



**Republic of the Philippines  
CITY COUNCIL  
City of Manila**

\*\*\*\*\*

**REGULAR SESSION NO. 190**

**11<sup>TH</sup> CITY COUNCIL**

\*\*\*\*\*

**Begun and held in the City Council on Thursday,  
the eleventh day of November, Two Thousand Twenty-One**

**ORDINANCE NO. 8809**

**AN ORDINANCE UPGRADING THE MINIMUM QUALIFICATION STANDARD FOR  
LOCAL ASSESSMENT OPERATIONS OFFICER POSITIONS UNDER THE LAND,  
BUILDING AND MACHINERY APPRAISAL DIVISION IN THE DEPARTMENT OF  
ASSESSMENT, MANILA**

**SPONSORED BY:**

**HON. MACARIO M. LACSON  
Acting Majority Floor Leader**



## PREAMBLE

WHEREAS, Section 200 of Republic Act 7160, also known as the Local Government Code of 1991, states that "the provinces and cities, including the municipalities within the Metropolitan Manila Area, shall be primarily responsible for the proper, efficient and effective administration of the real property tax";

WHEREAS, the real property tax is undoubtedly a major potential source of revenue of the Local Government Unit (LGU) to finance its various priority programs and projects to improve its delivery of basic services to its constituents;

WHEREAS, the real property tax is the principal platform for raising revenues and influencing property development which will redound into greater interest and benefit to the City of Manila;

WHEREAS, each local government unit shall, as far as practicable, evolve a progressive system of taxation;

WHEREAS, taxes are the lifeblood of the government and so should be collected without unnecessary hindrance. Without taxes, the government would be paralyzed for lack of motive to activate and operate it;

WHEREAS, to attain the vision of the City of Manila for gaining financial strength for real property development, fundamental reforms should be made in the real property tax administration;

WHEREAS, under the Local Government Code, the Assessor is empowered to initiate, review and recommend changes in policies and objectives, plans and programs, techniques, procedures, and practices in the valuation and assessment of real properties for taxation purposes in accordance with RA 7160, The Philippine Valuation and Assessment Operations issued by the Department of Finance and other existing rules, regulations, and guidelines;

WHEREAS, Resolution No. 1201367 issued and promulgated by the Civil Service Commission on September 20, 2012, amended the qualification standards of the Assessor and Assistant Assessor requiring them to possess the eligibility under RA 1080 before they can be appointed to the position leaving behind the required minimum standards for the rank and file positions for Local Assessment Operations Officers (LAOOs);

WHEREAS, for the proper administration of the real property services, there is also a need to upgrade the minimum qualification standards set for the positions of LAOOs in the Land, Building, and Machinery Appraisal Divisions of the Department of Assessment, Manila, in addition to the requirements of the Civil Service Commission under Civil Service Commission Memorandum No. 14, Series of 2018 (2017 Omnibus Rules on Appointments and other Human Resource Actions-as amended 2019), to improve the quality of performance in the appraisal and assessment of real properties in the City of Manila as this is the bases of taxation and collection of realty taxes;

WHEREAS, professionalizing the real estate service will improve the accuracy, quality, fairness, and transparency of valuations leading to greater confidence and reduce the financial risk of stakeholders: NOW, THEREFORE,

Be it ordained by the City Council of Manila, in session assembled, *THAT*:

**SECTION 1.** This Ordinance shall be known as "An Ordinance Upgrading the Minimum Qualification Standards For Local Assessment Operations Officer Positions Under the Land, Building and Machinery Appraisal Division in the Department of Assessment, Manila".

**SEC. 2.** The position of Local Assessment Operations Officers under the Land, Building and Machinery Appraisal Division of the Department of Assessment shall be filled up only by any person holding any of the following:

- a. Board passer of Real Estate Service Act (RA 9646);
- b. Board passer of Accountancy;
- c. Board passer of Architecture;
- d. Board passer of Engineering; and
- e. Graduate of Law (LLB/JD).

**SEC. 3.** In addition to the preceding section, the qualifications, powers, duties, and responsibilities of the herein positions shall be based on the provisions of the Local Government Code, Civil Service Commission (CSC), and other relevant laws.

**SEC. 4.** The employment and appointment of the individuals for the herein subject positions shall be within the qualification standards, and guidelines set in this Ordinance in addition to the requirements of the Civil Service Commission (CSC), and other relevant agencies.

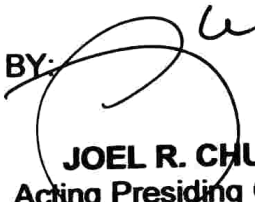
**SEC. 5.** There shall be no additional funds necessary to immediately implement this Ordinance under the 2022 Executive Budget to provide funds for these positions.

**SEC. 6.** The report rendered by the Committee on Civil Service, Appointments and Reorganization shall be made part and parcel of this Ordinance. Any provisions of ordinances, executive orders, issuances, or rules and regulations inconsistent with this Ordinance's provisions are hereby repealed, amended, or modified accordingly.


**SEC. 7. Effectivity Clause.** – This Ordinance shall take effect upon its approval.

This Ordinance was finally enacted by the City Council of Manila on February 7, 2022.

PRESIDED BY:

  
**JOEL R. CHUA**  
Acting Presiding Officer  
City Council, Manila

ATTESTED:

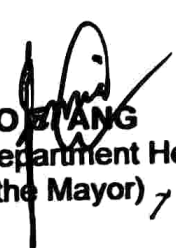
  
**LUGH R. GEMPIS, JR.**  
City Government Department Head III  
(Secretary to the City Council)

APPROVED BY HIS HONOR, THE MAYOR, ON

MAR 02 2022

  
**FRANCISCO "Isko Moreno" DOMAGOSO**  
Mayor  
City of Manila

ATTESTED:

  
**BERNARDITO B. TANG**  
City Government Department Head III  
(Secretary to the Mayor)

RNF: rrb/acl/jok/cpt/jrp