



**PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA**



Sangguniang Panglungsod

**RESOLUTION NO. 08-240**

**A RESOLUTION AUTHORIZING THE CITY MAYOR HON. ALDRIN L. SAN PEDRO TO SIGN AND EXECUTE FOR AND IN BEHALF OF THE CITY GOVERNMENT OF MUNTINLUPA THE DEED OF CONDITIONAL SALE OF TWO PARCELS OF LAND WITH A TOTAL AREA OF TEN THOUSAND (10,000) SQUARE METERS, MORE OR LESS, IN THE AMOUNT OF FIFTEEN THOUSAND PESOS (PHP15,000.00) PER SQUARE METER OR IN THE TOTAL AMOUNT OF ONE HUNDRED FIFTY MILLION PESOS (Php150,000,000.00) TO BE TAKEN FROM THE 2008 EXECUTIVE BUDGET UNDER THE GENERAL FUND OF THE CITY.**

\*\*\*\*\*  
Sponsored by: **Hon. Coun. Engr. Mamerto T. Sevilla, Jr.**  
Co-Sponsored: **Hon. Coun. Allan Rey A. Camilon**  
**Hon. Coun. Ma. Luisa Babaran-Echavez, MD**  
**Hon. Coun. Margarita Amythyst Patdu-Labios, MD.**  
**Hon. Coun. Melchor R. Teves**  
**Hon. Coun. Marita Deang-Calalang, DMD**  
**Hon. Coun. Francis Ian T. Bagatsing**  
**Hon. Coun. Joselito V. Arevalo**  
**Hon. Coun. Engr. Marissa Cole-Rongavilla**  
**Hon. Coun. Vergel C. Ulanday**  
**Hon. Coun. Robert A. Abas**  
**Hon. Coun. Atty. Rey E. Bulay**  
**Hon. Coun. Cezar v. Pagkalinawan**  
\*\*\*\*\*

**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**, on June 4, 2008 Congressman Rozzano Rufino B. Biazon wrote a letter addressed to the Hon. City Mayor Aldrin L. San Pedro, that he was able to secure fund in the amount of **One Hundred Million Pesos (Php100,000,000.00)** from the General Appropriation Act of 2008 for the construction of the Justice Hall for the City of Muntinlupa and requested the City Government of Muntinlupa to provide a site for this important project;

**WHEREAS**, it is necessary to utilize the said appropriated amount for the year 2008 otherwise it will be forfeited;



**Sangguniang Panglungsod**

**Page 2  
Resolution No. 08-240**

**WHEREAS**, through a letter dated September 17, 2008 of Mr. Joel T. Co, President of Wisdom Venture International Corporation offered to the City Government the said lots amounting to Eighteen Thousand Pesos (Php18,000.00) per square meters, the City Government of Muntinlupa counter offer is Fifteen Thousand Pesos (Php15,000.00) per square meter, the Wisdom Venture International Corporation agreed and accepted the counter offer;

**WHEREAS**, on September 30, 2008 the City Government of Muntinlupa through the Hon. Aldrin L. San Pedro has agreed to purchase the property of Mr. Joel T. Co in the amount of Fifteen Thousand Pesos (Php15,000.00) per square meter and in installment basis to be the site of the Justice Hall;

**WHEREAS**, on October 15, 2008, MMDA Resolution No. 08-05 of City Appraisal Committee (Muntinlupa City), states that, "the City Appraisal Committee of Muntinlupa City recommend that Fifteen Thousand Pesos (Php15,000.00) per square meter as the most reasonable and fair market value for the affected parcels of land";

**WHEREAS**, the two lots with a total area of Thirteen Thousand Two Hundred Sixty (13,260) square meters are covered by TCT No. 203829 and TCT No. 203830 but Mr. Joel T. Co, President of Wisdom Venture International Corporation is selling only Ten Thousand (10,000) square meters and the remaining Three Thousand Two Hundred Sixty square meters will be retained by the company Wisdom Venture International Corporation;

**WHEREAS**, the Zonal Value is Eleven Thousand Six Hundred Pesos (Php11,600.00) per square meter;

**WHEREAS**, the seller shall pay capital gain tax and transfer fees, while registration fees are to be shouldered by the City Government of Muntinlupa;

**WHEREAS**, Wisdom Venture International Corporation, through its President Mr. Joel T. Co, is amenable that payments of the lots is by way of installment basis;

**WHEREAS**, the total amount of One Hundred Fifty Million Pesos (Php150,000,000.00) shall be paid in installment basis in the following manner:

- First installment shall be paid on or before December 30, 2008 in the amount of Fifty Million Pesos (Php50,000,000.00).
- The remaining balance is payable within twelve (12) months from signing of the Deed of Conditional Sale.

