

AN ORDINANCE ADOPTING THE GENERAL REVISION OF PROPERTY ASSESSMENT

ANNEX A-1

WHEREAS, real property tax is a major source of the LGUs, which accounts for 35 percent of locally sourced revenues;

WHEREAS, Section 201 of the Local Government Code (LGC) of 1991 provides that all real property whether taxable or exempt shall be appraised at the current and fair market value prevailing in the locality where property is situated;

WHEREAS, Section 212 of the Local Government Code of 1991 provides that before any general revision of property assessment is made, there shall be prepared a schedule of fair market values by the provincial, city or municipal assessors of the municipalities within Metro Manila Area for different classes of real property situated in their respective local government units, for enactment by an ordinance of the Sanggunian concerned;

WHEREAS, Section 219 of the Local Government Code of 1991 provides that the provincial, city or municipal assessors of the municipalities within Metro Manila Area shall undertake a general revision of real property assessments within two (2) years after the effectivity of the Local Government Code and every three (3) years thereafter.

WHEREAS, the compliance of LGUs in the conduct of the general revision of SMV for the year 2008 (6th General Revision) accounts for only 28 percent for provinces and 22 percent for cities;

WHEREAS, the Department of Finance (DOF) is mandated to promulgate necessary rules and regulations for the classification, appraisal, and assessment of real property pursuant to the Local Government Code;

WHEREAS, the DOF issued Local Assessment Regulation No. 1-92 on 6 October 1992, prescribing the rules and procedures relative to the conduct of general revisions of real property assessments, pursuant to Section 201 and 219 of the LGC;

WHEREAS, Section 4 of DOF Department Order No. 37-09 of October 19, 2009 prescribing the Philippine Valuation Standards (1st Edition) – Adoption of the IVSC Valuation Standards under Philippine Setting, provides that for purpose of valuations for real property taxation the section entitled Mass Appraisal for Property Taxation (GN 13) shall be complied with;

WHEREAS, DOF Department Order No. 2010-10 issued on April 28, 2010 prescribing the "Mass Appraisal Guidebook: A Supplement to the Manual on Real Property Appraisal and Assessment Operations" shall be complies with;

WHEREAS, the DOF is responsible for the supervision of the revenue operations of all local government units (LGUs), and in ensuring the implementation of necessary policies and measures on local revenue administration, pursuant to the Executive Order (EO) No. 292, otherwise known as the Administrative Code of 1987;

WHEREAS, the Department of the Interior and Local Government (DILG) is in charge to the supervision of the LGUs and on the promotion of local autonomy and monitoring their compliance therof, and in establishing and prescribing plans, policies, programs and projects to strengthen the administrative, technical, and fiscal capabilities of the LGUs, as provided for by EO No. 292:

NOW THEREFORE, in compliance of the above Laws and Regulations, on motion of **Councilor Elmario Dimaranan** and seconded by **Councilor Bong Bejasa**, be it resolved as it hereby resolved to approve the new schedule of market value in the City of Biñan.

Kenani mansly *Approved*

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Republic of the Philippines
Province of Laguna
CITY OF BIÑAN
OFFICE OF THE CITY COUNCIL



EXCERPT FROM THE MINUTES OF REGULAR SESSION OF THE CITY COUNCIL OF BIÑAN HELD AT THE CONFERENCE ROOM, OFFICE OF THE VICE MAYOR, CITY HALL (ANNEX BUILDING), BARANGAY ZAPOTE, CITY OF BIÑAN, PROVINCE OF LAGUNA DATED 01 DECEMBER 2011.

PRESENT :

Hon. WOLFREDO R. DIMAGUILA, JR. - City Vice-Mayor/Presiding Officer
Hon. RENE C. MANABAT - Councillor
Hon. VICENTE J. TAN GANA, JR. - "
Hon. MARIELLE THERESE B. MICOR - "
Hon. GAT-ALA A. ALATIIT - "
Hon. ELMARIO B. DIMARANAN - "
Hon. MAGTANGOL JOSE C. CARAIT - "
Hon. JAIME M. SALANDANAN - "
Hon. NAIDA E. CASAS - "
Hon. ALFREDO A. ARCEGA - "
Hon. WILFREDO I. BEJASA, JR. - "
Hon. GERONIMO D. ROMANTIGUE - " (ABC-Federation President)
Hon. RAMON Z. GARCIA - " (SK-Federation President)
Engr. EDWARD A. REYES - City Council Secretary

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NOW THEREFORE, in compliance of the above Laws and Regulations, on motion of **Councilor Elmario Dimaranan** and seconded by **Councilor Bong Bejasa**, be it resolved as it hereby resolved to approve the new schedule of market value in the City of Biñan.

