



Sangguniang Panglungsod

RESOLUTION NO. 05-176

A RESOLUTION APPEALING TO THE VICE PRESIDENT AND HUDCC CHAIRMAN NOLI DE CASTRO TO KINDLY CONSIDER FOR HUMANITARIAN REASON THE REQUEST OF THE TENANTS OF NHA-MRH LOCATED AT SOLDIERS' HILLS VILLAGE, BARANGAY PUTATAN, CITY OF MUNTINLUPA FOR STAGGERED PAYMENT OF THEIR ARREARS TO BE INCLUDED IN THEIR MONTHLY PAYMENTS.

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- Sponsored by:
- Hon. Allen F. Ampaya
  - Hon. Lucio B. Constantino
  - Hon. Atty. Raul R. Corro
  - Hon. Allan Rey A. Camilon
  - Hon. Ma. Luisa Babaran-Echavez, M.D.
  - Hon. Melchor R. Teves
  - Hon. Atty. Icasiano M. dela Rea
  - Hon. Elmer S. Espeleta
  - Hon. Mario E. Bulay, Jr.
  - Hon. Artemio A. Simundac
  - Hon. Christian Glenn D. Lorica

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**WHEREAS**, Article 1, Section 2 d) of Republic Act No. 7279, otherwise known as the *Urban Development and Housing Act of 1992*, provides that it shall be the policy of the state to "provide for an equitable land tenure system that shall guarantee security of tenure to Program beneficiaries xxx";

**WHEREAS**, under the *General Welfare Clause of Republic Act 7160*, otherwise known as the *Local Government Code of 1991*, local government units shall exercise the powers xxxxx which are essential to the promotion of general welfare, and shall ensure to preserve the comfort and convenience of their inhabitants;

**WHEREAS**, the *Muntinlupa Employees Medium Rise Housing Association, Inc. (MEMPHAI)*, located at Soldiers' Hills Village, Barangay Putatan, Muntinlupa City sought the help of the *City Government of Muntinlupa* regarding the pricing of the *National Housing Authority (NHA)* in the acquisition of their units they currently occupied and which was only sent to them after almost two (2) years from the date they started occupying their respective units;

**WHEREAS**, a petition letter dated *July 8, 2005* was transmitted by the tenants of the *NHA-Medium Rise Housing* to *Mr. Federico A. Laxa, Administrator of the National Housing Authority (NHA)*, to act on the following requests:

- a. To allow them to sign the new contract and the staggered payment of their arrears to be included in their monthly amortization payments;
- b. Rent-to-own the unit ; and
- c. Long-term lease



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**WHEREAS**, on *September 22, 2005*, Administrator Laxa responded to said petition, citing the following reasons:

- a. that under the contract, tenants were given three (3) years to rent the unit and the signing of the new contract is only possible if there is no arrear in the monthly amortization;
- b. that "*rent-to-own*" can only be availed of after the lapse of the contract of lease or anytime the tenant is willing and able to pay in full the price of the unit; and
- c. that there is no such policy on "*long-term-lease*" in Medium Rise Housing because the government is also in need of money for the construction of housing projects in other localities;

**WHEREAS**, based on the documents released by the NHA, the pricing in the acquisition of the unit ranges from *P850.00* to *P1,800.00*, while the arrears of the tenants ranges from *P20,000.00* to *P60,000.00* from the date they started occupying their respective units;

**WHEREAS**, as ordinary employees of the City Government of Muntinlupa receiving meager salaries, they cannot afford to pay in full their arrears. without the benefit of "***installment basis scheme***", as a humanitarian consideration;

**WHEREAS**, during the public hearing conducted by the *Committee on Urban Poor* last *July 29, 2005*, the *HUDCC* representative suggested that its office will act on the tenants' problem provided that petition letters and other pertinent documents will be forwarded to their office the sooner date as possible, including this Resolution;

**RESOLVED THEREFORE, AS IT IS HEREBY RESOLVED**, by the Sangguniang Panlungsod of Muntinlupa appealing to ***Vice President*** and ***HUDCC Chairman Noli de Castro*** to kindly consider for humanitarian reason the request of the tenants of *NHA-MRH* located at *Soldiers' Hills Village, Barangay Putatan, Muntinlupa City* for staggered payment of their arrears to be included in their monthly payments.

**RESOLVED FURTHER**, that copies of this Resolution be forwarded to the Office of ***Vice President*** and ***HUDCC Chairman Noli de Castro*** and ***NHA Administrator, Federico A. Laxa*** for their humanitarian consideration.

**APPROVED**, by the ***Fourth (4<sup>th</sup>) Sangguniang Panlungsod of Muntinlupa*** this ***27<sup>th</sup>*** day of ***October 2005***, on its ***56<sup>th</sup>*** Regular Session.



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CONCURRED:


  
**ATTY. RAUL R. CORRO**  
Councillor


  
**ELMER S. ESPELETA**  
Councillor

  
**ALLAN REY A. CAMILON**  
Councillor

  
**LUCIO B. CONSTANTINO**  
Councillor


  
**MA. LUISA BABARAN-ECHAVEZ, M.D.**  
Councillor


  
**MARIO E. BULAY, JR.**  
Councillor

  
**MELCHOR R. TEVES**  
Councillor

  
**ALLEN F. AMPAYA**  
Councillor

  
**ATTY. ICASIANO M. DELA REA**  
Councillor


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


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

ABSENT:


  
**BAL MEFES**  
Councillor


  
**RENE CARL S. CAYETANO**  
Councillor

  
**KEVIN B. DELGADO**  
Councillor

  
**FRANCIS IAN T. BAGATSING**  
Councillor

  
**MARISSA COLE-RONGAVILLA**  
Councillor

  
**MAMERTO T. SEVILLA, JR.**  
Councillor

  
**JOSELITO V. AREVALO**  
Councillor



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

**CECILIA C. LAZARTE**  
Secretary  
Sangguniang Panlungsod

ATTESTED:

  
**ALDRIN L. SAN PEDRO**  
City Vice Mayor/Presiding Officer

APPROVED:

  
**ATTY. JAIME R. FRESNEDI**  
City Mayor  
Date: \_\_\_\_\_

PBS, JR.