



REPUBLIC OF THE PHILIPPINES
LAPU-LAPU CITY
OFFICE OF THE CITY ASSESSOR

Public Notice

Public Consultation on the Proposed Schedule of Market Values (SMV)

Pursuant to Section 15, of R.A. 12001, also known as the **Real Property Valuation and Assessment Refrom Act (RPVARA)**.

All interested parties and stakeholders are hereby invited to attend and be part of the above-said Public Consultation.

Date: May 12 and 14, 2026
Time: 1:00 to 4:00 PM
Where: Hoopsdome, Lapu-Lapu City



REPUBLIC OF THE PHILIPPINES
LAPU-LAPU CITY
OFFICE OF THE CITY ASSESSOR

PROPOSED SCHEDULE OF MARKET VALUES (SMV)

Pursuant to Republic Act No. 12001 (Real Property Valuation and Assessment Reform Act)

1. SCHEDULE OF BASE UNIT VALUES FOR LANDS

RESIDENTIAL

R1:	15,700.00
R2:	13,500.00
R3:	11,200.00
R4:	9,100.00
R5:	7,500.00
R6:	5,100.00
R7:	4,000.00
R8:	3,100.00
R9:	2,300.00
R10:	1,700.00

COMMERCIAL

C1:	35,900.00
C2:	29,500.00
C3:	24,300.00
C4:	18,100.00
C5:	13,500.00
C6:	7,500.00
C7:	6,200.00
C8:	5,100.00
C9:	4,000.00
C10:	3,100.00

INDUSTRIAL

I1:	35,900.00
I2:	29,500.00
I3:	24,300.00
I4:	18,100.00
I5:	13,500.00
I6:	7,500.00
I7:	6,200.00
I8:	5,100.00
I9:	4,000.00
I10:	3,100.00



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1. SCHEDULE OF BASE UNIT VALUES FOR LANDS

RESIDENTIAL SUBDIVISIONS

RS1:	24,300.00
RS2:	21,000.00
RS3:	18,100.00
RS4:	15,700.00
RS5:	13,500.00
RS6:	11,200.00
RS7:	9,100.00

BEACH LOT

BL1:	39,600.00
BL2:	32,500.00
BL3:	26,800.00
BL4:	21,000.00
BL5:	15,700.00
BL6:	9,100.00
BL7:	7,500.00
BL8:	6,200.00
BL9:	5,100.00
BL10:	4,000.00

AGRICULTURAL

A1:	1,400.00
A2:	1,100.00



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PROPOSED SCHEDULE OF MARKET VALUES (SMV)

Pursuant to Republic Act No. 12001 (Real Property Valuation and Assessment Reform Act)

