



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

Ordinance No. 2  
Series of 2023

AN ORDINANCE AUTHORIZING THE HONORABLE CITY MAYOR, VICTOR MA. REGIS N. SOTTO TO ENTER INTO NEGOTIATION WITH PHILIPPINE AMERICAN INVESTMENTS CORPORATION (PAIC) FOR THE ACQUISITION OF A PARCEL OF LAND, WITH AN AREA OF THIRTY TWO THOUSAND NINE HUNDRED NINETY EIGHT (32, 998) SQUARE METERS MORE OR LESS DESCRIBED UNDER TRANSFER CERTIFICATE OF TITLE NO. PT-81666 LOCATED IN BARANGAY SANTOLAN, PASIG CITY TO BE USED FOR THE CONSTRUCTION OF A MEDIUM RISE HOUSING BUILDING FOR THE BENEFIT OF UNDERPRIVILEGED PASIGUENOS AND THOSE LIVING IN THE DANGER ZONE TO BE INCLUDED IN THE COMMUNITY MORTGAGE PROGRAM (CMP) AND TO EXPROPRIATE THE SAME IF NEGOTIATIONS FAIL.

Authors: Councilors Raymund Francis S. Rustia,  
Marion Rosalio M. Martires and Quin A. Cruz  
Co-Authors: Entire Council

**WHEREAS**, Section 16 of the Republic Act No. 7160 otherwise known as the Local Government Code ("**code**") provides that, every local government unit shall exercise the powers expressly granted, those necessarily implied there from, 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. Within their respective territorial jurisdictions, local government units shall ensure and support, among other things, the preservation and enrichment of culture, promote health and safety, enhance the right of the people to a balanced ecology, encourage and support the development of appropriate and self-reliant scientific and technological capabilities, improve public morals, enhance economic prosperity and social justice, promote full employment among their residents, maintain peace and order, and preserve the comfort and convenience of their inhabitants.

**WHEREAS**, Section 17 (b) (2) (viii) and Section 17 (b) (13) (vii) in relation to Section 17 (b) (4) of the Republic Act No. 7160 of the same code provides that, the City has the duties and responsibility of constructing infrastructure facilities intended primarily to service the needs of its residents including the construction of roads, multi-purpose buildings, housing facilities, among others;

**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**, there is an urgent need for the City Government of Pasig to address the problems brought about by informal settlers and those residing in the danger zones;





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**WHEREAS**, the property of Philippine American Investments Corporation (PAIC) covered by Transfer Certificate of Title No. PT-81666 with a total area of Thirty-Two Thousand Nine Hundred Ninety-Eight (32,998) square meters, more or less, located in Barangay Santolan, Pasig City, was identified by the Pasig Urban Settlement Office as suitable for housing project considering its location and size.

**NOW THEREFORE**, be it **ORDAINED** as it is hereby **ORDAINED** by the Sangguniang Panlungsod 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 Thirty Two Thousand Nine Hundred Ninety Eight (32,998) square meters, more or less, located at Barangay Santolan, Pasig City, and the payment for just thereof to the registered owners. For this purpose, the City Mayor may delegate and/or authorize the Office of the City Legal Officer – Pasig City to represent him or Office of the City Mayor 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 housing building for the benefit of underprivileged Pasiguenos and those living in the danger zones to be included in the Community Mortgage Program (CMP);





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**SECTION 5.** – 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, 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 12<sup>th</sup> day of **January 2023** at Pasig City.

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

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

On Leave  
**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



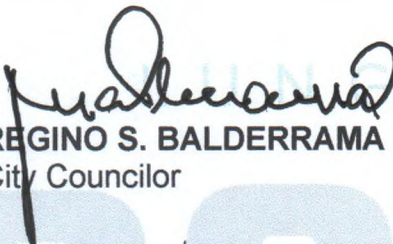



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HON. REGINO S. BALDERRAMA  
City Councilor

  
HON. MARION ROSALIO M. MARTIRES  
City Councilor


  
HON. RIGOR ENRIQUEZ  
LIGA President

On Leave  
HON. GEORGIA LYNNE P. 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