



Republika ng Pilipinas  
Lungsod Quezon  
SANGGUNIANG PANLUNGSOD  
(City Council)

PO97-237

113th Regular Session

ORDINANCE NO. SP- 585, S-97

AN ORDINANCE AUTHORIZING THE QUEZON CITY GOVERNMENT, REPRESENTED BY HIS HONOR, MAYOR ISMAEL A. MATHAY, JR., TO ENTER INTO A JOINT VENTURE AGREEMENT WITH ANY REPUTABLE FIRM FOR THE LAND DEVELOPMENT WORKS AND CONSTRUCTION OF MEDIUM-RISE BUILDINGS ON ESCOPA P.U.D. SITE, LOCATED IN BARANGAY ESCOPA III, PROJECT 4, QUEZON CITY, MAINLY AS A CITY GOVERNMENT SOCIALIZED HOUSING PROJECT FOR THE MARGINALIZED SECTOR OF THIS CITY.

Introduced by Councilors FRANZ S. PUMAREN, ENRICO S. SERRANO, WINSTON "Winnie" T. CASTELO and EUFEMIO C. LAGUMBAY.

Co-Introduced by Councilors Connie S. Angeles, Jorge L. Banal, Michael F. Planas, Cesar A. Dario, Jr. and Joseph Peter S. Sison.

WHEREAS, the City government is the owner of a parcel of land situated in Barangay Escopa III, Project 4, this City, covered by Transfer Certificate of Title No. RT 22836 of the Registry of Deeds of Quezon City, which is attached and made an integral part hereof.

WHEREAS, a portion thereof with an area of Three Thousand Six Hundred Ninety Six Square Meters (3,696 sq.m.) has been identified as suitable for the construction of medium rise buildings to be called "SMILE CITHOMES ESCOPA".

WHEREAS, the proposed government Medium-Rise Housing Project, ESCOPA P.U.D. Site will maximize the utilization thereof, by multiplying the number of beneficiary-families to be accommodated therein;

WHEREAS, a Joint Venture Agreement by the Quezon City government represented by His Honor, Mayor Ismael A. Mathay, Jr., with any other reputable firm subject to existing laws and regulations, that will be executed by the parties will serve as the framework for the undertaking, and/or serve as basis for the eventual organization and registration of a Condominium Corporation;

WHEREAS, under the Joint Venture Agreement, the Quezon City government will contribute its property in consideration for which it will receive a return of value thereof determined by the City's Committee on Appraisal, or an equivalent parcel of land suitable and acceptable as a relocation site for the city's marginalized sector;

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WHEREAS, given the financial constraints of the Quezon City government the development and construction herein contemplated shall be at no further cost to the City, and in fact, should derive income from the unearned increment thereof;

WHEREAS, a set of guidelines in the disposition of the units shall be formulated jointly by the City and the Developer, for the protection of the City's intended beneficiaries while giving due consideration to the cross subsidy scheme to cushion the high cost of construction while assuring decent, livable, but affordable housing;

NOW, THEREFORE,

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

SECTION 1. The residential units shall have a minimum of twenty-two (22) square meter floor area:

SECTION 2. The project implementation shall commence within the fiscal year 1997, with four (4) buildings completed by April 30, 1998;

SECTION 3. The survey and title segregation of the exact area subject of this Ordinance of Three Thousand Six Hundred Ninety-Six (3,696) square meters, more or less, shall be undertaken by the Developer at its expense.

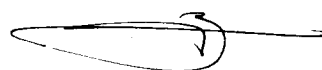
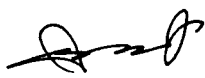
The financing of the project and all costs and expenses on the development of the project will be the sole responsibility of the Developer.

SECTION 4. The development shall have at least eleven (11) buildings with a total of 528 residential units and 88 commercial units at the ground floor of said buildings. Socialized pricing shall be applied to all units located at the fourth (4th) and fifth (5th) floors.

SECTION 5. The developer shall be given full power and authority to enable the said party to develop the project under such reasonable terms and conditions as the City Mayor may prescribe.

SECTION 6. That while the appraisal of the property is P1,500.00 per square meter, the same shall be valued at P3,000.00 per square meter, for a total price of Eleven Million Eighty-Eight Thousand Pesos (P11,088,000.00).

SECTION 7. The developer, through the Joint Venture instrumentality, shall pay the Quezon City government the latter's share amounting to P11,088,000.00., directly upon the release of Pag-Ibig Fund borrowings by the individual loan application of the beneficiaries-buyers of the units or through an equivalent parcel of land suitable and acceptable as a relocation site for the City's marginalized sector.



SECTION 8. The developer shall submit a performance bond in favor of Quezon City from the GSIS or any reputable/acceptable bonding agency, to guarantee the completion of the project within two (2) years from the commencement of the project, with completion of four (4) buildings by April 30, 1998. For this purpose, it shall post a performance bond equivalent to 30% of the cost of the project and shall pay liquidated damages equivalent to 1/10 of 1% for every day of delay in case of its failure to complete within the specified period.

SECTION 9. The developer shall comply with all the requirements of laws and city ordinances relating to the project;

SECTION 10. The Quezon City government, for its part, shall cause the issuance of all city permits required for the development/construction of the project;

SECTION 11. The developer with the conformity of the Quezon City government, will initiate and cause the establishment of a Condominium Corporation for the project in whose favor the common areas, including the land, are to be transferred and turned-over.

SECTION 12. The joint project arrangement with the developer shall be attached herewith and shall form part of this Ordinance.


SECTION 13. The joint agreement signed by the developer and the City Mayor shall be subject to the final ratification of the City Council in a resolution approved for the purpose.

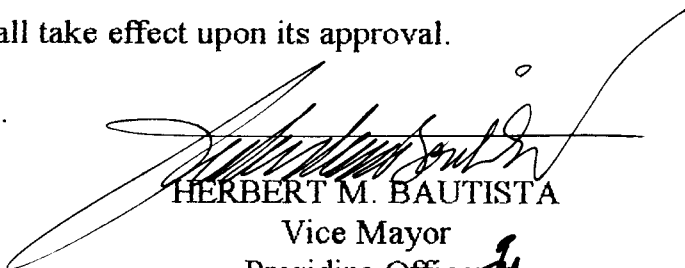
SECTION 14. All ordinances, resolutions, proclamations and other decrees which are inconsistent with the provisions of this Ordinance shall be considered repealed, amended and modified accordingly.

SECTION 15. This Ordinance shall take effect upon its approval.


ENACTED: November 25, 1997.

ATTESTED:

  
EUGENIO V. JURILLA  
City Secretary

  
HERBERT M. BAUTISTA  
Vice Mayor  
Presiding Officer

APPROVED: \_\_\_\_\_

  
ISMAEL A. MATHAY, JR.  
City Mayor

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