



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
23rd City Council

PO23CC-115

34th Regular Session

ORDINANCE NO. SP- **3488**, S-2026

AN ORDINANCE IMPLEMENTING THE SOCIALIZED HOUSING PROGRAM IN SITIO MILITAR, BARANGAY BAHAY TORO, DISTRICT I, QUEZON CITY, PURSUANT TO QUEZON CITY ORDINANCE NO. SP-2286, S-2014, APPROPRIATING FUNDS THEREFOR, AND FOR OTHER PURPOSES

Introduced by Councilors CHARM FERRER, CPA, MPA, JD, BERNARD R. HERRERA, TANY JOE "TJ" L. CALALAY, JOSEPH P. JUICO, NICOLE "Nikki" V. CRISOLOGO, DOROTHY A. DELARMENTE, M.D., MIKEY F. BELMONTE and ATTY. VICENTE BELMONTE JR.

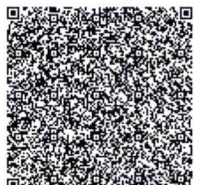
Co-Introduced by Councilors Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Ranulfo "Tatay Rannie" Z. Ludovica, Geleen "Dok G" Lumbad, Atty. Christoffer Allan "Tope" Liquigan, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Don S. De Leon, Luigi D. Pumaren, Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Atty. Jesus Miguel Suntay, Raquel S. Malañgen, Joseph Joe Visaya, Aiko Melendez, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Ram V. Medalla, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, Jose Maria "Mari" M. Rodriguez, and Jhon Angelli "Sami" C. Neri

WHEREAS, the Constitution regards the plight of indigent urban dwellers that it mandates the State to promote a just and dynamic social order that ensures the prosperity and independence of the nation and free the people from poverty through policies that provide adequate social services, promote full employment, a rising standard of living and an improved quality of life for all, and undertake for the common good a continuing program of urban land reform and housing which will make available decent housing and basic services at affordable cost to underprivileged and homeless citizens in urban centers and resettlement areas;

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WHEREAS, Republic Act No. 7160, otherwise known as the Local Government Code of 1991, devolves unto local government units the implementation of these State policies by requiring the provision of basic services and facilities to their constituents, including programs and projects for low-cost housing and other mass dwellings, but nevertheless decrees national government agencies to render assistance such as projects funded by the Social Security System, Government Service Insurance System, and the Home Development Mutual Fund;

WHEREAS, the Sangguniang Panlungsod, upon the initiative of the late Councilor Victor V. Ferrer Jr., enacted Quezon City Ordinance No. SP-2286, S-2014 on 10 March 2014, otherwise known as the Pugad Lawin Socialized Housing Ordinance, to establish a socialized housing program in Sitio Militar, Barangay Bahay Toro, District I, Quezon City, in the fulfillment of the declared policy of the Quezon City Government to review and take necessary action on land ownership, housing projects, other land use programs and similar activities in order to preserve and maximize the use of resources for the benefit of its residents especially the underprivileged;

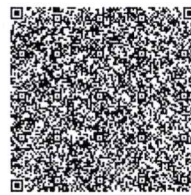
WHEREAS, the late Councilor Ferrer's Pugad Lawin Socialized Housing Ordinance is pending implementation by the Quezon City Government through the initiation, conduct, maintenance, continuation, and completion of: (1) review of documents affecting the lands where Sitio Militar is situated to determine the status of ownership, possession, and other circumstances relevant to socialized housing, including the Audit Findings defined in paragraph 3.1, Section 3 of the Pugad Lawin Socialized Housing Ordinance; (2) judicial action docketed as Civil Case No. R-QZN-19-07626-CV of Branch 77 of the Regional Trial Court in Quezon City entitled "Quezon City Government v. JC Resources and Pugad Lawin Housing Corporation" to annul the Memorandum of Agreement dated 5 June 1989 with JC Resources Development Inc. and Pugad Lawin Housing Corporation; (3) relocation surveys of the aforesaid properties for the purpose of re-blocking; (4) census of the residents of Sitio Militar to determine their qualifications as beneficiaries of socialized housing;

WHEREAS, the parties in Civil Case No. R-QZN-19-07626-CV, the plaintiff Quezon City Government represented by then City Attorney Orlando Paolo F. Casimiro and defendants JC Resources Development Inc. and Pugad Lawin Housing Corporation, represented by its President Juan J. Carlos Jr. have entered into a Compromise Agreement dated 9 September 2019 and approved by the Regional Trial Court on 12 November 2019 terminating the aforesaid Memorandum of Agreement dated 5 June 1989, limiting and settling their respective claims through the sale of sub-divided lots with an area of twelve thousand two hundred thirty-five (12,235) square meters, and re-conveying parcels of land registered in the name of Pugad Lawin Housing Corporation in favor of the Quezon City Government with a total area of twenty-six thousand seven hundred sixty-seven (26,767) square meters ("Compromise Agreement");

