



Republic of the Philippines  
**SANGGUNIANG PANLUNGSOD**  
City Government of Pasig

Ordinance No. 16  
Series of 2022

*Am...  
P...*

**AN ORDINANCE AUTHORIZING THE RELEASE OF THE AMOUNT OF FOUR MILLION TWO HUNDRED SIXTY-EIGHT THOUSAND PESOS (PHP. 4,268,000.00) FOR THE PAYMENT OF JUST COMPENSATION FOR A LAND WITH AN AREA OF THREE HUNDRED EIGHTY EIGHT SQUARE METERS (388SQM) COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 90487 WHICH WAS TAKEN BY THE CITY GOVERNMENT OF PASIG AND CONVERTED INTO PUBLIC ROAD, NOW KNOWN AS "FARMER'S AVENUE" LOCATED AT BARANGAY BAMBANG, PASIG CITY, AND TO ENTER INTO AND SIGN A CORRESPONDING DEED OF ABSOLUTE SALE BY AND BETWEEN THE CITY GOVERNMENT OF PASIG AND CLEMENTE SANTOS, SUBJECT TO APPLICABLE LAWS AND AUDITING RULES AND PROCEDURES.**

**Authored by: Councilor Raymund Francis S. Rustia**  
**Co – Authored By: Mark Gil M. Delos Santos**

*h...*

**WHEREAS**, Clemente Santos is the registered owner of a parcel of land covered by Transfer Certificate of Title No. 90487 containing an area of 27,918 square meters located at Barangay Bambang, Pasig City;

*Z...*

**WHEREAS**, portion of the above parcel of land with an area of **388** square meters was converted into road now called Farmer's Avenue, Brgy. Bambang, Pasig City but he has not been paid nor compensated by the City Government of Pasig up to the present time. Hence, the property owner, duly represented by surviving heirs is requesting the City Government of Pasig for the payment of just compensation on the said property;

**WHEREAS**, the Gross Amount of Four Million Two Hundred Sixty Eight Thousand Pesos (Php. 4, 268, 000.00) shall be paid to the registered owners/lot owners as agreed upon by both parties;

**WHEREAS**, the budgetary requirement to implement this Ordinance shall be chargeable to the Supplemental Budget No. 1, Series of 2021, as certified by the City Budget Office, and subject to existing COA rules and regulation.

**WHEREAS**, under Section 19 of Republic Act No. 7160 provides that, a local government unit may, through its chief executive and acting pursuant to an ordinance, exercise the power of eminent domain for public use, or purpose or welfare for the benefit of the constituents of Pasig, upon payment of just compensation;



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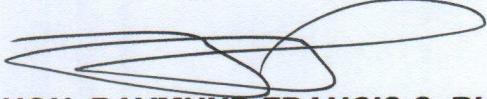
**NOW THEREFORE**, be it **RESOLVED**, as it is hereby **RESOLVED** by the Sangguniang Panlungsod in a session duly assembled the following:

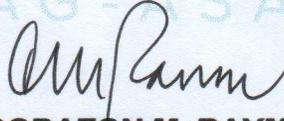
Section 1. The City Mayor, Honorable Victor Ma. Regis N. Sotto, is hereby authorized the payment for just compensation to the affected lot owner Clemente Santos, duly represented by heirs and enter into and sign, for and on

behalf of the City Government of Pasig, a corresponding Deed of Absolute Sale of the above property affected by the construction of road taking into consideration the recommendation of the City Appraisal Committee of the City Government of Pasig, subject to existing COA accounting rules and regulations.

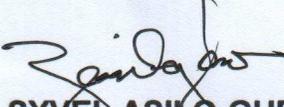
Section 2. The amount to be used for the payment of just compensation shall be taken from the land capital outlay of the City Government of Pasig under Supplemental Budget No. 1, Series of 2021.

