



**PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA**



Sangguniang Panglungsod

**RESOLUTION NO. 09-292**

**A RESOLUTION AUTHORIZING THE CITY MAYOR HON. ALDRIN L. SAN PEDRO IN BEHALF OF THE CITY GOVERNMENT OF MUNTINLUPA TO ENTER AND SIGN THE DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT OF MUNTINLUPA AND THE LAND REGISTRATION AUTHORITY (LRA) ON A PARCEL OF LAND FOR THE CONSTRUCTION OF A BUILDING FOR THE REGISTER OF DEEDS.**

- \*\*\*\*\*
- Sponsored by: **Hon. Coun. Atty. Rey E. Bulay**  
 Co-sponsored by: **Hon. Coun. Allan Rey A. Camilon**  
**Hon. Coun. Ma. Luisa Babaran-Echavez, MD**  
**Hon. Coun. Melchor R. Teves**  
**Hon. Coun. Atty. Icasiano M. dela Rea**  
**Hon. Coun. Ermie S. Espeleta**  
**Hon. Coun. Marita Deang-Calalang, DMD**  
**Hon. Coun. Francis Ian T. Bagatsing**  
**Hon. Coun. Joselito V. Arevalo**  
**Hon. Coun. Luvi P. Constantino**  
**Hon. Coun. Marissa Cole-Rongavilla**  
**Hon. Coun. Mamerto T. Sevilla, Jr.**  
**Hon. Coun. Vergel C. Ulanday**  
**Hon. Coun. Robert A. Abas**  
**Hon. Coun. Renato R. So**
- \*\*\*\*\*

**WHEREAS**, the City Government of Muntinlupa is the owner of a parcel of land situated at **Barangay Tunasan, Muntinlupa City** which is portion of the property covered by **Transfer Certificate of Title No. 32371**;

**WHEREAS**, the **Land Registration Authority (LRA)** is in need of a site wherein to construct its building to house the **Muntinlupa City Registry of Deeds**;

**WHEREAS**, the present and long existing inadequacy of a decent office space for the Registry of Deeds of Muntinlupa City, the considerable volume of registration and transaction daily with the said office, the need to ensure the safety, security and sanctity of the important documents and titles kept in the said office, contributing substantially to the collection of realty and transfer taxes for the City thereby;

**WHEREAS**, in acknowledgement and appreciation of the vital services rendered by the **Land Registration Authority (LRA)** the City Government of Muntinlupa hereby grants unto the Land Registration Authority the usufruct of a **Two Hundred Fifty (250)** square meters lot being a portion of the aforescribed parcel of land, for a period of fifty (50) years, subject to the renewal upon agreement of the parties;



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**WHEREAS**, the portion of the building to be constructed and subject of this legislation shall be allocated to the City Government for the use of the **Local Board of Assessment Appeals of Muntinlupa City**;

**WHEREAS**, the **Land Registration Authority (LRA)** expresses its sincerest appreciation and gratitude to the City Government of Muntinlupa of its invaluable help and support, and shall continue its unwavering commitment to serve the public;

**NOW THEREFORE, BE IT RESOLVE, AS IT IS HEREBY RESOLVED**, by the 5<sup>th</sup> Sangguniang Panlungsod of Muntinlupa to authorize the **City Mayor Hon. Aldrin L. San Pedro** in behalf of the City Government of Muntinlupa to enter and sign the Deed of Usufruct with the **Land Registration Authority (LRA)** on a parcel of land for the construction of a building for the **Register of Deeds**.

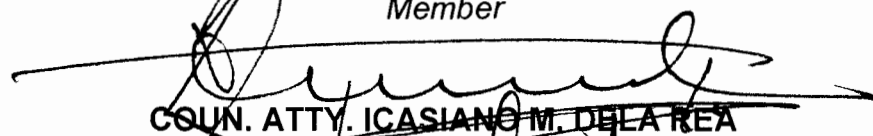
**APPROVED**, by the 5<sup>th</sup> Sangguniang Panlungsod of Muntinlupa, this 1<sup>st</sup> day of **June, 2009**, on its 79<sup>th</sup> **Regular Session**.