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WHEREAS, it is vital to reenact and amend the Pugad Lawin Socialized Housing Ordinance authored by the late Councilor Ferrer in 2014 to harmonize its provisions with the developments in more than a decade since its enactment, incorporate elements entailed by contemporaneous circumstances, and embody the visions and sentiments of the Quezon City Government, represented by the Office of the City Mayor, Honorable Ma. Josefina G. Belmonte, the Sangguniang Panlungsod led by the City Councilors of the 1st District and Barangay Bahay Toro, the residents of Sitio Militar, and the public and private stakeholders.

NOW, THEREFORE,

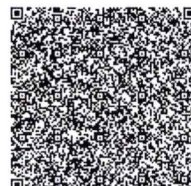
BE IT ENACTED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

SECTION 1. TITLE. – This Ordinance shall be known and cited as the “Sitio Militar Socialized Housing Ordinance of 2025.”

SECTION 2. IMPLEMENTATION. – This Ordinance is to implement the Socialized Housing Program in Sitio Militar, Barangay Bahay Toro, District I, Quezon City, pursuant to Quezon City Ordinance No. SP-2286, S-2014, otherwise known as the Pugad Lawin Socialized Housing Ordinance of 2013.

SECTION 3. AMENDMENTS. – Section 3.8 and Sections 4 to 9 of the Pugad Lawin Socialized Housing Ordinance of 2013 are hereby amended to read as follows:

“3.8 Properties – Refer to the parcels of land all currently covered by Transfer Certificate of Title No. 21044 containing an area of seventeen thousand two hundred four (17,204) square meters, more or less, covering Lot 1-B of the Subdivision Plan PSD-13-013832, TCT No. 004-2024000556 containing an area of eight thousand eight hundred forty-five (8,845) square meters covering Lot I-C-5-A of PSD-00-102597; and TCT No. 004-2024000557 containing an area of seven hundred eighteen (718) square meters covering Lot I-C-5-B of PSD-00-102597, all issued by the Registry of Deeds of Quezon City. Including the thirty-eight (38) parcels of land covered by Transfer Certificate of Title Nos. 25169, 25170, 197080, 197081, 197082, 197083, 197084, 25158, 25157, 25156, 25155, 25154, 25159, 25160, 25161, 25162, 25163, 25164, 25128, 25129, 25130, 25131, 25132, 25133, 25144, 25145, 25146, 25147, 197085, 25150, 25115, 25114, 25113, 25112, 25120, 25121, 25122, and 25123 with an aggregate area of nineteen thousand one hundred (19,100) square meters.



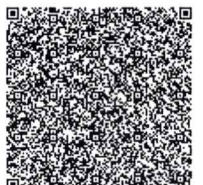
SECTION 4. CREATION AND COMPOSITION OF THE TASK FORCE. – Joint Pugad Lawin Task Force is hereby created the primary purpose of which is to establish a socialized housing project on the Properties. It shall be composed of the following:

- 4.1. The City Mayor as Ex-Officio Chairperson;
- 4.2. The City Vice Mayor as Ex-Officio Vice Chairperson;
- 4.3. The City Councilors of the 1st District as Ex-Officio Members;
- 4.4. The City Legal Officer as Member;
- 4.5. The City Treasurer as Member;
- 4.6. The City Engineer as Member;
- 4.7. The Head of the Housing, Community Development and Resettlement Department (HCDRD) as Member;
- 4.8. The Head of the City Planning and Development Department as Member;
- 4.9. The Punong Barangay of Barangay Bahay Toro as Member; and
- 4.10. The Office of the Secretary to the Sangguniang Panlungsod as Secretariat.

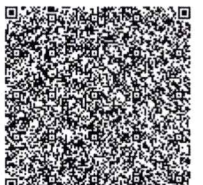
At any time, the City Mayor, as the Ex-Officio Chairperson, may change the composition of the Task Force for it to be more responsive to the goals of this Ordinance.

