



Republic of the Philippines  
**SANGGUNIANG PANLUNGSOD**  
City Government of Pasig

Ordinance No. 13  
Series of 2022

AN ORDINANCE AUTHORIZING THE RELEASE OF THE AMOUNT OF ONE MILLION FIFTY-SIX THOUSAND PESOS (PHP. 1, 056, 000.00) FOR THE PAYMENT OF JUST COMPENSATION FOR A LAND WITH AN AREA OF SIXTY-FOUR SQUARE METERS (64 SQM) COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 297450-PART AND TAX DECLARATION NO. E-028-00425 WHICH WAS TAKEN BY THE CITY GOVERNMENT OF PASIG AND CONVERTED INTO PUBLIC ROAD, NOW KNOWN AS "BALTAZAR STREET" LOCATED AT BARANGAY STO. TOMAS, PASIG CITY, AND TO ENTER INTO AND SIGN A CORRESPONDING DEED OF ABSOLUTE SALE BY AND BETWEEN THE CITY GOVERNMENT OF PASIG AND SPOUSES NARCISO CASTELO AND MINERVA CASTELO, SUBJECT TO APPLICABLE LAWS AND AUDITING RULES AND PROCEDURES.

Authored by: **Councilor Raymund Francis S. Rustia**  
Co – Authored By: **Mark Gil M. Delos Santos**

**WHEREAS**, Spouses Narciso Castelo and Minerva Castelo are the registered owners of a parcel of land covered by TCT No. 297450-PART located at Barangay Sto. Tomas, Pasig City;

**WHEREAS**, the above parcel of land with an area of 64 square meters was converted into road in 1996 now forms part of Baltazar Street, Brgy. Sto. Tomas, Pasig City but they have not been paid nor compensated by the City Government of Pasig up to the present time. Hence, the registered owners of the property are requesting the City Government of Pasig for the payment of just compensation on the said property;

**WHEREAS**, the Gross Amount of One Million Fifty Six Thousand Pesos (Php. 1,056, 000.00) shall be paid to the registered lot owners as agreed upon by both parties;

**WHEREAS**, the budgetary requirement to implement this Ordinance shall be chargeable to the Supplemental Budget No. 1, Series of 2021, as certified by the City Budget Office, and subject to existing COA rules and regulation.

**WHEREAS**, under Section 19 of Republic Act No. 7160 provides that, 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 constituents of Pasig, upon payment of just compensation;





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-page 2-

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**NOW THEREFORE**, be it RESOLVED, as it is hereby RESOLVED by the Sangguniang Panlungsod in a session duly assembled the following:

Section 1. The City Mayor, Honorable Victor Ma. Regis N. Sotto, is hereby authorized the payment of just compensation to the affected lot owners Spouses Narciso Castelo and Minerva Castelo and enter into and sign, for and on behalf of the City Government of Pasig, a corresponding Deed of Absolute Sale of the above property affected by the construction of road taking into consideration the recommendation of the City Appraisal Committee of the City Government of Pasig, subject to existing COA accounting rules and regulations.

Section 2. The amount to be used for the payment of just compensation shall be taken from the land capital outlay of the City Government of Pasig under Supplemental Budget No. 1, Series of 2021.

**APPROVED**, this 11<sup>th</sup> day of August 2022 at Pasig City.


  
**HON. RAYMUND FRANCIS S. RUSTIA**  
City Councilor

  
**HON. CORAZON M. RAYMUNDO**  
City Councilor

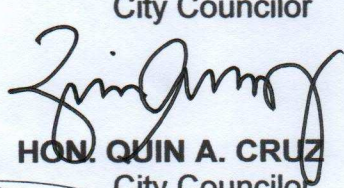
  
**HON. SIMON GERARD R. TANTOCO**  
City Councilor

  
**HON. SYVEL ASILO-GUPILAN**  
City Councilor

  
**HON. PAUL ROMAN C. SANTIAGO**  
City Councilor

  
**HON. NOEL L. AGUSTIN**  
City Councilor

  
**HON. RODERICK MARIO U. GONZALES**  
City Councilor

  
**HON. QUIN A. CRUZ**  
City Councilor



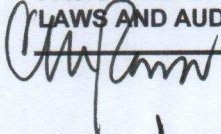


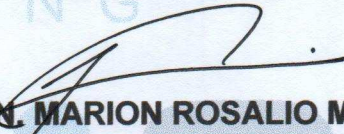
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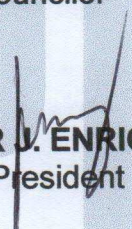
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-page 3-

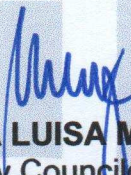
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**HON. REGINO S. BALDERRAMA**  
City Councilor

  
**HON. MARION ROSALIO M. MARTIRES**  
City Councilor

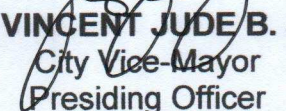
  
**HON. RIGOR J. ENRIQUEZ**  
LIGA President

  
**HON. GEORGIA LYNNE P. CLEMENTE**  
SK Fed. President

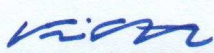
  
**HON. MARIA LUISA M. DE LEON**  
City Councilor  
Minority Floor Leader

  
**HON. MARK GIL M. DELOS SANTOS**  
City Councilor  
Majority Floor Leader

  
Attested by:

  
**HON. ROBERT VINCENT JUDE B. JAWORSKI, JR.**  
City Vice-Mayor  
Presiding Officer

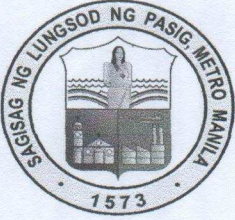
APPROVED:

  
**HON. VICTOR MA. REGIS N. SOTTO**  
City Mayor

Attested by:

  
**LOIDA U. VILLANUEVA**  
Acting City Council Secretary





Republic of the Philippines  
City Government of Pasig  
Office of City Councilor  
Raymund Francis S. Rustia



## **COMMITTEE ON LAND USE** **COMMITTEE HEARING REPORT NO.2**

### **RE: SEVEN (7) PROPOSED ORDINANCES ON THE JUST COMPENSATION OF VARIOUS LANDS IN PASIG CITY**

Date: & Time August 1, 2022; 3:30 PM

Venue: C3 Conference Room 8<sup>th</sup> Floor, Pasig City Hall

Attendees:

**COUN. RAYMUND FRANCIS S. RUSTIA** – Committee Chairperson  
**COUN. PAUL ROMAN SANTIAGO** – Vice Chairperson  
**COUN. MARK GIL M. DELOS SANTOS** - Majority Floor Leader  
**COUN. MARIA LUISA ANGELA M. DE LEON** - Minority Floor Leader  
**COUN. QUIN A. CRUZ** – Member  
**COUN. RODERICK MARIO U. GONZALEZ** - Member  
**ATTY. MARILOU C. MARTIN** - Head; Land Management & Recovery Office Pasig  
**SANGGUINIANG PANGLUNGSOD SECRETARIAT'S OFFICE**

Land Claimants in Attendance:

**-NARCISO CASTELO & MINERVA TESORO**

Agenda:

The initial committee hearing on Land Use held and conducted in the above date, time and venue, with the aforementioned attendees, for the proposed Ordinances for the just compensation of several parcels of land in the city of Pasig submitted by the Land Management & Recovery Office of Pasig City was discussed:

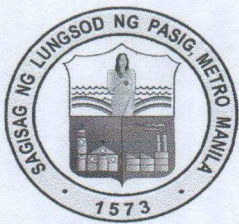
**Proposed Ordinance No. 07-2022:** An Ordinance Authorizing The Release Of The Amount Of **One Million Fifty Six Thousand Pesos (Php. 1, 056, 000.00)** For The Payment Of Just Compensation For A Land With An Area Of **Sixty Four Square Meters (64 Sqm)** Covered By **Transfer Certificate Of Title No. 297450-Part** And **Tax Declaration No. E-028-00425** Which Was Taken By The City Government Of Pasig And Converted Into Public Road, Now Known As **"Baltazar Street"** Located At **Barangay Sto. Tomas, Pasig City**, And To Enter Into And Sign A Corresponding Deed Of Absolute Sale By And Between The City Government Of Pasig And Spouses **Narciso Castelo And Minerva Castelo**, Subject To Applicable Laws And Auditing Rules And Procedures.



+63945-776-2171  
+632-8-643-1111 Ext. 1742  
kikorustia2022admn@gmail.com

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#### **DISCUSSION & INTERPOLATION:**

1. Each Land Claimant/Representative was read their corresponding ordinance, with the corresponding size and value of their property, and each of them agreed to it.
2. All Land Claimants/Representatives were informed of their corresponding expenses with regards to the compensation of their properties such as (Capital Gains Tax, Doc Stamps, Transfer Tax, Registration Fees) – all of them agreed to it.
3. All Land Claimants/Representatives, Councilors/Committee on Land Use Committee Members, together with Atty. Marilou Martin of Land Management & Recovery Office were made to acknowledge and sign the Committee Hearing No.2 Agenda, to formally accept and agree to the valuation and prices of all proposed ordinances.

#### **RECOMMENDATIONS:**

1. Above mentioned Proposed Ordinances are recommended for Second Reading in the Council Session on August 04 2022.
2. Separate Committee Hearing regarding the current needs of the Land Management & Recovery office for additional manpower and staff to further fast track the evaluation, due diligence, and acquisition of lands and compensation of other land owners in Pasig City.

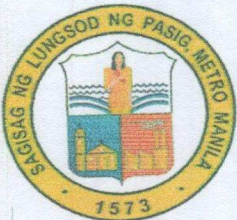
These Ordinances and Council Resolution shall be passed on its second hearing on the \_ day of August 2022.  
City of Pasig.



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Raymund Francis S. Rustia



### COMMITTEE ON LAND USE

**Hon. Raymund Francis S. Rustia**  
CHAIRPERSON

**Hon. Paul Roman Santiago**  
VICE-CHAIRPERSON

**Hon. Mark Gil M. De Los Santos**  
MEMBER/MAJORITY FLOOR LEADER

**Hon. Maria Luisa M. De Leon**  
MEMBER/MINORITY FLOOR LEADER

**Hon. Corazon M. Raymundo**  
PRESIDING OFFICER PRO TEMPORE

**Hon. Noel L. Agustin**  
MEMBER

**Hon. Quin A. Cruz**  
MEMBER

**Hon. Roderick Mario U. Gonzales**  
MEMBER



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Authored by: Councilor Raymund Francis S. Rustia

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5 WHEREAS, the above parcel of land with an area of **64** square meters was  
6 converted into road in 1996 now forms part of Baltazar Street, Brgy. Sto. Tomas, Pasig  
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14 WHEREAS, the budgetary requirement to implement this Ordinance shall be  
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23 NOW THEREFORE, be it RESOLVED, as it is hereby RESOLVED by the  
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Authorized by:

MRO RUSTIA

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