



Sangguniang Panglungsod

REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA

RESOLUTION NO. 98-045

A RESOLUTION AUTHORIZING THE CITY GOVERNMENT, REPRESENTED BY MAYOR JAIME R. FRESNEDI TO PURCHASE THE PORTION OF CERTAIN PARCEL OF LAND COVERING AN AREA OF 3,000 SQUARE METERS UNDER TCT NO. 109024, LOCATED AT PUTATAN, MUNTINLUPA CITY, FROM THE HEIRS OF THE LATE MAXIMINO ARGANA, TO BE USED AS SITE FOR PUTATAN ELEMENTARY SCHOOL ANNEX BUILDING AND FOR OTHER CITY GOVERNMENT PROJECTS.

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SPONSORED BY: COUN. PATRICIO L. BONCAYAO  
COUN. NICANOR L. ECHAVEZ, MD.  
COUN. JO JASON T. ALCARAZ  
COUN. BAL NIEFES  
COUN. ALDRIN L. SAN PEDRO  
COUN. VICTOR L. ULANDAY  
COUN. RAUL R. CORRO  
COUN. LUCIO B. CONSTANTINO  
COUN. ELMER S. ESPELETA  
COUN. REYNALDO A. ABAS, JR.  
COUN. DANTE S. ALMARIO  
COUN. MARIO E. BULAY, JR.  
COUN. ARTEMIO A. SIMUNDAC  
COUN. ALLAN REY A. CAMILON

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WHEREAS, one of the top priorities of the programs of the City Government is **EDUCATION**;

WHEREAS, *Putatan Elementary School* has so many students and yearly the enrollment increases;

WHEREAS, the school needs additional classrooms to accommodate its annual increase in population;

WHEREAS, the Department of Public Works has a budget allocated for the construction of the **Putatan Elementary School Building (Annex)**, but the lot/site, where it is to be constructed, shall be provided by the City Government;

WHEREAS, the School Board passed and approved a Resolution (Kapasiyahan Bilang 98-3) allowing the City Mayor to negotiate for the purchase of the lot where the school building shall be constructed;

WHEREAS, the City Council, on July 8, 1996, passed and approved **RESOLUTION NO. 96-29B** authorizing then *Mayor Ignacio Bunye* to purchase the same lot because of the increasing population in the Putatan Elementary School;

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WHEREAS, on July 15, 1998, the principal of the Putatan Elementary School wrote Donata Argana, thru Marife Argana Espeleta, informing her of the plan of the City Government to buy a portion of the property as site of the Putatan Elementary School Annex Building;

WHEREAS, further negotiation convinced Donata Argana, thru her daughter Marife A. Espeleta, to allow the City Government to purchase 3,000 square meters just at the price of P 2,700.00 per square meters or a total price of P 8,100,000.00;

WHEREAS, this lot to be purchased is just connected/adjacent to the present location of the Putatan Elementary School and it is an appropriate site of the annex building to be constructed and other city government projects;

WHEREAS, there is a fund from the School Board allocated for the purchase of the lot;

WHEREAS, some materials to be used in the construction of the school building were already delivered at the lot to be purchased and the contractor is now ready to start the construction;

WHEREAS, the heirs of Maximino Argana shall sell the 3,000 square meters lot free from all liens and encumbrances;

WHEREAS, the Civil Case No 0026 pending in the Sandiganbayan, Third Division where the lot intended to be purchased by the City Government is one of the subject matters was settled already per certification dated September 29, 1998 issued by the said court;

WHEREAS, this certification states that:

*"This is to certify that the decision of this Court promulgated, July 31, 1998 in Civil Case No. 0026 entitled "Republic of the versus Maria Remedios Argana, et al.", approving the Compromise Agreement dated September 18, 1997, entered into between the Republic of the Philippines represented by the Republic of the Philippines represented by the PCGG and Ma. Felicidad Argana for herself and on behalf of all the respondents mentioned therein, has become final and executory, in view of the fact that no appeal of any mode was instituted by any of the parties the lapse of reglementary period provided for by the Rules of Court.*



