



Republic of the Philippines
CITY COUNCIL
City of Manila

REGULAR SESSION NO. 190

12TH CITY COUNCIL

Begun and held in the City Council on Tuesday,
the sixteenth day of April, Two Thousand Twenty-Four

ORDINANCE NO. 9106

AN ORDINANCE GRANTING THE HONORABLE CITY MAYOR MARIA SHEILAH "HONEY" LACUNA-PANGAN, MD, FPDS, AUTHORITY TO ENTER INTO NEGOTIATION, SIGN THE DEED OF SALE FOR THE ACQUISITION OF THOSE PARCELS OF LAND CONSISTING OF ONE THOUSAND SIXTY-FOUR SQUARE METERS (1,064 SQ. M.), REGISTERED UNDER THE NAME OF EMILIA WARREN VDA. DE AGUILAR, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 47140, OF THE REGISTRY OF DEEDS OF THE CITY OF MANILA FOR THE BENEFIT OF THE MEMBERS OF APO SAN JUAN NEIGHBORHOOD ASSOCIATION INC. BARANGAY 709, ZONE 78, AGNO STREET, MALATE, MANILA AND/OR BONIFIED RESIDENTS OF THE CITY OF MANILA AND APPROPRIATING THE NECESSARY FUNDS THEREFORE

PRINCIPAL AUTHORS: HON. RICARDO "Boy" A. ISIP, JR., HON. ERNESTO C. ISIP, JR., Majority Floor Leader, HON. MACARIO M. LACSON, President Pro-Tempore and Acting Presiding Officer, HON. BENNY FOG T. ABANTE III, HON. ARLENE MAILE I. ATIENZA, HON. KRYSTLE MARIE C. BACANI, HON. RUBEN F. BUENAVENTURA, HON. LOUISITO N. CHUA, HON. NIÑO M. DELA CRUZ, HON. PAMELA "Fa" G. FUGOSO-PASCUAL, HON. MARTIN V. ISIDRO, JR., HON. RODOLFO N. LACSAMANA, HON. MOISES T. LIM, HON. NUMERO G. LIM, HON. CHARRY R. ORTEGA, HON. SCIENCE A. REYES, HON. ROMA PAULA S. ROBLES-DALUZ, HON. LEILANI MARIE H. LACUNA, HON. SALVADOR PHILIP H. LACUNA, Minority Floor Leader and HON. TERRENCE F. ALIBARBAR



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 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 Assessors Office- to determine the fair market value of the property
- e) City Treasurer's Office to determine the fair market value of the property.

SEC. 2. Authority to Enter Into Negotiation. – The Honorable City Mayor Maria Sheilah "Honey" Lacuna-Pangan, MD, FPDS is hereby authorized to enter into negotiation for the purchase and acquisition of a parcel of land consisting of One Thousand Sixty-Four Square Meters (1,064 Sq. M.), more or less, located in Barangay 709, Zone 78, Agno Street, Malate, Manila, covered by Transfer Certificate of Title No. 47140, registered under the name of Emilia Warren Vda. De Aguilar, in the Registry of Deeds Manila. Once the City Mayor and the landowner 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 March 14, 2024 which is pegged at Eighty-Three Thousand Six Hundred Thirty Pesos and Seventy-Six Centavos (PhP83,630.76) per square meter assessed value of the property or the negotiated price agreed by the City Mayor and the landowner or their duly authorized representative.

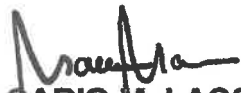
SEC. 4. Appropriation or Funding. – The amount of Eighty-Eight Million Nine Hundred Eighty-Three Thousand One Hundred Twenty-Eight Pesos and Sixty-Four Centavos (PhP88,983,128.64) is hereby appropriated from the available funds under the "land account" of the Urban Settlements Office (USO), Manila, and 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 requirements.

SEC. 5. Beneficiaries. – The final determination of the qualifications of the beneficiaries by USO- Manila shall be the official list of beneficiaries from the Apo San Juan Community Neighborhood Association, Inc. of Agno Street, Malate, Barangay 709, Zone 78, District V, Manila, and/or bonafide residents of the City of 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 enacted by the City Council of Manila on February 25, 2025.

PRESIDED BY:

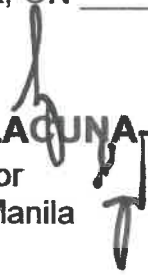

MACARIO M. LACSON
President Pro Tempore and
Acting Presiding Officer
City Council, Manila

ATTESTED:


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

APPROVED BY HER HONOR, THE MAYOR, ON

MAR 14 2025


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

ATTESTED:


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

JMG:jhb/rmd/kjm/egv/eyv