**CONCURRED:**

**DISTRICT I:**

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

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

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

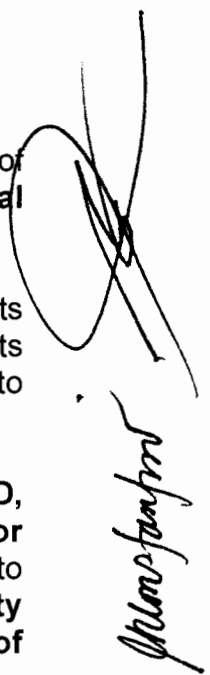
  
**COUN. ERMIE S. ESPELETA**  
*Member*


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

**DISTRICT II:**

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

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









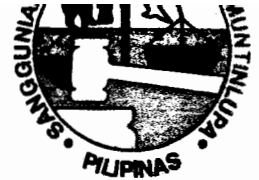








REP. OF THE PHILIPPINES  
**PAMAHALAANG LUNGSOD NG MUNTINLUPA**  
KALAKHANG MAYNILA



Sangguniang Panglungsod

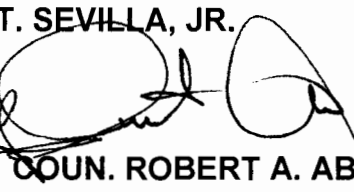
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**COUN. LUVY B. CONSTANTINO**  
Member

  
**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. RENATO R. SO**  
Sectoral Representative  
President  
Association of Barangay Captains

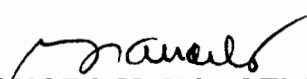
**ABSENT:**

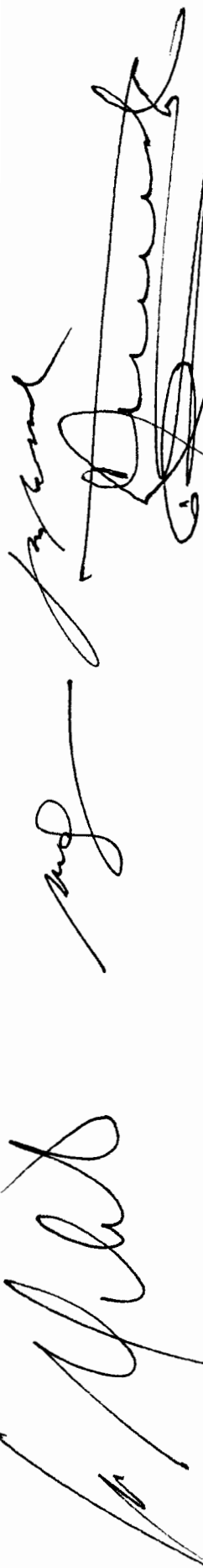
**COUN. ALLEN F. AMPAYA**  
Member

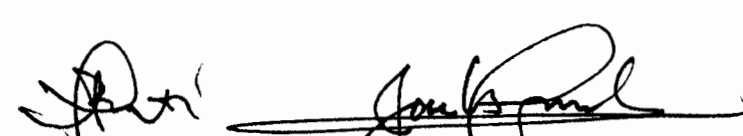
**COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD**  
Member

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

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

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







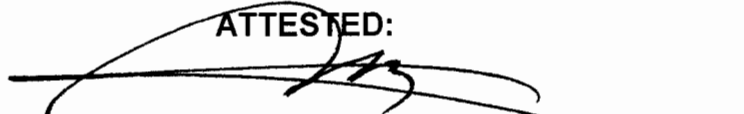
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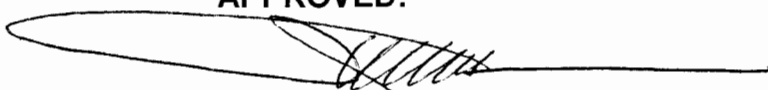
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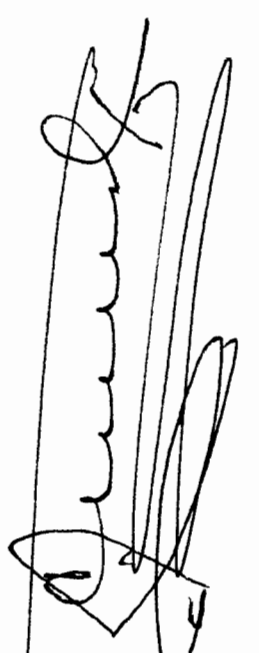

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ATTESTED:

  
COUN. MELCHOR R. TEVES  
Acting Presiding Officer

APPROVED:


  
ARTEMIO A. SIMUNDAC  
Acting City Mayor  
Date: \_\_\_\_\_

  
  
Norie/  






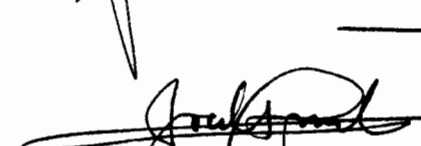
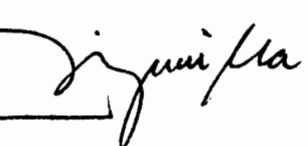










## DEED OF USUFRUCT

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF USUFRUCT made and entered into by and between:

The CITY GOVERNMENT OF MUNTINLUPA, a political subdivision with address at City Hall, Putatan, Muntinlupa City, Philippines, herein represented by its City Mayor, HON. ALDRIN L. SAN PEDRO, by authority of Resolution No. \_\_\_\_\_ dated \_\_\_\_\_, of the Sangguniang Panglunsod ng Muntinlupa, hereinafter referred to as the GRANTOR.

