



**Republic of the Philippines  
CITY COUNCIL  
City of Manila**

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**REGULAR SESSION NO. 2**

**12<sup>TH</sup> CITY COUNCIL**

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**Begun and held in the City Council on Thursday,  
the seventh day of July, Two Thousand Twenty-Two**

**ORDINANCE NO. 8883**

**AN ORDINANCE AUTHORIZING THE CITY GOVERNMENT OF MANILA, DULY REPRESENTED BY THE HONORABLE CITY MAYOR MARIA SHEILAH "HONEY" LACUNA-PANGAN, MD, FPDS, TO ENTER INTO A NEGOTIATED SALE WITH FELCASTER TORRES FOR A PROPERTY COVERED BY TCT NO. 198223 IN THE REGISTRY OF DEEDS FOR THE CITY OF MANILA AND TO EXECUTE AND SIGN THE DEED OF SALE AND OTHER IMPLEMENTING DOCUMENTS, AND TO SUBMIT THE SAME FOR RATIFICATION TO THE CITY COUNCIL UNDER SUCH TERMS AND CONDITIONS MOSTLY ADVANTAGEOUS TO THE CITY**

**SPONSORED BY:**

**HON. ERNESTO C. ISIP, JR.  
Majority Floor Leader**



## PREAMBLE

WHEREAS, on 8 May 1998, the Sangguniang Panlungsod enacted Ordinance No. 7959 for the expropriation of several real properties located at Governor Forbes corner Maria Clara Streets, Sta. Cruz, Manila, to be subdivided and resold in installment basis to qualified and bona fide residents. Among those properties is a parcel of land covered by Transfer Certificate of Title No. 198223 with an area of Four Hundred Seventy-Five Square Meters (475 Sq. M.), more, or less.

WHEREAS, on 20 May 2004, the City of Manila filed a complaint for eminent domain before the Regional Trial Court of Manila against the registered owners of TCT No. 198223, namely Anthony Torres, et. al. In a Decision dated 20 April, 2018, the RTC of Manila, Branch 30 dismissed the complaint for failure to comply with Republic Act No. 7279 otherwise known as the Urban Development and Housing Act of 1942. The City filed an appeal before the Court of Appeals but the same was denied. No further appeal was filed.

WHEREAS, in a letter dated 20 October, 2021, Felcaster Torres informed the city of his intention and that of his co-owners to sell the property to the city for Thirty Million Pesos (PhP. 30,000,000.00). The price was later or negotiated to Twenty-Six Million Six Hundred Twenty-Two Thousand One Hundred Twenty Pesos (PhP. 26,622,120.00).

WHEREAS, in an Indorsement dated 8 November 2021, OIC-City Assessor Atty. Marlon Lacson, submitted a Preliminary Appraisal Report which assessed the property to have a current or fair market value of Eighty-Three Thousand Nine Hundred Ninety-Eight Pesos and Forty Centavos (PhP. 83,998.40) per square meter or a total of Thirty-Nine Million Eight Hundred Ninety-Nine Thousand Two Hundred Forty Pesos (PhP. 39,899,240.00).

WHEREAS, in a letter dated 28 February 2022, the erstwhile City Mayor, Honorable Francisco "Isko Moreno" Domagoso formally accepted the offer to sell of the subject property for the price of Twenty-Six Million Six Hundred Twenty-Two Thousand One Hundred Twenty Pesos (PhP. 26,622,120.00) which is less than its fair market value: NOW, THEREFORE,

Be it ordained by the City Council of Manila, in session assembled, *THAT*:

**SECTION 1. Authority to Purchase.** – The City Government of Manila, duly represented by the City Mayor, is hereby authorized to enter into a negotiated sale with Felcaster Torres for a property covered by TCT No. 198223, with an area of Four Hundred Seventy-Five Square Meters (475 Sq. M.) more or less, located at Gov. Forbes (Lacson Ave.) cor. Maria Clara Street, Sampaloc, Manila.

**SEC. 2. Distribution to Residents and Occupants.** – The aforementioned parcel of land, when acquired, shall be subdivided and resold by the City Government of Manila to qualified and bona fide residents/occupants thereat, on installment basis for a period not exceeding twenty (20) years.

**SEC. 3. Appropriation.** – The City Government shall appropriate any available fund from its budget for the implementation of this Ordinance.

**SEC. 4. Repealing Clause.** – All ordinances, orders, resolutions, rules and regulations or part thereof inconsistent with this Ordinance are hereby repealed or modified accordingly. Specifically, the provisions pertaining to the expropriation of the subject property provided under Ordinance No. 7959 are hereby repealed.

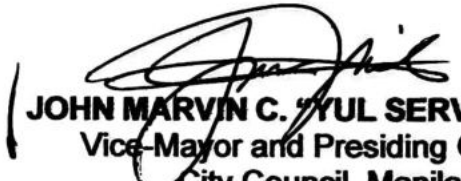


**SEC. 5. Separability Clause.** – If any provision of this Ordinance is declared invalid or unconstitutional, the other provisions not affected thereby shall remain valid and subsisting.

**SEC. 6. Effectivity Clause.** – This Ordinance shall take effect immediately upon its approval.

This Ordinance was finally enacted by the City Council of Manila on July 7, 2022.

PRESIDED BY:

  
**JOHN MARVIN C. "YUL SERVO" NIETO**  
Vice-Mayor and Presiding Officer  
City Council, Manila

ATTESTED:

  
**LUCH R. GEMPIS, JR.**  
City Government Department Head III  
(Secretary to the City Council)

APPROVED BY HIS HONOR, THE MAYOR, ON AUG 11 2022

  
**MARIA SHEILAH "Honey" LACUNA-PANGAN, MD, FPDS**  
Mayor  
City of Manila 

ATTESTED:

  
**MARLON M. LACSON**  
City Government Department Head III  
(Secretary to the Mayor)