



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
21st City Council

PR21CC-538

33rd Regular Session

RESOLUTION NO. SP- **8216**, S-2020

A RESOLUTION AUTHORIZING THE CITY MAYOR, HONORABLE MA. JOSEFINA G. BELMONTE, TO ENTER INTO A LEASE AGREEMENT FOR THE SIX HUNDRED FORTY-FOUR (644)-SQUARE METER PORTION OF THE LOT COVERED BY TRANSFER CERTIFICATE OF TITLE NO. RT-9985 UNDER THE NAME OF THE QUEZON CITY GOVERNMENT SITUATED AT BARANGAY BUNGAD, QUEZON CITY, SUBJECT TO EXISTING LAWS, RULES AND REGULATIONS.

Introduced by Councilors WINSTON "Winnie" T. CASTELO, FRANZ S. PUMAREN and VICTOR V. FERRER, JR.

Co-Introduced by Councilors Bernard R. Herrera, Lena Marie P. Juico, Dorothy A. Delarmente, M.D., Tany Joe "TJ" L. Calalay, Nicole Ella V. Crisologo, Atty. Bong Liban, Eden Delilah "Candy" A. Medina, Ramon P. Medalla, Mikey F. Belmonte, Estrella C. Valmocina, Kate Galang-Coseteng, Matias John T. Defensor, Wencerom Benedict C. Lagumbay, Jorge L. Banal, Sr., Peachy V. De Leon, Imee A. Rillo, Marra C. Suntay, Irene R. Belmonte, Resty B. Malañgen, Hero M. Bautista, Jose A. Visaya, Patrick Michael Vargas, Shaira L. Liban, Ram V. Medalla, Allan Butch T. Francisco, Marivic Co Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto-Antonio, Donato "Donny" C. Matias, Eric Z. Medina and Noe Dela Fuente.

WHEREAS, the Quezon City Government is the registered owner of a parcel of land covered by Transfer Certificate of Title No. RT-9985 of the Registry of Deeds;

WHEREAS, a six hundred forty-four (644)-square meter portion of the aforementioned real property (hereafter the "LOT") that is situated at Barangay Bungad, Quezon City and adjacent to real property covered by Transfer Certificate of Title No. 004-2013014256 in the name of MPRIME Development Corporation with an area of 1,007.80 square meters, has been withdrawn from public use and re-classified as Commercial for tax purposes;

g

TS

g

f

WHEREAS, ever since the title covering the Lot was registered in the name of the Quezon City Government, the City never gained use of the same as an open space or a public road and likewise never derived economic benefit from any portion thereof as it was readily and entirely occupied by informal settlers from whom no real property taxes and other revenues had ever been collected to date;

WHEREAS, there are no apparent or existing access ways to the Lot from any direction as it is surrounded and locked-in by concrete and permanent structures/houses which render the same inaccessible from any public road except through the property of MPRIME Development Corporation;

WHEREAS, in recognition of the foregoing and in line with its authority to create sources of revenue and to obtain economic benefit from land that has never become productive and economically feasible, the Council has determined that the LOT will have substantially greater economic value for the City if it is leased to an adjacent owner which has been determined to be in the best position to make full economic use of the same for the benefit of the City as such will vastly add to its real property tax and business tax collections;

WHEREAS, the direct lease of the Lot to MPRIME Development Corporation is warranted under Commission on Audit (COA) Circular No. 2019-003 dated June 25, 2019 owing to the impracticability of public bidding.

WHEREAS, the City Assessor, the City Legal Officer, and the Assistant City Administrator, Atty. Lord Villanueva, interposed no objection on the proposed lease of the subject property.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

SECTION 1. With a view to deriving greater short- and long-term economic benefits for the City in terms of local revenue generation from real property that stood unutilized and unproductive from the beginning, the lease of the LOT, more particularly described below, to MPRIME Development Corporation, at the price to be determined by the City Appraisal Committee is hereby authorized, to wit:

9

8

9

X

TECHNICAL DESCRIPTION
Lot 1

A parcel of land (Lot 1 of the consolidation-subdivision plan, being a portion of Road Lot 25, Lot K and Lot L (Creek), all of plan Bsd-10781. L.R.C. Record No.), situated in the Barangay of Diliman, Quezon City, Island of Luzon. Bounded on the SE., along line 1 to 2 by Lot 4 Block W-20; on the SW., along line 2 to 3 by Road Lot 2 (Road); along lines 3 to 4 by Lot 4 (APRK STRIP); on the SW., NW., W., & NE., along lines 4 to 8 by Creek; on the NE., points 8 o 9 by Lot 5 (APEK STRIP); and along lines 9 to 1 by Lot 3 (Road).

Beginning at a point marked "1" on plan, being N. 42 deg 26'W., 1572.23 m. from BLLM No. 7, Cad. 267, Caloocan Cadastre;

- Thence S. 13 deg. 49'W., 39.23 m. to point 2;
- Thence N. 77 deg. 22'W., 3.54 m. to point 3;
- Thence N. 77 deg. 22'W., 5.58 m. to point 4;
- Thence N. 77 deg. 22'W., 6.55 m. to point 5
- Thence N. 13 deg. 30'E., 29.05 m. to point 6;
- Thence N. 05 deg. 29'W., 11.44 m. to point 7;
- Thence S. 74 deg. 58'E., 8.91 m. to point 8;
- Thence S. 78 deg. 07'E., 8.91 m. to point 9;
- Thence S. 71 deg. 28'E., 4.01 m. to point of

Beginning, containing an area of SIX HUNDRED FORTY-FOUR (644), SQUARE METERS more or less. All points referred to are in indicated on the plan and are marked on the ground by Old P.S. Cyl. Conc. Mons. 15 x 60 cms., bearing true; date of original survey; and that of the subdivision survey, executed by James R. Encisa, Geodetic Engineer.

SECTION 2. To implement the foregoing, the Honorable City Mayor is likewise authorized to enter into the requisite Contract of Lease with MPRIME Development Corporation through the latter's President and authorized representative, Mr. Mariano T. See Diet.

9

5

g

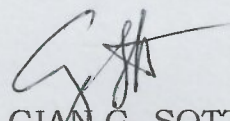
33rd Regular Session

Res. No. SP- **8216**, S-2020
Page -4- PR21CC-538

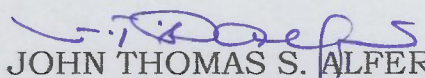
SECTION 3. The proceeds of the lease of the LOT shall be delivered to the City Treasurer and shall form part of the general funds of the City for immediate use in support of its on-going anti-poverty programs.

SECTION 4. Pending the execution of all legal documents to implement the lease of the LOT under the terms of this Resolution the Council hereby recommends the grant of a Locational Clearance, Building Occupancy permit and other related permits or licenses to MPRIME Development Corporation insofar as its occupation, utilization and management of the LOT is concerned.

ADOPTED: June 22, 2020.

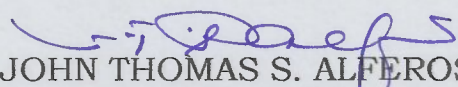

GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on June 22, 2020 and was CONFIRMED on June 29, 2020.


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III

9

10