1. SCHEDULE OF BASIC UNIT
CONSTRUCTION COST(SBUCC)
(PER SQUARE METER)

Description	Type of Building	One-Storey Structures	Two-Storey Structures	Three-Storey Structures	Four-Storey Structures	Five-Storey Structures	
		Residential Buildings, Apartments, Boarding, Lodging or Pension Houses, Inns, Accessories, Townhouses, Row Houses, Motels, Office Buildings, Banks, Department Stores, Shopping Malls, Department Stores, Supermarkets, Grocery Stores, Mini Marts, Restaurants, Eateries, Stores, Pawnshops, Boutiques, Beauty Parlors, Tailorings, Bakeshops, Gasoline Stations and other Commercial Buildings....					
		1	2	3	4	5	
Executive, High-end to Luxurious Finish	Reinforced Concrete and/or Steel Materials	V-C	16,651.00 - 18,000.00	20,501.00 - 22,000.00	22,501.00 - 24,000.00	24,501.00 - 26,000.00	26,501.00 - 28,000.00
		V-B	15,301.00 - 16,650.00	19,001.00 - 20,500.00	21,001.00 - 22,500.00	23,001.00 - 24,500.00	25,001.00 - 26,500.00
		V-A	13,951.00 - 15,300.00	17,501.00 - 19,000.00	19,501.00 - 21,000.00	21,501.00 - 23,000.00	23,501.00 - 25,000.00
		IV-B	12,601.00 - 13,950.00	16,001.00 - 17,500.00	18,001.00 - 19,500.00	20,001.00 - 21,500.00	22,001.00 - 23,500.00
		IV-A	11,251.00 - 12,600.00	14,501.00 - 16,000.00	16,501.00 - 18,000.00	18,501.00 - 20,000.00	20,501.00 - 22,000.00
Bare, Rough to Basic Finish	Mixed Materials (Timber and Concrete)	III-E	9,901.00 - 11,250.00	13,001.00 - 14,500.00	15,001.00 - 16,500.00	17,001.00 - 18,500.00	19,001.00 - 20,500.00
		III-D	8,551.00 - 9,900.00	11,501.00 - 13,000.00	13,501.00 - 15,000.00	15,501.00 - 17,000.00	17,501.00 - 19,000.00
		III-C	7,201.00 - 8,550.00	10,001.00 - 11,500.00	12,001.00 - 13,500.00	14,001.00 - 15,500.00	16,001.00 - 17,500.00
		III-B	5,851.00 - 7,200.00	8,501.00 - 10,000.00	10,501.00 - 12,000.00	12,501.00 - 14,000.00	14,501.00 - 16,000.00
		III-A	4,501.00 - 5,850.00	7,001.00 - 8,500.00	9,001.00 - 10,500.00	11,001.00 - 12,500.00	
	Light Materials (Purely Timber)	II-B	3,151.00 - 4,500.00	5,501.00 - 7,000.00	7,501.00 - 9,000.00		
		II-A	1,801.00 - 3,150.00	4,001.00 - 5,500.00			
		I-A	451.00 - 1,800.00				



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Pursuant to Republic Act No. 12001 (Real Property Valuation and Assessment Reform Act)

1. SCHEDULE OF BASIC UNIT
CONSTRUCTION COST(SBUCC)
(PER SQUARE METER)

Description	Type of Building	Six-Storey Structures	Seven-Storey Structures	Eight-Storey Structures	Nine-Storey Structures	Ten-Storey Structures and above	
		Residential Buildings, Apartments, Boarding, Lodging or Pension Houses, Inns, Accessories, Townhouses, Row Houses, Motels, Office Buildings, Banks, Department Stores, Shopping Malls, Department Stores, Supermarkets, Grocery Stores, Mini Marts, Restaurants, Eateries, Stores, Pawnshops, Boutiques, Beauty Parlors, Tailorings, Bakeshops, Gasoline Stations and other Commercial Buildings....					
		6	7	8	9	10	
Executive, High-end to Luxurious Finish	Reinforced Concrete and/or Steel Materials	V-C	28,501.00 - 30,000.00	30,501.00 - 32,000.00	32,501.00 - 34,000.00	34,501.00 - 36,000.00	36,501.00 - 38,000.00
		V-B	27,001.00 - 28,500.00	29,001.00 - 30,500.00	31,001.00 - 32,500.00	33,001.00 - 34,500.00	35,001.00 - 36,500.00
		V-A	25,501.00 - 27,000.00	27,501.00 - 29,000.00	29,501.00 - 31,000.00	31,501.00 - 33,000.00	33,501.00 - 35,000.00
		IV-B	24,001.00 - 25,500.00	26,001.00 - 27,500.00	28,001.00 - 29,500.00	30,001.00 - 31,500.00	32,001.00 - 33,500.00
		IV-A	22,501.00 - 24,000.00	24,501.00 - 26,000.00	26,501.00 - 28,000.00	28,501.00 - 30,000.00	
Bare, Rough to Basic Finish	Mixed Materials (Timber and Concrete)	III-E	21,001.00 - 22,500.00	23,001.00 - 24,500.00	25,001.00 - 26,500.00		
		III-D	19,501.00 - 21,000.00	21,501.00 - 23,000.00			
		III-C	18,001.00 - 19,500.00				
		III-B					
	Light Materials (Purely Timber)	II-B					
		II-A					
		I-A					



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1. **SCHEDULE OF BASIC UNIT**
CONSTRUCTION COST(SBUCC)
(PER SQUARE METER)

Structure Classification	Hotels, Condominiums, Condotels....
Class 1	54,001.00 - 58,000.00
Class 2	50,001.00 - 54,000.00
Class 3	46,001.00 - 50,000.00
Class 4	42,001.00 - 46,000.00
Class 5	38,001.00 - 42,000.00