



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
20th City Council

PO20CC-462

80th Regular Session

ORDINANCE NO. SP- 2793 , S-2018

AN ORDINANCE ADOPTING A RENT-TO-OWN FINANCING SCHEME AS ONE OF THE FINANCING OPTIONS ON SELECTED SOCIALIZED HOUSING PROJECTS OF THE QUEZON CITY GOVERNMENT (LGU-QC), PARTICULARLY FOR PROJECTS BEING IMPLEMENTED ON FORFEITED PROPERTIES, DONATED PROPERTIES, EXPROPRIATED PROPERTIES, OR OTHER HOUSING PROJECTS FOUND APPROPRIATE FOR A RENT-TO-OWN SCHEME.

Introduced by Councilor ALEXIS R. HERRERA.

Co-Introduced by Councilors Elizabeth A. Delarmente, Victor V. Ferrer, Jr., Oliviere T. Belmonte, Voltaire Godofredo L. Liban III, Ramon P. Medalla, Ranulfo Z. Ludovica, Estrella C. Valmocina, Allan Benedict S. Reyes, Gian Carlo G. Sotto, Kate Abigael G. Coseteng, Franz S. Pumaren, Eufemio C. Lagumbay, Marvin C. Rillo, Raquel S. Malañgen, Irene R. Belmonte, Ivy Xeria L. Lagman, Marra C. Suntay, Hero Clarence M. Bautista, Jose A. Visaya, Karl Edgar C. Castelo, Julianne Alyson Rae V. Medalla, Godofredo T. Liban II, Allan Butch T. Francisco, Marivic Co-Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto, Donato C. Matias, Eric Z. Medina, Alfredo S. Roxas and Noe Lorenzo B. Dela Fuente III.

WHEREAS, the Quezon City Government (LGU-QC), through its Task Force on Socialized Housing and Development of Blighted Areas (TF Housing), in its desire to provide greater opportunities to significant number of Quezon City informal settlers/residents to own an in-city affordable decent housing and become formal residents of the City, has been relentless in its efforts to expand its socialized housing projects;

WHEREAS, several donated properties and forfeited properties through auction sale of LGU-QC, have been evaluated, recommended and declared as socialized housing site, however, as the basic documents of said properties have yet to be transferred under the name of LGU-QC, considerable time will be required to process the registration and transfer of the same under the name of LGU-QC;

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WHEREAS, registration and transfer of basic documents under the name of LGU-QC would require reconstitution for burned or lost titles, securing of order from the court for the cancellation of title from previous owner and issuance of new title in favour of LGU-QC;

WHEREAS, refinancing/take-out of a project requires clean documents as well as submission of updated and complete documents from the project beneficiaries, thus, it is inevitable that there would be a lapse of time before a project could be enrolled for refinancing with financing institution;

WHEREAS, pending transfer of basic documents of a project site under the name of LGU-QC, as well as submission to LGU-QC of complete beneficiaries' loan documents, the Task Force on Socialized Housing and Development of Blighted Areas (TF Housing) proposes the adoption of rent-to-own financing scheme - until such time that the project basic documents and beneficiary loan documents are readily available for enrollment with financing institution;

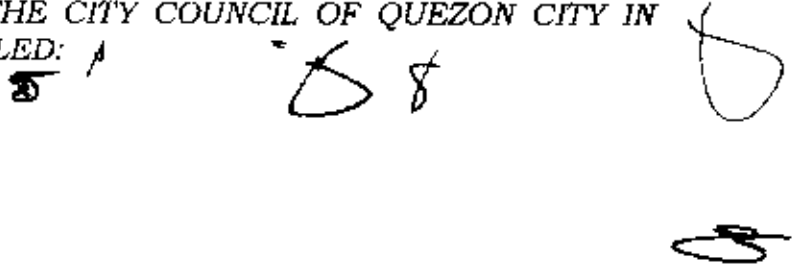
WHEREAS, since majority of the City's projects are on-site, and award of units to qualified on-site beneficiaries immediately follows upon completion and acceptance of the units, thus, rental period may serve as seasoning time within which LGU-QC can assess and evaluate individual beneficiaries' capacity to pay and interest on the housing units awarded to them;

WHEREAS, the adoption of a Rent-to-Own Financing Scheme was presented, deliberated and unanimously approved by the Quezon City Local Housing Board on its 27th Regular Meeting held on November 29, 2017;

WHEREAS, there is a need for the City Council to approve the adoption of a Rent-to-Own Financing Scheme for the City's socialized housing projects.