**APPROVED**, this 11<sup>th</sup> day of August 2022 at Pasig City.

  
**HON. RAYMUND FRANCIS S. RUSTIA**  
City Councilor

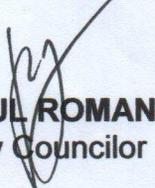
  
**HON. CORAZON M. RAYMUNDO**  
City Councilor

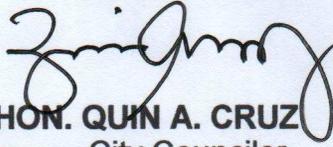
  
**HON. SIMON GERARD R. TANTOCO**  
City Councilor

  
**HON. SYVEL ASILO-GUPILAN**  
City Councilor

  
**HON. PAUL ROMAN C. SANTIAGO**  
City Councilor

**HON. NOEL L. AGUSTIN**  
City Councilor

  
**HON. RODERICK MARIO U. GONZALES**  
City Councilor

  
**HON. QUIN A. CRUZ**  
City Councilor



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**HON. REGINO S. BALDERRAMA**  
City Councilor

**HON. MARION ROSALIO M. MARTIRES**  
City Councilor

**HON. RIGOR J. ENRIQUEZ**  
LIGA President

**HON. GEORGIA LYNNE R. CLEMENTE**  
SK Fed. President

**HON. MARIA LUISA M. DE LEON**  
City Councilor  
Minority Floor Leader

**HON. MARK GIL M. DELOS SANTOS**  
City Councilor  
Majority Floor Leader

Attested by:

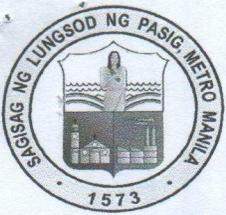
**HON. ROBERT VINCENT JUDE B. JAWORSKI, JR.**  
City Vice-Mayor  
Presiding Officer

APPROVED:

**HON. VICTOR MA. REGIS N. SOTTO**  
City Mayor

Attested by:

**LOIDA U. VILLANUEVA**  
Acting City Council Secretary



# SECRETARIAT

Republic of the Philippines  
City Government of Pasig  
Office of City Councilor  
Raymund Francis S. Rustia



## COMMITTEE ON LAND USE COMMITTEE HEARING REPORT

Date: & Time July 27, 2022; 9:00 AM  
Venue: E-Lounge 7<sup>th</sup> Floor  
Attendees: **Coun. Raymund Francis S. Rustia** – Committee Chairperson on Land Use  
**Coun. Mark Gil M. Delos Santos** - Majority Floor Leader  
**Coun. Angelu De Leon** - Minority Floor Leader  
**Coun. Corazon M. Raymundo** - Presiding Officer Pro Tempore  
**Coun. Noel L. Agustin** - Member  
**Coun. Quin A. Cruz** – Member  
**Atty. Malou Martin** – Head of Land Management & Recovery Office Pasig City  
**Claimants/Beneficiary Representatives of various parcels of land from Pasig Sangguniang Panglusod Secretariat's Office**

Not Present: **Coun. Paul Roman Santiago** – Vice Chairperson  
**Coun. Roderick Mario U. Gonzales** – Member

### Agenda:

The initial committee hearing on Land Use held and conducted in the above date, time and venue, with the aforementioned attendees, the proposed Ordinances for the just compensation of several parcels of land in the city of Pasig submitted by the Land Management & Recovery Office of Pasig City was discussed:

1. AN ORDINANCE AUTHORIZING THE RELEASE OF THE AMOUNT OF FOUR MILLION TWO HUNDRED SIXTY-EIGHT THOUSAND PESOS (PHP. 4,268,000.00) FOR THE PAYMENT OF JUST COMPENSATION FOR A LAND WITH AN AREA OF **THREE HUNDRED EIGHTY-EIGHT SQUARE METERS (388SQM)** COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 90487 WHICH WAS TAKEN BY THE CITY GOVERNMENT OF PASIG AND CONVERTED INTO PUBLIC ROAD, NOW KNOWN AS “**FARMER’S AVENUE**” LOCATED AT **BARANGAY BAMBANG, PASIG CITY**, AND TO ENTER INTO AND SIGN A CORRESPONDING DEED OF ABSOLUTE SALE BY AND BETWEEN THE CITY GOVERNMENT OF PASIG AND **CLEMENTE SANTOS**, SUBJECT TO APPLICABLE LAWS AND AUDITING RULES AND PROCEDURES.
2. AN ORDINANCE AUTHORIZING THE RELEASE OF THE AMOUNT OF **ONE MILLION FIFTY-SIX THOUSAND PESOS (PHP. 1, 056, 000.00)** FOR THE PAYMENT OF JUST COMPENSATION FOR A LAND WITH AN AREA OF **SIXTY-FOUR SQUARE METERS (64 SQM)** COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 297450-PART AND TAX DECLARATION NO. E-028-00425 WHICH WAS TAKEN BY THE CITY GOVERNMENT OF PASIG AND CONVERTED INTO PUBLIC ROAD, NOW KNOWN AS “**BALTAZAR STREET**”

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Office of City Councilor  
Raymund Francis S. Rustia



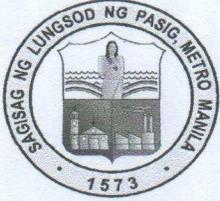
**LOCATED AT BARANGAY STO. TOMAS, PASIG CITY, AND TO ENTER INTO AND SIGN A CORRESPONDING DEED OF ABSOLUTE SALE BY AND BETWEEN THE CITY GOVERNMENT OF PASIG AND SPOUSES NARCISO CASTELO AND MINERVA CASTELO, SUBJECT TO APPLICABLE LAWS AND AUDITING RULES AND PROCEDURES.**

3. AN ORDINANCE AUTHORIZING THE RELEASE OF THE AMOUNT OF **FOURTEEN MILLION AND SIXTY-SEVEN THOUSAND NINE HUNDRED PESOS (PHP 14,067,900.00)** FOR THE PAYMENT AND JUST COMPENSATION FOR A LAND WITH AN AGGREGATE AREA OF **ONE THOUSAND EIGHT HUNDRED TWENTY-SEVEN SQUARE METERS (1,827 SQM)** WHICH WAS TAKEN BY THE CITY GOVERNMENT OF PASIG, AND CONVERTED INTO PUBLIC ROAD, NOW KNOWN AS **"FARMERS AVENUE"** LOCATED AT **BARANGAY BAMBANG, PASIG CITY**, AND TO ENTER INTO AND SIGN A CORRESPONDING DEED OF SALE BY AND BETWEEN THE CITY GOVERNMENT OF PASIG AND THE HEIRS OF THE LOT OWERNS, NAMELY: **ALICIA I. VICTORINO, MA. LUISA I. VICTORINO; ABELARDO I. VICTORINO; FELIXBERTO I. VICTORINO; MA. LUISA I. VICTORINO; DULY REPRESENTED BY PAUL ARIS ALIGADA ANGULAN**, SUBJECT TO APPLICABLE LAWS AND ADUITING RULES AND PROCUDURES.
4. AN ORDINANCE AUTHORIZING THE RELEASE OF THE AMOUNT OF **ONE MILLION THREE HUNDRED SIXTY-FOUR THOUSAND PESOS (PHP. 1,364,000.00)** FOR THE PAYMENT OF JUST COMPENSATION FOR A LAND WITH AN AREA OF **ONE HUNDRED FIFTY FIVE SQUARE METERS (155SQM)** IDENTIFIED AS **LOT 3 OF THE CONSOLIDATION-SUBDIVISION PLAN OF LOTS COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 50450 AND 50451** WHICH WAS TAKEN BY THE CITY GOVERNMENT OF PASIG AND CONVERTED INTO PUBLIC ROAD, NOW KNOWN AS **"BUTING ROAD"** LOCATED AT **BARANGAY BUTING, PASIG CITY**, AND TO ENTER INTO AND SIGN A CORRESPONDING DEED OF ABSOLUTE SALE BY AND BETWEEN THE CITY GOVERNMENT OF PASIG AND SPOUSES **AGAPITO B. MARCELO AND HERMINIA MARCELO**, SUBJECT TO APPLICABLE LAWS AND AUDITING RULES AND PROCEDURES.
5. AN ORDINANCE AUTHORIZING THE RELEASE OF THE AMOUNT OF **TWO MILLION TWO HUNDRED SIXTY-ONE THOUSAND SIX HUNDRED PESOS (PHP 2,261,000.00)** FOR THE PAYMENT OF JUST COMPENSATION FOR A LAND WITH AN AREA OF **TWO HUNDRED FIFTY SEVEN SQUARE METERS (257 SQM)** COVERED BY TRANSFER CERTIFICATE OF TITLE NO. **PT-89805** WHICH WAS TAKEN BY THE CITY GOVERNMENT OF PASIG AND CONVERTED INTO PUBLIC ROAD, NOW KNOWN AS **"SAN AGUSTIN STREET"** LOCATED AT **BARANGAY PALATIW, PASIG CITY**, AND TO ENTER INTO AND SIGN A CORRESPONDING DEED OF ABSOLUTE SALE BY AND BETWEEN THE CITY GOVERNMENT OF PASIG AND HEIRS OF **LUIS R. REYNOSO**, SUBJECT TO APPLICABLE LAWS AND AUDITING RULES AND PROCEDURES.
6. AN ORDINANCE AUTHORIZING THE RELEASE OF THE AMOUNT OF **EIGHT MILLION NINE HUNDRED SEVENTY-SIX THOUSAND PESOS (PHP 8,976,000.00)** FOR THE



