

Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
20<sup>th</sup> City Council

PO20CC-022

7<sup>th</sup> Regular Session

ORDINANCE NO. SP- **2527** , S-2016

AN ORDINANCE DECLARING A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBER RT-107844 OF THE REGISTRY OF DEEDS OF QUEZON CITY CONTAINING AN AREA OF FOUR HUNDRED SEVENTY ONE (471) SQUARE METERS, MORE OR LESS, LOCATED AT NO. 6 DENMARK STREET, UPPER BANLAT, BARANGAY TANDANG SORA, QUEZON CITY, AS SOCIALIZED HOUSING SITE.

*Introduced by Councilor MARIVIC CO-PILAR.*

*Co-Introduced by Councilors Eric Z. Medina, Rogelio "Roger" P. Juan, Anthony Peter D. Crisolago, Lena Marie P. Juico, Elizabeth A. Delarmente, Oliviere T. Belmonte, Alexis R. Herrera, Precious Hipolito Castelo, Ranulfo Z. Ludovica, Estrella C. Valmocina, Franz S. Pumaren, Marra C. Suntay, Jose A. Visaya, Godofredo T. Liban II, Donato C. Matias and Ricardo B. Corpuz.*

*WHEREAS, there exists a parcel of land containing a land area of Four Hundred Seventy One (471) square meters, more or less, located at No. 6 Denmark Street, Upper Banlat, Barangay Tandang Sora, Quezon City;*

*WHEREAS, the present occupants of the said property have organized themselves into a homeowners association named MCP XIX Castillo Homeowners Association Inc., and have been occupying the above-described property for almost nineteen (19) years;*

*WHEREAS, the officers and members of MCP XIX Castillo Homeowners Association, Inc. are desirous of becoming the legitimate owners of the portions of the property they are respectively occupying not only to have security of tenure in their residence, but more importantly, to uplift their status from informal settlers to registered owner of the property they are respectively occupying;*

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WHEREAS, the aforesaid parcel of land was acquired by Quezon City Government in a public auction sale in April 2009 and was never redeemed within the one (1) year redemption period as provided in Section 261 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, there is a need for the Quezon City Government to utilize the said parcel of land for socialized housing project in solving the present urban poor dwelling problem of the City in accordance with the provisions of the Local Government Code of 1991 and Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992;

WHEREAS, the 20<sup>th</sup> Quezon City Council has determined that the aforesaid property would best serve the purpose for socialized housing for the benefit of its present occupants namely the bona fide members of MCP XIX Castillo Homeowners Association Inc.;

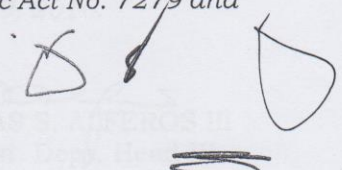
WHEREAS, to facilitate the development and improvement of the aforesaid property, there is a compelling need to declare it as a Socialized Housing Site in order for the residents to be able to avail of various benefits and exemptions accorded to socialized housing beneficiaries under, but not limited to, Republic Act No. 7279 and Batas Pambansa Bilang 220.

NOW, THEREFORE,

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

SECTION 1. Objective - To declare a parcel of land covered by Transfer Certificate of Title No. RT-107844 of the Registry of Deeds of Quezon City, containing an area of Four Hundred Seventy One (471) square meters, more or less, located at No. 6 Denmark Street, Upper Banlat, Barangay Tandang Sora, Quezon City as Socialized Housing Site to be able to avail of the various benefits and exemptions accorded to socialized housing beneficiaries under, but not limited to, Republic Act No. 7279 and Batas Pambansa Blg. 220. ✕

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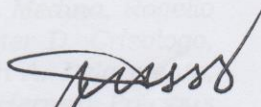
Handwritten signatures and initials in black ink, including a large stylized 'D', a signature, and a circular mark.

SECTION 2. The 20<sup>th</sup> Quezon City Council hereby declares a parcel of land covered by Transfer Certificate of Title No. RT-107844 of the Registry of Deeds of Quezon City containing an area of Four Hundred Seventy One (471) square meters, more or less, located at No. 6 Denmark Street, Upper Banlat, Barangay Tandang Sora, Quezon City, as Socialized Housing Site.

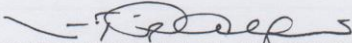
SECTION 3. The area herein declared as Socialized Housing Site shall be subject to the conditions prescribed under Quezon City Ordinance No. SP-918, S-2000, otherwise known as the Quezon City Comprehensive Zoning Ordinance as amended.

SECTION 4. This ordinance shall take effect upon its approval.

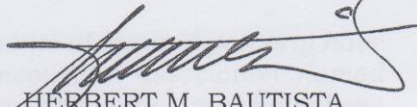
ENACTED: September 5, 2016.

  
RODERICK M. PAULATE  
President Pro-Tempore  
Acting Presiding Officer

ATTESTED:

  
Atty. JOHN THOMAS S. ALFEROS III  
City Gov't. Asst. Dept. Head III

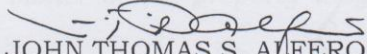
APPROVED: 29 SEP 2016

  
HERBERT M. BAUTISTA  
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on September 5, 2016 and was PASSED on Third/Final Reading September 19, 2016.

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Atty. JOHN THOMAS S. ALFEROS III  
City Gov't. Asst. Dept. Head III