



Republic of the Philippines  
CITY COUNCIL  
City of Manila

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REGULAR SESSION NO. 87

12<sup>TH</sup> CITY COUNCIL

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Begun and held in the City Council on Tuesday,  
the third day of October, Two Thousand Twenty-Three

**ORDINANCE NO. 8994**

**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 THOSE PARCELS OF LAND CONSISTING OF ONE THOUSAND TWENTY-SIX SQUARE METERS AND NINETY SQUARE DECIMETERS (1,026.90 SQ. M.), MORE OR LESS, SITUATED IN THE CITY OF MANILA, REGISTERED UNDER THE NAMES OF NEONITA D. SALANDANAN, GRACIANO DEL ROSARIO AND RAFAEL DEL ROSARIO, EMBRACED UNDER TRANSFER CERTIFICATE OF TITLE NOS. 154361, 154362, 258178 AND 199733, IN THE REGISTRY OF DEEDS FOR THE CITY OF MANILA, FOR THE BENEFIT OF THE MEMBERS OF CAMACHILE ALLEY 1 NEIGHBORHOOD ASSOCIATION, INC. OF BRGY. 746, ZONE 81, 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, **HON. TIMOTHY OLIVER I. ZARCAL**, Acting Presiding Officer and **HON. JOHN MARVIN C. "Yul Servo" NIETO**, Vice-Mayor and 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 the parcels 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 the parcels of land consisting of One Thousand Twenty-Six Square Meters and Ninety Square Decimeters (1,026.90 Sq. M.), situated in the City of Manila registered under the names of Neonita D. Salandanan, Graciano Del Rosario and Rafael Del Rosario, embraced under Transfer Certificate of Title Nos. 154361, 154362, 258178 and 199733, 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 landowners, or their duly authorized representatives 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 7 June 2023, which is pegged at Seventy-Five Thousand Pesos (PhP. 75,000.00) per Square Meter, assessed value of the property, or the negotiated price agreed by the City Mayor and the landowners or their duly authorized representatives.

**SEC. 4. Appropriation or Funding.** – The amount of Seventy-Seven Million Seventeen Thousand and Five Hundred Pesos (PhP. 77,017,500.00) 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 the USO-Manila may secure a loan from a 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 Camachile Alley 1 Neighborhood Association, Inc. of Brgy. 746, Zone 81, 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 OLIVER I. ZARCAL**  
Acting Presiding Officer  
City Council Manila

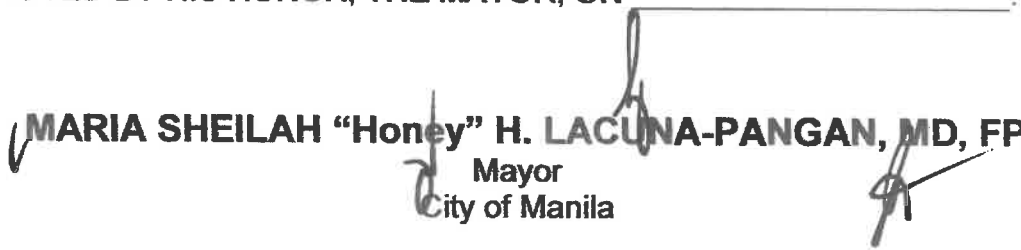
ATTESTED:



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

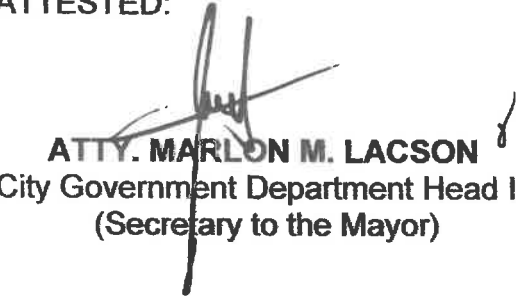
APPROVED BY HIS HONOR, THE MAYOR, ON

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/md/kjm/agv/egv/eyes