



Republic of the Philippines  
CITY COUNCIL  
City of Manila

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REGULAR SESSION NO. 98  
12<sup>TH</sup> CITY COUNCIL

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

## ORDINANCE NO. 9012

**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 PARCELS OF LAND CONSISTING OF A TOTAL LAND AREA OF ONE THOUSAND FIFTY SQUARE METERS (1,050 SQ. M.), MORE OR LESS, COVERED BY DIFFERENT TITLES SITUATED AT DISTRICT IV, SAMPALOC, MANILA, NAMELY: (1) TRANSFER CERTIFICATE OF TITLE NO. 002-2020001352 IN THE REGISTRY OF DEEDS FOR THE CITY OF MANILA (BLOCK 37 OF LOTS 23 AND 24), REGISTERED UNDER THE NAME OF MICHAEL JOHN H. PRIETO, CONSISTING OF THREE HUNDRED SQUARE METERS (300 SQ. M.), SITUATED AT SUSAN STREET, BARANGAY 525, ZONE 52, DISTRICT IV, SAMPALOC, MANILA; (2) TRANSFER CERTIFICATE OF TITLE NO. 291763 IN THE REGISTRY OF DEEDS FOR THE CITY OF MANILA REGISTERED UNDER THE NAME OF BENPRIE REALTY CORPORATION, CONSISTING OF ONE HUNDRED FIFTY SQUARE METERS (150 SQ. M.), SITUATED AT ALEX STREET, BARANGAY 529, ZONE 52, DISTRICT IV, SAMPALOC, MANILA; (3) TRANSFER CERTIFICATE OF TITLE NOS. 274736, 274735, AND 274737, ALL THE REGISTRY OF DEEDS FOR THE CITY OF MANILA AND REGISTERED UNDER THE NAME OF IONIAN REALTY CORPORATION, CONSISTING OF ONE HUNDRED FIFTY SQUARE METERS (150 SQ. M.), ONE HUNDRED FIFTY SQUARE METERS (150 SQ. M), AND ONE HUNDRED FIFTY SQUARE METERS (150 SQ. M.), RESPECTIVELY, ALL LOCATED AT BASILIO STREET, BARANGAY 524, ZONE 52, DISTRICT IV, SAMPALOC, MANILA; (4) TRANSFER CERTIFICATE OF TITLE NO. 227142 IN THE REGISTRY OF DEEDS FOR THE CITY OF MANILA, REGISTERED UNDER THE NAME OF MARTIN LOPEZ PRIETO, CONSISTING OF ONE HUNDRED FIFTY SQUARE METERS (150 SQ. M.), SITUATED AT STO. TOMAS STREET, BARANGAY 525, ZONE 52, DISTRICT IV, SAMPALOC, MANILA, FOR THE BENEFIT OF ACTUAL AND BONA FIDE RESIDENTS THEREAT UNDER THE LAND-FOR-THE-LANDLESS PROGRAM OF THE CITY OF MANILA, APPROPRIATING THE NECESSARY FUNDS THEREFOR

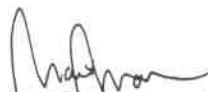
PRINCIPAL AUTHORS: **HON. LOUISITO N. CHUA**, **HON. MACARIO M. LACSON**,  
President Pro-Tempore and **HON. ERNESTO C. ISIP, JR.**, Majority Floor Leader



## EXPLANATORY NOTE

This Ordinance seeks to authorize the acquisition of certain privately-owned real properties through negotiation.

The undersigned is much aware of the enduring need of residents validly occupying the said subject properties, which has lasted in terms of decades but without financial resources, to secure for themselves the ownership of properties. In order to address such situation, the City Government of Manila, invoking the General Welfare Clause of the Local Government Code, would take the initiative by way of a land acquisition agreement with the subject of the property owners for the benefit of the residents, it being part of the Land-for-the-Landless Program of Manila, hence the proposed measure.