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PAYMENT OF JUST COMPENSATION FOR A LAND WITH AN AREA OF **FOUR HUNDRED EIGHT SQUARE METERS (408 SQM)** COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 90487 WHICH WAS TAKEN BY THE CITY GOVERNMENT OF PASIG AND CONVERTED INTO PUBLIC ROAD, NOW KNOWN AS “**FARMER’S AVENUE**” LOCATED AT **BARANGAY BAMBANG**, PASIG CITY, AND TO ENTER INTO AND SIGN A CORRESPONDING DEED OF ABSOLUTE SALE BY AND BETWEEN THE CITY GOVERNMENT OF PASIG AND **PACITA REALTY AND DEVELOPMENT CORPORATION**, SUBJECT TO APPLICABLE LAWS AND AUDITING RULES AND PROCEDURES.

7. AN ORDINANCE AUTHORIZING THE RELEASE OF THE AMOUNT OF **TWELVE MILLION SIXTY-ONE THOUSAND FIVE HUNDRED PESOS (PHP. 12,061,500.00)** FOR THE PAYMENT OF JUST COMPENSATION FOR A LAND WITH AN AREA OF **SEVEN HUNDRED THIRTY-ONE SQUARE METERS (731SQM)** COVERED BY **TAX DECLARATION NO. 022-00464** AND **TAX DECLARATION NO. E-022-00463** WHICH WAS TAKEN BY THE CITY GOVERNMENT OF PASIG AND CONVERTED INTO **PUBLIC SCHOOL BUILDING NOW KNOWN AS SAN MIGUEL ELEMENTARY SCHOOL** AND A **PUBLIC ROAD**, NOW FORMS PART OF “**MARKET AVENUE**” LOCATED AT **BARANGAY SAN MIGUEL**, PASIG CITY, AND TO ENTER INTO AND SIGN A CORRESPONDING DEED OF ABSOLUTE SALE BY AND BETWEEN THE CITY GOVERNMENT OF PASIG AND **RICARDO SAGUISAG, SR.**, SUBJECT TO APPLICABLE LAWS AND AUDITING RULES AND PROCEDURES.