Unanimously Approved

REPUBLIC OF THE PHILIPPINES
PROVINCE OF LAGUNA
CITY OF BIÑAN

ANNEX A-2

Pursuant to Section 212 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991 and its Implementing Rules and Regulations, the following Schedule of Fair Market Values (Schedule of Base Unit Market Values for Lands and other Improvements and Schedule of Base Unit Construction Cost for Buildings and other Structures) are hereby prescribed as the basis for the classification, appraisal and assessment of real properties located in the **Municipality of BIÑAN**, Province of LAGUNA, in connection with the 2008-2009 General Revision of Real Property Assessment and Classification mandated under Section 219 of the same code.

**I. SCHEDULE OF BASE UNIT MARKET VALUES FOR RESIDENTIAL
COMMERCIAL AND INDUSTRIAL LANDS**

Location, Avenue, Street, Etc.	2006 MARKET VALUE Per Sq. Meter	Committee's Recommendation	Sub- Classification (Criteria)
PLAZA RIZAL All Lots fronting Plaza Lim-aco & Plaza Rizal	P 2,980.00	P 2,980.00	C-1
A. BONIFACIO STREET From corner Paterno St. to Mabini St. to corner Dr. A. Gonzales St.			
DON V. OCAMPO STREET From corner Paterno St. to Mabini St.	2,980.00	2,980.00	C-1
From corner Mabini St. to cor. Florante St.	1,380.00	1,380.00	R-1
REINCARMENTO STREET From Plaza Rizal to corner V. Ocampo St.	1,380.00	1,380.00	R-1
P. PATERNO STREET From A. Bonifacio St. to corner Don V. Ocampo St.	2,980.00	2,980.00	C-1
From corner Don V. Ocampo St. to corner F. Ilagan St.	2,400.00	2,400.00	C-2
From corner Ilagan St. to corner N. Casubuan St.	1,380.00	1,380.00	R-1
From corner N. Casubuan St. to corner M.H. Del Pilar	1,210.00	1,210.00	R-2
E. JACINTO STREET From corner Gen. Capinpin St. to corner Dr. Gonzales St.	1,380.00	1,380.00	R-1
YLAGAN STREET From corner A. Mabini St. to corner Dr. Gonzales St.			

A. MABINI STREET From corner Don V. Ocampo St. to corner F. Ilagan St.	2,400.00	2,400.00	C-2 ANNEX A-3
From corner F. Ilagan St. to corner N. Casubuan St.	1,380.00	1,380.00	R-1
From N. Casubuan St. to corner M.H. Del Pilar St.	1,210.00	1,210.00	R-2
GEN. CAPINPIN STREET From corner A. Bonifacio St. to corner F. Gana St.	1,380.00	1,380.00	R-1
From corner F. Gana St. to corner Malvar St.	1,210.00	1,210.00	R-2
J.Z. GONZALES STREET From Plaza Rizal (Charms Photo Studio) to corner F. Gana St.	2,400.00	2,400.00	C-2
From corner F. Gana St. to Malvar St.	1,210.00	1,210.00	R-2
FLORANTE STREET From corner Don Vicente Ocampo to corner La Solidaridad St.	970.00	970.00	R-3
LA SOLIDARIDAD STREET From Florante St. to corner Mabini St.			
N. CASUBUAN STREET From corner A. Mabini St. to corner P. Paterno St.			
M.H. DEL PILAR STREET From corner A. Mabini St. to corner P. Paterno St. (Northwest side)			
F. GANA STREET From Gen. M. Capinpin St. to corner Dr. A. Gonzales St.			
NOLI STREET From Gen. M. Capinpin St. to corner Dr. A. Gonzales St.			
GENERAL MALVAR STREET From corner J. E. Gonzales St. to corner Gen. M. Capinpin St. (Southwest side)			
BARANGAY BIÑAN (Mixed Residential, Commercial & Industrial)	- 1,160.00 - - 470.00 1,000.00	- 1,160.00 - - 470.00 1,150.00	C-3 C-4 R-3 R-4 R-5 I-1
BARANGAY BUNGAHAN (Mixed Residential, Commercial & Industrial)	1,160.00 - 470.00 830.00	1,160.00 - 470.00 1,080.00	C-4 R-4 R-5 I-2