*[Handwritten signatures on the left margin]*

*[Handwritten signatures on the right margin]*

*[Large handwritten signatures at the bottom of the page]*



**Sangguniang Panglungsod**

**Page 3**  
**Resolution No. 08-240**

**WHEREAS**, any unpaid realty taxes and other payables to the City Government relative to the lots involved, the same shall be paid in full first by the Seller before signing of the Deed of Conditional Sale;

**WHEREAS**, both parties are obliged to faithfully observe their obligations and responsibilities relative to the sale and transfer of the lots involved;

**WHEREAS**, the Budget Office had issued certification as to the availability of funds for payment of the first installment and or down payment in the amount of Fifty Million Pesos (Php50,000,000.00) and the remaining balance shall be incorporated to the 2009 Executive Budget - General Fund;

**WHEREAS**, upon signing of the Deed of Conditional Sale, the City Government of Muntinlupa may enter the premises involved at anytime for the realization of the intended project;

**NOW, THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED**, by the 5<sup>th</sup> Sangguniang Panlungsod, to authorize the City Mayor Hon. Aldrin L. San Pedro to sign and execute for and in behalf of the City Government of Muntinlupa the Deed of Conditional Sale of two parcels of land with a total area of Ten Thousand (10,000) square meters, more or less, in the amount of Fifteen Thousand Pesos (Php15,000.00) per square meter or in the total amount of One Hundred Fifty Million Pesos (Php150,000,000.00) to be taken from the 2008 Executive Budget under the General Fund of the City.

**APPROVED**, by the 5<sup>th</sup> Sangguniang Panlungsod of Muntinlupa this 27<sup>th</sup> day of November 2008, on its 19<sup>th</sup> Special Session.

**CONCURRED:**

**DISTRICT I:**

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

**COUN. MA. LUISA BABARAN-ECHAVEZ, MD**  
*Member*

**COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD**  
*Member*

**COUN. MELCHOR R. TEVES**  
*Member*

*[Handwritten signatures and notes on the left margin]*

*[Handwritten signatures and notes on the right margin]*

*[Handwritten signatures and notes at the bottom of the page]*



**Sangguniang Panglungsod**

**Page 4**  
**Resolution No. 08-240**

**COUN. MARITA DEANG-CALALANG, DMD**  
*Member*

**DISTRICT II:**

**COUN. FRANCIS IAN T. BAGATSING**  
*Member*

**COUN. JOSELITO V. AREVALO**  
*Member*

**COUN. ENGR. MARISSA COLE-RONGAVILLA**  
*Member*

**COUN. ENGR. MAMERTO T. SEVILLA, JR.**  
*Member*

**COUN. VERGEL C. ULANDAY**  
*Member*

**COUN. ROBERT A. ABAS**  
*Member*

**COUN. ATTY. REY E. BULAY**  
*Member*

**COUN. CEZAR V. PAGKALINAWAN**  
Sectoral Representative  
President  
Association of Barangay Captains

**ABSENT:**

**COUN. ALLEN F. AMPAYA**  
*Member*

**COUN. ERMIE S. ESPELETA**  
*Member*

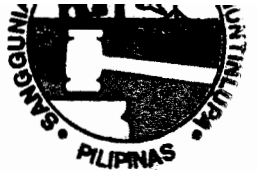
**COUN. ATTY. ICASIANO M. DELA REA**  
*Member*

**COUN. LUVI P. CONSTANTINO**  
*Member*

**COUN. DANN HENRY G. TEVES**  
Sectoral Representative  
President  
Federation of Sangguniang Kabataan



**PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA**



**Sangguniang Panglungsod**

**Page 5  
Resolution No. 08-240**

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

*Leonora M. Marcelo*  
**LEONORA M. MARCELO**  
Legislative Staff Officer IV

**ATTESTED:**

*Artemio A. Simundac*  
**ARTEMIO A. SIMUNDAC**  
Vice-Mayor/Presiding Officer

**APPROVED:**

*Aldrin L. San Pedro*  
**ALDRIN L. SAN PEDRO**  
City Mayor  
Date: \_\_\_\_\_

*Norie*  
Norie/

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*