

**[ QUEZON CITY ORDINANCE NO. SP-2286, S-2014,  
May 09, 2014 ]**

**19<sup>th</sup> City Council  
22<sup>th</sup> Regular Session**

**AN ORDINANCE CREATING THE JOINT TASK FORCE PUGAD  
LAWIN CONSISTING OF MEMBERS OF THE EXECUTIVE  
DEPARTMENT AND THE SANGGUNIANG PANLUNGSOD TO  
ESTABLISH SOCIALIZED HOUSING IN SITIO MILITAR,  
BARANGAY BAHAY TORO, DISTRICT 1, QUEZON CITY,  
APPROPRIATING FUNDS THEREFOR, AND FOR OTHER  
PURPOSES.**

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Introduced by Councilor VICTOR V. FERRER JR.

Co-Introduced by Councilors Allan Peter D. Crisologo, Ricardo T. Belmonte, Jr., Dorothy A. Delarmente, Lena Marie P. Juico, Alexis R. Herrera, Precious Hipolito Castelo, Voltaire Godofredo L Liban III, Ranulfo Z. Ludovica, Ramon P. Medalla, Estrella C. Valmocina, Allan Benedict S. Reyes, Franz S. Pumaren, Eufemio C. Lagumbay, Jose Mario Don S. De Leon, Jaime F. Borres, Jesus Manuel C. Suntay, Vincent DG. Belmonte, Raquel S. Malañgen, Jessica Castelo Daza, Bayani V. Hipol, Julianne Alyson Raa V. Medalla, Godofredo T. Liban II, Allan Butch T. Francisco, Kart Edgar C. Castelo, Candy A. Medina, Diorella Maria G. Sotto, Rogelio "Roger" P. Juan, Melencio "Booby" T. Castelo, Jr. and Ricardo B. Corpuz.

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WHEREAS, the Local Government of Quezon City owns three (3) parcels of land covered by Transfer Certificates of Title Nos. 109401, 109402 and 109403 of the Register of Deeds for Quezon City, with an area of about fourteen (14) hectares located at Barangay Bahay Toro, District 1, Quezon City;

WHEREAS, the Quezon City General Hospital occupies an area of about three (3) hectares of said parcels of land;

WHEREAS, the Local Government entered into a Memorandum of Agreement in June 1989 with a private developer named JC Resources Development Inc. for the construction of housing project on a portion of said lands not occupied by the Hospital;

WHEREAS, the title to the properties were transferred to other parties in the meantime and the parcels of land they cover had consequently been subdivided and new certificates of title issued;

WHEREAS, the Pugad Lawin Housing Corporation was incorporated pursuant to the Memorandum of Agreement to which the Local Government had conveyed a portion of the lands covering an area of about sixty-five thousand two hundred twenty-five (65,225) square meters in which the housing project should be built under Transfer Certificates of Title Nos. 15221, 15222, 15223 and 15224 of the Register of Deeds of Quezon City;

WHEREAS, audit shows that JC Resources Development, Inc. had violated the terms and conditions of the Memorandum of Agreement resulting to economic losses of the Local Government;

WHEREAS, the aforesaid Memorandum of Agreement had not been enforced for more than ten (10) years;

WHEREAS, the subject properties are home to thousands of families consisting of a community called Sitio Militar, a number of whom had been residents therein for more than thirty (30) years;

WHEREAS, the state of human settlement in Sitio Militar had deteriorated as a consequence of over-population and poverty, where open spaces for parks and roads gave way to poorly-built tenements, as a result, infrastructure cannot be constructed and social facilities undelivered;

WHEREAS, several, if diverse, efforts by the residents and the political leaderships in the Local Government and Barangay demonstrate a necessity to finally lay to rest the issue of land ownership in Sitio Militar.

NOW, THEREFORE,

BE IT ORDAINED BY THE SANGGUNIANG PANLUNGSOD OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

SECTION 1. *Title of Ordinance.* - This Ordinance shall be known and cited as the Pugad Lawin Socialized Housing Ordinance of 2013.

SECTION 2. *Declaration of Policy.* - It is hereby declared a policy of the Local Government of Quezon City to preserve and maximize the use of its resources for the benefit of its residents especially the underprivileged and, toward this end, shall review and take necessary action on land ownership, housing projects, other land use programs, and similar activities.

