

SUB-CLASSIFICATION CRITERIA FOR URBAN LANDS

(A) RESIDENTIAL LANDS

I. FIRST CLASS (R-1)

- a. Along wide or standard concrete road or street.
- b. Where high-upgrade apartments, posh residential buildings are predominantly situated.
- c. Where public utility transportation facilities were exceptionally regular towards major trading center
- d. Located next to commercial classified lands
- e. Where water, electrical and telephone are available
- f. Commands the highest residential land and value in the city.
- g. Free of squatters.

II. SECOND CLASS (R-2)

- a. Along concrete or asphalted road;
- b. Where semi-high apartment and residential buildings are predominantly situated
- c. Where public utility transportation facilities are regular towards major trading center.
- d. Location next to the first-class residential lands
- e. Where water, electric and telephone are available
- f. Commands lesser land value than the second-class residential lands
- g. Free of squatters

III. THIRD CLASS (R-3)

- a. Along all-weather roads.
- b. Where average grade residential buildings are situated
- c. Where public utility transportation facilities are regular towards major trading center
- d. Located next to second class residential lands
- e. Where water and electric facilities are available
- f. Lots located along the national highway, next to the second class residential area up to 2 kilometers radius.

IV. FOURTH CLASS (R-4)

- a. Along all-weather roads.
- b. Where low grade residential buildings are situated.
- c. Located next to the third-class residential lands.
- d. Where public transportation facilities are irregular.
- e. Where source of water facilities are pumps to deep well

V. FIFTH CLASS (R-5)

- a. Along all-weather roads
- b. Where residential buildings are still sparsely constructed.
- c. Where public water and electrical facility sources are not readily available
- d. Located farthest residential land from trading center.
- e. Transportation facilities are exceptionally irregular
- f. Predominantly undeveloped residential area.

VI. SIXTH CLASS (R-6)

- a. Located at upland barangays
- b. Located at island barangays

RESIDENTIAL LAND SUBDIVISION

Residential and subdivision are classified according to the degree or extent of development and facilities regardless of location from the trading center of the city. The unit market value of the subdivision shall not, under any circumstances be less than that of adjoining lands, in accordance with the above criteria.

(B) COMMERCIAL LANDS

I. FIRST CLASS (C-1)

- a. Place along concrete road
- b. Where the highest trading, social or educational activities of the city takes
- c. Where concrete or high grade commercial or business buildings are situated.
- d. Where vehicular and pedestrian flow are exceptionally busy.
- e. Apparently command the highest land value of the city.

II. SECOND CLASS (C-2)

- a. Along concrete road
- b. Where Trading, Social (or educational) activities are considerably high, but fall short that of the first-class commercial lands.
- c. Where semi-concrete commercial or business buildings are situated.
- d. Where vehicular and pedestrian traffic flow are considerably busy but fall short that of the first-class commercial lands.
- e. Commands lesser value than the first-class commercial lands

III. THIRD CLASS (C-3)

- a. Along concrete road.
- b. Where trading, social or (educational) activities are significantly less than the second-class commercial land.
- c. Where average grade commercial or business building are situated.
- d. Where vehicular and pedestrian flows are fairly busy;
- e. Commands lesser value than the second-class commercial lands.

C) INDUSTRIAL LAND

I. FIRST CLASS (I-1)

- a. Along concrete or asphalted public road, pier, seacoast or navigable river.
- b. Location within a distance of not less than 1 kilometer but not more than 3 kilometers to the major trading center.
- c. Where property is extensively used for industrial purposes.
- d. Commands the highest industrial land value.

II. SECOND CLASS (I-2)

- a. Along concrete or asphalted public road, pier, seacoast, or navigable river.
- b. Located within a distance of more than 3 kilometers but not more than 5 kilometers to the major trading centers.
- c. Where property is extensively used for industrial purposes.
- d. Commands lesser land value than the first-class industrial lands.

III. THIRD CLASS (I-3)

- a. Location within a distance of more than 5 kilometers to the major trading center.
- b. Where property is extensively used for industrial purposes.
- c. Commands lesser land value than the second-class industrial lands.