

**Department Circular  
No. 5  
July 11, 1990**

**SUBJECT: Amending Land Circular No. R-14-6 (1)  
Dated May 20, 1970 and Setting Up  
Supplementary Guidelines on the Appraisal  
and Re-Appraisal of Public and Other  
Government Land in the City of Baguio**

1. In view of the increasing cost to the Government of the survey, investigation and disposition of public lands and other government-owned lands in the City of Baguio and the rising value of real properties, public as well as private, and in pursuance to Section 116 of Commonwealth Act No. 141, as amended, which provides, among other things, that the appraisal shall not be less than the expenses incurred in connection with the application or concession, the following revised minimum appraisal per square meter for the City of Baguio are hereby fixed:

**AREAS COVERED BY TOWNSITE SALES APPLICATIONS  
SUBJECT OF AUCTION SALES**

	<b>LOCATION</b>	<b>MINIMUM APPRAISAL</b>
<b>Res. Sec. "A"</b>		
1.	Lots along Legarda Road from junction of Gregorio del Pilar Street up to junction at General Lim Street	P250
2.	Lots on right side of Kساد Road from Marcelo H. del Pilar Street up to the Hospital Circle	P250
3.	Lots on Kennon (road part) from Hospital Circle to junction of Military Cut-Off Road	P200
4.	Lots from junction at Kennon Road near Baguio General Hospital up to the junction at Military Cut-Off Circle	P200

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| 5.  | <b>Lots on both sides of Legarda Road from junction at Marcelo H. del Pilar Street up to the junction at Marcos Highway</b>           | <b>P250</b> |
| 6.  | <b>Gov/Pack Road from junction at Government Center up to Hospital Circle</b>   | <b>P300</b> |
| 7.  | <b>Lots along Marcos Highway from the Hospital Circle up to the junction at Legarda Road</b>  | <b>P250</b> |
| 8.  | <b>Lots open both sides of Marcos Highway from junction at Legarda Road to junction at South Road</b>                                 | <b>P200</b> |
| 9.  | <b>Sto. Tomas North Road from the Sta. Catalina Convent up to the properties of the Foreign Mission Sisters of Saint Dominic</b>      | <b>P150</b> |
| 10. | <b>Sto. Tomas North Road from properties of the Foreign Mission Sisters of Saint Dominic up to Lot 108</b>                            | <b>P 75</b> |
| 11. | <b>Sto. Tomas South Road from Sta. Catalina Convent up to junction at Bakakeng Dirt Road to Cemetery</b>                              | <b>P 75</b> |
| 12. | <b>Sto. Tomas South Road from junction at Bakakeng Dirt Road to Cemetery up to Lot 108, Sto. Tomas North and South Roads junction</b> | <b>P 75</b> |
| 13. | <b>Dominican Road</b>   | <b>P 75</b> |
| 14. | <b>Quirino-Magsaysay Housing Project Lot B</b>  | <b>P 75</b> |

**Res. Sec. "B"**

1. **Bonifacio Street from junction at A. Rimando Road up to TSA V-5918-D (G. Supnet) P200**
2. **Continuation of A. Bonifacio Street from TSA V-5918-D (G. Supnet) up to junction at Luna Road P200**
3. **Sotero Laurel Street from junction at A. Bonifacio Street up to junction at General Luna Road P200**
4. **A. Rimando Road from junction at A. Bonifacio Street up to TSA V-1489 (J. Lagasca) P200**
5. **Yangco Road from Lot 25-A up to Holy Ghost Hill Subdivision P120**
6. **Junction Magsaysay Avenue up to TSA V-803 up to Intersection, Bokawkan P250**
7. **Right side of Magsaysay Avenue from A. Bonifacio Street to 300 Caguioa's property P300**
8. **P. Burgos Street P150**
9. **Bokawkan Road from junction at Roman Ayson junction at P. Burgos Subdivision Extension Road P150**
10. **P. Burgos Road from Bokawkan Road junction to P. Burgos Subdivision Road junction P150**
11. **General Luna Road from junction at A. Bonifacio Street covering Lot Nos. 175-B, and 175 and 177 portion P200**
12. **Existing Dirt Road branching from Hangar Market (Diaz up to Florence Unos Residence) P200**

