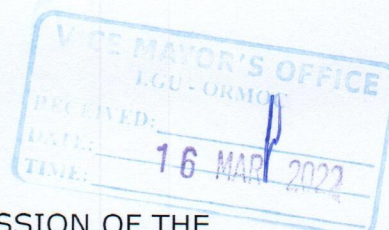


REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC



EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE
FIFTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL,
ORMOC CITY HALL BUILDING
ON MARCH 15, 2022



PRESENT:

Leo Carmelo L. Locsin, Jr.
Roiland H. Villasencio,
Tomas R. Serafica,
Nolito M. Quilang,
Eusebio Gerardo S. Penserga,
Jasper M. Lucero,
Peter M. Rodriguez,
Vincent L. Rama,
Gregorio G. Yrastorza III,
Lalaine A. Marcos,

City Vice Mayor & Presiding Officer
SP Member, 1st Asst. Majority Floor Leader
SP Member, Presiding Officer "Pro-Tempore"
SP Member, 2nd Asst. Majority Floor Leader
SP Member
SP Member
SP Member
SP Member
SP Member
SP Member

ON OFFICIAL BUSINESS:

Esteban V. Laurente,

(O.B. - Manila), Ex-Officio SP Member,
Chapter President, Liga ng mga Barangay ng Ormoc

Joan Marbie C. Simbajon,

(O.B. - Manila), Ex-Officio SP Member,
Chapter President, Panlungsod na Pederasyon ng mga
Sangguniang Kabataan ng Ormoc

RESOLUTION NO. 2022-071

**A RESOLUTION AUTHORIZING THE NATIONAL HOUSING
AUTHORITY (NHA) TO ENTER AND DEVELOP THE
LGU'S ENDORSED PROPERTY FOR THE ADDITIONAL
YOLANDA PERMANENT HOUSING PROGRAM (YPHP)
LOCATED IN BRGY. MABINI, THIS CITY**

WHEREAS, this Fifteenth Sangguniang Panlungsod was in receipt of an Indorsement dated March 4, 2022 from the Office of the City Mayor, endorsing a request for the issuance of a Resolution authorizing the National Housing Authority (NHA) to enter and develop the LGU's endorsed property for the additional Yolanda Housing Program (YPHP) located in Brgy. Mabini, this City. Further requesting that this matter be treated as EXTREMELY URGENT. A copy of the communication is hereto attached as "ANNEX A" and made an integral part hereof;

WHEREAS, pursuant to Executive Order No. 90 dated December 17, 1986, the NHA is the sole government agency engaged in direct shelter production to meet the housing needs of the low and marginal income families;

WHEREAS, Ormoc was devastated by Typhoon Yolanda, a category 5 storm, destroying houses and displacing hundreds of its residents in 2013;

WHEREAS, pursuant to the Local Government Code of 1991 (RA 7160) and Urban Development Housing Act of 1992 (RA 7279), Local Government Units are mandated to take an active role in providing quality and cost-effective housing units;

WHEREAS, in keeping with this mandate, the City Government of Ormoc purchased a parcel of land in Brgy. Mabini with an area of 68,645 square meters, approximately 23,000 square meters of which are intended for additional NHA housing project;

WHEREAS, the authority to enter and develop the LGU-endorsed property for additional Yolanda Permanent Housing Program clearly and plainly encapsulates the terms and conditions of the agreement of the parties thereto, including their specific roles and obligations towards the attainment of the lofty ends of the same, and this Sanggunian, upon thorough review, finds that the same is entered into for the best interests of the City and its constituents, and therefore, is most deserving of this august Body's prompt and favorable consideration;

WHEREFORE, on motion of SP Member Roiland H. Villasencio, Vice-Chairman, Committee on Zoning, Housing & Land Use and Vice-Chairman, Committee on Public Properties, severally seconded by SP Members Tomas R. Serafica, Nolito M. Quilang, Jasper M. Lucero, Peter M. Rodriguez and Gregorio G. Yrastorza III; be it

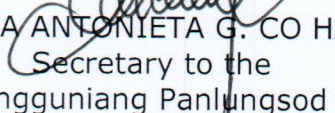
RESOLVED, AS IT IS HEREBY RESOLVED, to pass A RESOLUTION AUTHORIZING THE NATIONAL HOUSING AUTHORITY (NHA) TO ENTER AND DEVELOP THE LGU'S ENDORSED PROPERTY FOR THE ADDITIONAL YOLANDA PERMANENT HOUSING PROGRAM (YPHP) LOCATED IN BRGY. MABINI, THIS CITY;

ADOPTED, March 15, 2022.

