



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

PO20CC-433

80th Regular Session

ORDINANCE NO. SP- 2806, S-2018

AN ORDINANCE ALLOWING THE QUEZON CITY GOVERNMENT TO CONTINUE THE DEVELOPMENT OF SOCIALIZED HOUSING PROJECT ON THE REMAINING UNDEVELOPED PORTIONS OF PROPERTIES STILL REGISTERED UNDER THE NAME OF THE HOUSING AND URBAN RENEWAL AUTHORITY (HURA), LOCATED ALONG J.P. BURGOS STREET, BARANGAY ESCOPA III, PROJECT 4, QUEZON CITY, CONTAINING A NET AREA OF MORE OR LESS ONE THOUSAND EIGHT HUNDRED SEVENTY-TWO SQUARE METERS AND FIFTY SQUARE DECIMETERS (1,872.50) AND AUTHORIZING THE CITY MAYOR, HONORABLE HERBERT M. BAUTISTA, TO DISPOSE OF THE SOCIALIZED HOUSING UNITS IN FAVOR OF THE QUALIFIED ON-SITE INFORMAL SETTLER FAMILIES (ISFs) THROUGH AN IN-HOUSE FINANCING SCHEME UNDER THE CITY'S DIRECT SALE PROGRAM.

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, Roderick M. Paulate, 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 Xenia 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 two (2) parcels of land located along J.P. Burgos Street, Barangay Escopa III, Project 4, identified as Lot 3, Block 1, and Block 2, both of Psd-00-062447, covered by Transfer Certificate of Title (TCT) Nos. N-276989 and N-276988, respectively, containing a gross area of more or less 3,523 square meters, were previously registered under the name of the Quezon City Government (LGU-QC). However, following the creation of Housing and Urban Renewal Authority (HURA) in 2002, the ownership of said properties was transferred to HURA and the same became part of its assets;

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

WHEREAS, HURA, an LGU-QC owned and controlled corporation, had constructed two medium rise building in Block 2, with a net coverage area of 1,650.50 square meters, as a result, the remaining portion of Block 2, with an area of 1,149.50 square meters, was left open for housing development;

WHEREAS, HURA, Board Resolution No. 062 was adopted on January 28, 2016, ending HURA's life span until June 30 2016, and resolving that all of its assets, receivables and liabilities have to be surrendered and Transferred to the Local Government Quezon City;

WHEREAS, City Ordinance No. SP-1236, S-2003, which created HURA, was repealed through City Ordinance No. SP-2509, S-2016, and as part of the winding up procedures under the Corporation Code of the Philippines, all of its assets, obligations and liabilities were ordered to be inventoried, arranged and settled in favor of the LGU-QC;

WHEREAS, in its desire and thrust to address the lack of affordable and decent housing units in Quezon City and to continue with the purpose for which HURA was created, the LGU-QC, through its Task force on Socialized Housing and Development of Blighted Areas (TF Housing), has implemented a socialized housing projects, labeled as Bistekville-7, on the remaining undeveloped area of the subject properties;

WHEREAS, majority of the intended beneficiaries (on-site-ISFs) of the Bistekville-7 are informal income earners and non-members of PAG-IBIG Fund, and most of them are aged 50 years old and above, in which case will make their payment period shorter and their monthly amortization higher;

WHEREAS, in order to recover the value of the land and LGU-QC's contributions in the project, Task Force on Socialized Housing and Development of Blighted Areas (TF Housing), has recommended the adoption of an in-House Financing for Bistekville-7;

WHEREAS, the proposed In-House Financing Scheme for Bistekville-7 prepared and submitted by the TF Housing shall be made an integral part of this legislative measure as Annex "A".

NOW, THEREFORE,

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

SECTION 1. The LGU-QC, through its TF Housing is hereby allowed to continue the development of a socialized housing project on the remaining undeveloped portion of the properties still registered under the name of HURA.



SECTION 2. The City Legal Department and concerned local government agencies are hereby directed to transfer the title of subject property from HURA to the Quezon City Government.

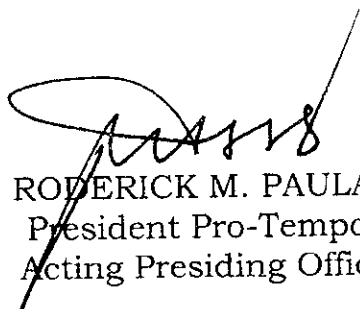
SECTION 3. The Housing, Community Development and Resettlement Department (HCDRD) is hereby mandated to undertake social preparation, selection of qualified beneficiaries and processing of individual loan documents.

SECTION 4. The Task Force on Socialized Housing and Development of Blighted Areas (TF- Housing) is hereby tasked to implement the proposed socialized housing project.

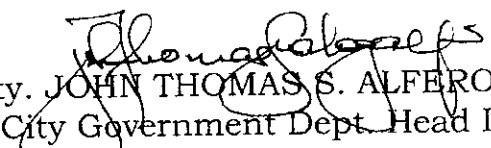
SECTION 5. All concerned local government agencies shall be provided with a copy of this Ordinance upon its approval.

SECTION 6. This Ordinance shall take effect upon its approval.

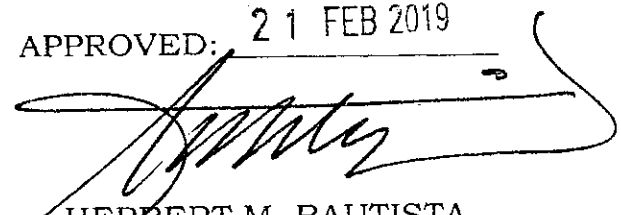

ENACTED: December 3, 2018.


