SANGGUNIANG PANLUNGSOD

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Authored by Councilor ANTONIO R. ESPIRITU, Councilor ROVIN ANDREW M. FELICIANO,
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Councilor JENNIFER PINGREE-ESPLANA, Councilor LORENA NATIVIDAD-BORJA,
Councilor LAILANIE P. NOLASCO, Councilor KIMBERLY ANN DV. GALANG,
Councilor CRISSHA M. PINEDA, Councilor KRISTIAN ROME T. SY
And Councilor RAMON L. ENCARNACION

WHEREAS, Section 16 of the Local Government Code of 1991 empowers every local government unit, including the City government of Valenzuela, to exercise powers expressly granted, those necessarily implied therefrom, as well as powers necessary appropriate or incidental for its efficient and effective governance, and those essential to the promotion of the general welfare which among other things, includes the preservation of comfort and convenience of its inhabitants;

WHEREAS, the City Government of Valenzuela has evaluated several sites in which to locate the proposed government facilities and infrastructures and the best suitable site evaluate consists of:

LOT OWNER TITLE/AREA LOCATION MARKET VALUE PER TAX DECLARATION PURPOSE

1. Danilo L. Conception (as Liquidator in trust of creditors) and/ or other persons claiming the same TCT No. V-67571
(Lot 1)
10,000 square meters portion of 139,537 square meters Along Gen.
Luis Street, Barangay Bagbaguin, Valenzuela City C-027-02565
Industrial Lot
@P1,500.00 per square meter A. Mariano Elementary School Expansion

2. Geospecialist Inc. and/or other persons claiming the same TCT NO. V-106140 (Lot 376-A-1) 10,000 square meters
TCT NO. V-106287 (Lot 416-A) 36,220 square meters Rubber Master Road, Barangay Lingunan, Valenzuela City C-021 -06792 Industrial Lot @ P700.00 per square meter

C-021-06941 Residential Lot @ P400.00 per square meter Government Facilities

3. Carlos L. de Leon, married to Rosie F. de Leon, and/or other persons claiming the same. TCT NO. V-17949 (Lot 1280-376- A-5)
2,071 square meters F. Bernardino St., Barangay Ugong, Valenzuela City C-025-16412 Residential Lot @ P400.00 per square meter Barangay Ugong High School

4. SGV Properties, Inc. and/or other persons claiming the same. TCT NO. V-146149 (Lot 2) 7,723 square meters portion of 8,626 square meters

TCT NO. 146151 (Lot 610-B) 3,759 square meters portion of 6,573.50 square meters
- Based on Tax Declaration (Title 6,585 square meters)

TCT NO. 146152 (Lot 506) 1,712 square meter Along MacArthur Highway, Barangay Karuhatan, Valenzuela City C-017-03516 Residential Lot @ P800.00 per square meter

C-017-16842 Commercial Lot @ P2.000.00 per square meter

C-017-03517 Residential Lot @ P600.00 per square meters Government Facilities

5. Alfredo T. Ignacio, married to Teresita Mercado, Virginia I. Selpides, married to Ajerico Selpides, and Cristina I. Cardenas, married to Ernesto Cardenas, and/ or other persons claiming the same. TCT NO. V-29070 (Lot 833-B-4-C-7) 2,350 square meters Tongco Street, Barangay Maysan, Valenzuela City C-019-03058 Residential Lot @ P400.00 per square meter Pamantasan ng Lungsod ng Valenzuela Expansion

6. Mauro S. Tongco, married to Eulalia Pineda, and/ or other persons claiming the same TCT NO. V-29071 (Lot 833-B-4-C-8) 2,350 square meters Tongco Street, Barangay Maysan, Valenzuela City C-019-03053 Residential Lot @ P400.00 per square meter Pamantasan ng Lungsod ng Valenzuela Expansion

7. Angel S. Tongco, married to Josefina Bartolome, and/or other persons claiming the same TCT NO. V-29073 (Lot 833-B-4-C-10) 2,514 square meters Tongco Street, Barangay Maysan, Valenzuela City C-019-03057 Residential Lot @ P400.00 per square meter Pamantasan ng Lungsod ng Valenzuela Expansion

8. Maxima S. Tongco, widow, and/or other persons claiming the same. TCT NO. V-29074 (Lot 833-B-4-C-11) 2,477 square meters Tongco Street, Barangay Maysan, Valenzuela City C-019-03001 Residential Lot @ P400.00 per square meter Pamantasan ng Lungsod ng Valenzuela Expansion

