



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
22nd City Council

PO22CC-389

100th Regular Session

ORDINANCE NO. SP-3380, S-2024

AN ORDINANCE DECLARING LOT 665-B OF THE SUBDIVISION PLAN (LRA) – PSD-000-053956 CONTAINING AN AGGREGATE AREA OF FIVE THOUSAND SIX HUNDRED SEVEN SQUARE METERS AND FIFTY CENTIMETERS (5,607.50), MORE OR LESS, AND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. N-218217 ISSUED BY THE REGISTRY OF DEEDS FOR QUEZON CITY, LOCATED AT BARRIO MABILOG, BARANGAY CULIAT, DISTRICT VI, QUEZON CITY, AS SOCIALIZED HOUSING ZONE DEVELOPMENT FOR THE BENEFIT OF THE ACTUAL OCCUPANTS THEREOF

Introduced by Councilors EMMANUEL BANJO A. PILAR, VICTOR "Vic" BERNARDO, FERNANDO MIGUEL "Mikey" F. BELMONTE and AIKO S. MELENDEZ

Co-Introduced by Councilors Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Imee A. Rillo, Raquel S. Malañgen, Irene R. Belmonte, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, RN, Eric Z. Medina, Vito Sotto Generoso, Jose Maria M. Rodriguez and Jhon Angelli "Sami" C. Neri

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WHEREAS, Section 2 of Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992, declares that it shall be the policy of the State to undertake, in cooperation with the private sector, a comprehensive and continuing Urban Development and Housing Program;

WHEREAS, there exists a parcel of land with an aggregate land area of five thousand six hundred seven square meters and fifty centimeters (5,607.50) located at Barrio Mabilog, Barangay Culiati, District VI, Quezon City, particularly described as Lot 665-B of the Subdivision Plan PSD-000-053956, and covered by Transfer Certificate of Title No. N-218217 of the Registry of Deeds for Quezon City (hereinafter referred to as the Property);

WHEREAS, on April 29, 2019, Kapitbisig Sa Barrio Mabilog Association, Inc., represented by its President, Rodolfo Q. Agcamaran, entered into a Memorandum of Agreement with the registered owners of the Property to purchase the same under a direct sale scheme, provided, that all expenses incurred in the transfer of the Property to the beneficiaries shall be shouldered by the said Association, the said Memorandum of Agreement is hereto attached as an integral part hereof;

WHEREAS, the National Housing Authority (NHA) will finance the remaining balance of the acquisition of the Property for the benefit of the actual occupants and bona fide beneficiaries of Kapitbisig Sa Barrio Mabilog Association, Inc., provided, that the Property will be transferred first to the names of said occupants and beneficiaries;

WHEREAS, the aforementioned Association failed to transfer the title into the names of said occupants and beneficiaries due to high zonal valuation of the Property in the area that affect the computation of taxes and other incidental expenses in transferring the title of the Property to their names;

WHEREAS, the 22nd Quezon City Council has determined that the Property is best suited for socialized housing purpose for the benefit of its present occupants, the bona fide members of Kapitbisig Sa Barrio Mabilog Association, Inc.;

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WHEREAS, to facilitate the development and improvement of the aforesaid Property, there is a compelling need to declare it as Socialized Housing Site in order for the residents to avail various benefits and exemptions accorded to socialized housing beneficiaries, 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. DECLARATION OF POLICY. – The State shall, pursuant to Section 9, Article XIII of the 1987 Philippine Constitution, ensure that the underprivileged and homeless citizens have access to an adequate, safe, secure, habitable, sustainable, resilient and affordable home.

SECTION 2. COVERAGE. – Lot 665-B of the Subdivision Plan PSD-000-053956 covered by Transfer Certificate of Title No. N-218217 issued by the Registry of Deeds for Quezon City is hereby declared as Socialized Housing Site.

SECTION 3. IMPLEMENTING OFFICE. – The Housing, Community Development and Resettlement Department shall coordinate with the bona fide beneficiaries of this Project to implement this Ordinance.

SECTION 4. CONDITIONS AND LIMITATIONS. – The area herein declared as Socialized Housing Site shall be subject to the conditions prescribed under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Quezon City Comprehensive Zoning Ordinance of 2016, as amended.

SECTION 5. SEPARABILITY CLAUSE. – If any provision or part hereof is held to be invalid or unconstitutional, the other provisions hereof, which are not affected thereby, shall remain valid.

SECTION 6. REPEALING CLAUSE. – All ordinances, executive orders, issuances, rules and regulations inconsistent with this Ordinance are hereby amended, repealed or modified accordingly.

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100th Regular Session

Ord. No. SP- 3380, S-2024
Page -4- PO22CC-389

SECTION 7. EFFECTIVITY CLAUSE. – This Ordinance shall take effect immediately upon its approval.

ENACTED: December 9, 2024.


GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:

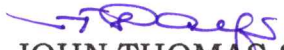

ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

APPROVED: FEB 04 2025


MA. JOSEFINA G. BELMONTE
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on December 9, 2024 and was PASSED on Third/Final Reading under Suspended Rules on the same date.


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)