-AND-

The LAND REGISTRATION AUTHORITY, a government entity with office address at East Avenue, Quezon City, Philippines, herein represented by its Administrator, HON. BENEDICTO B. ULEP, hereinafter referred to as the GRANTEE:

### WITNESSETH:

WHEREAS, the GRANTOR is the owner of a parcel of land situated at Barangay Tunasan, Muntinlupa City, Philippines, which is a portion of the property covered by Transfer Certificate of Title No. 32371 and more particularly described as follows:

TCT No. 32371  
(Portion)

*"A PARCEL OF LAND (Lot 3 of the cons.-subd. Plan, Pcs-00-012732, being a portion of the cons. Of Lots 6-X-1 & 6-X-2, (LRC) Psd-60422, LRC Record No. 2721), situated in Muntinlupa, Metro Manila, Island of Luzon. Bounded on the SW., along lines 1-2-3 by Lot 2 of the cons-subd. Plan; on the SW., along line 3-4 by Lot 6-Y-1, Psd-62690 (Iuminada B. Planas); on the NW., & NE., along line 3-4 by Lot 6-A, Psd-2896; and on the SE., along line 7-1 by Lot 4 (Road) of the cons. Subd. Plan. Beginning x x x x x x containing an area of SIX THOUSAND NINE HUNDRED TWENTY SIX (6,926) SQUARE METERS, more or less. X x x x*

WHEREAS, the GRANTEE is in need of a site wherein to construct its building to house the Muntinlupa City Registry of Deeds;

NOW THEREFORE, for and in consideration of the recognition and appreciation of the present and long existing inadequacy of a decent office space of the Registry of Deeds of Muntinlupa City, and the considerable volume of registration who transact official business daily with the said office and the need for ensuring the safety, security and sanctity of the important documents and titles kept in the said office; and the fact that the said office contributes substantially in the collection of realty and transfer taxes for the City Government of Muntinlupa, the herein GRANTOR hereby grants unto the GRANTEE the usufruct of a TWO HUNDRED FIFTY (250) SQUARE METERS lot which is a portion of the aforescribed parcel of land, for a period of fifty (50) years, subject to renewal from the date of execution of this document, and that a portion of the building to be constructed shall be allocated to the GRANTOR for the use of the Local Board of Assessment Appeals of Muntinlupa City;

That the herein GRANTEE by these presents hereby expresses its sincerest appreciation and gratitude to the GRANTOR of its invaluable help and support, and shall continue its unwavering commitment to serve the public.

IN WITNESS WHEREOF, the parties have hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_, Philippines, and day of \_\_\_\_\_ at \_\_\_\_\_, Philippines.

CITY GOVERNMENT OF  
MUNTINLUPA  
GRANTOR

LAND REGISTRATION AUTHORITY  
GRANTEE

By:

By:

HON. ALDRIN L. SAN PEDRO  
City Mayor

HON. BENEDICTO B. ULEP  
Administrator

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

\_\_\_\_\_) S.S.

BEFORE ME, this \_\_\_\_ day of \_\_\_\_\_, at Muntinlupa City, Philippines, personally appeared HON. ALDRIN L. SAN PEDRO,

City Mayor of Muntinlupa, with Community Tax No. \_\_\_\_\_ issued at \_\_\_\_\_ on \_\_\_\_\_, known to me to be the same person who executed the foregoing Deed of Usufruct and that he acknowledged to me that the same is his free and voluntary act and deed, that this instrument consists of three (3) pages including this page where the acknowledgement is written and signed by the parties and their witnesses.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day, year and place above written.

NOTARY PUBLIC

Doc. No. \_\_\_\_\_  
Page No. \_\_\_\_\_  
Book No. \_\_\_\_\_  
Series of \_\_\_\_\_

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)  
\_\_\_\_\_ ) S.S.

BEFORE ME, this \_\_\_ day of \_\_\_\_\_, at Quezon City, Philippines, personally appeared HON. BENEDICTO B. ULEP, Administrator, LRA, with Community Tax No. \_\_\_\_\_ issued at \_\_\_\_\_ on \_\_\_\_\_, known to me to be the same person who executed the foregoing Deed of Usufruct and that he acknowledged to me that the same is his free and voluntary act and deed, that this instrument consists of three (3) pages including this page where the acknowledgement is written and signed by the parties and their witnesses.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day, year and place above written.

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