



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
21st City Council

PR21CC-938

73rd Regular Session

RESOLUTION NO. SP- **8636**, S-2021

A RESOLUTION AUTHORIZING THE CITY MAYOR, HONORABLE MA. JOSEFINA G. BELMONTE, TO ACCEPT PAYMENT WITH SIX PERCENT (6%) INTEREST PER ANNUM AND TO SIGN AND EXECUTE A DEED OF ABSOLUTE SALE FOR THE CONTINUANCE OF THE DISPOSITION OF THE PARCELS OF LAND OWNED BY THE QUEZON CITY GOVERNMENT COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 49170 CONSISTING OF TWO THOUSAND NINE HUNDRED TWENTY-ONE (2,921) SQUARE METERS, MORE OR LESS, AND TRANSFER CERTIFICATE OF TITLE NO. 267313 CONSISTING OF 873.90 SQUARE METERS, MORE OR LESS LOCATED AT INTERIOR 6-A, F. CASTILLO STREET, BARANGAY BAGUMBUHAY, PROJECT 4, DISTRICT III, QUEZON CITY, FROM THE IDENTIFIED ACTUAL OCCUPANTS AND BENEFICIARIES.

Introduced by Councilors FRANZ S. PUMAREN, KATE GALANG-COSETENG, MATIAS JOHN T. DEFENSOR, WENCEROM BENEDICT C. LAGUMBAY, JORGE L. BANAL, SR., and PEACHY V. DE LEON.

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, Victor V. Ferrer, Jr., Winston "Winnie" T. Castelo, Atty. Bong Liban, Eden Delilah "Candy" A. Medina, Ramon P. Medalla, Mikey F. Belmonte, Estrella C. Valmocina, Imee A. Rillo, Marra C. Suntay, Irene R. Belmonte, Resty B. Malañgen, Ivy L. Lagman, Hero M. Bautista, Jose A. Visaya, Karl Castelo, Patrick Michael Vargas, Shaira L. Liban, Ram V. Medalla, Allan Butch T. Francisco, Rogelio "Roger" P. Juan, Diorella Maria G. Sotto-Antonio, Donato "Donny" C. Matias and Noe Dela Fuente.

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WHEREAS, Republic Act No. 7160, otherwise known as the "Local Government Code of 1991", provides that every local government unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance, and which are essential to the promotion of the general welfare. Within their respective territorial jurisdictions, local government units shall ensure and support, among other things, promote health and safety, enhance economic prosperity and social justice, and preserve the comfort and convenience of the inhabitants;

WHEREAS, the Quezon City Government, through the Housing, Community Development and Resettlement Department (HCDRD), in its desire to provide greater opportunities to significant number of Quezon City informal settlers/residents to own an in-city decent and affordable housing, has been relentless in its efforts to expand its socialized housing projects;

WHEREAS, the Quezon City Government is the absolute owner of the following parcels of land situated in Interior F. Castillo Street, Barangay Bagumbuhay, Project 4, District III, Quezon City, which are being occupied by 6-A Interior Pinagkaisahan Association, Inc.;

Description	Area (sq.m.)	Transfer Certificate of Title
Lot 6, Block 13-B, PSD 244	2,921	TCT No. 49170
Lot 23, Block 1, PSD 57970	873.90	TCT No. 267313

WHEREAS, the 12th City Council of Quezon City adopted Resolution No. SP-156, S-1993, as amended by Resolution No. SP-196, S-1993 authorizing then City Mayor, Honorable Ismael A. Mathay, Jr., to negotiate for the proper disposition of the subject parcels of land in favor of the bonafide residents in accordance with the manner prescribed by existing laws;





WHEREAS, on November 15, 1993, the Quezon City Government entered into a Memorandum of Agreement with 6-A Interior Pinagkaisahan Association, Inc., located at Interior F. Castillo Street, Barangay Bagumbuhay, Project 4, District III, Quezon City, for the disposition and acquisition of aforementioned lands through a Direct Sale to eighty-four (84) beneficiaries whereby the City, through the Housing Development Center, in coordination with the community association, shall immediately cause the preparation of the individual Contracts to Sell to beneficiaries who will pay the cost of their lots by installment and a Deed of Absolute Sale for qualified beneficiaries who will pay the cost of their lots in cash in the amount of Two Hundred Fifty Pesos (Php250.00) per square meter;

WHEREAS, the 15th City Council adopted Resolution No. SP-1933, S-2002, ratifying the Memorandum of Agreement (MOA) and the Deed of Absolute Sale made and executed by and between the Quezon City Government, represented by then City Mayor, Honorable Ismael A. Mathay, Jr., and the 6-A Interior Pinagkaisahan Association, Inc., represented by Mr. Ricardo A. Najera, Jr., President of the association;

WHEREAS, some of the beneficiaries defaulted in complying with the terms and conditions of the above stated MOA and, at present, only twenty-seven (27) out of the eighty-four (84) beneficiaries of the property have been fully paid;

WHEREAS, the 21st Quezon City Council deems it proper to authorize the City Mayor, Honorable Ma. Josefina G. Belmonte, for and in behalf of the Quezon City Government to accept the payment of the actual occupants/beneficiaries with six percent (6%) interest per annum from the date of non-payment with the condition that payment shall be made in cash, and to sign and execute a Deed of Absolute Sale upon full payment of the actual occupants/beneficiaries;

WHEREAS, pursuant to Section 455 (b)(1)(vi) of Republic Act No. 7160, otherwise known as the "Local Government Code of 1991", 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 or pursuant to law or ordinance.



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NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to authorize, as it does hereby authorize, the City Mayor, Honorable Ma. Josefina G. Belmonte, to accept payment with six percent (6%) interest per annum and to sign and execute a Deed of Absolute Sale for the continuance of the disposition of the parcels of land owned by the Quezon City Government covered by Transfer Certificate of Title No. 49170 consisting of two thousand nine hundred twenty-one (2,921) square meters, more or less and Transfer Certificate of Title No. 267313 consisting of 873.90 square meters, more or less, located at Interior 6-A, F. Castillo Street, Barangay Bagumbuhay, Project 4, District III, Quezon City, from the identified actual occupants and beneficiaries.

ADOPTED: July 19, 2021.



ERIC Z. MEDINA
Minority Floor Leader
Acting 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 July 19, 2021 and was CONFIRMED on July 27, 2021.


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

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