SECTION 5. POWERS AND FUNCTIONS OF THE TASK FORCE. – Joint Pugad Lawin Task Force shall exercise the following powers and functions:

- 5.1. Gather and review all documents affecting the Properties to determine the status of their ownership, possession, and other circumstances;
- 5.2. Address the recommendations on the Audit Findings;
- 5.3. The Legal Committee is empowered to draft, negotiate, and recommend the terms of the Compromise Agreement to the City Mayor for final approval and execution. The Committee is further authorized to initiate, prosecute, and defend all necessary judicial or administrative actions to ensure its strict enforcement and maintenance;



- 5.4. Enforce and collect pending obligation and liabilities of the Developer, the Housing Corporation, and other persons and entities to the Local Government with respect to the Properties;
- 5.5. Execute final judgments rendered pursuant to paragraphs 5.3 and 5.4 of this Section;
- 5.6. Establish the Project on the Properties;
- 5.7. Create the following and other working groups and deputize other personnel of the Local Government to assist in the performance of its functions:
 - (i) Executive Committee – the City Councilors from District I, headed by the District I Action Officer, shall be the lead committee to coordinate with other committees for the accomplishment of their duties and report to the Task Force;
 - (ii) Legal Committee – headed by the City Legal Officer, shall be in charge with legal action and the review, drafting, negotiation, and preparation of contracts, communications, and documents necessary for the accomplishment of the objectives hereof, and shall recommend the execution of the Compromise Agreement to the City Mayor for appropriate action;
 - (iii) Census Committee – led by the Head of the Housing, Community Development and Resettlement Department, shall be in charge with the conduct of census of the Residents of Sitio Militar and identification of qualified beneficiaries of this Ordinance;
 - (iv) Development Committee – headed by the City Engineer, shall be in charge with the development and building plans, and the conduct of survey, consolidation and subdivision of lands, for the construction and establishment of areas for housing, roads, parks, and other developmental needs;



(v) *Financial Committee – headed by the City Treasurer, shall be in charge with budget, business with public and private financial institutions, and fiscal duties to finance the Project; and*

(vi) *Administrative Committee – led by the Head of the Housing, Community Development and Resettlement Department, shall be in charge with processing applications and issuance of awards for qualified beneficiaries of the Project and signing of the necessary contract to sell in relation to the awarded units.*

5.8. *Grant reasonable per diem to its Members and other deputized personnel at its discretion;*

5.9. *Engage the services of private parties for the accomplishment of its undertakings, duties, and responsibilities where no such services are available in the Local Government or if a particular expertise is required, and pay reasonable fees therefor; and*

5.10. *Promulgate its own rules of procedure.*

SECTION 6. MEETINGS OF THE TASK FORCE. – *The Task Force shall convene within thirty (30) days from the effectivity of this Ordinance upon call of any Member to deliberate on the Audit Findings and other relevant papers and submit a report to the Office of the City Mayor and the Sangguniang Panlungsod within sixty (60) days therefrom.*

Thereafter, the Task Force shall meet regularly at least once every quarter or so often upon the call of the Ex-Officio Chairperson at such places, dates, and times as may be provided in its internal rules for the performance of its functions. It shall also call a public hearing at its discretion among the residents and other stakeholders on the properties.

A majority of all the Members of the Task Force, including the Ex-Officio Chairperson, Vice Chairperson, and Members, shall constitute a quorum for the purpose of holding its meetings. The same number of affirmative votes is required to carry out its resolutions.



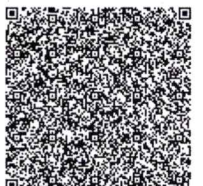
The committees and other working groups created by the Task Force under paragraph 5.7, Section 5 hereof shall hold regular meetings at least once a month and as often as they may deem necessary to ensure timely, effective, and efficient conduct of their businesses. Their respective heads shall report to the Task Force at its quarterly meetings.

SECTION 7. RESCISSION OF THE MEMORANDUM OF AGREEMENT. – *The Memorandum of Agreement is hereby rescinded on the bases of violations of its terms and conditions committed by the Developer and Housing Corporation, and prescription brought about by non-enforcement of such terms and conditions.*

SECTION 8. ESTABLISHMENT OF SOCIALIZED HOUSING. – *A socialized housing project shall be established on the Properties upon determination of the Task Force as to the most appropriate mode of socialized housing project applicable in the area taking into consideration the current status thereof, as well as the affected residents.*

The Task Force shall recommend to the Office of the City Mayor, through the Office of the City Engineer, the approval of location and building plans which shall provide open spaces for parks and roads in accordance with applicable laws and regulations. As far as applicable, proportional areas of lots shall be awarded to the Residents where they have built their abodes, subject to the requirements of laws and regulations for the establishments of roads, parks, and open spaces. For this purpose, the Properties shall be subject to re-blocking. Unless, a different mode of socialized housing is agreed upon by the Task Force.

The Project shall be reserved for qualified Residents of Sitio Militar. Qualification shall be based primarily on length of residence and ability to pay amortizations. For this purpose, the Task Force, through the Census Committee, shall promulgate criteria for qualification of Residents, taking into consideration the above requirement of percentage availment by the Residents.



