



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
23rd City Council

PO23CC-066

33rd Regular Session

ORDINANCE NO. SP- **3499**, S-2026

AN ORDINANCE AUTHORIZING THE CONVERSION AND REGULATED UTILIZATION OF A PORTION OF A ROAD LOT LOCATED AT THE PAG-IBIG SA NAYON COVERED COURT, QUEZON CITY FOR THE CONSTRUCTION OF AN IMPROVED MULTI-LEVEL COVERED COURT WITH AN OPEN GROUND FLOOR AND ADDITIONAL FLOORS FOR PUBLIC USE, SUBJECT TO APPLICABLE LAWS AND REGULATIONS, AND FOR OTHER PURPOSES

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

Co-Introduced by Councilors Nicole "Nikki" V. Crisologo, Mikey F. Belmonte, 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, Luigi D. Pumaren, Atty. Vicente Belmonte Jr., 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, 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, a portion of a road lot with an area of approximately two hundred twenty-six (226) square meters, located along Pineda Street, Barangay Pag-ibig sa Nayon, District I, Quezon City, forms part of the public domain and is presently utilized as the Pag-ibig sa Nayon Covered Court for community sports, assemblies, and other public activities;

WHEREAS, the Pag-Ibig sa Nayon Covered Court has long served as an important public facility for the residents of the area, providing accessible space for recreation, social gatherings, and other community-oriented functions;

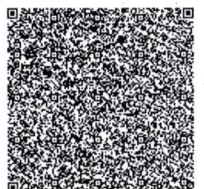
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WHEREAS, road lots and street or road right-of-way (RROW) are classified as public open space intended for public use and enjoyment, and are subject to regulation under the National Building Code, Presidential Decree No. 1216, and other applicable laws and standards governing public safety, access, and land use;

WHEREAS, under applicable laws and regulations, including the National Building Code and related guidelines, government structures are properly planned, designed, and constructed, and do not obstruct public access and safety of the intended function of the road or open space;

WHEREAS, Section 21 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, authorizes a local government unit, through an Ordinance, to regulate, open, or close local roads or portions thereof, subject to the conditions therein provided, including the preservation of public safety and access;

WHEREAS, the proposed project involves the improvement and expansion of the existing covered court through the construction of a multi-level government structure with an open ground floor, in order to maintain public open space and circulation at grade level, and with additional floors intended solely for public recreational and community use;

WHEREAS, the proposed development does not involve the disposition, privatization, or conversion of the subject road lot into private property, but merely authorizes the regulated and conditional utilization of a portion thereof for a public purpose, while retaining its character as property of public dominion;

WHEREAS, the Department of Public Works and Highways, through the initiative of Congressman Juan Carlos Atayde, has recognized the need to upgrade and improve the existing covered court to better serve the growing needs of the community, consistent with public welfare and urban development objectives;

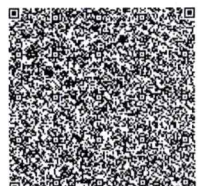
WHEREAS, there is a need to expressly authorize, through an ordinance, the conversion and regulated utilization of the subject portion of the road lot for the aforesaid public purpose, subject to strict compliance with the National Building Code, zoning regulations, and all other applicable national and local laws.

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NOW, THEREFORE,

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

SECTION 1. CONVERSION. – A portion of the road lot located at Pag-ibig sa Nayon Covered Court along Pineda Street, Barangay Pag-ibig sa Nayon, District I, Quezon City, with an area of approximately two hundred twenty-six (226) square meters, presently used as a covered court, is hereby authorized for conversion and regulated utilization for public use without divesting the property of its character as property of public dominion.

Such authorization shall not be construed as a conversion into private or alienable land, nor as a permanent closure of the road lot or right-of-way, but solely as a conditional authority to utilize the area for the construction of an improved covered court, subject to the conditions herein provided and to applicable laws, rules and regulations.

SECTION 2. PURPOSE AND DESIGN. – The conversion and regulated utilization authorized under this Ordinance is granted exclusively for the construction and use of an improved government-owned multi-level covered court, subject to the following conditions:

- (a) **Open Ground Floor.** The ground floor shall remain open, unobstructed, and accessible to the public, preserving circulation, visibility, and the open-space function of the road right-of-way;
- (b) **Public Use of Upper Floors.** The second and third floors shall be used solely for public recreational, sports, and community purposes, and shall not be devoted to any private, commercial, or proprietary use; and
- (c) **Compliance with Standards.** The design and construction shall comply with the National Building Code, zoning ordinances, and all applicable laws, rules and regulations governing structures within or above road right-of-way areas.

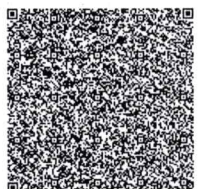
SECTION 3. COMPLIANCE WITH LAWS. – The development and utilization of the subject road lot shall be in full compliance with the Comprehensive Land Use Plan, zoning ordinances, and all relevant national and local laws, including but not limited to the National Building Code, Presidential Decree No. 1216, and Section 21 of Republic Act No. 7160, ensuring that public access, safety, and intended function of the road or open space are not impaired.

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SECTION 4. SEPARABILITY CLAUSE. – If any provisions of this Ordinance is declared invalid or unconstitutional, the remaining provisions not affected thereby shall remain in full force and effect.

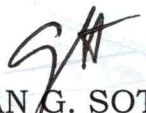
SECTION 5. REPEALING CLAUSE. – All previous issuances, ordinances, rules and regulations or parts thereof which are inconsistent with any provision of this Ordinance are hereby repealed or modified accordingly.

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

ENACTED: February 2, 2026.

CERTIFICATION

This is to certify that this Ordinance was ENACTED by the City Council on Second Reading on February 2, 2026 and was PASSED on Third/Final Reading on June 8, 2026.

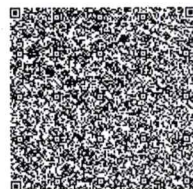

GIAN G. SOTTO
City Vice Mayor
Presiding Officer

APPROVED: JUL 09 2026


MA. JOSEFINA G. BELMONTE
City Mayor

ATTESTED:


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



 Republic of the Philippines Department of Engineering	PROJECT TITLE: VETERANIZATION SURVEY PORTION OF ROAD LOT 1228 SOAM	PREPARED BY:  ENGR. ELMER B. LEGRAÑA City Survey Section	SKETCHED BY:  ENGR. JOHNNY R. CHUA, JR. Approved/Checked/Officer's & Commissioner's Office	RECOMMENDING APPROVAL:  ATTY. MARK DALE DIAMOND P. PERRILL, City Engineer	SCALE: 1:100	SHEET NO.: 1/1
	LOCATION: BARANGAY PAGBIG SA LAYON, DISTRICT 1, QUEZON CITY	VICINITY MAP (NOT TO SCALE) GOOGLE MAP COORDINATES 14.646465080362574, 120.99681941113462				