RESOLVED FURTHER, to furnish copies of this resolution each to the City Mayor of Ormoc Richard I. Gomez; the City Administrator, Mr. Vincent L. Emnas; the City Legal Officer, Atty. Josephine Mejia-Romero; NHA; CPDO; CSWD; CEO; CGSO; the Sangguniang Barangay of Mabini; the City Local Government Operations Officer-DILG; and other offices concerned for their information and guidance;

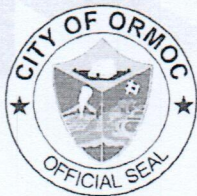
CARRIED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the above resolution.


MARIA ANTONIETA G. CO HAT
Secretary to the
Sangguniang Panlungsod

ATTESTED:

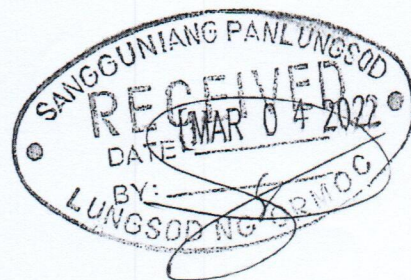

LEO CARMELO L. LOCSIN, JR.
City Vice Mayor & Presiding Officer



Republic of the Philippines
OFFICE OF THE CITY MAYOR
Ormoc City

Res. # 2022-071

Annex A



04 MAR 2022

2nd Endorsement

March 04, 2022

This is to respectfully endorse to the Office of the Sangguniang Panlungsod, the herein request for issuance of a Resolution authorizing the National Housing Authority (NHA) to enter and develop the LGU's endorsed property for the additional Yolanda Permanent Housing Program (YPHP), as required by the National Housing Authority (NHA).

Further requesting that this matter be treated as EXTREMELY URGENT.

For your appropriate legislative action.

RICHARD I. GOMEZ, DPA
City Mayor

ORMOC CITY



Reference code: CMO-OID-3-1-008



Republic of the Philippines
ORMOC CITY HOUSING OFFICE
Ormoc City

OFFICE OF THE CITY MAYOR
RECEIVED
DATE: 01 MAR 2022
TIME: 1:30
SIGNATURE: *hm*

CMD-115-1-1-27

March 1, 2022

RICHARD I. GOMEZ, DPA

City Mayor
Ormoc City

Dear Mayor Gomez,

This has reference to the additional Yolanda Permanent Housing Program (YPHP) Project of the National Housing Authority (NHA) in Brgy. Mabini, this City.

The National Housing Authority (NHA) has requested LGU-Ormoc for an immediate compliance and submission of SP Resolution authorizing the NHA to enter and develop the LGU's endorsed property in order for NHA to commence with the said project.

Relative thereto, we would like to request that this matter be endorsed to the SP for their appropriate action.

Requesting further, that this matter be treated as **Extremely Urgent**.

Thank you.

Sincerely yours,

ENGR. JOEUARDEE A. PEDOY

Housing & Homesite Regulation Officer I



Office of the President
NATIONAL HOUSING AUTHORITY



August 4, 2021

HON. RICHARD I. GOMEZ
City Mayor
Ormoc City, Leyte

Thru : **ATTY. BURT J. PADES**
Designate-Housing Officer

Dear **Mayor Gomez**;


We refer to your letter dated July 15, 2021 re: additional Yolanda Permanent Housing Program intended for the City of Ormoc.

