



Republic of the Philippines
CITY COUNCIL
City of Manila

REGULAR SESSION NO. 87

12TH CITY COUNCIL

Begun and held in the City Council on Thursday,
the sixteenth day of February, Two Thousand Twenty-Three

ORDINANCE NO. 8981

AN ORDINANCE AUTHORIZING THE HONORABLE CITY MAYOR, MARIA SHEILAH "HONEY" H. LACUNA-PANGAN, MD, FPDS, TO ENTER INTO A NEGOTIATION, SIGN THE DEED OF SALE, PAY THE PURCHASE PRICE FOR THE ACQUISITION OF A PARCEL OF LAND CONSISTING OF TWO THOUSAND SEVEN HUNDRED SEVENTY-NINE SQUARE METERS AND FIFTY SQUARE DECIMETERS (2,779.50 SQ. M.), MORE OR LESS, SITUATED IN THE CITY OF MANILA, REGISTERED UNDER THE NAME OF REMEDIOS TUASON-UICHANCO, EMBRACED UNDER TRANSFER CERTIFICATE OF TITLE NO. 31703, IN THE REGISTRY OF DEEDS FOR THE CITY OF MANILA, FOR THE BENEFIT OF THE MEMBERS OF PINAGPALA NEIGHBORHOOD ASSOCIATION, SAN ANDRES MANILA, INC. OF BARANGAY 739, ZONE 80, DISTRICT 5, MANILA, AND APPROPRIATING THE NECESSARY FUNDS THEREFORE

PRINCIPAL AUTHORS: **HON. RICARDO "Boy" A. ISIP, JR.**, HON. ROBERTO S. ESPIRITU II, HON. JAYBEE S. HIZON, HON. CHARRY R. ORTEGA, HON. RAYMUNDO R. YUPANGCO, HON. BENNY FOG T. ABANTE III, HON. TERRENCE F. ALIBARBAR, HON. ARLENE MAILE I. ATIENZA, HON. KRYSTLE MARIE C. BACANI, HON. DON JUAN "DJ" BAGATSING, HON. RUBEN F. BUENAVENTURA, HON. CARLOS C. CASTAÑEDA, HON. LOUISITO N. CHUA, HON. NIÑO M. DELA CRUZ, HON. JESUS E. FAJARDO, JR., HON. PAMELA "Fa" G. FUGOSO-PASCUAL, HON. MARTIN V. ISIDRO, JR., HON. RODOLFO N. LACSAMANA, HON. MACARIO M. LACSON, HON. SALVADOR PHILIP H. LACUNA, HON. MOISES T. LIM, HON. NUMERO G. LIM, HON. JOHANNA MAUREEN C. NIETO-RODRIGUEZ, HON. ERICK IAN O. NIEVA, HON. ELMER M. PAR, HON. LOUISA MARIE "Lady" J. QUINTOS-TAN, HON. SCIENCE A. REYES, HON. ROMA PAULA S. ROBLES-DALUZ, HON. DARWIN B. SIA, HON. LUIS C. UY, HON. LUCIANO M. VELOSO, HON. JOEL "JTV" VILLANUEVA, HON. LEILANI MARIE H. LACUNA, HON. DANIEL DAVE A. TAN, HON. ERNESTO C. ISIP, JR., Majority Floor Leader and HON. TIMOTHY OLIVER I. ZARCAL, Acting Presiding Officer



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

SECTION 1. Requirements before Negotiation. – The favorable recommendations of the following offices are required before the start of negotiation for the acquisition of a parcel of land for the benefit of the beneficiaries under the Land-for-the-Landless Program of the City of Manila:

- a) City Planning and Development Office - to verify if the intended acquisition of land is in line with the city's five (5) or ten (10) year development plan.
- b) Urban Settlements Office - to conduct a feasibility study on the subject property as a site for the city's Land-for-the-Landless Program; to survey the property and the structures built therein; and to profile the actual residents and to initially determine the qualification for the Land-for-the-Landless Program.
- c) City Budget Officer - to determine the availability of appropriation.
- d) City Assessor's Office - to determine the fair market value of the property.
- e) City Treasurer's Office - to determine the financial capacity of the city to purchase or acquire the subject property.

SEC. 2. Authority to Enter into Negotiation. – The Honorable City Mayor Maria Sheilah "Honey" H. Lacuna-Pangan, MD, FPDS, is hereby authorized to enter into negotiation for the purchase and acquisition of a parcel of land consisting of Two Thousand Seven Hundred Seventy-Nine Square Meters and Fifty Square Decimeters (2,779.50 Sq. M.), more or less, situated in the City of Manila, registered under the name of Remedios Tuason-Uichanco, embraced under Transfer Certificate of Title No. 31703, in the Registry of Deeds for the City of Manila, under the Land-for-the-Landless Program of the City of Manila. Once the City Mayor and the landowner, or her duly authorized representative have finally agreed on the purchase price, the City Mayor shall sign the Deed of Absolute Sale, and thereafter cause the payment of the purchase price.

SEC. 3. Purchase Price. – The purchase price of the subject parcel of land shall be based either on the preliminary appraisal report issued by the City Assessor's Office, Manila, dated 30 May 2023, which is pegged at Fifty-Three Thousand Pesos (PhP. 53,000.00) per square meter, assessed value of the property, or the negotiated price agreed by the City Mayor and the landowner or her duly authorized representative.

SEC. 4. Appropriation or Funding. – The amount of One Hundred Forty-Seven Million Three Hundred Thirteen Thousand Five Hundred Pesos (PhP. 147,313,500.00) is hereby appropriated from the available funds under the "land account" of the Urban Settlements Office (USO), Manila, and if not sufficient, the City of Manila through USO-Manila may secure a loan from the reputable government institution upon the approval of the City Mayor, subject however of the prior authority from the Sangguniang Panlungsod, or other legal means.

SEC. 5. Beneficiaries. – The final determination of the qualifications of the beneficiaries by USO-Manila shall be the official list of beneficiaries from the Pinagpala Neighborhood Association, San Andres, Manila, Inc. of Barangay 739, Zone 80, District 5, Manila, to benefit from the acquisition of the subject land.

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

This Ordinance was finally enacted by the City Council of Manila on October 3, 2023.



PRESIDED BY:


TIMOTHY OLWER I. ZARCAL
Acting 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 NOV 20 2023


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

ATTESTED:


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

RRB: jhb/rmd/kjm/agv/egv/jrp