



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
17th City Council

PO2009-54

61st Regular Session

ORDINANCE NO. SP-1934-S-2009

AN ORDINANCE AUTHORIZING THE CITY MAYOR, HONORABLE FELICIANO R. BELMONTE, JR., TO UNDERTAKE THE DISPOSITION OF A PARCEL OF LAND ACQUIRED THROUGH PUBLIC AUCTION, ENRACED IN TRANSFER CERTIFICATE OF TITLE NUMBERED TCT 143199 OF THE REGISTRY OF DEEDS OF QUEZON CITY, LOCATED AT BARANGAY NAGKAISANG NAYON, QUEZON CITY, OF THE BONAFIDE RESIDENTS THEREAT AND MEMBERS OF THE KASAMA NG SAMAHAN NG MGA MARALITANG TAGA PASACOLAPULO DORMITORY HOMEOWNERS ASSOCIATION, INC. PHASE II (KASAMAPO 2), AND FOR OTHER PURPOSES.

Introduced by Councilors WINSTON "Winnie" T. CASTELO, VOLTAIRE GODOFREDO L. LIBAN III, RAMON A. MEDALLA, ALLAN BUTCH T. FRANCISCO, EDEN "Candy" A. MEDINA, AIKO S. MELENDEZ, JORGE B. BANAL, JR., JAIME F. BORRES, JANET M. MALAYA and JESUS MANUEL C. SUNTAY

WHEREAS, a certain parcel of land located at Barangay Nagkaisang Nayon, Quezon City, covered by TCT No. 143199 of the Registry of Deeds of Quezon City, consisting of 10,000 square meters, more or less, was a subject of public auction on 16 December 2005 and the same was sold to the Quezon City Government. The period of redemption had already expired and by operation of law the Quezon City Government is now the real owner of the subject property;

WHEREAS, Section 9 of the Urban Development and Housing Act of 1990 (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 a flood prone area and not within the danger zone and, in fact, conducive to socialized housing and maybe transformed into an urban renewal or on-site development concept in favor of the actual 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 Quezon City is hereby authorized to dispose of the acquired property located at Barangay Pangkaisang Nayon, embraced in TCT No. 143199 of the Registry of Deeds of Quezon City, consisting of 10,000 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 Sec. 263 of RA. No. 7279, in favor of the bonafide occupants thereof who are members of Kaisa ng Samahan ng mga Maralitang Taga Pasacola-Dulo Dormitory Homeowners Association, Inc. (Kasamapo2).

SECTION 2. Assistance from the Urban Poor Affairs Office (UPAO) – The Urban Poor Affairs Office shall, for the purposes of this Ordinance and in consultation with the existing people's organization thereof, 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 No. 7279, and formulate rules and regulations for the implementation of this project within fifteen (15) days upon approval of this Ordinance.

SECTION 3. Report – The UPAO shall submit a monthly report to the Mayor and the Sangguniang Panglungsod on the progress, 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 Panglungsod.

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 No. 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 thereof to the intended beneficiaries in accordance with RA No. 7279, otherwise known as the Urban Development and Housing Act of 1992.

SECTION 6. Proceeds of the 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 accord with Section 263 of RA No.7160, and 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.

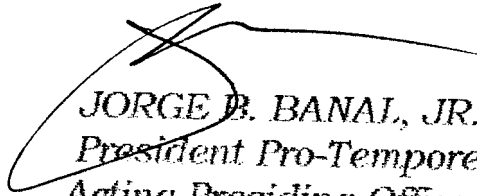
SECTION 8. Repealing Clause - Any provision of ordinances, resolutions, rules and regulations inconsistent herewith are hereby repealed, amended or modified accordingly.

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 affect.

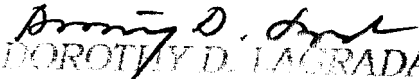


SECTION 10. Effectivity – This Ordinance shall take effect upon its approval.


ENACTED: June 29, 2009


JORGE B. BANAL, JR.
President Pro-Tempore
Acting Presiding Officer

ATTESTED:

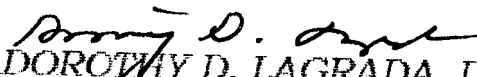

DOROTHY D. LAGRADA, DPA
City Secretary

APPROVED: July 6, 2009


FELICIANO R. BELMONTE, JR.
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on June 29, 2009 and was finally PASSED on Third/Final Reading on July 6, 2009.


DOROTHY D. LAGRADA, DPA
City Secretary 