We would like to request from your good Office the immediate compliance and submission of the following preliminary documentary requirements for us to facilitate the preparation of Site Development Plan, Engineering Designs and Details for the Project, to wit:

1. Deed of Absolute Sale/OCT (Proof of Ownership of the Property);
2. Tax Declaration;
3. Segregated Lot Plan for the 20,000 square meters (signed and sealed by a Licensed G.E);
4. Topographic Map (signed and sealed by a Licensed G.E);
5. Certification on the Availability of Water Supply;
6. Certification on the Availability of Power Supply;
7. Certification for the Drainage Right-of-Way;
8. Zoning Certification;
9. Geohazard Report (MGB);
10. PHIVOLCS Assessment;
11. SP Resolution authorizing the NHA to enter and develop the LGU's endorsed property for the additional YPHP; and
12. SP Resolution authorizing the City Mayor to enter into a MOA for the implementation of the additional YPHP.

Your immediate compliance on the above-mentioned documents is hereby sought.

Thank You!


ENGR. CONSTANCIO G. ANTINIERO
Regional Manager
Region VIII



DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Absolute Sale made and executed by and between:

JOSE LUIS D. TAN of legal age, Filipino, married to NORA C. TAN and resident of District 21 415, Carlos Tan St., Ormoc City, Philippines, hereinafter referred to as the VENDOR;

-AND -

THE LOCAL GOVERNMENT UNIT OF ORMOC, a public corporation created and existing under Philippine laws, with address at Aunubing Street, Brgy. Cogon, Ormoc City, represented by Mayor RICHARD I. GOMEZ, hereunder referred to as the VENDEE;

WITNESSETH: That

WHEREAS, VENDOR is the absolute owner of ONE (1) parcel of land located in Ormoc City, Philippines, identified as Lot No. 1-A and covered by Transfer Certificate of Title No. 50455;

WHEREAS, the above -described property is more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. 50455

TECHNICAL DESCRIPTION:

A parcel of land (Lot 1 of consolidation and subdivision plan, Pcs-5788, being a portion of the consolidation of Lots 3541, 3542, 3544, 3545, 3546, 3548, 3549, 3550, 3552, 3553, 3558 and 6488 of the cadastral survey of Ormoc L.R.C. Cad. Rec. No. 1714, situated in the Barrio of San Antonio and Mabini, City of Ormoc. Bounded on the SE., S., and SE., along lines 1-2-3-4-5 by lot 7 of the consolidation and subdivision plan; on the SW., along lines 5-6-7 by lot 3540 of Ormoc Cad.; on the NW., along lines 7-8-9 by Agumbong River; on the NE., along lines 9-10-11-12 by lot 3; and on the SE., along line 12-1 by lot 7, both of the consolidation and subdivision plan. Beginning at a point marked "1" on plan, being S. 4 deg. 28' E., 1151.24 m. from B.L.L.M. 24, Ormoc Cad.; thence S. 68 deg. 33' W., 7.63 m. to point 2; thence N. 76 deg. 39' W., 302.26 m. to point 3; thence N. 76 deg. 38' W., 310.00 m. to point 4; thence S. 20 deg. 24' W., 154.92 m. to point 5; thence N. 65 deg. 55' W., 214.22 m. to point 6; thence N. 65 deg. 52' W., 7.17 m. to point 7; thence N. 30 deg. 03' E., 208.20 m. to point 8; thence N. 9 deg. 45' E., 136.17 m. to point 9; thence S. 64 deg. 30' E., 300.00 m. to point 10; thence S. 64 deg. 30' E., 250.00 m. to point 11; thence S. 64 deg. 29' E., 289.30 m. to point 12; thence S. 35 deg. 10' W., 45.06 m. to the point of the beginning; containing an area of ONE HUNDRED THIRTY EIGHT THOUSAND TWO HUNDRED AND FIFTY EIGHT (138,258) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground as follows: points 6, 7 and 8 by old corners, and the rest by P.S. Cyl. Conc. Mons.; bearings true; date of the original survey, Aug. 1928 - Sept. 1934 and that of the consolidation and subdivision survey, May 20-24 and June 4-8, 1964. Approved Nov. 11, 1965.

