

45<sup>th</sup> Regular Session

ORDINANCE No. 1902, S-2008

**AN ORDINANCE AUTHORIZING THE SALE OF THE TWO HUNDRED EIGHTY EIGHT (288) SQUARE METERS PROPERTY ACQUIRED BY THE CITY THROUGH AUCTION SALE ON DECEMBER 15, 2006, LOCATED AT BLOCK 30 BANABA-DULO STREET, GREENFIELDS I SUBDIVISION, BARANGAY KALIGAYAHAN, QUEZON CITY, IN FAVOR OF THE BONAFIDE MEMBERS OF THE BANABA-DULO NEIGHBORHOOD ASSOCIATION, INC., WHO ARE THE ACTUAL OCCUPANTS THEREAT.**

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*Introduced by Councilors WINSTON "Winnie" T. CASTELO, RAMON P. MEDALLA, ALLAN BUTCH T. FRANCISCO, VOLTAIRE GODOFREDO L. LIBAN III, EDEN "Candy" A. MEDINA, AIKO S. MELENDEZ, JORGE B. BANAL, JR., WENCEROM BENEDICT C. LAGUMBAY, DIORELLA MARIA G. SOTTO, ANTONIO E. INTON, JR., JESUS MANUEL C. SUNTAY, JANET M. MALAYA, BAYANI V. HIPOL and ALEXIS GRACE R. MATIAS.*

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*WHEREAS, a certain parcel of land located at Barangay Kaligayahan, Quezon City, embraced in Transfer Certificate of Title Numbered 258580 of the Registry of Deeds of Quezon City, in the name of Royal Monarch Real Estate Corporation with E-046-02653, consisting of 288.00 square meters, more or less, was the subject of an auction sale on December 15, 2006 and the same was sold to the City Government of Quezon City;*

**WHEREAS, Section 9 of the Urban Development and Housing Act of 1992 (RA 7279) mandates local government units to acquire and dispose of government lands conducive for socialized housing purposes;**

**WHEREAS, the property subject of this Ordinance is not within the danger zone, not flood prone, and in fact conducive to socialized housing and may be transformed into an urban renewal or on-site development concept in favor of the actual occupants and legitimate poor residents of Quezon City;**

**NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:**

**SECTION 1. Authority to dispose property acquired under public auction. – The City Mayor of LGU-QC is hereby authorized to dispose the acquired property located at Barangay Kaligayahan, embraced in TCT No. 258580 of the Registry of Deeds of Quezon City, consisting of 288.00 square meters, more or less, pursuant to Sections 14 (a) (1) (9) and (11), Article 7 of the Quezon City Revenue Code as amended, and Section 263, of RA 7160, in favor of the bonafide occupants thereat who are members of the Banaba-Dulo Neighborhood Association, Inc.**

**SECTION 2. Assistance from the Urban Poor Affairs Office (UPAO). – The Urban Poor Affairs shall, for purposes of this Ordinance and in consultation with the existing people's organization thereat, conduct and update census and tagging operations of all families actually residing at the property subject of this disposition, determine eligibility of the program beneficiaries in accordance with the provisions of RA 7279, and formulate rules and regulations for the implementation of this project within twenty-five (25) days upon.**

**SECTION 3. Report. – The UPAO shall submit a monthly report to the City Mayor and the Sangguniang Panlungsod on the accomplishments, implementation, problems encountered and solutions taken, financial requirements and other special concerns. It shall likewise submit such periodic and other reports as may be required from time to time by the City Mayor and the Sangguniang Panlungsod.**

**SECTION 4. Exclusion from the Program.** – Professional squatters, members of squatting syndicate and recalcitrants or those who refused continuously to be part of the program as defined in RA 7279, shall be excluded in this program of disposition.

**SECTION 5. Appraisal Committee.** – The Appraisal Committee of the City Government is hereby directed to determine the value of the property to be disposed of for socialized housing purposes, taking into consideration the status of the property and the affordability of the intended beneficiaries in accordance with RA 7279, otherwise known as the Urban Development and Housing Act of 1992.

**SECTION 6. Proceeds of Sale.** – The City Treasurer is hereby directed to see to it that the proceeds of the sale of the herein subject property shall go to the general fund of the City Government of Quezon in accordance with Section 263 of RA 7160, and the Quezon City Revenue Code as amended.

**SECTION 7. Transfer of Land Title to the LGU-QC.** – The City Legal Officer is hereby directed to take necessary action to transfer the subject land title from the previous landowner to the LGU-Quezon City, and to furnish the City Treasurer's Office and the Head of the General Services Office of derivative transfer certificate of title, thereafter.

**SECTION 8. Repealing Clause.** – Any provisions of city ordinances, resolutions, rules and regulations inconsistent herewith are hereby repealed, amended or modified accordingly.

**SECTION 9. Separability Clause.** – If for any reason, any provision of this Ordinance is declared to be unconstitutional or invalid, the other sections or provisions hereof, which are not affected thereby shall continue to be in full force and effect.

**SECTION 10. Effectivity.** - This Ordinance shall take effect upon its approval.

**ENACTED:** December 08, 2008


**BERNADETTE HERRERA-DY**  
City Councilor  
Acting Presiding Officer

**ATTESTED:**

  
**DOROTHY D. LAGRADA, DPA**  
City Secretary

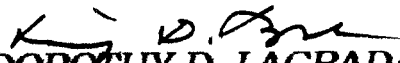
**APPROVED:**

2/24/09

  
**FELICIANO R. BELMONTE, JR.**  
City Mayor

**CERTIFICATION**

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on December 08, 2008 and was PASSED on Third/Final Reading on December 15, 2008.

  
**DOROTHY D. LAGRADA, DPA**  
City Secretary