



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
22nd City Council

PO22CC-313

87th Regular Session

ORDINANCE NO. SP- **3324**, S-2024

AN ORDINANCE DECLARING LOTS 1, 2 AND 3 OF THE CONS. SUBDIVISION PLAN (LRA) – PCS-35190, CONTAINING AN AGGREGATE AREA OF 13,056 SQUARE METERS, MORE OR LESS, AND COVERED BY TRANSFER CERTIFICATE OF TITLE NOS. 004-20210000111, 004-20210000112 AND 004-20210000113 OF THE REGISTRY OF DEEDS FOR QUEZON CITY, LOCATED AT PUROK 5, LUZON AVENUE, BARANGAY CULIAT, DISTRICT VI, QUEZON CITY, AS SOCIALIZED HOUSING SITE CLASSIFIED AS SOCIALIZED HOUSING ZONE FOR THE BENEFIT OF ITS ACTUAL OCCUPANTS

Introduced by Councilors EMMANUEL BANJO A. PILAR,
VICTOR “Vic” BERNARDO and FERNANDO MIGUEL
“Mikey” F. BELMONTE

WHEREAS, Section 2 of Republic Act (R.A.) No. 7279, otherwise known as the Urban Development and Housing Act of 1992, declares that “it shall be the policy of the State to undertake, in cooperation with the private sector, a comprehensive and continuing Urban Development and Housing Program”;

WHEREAS, there exists a parcel of land with an aggregate land area of 13,056 square meters located at Purok 5, Luzon Avenue, Barangay Culiati, District VI, Quezon City, particularly described as Lot 1, Lot 2 and Lot 3 all of the Cons. Subdivision Plan (LRA) Pcs-35190 and covered by Transfer Certificate of Title Nos. 004-20210000111, 004-20210000112 and 004-20210000113 of the Registry of Deeds for Quezon City (hereinafter referred to as “Property”);

WHEREAS, the Property was subject of Community Mortgage Program (CMP) since 2012 under the Socialized Housing and Finance Corporation but said Program failed due to voluminous requirements that were not complied with by the owner of the Property;

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WHEREAS, the officers and members of Singian Ville Phase 1, 2 and 3 Homeowners Association, Inc., offered to buy the Property, and the owners agreed to sell the same under direct sale scheme, provided, that all expenses incurred in the transfer of the Property to the beneficiaries shall be shouldered by the said Homeowners Association;

WHEREAS, the National Housing Authority (NHA) will finance the acquisition of the Property for the benefit of the actual occupants and bona fide beneficiaries of Singian Ville Phase 1, 2 and 3 Homeowners Association, Inc., provided, that the Property will be declared as Socialized Housing Site; a copy of the Memorandum of Agreement is hereto attached and made an integral part hereof;

WHEREAS, Section 4 of R.A. No. 7279 provides that the Program referred to in Section 2 of the same law "shall cover all lands in urban and urbanized areas, including existing areas for priority development, zonal improvement sites, slum improvement and resettlement sites, and in other areas that may be identified by the local government units as suitable for socialized housing";

WHEREAS, the Housing Community Development and Resettlement Department (HCDRD), in its Letter dated August 27, 2024, interposes no objection and acknowledges the laudable objectives of this Ordinance;

WHEREAS, the 22nd Quezon City Council has determined that the Property is best suited for socialized housing purpose for the benefit of its present occupants, namely the bona fide members of Singian Ville Phase 1, 2 and 3 Homeowners Association, Inc.;

WHEREAS, to facilitate the development and improvement of the Property, there is a compelling need to declare the Property as a Socialized Housing Site in order for the residents to avail various benefits and exemptions accorded to socialized housing beneficiaries, but not limited to those provided under R.A. No. 7279 and Batas Pambansa Bilang 220.

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NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN
REGULAR SESSION ASSEMBLED:

SECTION 1. DECLARATION OF POLICY. – *The State shall, pursuant to Section 9, Article XIII of the 1987 Philippine Constitution, ensure that underprivileged and homeless citizens have access to an adequate, safe, secure, habitable, sustainable, resilient and affordable home.*

SECTION 2. COVERAGE. – *This Ordinance covers Lot 1, Lot 2 and Lot 3 all of the Cons. Subdivision Plan (LRA) Pcs-35190 and covered by Transfer Certificate of Title Nos. 004-20210000111, 004-20210000112 and 004-20210000113 of the Registry of Deeds for Quezon City and the actual occupants thereto.*

SECTION 3. IMPLEMENTING RULES AND REGULATIONS. – *The Housing Community Development and Resettlement Department (HCDRD) shall promulgate the rules and regulations for the effective enforcement of the provisions of this Ordinance.*

SECTION 4. CONDITIONS AND LIMITATIONS. – *The area herein declared as a Socialized Housing Site shall be subject to the conditions prescribed under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Quezon City Comprehensive Zoning Ordinance of 2016, as amended.*

SECTION 5. SEPARABILITY CLAUSE. – *Should any provision of this Ordinance or any part thereof be declared invalid, the other provisions not affected thereby shall remain in full force and effect.*

SECTION 6. REPEALING CLAUSE. – *All laws, orders, issuances, rules and regulations or parts thereof inconsistent with this Ordinance are hereby repealed or modified accordingly.*

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SECTION 7. EFFECTIVITY CLAUSE. – This Ordinance shall take effect immediately upon its approval.

ENACTED: September 30, 2024.


GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:



ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

APPROVED: OCT 30 2024


MA. JOSEFINA G. BELMONTE
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on September 30, 2024 and was PASSED on Third/Final Reading on October 7, 2024.


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)



