, after twenty nine (29) public consultations held throughout Quezon City, the 20<sup>th</sup> Quezon City Council enacted Ordinance No. SP-2556, S-2016 on 05 December 2016 that revised the schedule of fair market values of lands and basic unit construction cost for buildings, which would result in an increase in real property taxes on lands, buildings and other structures;

*[Handwritten signatures and initials]*



WHEREAS, the enactment of Ordinance No. SP-2556, S-2016 was anchored mainly on the DILG and DOF Joint Memorandum Circular No. 2010-201 dated October 20, 2010, which enjoins LGUs to implement Section 219 (General Revision of Assessment and Property Classification) of the Local Government Code regarding the revision of property assessments and classifications;

WHEREAS, the Commission on Audit-Quezon City Field Office likewise recommended that the City Assessor adjust the schedule of fair market values for the different classes of real property, which would be enacted into an ordinance by the Sangguniang Panlungsod, thereby revising real property assessments;

WHEREAS, on 03 October 2016, during the Legislative-Executive Development Advisory Council (LEDAC) meeting, the Honorable City Mayor Herbert M. Bautista included in his Executive Agenda the adjustment of fair market values as one of his priority measures for the term 2016-2019;

WHEREAS, due to the issuance of a Temporary Restraining Order (TRO) by the Supreme Court in the case entitled: Alliance of Quezon City Homeowner's Association, Inc., vs. The Quezon City Government, Ordinance No. SP-2556, S-2016 was not implemented since 2017 up to the present. On 18 September 2018, the Supreme Court lifted this TRO and the High Court ruled in favor of the Quezon City Government;

WHEREAS, the implementation of Republic Act No. 10963, commonly known as the Tax Reform for Acceleration and Inclusion (TRAIN Law), which took effect this year (2018), significantly affected the prices of commodities due to a weakened peso and an increase in the excise tax on petroleum products, with inflation reaching a nine-year high of 6.4% in August 2018;

WHEREAS, on 14 October 2018, Secretary Ernesto Pernia of the National Economic Development Authority (NEDA), confirmed that the country's economic managers have agreed to suspend the excise tax on oil under Tranche 2 of the TRAIN Law, which is scheduled to take effect in January 2019; ✓

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WHEREAS, in order to temper the effect of the significant increase in the prices of commodities on residents of Quezon City, it is imperative to suspend tax collections based on the updated schedule of fair market values of lands and basic unit construction cost for buildings.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

SECTION 1. COLLECTION – The collection of real property taxes based on Ordinance No. SP-2556, S-2016 pertaining to the updated schedule of fair market values of lands and basic unit construction cost for buildings is hereby suspended for two (2) years, from the periods of 2018 and 2019. For this purpose, the collection of real property taxes for the years 2018 and 2019 shall be based on the 1996 Schedule of Fair Market Values under Ordinance No. SP-397, S-95 and Ordinance No. SP-1521, S-2005.

Provided however, that the completion of real property taxes on lands already collected in the year 2017 under the reverted value based on Ordinance No. SP-397, S-95 and Ordinance No. 1521, S-2005 shall not be subjected to interest, penalties or surcharges.

SECTION 2. SEPARABILITY CLAUSE – If, for any reason, any part or provision of this Ordinance shall be held unconstitutional or invalid, other parts or provisions hereof which are not affected thereby shall continue to be in full force and effect.

SECTION 3. REPEALING CLAUSE – Ordinance No. SP-2556, S-2016 is hereby modified accordingly. All other Ordinances, Resolutions, Executive Orders, Memorandum Circulars and Administrative Orders or parts thereof, which are inconsistent with any provision of this Ordinance are hereby repealed or modified accordingly. *✓*

*[Handwritten signatures and initials]*




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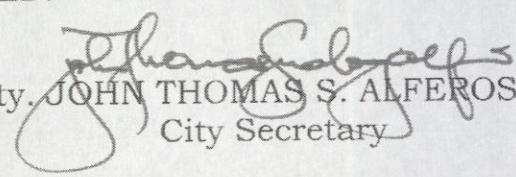
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SECTION 4. EFFECTIVITY – This Ordinance shall take effect immediately upon its approval.

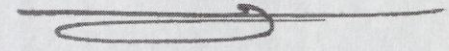

ENACTED: November 19, 2018.

  
MA. JOSEFINA G. BELMONTE  
City Vice Mayor  
Presiding Officer

ATTESTED:

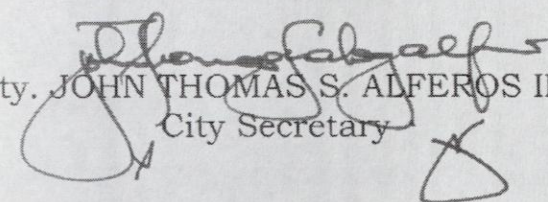
  
Atty. JOHN THOMAS S. ALFEROS III  
City Secretary

APPROVED: 06 DEC 2018

  
HERBERT M. BAUTISTA  
City Mayor 

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on November 19, 2018 and was PASSED on Third/Final Reading on November 26, 2018.

  
Atty. JOHN THOMAS S. ALFEROS III  
City Secretary 