**HON. MACARIO M. LACSON**  
President Pro-Tempore  
Councilor, Second District  
Manila

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 hereby required before the start of the negotiation for the acquisition of land for beneficiaries under the Land-for-the-Landless Program of the City of Manila:

- a) City Planning and Development Office (CPDO) – To verify whether the intended acquisition of lands is in line with the city's five (5) or ten (10)-year development plan;
- b) Urban Settlements Office (USO) – To conduct a feasibility study on the subject properties as sites for the city's Land-for-the-Landless Program; To survey the properties 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 Office – To determine the availability of appropriation;
- d) Department of Assessment – To determine the total fair market value of the properties; and
- 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 parcels of land, consisting of a total land area of One Thousand Fifty Square Meters (1,050 Sq. M.), more or less, covered by different titles situated at District IV, Sampaloc, Manila, namely: (1) Transfer Certificate of Title No. 002-2020001352 of the Registry of Deeds for the City of Manila (Block 37 of Lots 23 and 24), registered under the name of Michael John H. prieto, consisting of Three Hundred Square Meters (300 Sq. M.), situated at Susan Street, Barangay 525, Zone 52, District IV, Sampaloc, Manila; (2) Transfer Certificate of Title No. 291763 of the Registry of Deeds for the City of Manila registered under the name of Benprie Realty Corporation, consisting of One Hundred Fifty Square Meters (150 Sq. M.), situated at Alex Street, Barangay 529, Zone 52, District IV, Sampaloc, Manila; (3) Transfer Certificate of Title Nos. 274736, 274735, and 274737, all of the Registry of Deeds for the City of Manila and registered under the name of Ionian Realty Corporation, consisting of One Hundred Fifty Square Meters (150 Sq. M.), One Hundred Fifty Square Meters (150 Sq. M), and One Hundred Fifty Square Meters (150 Sq. M.), respectively, all located at Basilio Street, Barangay 524, Zone 52, District IV, Sampaloc, Manila; (4) Transfer Certificate of Title No. 227142 of the registry of deeds for the City of Manila, registered under the name of Martin Lopez Prieto, consisting of One Hundred Fifty Square Meters (150 Sq. M.), situated at Sto. Tomas Street, Barangay 525, Zone 52, District IV, Sampaloc, 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 parcels of land shall be based either on the preliminary appraisal reports issued by the Department of Assessment dated 13 March 2023 as prescribed hereinbelow, their respective values, or the negotiated price agreed upon by the City Mayor and the landowners or their duly authorized representatives.

- a) Subject property at Susan Street, Sampaloc, Manila (Barangay 525, Zone 52) per Preliminary Appraisal Report dated March 13, 2023:

Total Area:	:300 Sq. M.
Average Value	:PhP. 32,018.58/Sq. M.
Total Value	:PhP. 9,605,574.00

- b) Subject property at Alex and Sto. Tomas Streets, Sampaloc, Manila (Barangays 529 and 525, Zone 52) per Preliminary Appraisal Report dated March 13, 2023:

Total Area:	:300 Sq. M.
Average Value	:PhP. 42,861.94/Sq. M.
Total Value	:PhP. 12,858,582.00

- c) Subject property at Basilio Street, Sampaloc, Manila (Barangay 524, Zone 52) per Preliminary Appraisal Report dated March 13, 2023:

Total Area:	:450 Sq. M.
Average Value	:PhP. 34,051.87/Sq. M.
Total Value	:PhP. 15,323,341.50

**SEC. 4. Appropriation or Funding.** – The amount of Thirty-Seven Million Seven Hundred Eighty-Seven Thousand Four Hundred Ninety-Seven Pesos and Fifty Centavos (PhP. 37,787,497.50) is hereby appropriated from funds available under the "Land Account" of the Urban Settlements Office (USO) of Manila, and if the same is not sufficient, the City of Manila through USO-Manila may secure a loan from any reputable government institution upon the approval of the City Mayor, subject however to the prior authority to be secured from the Sangguniang Panlungsod, or other legal means.


**SEC. 5. Beneficiaries.** – The final determination of the qualifications of beneficiaries by USO-Manila shall be official list constituting the actual and bona fide residents in the subject properties herein specified to benefit from the acquisition of the subject lands.

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

This Ordinance was finally enacted by the City Council of Manila on November 30, 2023.



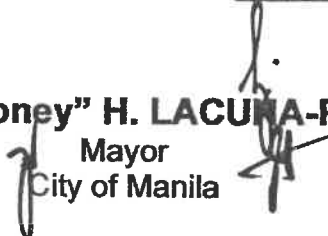
PRESIDED BY:

  
**JOHANNA MAUREEN C. NIETO-RODRIGUEZ**  
Acting Presiding Officer  
City Council, Manila

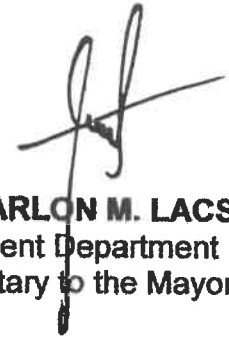
ATTESTED:

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

APPROVED BY HIS HONOR, THE MAYOR, ON JAN 03 2024

  
**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: acl/cpf/ebs/eyes