**Res. Sec. "C"**

1. Lots along South Drive Road from junction at Military Circle up to Country Club Road P200
2. Lots along P. Paterno M. Gomez, Talavera & Kneedler Road branching from South Drive Road P150

**Res. Sec. "D"**

1. Lots along Leonard Wood from junction at Navy Base to Pacdal P150
2. Continuation of Leonard Wood Road from Pacdal Circle up to junction at Outlook Drive P150
3. Leonard Wood Road from junction at Outlook Drive up to Lot 224 and 29 P100
4. Leonard Wood Road from Lot 28-A up to the city limits leading to Antamok Mines P 50
5. Navy Road from junction at Leonard Wood Road near Teacher's Camp bridge up to Lot 137 P140
6. Navy Subdivision Road from Navy Cut-Off Road until the Dead-end Road P100
7. M. Roxas Street from Lot 144 up to Lot 140, Res. Sec. "K" boundary P 80
8. Park Road from Pacdal Circle up to Country Club Circle P150
9. Outlook Drive South Road from Country Club Circle up to junction at Villamor Street P150
10. Continuation of Outlook Drive South from junction at Villamor Street up to junction at Leonard Wood Road P150

11. S. Artiaga Street from junction at Outlook South Drive Road up to Immaculate Heart of Mary Seminary P 50
12. Outlook Drive from junction at Leonard Wood Road up to Mines View Park including lots along Baltazar, G. Arellano and Apostol Street and Julian Felipe Street P100
13. Gibraltar Road from Wright Park Circles up to Mines View Park P120
14. Ambuklao Road from Park Circle up to junction at Regidor Street up to junction, M. Basa Road P120
15. Continuation of Ambuklao Road from junction at Regidor Street up to the property of Immaculate Concepcion P100
16. Continuation of Ambuklao Road from property of the Immaculate Concepcion up to the city limit P 80
17. Siapno Road from Pacdal Circle up to junction at Regidor Road P120
18. Continuation of Siapno Road from junction at Regidor Street up to Pacdal Novitiate P 80

**Res. Sec. "F"**

1. General Luna Road from junction at T. Tecson Street up to junction at Brent Road P180
2. Happy Glenn Loop from Lot 82 to 74 P150
3. Leonard Wood Road from junction at Forestry Road up to junction at Teacher's Camp Road P160
4. Yangco Road from junction at Brent Road up to Lot 25-A P120

**Res. Sec. "H"**

1. Lot along Magsaysay Avenue from P. Burgos Subd. up to junction at Bokawkan Road P250
2. Continuation of Magsaysay Avenue from junction at Bokawkan Road up to junction at M. Roxas Street P250
3. Continuation of Magsaysay Avenue from junction at M. Roxas Street up to junction at Happy Homes Subdivision Road P200
4. Continuation of Magsaysay Avenue from junction at Happy Homes Subdivision Road up to Lot 9-B or end of privately owned lots at city limit P120
5. P. Burgos Subdivision Road from Judge Enriquez TSA V-3388 near junction at P. Burgos Street and Bokawkan Road P120
6. Continuation of Bokawkan Road from junction at Easter School Road up to junction at Magsaysay Avenue P150
7. New Lucban Road from junction at Caguioa Subdivision Road up to Lot 53-C P200
8. Continuation of New Lucban Road from Lot 53-A-4-E-8 up to Magsaysay Elementary School Compound P150
9. New Lucban Road from Magsaysay Elementary School Compound up to junction at A. Rimando Road P120
10. M. Roxas Street from junction at Magsaysay Avenue up to junction at A. Rimando Road P150
11. M. Roxas Street from junction at A. Rimando Road up to Lot 32-E-3 P100
12. Continuation of M. Roxas Street from 32-I-3 up to Lot 140 U.S. Reservation P 80