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BARANGAY CALABUSO (Mixed Residential, Commercial & Industrial)	- 1,160.00 - 470.00 830.00	- 1,160.00 - 470.00 1,080.00	C-3 C-4 R-3 R-4 I-2
BARANGAY CANLALAY (Mixed Residential, Commercial & Industrial)	- 1,610.00 - 720.00 1,000.00	- 1,610.00 - 720.00 1,080.00	C-2 C-3 R-3 R-4 I-2
BARANGAY CASILE (Mixed Residential, Commercial & Industrial) * shoreline	- 1,610.00 720.00	- 1,610.00 720.00	C-3 R-4
BARANGAY DELA PAZ (Mixed Residential, Commercial & Industrial) * shoreline	- 1,610.00 - 720.00 660.00 1,000.00	- 1,610.00 - 720.00 610.00 1,150.00	C-3 C-4 R-4 R-5 I-2
BARANGAY GANADO (Mixed Residential, Commercial & Industrial)	- 1,160.00 - 470.00 1,000.00	- 1,160.00 - 470.00 1,150.00	C-3 C-4 R-4 R-5 I-1
BARANGAY HALANG (Mixed Residential, Commercial & Industrial)	- 1,160.00 - 470.00 830.00	- 1,160.00 - 470.00 1,080.00	C-3 C-4 R-4 R-5 I-2
BARANGAY LANGKIWA (Mixed Residential, Commercial & Industrial)	- 1,160.00 470.00 540.00	- 1,160.00 470.00 1,080.00	C-4 R-5 to R-4 I-3 to I-2
BARANGAY LOMA (Mixed Residential, Commercial & Industrial)	- 1,160.00 - 470.00 1,000.00	- 1,160.00 - 470.00 1,150.00	C-3 C-4 R-3 R-5 to R-4 I-1
BARANGAY MALABAN (Mixed Residential, Commercial & Industrial) * shoreline	- 1,610.00 720.00 660.00	- 1,610.00 720.00 610.00	C-3 R-4 R-5

ANNEX A-4

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212	212	BARANGAY MALAMIG (Mixed Residential, Commercial & Industrial)	-	-	<div> <div>C-3</div> <div>ANNEX A-5</div> <div>C-4</div> <div>R-5 to R-4</div> <div>I-1</div> </div>	212
213	213		1,160.00	1,160.00		213
214	214		470.00	470.00		214
215	215		1,000.00	1,150.00		215
216	216	BARANGAY MAMPLASAN (Mixed Residential, Commercial & Industrial)				216
217	217	BARANGAY PLATERO (Mixed Residential, Commercial & Industrial)	2,980.00	2,980.00	C-1	217
218	218		2,400.00	2,400.00	C-2	218
219	219		1,610.00	1,610.00	C-3	219
220	220		-	-	R-1	220
221	221		-	-	R-2	221
222	222		-	-	R-3	222
223	223		720.00	720.00	R-4	223
224	224		1,000.00	1,150.00	I-1	224
225	225	BARANGAY SAN ANTON (STO. NIÑO) (Mixed Residential, Commercial & Industrial)	2,980.00	2,980.00	C-1	225
226	226		2,400.00	2,400.00	C-2	226
227	227		1,610.00	1,610.00	C-3	227
228	228		1,160.00	1,160.00	C-4	228
229	229		-	-	R-1	229
230	230		-	-	R-2	230
231	231		-	-	R-3	231
232	232		830.00	1,080.00	I-2	232
233	233	BARANGAY SAN ANTONIO (Mixed Residential, Commercial & Industrial)	-	-	C-2	233
234	234		1,610.00	1,610.00	C-3	234
235	235		-	-	R-1	235
236	236		-	-	R-2	236
237	237		-	-	R-3	237
238	238	BARANGAY SAN JOSE (Mixed Residential, Commercial & Industrial)	1,610.00	1,610.00	C-3	238
239	239		720.00	720.00	R-4	239
240	240		1,000.00	1,150.00	I-1	240
241	241					241
242	242	BARANGAY SAN VICENTE (Mixed Residential, Commercial & Industrial)	-	-	C-1	242
243	243		1,610.00	1,610.00	C-3	243
244	244		-	-	R-1	244
245	245		-	-	R-2	245
246	246		-	-	R-3	246
247	247	BARANGAY SANTO DOMINGO (Mixed Residential, Commercial & Industrial)	1,610.00	1,610.00	C-3	247
248	248		-	-	R-1	248
249	249		-	-	R-2	249
250	250		-	-	R-3	250
251	251	BARANGAY SORO-SORO (Mixed Residential, Commercial & Industrial)	1,160.00	1,160.00	C-4	251
252	252		-	-	R-4	252
253	253		470.00	470.00	R-5	253
254	254		830.00	1,080.00	I-2	254

