



REPUBLIKA NG PILIPINAS  
**PAMAHALAANG LUNGSOD NG MUNTINLUPA**  
KALAKHANG MAYNILA



Sangguniang Panglungsod

**RESOLUTION NO. 12-205**

**A RESOLUTION REQUESTING HIS EXCELLENCY PRESIDENT BENIGNO S. AQUINO, III, TO AMEND PROCLAMATION NUMBER 1159 IN RESPONSE TO THE REQUEST OF THE SOUTHVILLE 3 HOMEOWNERS ASSOCIATION TO CHANGE THE USUFRUCT AGREEMENT TO RENT-TO-OWN AGREEMENT OF THE SOUTHVILLE 3 HOUSING PROJECT LOCATED AT NBP RESERVATION, BARANGAY POBLACION, MUNTINLUPA CITY.**

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Sponsored by: **Hon. Coun. Robert P. Baes**  
Co-Sponsored: **Hon. Coun. Atty. Raul R. Corro**  
**Hon. Coun. Bal Niefes**  
**Hon. Coun. Alexander B. Diaz**  
**Hon. Coun. Ringo A. Teves**  
**Hon. Coun. Robert A. Abas**  
**Hon. Coun. Engr. Neptali S. Santiago**  
**Hon. Coun. Joselito V. Arevalo**  
**Hon. Coun. Elmer S. Espeleta**  
**Hon. Coun. Rafael T. Sevilla**  
**Hon. Coun. Vergel C. Ulanday**  
**Hon. Coun. Adorado P. San Pedro**

\*\*\*\*\*

**WHEREAS**, the Southville 3 Housing Project is by virtue of Proclamation No. 234, excluding a portion of five hundred thousand square meters from National, Bilibid Prison Reservation administered by the *Department of Justice (DOJ)* in Barangay Poblacion, Muntinlupa City, registered under the name of the Commonwealth of the Philippines with Transfer Certificate of Title NOs. 183326, 183327, 183328, and 183329 containing an aggregate area of 4,310,872 square meters, more or less, as socialized housing site for Muntinlupa Informal, Settler Families occupying danger areas;

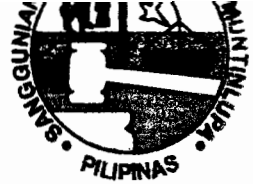
**WHEREAS**, Proclamation No. 335, amended Proclamation No. 234 transferring the administration of the 500,000 square meters area of the National Bilibid Prison Reservation under the *National Housing Authority (NHA)* as socialized housing site for Muntinlupa Informal Settler families living in danger areas;

**WHEREAS**, as provided also by said agreement *Proclamation 1159* dated 08 September 2006, which covers the 366.70 hectare remaining portion of the NBP Reservation Area provides, among others, that usufruct shall be applied to dwelling units in government socialized housing sites for an initial period of fifty (50) years;

**WHEREAS**, as provided in *Usufruct Agreement* the said parcel of land shall be developed into the Southville 3 Housing Project, which project was identified as the in-city relocation site of the censuses households affected by the government Rail Linkage Project-Southline, Muntinlupa City segment;



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**WHEREAS**, the implementing guidelines on the disposition of the socialized home lots in the Southville 3 Housing Project also provide that the said home lots shall be disposed to qualified beneficiaries through usufruct for an initial period of fifty (50) years;

**WHEREAS**, the residents of Southville 3 Homeowners should be given the equal opportunity to own piece of lot just like the other families affected by the Philippine National Railways (PNR) Project in the other Southville Housing Projects;

**WHEREAS**, after *thirty (30) years* of the monthly amortization the said house and lots are free to be used by the beneficiaries until the *fiftieth (50<sup>th</sup>)* year;

**WHEREAS**, Mr. Managbanag, President of Southville 3 Homeowners Association, Inc., wrote a letter addressed to Hon. Vice-President Jejomar C. Binay, dated April 6, 2011 requesting to change the *Usufruct Agreement to Rent-to-own Agreement*;

**WHEREAS**, Mr. Jesus Duque, Director III, Department of the Interior and Local Government, wrote a letter to Atty. Chito M. Cruz, relative to the process for changing a *Usufruct Agreement to Rent-to-own Agreement*;

**WHEREAS**, the General Manager of National Housing Authority (NHA) Atty. Chito M. Cruz, replied the letter that there is a need to amend the Proclamations, laws or ordinance and the Usufruct Agreement;

**WHEREAS**, the City Council of Muntinlupa also requesting to the Chairman of Housing and Urban Development Coordinating Council (HUDCC) and the National Housing Authority (NHA) under Hon. Vice-President Jejomar C. Binay to change the Usufruct Agreement to Rent-To-Own Agreement of the Southville 3 Housing Project located at NBP Reservation, Barangay Poblacion, Muntinlupa City;

**NOW THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED**, by the 6<sup>th</sup> Sangguniang Panglungsod of Muntinlupa, to request His Excellency President Benigno Simeon C. Aquino, III, to amend Proclamation Numbers 1159 in response to the request of the Southville 3 Homeowners Association to change the Usufruct Agreement to Rent-To-Own Agreement of the Southville 3 Housing Project located at NBP Reservation, Barangay Poblacion, Muntinlupa City.

**RESOLVED FURTHER**, that copy of this resolution be given to Office of the President, Office of the Vice-President, Housing and Urban Development Coordinating Council (HUDCC), National Housing Authority (NHA), the Department of Interior and Local Government (DILG), Senate of the Philippines and Congress of the Philippines for their information and appropriate action.



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**ADOPTED**, by the 6<sup>th</sup> **Sangguniang Panlungsod of Muntinlupa**, this 2<sup>nd</sup> day of July 2012, on its 82<sup>nd</sup> Regular Session.

**CONCURRED:**

**DISTRICT I:**

**COUN. BAL NIEFES**  
*Member*

**COUN. ALEXANDER B. DIAZ**  
*Member*

**COUN. RINGO A. TEVES**  
*Member*

**DISTRICT II:**

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

**COUN. ENGR. NEPTALI S. SANTIAGO**  
*Member*

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

**COUN. ROBERT P. BAES**  
*Member*

**COUN. ELMER S. ESPELETA**  
*Member*

**COUN. RAFAEL T. SEVILLA**  
*Member*

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

**COUN. ADORADO P. SAN PEDRO**  
*Sectoral Representative*  
*President*  
*Association of Barangay Captains*

**ABSTAIN:**

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

**ABSENT:**

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

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



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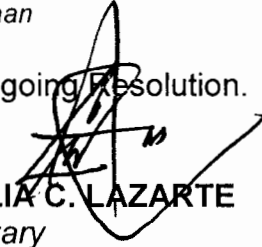
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**COUN. DAN HUBERT A. BARLIS**  
*Member*

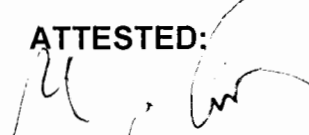
**COUN. LUVI P. CONSTANTINO**  
*Member*

**COUN. EULOGIO DS. DIOKO, II**  
*Sectoral Representative*  
*President*  
*Federation of Sangguniang Kabataan*

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

  
**CECILIA C. LAZARTE**  
*Secretary*

**ATTESTED:**

  
**COUN. ATTY. RAUL R. CORRO**  
*Majority Floor Leader/Acting Presiding Officer*

**APPROVED:**

  
**ALDRIN L. SAN PEDRO**  
*City Mayor*

*Date:* \_\_\_\_\_

  
  
**Norie/6<sup>th</sup> SP**