13. Sanitary Camp Road from junction at M. Roxas Street up to the City Incinerator Plant, including Yap Street and L. Jaena Street (Lucban Subdivision Post) P 80
14. A. Rimando Road from junction at New Lucban up to junction at Honeymoon Road P180
15. Continuation from Honeymoon Road to junction Roxas Street P180
16. Continuation from A. Rimando Road from junction at M. Roxas Street up to Guevarra P170
17. Malvar Street from junction at M. Roxas Street up to Lot 35-C-6 P100
18. Continuation of Malvar Street from Lot 35-C-6 up to Aurora Hill boundary (Lot 35-C) P 80
19. Lopez Jaena Street from Lot 35-C near Aurora Hill boundary up to junction at Evangelista Street (including Lucban Subd.) P 60
20. Evangelista Street after Leonila Hill boundary up to Lot 24, Blk.5 of Lucban Subdivision P 60
21. Continuation of Evangelista Street from Lot 25, Blk. 5 of Lucban Subdivision up to junction at Lopez Jaena Street P 60
22. Road to Ambiong P 50
23. Aurora Hill lots on both sides of the road bounded by A. Rimando Road from Lot 1, Blk. 2, up to junction Bayan Park Circle and Evangelista St. including de Jesus Street and T. Bugallon Street P 80
24. Lots along Bugallon Street, Ledesma Street, M. Roxas Street, Sgt. Floresca Street, Malvar Street, Lopez Jaena Street, part of Bayan Park Circle from junction at Evangelista Street to junction at Ambiong Road and from Lot 74, Blk. 8 to Lot 38, Blk 8 (end of existing road) P 80

**Res. Sec. "J"**

1. Loakan Road from Military Circle up to Lot 108 P130
2. Military Cut-Off Road from junction at Wagner Road up to the Military Circle P130
3. Wagner Road from junction at Military Circle Road up to the junction at Major Mane Road P100
4. Loakan Road from Cemetery No. 2 (Camp John Hay) up to the junction at Major Mane Road P 80
5. Loakan Road from junction at Major Mane Road up to the Loakan Elementary School P 90
6. Loakan Road from Loakan Elementary School up to the junction at Kennon Road P 60
7. Demonstration Mines Road from junction Loakan Road up to Lot. No.10 P 30
8. Major Mane Road (CJH Scout Barrio) P100
9. Major Mane Road from junction at Loakan Road up to the gate of the Philippine Military Academy, Fort del Pilar P 50
10. Major Mane Road from the gate of the Philippine Military Academy, Fort del Pilar up to the city limit P 30
11. Kennon Road from Puliwes up to TSA V-572 (Mandapat) P100
12. Kennon Road from TSA V-572 up to the junction at Loakan Road P 60
13. Left side of Sto. Tomas Road from junction at North and South Sto. Tomas Road up to the junction at Crystal Cave Road P100
14. Left side of Sto. Tomas Road from junction at Crystal Cave Road up to the junction to Tuba Road P100



15. Left side of Sto. Tomas Road to Cemetery branching from Sto. Tomas South Road P 60

16. Bakakeng Dirt Road branching from Sto. Tomas South Road P 40

**Res. Sec. "K"**

1. Kayang Street from junction at Naguilian Road to Baguio Central School P250

2. Naguilian Road from Holy Family Academy Compound to junction at Quezon Hill Cut-Off (Lamag's lot) P200

3. Naguilian Road after Lamag's lot and road to Baguio Colleges at junction at Quezon Hill Cut-Off Road up to junctions at Quezon Hill Road and Dominican Hill Road P180

4. Naguilian Road from junction at Quezon Hill Road and Dominican Road up to junction at Asin Road P150

5. Naguilian Road from junction at Asin Road to the City Cemetery P100

6. Naguilian Road from the City Cemetery to San Carlos Heights P 80

7. Lots along Lourdes Subdivision Extension Road (New Queen of Peace Road) from and of Security Investment Corporation Subdivision up to the junction at Lourdes Subdivision Road, including Dominican Hill Road portion, up to the junction at Queen of Apostles Road P100

8. Dominican Hill Road from junction at Queen of Apostles Road and Queen of Angels Road up to TSA V-4728 (Florendo Residence) P100