Within ninety (90) days from effectivity of this Ordinance, the Task Force, with the assistance of the Barangay, shall conduct a census among the residents in Sitio Militar to update those already undertaken by the Philippine Statistics Authority and the Local Government to ascertain their population, length of residence, financial status, and other relevant data.

SECTION 9. DISSOLUTION OF THE TASK FORCE. – The Ex-Officio Chairperson, with occurrence of at least two-thirds (2/3) of all the Members, shall dissolve the Task Force upon the accomplishment of the following:

- 9.1. Submission of the report required to the Office of the City Mayor and the Sangguniang Panlungsod under Section 6 of this Ordinance;
- 9.2. Return of the result of the census required to be conducted under Section 8 of this Ordinance;
- 9.3. Commencement of judicial or administrative action under the same section. Upon its dissolution, the Task Force shall transfer to the City Legal Officer the authority and duty to continue litigating such action and enforce whatever final decision may be rendered thereon;
- 9.4. Establishment of the Project, which shall be deemed already established upon the approval of location and building plans, qualification of Residents and other beneficiaries to all housing units, reservation of adequate funding for the Project, and commencement of building construction. Thereafter, the Task Force shall turn over the Project to the Office of the City Engineer; and
- 9.5. Enactment of a supplemental ordinance to appoint a body or officer to succeed the Task Force who shall ensure the timely completion of the entire Project and enjoin the performance of actions and activities that remain pending.

Upon its dissolution, the Task Force shall turn over all its records to the Office of the Secretary to the Sangguniang Panlungsod for safekeeping and dissemination of copies to other offices under the Local Government that may need or use the same, and of whatever remaining assets in its control to the Office of the City Mayor for proper disposition.



Other provisions of the Pugad Lawin Socialized Housing Ordinance of 2013 not inconsistent with the provisions of this Ordinance shall remain effective and enforceable. All ordinances and resolutions or part thereof that are inconsistent with the provisions of this Ordinance are hereby amended accordingly.”

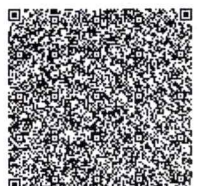
SECTION 4. AUTHORITY AND RATIFICATION. – Authority is hereby granted to the Head of the HCDRD to enter into any and all kinds of agreements necessary for the implementation of the purposes of this Ordinance, including but not limited to lease agreements, deeds of donation, debt reconstruction agreements of the intended beneficiaries, among others, provided that there be no expenditure of City funds under such agreements. Further, all agreements executed prior to the enactment of this Ordinance, which are necessary for the achievement of its purpose, including but not limited to the Compromise Agreement, are hereby ratified, and the Head of the HCDRD is hereby authorized to enter and sign any agreement necessary for the implementation of the Compromise Agreement.

Provided further that authority is hereby granted to the City Mayor or her authorized representative to execute and sign the deed of absolute sale in favor of the intended beneficiaries selected under this Ordinance, as well as all other instruments necessary for the implementation of the purposes of this Ordinance.

SECTION 5. REPEAL. – The following provisions of Section 8 of the Pugad Lawin Socialized Housing Ordinance of 2013 are hereby repealed and all other provisions inconsistent with this Ordinance are hereby repealed or modified accordingly.

Accordingly, the Quezon City Government shall cancel all initiatives, business, and pending matters in relation thereto:

“The remaining housing units in the Project not to exceed twenty-five percent (25%) shall be awarded to permanent employees of the Local Government and the Quezon City General Hospital, and public school teachers assigned, police officers permanently stationed, and other public servants employed within the territorial jurisdiction of the Barangay, under equitable criteria that the Task Force shall promulgate.”



SECTION 6. APPROPRIATION. – Necessary funds are hereby appropriated from the General Fund and other available funds of the Local Government for the implementation of this Ordinance.

SECTION 7. SEPARABILITY CLAUSE. – If any part of this Ordinance should be annulled or declared ineffective by a court of competent jurisdiction, the portions unaffected by the declaration shall continue to be in full force and effect.

SECTION 8. EFFECTIVITY CLAUSE. – This Ordinance shall take effect fifteen (15) days after its publication in a newspaper of general circulation in Quezon City.

ENACTED: February 4, 2026.

CERTIFICATION

This is to certify that this Ordinance was **ENACTED** by the City Council on Second Reading on February 4, 2026 and was **PASSED** on Third/Final Reading on February 16, 2026.


GIAN G. SOTTO
City Vice Mayor
Presiding Officer

APPROVED: JUN 30 2026


MA. JOSEFINA G. BELMONTE
City Mayor

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(Secretary to the Sanggunian)

