



Republic of the Philippines
CITY COUNCIL
City of Manila

REGULAR SESSION NO. 86

13TH CITY COUNCIL

Begun and held in the City Council on Thursday,
the seventeenth day of July, Two Thousand Twenty-Five

ORDINANCE NO. 9197

AN ORDINANCE GRANTING THE HONORABLE CITY MAYOR FRANCISCO "ISKO MORENO" DOMAGOSO, THE AUTHORITY TO CAUSE THE ACQUISITION BY EXPROPRIATION, NEGOTIATION, OR BY ANY LEGAL MEANS, AND SIGN THE DEED OF SALE FOR THE ACQUISITION OF A PARCEL OF LAND CONSISTING OF FOUR HUNDRED SIXTY-EIGHT SQUARE METERS AND FIFTY DECIMETERS (468.50 SQ.M.) MORE OR LESS, REGISTERED UNDER THE NAME OF PHILIPPINE VETERANS BANK, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 160288, OF THE REGISTRY OF DEEDS OF THE CITY OF MANILA FOR THE BENEFIT OF THE MEMBERS OF BARANGAY 877, ZONE 96, SUTER STREET, STA. ANA, MANILA, AND/OR BONAFIDE RESIDENTS OF THE CITY OF MANILA AND APPROPRIATING THE NECESSARY FUNDS THEREFORE

PRINCIPAL AUTHORS: **HON. ELMER "Joel" M. PAR, HON. CHRISTIAN PAUL L. UY, HON. LUCIANO "Lou" M. VELOSO, HON. VOLTAIRE "Caloy" D. CASTAÑEDA, HON. FOG T. ABANTE, HON. FERNANDO "Doc" S. MERCADO, HON. DRA. IRMA C. ALFONSO-JUSON, HON. KAREN C. ALIBARBAR, HON. KUYA DOK FRANCIS MICHAEL U. ALMIRON, HON. ARLENE MAILE I. ATIENZA, HON. DON JUAN "DJ" BAGATSING, HON. RAFAEL "Che" P. BORROMEO, HON. EUNICE ANN DENICE G. CASTRO, HON. ROBERTO "Bobby" S. ESPIRITU II, HON. JESUS "Taga" E. FAJARDO, JR., HON. PAMELA "Fa" G. FUGOSO-PASCUAL, HON. MARK ANTHONY "Toi Mac" A. IGNACIO, HON. JEFFERSON "Jeff" C. LAU, HON. MC BOBBY G. LIMYUEN, HON. ERICK IAN O. NIEVA, HON. KUYA RYAN B. PONCE, HON. LOUISA MARIE "Lady" J. QUINTOS-TAN, HON. DARWIN "Aw" B. SIA, HON. JOHN CHRISTOPHER "Bolong" SY, HON. EDWARD M. TAN, HON. ENRIQUETA "Erika" O. PLATON, HON. JULIANA RAE "Yanyan" M. IBAY, HON. RAYMUNDO "Mon" R. YUPANGCO, Majority Floor Leader, HON. TIMOTHY OLIVER "Toi" I. ZARCAL, President Pro-Tempore and Acting Presiding Officer and HON. ANGELA LEI "Chi" I. ATIENZA, 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 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 (CPDO) – to verify if the intended acquisition of land is in line with the city's five (5) or ten (10)-year development plan.
- b) Manila Urban Settlements Office (MUSO) – 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 fair market value of the property.

SEC. 2. Authority to Enter into Negotiation. – The Honorable City Mayor Francisco "Isko Moreno" M. Domagoso is hereby authorized to enter into negotiation for the purchase and acquisition of a parcel of land consisting of Four Hundred Sixty-Eight Square Meters and Fifty Decimeters (468.50 Sq.M.) more or less, located in Barangay 877, Zone 96, Suter Street, Sta. Ana Manila, covered by Transfer Certificate of Title No. 160288, registered under the name of Philippine Veterans Bank, in the Registry of Deeds of 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 May 28, 2026 which is pegged at Forty-Four Thousand Six Hundred Eighty Pesos (PhP44,680.00) 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.

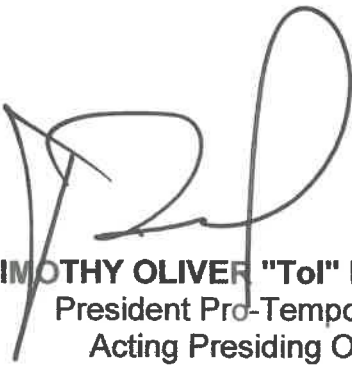
SEC. 4. Appropriation or Funding. – The amount of Twenty Million Nine Hundred Thirty-Two Thousand Five Hundred Eighty Pesos (PhP20,932,580.00) is hereby appropriated from the available funds under the "land account" of the Manila Urban Settlements Office (MUSO), and if not sufficient, the City of Manila may secure a loan from the reputable government institution, 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 MUSO shall be the official list of beneficiaries from the residents of Barangay 877, Zone 96, Suter Street, Sta. Ana Manila and/or bona fide 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 June 29, 2026.

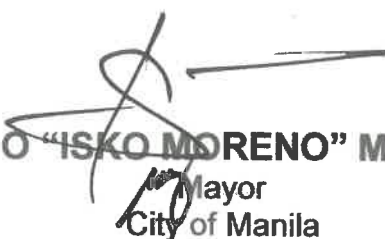
PRESIDED BY:


TIMOTHY OLIVER "Toi" I. ZARCAL
President Pro-Tempore and
Acting Presiding Officer
City Council, Manila

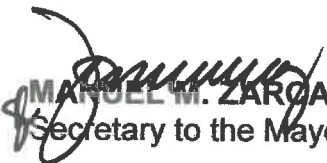
ATTESTED:


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

APPROVED BY HIS HONOR, THE MAYOR, ON JUL 29 2026.


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

ATTESTED:


MANUEL M. ZARCAL
Secretary to the Mayor

CLN: jhb/rmd/agv/egv/eys