



REPUBLIKA NG PILIPINAS  
 PAMAHALAANG LUNGSOD NG MUNTINLUPA  
 KALAKHANG MAYNILA  
 Telephone no. 861-0181/ Fax: 862-6473  
 Email address: sangguniangpanlungsod2k16@gmail.com



ORDINANCE NO. 18-209

AN ORDINANCE APPROPRIATING/ALLOCATING THE AMOUNT OF NINE HUNDRED FIFTY THREE THOUSAND NINE HUNDRED TEN PESOS (PHP953,910.00) FOR THE PAYMENT OF THE DOCUMENTARY STAMP TAX (DST) IN THE BUREAU OF INTERNAL REVENUE (BIR) AND SIX HUNDRED THIRTY FIVE THOUSAND NINE HUNDRED FORTY PESOS (PHP635,940.00) FOR THE PAYMENT OF REGISTRATION FEE IN THE REGISTRY OF DEEDS FOR THE PURCHASE OF THE PARCEL OF LAND COVERED BY TCT. NOS. (180237) 032284, 11695 AND 11694 WITH A TOTAL AREA OF THREE THOUSAND FIVE HUNDRED THIRTY THREE (3,533) SQUARE METERS, MORE OR LESS BY THE CITY GOVERNMENT OF MUNTINLUPA FROM ZENAIDA M. CELESTINO AND ZMC ESTATE INCORPORATED LOCATED AT RIZAL ST., BARANGAY POBLACION, MUNTINLUPA CITY WHICH AMOUNT SHALL BE TAKEN FROM THE SCHOOL BOARD FUND AND THE 2018 EXECUTIVE BUDGET.

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- Sponsored by:
- Hon. Coun. Atty. Patricio L. Boncayao, Jr.*
  - Hon. Coun. Bal Niefes*
  - Hon. Coun. Allan Rey A. Camilon*
  - Hon. Coun. Ringo A. Teves*
  - Hon. Coun. Louisito A. Arciaga*
  - Hon. Coun. Alexander Diaz*
  - Hon. Coun. Ivey Rhia Arciaga-Tadefa*
  - Hon. Coun. Marissa Cole-Rongavilla*
  - Hon. Coun. Mark Lester M. Baes*
  - Hon. Coun. Lucio B. Constantino*
  - Hon. Coun. Victor L. Ulanday*
  - Hon. Coun. Grace B. Gonzaga*
  - Hon. Coun. Walter A. Arcilla - ABC*
  - Hon. Coun. Kenichi D.A. Takagi, Jr. - SK*

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WHEREAS, Section 22 (a) (4-5) of Republic Act 7160, otherwise known as the Local Government Code of 1991 states that "every Local Government Unit, as a corporation, shall have the following powers:

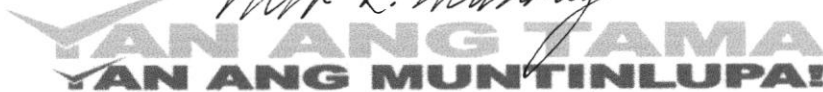
- 4. To acquire and convey real or personal property;
- 5. To enter into contract;

WHEREAS, Section 22 (c) of the same Code further provides that, "unless otherwise provided in this Code, no contract may be entered into by the Local Chief Executive in behalf of the local government unit without prior authorization by the Sanggunian concerned";

WHEREAS, the aforesaid parcels of land shall be paid by the City Government of Muntinlupa in the amount of **Sixty Three Million Five Hundred Ninety Four Thousand Pesos (Php63,594,000.00);**

WHEREAS, the Documentary Stamp Tax (DST) shall be paid by the City Government amounting to **Nine Hundred Fifty Three Thousand Nine Hundred Ten Pesos (Php953,910.00-1.5%)** in the **Bureau of Internal Revenue (BIR)** pursuant to the Contract to Sell;

*Victor L. Ulanday*





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**WHEREAS**, in the Memorandum of Agreement (MOA) it also stipulated that the owners/sellers shall assume the payment of the capital gains tax, and the City Government shall pay the **Registration Fee** amounting to **Php635,940.00 (1%)** in the transfer of Titles in the city government;

**WHEREAS**, the sellers/owners shall update the payment of the **Real Property Tax** (RPT) and other fees;

**WHEREAS**, the Metropolitan Manila Development Authority (MMDA)-City Appraisal Committee (Muntinlupa City), submitted Resolution No. 2018-03, dated September 18, 2018 which determines that the price of **Php18,000.00** per square meter of the subject properties is fair and reasonable;

**WHEREAS**, the payment of the **Registration Fee** with an estimated amount of **Php635,940.00 (1%)** shall be assumed by the City Government and the same shall be taken from the 2018 Annual Executive Budget under the **School Board Fund (SBF)**. The payment shall be issued in the name of the **Registry of Deeds of Muntinlupa**. If there is any excess, such excess shall be given back to the City Treasurer;

**WHEREAS**, there is a need to appropriate/allocate an amount of **Php635,940.00 (1%)** to be used in the payment of **Registration Fee** in the Registry of Deeds Muntinlupa City and **Php953,910.00 (1.5%)** to be used in the payment for **Documentary Stamp Tax (DST)** with the total amount of **Php1,589,850.00**;

