



Republic of the Philippines
CITY COUNCIL
City of Manila

REGULAR SESSION NO. 58

13TH CITY COUNCIL

Begun and held in the City Council on Tuesday,
the eleventh day of November, Two Thousand Twenty-Five

ORDINANCE NO. 9162

AN ORDINANCE AUTHORIZING THE HONORABLE CITY MAYOR FRANCISCO "ISKO MORENO" DOMAGOSO, TO ENTER INTO NEGOTIATION, SIGN THE DEED OF SALE, PAY THE PURCHASE PRICE FOR THE ACQUISITION OF PARCEL OF LAND CONSISTING OF FOUR HUNDRED SEVENTY-FIVE SQUARE METERS (475 SQ. M.), SITUATED IN THE CITY OF MANILA REGISTERED UNDER THE NAME OF CELINDA D. PANTOJA, UNDER THE TRANSFER CERTIFICATE OF TITLE NO. 175106, IN THE REGISTRY OF DEEDS FOR THE CITY OF MANILA, FOR THE BENEFIT OF THE MEMBERS OF LOT 1 BARANGAY 343 A.H. LACSON NEIGHBORHOOD ASSOCIATION OF THE BARANGAY 343, ZONE 34, DISTRICT III, MANILA, AND EFFECTIVELY AMENDING ORDINANCE NO. 7951, AND APPROPRIATING THE NECESSARY FUNDS THEREFOR

PRINCIPAL AUTHORS:

HON. TIMOTHY OLIVER "ToI" I. ZARCAL
President Pro-Tempore

and

HON. RAYMUNDO "Mon" R. YUPANGCO
Majority Floor Leader



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 Treasurer's Office - to determine the financial capacity of the city to purchase or acquire the subject property.
- e) City Assessor's Office - to maximize real property tax income through accurate assessment and appraisal of all properties.

SEC. 2. Authority to Enter into Negotiation. – The Honorable City Mayor Francisco "Isko Moreno" Domagoso, is hereby authorized to enter into negotiation for the purchase and acquisition of the parcel of land consisting of Four Hundred Seventy-Five Square Meters (475 Sq. M.) situated in the City of Manila registered under the name of Celinda D. Pantoja covered under Transfer Certificate of Title No. 175106, 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 land owner, 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 land shall be based either on the preliminary appraisal report issued by the City Assessor's Office, Manila, dated 13 October 2025, which is pegged at Eighty-Eight Thousand Pesos (PhP88,000.00) per square meter, assessed value of the property, or the negotiated price agreed by the City Mayor and the land owner or their duly authorized representatives.

SEC. 4. Appropriation or Funding. – The amount of Forty-One Million Eight Hundred Thousand Pesos (PhP41,800,000.00) is hereby appropriated from the available funds under the "land account" of the Manila Urban Settlements Office (MUSO) and if not sufficient, the City of Manila through the MUSO 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 Manila Urban Settlements Office (MUSO) shall be the official list of beneficiaries from the Lot 1 Barangay 343 A.H. Lacson Neighborhood Association of Barangay 343, Zone 34, District III of Manila, to benefit from the acquisition of the subject land.


SEC. 6. Repealing Clause. – All ordinance, rules and regulations inconsistent with this Ordinance are hereby repealed or modified accordingly.

SEC. 7. Effectivity Clause. – This Ordinance shall take effect upon its approval.

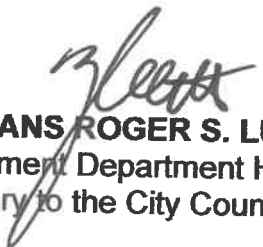
This Ordinance was enacted by the City Council of Manila on March 4, 2026.



PRESIDED BY:


ANGELA LEI "Chi" I. ATIENZA
Vice-Mayor and Presiding Officer
City Council, Manila ✓

ATTESTED:


ATTY. HANS ROGER S. LUNA
City Government Department Head III
(Secretary to the City Council)

APPROVED BY HIS HONOR, THE MAYOR, ON MAR 24 2026


FRANCISCO "ISKO MORENO" M. DOMAGOSO
Mayor
City of Manila

ATTESTED:


MANUEL M. ZARCAL
Secretary to the Mayor

CLN:acl/jok/cpf/jmt/hpr/jrp