



Republic of the Philippines
CITY GOVERNMENT OF MUNTINLUPA
Sangguniang Panlungsod ng Muntinlupa

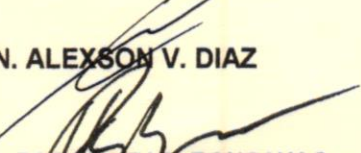


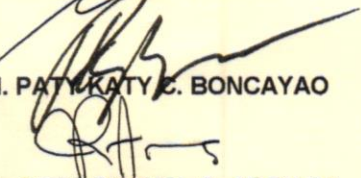
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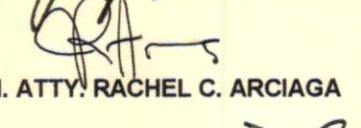
RESOLUTION NO. 2024-647


DISTRICT 1:

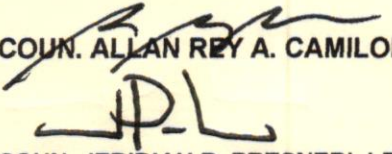

 COUN. ATTY. RAUL R. CORRO


 COUN. ALEXSON V. DIAZ


 COUN. PATY KATY C. BONCAYAO


 COUN. ATTY. RACHEL C. ARCIAGA


 COUN. IVEE RHIA ARCIAGA TADEFA


 COUN. ALLAN REY A. CAMILON


 COUN. JEDIDIAH R. PRESNEDI, LPT


 COUN. TING D. NIEFES

DISTRICT 2:


 COUN. MARK LESTER M. BAES

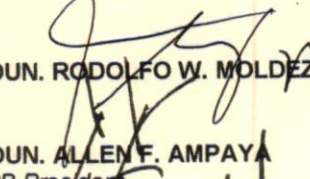

 COUN. FRANCIS IAN T. BAGATSING


 COUN. ENGR. MAMERTO T. SEVILLA, JR.

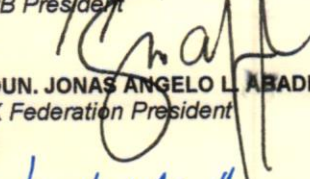

 COUN. ENGR. MARISSA C. RONGAVILLA


 COUN. ENGR. ARLENE D. HILAPO


 COUN. CORNELIO M. MARTINEZ


 COUN. RODOLFO W. MOLDEZ, JR.


 COUN. ALLEN F. AMPAYA
 LPB President


 COUN. JONAS ANGELO L. ABADILLA
 SK Federation President

A RESOLUTION AUTHORIZING THE CITY MAYOR HON. ROZZANO RUFINO B. BIAZON, ON BEHALF OF THE CITY GOVERNMENT OF MUNTINLUPA, TO ENTER INTO AND SIGN THE DEED OF CONVEYANCE, ALL DOCUMENTS NECESSARY FOR THE TRANSFER OF TITLE IN FAVOR OF THE CITY GOVERNMENT OF MUNTINLUPA, INCLUDING THE REQUIRED DEED OF DONATION AND ACCEPTANCE WITH KCD BUILDERS CORPORATION, REPRESENTED BY CELSO C. DIOKO AND TEOFILA D. DIOKO, ON THE THREE (3) PARCELS OF LAND LOCATED IN BARANGAY CUPANG, MUNTINLUPA CITY, AND COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NOS. 014-2016000665, 014-2016000666, AND 014-2016002107

 Sponsored by: Hon. Coun. Atty. Raul R. Corro
 Hon. Coun. Alexson V. Diaz
 Hon. Coun. Paty Katy C. Boncayao
 Hon. Coun. Atty. Rachel Katriel Ann C. Arciaga
 Hon. Coun. IVEE Rhia A. TadeFA
 Hon. Coun. Allan Rey A. Camilon
 Hon. Coun. Jedidiah R. Presnedi, LPT
 Hon. Coun. Ting D. Niefes
 Hon. Coun. Mark Lester M. Baes
 Hon. Coun. Francis Ian T. Bagatsing
 Hon. Coun. Engr. Mamerto T. Sevilla, Jr.
 Hon. Coun. Engr. Marissa C. Rongavilla
 Hon. Coun. Engr. Arlene D. Hilapo
 Hon. Coun. Cornelio M. Martinez
 Hon. Coun. Rodolfo W. Moldez, Jr.
 Hon. Coun. Allen F. Ampaya
 Hon. Coun. Jonas Angelo L. Abadilla

 WHEREAS, Section 455(b)(1)(vi) of Republic Act 7160, otherwise known as the "Local Government Code of 1991", provides that, "The City Mayor shall represent the city in all its business transactions and sign in its behalf all bonds, contracts, and obligations, and such other documents upon authority of the Sangguniang Panlungsod pursuant to law or ordinance;"

WHEREAS, Article 47(a), Rule IX of the Rules and Regulations Implementing the Local Government Code of 1991 provides that "Unless otherwise provided in the Code, no contract maybe entered into by the Local Chief Executive in behalf of a LGU without prior authorization by the Sanggunian;"

WHEREAS, KCD Builders Corporation is a corporation organized and existing under the laws of the Philippines, with address located at 1640 National Highway, Barangay Dila, Santa Rosa City, Laguna;