NOW, THEREFORE,

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



SECTION 1. A Rent-to-Own Financing Scheme is hereby adopted as one of the Financing Options on selected socialized housing projects of the Quezon City Government (LGU-QC), particularly for those projects being and to be implemented on forfeited properties, donated properties, expropriated properties, as well as projects which upon assessment and evaluation will be found appropriate for a Rent-to-Own Scheme.

SECTION 2. FORMULATION OF THE RENT-TO-OWN FINANCING SCHEME – The Housing, Community Development and Resettlement Department (HCDRD) and the Task Force on Socialized Housing and Development of Blighted Areas (TF Housing) are hereby tasked to formulate a Rent-to-Own Financing Scheme which shall be implemented on a per project basis, and which scheme shall be attached hereto for approval and shall become integral part of this Ordinance.

SECTION 3. IMPLEMENTATION OF THE RENT-TO-OWN FINANCING SCHEME – The Housing, Community Development and Resettlement Department (HCDRD) is hereby mandated to implement a Rent-to-Own Financing Scheme on selected socialized housing projects until such time that the same is ready for enrollment with financing institutions.

SECTION 4. The City Legal Department of Quezon City, in coordination with other line agencies and Task Forces of the City, is hereby mandated to immediately undertake courses of action necessary to transfer the basic documents of the herein described properties under the name of the Quezon City Government.

SECTION 5. All concerned local government agencies shall be provided with a copy of this Ordinance upon its approval;

SECTION 6. SEPARABILITY CLAUSE – Any provision of this Ordinance declared to be unconstitutional or invalid shall not affect the remaining portions or provisions hereof.

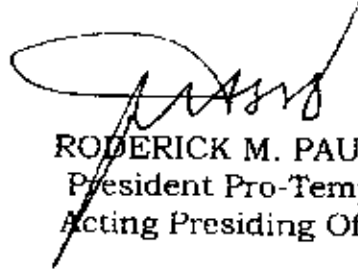
SECTION 7. REPEALING CLAUSE – Any Ordinance, Resolution or Executive Order inconsistent with the provisions of this Ordinance are hereby repealed or modified accordingly.

80th Regular Session

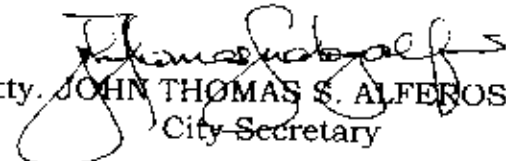
Ord. No. SP- **2793**, S-2018
Page -4- PO20CC-462

SECTION 8. EFFECTIVITY - This Ordinance shall take effect immediately upon its approval.


ENACTED: December 3, 2018.


RODERICK M. PAULATE
President Pro-Tempore
Acting Presiding Officer

ATTESTED:

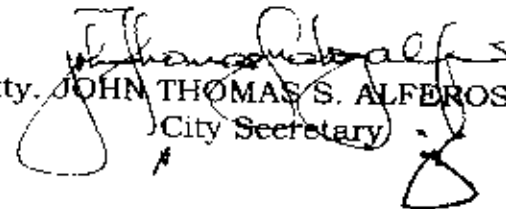

Atty. JOHN THOMAS S. ALFEROS III
City Secretary

APPROVED: 10 JAN 2019


HERBERT M. BAUTISTA
City Mayor

~~CERTIFICATION~~

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on December 3, 2018 and was PASSED on Third/Final Reading under Suspended Rules on the same date.


Atty. JOHN THOMAS S. ALFEROS III
City Secretary