



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
22nd City Council

PO22CC-330

112th Regular Session

ORDINANCE NO. SP-3433, S-2025

AN ORDINANCE RECLASSIFYING A PORTION OF ROAD LOT 2 OF PCS-4313, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 11810, REGISTERED UNDER THE NAME OF LUCIA VDA. DE PINEDA AND LOCATED AT BARANGAY PAG-IBIG SA NAYON, DISTRICT I, QUEZON CITY

Introduced by Councilor DOROTHY A. DELARMENTE, M.D., TANY JOE "TJ" L. CALALAY, BERNARD R. HERRERA, JOSEPH P. JUICO and CHARM M. FERRER

Co-Introduced by Councilors Nikki V. Crisologo, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, 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, Irene R. Belmonte, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, RN, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Jose Maria M. Rodriguez and Jhon Angelli "Sami" C. Neri

WHEREAS, Road Lot 2 of PCS-4313, comprising of two thousand six hundred forty-nine (2,649) square meters, covered by Transfer Certificate of Title No. 11810, registered under the name of Lucia Vda. de Pineda and located at Barangay Pag-ibig sa Nayon, currently known as Pineda Street, District I, Quezon City;

WHEREAS, Road Lot 2 was donated to Barangay Pag-ibig sa Nayon by virtue of a Deed of Donation dated 11 November 1996 between the heirs of Lucia Vda. de Pineda namely, George Pineda, Isagani Pineda and Arao Pineda as donors, and Barangay Pag-ibig sa Nayon as donee;

WHEREAS, pursuant to the Deed of Donation dated 11 November 1996, the donors donated the said property solely for the establishment of a public school building to be named as Doña Lucia Pineda Elementary School;

g

h

~~h~~

h

h

WHEREAS, under Section 458(2)(viii) of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, the Sangguniang Panlungsod has the power to reclassify lands within the jurisdiction of the City, subject to the pertinent provisions of the Local Government Code of 1991;

WHEREAS, Quezon City Ordinance No. SP-2068, S-2011 prohibits the construction of any structure, edifices or shanties on any portion of the street, alley, sidewalk, open space or other public place;

WHEREAS, the Quezon City Government intends to construct a new school building over the subject property which is allowable under the Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016;

WHEREAS, in order to comply with the conditions set forth in the Deed of Donation dated 11 November 1996, there is a need to reclassify Road Lot 2 of PCS-4313 and covered by Transfer Certificate Title No. 11810 into a regular and buildable lot.

NOW, THEREFORE,

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

SECTION 1. The portion of Road Lot 2 of PCS-4313 covered by Transfer Certificate Title No. 11810, registered under the name of Lucia Vda. de Pineda and located at Barangay Pag-ibig sa Nayon, currently known as Pineda Street, District I, Quezon City, and currently being occupied by the Calalay Building and the DPWH Building of Pag-ibig sa Nayon Elementary School, shall be classified as a regular and buildable lot.

SECTION 2. The actual metes and bounds of the portion being occupied by the Calalay Building and the DPWH Building of Pag-ibig sa Nayon Elementary School shall be determined by the Quezon City Engineering Department and shall be appended to this Ordinance.

SECTION 3. This Ordinance shall be interpreted in a way as to give effect to the Deed of Donation dated 11 November 1996 between the heirs of Lucia Vda. de Pineda and Barangay Pag-ibig sa Nayon.

SECTION 4. SEPARABILITY CLAUSE. – If for any reason, any part of this Ordinance is declared illegal or invalid, the other parts or provisions hereof which are not affected thereby shall remain valid and in full force and effect.

[Handwritten mark]

[Handwritten mark]

[Handwritten mark]

[Handwritten mark]

[Handwritten mark]

SECTION 5. REPEALING CLAUSE. – All previous issuances, ordinances, rules and regulations or parts thereof which are inconsistent with any provision of this Ordinance are hereby repealed or modified accordingly.

SECTION 6. EFFECTIVITY CLAUSE. – This Ordinance shall take effect immediately upon its enactment.

ENACTED: March 17, 2025.


MARRA C. SUNTAY
City Councilor
Acting Presiding Officer

ATTESTED:


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

APPROVED: MAY 07 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 March 17, 2025 and was PASSED on Third/Final Reading on March 25, 2025.


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

 