



REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA

Sangguniang Panglungsod

RESOLUTION NO. 02-173

A RESOLUTION AUTHORIZING CITY MAYOR ATTY. JAIME R. FRESNEDI TO SIGN FOR AND IN BEHALF OF THE CITY GOVERNMENT THE DEED OF ABSOLUTE SALE AND MEMORANDUM OF AGREEMENT TO PURCHASE THE PARCELS OF LAND, COVERING FORTY-SIX (46) TITLES, WITH A TOTAL LAND AREA OF SEVEN THOUSAND SEVEN HUNDRED ELEVEN (7,711) SQUARE METERS, MORE OR LESS, LOCATED AT VICTORIA HOMES SUBDIVISION, TUNASAN, MUNTINLUPA CITY, AND REGISTERED IN THE NAME OF ANAPED ESTATE, INC. TO SERVE AS SITE FOR THE TUNASAN ELEMENTARY SCHOOL - ANNEX AND OTHER GOVERNMENT PROJECTS.

Sponsored by:

- Hon. Raul R. Corro*
- Hon. Patricio L. Boncayao, Jr*
- Hon. Rufino B. Joaquin*
- Hon. Artemio A. Simundac*
- Hon. Melchor R. Teves*
- Hon. Nicanor L. Echavez, MD.*
- Hon. Mamerto T. Sevilla, Jr.*
- Hon. Aldrin L. San Pedro*
- Hon. Icasiano M. Dela Rea*
- Hon. Lucio B. Constantino*
- Hon. Christian Glenn D. Lorica*

WHEREAS, the City Government offered to buy the forty six (46) parcels of land, containing a total area of seven thousand seven hundred eleven (7,711) square meters, more or less, located in *Victoria Homes Subdivision, Tunasan, Muntinlupa City*, registered in the name of *Anaped Estate, Inc.*, for **One Thousand Five Hundred Pesos (P1,500.00)** per square meter, or a total of **Eleven Million Five Hundred Sixty Six Thousand and Five Hundred Pesos (P11,566,500.00)**, to be used as site of **Tunasan Elementary School - Annex** and other City Government projects, and the *Victoria Homes, Inc.*, the developer, and *Anaped Estate, Inc.*, agreed;

WHEREAS, the price of **One Thousand Five Hundred Pesos (P1,500.00)** per square meter is reasonable because the zonal valuation of the BIR in the area per Appraisal Report is **Two Thousand Pesos (P2,000.00)** per square meter;

WHEREAS, *Victoria Homes, Inc.* has unpaid Real Property Taxes in the amount of **Six Million Eight Hundred Twenty Four Thousand and Seven Nine Pesos and 94 centavos (P6,824,079.94)** to the City Government out of the total purchase price of **Eleven Million Five Hundred Sixty Six Thousand and Five Hundred Pesos (P11,566,500.00)**, the seller agreed to pay its aforesaid unpaid taxes immediately upon release of the requested partial payment of **Nine Million Three Hundred Twenty Four Thousand Seventy Nine Pesos and 94 centavos (P9,324,079.94)**;

WHEREAS, The City Government shall give the full payment in the amount of **Two Million Two Hundred Forty Two and Four Hundred Twenty Pesos (P2,242,420.00)** once the titles are transferred in the name of the City Government;

*[Handwritten signatures and scribbles are present throughout the document, including a large signature on the left side and several smaller ones on the right side.]*



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WHEREAS, the Seller shall pay the Capital Gains Tax, if there are any, Documentary Stamp Tax, Transfer Fee, Registration Fee and other fees required to transfer the titles to the City Government;

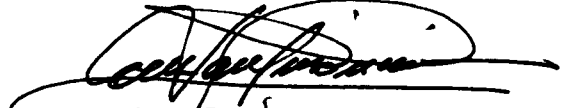
WHEREAS, the fund shall come from the School Board Fund;

RESOLVED, THEREFORE, AS IT IS HEREBY RESOLVED, to authorize City Mayor Atty. Jaime R. Fresnedi to sign for and in behalf of the City Government the Deed of Absolute Sale and Memorandum of Agreement to purchase the forty six (46) parcels of land, copies of the titles of which are attached in the Deed of Absolute Sale, with a total area of seven thousand seven hundred eleven (7,711) square meters, more or less, located at *Victoria Homes Subdivision, Tunasan, Muntinlupa City*, for a price of *One Thousand Five Hundred Pesos (P1,500.00)* per square meter or a total of *Eleven Million Five Hundred Sixty Six Thousand and Five Hundred Pesos (P11,566,500.00)*, to serve as site for the Tunasan Elementary School – Annex and other City Government projects.

APPROVED by the *Sangguniang Panlungsod of Muntinlupa* this 21<sup>st</sup> day of November, 2002, on its 55<sup>th</sup> Regular Session.

CONCURRED:

ALDRIN L. SAN PEDRO  
Councilor

  
LUCIO B. CONSTANTINO  
Councilor


  
DR. NICANOR L. ECHAVEZ  
Councilor

MAMERTO T. SEVILLA, JR.  
Councilor

ATTY. PATRICIO L. BONCAYAO, JR.  
Councilor

RUFINO B. JOAQUIN  
Councilor

  
ATTY. RAUL R. CORRO  
Councilor

  
MELCHOR R. TEVES  
Councilor

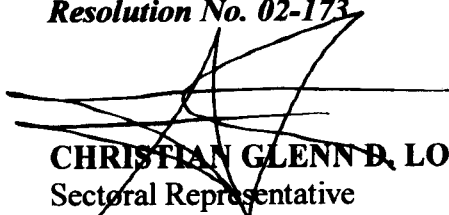
  
ATTY. ICASIANO M. DELA REA  
Councilor




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**CHRISTIAN GLENN B. LORICA**  
Sectoral Representative  
President  
Federation of Sangguniang Kabataan

  
**ARTEMIO A. SIMUNDAC**  
Sectoral Representative  
President  
Association of Barangay Captains

**ABSENT:**

  
**BAL NIEFES**  
Councilor

  
**ELMER S. ESPELETA**  
Councilor

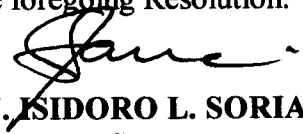
  
**ALLAN REY A. CAMILON**  
Councilor

  
**FRANCIS IAN T. BAGATSING**  
Councilor

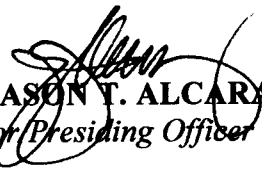
**RENE CARL S. CAYETANO**  
Councilor

**MARIO E. BULAY, JR.**  
Councilor

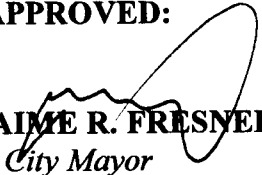
I HEREBY CERTIFY, as to the correctness of the foregoing Resolution.

  
**ATTY. ISIDORO L. SORIANO, JR.**  
Secretary  
SANGGUNIANG PANLUNGSOD

**ATTESTED:**

  
**ATTY. JO JASON T. ALCARAZ**  
Vice Mayor/Presiding Officer

**APPROVED:**

  
**ATTY. JAIME R. FRESNEDI**  
City Mayor  
Date: 12-9-02

  
**Nory/Jeff**  
11/21/2002