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BARANGAY TIMBAO (Mixed Residential, Commercial & Industrial)	1,160.00 - 470.00 1,000.00	1,160.00 - 470.00 1,150.00	C-4 R-4 R-5 I-1
BARANGAY TUBIGAN (Mixed Residential, Commercial & Industrial)	1,160.00 470.00 830.00	1,160.00 470.00 1,080.00	C-4 R-5 I-2
BARANGAY ZAPOTE (Mixed Residential, Commercial & Industrial)			

SUBDIVISIONS

BRGY. BIÑAN Laguna Properties Holdings San Jose Village	P 3,020.00	P 3,020.00	RS-1
BRGY. HALANG Interflex Realty – Las Villas de Manila			
BRGY. LANGKIWA Community Innovations – Verdana Homes			
BRGY. LOMA Community Innovations – Verdana Homes Empire East Land Holdings			
BRGY. MAMPLASAN Filinvest Land Inc. – Brentville Earth+style Corporation Earth Aspire			
BRGY. PLATERO Teodora Lim-Aco – Segunda Village Earth+style Corporation Earth Aspire			
BRGY. SORO-SORO Filinvest Land Inc. – Filinvest Homes			
BRGY. TIMBAO Community Innovations – Verdana Homes			
BRGY. TUBIGAN Filinvest Land inc. – Filinvest Homes			
BRGY. ZAPOTE Earth+style Corporation			
BRGY. BUNGAHAN Active Realty – Southville Subdv.	2,000.00	2,000.00	RS-2
BRGY. CALABUSO Active Properties Holdings Active Realty Adelina Realty Adon Development Corporation Adelina Realty Expressway Trading Home Insurance La Paz Housing & Dev't. Corp. Olivarez Realty Corporation			

