



REPUBLIC OF THE PHILIPPINES
SANGGUNANG PANLUNGSOD
CITY OF MANDALUYONG



RESOLUTION NO. 3815, S-2026

A RESOLUTION EARNESTLY SUPPORTING AND ENDORSING PHILIPPINE COUNCILORS LEAGUE RESOLUTION NO. 3, SERIES OF 2026, URGING THE CONGRESS OF THE PHILIPPINES TO AMEND REPUBLIC ACT NO. 12001, OTHERWISE KNOWN AS THE "REAL PROPERTY VALUATION AND ASSESSMENT REFORM ACT" (RPVARA), BY SUSPENDING ITS SCHEDULED IMPLEMENTATION DUE TO THE SEVERE ECONOMIC IMPACT OF THE ONGOING CRISIS IN THE MIDDLE EAST AND TO CONDUCT FURTHER CONSULTATIONS WITH LOCAL GOVERNMENT UNITS AND STAKEHOLDERS ON APPROPRIATE TIMELINES AND TAX RATES

WHEREAS, Republic Act No. 12001, otherwise known as the Real Property Valuation and Assessment Reform Act (RPVARA), was enacted to institute comprehensive reforms in the real property valuation and assessment system in the Philippines, including the adoption of uniform market values as the primary basis for valuation and the standardization of property valuation practices nationwide;

WHEREAS, the implementation of the RPVARA entails the updating of the Schedule of Market Values (SMVs) and the alignment of property valuations with prevailing market conditions, which may result in significant adjustments to the assessed values of real properties and corresponding increases in real property taxes;

WHEREAS, the escalating armed conflict in the Middle East has caused significant volatility in global energy markets, sharp increases in oil prices, and disruptions in supply chains, adversely affecting economic and living conditions worldwide, including in the Philippines;

WHEREAS, in Mandaluyong City, this has led to spikes in transportation costs, higher prices of basic commodities, and increased inflationary pressures, placing additional financial burdens on households, property owners, small businesses, and other taxpayers, thereby straining their ability to absorb further fiscal impositions such as higher property taxes;

WHEREAS, while the City Government of Mandaluyong recognizes the long-term policy objectives of the RPVARA to modernize and standardize property valuation, the current economic climate calls for prudence, compassion, and a whole-of-society approach to ensure that fiscal measures do not unduly burden residents and impede economic recovery and resilience;

WHEREAS, Section 16 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, empowers local government units to promote the general welfare of their constituents, including the adoption of measures that protect their economic well-being and provide relief during times of national or global crises;

WHEREAS, as representatives of the people of Mandaluyong City, the members of the Sangguniang Panlungsod have the solemn duty to advocate for policies that safeguard the interests of local communities, homeowners, and businesses amid challenging economic conditions.

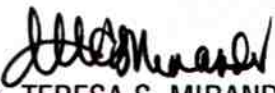
NOW, THEREFORE, on motion duly seconded, the Sangguniang Panlungsod of Mandaluyong, in session assembled, RESOLVED, as it hereby RESOLVES, to strongly support and endorse Philippine Councilors League Resolution No. 3, Series of 2026, and to earnestly urge the Congress of the Philippines to temporarily suspend or defer the full implementation of Republic Act No. 12001 (RPVARA) in view of the persisting geopolitical conflict in the Middle East and the adverse effects of the ongoing oil and economic crisis, until such time that global and national economic conditions have sufficiently stabilized.

RESOLVED FURTHER, that the Honorable Members of Congress, the Department of Finance, the Bureau of Local Government Finance, and other relevant national agencies are respectfully requested to undertake wide-ranging consultations with the Philippine Councilors League, the City Government of Mandaluyong, other local government units, and key stakeholders to determine an appropriate, economically sustainable, and taxpayer-friendly timeline and framework for the resumption of the law's implementation.

RESOLVED FINALLY, that copies of this Resolution be furnished to the Office of the President, the Senate of the Philippines, the House of Representatives, the Department of the Interior and Local Government, the Department of Finance, the Philippine Councilors League, and other concerned agencies for their information, consideration, and appropriate action.

ADOPTED on this 29th day of June 2026, in the City of Mandaluyong.

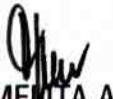
I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS
ADOPTED BY THE SANGGUNIANG PANLUNGSOD OF
MANDALUYONG IN A REGULAR SESSION HELD ON THE DATE AND
PLACE FIRST ABOVE GIVEN.


MA. TERESA S. MIRANDA
Sanggunian Secretary

ATTESTED BY:

APPROVED BY:


ANTONIO DLS. SUVA, JR.
City Vice Mayor
& Presiding Officer


CARMENITA A. ABALOS
City Mayor

Date: JUL 02 2026

DISTRICT I


CHARISSE MARIE ABALOS-VARGAS
Councilor


ANJELO ELTON P. YAP
Councilor


DANILO L. DE GUZMAN
Councilor


CARISSA MARIZ S. MANALO
Councilor


GRACE MARIE V. ANTONIO
Councilor


ESTANISLAO V. ALIM III
Councilor

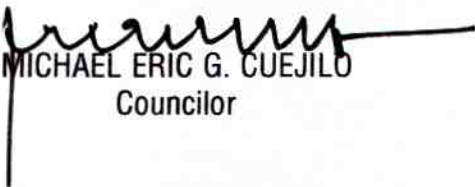

DARWIN A. FERNANDEZ
LnB President

VACATION LEAVE
CHERILYN V. MINA
SK Federation President

DISTRICT II


BENJAMIN A. ABALOS III
Councilor


ALEXANDER C. STA. MARIA
Councilor


MICHAEL ERIC G. CUEJILO
Councilor


FERNANDO S. OCAMPO
Councilor


REGINALD S. ANTONIO
Councilor


LESLIE F. CRUZ
Councilor