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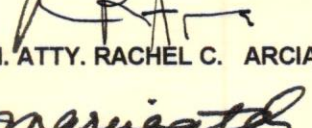
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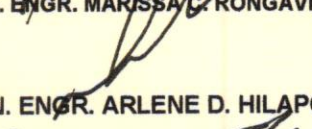

 COUN. TING D. NIEFES

DISTRICT 2:


 COUN. MARK LESTER M. BAES


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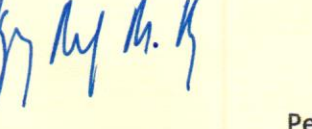

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 LPB President


 COUN. JONAS ANGELO L. ABADILLA
 SK Federation President

WHEREAS, KCD Builders Corporation is the registered owner of the three (3) parcels of land/lot located in Barangay Cupang, Muntinlupa City containing a total area of eighteen thousand eight hundred thirty-nine square meters (18,839 sqm) and covered by TCT Nos. 014-2016000665, 014-2016000666, and 014-2016002107, (hereinafter called the "**Properties**");

WHEREAS, the City Government of Muntinlupa received an **Offer to Sell**, dated 06 June 2024, from **KCD Builder Corporation**, of the subject **Properties**;

WHEREAS, Metropolitan Manila Development Authority (MMDA) Resolution No. 01, series of 2024, provides for a resolution recommending the fair valuation of the **Properties** being offered for sale by KCD Builders Corporation to the City Government of Muntinlupa, for the latter's utilization for public purpose, at the amount of **Five Thousand Six Hundred Pesos (PhP5,600.00) per square meter**,

WHEREAS, through a letter addressed to Mr. Celso Dioko, representing the **KCD Builders Corporation**, dated 18 December 2024, the **City Government of Muntinlupa** issued its **counter-offer** over the subject **Properties** at **Five Thousand Five Hundred Pesos (PhP5,500.00) per square meter (PhP5,500.00 x 18,839 sq.m.) or for the total consideration of One Hundred Three Million Six Hundred Fourteen Thousand Five Hundred Pesos (PhP103,614,500.00)** with the following conditions:

- (a) All applicable national internal revenue taxes and fees as for your account; and
- (b) A Deed of Donation be forthwith executed in favor of the City Government over the lot contiguous to Manuel L. Quezon road, forming part of the properties' road right-of-way.

WHEREAS, KCD Builders Corporation, through a letter signed by **Ms. Teofila D. Dioko**, dated 18 December 2024, **accepted the counter-offer** submitted by the City Government of Muntinlupa to convey the **Properties** at the amount of Five Thousand Five Hundred Pesos (PhP5,500.00) per square meters;

WHEREAS, the City Attorney's Office submits the following basic terms of the Deed of the Conveyance between the parties:

- (a) **Cause:** Three (3) parcels of land containing the aggregate area of eighteen thousand eight hundred thirty-nine square meters (18,839 sqm), more or less, and covered by TCT Nos. 014-2016000665, 014-2016000666, and 014-2016002107;
- (b) **Consideration:** Five Thousand Five Hundred Pesos (PhP5,500.00) per square meter (PhP5,500.00 x 18,839 sqm.) or for the total consideration of One Hundred Three Million Six Hundred Fourteen Thousand Five Hundred Pesos (PhP103,614,500.00), payable as follows:



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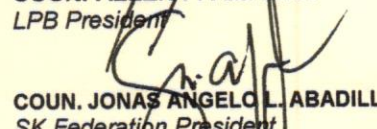

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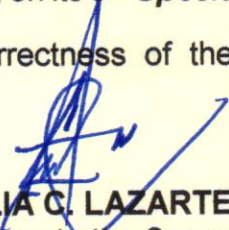

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 SK Federation President

- i. Fifty percent (50%) upon execution of the Deed of Conveyance and submission of the original copies of the Owner's Duplicate of the above TCT;
 - ii. Fifty percent (50%) upon transfer of the property titles in the name of the City Government.
- (c) **Taxes and fees:** All applicable national and internal revenue taxes and fees are for the seller's account;
- (d) **Road Right-of-Way:** The seller warrants the provision of a Road Right-of-Way and for this purpose, shall forthwith execute a Deed of Donation in favor of the City Government over the lot contiguous to *Manuel L. Quezon Road* (Barangay Road) leading to the subject Properties.

NOW, THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED, by the 10th Sangguniang Panlungsod of Muntinlupa, to authorize the City Mayor Hon. Rozzano Rufino B. Biazon, on behalf of the City Government of Muntinlupa, to enter into and sign the Deed of Conveyance, all documents necessary for the transfer of title in favor of the City Government of Muntinlupa, including the required Deed of Donation and Acceptance with KCD Builders Corporation, represented by Celso C. Dioko and Teofila Dioko, on the three (3) parcels of land located in Barangay Cupang, Muntinlupa City, and covered by Transfer Certificate of Title (TCT) Nos. 014-2016000665, 014-2016000666, and 014-2016002107.

ADOPTED, by the 10th Sangguniang Panlungsod of Muntinlupa this 20th day of December, 2024, on its 9th Special Session.

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


CECILIA C. LAZARTE
 Secretary to the Sanggunian

ATTESTED:


ARTEMIO A. SIMUNDAC
 City Vice-Mayor/Presiding Officer

APPROVED:


ROZZANO RUFINO B. BIAZON
 City Mayor

Date: 20 DEC 2024