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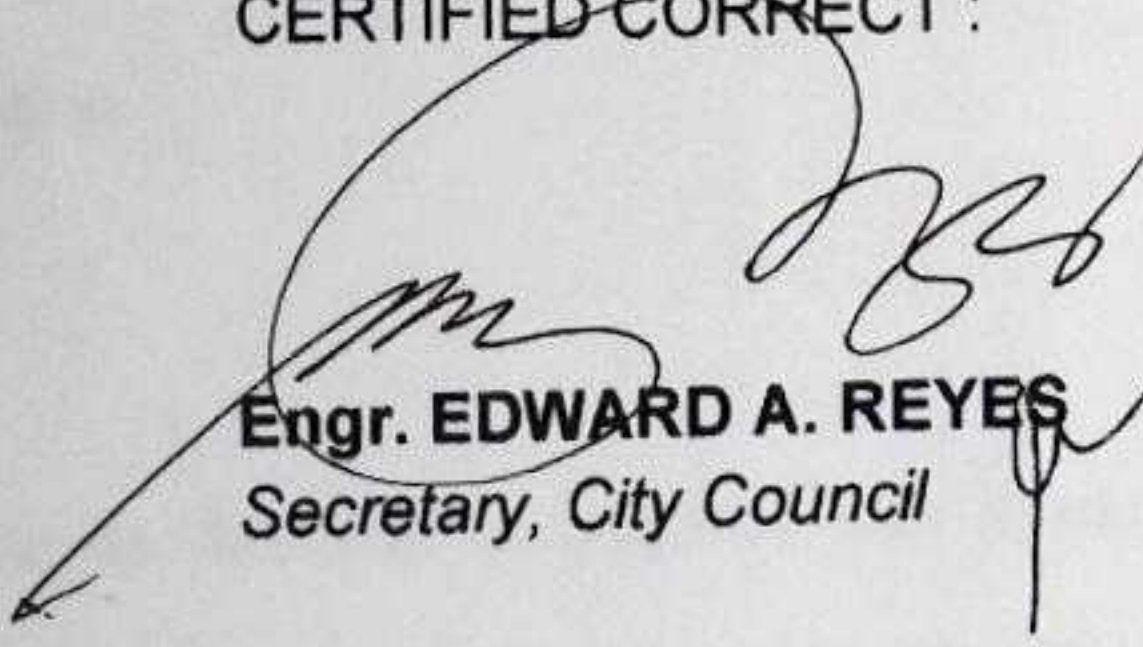
318	P.A. Alvarez				318
319	Pragmatic Dev. & Cons. Corp.	2,000.00	2,000.00	RS-2	319
320	South City Homes			ANNEX A-7	320
321	Sun Rich Realty Corp.				321
322	Trihead Dev't. Corp. (Southplains)				322
323					323
324	BRGY. CANLALAY				324
325	Adelina Realty				325
326	Adon Development Corporation				326
327	Conpil Realty/Josefino Cariño (Dña Marcela)				327
328	Golden Bay Realty (Golden City)				328
329	Hrs. of Paz Ocampo Campos				329
330	Macaria Dev't. Corp.				330
331	N.O.C. (Noel Homes)				331
332	Pablo De Castro				332
333	R.E. Calangui (Woodside Subd.)				333
334	St. Francis Homes Dev't. Corp.				334
335					335
336	BRGY. CASILE				336
337	RCA Realty (St. Rose Subdv.)				337
338					338
339	BRGY. HALANG				339
340	Adon Development Corporation				340
341	Adelina Realty				341
342	La Paz Housing & Dev't. Corp.				342
343	Macaria Dev't. Corp.				343
344	N.O.C. (Noel Homes)				344
345	AC Dev't. Corp.				345
346	PP Molera Realty (Ireneville)				346
347	Taga-arce, Inc. (St. Francis Homes)				347
348					348
349	BRGY. PLATERO				349
350	Capital Resources Corp. (CRC Homes)				350
351	G.B. Dev. Corp.				351
352	Garcia-Filart Subdv.				352
353	Hi-way Homes				353
354	Honors Subdv.				354
355	St. Francis Homes Dev. Corp.				355
356					356
357	BRGY. SAN ANTON (STO. NIÑO)				357
358	Erlinda Francisco (FERLIN'S)				358
359					359
360	BRGY. SAN AANTONIO				360
361	St. Francis Homes Dev't. Corp.				361
362	Sta. Lucia Realty (Golden Meadows)				362
363	Antonio Yatco (Generosa Subd.)				363
364	Erlinda Belizario (FERLIN'S)				364
365	RCA Realty (St. Rose Subd.)				365
366					366
367	BRGY. SAN VICENTE				367
368	Erlinda Francisco (FERLIN'S)				368
369	FA Amador & JM Garcia & Co.				369
370	Ildefonso Belizario				370
	Don Pablo Village				
	BRGY. SORO-SORO	2,000.00	2,000.00	RS-2	
	Cerf Realty (Country Homes)				
	Dalmar International				
	BRGY. CALABUSO	1,590	1,590	RS-3	
	CORB Realty				
	EMBER Corporation				
	Evelyn Almeda (Catalina Subdv.)				
	Miguel Olivan				
	MMO Realty (Mercedes Homes)				

