



Republic of the Philippines
SANGGUNIANG PANLUNGSOD
City Government of Pasig

Resolution No. 132-11
Series of 2023

A RESOLUTION AUTHORIZING THE CITY MAYOR, HONORABLE VICTOR MA. REGIS N. SOTTO, TO NEGOTIATE WITH THE LAND OWNER FOR THE ACQUISITION OF A PARCEL OF LAND CONSISTING OF ONE THOUSAND SEVEN HUNDRED TWENTY-FIVE SQUARE METERS (1,725 SQ.M.), MORE OR LESS, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 39602 REGISTERED IN THE NAME OF DAVID RAYMUNDO, LOCATED IN BARANGAY BAMBANG, PASIG CITY TO BE UTILIZED AS SOCIALIZED HOUSING PROJECT FOR ITS RESIDENTS, AND FOR OTHER PURPOSES.

Authors: Councilors Raymund Francis S. Rustia,
Mark Gil M. Delos Santos and Quin A. Cruz

WHEREAS, a parcel of land located in Barangay Bambang, Pasig City owned and registered in the name David Raymundo is available for the purpose of Socialized Housing Program of the City Government of Pasig;

WHEREAS, this parcel of land is covered by Transfer Certificate of Title No. 39602 with an area of One Thousand Seven Hundred Twenty-Five Square Meters (1,725 sq.m.) ("subject property");

WHEREAS, the foregoing described property was determined and identified by the Pasig Urban Settlement Office as a suitable site to construct the City's socialized housing project;

WHEREAS, it is necessary for the City Mayor, Honorable Victor Ma. Regis N. Sotto, to negotiate with David Raymundo for the acquisition of the subject parcel of land to finally address the urban poor dwelling problem within the city pursuant to the provisions of the Local Government Code of 1991 and Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992;

WHEREAS, the funds necessary in the negotiation for the acquisition of the subject property shall be taken from any available funds of the City Government of Pasig;

WHEREAS, the members of the Sangguniang Panlungsod find the same to be in order and necessary in the furtherance of the delivery of basic services to the city's constituents;

NOW, THEREFORE, on a motion duly seconded, the Sangguniang Panlungsod resolves, as it hereby resolved, to authorize the City Mayor, Honorable Victor Ma. Regis N. Sotto, to negotiate with the land owner for the acquisition of a parcel of land consisting of One Thousand Seven Hundred Twenty-Five Square Meters (1,725 sq.m.), more or less, covered by Transfer Certificate of Title No. 39602 registered in the name of David Raymundo, located in Barangay Bambang, Pasig City to be utilized as Socialized Housing Project for its residents.



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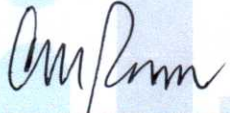
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RESOLVED, FINALLY, that the Secretary of the Sangguniang Panlungsod shall furnish all concerned offices/agencies of this Resolution, as duly adopted by the Sangguniang Panlungsod.

APPROVED, this 19th day of **June 2023** in the City of Pasig.


HON. RAYMUND FRANCIS S. RUSTIA
City Councilor


HON. CORAZON M. RAYMUNDO
City Councilor


HON. SIMON GERARD R. TANTOCO
City Councilor

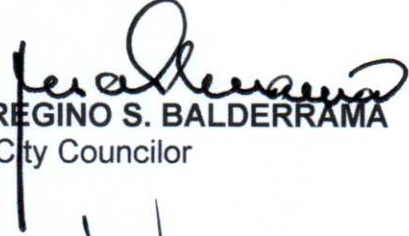

HON. SYVEL ASILO-GUPILAN
City Councilor


HON. PAUL ROMAN C. SANTIAGO
City Councilor

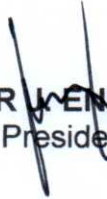

HON. NOEL L. AGUSTIN
City Councilor


HON. RODERICK MARIO U. GONZALES
City Councilor


HON. QUIN A. CRUZ
City Councilor


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




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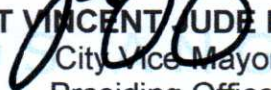
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HON. MARIA LUISA "ANGELU" M. DE LEON
City Councilor
Minority Floor Leader


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:


ATTY. NICOLO JOEL B. GUTIERREZ
Acting City Council Secretary





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



COMMITTEE ON LAND USE
COMMITTEE REPORT

PROPOSED RESOLUTION No. 283-2023: A Resolution Authorizing The City Mayor, Honorable Victor Ma. Regis N. Sotto, To Negotiate With The Land Owner For The Acquisition Of A Parcel Of Land Consisting Of One Thousand Seven Hundred Twenty-Five Square Meters (1,725 Sq.M.), More Or Less, Covered By Transfer Certificate Of Title No. 39602 Registered In The Name Of David Raymundo, Located In Barangay Bambang, Pasig City, To Be Utilized As Socialized Housing Project For Its Residents.