#### **DISCUSSION & INTERPOLATION:**

1. All families/representatives/claimants agree to the above mentioned prices and valuation of their said properties.

#### **RECOMMENDATIONS:**

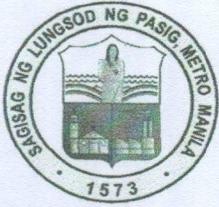
1. Above mentioned Proposed Ordinances are recommended for First Reading in the Council Session.
2. Additional Committee Hearing for two (2) Claimants/Land Owners who were not present.
3. Additional Procedures and Guidelines moving forward for all land owners and other lands to be compensated for by the City Pasig – proposed by Coun. Corazon Raymundo.
4. Land Management & Recovery office needs additional manpower and staff to further fast track the evaluation, due diligence, and acquisition of lands and compensation of other land owners in Pasig City.

These Ordinances and Council Resolution shall be passed on its second hearing on the \_ day of August 2022.  
City of Pasig.



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**COMMITTEE ON LAND USE**

**Hon. Raymund Francis S. Rustia**  
CHAIRPERSON

**Hon. Paul Roman Santiago**  
VICE-CHAIRPERSON

**Hon. Mark Gil M. De Los Santos**  
MEMBER/MAJORITY FLOOR LEADER

**Hon. Maria Luisa M. De Leon**  
MEMBER/MINORITY FLOOR LEADER

**Hon. Corazon M. Raymundo**  
PRESIDING OFFICER PRO TEMPORE

**Hon. Noel L. Agustin**  
MEMBER

**Hon. Quin A. Cruz**  
MEMBER

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Authored by: Councilor Raymund Francis S. Rustia

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1 WHEREAS, Clemente Santos is the registered owner of a parcel of land covered  
2 by Transfer Certificate of Title No. 90487 containing an area of 27,918 square meters  
3 located at Barangay Bambang, Pasig City;

4  
5 WHEREAS, portion of the above parcel of land with an area of **388** square  
6 meters was converted into road now called Farmer's Avenue, Brgy. Bambang, Pasig  
7 City but he has not been paid nor compensated by the City Government of Pasig up to  
8 the present time. Hence, the property owner, duly represented by surviving heirs is

9 requesting the City Government of Pasig for the payment of just compensation on the  
10 said property;

11

12 WHEREAS, the Gross Amount of Four Million Two Hundred Sixty Eight  
13 Thousand Pesos (Php. 4, 268, 000.00) shall be paid to the registered owners/lot owners  
14 as agreed upon by both parties;

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16 WHEREAS, the budgetary requirement to implement this Ordinance shall be  
17 chargeable to the Supplemental Budget No. 1, Series of 2021, as certified by the City  
18 Budget Office, and subject to existing COA rules and regulation.

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20 WHEREAS, under Section 19 of Republic Act No. 7160 provides that, a local  
21 government unit may, through its chief executive and acting pursuant to an ordinance,  
22 exercise the power of eminent domain for public use, or purpose or welfare for the  
23 benefit of the constituents of Pasig, upon payment of just compensation;

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25 NOW THEREFORE, be it RESOLVED, as it is hereby RESOLVED by the  
26 Sangguniang Panlungsod in a session duly assembled the following:

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28 Section 1. The City Mayor, Honorable Victor Ma. Regis N. Sotto, is hereby  
29 authorized the payment for just compensation to the affected lot owner Clemente  
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31 Government of Pasig, a corresponding Deed of Absolute Sale of the above property  
32 affected by the construction of road taking into consideration the recommendation of the  
33 City Appraisal Committee of the City Government of Pasig, subject to existing COA  
34 accounting rules and regulations.

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36 Section 2. The amount to be used for the payment of just compensation shall  
37 be taken from the land capital outlay of the City Government of Pasig under  
38 Supplemental Budget No. 1, Series of 2021.

39

40 **APPROVED**, this \_\_\_\_ day of \_\_\_\_\_ 2022 at Pasig City.



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