BRGY. CANLALAY F. E. De Castro	1,590	1,590	RS-3 ANNEX A-8
BRGY. HALANG Norberto Silva Silva Resources			
BRGY. SAN ANTONIO Ember Corp. FA Amador & JM Garcia & Co. Malayan Realty (Malayan Subd.)			
BRGY. SAN VICENTE F. A. Amador & J. M. Garcia & Co.			
BRGY. SORO-SORO NFC Const. & Dev. Corp (PLDT Village)			
BRGY. CANLALAY Aladin Simundac (Simple Subd.)	850.00	850.00	RS-4
BRGY. DELA PAZ Carmen Casas (Victoria Subdv.) Emilia Dimaranan (Dimaranan Subdv.) G.B. Dev't. Corp. (Honorita Subdv.) Julita Karamihan (Almeda Subdv.) WILCO Ind. Corp.			
BRGY. HALANG Aladin Simundac			
BRGY. MALABAN Malayan Subdivision			
FORESHORE LANDS Dela paz Village Eagleridge Dev. Corp. (Famille int'l Subdv.) San Isidro Village	660.00	660.00	RS-5
BRGY. MALABAN Malaban Lakeshore			

NOTE: Under Column "Sub-Classification" the following symbols should be used:

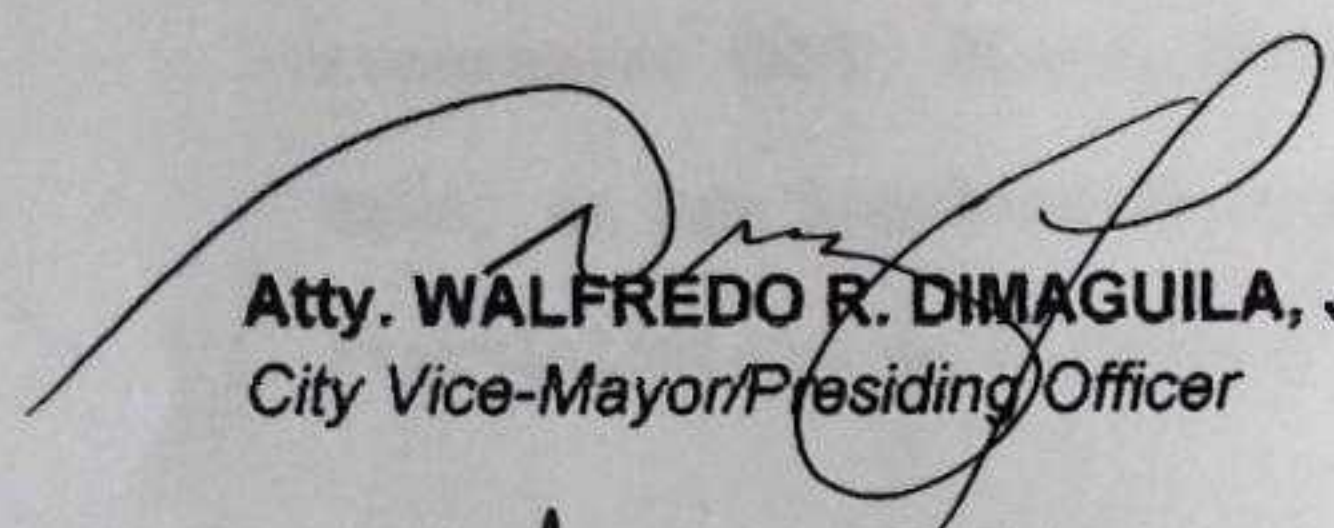
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|-----|---|---|
| RS | - | for Residential subdivisions based on the criteria. |
| R-1 | - | for 1st class Residential and 1st class subdivisions based on the criteria. |
| R-2 | - | for 2nd class Residential and 2nd class subdivisions based on the 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. |
| R-5 | - | for 5th class Residential and 5th 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. |
| C-4 | - | for 4th 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. |
| I-3 | - | for 3rd class Industrial land based on the criteria. |

CERTIFIED CORRECT :

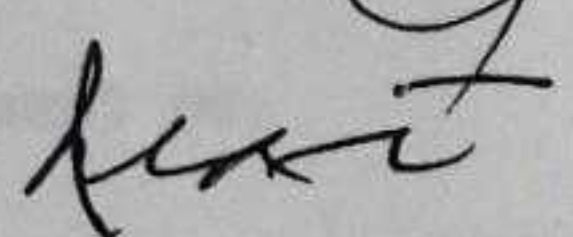


Engr. EDWARD A. REYES
Secretary, City Council

APPROVED:



Atty. WALFREDO R. DIMAGUILA, JR.
City Vice-Mayor/Presiding Officer



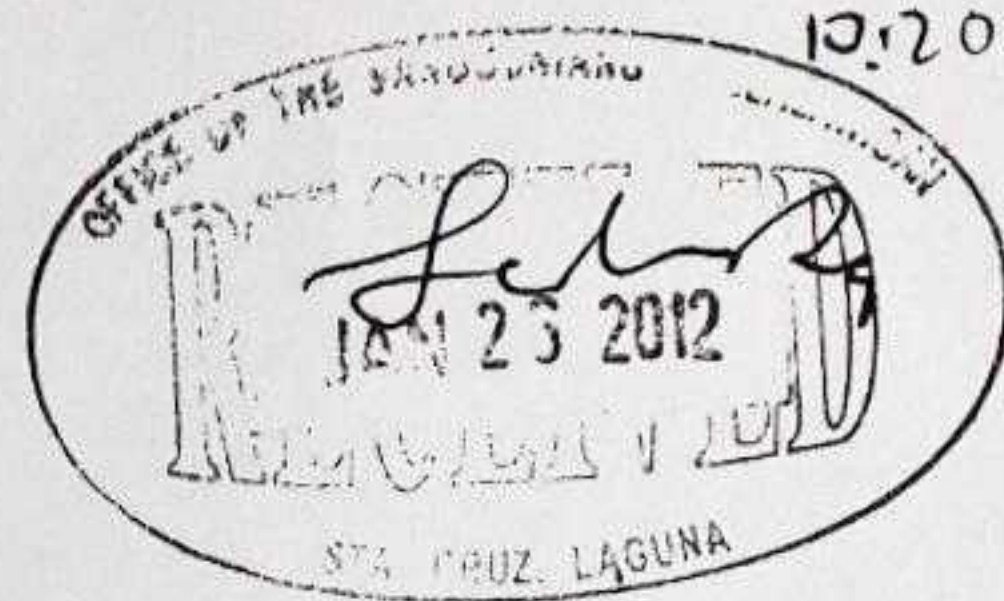
Hon. MARLYN B. ALONTE-NAGUIAT
City Mayor



Republic of the Philippines
Province of Laguna
CITY OF BIÑAN
OFFICE OF THE CITY COUNCIL



Enero 19, 2012



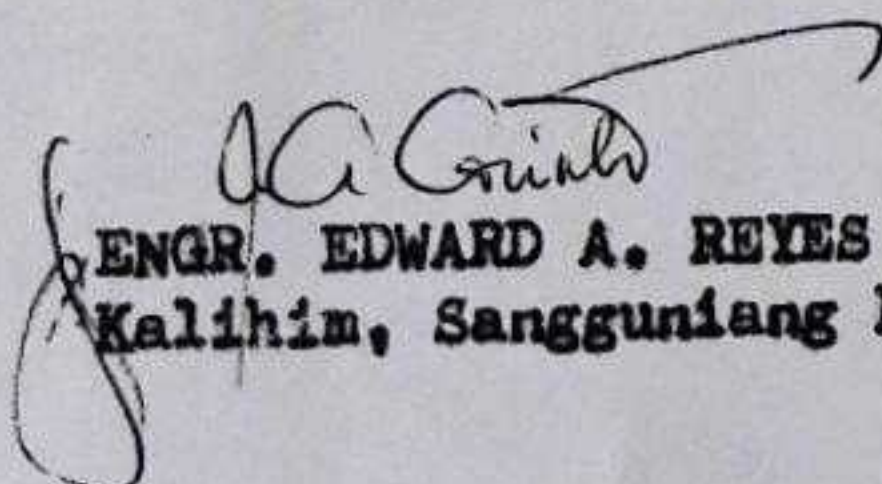
G. Kalihim
Sangguniang Panglalawigan
ng Laguna
Sta. Cruz, Laguna

Mahal na Ginoo:

Magalang na isinusumite sa inyong tanggapan ang siniping
"City Resolution No. 169-(2011) - City Ordinance No. 06-(2011)
- An Ordinance adopting the General Revision of Property
Assessment (RPT) Binan, Laguna, na hinihiling ang pagpapa-
tibay ng mga Kagalang-galang na Kagawad ng Sangguniang
Panglalawigan ng Laguna.

Salamat po.

Gumagalang,


ENGR. EDWARD A. REYES
Kalihim, Sangguniang Panglungsod