



Republic of the Philippines
SANGGUNIANG PANLUNGSOD
City Government of Pasig

Ordinance No. 11
Series of 2017

AN ORDINANCE REGULATING THE CONVERSION OF RESIDENTIAL, COMMERCIAL AND INDUSTRIAL BUILDINGS OR AREAS OR IDLE LANDS INTO COMMUNITY FACILITIES SUCH AS BUT NOT LIMITED TO SCHOOLS, RELIGIOUS PLACES OF WORSHIP, HOSPITALS, CLINICS, COMMUNITY CENTERS, CIVIC CENTERS, SHOPPING CENTERS, ENTERTAINMENT OR CONCERT HALLS OR VENUES, FOOD PARKS IN THE CITY OF PASIG AND FOR OTHER PURPOSES.

Authored By: Councilor Ferdinand A. Avis
Co-Authored By: Councilors Rodrigo B. Asilo, Regino S. Balderrama, Orlando R. Benito, Rhichie Gerard T. Brown, Mario C. Concepcion, Rosalio D. Martires, Corazon M. Raymundo, Gregorio P. Rupisan, Jr., Alejandro E. Santiago, Wilfredo F. Sityar, Victor Ma. Regis N. Sotto, and LIGA Pres. Celestino U. Chua

WHEREAS, Section 16 of R.A. 7160 provides that every local government unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare;

WHEREAS, Section 17 (a) and (b)(4) of the same R.A. 7160 provides that local government units shall likewise exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to efficient and effective provision of the basic services and facilities;

WHEREAS, the City Government of Pasig has deemed that conversion of existing buildings into high human and vehicular traffic areas should be regulated relative to the location, use and density of buildings and land in such a manner as to avoid unnecessary congestion and demand on utilities and services, and to enhance convenience of access to property and to safety from disaster, fire and other danger and in order to minimize and mitigate the congestion as a result of such conversion.

NOW, THEREFORE, BE IT ORDAINED, by the Sangguniang Panlungsod that:

SECTION 1. Definition of Terms.

- a.) Community facilities are defined as facilities or struggles intended to serve common needs and for the benefit of the community such as schools, places of worship, hospitals, health centers, barangay centers and other similar facilities/amenities under existing laws with an area of one thousand square meters, (1000 sqm).
- b.) Schools are defined as any level of educational facility, pres-school, primary, secondary, tertiary school level whether offering regular or vocational training.



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Proclamation

- c.) Religious places of worship are defined as any place members of any religious denomination gather for worship, service or as their community center.
- d.) Entertainment venue is defined as a place where something happens, especially an organized event such as a concert, conference, or sports competition and other social and cultural gatherings.
- e.) Food park is defined as a single place with many food shops offering or selling different kinds of food.

SECTION 2. The Office of the City Building Official is mandated to formulate the necessary rules and regulations to regulate the conversion of the aforementioned buildings or idle lands subject to the following, to wit:

My name

- a.) Compliance and conformity with existing rules and regulations as contained in the National Building Code;
- b.) Compliance and conformity with existing rules and regulations as contained in the Comprehensive Land Use ordinance of the City of Pasig;
- c.) Compliance and conformity with existing ordinances of the City of Pasig governing the construction and use of buildings;
- d.) Approval of the homeowner's association, neighborhood association and barangay wherein the property is located.

SECTION 3. The conversion of the aforementioned building shall be subject to the approval of the Sangguniang Panlungsod upon submission of a development plan and after public hearing.

SECTION 4. Separability Clause. If any provision of this Ordinance is declared unconstitutional or invalid, the provisions not affected thereby shall continue to be in full force and effect.

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SECTION 5. Repealing Clause. All Ordinances or issuances of the City or parts thereof that are inconsistent with any of the provisions of this ordinance are hereby repealed or modified accordingly.

SECTION 6. Effectivity. This Ordinance shall take effect immediately upon approval.

APPROVED, this 30th day of **March 2017** at Pasig City.

VICTOR MA. REGIS N. SOTTO
Councilor

RODRIGO A. ASILO
Councilor

GREGORIO P. RUPISAN JR.
Councilor

MARIO C. CONCEPCION, JR.
Councilor

RHICHIE GERARD T. BROWN
Councilor

ORLANDO R. BENITO
Councilor

ALEJANDRO E. SANTIAGO
Councilor

CORAZON M. RAYMUNDO
Councilor

REGINO S. BALDERRAMA
Councilor

ROSALIO D. MARTIRES
Councilor



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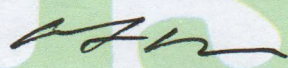
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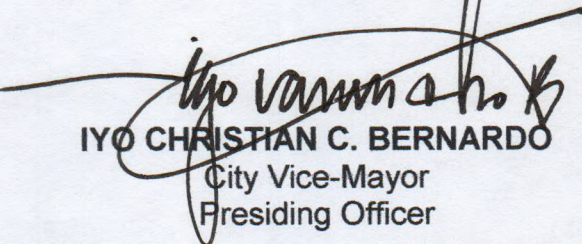
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CELESTINO U. CHUA
LIGA President

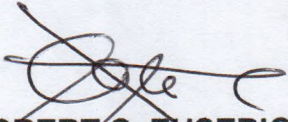

FERDINAND A. AVIS
Councilor
Minority Floor Leader


WILFREDO F. SITYAR
Councilor
Majority Floor Leader

Attested by:


IYO CHRISTIAN C. BERNARDO
City Vice-Mayor
Presiding Officer

APPROVED:


ROBERT C. EUSEBIO
City Mayor

Attested by:


REYNALDO R. SAN BUENAVENTURA III
Acting City Council Secretary