



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 fourteenth day of July, Two Thousand Twenty-Two

ORDINANCE NO. 8985

AN ORDINANCE AUTHORIZING THE HONORABLE CITY MAYOR MARIA SHEILAH "HONEY" H. LACUNA-PANGAN, MD, FPDS, TO ENTER INTO NEGOTIATION, SIGN THE DEED OF SALE, PAY THE PURCHASE PRICE FOR THE ACQUISITION OF A PARCEL OF LAND CONSISTING OF THREE THOUSAND THREE HUNDRED TWO SQUARE METERS AND TWENTY SQUARE DECIMETERS (3,302.20 SQ. M.), MORE OR LESS SITUATED IN FLORENTINO TORRES STREET, BARANGAY 754, ZONE 81, STA. ANA, DISTRICT V, MANILA, REGISTERED UNDER THE NAME OF ESTHER C. COSIQUIEN, MARRIED TO CHUA PING HIAN, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 002-2019003300, IN THE REGISTRY OF DEEDS FOR THE CITY OF MANILA, FOR THE BENEFIT OF THE MEMBERS OF SAN ANTONIO COMMUNITY NEIGHBORHOOD ASSOCIATION, INC. AND APPROPRIATING NECESSARY FUNDS THEREFORE

PRINCIPAL AUTHORS: **HON. RICARDO "Boy" A. ISIP, JR.**, HON. BENNY FOG T. ABANTE III, HON. TERRENCE F. ALIBARBAR, HON. ARLENE MAILE I. ATIENZA, HON. KRISTLE 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. ROBERTO S. ESPIRITU II, HON. JESUS E. FAJARDO, JR., HON. PAMELA "Fa" G. FUGOSO-PASCUAL, HON. JAYBEE S. HIZON, 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. CHARRY R. ORTEGA, 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. RAYMUNDO R. YUPANGCO, HON. LEILANI MARIE H. LACUNA, HON. DANIEL DAVE A. TAN and 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 Three Thousand Three Hundred Two Square Meters and Twenty Square Decimeters (3,302.20 Sq. M.), more or less, situated in Florentino Torres St., Barangay 754, Zone 81, District V, Sta. Ana, Manila, registered under the name of Esther C. Cosiquien Married to Chua Ping Hian, covered by TCT No. 002-2019003300 in the Registry of Deeds for the City of Manila pursuant to 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-Four Thousand Eight Hundred Ninety-One Pesos and Fifty-Seven Centavos (PhP. 54,891.57) 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 Eighty-One Million Two Hundred Sixty-Two Thousand Nine Hundred Forty-Two Pesos and Forty-Five Centavos (PhP. 181,262,942.00) 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 San Antonio Community Neighborhood Association, Inc., 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 OLIVER I. ZARCAL
Acting Presiding Officer
City Council, Manila


ATTESTED:




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

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APPROVED BY HIS HONOR, THE MAYOR, ON _____



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