RODERICK M. PAULATE
President Pro-Tempore
Acting Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III

APPROVED: 21 FEB 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 Government Dept. Head III 

LGU-QC IN-HOUSE FINANCING SCHEME COMPARED WITH HDMF

LOAN DATA			PAG-IBIG FUND BASED FINANCING COMPUTATION		PROPOSED LGU-QC IN-HOUSE FINANCING FOR BISTEKVILLE-7						FIXED M.A. for REMAINING YEARS in Php		TOTAL ACCUMULATED VALUE in Php
PACKAGE PRICE in Php	INTEREST RATE	PERIOD OF PAYMENT in Years	FIXED MONTHLY AMORT. BY ANNUITY in Php	TOTAL ACCUMULATED VALUE (@ FIXED M.A.) in Php	GRADUATED MONTHLY AMORTIZATION in Php (FIRST 5 YEARS with an INCREASE of 10% per year)					FIXED M.A. for REMAINING YEARS in Php	TOTAL ACCUMULATED VALUE in Php		
					1ST	2ND	3RD	4TH	5TH				
450,000	0.0490115	30	2,388.58	859,890.53	1,500.00	1,650.00	1,815.00	1,996.50	2,196.15	2,500.00	859,890.53		
450,000	0.0490115	29	2,425.00	843,901.63	1,525.32	1,677.85	1,845.64	2,030.20	2,233.22	2,542.20	843,901.63		
450,000	0.0490115	28	2,464.47	828,060.31	1,552.82	1,708.11	1,878.92	2,066.81	2,273.49	2,588.04	828,060.31		
450,000	0.0490115	27	2,507.31	812,368.52	1,582.76	1,741.03	1,915.14	2,106.65	2,317.32	2,637.93	812,368.52		
450,000	0.0490115	26	2,553.94	796,828.16	1,615.43	1,776.97	1,954.67	2,150.14	2,365.15	2,692.38	796,828.16		
450,000	0.0490115	25	2,604.80	781,441.12	1,651.18	1,816.30	1,997.93	2,197.73	2,417.50	2,751.97	781,441.12		
450,000	0.0490115	24	2,660.45	766,209.22	1,690.44	1,859.48	2,045.43	2,249.97	2,474.97	2,817.39	766,209.22		
450,000	0.0490115	23	2,721.50	751,134.24	1,733.68	1,907.04	2,097.75	2,307.52	2,538.27	2,889.46	751,134.24		
450,000	0.0490115	22	2,788.70	736,217.91	1,781.48	1,959.63	2,155.59	2,371.15	2,608.27	2,969.14	736,217.91		
450,000	0.0490115	21	2,862.94	721,461.92	1,834.56	2,018.02	2,219.82	2,441.80	2,685.98	3,057.60	721,461.92		
450,000	0.0490115	20	2,945.28	706,867.87	1,893.76	2,083.14	2,291.45	2,520.60	2,772.66	3,156.27	706,867.87		
450,000	0.0490115	19	3,037.01	692,437.35	1,960.13	2,156.14	2,371.76	2,608.93	2,869.82	3,266.88	692,437.35		
450,000	0.0490115	18	3,139.68	678,171.86	2,034.96	2,238.45	2,462.30	2,708.53	2,979.38	3,391.59	678,171.86		
450,000	0.0490115	17	3,256.26	664,072.83	2,119.87	2,331.86	2,565.04	2,821.55	3,103.70	3,533.12	664,072.83		
450,000	0.0490115	16	3,386.15	650,141.66	2,216.94	2,438.63	2,682.49	2,950.74	3,245.82	3,694.90	650,141.66		
450,000	0.0490115	15	3,535.44	636,379.66	2,328.83	2,561.72	2,817.89	3,099.68	3,409.64	3,881.39	636,379.66		
450,000	0.0490115	14	3,707.07	622,788.06	2,459.07	2,704.98	2,975.48	3,273.03	3,600.33	4,098.46	622,788.06		
450,000	0.0490115	13	3,906.21	609,368.06	2,612.38	2,873.62	3,160.99	3,477.08	3,824.79	4,353.97	609,368.06		
450,000	0.0490115	12	4,139.73	596,120.74	2,795.26	3,074.79	3,382.27	3,720.49	4,092.54	4,658.77	596,120.74		
450,000	0.0490115	11	4,417.02	583,047.14	3,016.89	3,318.58	3,650.43	4,015.48	4,417.02	5,028.14	583,047.14		
450,000	0.0490115	10	4,751.24	570,148.21	3,290.69	3,619.75	3,981.73	4,379.90	4,817.89	5,484.48	570,148.21		
450,000	0.0490115	9	5,161.34	557,424.82	3,637.09	4,000.80	4,400.88	4,840.97	5,325.06	6,061.82	557,424.82		
450,000	0.0490115	8	5,675.81	544,877.78	4,088.80	4,497.67	4,947.44	5,442.19	5,986.41	6,814.66	544,877.78		
450,000	0.0490115	7	6,339.38	532,507.79	4,701.59	5,171.75	5,688.92	6,257.82	6,883.60	7,835.98	532,507.79		
450,000	0.0490115	6	7,226.60	520,315.50	5,579.12	6,137.03	6,750.74	7,425.81	8,168.39	9,298.53	520,315.50		
450,000	0.0490115	5	8,471.69	508,301.45	6,938.21	7,632.03	8,395.23	9,234.75	10,158.23		508,301.45		
450,000	0.0490115	4	10,343.04	496,466.12	8,914.50	9,805.95	10,786.54	11,865.19			496,466.12		
450,000	0.0490115	3	13,466.94	484,809.88	12,205.69	13,426.26	14,768.88				484,809.88		
450,000	0.0490115	2	19,722.21	473,333.04	18,783.06	20,661.36					473,333.04		
450,000	0.0490115	1	38,502.99	462,035.82	38,502.99						462,035.82		