



Republika ng Pilipinas
Lungsod Quezon
SANGGUNIANG PANLUNGSOD
(City Council)

23rd Regular Session

PC2001-180

ORDINANCE NO. SP-1115 S-2002

AN ORDINANCE AUTHORIZING QUEZON CITY MAYOR, HONORABLE FELICIANO R. BELMONTE, JR., TO INITIATE EXPROPRIATION PROCEEDINGS OF A PARCEL OF LAND SITUATED AT AREA "A", PASACOLA, BARANGAY NAGKAISANG NAYON, NOVALICHES, QUEZON CITY AND REGISTERED IN THE NAME OF EUGENIA RAMIREZ DELA RAMA, WITH AN AREA OF SIX THOUSAND FIVE HUNDRED FORTY FOUR (6,544) SQUARE METERS, MORE OR LESS, FOR RESALE ON INSTALLMENT BASIS TO QUALIFIED AND BONAFIDE TENANTS/OCCUPANTS THEREOF.

Introduced by Councilors VOLTAIRE GODOFREDO I. LIBAN III, AIKO M. YLLANA, RAMON P. MEDALLA, ALLAN BUTCH FRANCISCO, ERIC Z. MEDINA, MARY ANN L. SUSANO.

Co-Introduced by Councilors Vincent P. Crisologo, Elizabeth A. Delarmente, Jorge L. Banal, Julian M.L. Cosetang, Wencerom Benedict C. Lagumbay, Jesus "Bong" C. Surtay, Ricardo R. Del Rosario and Restituto B. Malafgen.

WHEREAS, there is a certain parcel of land located at Area "A", Pasacola, Barangay Nagkaisang Nayon, Novaliches, Quezon City, with an area of Six Thousand Five Hundred Forty Four (6,544) square meters, more or less, originally owned by Mr. Enrique Ramirez, but later inherited and now owned by his daughter, Mrs. Eugenia Ramirez dela Rama, which have been tenanted and occupied since 1976 by 98 families belonging to the NAGKAISANG HANGARIN NEIGHBORHOOD ASSOCIATION, INC. initially on a monthly rental contract of TWENTY FIVE PESOS (P25.00) per family, but which have been steadily increased through the years from FIFTY PESOS (P50.00) to TWO HUNDRED PESOS (P200.00);

WHEREAS, the said owner is now selling said parcel of land to individual family lot tenants/ occupants at the price of THREE THOUSAND PESOS (P3,000.00) per square meter which is far beyond what the said poor families can afford;

WHEREAS, by reason of the inability of said families to buy said parcel of land at the price offered by the owner, the latter had been demanding that they vacate said premises and threatening to take legal action against them;

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WHEREAS, the said bonafide tenants/ occupants, having been in actual physical possession of subject parcel of land for more than ten (10) years since 1976, and being unable to purchase their respective lots which they occupy at the dictated exorbitant price of the owner, are clearly entitled to the benefits under the Comprehensive and Continuing Urban Development Program, National Shelter Program, Community Mortgage Program, and such other government projects designed to promote and improve the plight of the poor, as provided for under the various laws and Presidential issuances;

WHEREAS, said poor families are seeking government intervention in their behalf to cause the expropriation of said parcels of land for resale to them at a reasonable and affordable price;

WHEREAS, in response to said appeal for assistance, the Quezon City Council had earlier adopted a Resolution authorizing the Mayor of Quezon City to acquire the subject parcels of land through negotiation or expropriation, however, under Sec 19 of RA 7160, otherwise known as the Local Government Code of 1991, it appears that an ordinance is necessary in order for a local chief executive to exercise the power of eminent domain.

NOW, THEREFORE,

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

SECTION 1. The City Mayor of Quezon City, Hon. Feliciano R. Belmonte, Jr. is hereby authorized to initiate expropriation proceedings of a parcel of land located at Area "A", Pasacola, Bgy. Nagkaisang Nayan, Novaliches, Quezon City, consisting of Six Thousand Five Hundred Forty-Four (6,544) sq. meters, more or less, and registered in the name of Mrs. Eugenia Ramirez dela Rama, for resale on installment basis to qualified and bonafide tenants / occupants thereof.

SECTION 2. This ordinance shall take effect immediately upon approval thereof.

ENACTED: February 19, 2002.

[Signature]
HERBERT M. BAUTISTA

Vice Mayor
Presiding Officer

ATTESTED:

[Signature]
EUGENIO V. JURILLA
City Council Secretary

APPROVED: March 26, 2002

[Signature]
FELICIANO R. BELMONTE, JR.
City Mayor

CERTIFICATION

This is to certify that this Ordinance which was APPROVED on Second Reading on February 19, 2002, was finally PASSED by the City Council on February 26, 2002.