



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

Ordinance No. 26  
Series of 2022

AN ORDINANCE AUTHORIZING THE HONORABLE CITY MAYOR VICTOR MA. REGIS N. SOTTO TO ENTER INTO NEGOTIATION WITH SILCONS REALTY AND DEVELOPMENT CORPORATION FOR THE ACQUISITION OF A PARCEL OF LAND, WITH AN AREA OF 3,352 SQUARE METERS' PORTION OF 8,449 SQUARE METERS DESCRIBED UNDER TRANSFER CERTIFICATE OF TITLE NO. 011-2012001414 LOCATED IN BARANGAY PINAGBUHATAN, PASIG CITY TO BE USED FOR THE EXPANSION OF PINAGBUHATAN ELEMENTARY SCHOOL, TO ENTER INTO AND SIGN, FOR AND ON BEHALF OF THE CITY GOVERNMENT OF PASIG, A DEED OF ABSOLUTE SALE, AND TO EXPROPRIATE THE SAME IF NEGOTIATIONS FAIL.

**Author:** Councilor Syvel Asilo-Gupilan  
**Co-Authors:** Councilors Corazon M. Raymundo,  
Marion Rosalio M. Martires, Raymund Francis S.  
Rustia and Mark Gil M. Delos Santos

**WHEREAS**, Section 17 of the Republic Act No. 7160 otherwise known as the Local Government Code of 1991 provides that local government units shall endeavour to provide infrastructure facilities intended primarily to serve the needs of its residents including among others; the construction of school buildings and its facilities;

**WHEREAS**, under Section 19 of the same code further 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 poor and the landless, upon payment of just compensation;

**WHEREAS**, it is the primordial concern of the City Government of Pasig to meet the growing needs of its residents for better education, sufficient and bigger educational facilities;

**WHEREAS**, the City of Pasig has decided to expand the Pinagbuhatan Elementary School through the construction of additional school buildings and other facilities;

**WHEREAS**, the portion of the property of Silcons Realty and Development Corporation covered by Transfer Certificate of Title No. 011-2012001414 with an area of Three Thousand Three Hundred Fifty Two (3,352) square meters, more or less, located in Barangay Pinagbuhatan, Pasig City, were identified by the City Government of Pasig as suitable for expansion of Pinagbuhatan Elementary School considering its location and size.



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**NOW THEREFORE, be it ORDAINED as it is hereby ORDAINED by the Sangguniang Panglungsod of Pasig in a session duly assembled the following:**

**SECTION 1.** – The Honorable City Mayor Victor Ma. Regis N. Sotto is hereby authorized to negotiate and/or initiate expropriation proceedings for the acquisition of the subject property measuring an aggregate total area of Three Thousand Three Hundred Fifty Two (3,352) square meters, more or less, located at Barangay Pinagbuhatan Pasig City, and the payment for just thereof to the registered owner. For this purpose, the City Mayor may delegate and/or authorize the Land Management and Recovery Office (LMRO) to represent him to make the written offers and negotiate with the affected owners.

**SECTION 2.** – The City Mayor is further authorized in case of a negotiated sale to pay just compensation for the subject for the subject property, to enter into and sign, for and on behalf of the City Government of Pasig, a Deed of Absolute Sale with the owners taking into consideration the recommendation of the City Appraisal Committee of the City Government of Pasig, the current Bureau of Internal Revenue (BIR) Zonal Value and Classification of the subject property, last recorded sales, available appraisal reports and other factors, subject to existing COA accounting rules and regulations.

**SECTION 3.** – In the event that the negotiation with the owner/s of the subject property fails, the City Mayor is hereby authorized to initiate and pursue expropriation proceedings to acquire and compensate this property. The City Mayor and the City Treasurer are hereby authorized to deposit in court fifteen (15%) percent of the fair market value of the property sought to be expropriated based on the current tax declaration or so much as may be necessary to be determined by the proper court, subject to existing COA rules and regulations.

**SECTION 4.** – The City Mayor is authorized to engage the services of a duly licensed and qualified contractor for the design and construction of the school building and other facilities for the benefit of residents of Pinagbuhatan Pasig City;



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**SECTION 5.** – The amount to be used for the payment of just compensation shall be taken from the Special Education Fund (SEF) budget of the City Government of Pasig for the year 2022, subject to existing COA rules and regulations.

**SECTION 6.** – Should any article, section or regulation of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole, or any portion thereof other than the article, section or regulation so declared to be unconstitutional or invalid.

**SECTION 7.** – All ordinances or portions of ordinances in conflict with this Ordinance, or inconsistent with the regulations of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

**SECTION 8.** – This Ordinance shall take effect immediately.

**APPROVED**, this 22nd day of **September 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



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LUNGSOD NG

  
**HON. RODERICK MARIO U. GONZALES**  
City Councilor  
**HON. QUIN A. CRUZ**  
City Councilor  
**HON. REGINO S. BALDERRAMA**  
City Councilor  
**HON. MARION ROSALIO M. MARTIRES**  
City Councilor  
**HON. RIGOR J. ENRIQUEZ**  
LIGA President  
**HON. GEORGIA LYNNE P. CLEMENTE**  
SK Fed. President

UMAAGOS ANG PAG-ASA

  
**HON. MARIA LUISA M. DE LEON**  
City Councilor  
Minority Floor Leader  
**HON. MARK GIL M. DELOS SANTOS**  
City Councilor  
Majority Floor Leader



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*Amf*

LUNGSOD NG

Attested by:

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

APPROVED:

*[Signature]*  
HON. VICTOR MA. REGIS N. SOTTO  
City Mayor

Attested by:

*[Signature]*  
LOIDA U. VILLANUEVA  
Acting City Council Secretary

*[Signature]*

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