

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

PO20CC-119

26<sup>th</sup> Regular Session

ORDINANCE NO. SP- 2584, S-2017

AN ORDINANCE RECLASSIFYING THE FIVE HUNDRED EIGHTY (580) SQUARE METERS PORTION OF OPEN SPACE AT MILLIONAIRES VILLAGE, BARANGAY SAN AGUSTIN, QUEZON CITY INTO ROAD LOTS (ALLEYS AND ENCROACHMENTS), WHICH IS COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 004-2014007165 (LOT 1-A PSD-00-077606) REGISTERED IN THE NAME OF QUEZON CITY GOVERNMENT WITH AN AGGREGATE AREA OF ONE THOUSAND SIX HUNDRED EIGHTY SEVEN (1,687) SQUARE METERS, FOR COMPLIANCE WITH THE HOUSING AND LAND USE REGULATORY BOARD'S PERMISSION DATED MAY 20, 2015 PURSUANT TO PRESIDENTIAL DECREE NO. 1216.

*Introduced by Councilor GODOFREDO T. LIBAN II.*

*Co-Introduced by Councilors Anthony Peter D. Crisologo, Elizabeth A. Delarmente, Victor V. Ferrer, Jr., Oliviere T. Belmonte, Alexis R. Herrera, Precious Hipolito Castelo, Voltaire Godofredo L. Liban III, Ramon P. Medalla, Ranulfo Z. Ludovica, Estrella C. Valmocina, Roderick M. Paulate, Allan Benedict S. Reyes, Gian Carlo G. Sotto, Kate Abigael G. Coseteng, Franz S. Pumaren, Eufemio C. Lagumbay, Marvin C. Rillo, Raquel S. Malañgen, Irene R. Belmonte, Ivy Xenia L. Lagman, Marra C. Suntay, Jose A. Visaya, Karl Edgar C. Castelo, Julianne Alyson Rae V. Medalla, Andres Jose G. Yllana, Jr., Allan Butch T. Francisco, Marivic Co-Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto, Donato C. Matias, Eric Z. Medina and Ricardo B. Corpuz.*

WHEREAS, on May 20, 2015, the Housing and Land Use Regulatory Board (HLURB) permitted the partial conversion of Millionaires Village open space into a socialized housing located at Barangay San Agustin on the condition that the required minimum area for parks and playground of Three Thousand Two Hundred Sixty Five (3,265) Square Meters shall be provided; ✓

QUEZON CITY PUBLIC LIBRARY

26<sup>th</sup> Regular Session

Ord. No. SP- 2584, S-2017  
Page -2- PO20CC-119

WHEREAS, the socialized housing project at Millionaires Village, Barangay San Agustin, Quezon City is covered by TCT No. 004-2014007165 (Lot 1-A- Psd-00-077606, with an area of One Thousand Six Hundred Eighty Seven (1,687) Square Meters, and TCT No. 004-2014007166 (Lot 1-B Psd-00-077606), with an area of Three Thousand One Hundred Thirty One (3,131) Square Meters, both registered in the name of Quezon City Government;

WHEREAS, in TCT No. 004-2014007166 (Lot 1-B Psd-00-077606), which contains an open space of 3,131sq.m. only, signifies that the minimum area of 3,265 sq. m. required for open space by HLURB is short of One Hundred Thirty Four (134) Square Meters;

WHEREAS, while in TCT No. 004-2014007165 (Lot 1-A Psd-00-077605), which subdivided thru approved plan Psd-00-087880, reflects two (2) encroachments with an aggregate area of One Hundred Four Square Meter and Fifty Square Decimeters (144.50), and four (4) alleys with an aggregate area of Four Hundred Thirty Five Square Meters and Fifty Square Decimeters (435.50), with a total area of Five Hundred Eighty (580) Square Meters, which means that it will meet more than the said required minimum area for open space by HLURB to add it to the 3,131 sq. m. in TCT No. 004-2014007166 (Lot 1-B Psd-00-077606);

WHEREAS, Section 1 of P.D. No. 1216 defines open space as an area reserved exclusively for parks, playgrounds, recreational uses, schools, roads, places of worship, hospital, health centers, barangay centers and other similar facilities and amenities;

WHEREAS, there is now a need to reclassify/transform the subject portion of the open space, which is 580 sq. m., into road lots to serve as ingress and egress within the subject community;

WHEREAS, Sections 20 and 447 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, empower the Local Government Unit to reclassify land within its jurisdiction.

NOW, THEREFORE,

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

QUEZON CITY PUBLIC LIBRARY


26<sup>th</sup> Regular Session

Ord. No. SP- **2584**, S-2017  
Page -3- PO20CC-119

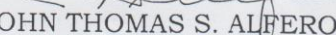
SECTION 1. *Reclassification - An area of Five Hundred Eighty (580) Square Meters portion of open space at Millionaires Village, Barangay San Agustin, Quezon City covered by Transfer Certificate Title No. 004-2014007165 (Lot 1-A Psd-00-077606) registered in the name of Quezon City Government is hereby reclassified into road lots (alleys and encroachments), for compliance with the Housing and Land Use Regulatory Board's permission dated May 20, 2015 pursuant to Presidential Decree No. 1216.*

SECTION 2. *Effectivity - This Ordinance shall take effect immediately upon its approval.*

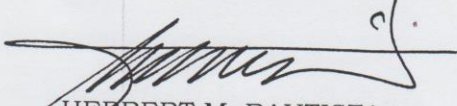
ENACTED: March 20, 2017.

  
MA. JOSEFINA G. BELMONTE  
Vice Mayor  
Presiding Officer

ATTESTED:

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

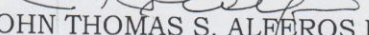
APPROVED: 16 JUN 2017

  
HERBERT M. BAUTISTA  
City Mayor

CERTIFICATION

*This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on March 20, 2017 and was PASSED on Third/Final Reading on May 22, 2017.*

**QUEZON CITY PUBLIC LIBRARY**  
**LAW DEPARTMENT**

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