Date Time & Venue: June 13, 2023, 3:00 PM, 7th Floor Council Session Hall

ATTENDEES:

Coun. Raymund Francis S. Rustia - Chairperson
Coun. Paul Roman C. Santiago - Vice Chairperson
Coun. Mark Gil M. Delos Santos - Majority Floor Leader
Coun. Marion Rosalio M. Martires - Chairperson Committee On Appropriation Ways & Means
Coun. Engr. Noel L. Agustin - Member
Coun. Quin A. Cruz - Chairperson; Committee On Human Settlement and Urban Development
Atty. Marilou C. Martin - Head of Land Management & Recovery Office Pasig City
Atty. Jayson Ababa - Land Management & Recovery Office Pasig City
Ms. Jenny Cruz - Land Management & Recovery Office Pasig City
Atty. Isobelle Santocildes - Office of the City Mayor
Mr. Ricardo B. Reyes - Head, Pasig Urban Settlement Office
Engr. Ken Talania - Pasig City Engineering Department - Surveyor

DISCUSSIONS & RECOMMENDATIONS:

1. Ricardo Reyes, Head of the Pasig Urban Settlement Office, clarified to the Committee that this property is within the VICPER Compound that stretches into Barangay Bambang, wherein Informal Settler Families (ISFs) are currently situated on the lots that are under contention. He then related to the body that this parcel of land is a potential location of a proposed staging area in the vicinity for the ISFs once construction of the socialized housing project commences. Additionally, confirmed that the ISFs would not be moved far from their original locations, considering that many of them have livelihoods in the area.
2. Coun. Noel Agustin raised the question of structural standards for Pasig City's Socialized Housing Projects. He also cited the United Nations Sustainable Development Goals as basis to suggest vertical construction that optimizes space and living conditions. Mr. Reyes clarified that there was a standard used previously, which were 5-story lofted structures, with 30 sq.m. floors lofted at the halfway point. He clarified that earlier, going vertical was espoused with regard to the structure. He however mentioned reservations with increasing height, specifically management issues, especially considering that ISFs would be the recipients of the housing. Mr. Reyes related to the body that the national policy was to go higher, specifying that these structures were to be around 10-12 floors in height, should the land and soil allow it. He stated that there was a difference between the national government-funded and LGU-funded plans. It was mentioned that the City Mayor wanted more spacious units, considering the size of the families of the constituents at about 50-60 Square Meters. If, however, the city administration were to adhere to national government structural planning, then it would be able to receive funding from the national government.

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Raymund Francis S. Rustia



Mr. Reyes shared a reservation with the vertical structural planning, that being the higher monthly amortization rate per unit (considering a 6-7% interest rate) despite the lower land cost per unit. He also offhandedly mentioned the possibility of subsidy grants. He continued by reinforcing the importance of the national policy, that being that should land be purchased, development must follow. He concluded by saying that there was no current standard being used for the structures in question, but that national policy espoused a vertical standard.

3. Coun. Agustin and Coun. Delos Santos both expressed their beliefs that vertically-inclined structures can be made possible despite land and soil restrictions, stating that engineers should be given the lead in the planning of such structures. They reinforced the need for a standard for the structures, to minimize wasted time and to expedite the processes. As well as standardizing the design or blueprint of our urban housing, for more efficient implementation in the future.

4. Atty. Marilou Martin clarified certain legal terms and definitions at the behest of Coun. Quin Cruz. Firstly, she clarified the different modes of acquiring ownership of a property, these being: by sale, donation, inheritance, and occupation. Occupation was defined as the act of an individual possessing (in good faith) the subject property in the concept of an owner. "Possession in good faith" was defined as the act of an individual living and/or cultivating fruit in a place for more than 30 or 50 years as the case may be. By operation of law, an individual already owns the property by virtue of occupation even without documents, but the individual may register and obtain a title to his property through prescribed processes. Thus, "Original Certificate of Title" (OCT) pertains to the first title one obtains pertaining to his property. "Transfer Certificate of Title" (TCT) is another title needed to pass on, sell, or donate said property. "Tax Declaration" is a prerequisite document needed to obtain an OCT, and is thus also proof of ownership.

5. Coun. Cruz related to the committee the issue of boundary disputes, and related how these disputes often caused low development levels in the disputed areas. He suggested that the city administration adopt a strategy centered around land banking in disputed lands. He gave the following areas as examples: Cainta, Marikina, and Pateros. Coun. Cruz stated that should, for example, the government erect a facility in a disputed area, it would in essence be making a claim over that area. Having such a claim over an area may affect service delivery and how the courts would rule on the dispute. Atty. Martin clarified that they were already considering this strategy.

6. The Committee On Land Use agree to adopt all recommendations and amendments in this committee hearing of proposed resolution no. 283-2023, for 2nd reading this Monday, June 19, 2023, at the regular council session of the the 11th Sangguniang Panlungsod of Pasig.

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