

**[ QUEZON CITY ORDINANCE NO. SP-2444, S-2015,  
October 23, 2015 ]**

**19th City Council**

**69<sup>th</sup> Regular Session**

**AN ORDINANCE DISQUALIFYING AS BENEFICIARIES FROM THE  
SOCIALIZED HOUSING PROGRAM OF THE CITY GOVERNMENT OR  
ANY NATIONAL AGENCY THOSE WHO COMMIT ACTS OF  
UNJUSTIFIED DELIBERATE REFUSAL OF NON-CONFORMIST  
OCCUPANTS AND/OR RECALCITRANTS TO BE COVERED BY THE  
SAID PROGRAM.**

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*Introduced by Councilor RANULFO Z. LUDOVICA and JESUS MANUEL C. SUNTAY*

*Co-Introduced by Councilors Precious Hipolito Castelo, Voltaire Godofredo T. Liban II, Roderick M. Paulate, Ramon P. Medalla, Estrella C. Valmocine, Anthony Peter D. Crisologo, Dorothy A. Delarmente, Lena Marie P. Juico, Victor V. Ferrer, Jr., Alexis R. Herrera, Allan Benedict S. Reyes, Gian Carlo G. Sotto, Franz S. Pumaren, Eufemio C. Lagumbay, Jose Mario Don S. De Leon, Jaime F. Borres, Marvin C. Rillo, Vincent DG. Belmonte, Raquel S. Malañgen, Jessica Castelo Daza, Bayani V. Hipol, Jose A. Visaya, Julianne Alyson Rae V. Medalla, Godofredo L. Liban III, Andres Jose G. Yllana, Jr., Allan Butch T. Francisco, Karl Edgar C. Castelo, Candy A. Medina, Diorella Maria G. Sotto, Marivic Co-Pilar, Rogello "Roger" P. Juan, Melencio "Bobby" T. Castello, Jr., Donato C. Matlas and Ricardo B. Corpuz.*

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*WHEREAS, Section 9, Article XIII of the 1987 Constitution explicitly provides:*

*"The State shall, by law, and for the common good, undertake, in cooperation with the private sector, a continuing program of urban land reform and housing which will make available at affordable cost, decent housing and basic services to underprivileged and homeless citizens in urban centers and resettlement areas, it shall also promote adequate employment opportunities to such citizens. In the implementation of such program the State shall respect the rights of small property owners,"*

*WHEREAS, socialized housing is one of the programs or projects of the Quezon City Government and other national agencies to give the underprivileged and homeless citizens the opportunity to own affordable houses and lots or homelots only through*

*community mortgage, housing loans and other modes of housing/land acquisition;*

*WHEREAS, as a highly urbanized city, Quezon City has a huge number of informal settlers, including renters and sharers and those living in the so-called danger zones, who have no adequate shelter, and are merely occupying either government or privately-owned lots;*

*WHEREAS, the problem on housing becomes a potent avenue for professional squatters and squatting syndicates to take advantage of the idle, vacant and unguarded real properties of the government and private owners for personal gain;*

*WHEREAS, the Quezon City government and other agencies of the national government and the private sector, are undertaking socialized housing programs by making available to the poor or qualified beneficiaries decent housing or adequate homelots at affordable cost through community mortgage, direct sale, housing loan and the like;*

*WHEREAS, despite the sustained and vigorous effort of the city government to provide decent and affordable housing units and to acquire homelots for their inhabitants, there are potential beneficiaries who could have met the qualifications of socialized housing but who unjustifiably and deliberately refuse to be covered by the housing program of the government. These people are commonly called "non-conformist occupants" and/or "recalcitrants";*

*WHEREAS, it has been observed that many government projects involving socialized housing are hampered and prejudiced due to the unabated activities of non-conformist occupants or recalcitrants. Consequently, the city government and the qualified beneficiaries have suffered tremendous losses considering that to carry out the program it will take so much time and entail large amount of money for the preparation and approval of subdivision plan, land survey, architectural design, re-blocking, provisions of basic services and facilities and other related expenses;*

*WHEREAS, under Section 458 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, the City Council is empowered to enact ordinances x – x – x for the general welfare of the city and its inhabitants.*

*NOW, THEREFORE,*

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

*Section 1. For the purpose of this Ordinance, the following terms shall be defined as follows:*

- a. "Non-Conformist Occupants" – refers to any person who is a qualified beneficiary of socialized housing program of the city government or any national agencies but who unjustifiably or deliberately refuses to be covered by the said socialized housing program after giving him/her all the opportunities to be considered as a beneficiary. It also includes those who instigate or persuade other potential qualified beneficiaries not to recognize or avail of the*