



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
18th City Council

PO2010-47

82nd Regular Session

ORDINANCE NO. SP- 2205 , S-2013

AN ORDINANCE GRANTING RELIEF FROM THE PAYMENT OF REAL PROPERTY TAX ON IMPROVEMENTS TO QUALIFIED SOCIALIZED HOUSING BENEFICIARIES OF THE NATIONAL GOVERNMENT CENTER HOUSING AND DEVELOPMENT PROJECT ALONG COMMONWEALTH AVENUE SUBJECT TO CERTAIN CONDITIONS AND FOR OTHER PURPOSES.

Introduced by Councilors PRECIOUS HIPOLITO CASTELO, ALFREDO D. VARGAS III, EDEN "Candy" A. MEDINA, JULIENNE ALYSON RAE V. MEDALLA, RODERICK M. PAULATE, GODOFREDO T. LIBAN II, FRANCISCO A. CALALAY, JR., DOROTHY A. DELARMENTE, ANTHONY PETER D. CRISOLOGO, RICARDO T. BELMONTE, JR., JOSEPH P. JUICO, ALEXIS R. HERRERA, JULIAN ML. COSETENG, ALLAN BENEDICT S. REYES, JAIME F. BORRES, JOSE MARIO DON S. DE LEON, GIAN CARLO G. SOTTO, EUFEMIO C. LAGUMBAY, JESUS MANUEL C. SUNTAY, JESSICA CASTELO DAZA, RAQUEL S. MALANGEN, VINCENT DG. BELMONTE, MARVIN C. RILLO, IVY LIM-LAGMAN, RANULFO Z. LUDOVICA and JOHN ANSELL R. DE GUZMAN.

WHEREAS, then President Corazon C Aquino issued Proclamation No. 137 and Memorandum Order No. 151, on the other hand, former President Fidel V Ramos likewise issued Proclamation No. 1169 declaring and converting the National Government Center as alienable and disposable for the underprivileged and homeless citizens occupying that portion of property in Quezon City;

WHEREAS, the National Government Center Housing and Land Utilization Act of 2003 (Republic Act No. 9207) dated 17 May 2003 mandates government agencies to ensure the tenurial security of the urban poor. Hence, the land in the National Government Center (NGC) is now open for housing, socio-economic, civic, educational, religious and other purposes.

WHEREAS, as of December 2012, the NGC has a total of Fifty Four Thousand Eight Hundred and Ninety (54,890) informal settler families occupying the four hundred and forty four (444) hectares of land. The National Government Center Project Management Team is given until December 2016 to complete the process of subdividing, re-blocking and distributing the land and its accompanying Original Certificates of Title to the qualified informal settler family-beneficiaries for them to commence the process of consolidating their possession and ownership over the subject property;

WHEREAS, distributing the NGC property to qualified urban poor families intends to resolve a decades-old challenge to assure them of tenurial security, encourage upright citizenships through the payment of appropriate local taxes, fees and charges and reaffirms the commitment of the City Council and the City Government to establish a society that understands the value of human rights as well as recognizing the dignity of every human being;

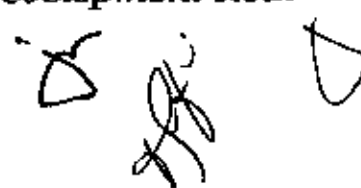
WHEREAS, the NGC project is sui generis that sets it apart from other socialized housing projects, namely: the sheer volume of beneficiaries, the length of time spent to develop a lasting and sustainable solution, the prospective benefit that the City Government will derive out of the real properties to be generated and the taxes on improvement that may henceforth fall due to the City Government;

WHEREAS, the Quezon City Council stands committed to see the completion of the following: (a) voluntary re-blocking, (b) adherence to the "maximum retention minimum displacement" framework, (c) opening up of roads, alleys and other public access and assembly areas, (d) geodetic survey and approved community development plans, and (e) monumenting of home lots, road lots and open spaces.