SECTION 3. *Definition of Terms.* - As used in this Ordinance, the following terms shall be understood to mean:

- 3.1 Audit Findings. - Refer to the Reports dated 13 September 2007 and 19 October 2011 of the Interim Fixed Assets Management and Control Division of the City General Services Department, and the Audit Observation Memorandum dated 18 March 2010 of the Commission on Audit-Quezon City.

- 3.2 Barangay. - Refers to Barangay Bahay Tom in District 1, Quezon City unless another barangay is otherwise identified.
- 3.3 Housing Corporation. - Refers to the private corporation called Pugad Lawin Housing Corporation.
- 3.4 *Developer*. - Refers to JC Resources Development Inc.
- 3.5 Local Government. - Refers to Quezon City as a geographic subdivision and as a political entity with government consisting of the Executive Department the Sangguniang Panlungsod, and all offices under them.
- 3.6 Memorandum of Agreement. - Refers to the Memorandum of Agreement executed on 5 June 1989 between the Local Government and the Developer.
- 3.7 Project. - Shall mean the socialized housing project to be established on the Properties hereafter described.
- 3.8 Properties. - Refer to the parcels of land covered by Transfer Certificates of Title Nos 15221, 15222, 15223 and 15224 mentioned in the Fifth Whereas Clause hereof, and other lands that the Local Government may have conveyed to the Developer or the Housing Corporation, regardless of subsequent subdivision and transfer of ownership and possession:
- 3.9 Residents. - Shall mean those who have permanently established abode in Sitio Militar hereafter, defined, whether as home-owners, or as lessees of dwelling spaces Voter registration, census and other records of the National Statistics Office the Local Government and the Barangay shall be deemed, although not exclusive proof of residence.
- 3.10. Sitio Militar. - Refers to the communities established at the Properties, including Sitio Militar Proper, Sitio Militar Itaas, Sitio Militar Ibaba, Sitio Incenerator and Sitio Yagit.
- 3.11 Task Force. - Refers to the Joint Pugad Lawin Task Force created herein among the members of the Executive Department and the Sangguniang Panlungsod.

SECTION 4. *Creation and Composition of the Task Force*. - Joint Pugad Lawin Task Force is hereby created the primary purpose of which is to establish a socialized housing project on the Properties. It shall be composed of the following members:

- 4.1 The Mayor as Ex-officio Chairman
- 4.2 The Vice Mayor as Ex-officio Vice Chairman
- 4.3 The Sanggunian Member-Principal Proponent of this Ordinance

as Ex-officio Member

4.4 The City Legal Officer as Member

4.5 The City Treasurer as Member

4.6 The City Engineer as Member

4.7 The Head of the Housing, Community Development and Resettlement Department

4.8 The Chairperson of the Committee on Patrimonial and Proprietary Property as Member

4.9 Two (2) Members from the 1<sup>st</sup> District of the Sangguniang Panlungsod designated in accordance with the internal rules.

SECTION 5. *Powers and Functions of the Task Force.* - Joint Pugad Lawin Task Force shall exercise the following powers and functions:

5.1 Gather and review all documents affecting the Properties to determine the status of their ownership, possession and other circumstances.

5.2 Review the Memorandum of Agreement and the circumstances of its signing, execution and implementation.

5.3 Address the recommendations on the Audit Findings.

5.4 Register an affidavit of adverse claim and, upon institution of legal action, a notice of lis pendens with the Register of Deeds through and in coordination with the Office of the Mayor and annotate the same on the certificates of title covering the Properties and their derivative titles.

5.5 Initiate, prosecute, defend and maintain judicial and administrative actions to rescind the Memorandum of Agreement and re-acquire title over the Properties for the purpose of establishing a socialized housing project therein.

5.6 Enforce and collect pending obligations and liabilities of the Developer, the Housing Corporation and other persons and entities to the Local Government with respect to the Properties.

5.7 Establish the Project on the Properties.

5.8 Create working groups and deputize other personnel of the Local Government to assist in the performance of its functions.

5.9 Grant reasonable per diem to its Members and other