9. Continuation of Dominican Road from TSA V-4728 (Florendo Residence) up to the gate of Dominican Fathers property P 80

10. Quezon Hill lots bounded by Quezon Hill Cut-Off Road, Ponce Street, Quezon Hill Road and Sofia de Veyra St. P100
11. Lt. Tacay Road and Pucay Road from junction at Ferguson Road up to the Southern Baptist property P100
12. Lt. Tacay Road from the Southern Baptist property up to the Mushroom Plant Site, Lot 205-A P 70
13. Lt. Tacay Road from Mushroom Plant Site up to Quezon Hill Road ending at Araneta University property P 70
14. Continuation of Tacay Road up to Quezon Hill Road P 70
15. Ayson Road from junction at Bokawkan Road up to junction at Ferguson Road and Gaerlan Road P120
16. Ferguson Road after Lots 28 and 65-B to Lot 113-1 and Ferguson Road from 113-jj up to junction at Lt. Tacay Road, including J. de Jesus Street P120
17. Ferguson Road continuation (known as Easter School Road) from junction at Bokawkan Road P120
18. Bokawkan Road from junction at Easter School Road up to junction at Dizon Subdivision Road (Near Lot 139) P120
19. Bokawkan Road from junction at Sofia Road up to the junction at Easter School Road P120
20. Magsaysay Avenue from junction at Dizon Subdivision Road to the junction at Camdas Subdivision Road P250
21. Magsaysay Avenue from junction at Dizon Subdivision Road to Lucban School Compound P200
22. Magsaysay Avenue from Lucban School Compound to the City Limit boundary of Trinidad Road P120
23. Asin Road from the junction at Naguilian Road up to the proposed MRR Subdivision Road P 70

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| 24. | Asin Road up to No. 2  | P 70 |
| 25. | Asin Road from bridge at Km. 3 and Km. 4   | P 50 |
| 26. | Lots along left side of Naguilian Road from Corner at Kaynag Street, up to Lot 50 per. K-2 | P250 |
| 27. | Continuation from 50 per E to Lot 98-B   | P200 |
| 28. | Continuation of Naguilian Road from 98-A-1 to Lot 147-A-1                                  | P200 |
| 29. | Naguilian Road from the junction at Bokawkan Road and Brower Road up to Lot 54-J           | P200 |
| 30. | Lots 232 along Bokawkan Road   | P250 |

**Res. Sec. "L"**

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| 1. | Naguilian Road from Km. 2 to Lot 3<br>(Philippine Acetylene Plant)                               | P 80 |
| 2. | Naguilian Road from the Philippine Acetylene Plant up to the Irian Lime Kilns                    | P 80 |
| 3. | Naguilian Road from the Irian Lime Kilns to Irian Bridge   | P 60 |
| 4. | Asin Road from Km 2 to Km. 2 1/2 (L. Amistad Subd.)  | P 50 |
| 5. | Asin Road from Km. 2 1/2 to Km. 3 (bridge)   | P 50 |
| 6. | Asin Road from Km. 3 to Km. 4  | P 50 |
| 7. | Asin Road from Km. 4 to city limit   | P 30 |
| 8. | Sto. Tomas North Road from Quezon Elementary School Annex up to junction at North and South Road | P 60 |
| 9. | Junction at North and South Sto. Tomas Road, up to junction at Crystal Cave Road                 | P100 |

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| 10. | Sto. Tomas Road from the junction of Crystal Cave Road up to the junction of Tuba Road  | P 60 |
| 11. | Sto. Tomas Road from the junction of Tuba Road up to the city limits at Km. 8   | P 40 |
| 12. | Crystal Cave Road from the junction of Sto. Tomas Road up to the Seminary Compound  | P 80 |
| 13. | Tuba Road from junction of Sto. Tomas up to the city limits near the Tuba Municipal Hall  | P 40 |
| 14. | Lt. Tacay Road from the Araneta University property up to the Mushroom Plant Site and road to Longkong and Benin up to Ricafort Residence | P 60 |
| 15. | Continuation of Road to Longlong and Benin  | P 30 |

**Areas Covered by Miscellaneous Sales Application  
subject of Direct Sale**

<b>Location</b>	<b>Minimum</b>	<b>Maximum</b>
1. Kennon Hillside Rel. Site	P 20.00	P100.00
2. Quirino Hill Rel. Site	20.00	75.00
3. Holy Ghost Hill Rel. Site	20.00	100.00
4. BPI Relocation Site	20.00	100.00
5. Rock-Quarry City Camp Rel. Site		
a) Rock-Quarry	30.00	120.00
b) City Camp	100.00	200.00
6. Aurora Hill Workingman's Village	25.00	150.00
7. Brookside Subdivision	30.00	150.00
8. Polo Field Subdivision	200.00	300.00
9. MRR Subdivision	100.00	200.00

2. This Circular takes effect on July 11, 1990.

**FULGENCIO S. FACTORAN, JR.**  
Secretary