9. Jose S. Tongco, married to Tranquilina Ocampo, Maxima S. Tongco, widow, Mauro S. Tongco, married to Eulalia Pineda, Angel S. Tongco, married to Josefina Bartolome, Alredo T. Ignacio, married to Teresita Mercado, Virginia I. Selpides, married to Ajerico Selpides and Cristina I. Cardenas, married to Ernesto Cardenas, and/ or other persons claiming the same TCT NO. V-29075 (Lot 833-B-4-C-12) 915 square meters Tongco Street, Barangay Maysan, Valenzuela City C-019-08458 Residential Lot @ P400.00 per square meter Pamantasan ng Lungsod ng Valenzuela Expansion

10. Uy Han Huy, married to Felina Young, and/or other persons claiming the same TCT NO. V-50506 (Lot 833-B-4-C-9) 2,380 square meters Tongco Street, Barangay Maysan, Valenzuela City C-019-04200 Residential Lot @ P400.00 per square meter Pamantasan ng Lungsod ng Valenzuela Expansion

WHEREAS, the City Government of Valenzuela shall faithfully comply with the provision of the Constitution, applicable provisions of law and such other rules and regulations consistent with the observance and compliance with the due process requirements of law and by way of issuance of proper notices to the registered owners with offer to buy the aforestated properties;

WHEREAS, the Local Government Code of 1991 expressly grants the local government unit the exercise of the power of eminent domain and the right to purchase and expropriate private property for public use.

WHEREAS, Section 19 of the Local Government Code states, that:

> Section 19. Eminent Domain – A local government unit may through its chief executive and acting pursuant to an ordinance, exercise the power of eminent domain for public use, or purpose, or welfare for the benefit of the poor and the landless, upon payment of just compensation, pursuant to the provisions of the constitution and pertinent laws. Provided, however, that the power of eminent domain may not be exercised unless a valid and

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> definite offer has been previously made to the owner and such offer was not accepted. Provided, further, that the local government unit may immediately take possession of the property upon the filing of the expropriation proceedings and upon making a deposit with the proper court of at least fifteen percent (15%) of the fair market value of the property based on the current tax declaration of the property to be expropriated: Provided finally, that the amount to be paid for the expropriated property shall be determined by the proper court, based on the fair market value at the time of the taking of the property."

WHEREAS, there is a need to enact an ordinance authorizing the City Mayor to acquire by purchase or expropriation, the properties described below for public use specifically for proposed government facilities and infrastructures;

LOT OWNER TITLE/AREA LOCATION MARKET VALUE PER TAX DECLARATION PURPOSE

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Lot @ P400.00 per square meter Pamantasan ng Lungsod ng Valenzuela Expansion

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NOW, THEREFORE, be it ORDAINED as it is hereby ORDAINED by the City Council of Valenzuela in session duly assembled that this Ordinance be enacted authorizing the purchase or expropriation of parcels of land as above stated for the construction of government facilities and infrastructures and other related public use purposes and appropriating funds therefor in the amount necessary for the taking, which shall be based on the assessed value of said properties for payment of just compensation.

FURTHER, this Ordinance shall authorize the Honorable City Mayor to represent the City in this particular act, to withdraw the expropriation case or to enter into any compromise agreement or deed of donation arising from the expropriation proceedings or case, to sign all documents related thereto and to perform any and all acts and deeds which are required, necessary and incidental to carry out the purpose of this Ordinance.

ENACTED.
OCTOBER 13, 2014.
VALENZUELA CITY, METROPOLITAN MANILA.

(Sgd.) HON. ANTONIO R. ESPIRITU
Councilor
Majority Floor Leader HON. ROSALIE ESTEBAN-CAYCO
Councilor
Minority Floor Leader

HON. MARCELINO G. MORELOS
Councilor (Sgd.) HON. LORENA NATIVIDAD-BORJA
Councilor
Asst. Majority Floor Leader

(Sgd.) HON. ROVIN ANDREW M. FELICIANO

Councilor (Sgd.) HON. LAILANIE P. NOLASCO
Councilor

(Sgd.) HON. CORAZON A. CORTEZ
Councilor (Sgd.) HON. KIMBERLY ANN DV. GALANG
Councilor

(Sgd.) HON. MARLON PAULO C. ALEJANDRINO
Councilor (Sgd.) HON. CRISSHA M. PINEDA
Councilor

(Sgd.) HON. JENNIFER PINGREE-ESPLANA
Councilor (Sgd.) HON. KRISTIAN ROME T. SY
Councilor

(Sgd.) HON. RAMON L. ENCARNACION
Councilor
(President, League of Barangays)

ATTESTED:

(Sgd.) FLAVIO C. DIAZ
Secretary

CERTIFIED CORRECT:

(Sgd.) HON. ERIC M. MARTINEZ
Presiding Officer
City Vice Mayor

APPROVED:

(Sgd.) HON. REXLON T. GATCHALIAN
City Mayor
Date Signed: _____

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