NOW, THEREFORE,

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

SECTION 1. TITLE. - This Ordinance shall be known as the "National Government Center (NGC) Housing and Development Real Property Improvement Tax Relief Ordinance." X

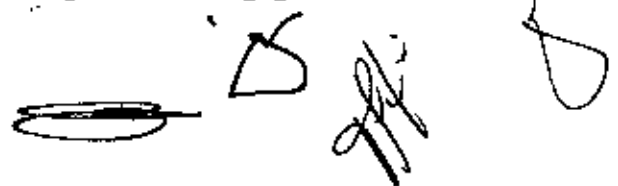


SECTION 2. COVERAGE; TAX RELIEF. – Consistent with the provisions of Section 192 of Republic Act No. 7160, as amended, tax relief on real property improvement is hereby granted to qualified beneficiaries of the NGC Socialized Housing and Development Project along Commonwealth Avenue, subject to the following terms and conditions:

- 2.1 Relief from the assessment on improvements, if any, shall be granted covering the years 2003 to 2013 only.
- 2.2 Occupants-beneficiaries, who will be subsequent taxpayers, must be certified to by the National Government Center Housing Development Project Management Office of the National Housing Authority;
- 2.3 The relief provided for under this Ordinance may only be availed of not later than 31 December 2013. Thereafter, all improvements on-site shall be inspected, verified and assessed by the City Assessor based on the state of the properties at the time of inspection.

SECTION 3. LIMITATIONS. – The benefit provided for under this Ordinance may only be availed of pro hac vice, subject to the following qualifications:

- 3.1 The benefit shall be available to applicants-beneficiaries under the following social housing categories;
 - 3.1.1 People's Housing Alternative for Social Empowerment-Land Acquisition and Development Project (PHASE-LADP);
 - 3.1.2 Row Housing Project;
 - 3.1.3 Medium Rise Buildings;
 - 3.1.4 Community Mortgage Programs covered by R.A. No. 9207;
 - 3.1.5 Other authorized socialized housing projects of the National Housing Authority pursuant to RA No. 9207. x

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- 3.2 Professional squatters, squatting syndicates and their members, disqualified persons and other disqualified lot awardees, who have been processed and identified as such by the HUDCC National Government Center Housing Development Project Arbitration and Awards Committee are excluded from the coverage of the benefits under this Ordinance as defined by RA No. 7279.

SECTION 4. Information and Education Campaign. – Within two (2) months from the approval of this Ordinance, an information and education drive on the provisions of this Ordinance, including its Implementing Rules and Regulations shall be undertaken by the following agencies, organizations and instrumentalities, namely: the National Housing Authority, the NGC Housing Development Project Community Relations Team, the Community Relations Office, the Office of the City Assessor, Urban Poor Affairs Office, Treasury Department, Punong Barangays of Batasan Hills, Commonwealth, Holy Spirit and Payatas. People's Consultative Council of NGC East and West member organizations are also mandated to participate and support the initiative of the government under this ordinance.

SECTION 5. Lead Implementing Agencies. – Upon approval of this Ordinance, the Office of the City Assessor and the Treasury Department, in coordination with other offices of the Executive Department shall ensure the efficient implementation of the provisions of this Ordinance.

SECTION 6. Implementing Rules and Regulations. – Within a non-extendible period of Fifteen (15) calendar days upon approval hereof, the Implementing Rules and Regulations shall be prepared by a Technical Working Group composed of the City Assessor as Chairperson, City Treasurer as Vice Chairperson and the Chief of office of Community Relations and Urban Poor Affairs Office, representative each from PCC East and West and the NGC Housing Development Project Administrator as members.


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SECTION 7. Effectivity. - *This Ordinance shall take effect immediately upon its approval.*

ENACTED: March 4, 2013


JOSEPH P. JUICO
President Pro-Tempore
Acting Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept Head III

APPROVED: 18 APR 2013


HERBERT M. BAUTISTA
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on March 4, 2013 and was PASSED on Third/Final Reading on March 11, 2013.


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept Head III 