



REPUBLIKA NG PILIPINAS
PAMAHALAAN LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Telephone no. 861-0181/Fax: 862-6473
Email address: sangguniangpanlungsod2k19@gmail.com



ORDINANCE NO. 2022-328

AN ORDINANCE EXTENDING THE PERIOD TO REDEEM PROPERTIES ACQUIRED BY THE CITY FOR WANT OF BIDDER (FOR AUCTION YEARS 2014, 2015, 2016, AND 2017) FROM 31 DECEMBER 2021 TO 30 JUNE 2022

Sponsored by: *Hon. Coun. Francis Ian T. Bagatsing*
Hon. Coun. Louisito A. Arciaga
Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Alexson V. Diaz
Hon. Coun. Paty Katy C. Boncayao
Hon. Coun. Allan Rey A. Camilon
Hon. Coun. Ting Niefes
Hon. Coun. Ivey Rhia A. Tadeffa
Hon. Coun. Engr. Marissa C. Rongavilla
Hon. Coun. Mark Lester M. Baes
Hon. Coun. Engr. Mamerto T. Sevilla, Jr.
Hon. Coun. Engr. Arlene D. Hilapo
Hon. Coun. Cornelio M. Martinez
Hon. Coun. Walter A. Arcilla

Francis Ian T. Bagatsing

WHEREAS, Section 458 (2)(ii) of Republic Act No. 7160 otherwise known as the "Local Government Code" (LGC) provides that:

"The Sangguniang Panlungsod, as the legislative body of the City, shall enact ordinances, approve resolutions, and appropriate funds for the general welfare of the City and its inhabitants xxx and shall: Xxx (ii) Subject to the provisions of Book II of this Code and applicable laws and upon majority vote of all the members of the Sangguniang Panlungsod, enact ordinances levying taxes, fees, and charges, prescribing rates thereof for general and specific purposes, and granting tax exemptions, incentives, or reliefs;"

WHEREAS, on 12 July 2021, the City Council enacted City Ordinance No. 2021-247, otherwise known as "An Ordinance Providing for the Final and Non-Extendable Period to Redeem Properties Acquired by the City for Want of Bidder (for Auction Years 2014, 2015, 2016, and 2017) from 30 June 2021 until 31 December 2021;"

WHEREAS, Section 263 of the LGC, states that "In case there is **no bidder for the real property advertised for sale as provided herein**, the real property tax and the related interest and costs of sale the local treasurer conducting the sale shall purchase the property in behalf of the local government unit concerned to satisfy the claim and within two (2) days thereafter shall make a report of his proceedings which shall be reflected upon the records of his office. Xxx. Within one (1) year from the date of such forfeiture, the taxpayer or any of his representative, **may redeem the property by paying to the local treasurer the full amount of the real property tax and the related interest and the costs of sale.** If the property is not redeemed as provided herein, the ownership thereof shall be vested on the local government unit concerned;"



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WHEREAS, Section 167, supra, on collection of taxes, provides that "Unless otherwise provided in this Code, all taxes, fees, and charges shall be paid within the first twenty (20) days of January or of each subsequent quarter, as the case may be. The Sanggunian concerned may, for justifiable reason or cause, extend the time for payment of such taxes, fees, or charges without surcharges or penalties, but only for a period not exceeding six (6) months;"

WHEREAS, the Acting City Treasurer, through a letter dated 08 February 2022, requested the extension of the redemption period for properties acquired by the City Government of Muntinlupa (CGM) for want of bidders covering the auction years 2014, 2015, 2016, and 2017, from 31 December 2021 to 30 June 2022, citing the continuing effects of the COVID-19 pandemic to the delinquent taxpayers and an effective way to increase the collection of the CGM;

WHEREAS, in view of the said request to extend the redemption period, the Acting City Treasurer reported that the extension, if granted, would allow the CGM to collect the amount of approximately **Thirty-Nine Million Three Hundred Eighty Two Thousand Nine Hundred Thirty Five and 83/100 (PhP39,382,935.83), which may arise from the 348 remaining unpaid and unredeemed properties as of 21 February 2022;**