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*Issued upon the request of Ma. Felicidad Argana Espeleta, this 29<sup>th</sup> day of September, 1998 for whatever legal purpose/s this may serve her."*

WHEREAS, the *Lis Pendens (Civil Case No. 0026)* annotated at the back of the title on June 20, 1989 was already cancelled on October 13, 1998;

RESOLVE, THEREFORE, AS IT IS HEREBY RESOLVED, that *Mayor Jaime R. Fresnedi* be authorized to purchase a portion, to the extent of 3,000 square meters of the parcel of land covered by the TCT No. 109024, located at Putatan Muntinlupa City, form the heirs of the late Maximino Argana at P 2,700.00 per square meter or a total of P 8,100,000.00 as site of the Putatan Elementary School Annex Building and other city government projects.

RESOLVE, FURTHER, AS IT IS HEREBY RESOLVED, that Mayor Jaime R. Fresnedi be authorized to sign the Deed of Sale to be executed covering the aforesaid 3,000 square meters lot.

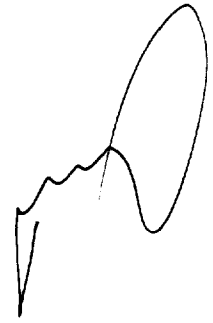
ADOPTED, by the *Sangguniang Panlungsod of Muntinlupa* this 23<sup>rd</sup> day of November 1998, on its 19<sup>th</sup> Regular Session.


CONCURRED:

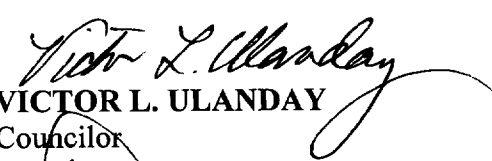
  
ALDRIN L. SAN PEDRO  
Councilor


  
ATTY. RAUL R. CORRO  
Councilor

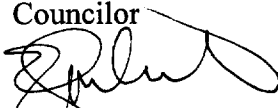
  
ATTY. JO JASON T. ALCARAZ  
Councilor

  
ATTY. PATRICIO L. BONCAYAO, JR.  
Councilor

  
BAL NIEPES  
Councilor

  
VICTOR L. ULANDAY  
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Councilor

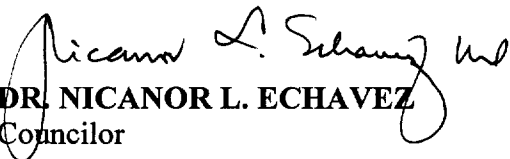
  
LUCIO B. CONSTANTINO  
Councilor

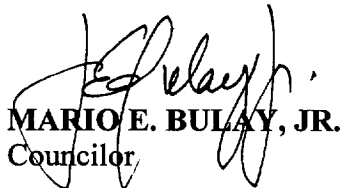



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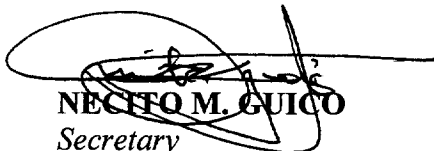
  
DR. NICANOR L. ECHAVEZ  
Councilor

  
MARIO E. BULAY, JR.  
Councilor

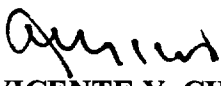
  
ARTEMIO A. SIMUNDAC  
Sectoral Representative/  
President  
Association of Barangay Captain

  
ALLAN REY A. CAMILON  
Sectoral Representative/  
President, Federation of  
Sangguniang Kabataan

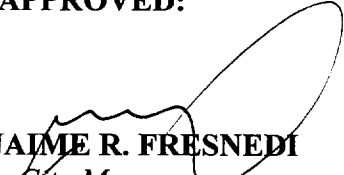
I HEREBY CERTIFY, as to the correctness of this Resolution.

  
NECITO M. GUICO  
Secretary  
SANGGUNIANG PANLUNGSOD

ATTESTED:

  
VICENTE Y. CHUA  
Vice Mayor/Presiding Officer

APPROVED:

  
ATTY. JAIME R. FRESNEDI  
City Mayor  
Date: 11-24-98