**WHEREAS**, as certified by the **Budget Office** there is a budget allocation in the **2018 Annual Executive Budget** under the **School Board Fund (SBF)**;

**WHEREAS**, as certified by the **Treasurer's Office** there is an available fund from the School Board Fund in the 2018 Annual Executive Budget;

**WHEREAS**, the purchase price for the three parcels of land with improvements combined area of 3,533 square meters, more or less is **Php18,000.00** per square meter or a total amount of **Sixty Three Million Five Hundred Ninety Four Thousand Pesos (Php63,594,000.00)** broken down as follows:

- a) **TCT No. -11694-** with an area of 1,400 square meters, more or less located at Rizal St., Poblacion, Muntinlupa City registered under the name of Zenaida M. Celestino – **Php25,200,000.00**;
- b) **TCT No. -11695** with an area of 1,478 square meters, more or less located at Rizal St., Poblacion, Muntinlupa City, registered under the name of Zenaida M. Celestino – **Php26,604,000.00**;

*Marangal*

*SMC*

*[Signature]*

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*AP*

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*[Signature]*

*[Signature]*





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c) **TCT No. -(180237) -032284** – described as Lot No. 1432-b with an area of 325 square meters, more or less and Lot No. 1432-C with an area of 330 square meters, more or less or a total of 655 square meters, more or less located at Rizal St., Poblacion, Muntinlupa City registered under the name of ZMC Real Estate, incorporated – **Php11,790,000.00**;

**WHEREAS**, the amount of **Php953,910.00 (1.5%)** for **Documentary Stamp**, and **Php635,940.00 (1%)** for the **Registration Fee** shall be taken from the **2018 Annual Executive Budget** under the **School Board Fund (SBF)**;

**NOW THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED**, by the 8<sup>th</sup> Sangguniang Panlungsod of Muntinlupa, appropriating/allocating the amount of **PHP953,910.00 (1.5%)** for the payment of the **Documentary Stamp Tax (DST)** in the Bureau of Internal Revenue (BIR) and **Php635,940.00 (1%)** for the payment of **Registration Fee** in the Registry of Deeds for the purchase of the Parcel of Land covered by TCT. Nos. (180237) 032284, 11695 and 11694 with a total area of 3,533 Square Meters, More Or Less by the City Government of Muntinlupa from Zenaida M. Celestino and ZMC Estate Incorporated Located At Rizal St., Barangay Poblacion, Muntinlupa City, the fund of which shall be Taken From The School Board Fund And 2018 Executive Budget.

**RESOLVE, FURTHER, AS IT IS HEREBY RESOLVED** by the 8<sup>th</sup> Sangguniang Panlungsod of Muntinlupa, to issue the checks/cash with amounts of **Php953,910.00 and Php635,940.00**, (or a total of **Php1,589,850.00**) for the payment of **Documentary Stamp Tax and Registration Fee**.

**ENACTED**, by the 8<sup>th</sup> Sanggunian Panlungsod of Muntinlupa this 5<sup>th</sup> day of **November, 2018**, on its **95<sup>th</sup> Regular Session**.

**CONCURRED:**

**DISTRICT I:**

**COUN. ATTY. PATRICIO L. BONCAYAO, JR.**  
Member

**COUN. BAL NIEFES**  
Member

**COUN. ALLAN REY A. CAMILON**  
Member

**COUN. RINGO A. TEVES**  
Member

**COUN. LOUISITO A. ARCIAGA**  
Member

**COUN. ALEXANDER B. DIAZ**  
Member

**COUN. IVEE RHIA A. TADEFA**  
Member



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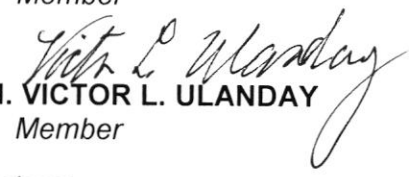
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DISTRICT II:

  
COUN. MARISSA C. RONGAVILLA  
Member

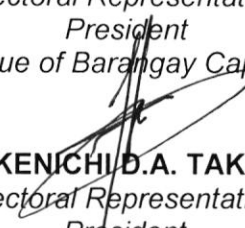
  
COUN. MARK LESTER M. BAES  
Member

  
COUN. LUCIO B. CONSTANTINO  
Member

  
COUN. VICTOR L. ULANDAY  
Member

  
COUN. GRACE B. GONZAGA  
Member

COUN. WALTER A. ARCILLA  
Sectoral Representative  
President  
League of Barangay Captains

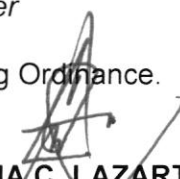
  
COUN. KENICHI D.A. TAKAGI, JR.  
Sectoral Representative  
President  
Federation of Sangguniang Kabataan

ABSENT:

COUN. STEPHANIE G. TEVES  
Member

COUN. MA. DHESIREE G. AREVALO  
Member

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

  
CECILIA C. LAZARTE  
Secretary to the Sanggunian

ATTESTED:

  
CELSO C. DIOKO  
City Vice-Mayor/Presiding Officer

APPROVED:

  
ATTY. JAIME R. FRESNEDI  
City Mayor

Date: 26 NOV 2018

  
Norie/8<sup>th</sup> SP