WHEREAS, the CGM deems it necessary to extend the period to redeem properties vis-à-vis payment of real property taxes and the related interests and the costs of sale covered by auction years 2014, 2015, 2016, and 2017, due to justifiable reasons cited by the Acting City Treasurer and to promote justice and avoid injustice in the exercise of the right of redemption;

WHEREAS, it may be noted, however, that the right of redemption should be exercised with diligence and fixing a definite term within which a property should be redeemed is meant to avoid prolonged economic uncertainty over the ownership of a property.

NOW THEREFORE, BE IT ENACTED, by the 9th Sangguniang Panlungsod in Session assembled that:

SECTION 1. Coverage and Period to Redeem. The extension provided for in this Ordinance shall cover the auction properties in the years 2014, 2015, 2016, and 2017, acquired by the City Government of Muntinlupa for want of bidders. Property owners of the covered auction years are given the **stern warning to exercise diligence and strictly abide to the extended redemption period of until 30 June 2022.**

SECTION 2. Concerned Offices and/or Committees. The Committee created under City Ordinance No. 2021-247 composed mainly of the Office of the City Treasurer, Office of the City Assessors, and the Chairman of the Committee on Patrimonial Property of the Sangguniang Panlungsod, shall evaluate the auction processes and provide action plan as determined by a clear set of guidelines.

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SECTION 3. Publication and Dissemination. The Ordinance shall be published pursuant to the requirements of the Local Government Code and shall be posted in the Official Website of the City Government of Muntinlupa. The **Public Information Office (PIO)** shall disseminate copies of this Ordinance in all available social media platforms.

SECTION 4. Separability Clause. If any portion of this Ordinance is declared invalid, the remainder of this Ordinance shall not be affected and shall remain valid and enforceable.

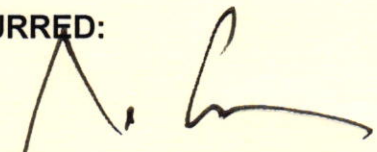
SECTION 5. Repealing Clause. All ordinances, rules and regulations or part thereof where provisions are in conflict or contrary to the provisions of this Ordinance are hereby repealed, amended, or modified accordingly.

SECTION 6. Effectivity. This ordinance shall take effect upon its approval.

ENACTED, by the **9th Sangguniang Panlungsod of Muntinlupa** this **7th** day of **March 2022**, on its **139th Regular Session**.

CONCURRED:

DISTRICT 1:


COUN. ATTY. RAUL R. CORRO
Member

COUN. ALEXSON V. DIAZ
Member


COUN. PATY KATY C. BONCAYAO
Member

COUN. LOUISITO A. ARCIAGA
Member


COUN. ALLAN REY A. CAMILON
Member

COUN. TING NIEFES
Member

(ABSENT)
COUN. STEPHANIE G. TEVES
Member


COUN. IVEE RHIA A. TADEFA
Member

DISTRICT 2:


COUN. ENGR. MARISSA C. RONGAVILLA
Member


COUN. FRANCIS IAN T. BAGATSING
Member


COUN. MARK LESTER M. BAES
Member



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COUN. MA. DHESIREE G. AREVALO
Member

COUN. ENGR. MAHERTO T. SEVILLA, JR.
Member

COUN. ENGR. ARLENE D. HILAPO
Member

COUN. CORNELIO M. MARTINEZ
Member

COUN. WALTER A. ARCILLA
President
Sectoral Representative
Association of Barangay Chairman

(ABSENT)
COUN. KENICHI D. TAKAGI, JR.
President
Sectoral Representative
Federation of Sangguniang Kabataan

I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

CECILIA C. LAZARTE
Secretary to the Sanggunian

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

Date: 14 MAR 2022

Norie/9th SP

