



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
 KALAKHANG MAYNILA



Sangguniang Panglungsod

RESOLUTION NO. 16-354

A RESOLUTION AUTHORIZING THE CITY MAYOR HON. ATTY. JAIME R. FRESNEDI TO SIGN FOR IN BEHALF OF THE CITY GOVERNMENT THE DEED OF ABSOLUTE SALE AND MEMORANDUM OF AGREEMENT (MOA) WITH LUXURIA HOMES, INC., AS REPRESENTED BY ITS PRESIDENT LUIS M. POSADAS IN THE PURCHASE OF THE PARCEL OF LAND SITUATED IN POSADAS VILLAGE, BARANGAY SUCAT, MUNTINLUPA CITY COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NO. (167895)-070943 CONTAINING A TOTAL AREA OF 16,215 SQUARE METERS IN THE AMOUNT OF THIRTEEN THOUSAND PESOS (PHP13,000.00) PER SQUARE METER OR WITH TOTAL AMOUNT OF TWO HUNDRED TEN MILLION SEVEN HUNDRED NINETY FIVE THOUSAND PESOS (PHP210,795,000.00).

- Sponsored by:
- Hon. Coun. Atty. Patricio L. Boncayao, Jr.*
 - Hon. Coun. Bal Niefes*
 - Hon. Coun. Stephanie G. Teves*
 - Hon. Coun. Louisito A. Arciaga*
 - Hon. Coun. Margarita Amythyst Labios, Md*
 - Hon. Coun. Ringo A. Teves*
 - Hon. Coun. Alexander Diaz*
 - Hon. Coun. Ma. Dhesiree G. Arevalo*
 - Hon. Coun. Luví P. Constantino*
 - Hon. Coun. Elmer S. Espeleta*
 - Hon. Coun. Rafael T. Sevilla*
 - Hon. Coun. Vergel C. Ulanday*
 - Hon. Coun. Robert A. Abas*
 - Hon. Coun. Robert P. Baes*
 - Hon. Coun. Celso C. Dioko*

WHEREAS, On May 25, 2016 the Hon. City Mayor Atty. Jaime R. Fresnedi wrote a letter address to the City Vice-Mayor Artemio A. Simundac requesting the City Council for an authority to enter into a Memorandum of Agreement/Deed of Absolute Sale with the land owner for the purchase of the parcel of land with an area of 16,215 square meters, more or less in the amount of *Thirteen Thousand Pesos (Php13,000.00)* per square meter located at Posadas Village, Barangay Sucat, Muntinlupa City;

WHEREAS, On June 22, 2015 the landowner wrote a letter intent to sell to the City Government of Muntinlupa through the Hon. City Mayor Atty. Jaime R. Fresnedi, parcels of land with TCT Nos. (167895)-070943 consisting of 16,215 square meters more or less for Fifteen Thousand Pesos (15,000.00) per square meter located at Posadas Village, Barangay Sucat, Muntinlupa City;

WHEREAS, The City Government intends to buy the lot with a total area of 16,215 square meters, more or less at a price of Php13,000.00 per square meter provided that the company shall assume the *payment of the all taxes/fees, the expenses in documentation/notarization until the title is transferred to the City Government and the transfer of occupants including expenses if there are any to be used as site of a college school and other government projects;*



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
 KALAKHANG MAYNILA



Sangguniang Panglungsod

Page 2

Resolution No. 16-354

WHEREAS, The company interposed no objection to the offer and conditions set forth by the City Government of Muntinlupa;

WHEREAS, The BIR Zonal Valuation of the said property is Php15,000.00 per square meter;

WHEREAS, On August 13, 2015 the Metropolitan Manila Development Authority (MMDA) City Appraisal Committee of Muntinlupa approved Resolution No. 15-02, recommending Thirteen Thousand Pesos (Php13,000.00) per square meter as the most reasonable and fair market value for the affected parcel of land;

WHEREAS, the Metropolitan Manila Development Authority (MMDA) City Appraisal Committee of Muntinlupa after evaluation of all attendant factors and after careful study of the subject parcel of land recommends the amount of Thirteen Thousand Pesos (Php13,000.00) per square meter as the most reasonable and Fair Market Value for the affected parcel of land;

WHEREAS, The seller represented by Luis M. Posadas requested for a 50% down payment amounting to One Hundred Five Million Three Hundred Ninety Five Thousand Five Hundred Pesos (Php105,395,500.00) to be used by the company in the payment of the abovementioned taxes/fees and other expenses to transfer the title in the name of the City Government of Muntinlupa;

WHEREAS, The remaining balance of One Hundred Five Million Three Hundred Ninety Five Thousand Five Hundred Pesos (Php105,395,500.00) of the total cost shall be paid by the City Government of Muntinlupa after transferring the title in the name of the City Government;

WHEREAS, as certified by the from the Budget Office and Treasurer's Office that there is a budget allocation Non-Office-Capital Outlay-Land Banking 2016 Continuing Appropriation - General Fund and available fund;

NOW THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED, by the 7th Sangguniang Panlungsod, to authorize the City Mayor Hon. Atty. Jaime R. Fresnedi to sign for and in behalf of the City Government the Deed Absolute Sale and Memorandum of Agreement (MOA) with Luxuria Homes, Inc., represented by its President Luis M. Posadas in the purchase of parcels of land situated in Posadas Village, Barangay Sucat, Muntinlupa City covered by Transfer Certificate Of Title (TCT) Nos. (167895)-070943 containing a total area of 16,215 square meters in the amount of Thirteen Thousand Pesos (Php13,000.00) Per Square Meter Or With Total Amount Of Two Hundred Ten Million Seven Hundred Ninety Five Thousand Pesos (Php210,795,000.00).

ADOPTED, by the 7th Sangguniang Panlungsod of Muntinlupa this 6th day of **June, 2016**, on its **125 Regular Session**.

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REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA



Sangguniang Panglungsod

Page 3

Resolution No. 16-354

CONCURRED:

DISTRICT I:

COUN. ATTY. PATRICIO L. BONCAYAO, JR.

Member

COUN. BAL NIEFES

Member

COUN. STEPHANIE G. TEVES

Member

COUN. LOUISITO A. ARCIAGA

Member

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD

Member

COUN. RINGO A. TEVES

Member

COUN. ALEXANDER B. DIAZ

Member

DISTRICT II:

COUN. MA. DHE SIREE G. AREVALO

Member

COUN. LUVI P. CONSTANTINO

Member

COUN. ELMER S. ESPELETA

Member

COUN. RAFAEL T. SEVILLA

Member

COUN. VERGEL C. ULANDAY

Member

COUN. ROBERT A. ABAS

Member

COUN. ROBERT P. BAES

Member

COUN. CELSO C. DIOKO

Sectoral Representative

President

Association of Barangay Captains



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA



Sangguniang Panglungsod

Page 4
Resolution No. 16-354

ABSENT:

COUN. ATTY. RAUL R. CORRO
Member

COUN. ENGR. NEPTALI S. SANTIAGO
Member

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

CECILIA C. LAZARTE
Secretary

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

Date: JUN - 7 2016

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