WHEREAS, The VENDEE has offered to purchase the rights and interests of the VENDOR over a portion of above- described property equivalent to SIXTY EIGHT THOUSAND SIX HUNDRED FORTY FIVE (68,645) SQUARE METERS and the VENDOR has agreed to sell the same;

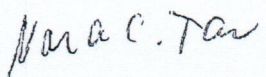
WHEREAS, the area to be conveyed to the VENDEE is for NHA Housing Project;

NOW, THEREFORE, for and in consideration of the sum FORTY ONE MILLION ONE HUNDRED EIGHTY SEVEN THOUSAND PESOS (PHP 41,187,000.00), which amount the VENDOR hereby acknowledges to have received in full, the VENDOR hereby sells, transfers and conveys, absolutely and unconditionally, unto the VENDEE, its successors -in- interests and assigns, the portion of the above-mentioned property equivalent to SIXTY EIGHT THOUSAND SIX HUNDRED FORTY FIVE (68,645) square meters, with all the improvements existing thereon.

VENDOR hereby warrants valid title to and peaceful possession of the property herein sold and conveyed and further declares that the same is free and clear of all liens and encumbrances of any kind whatsoever.


IN WITNESS WHEREOF, Parties have hereunto affixed their signatures this ____ day of _____ At Ormoc City, Leyte, Philippines.


JOSE LUIS D. TAN
VENDOR


Marital Consent: 
NORA C. TAN

LOCAL GOVERNMENT UNIT OF ORMOC

REPRESENTED BY:


RICHARD I. GOMEZ, DPA

As per SP Resolution No. 2021-202

WITNESSED BY (PRINTED NAME AND SIGN):  **MARIE MAY B. APAS**

ACKNOWLEDGEMENT

Republic of the Philippines)

City of Ormoc) S.S

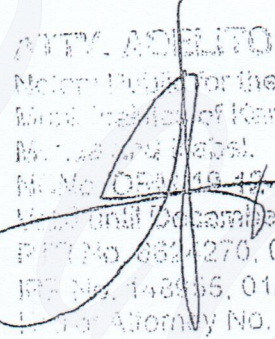
Before me, this FEB 07 2022 at Ormoc City, Philippines, VENDORS personally appeared with competent evidence identity:

PARTY	COMPETENT EVIDENCE OF IDENTITY
JOSE LUIS D. TAN	UMID CRN 0111-0241479-7
NORA C. TAN	UMID CRN 0111-6889633-3
RICHARD I. GOMEZ	UMID CRN 021-1628-7865-8, MANILA

Known to me to be the same persons who executed the foregoing Deed of Absolute Sale consisting of three (3) pages, including the page on which this acknowledgement is written and they acknowledged to me that the same is their free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, on the date and place above -written.

Doc. No. 474;
Page No. 95;
Book No. XXXX;
Series of 2022.


NOTARY ADELITO M. SOLIDAGA, JR.
Notary Public for the City of Ormoc
Municipality of Kananga, Negros Occidental
Notary Seal No. 059/19-17/018 issued on 01/14/2020
Valid until December 31, 2021
PRT No. 682/270, 01/05/21, Ormoc City
IRS No. 148965, 01/06/21, Leyte
LHA for Attorney No. 51625
TIN 207-593-130
1 Navarre St. Ormoc City

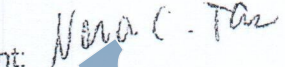
ACKNOWLEDGEMENT RECEIPT

This to acknowledgement receipt of the sum of FORTY ONE MILLION ONE HUNDRED EIGHTY SEVEN THOUSAND PESOS (PHP 41,187,000.00) from THE LOCAL GOVERNMENT UNIT OF ORMOC as payment for the transfer and sale of a portion of a parcel of land identified as Lot No. 1-A and covered by Transfer Certificate of Title No. 50455, equivalent to (68,645) square meters, which amount pertains to me, share and share alike _____, Ormoc City.



JOSE LUIS D. TAN
VENDOR

Marital Consent:


NORA C. TAN



CONTRACT TO BUY AND SELL

KNOW ALL MEN BY THESE PRESENTS:

This Contract is made and entered into by and between:

JOSE LUIS D. TAN, of legal age, Filipino, married to Nora C. Tan, and a resident of District 21, 415, Carlos Tan St., Ormoc city, hereinafter referred to as the **VENDOR**; and the

THE LOCAL GOVERNMENT UNIT OF ORMOC, a corporation created and existing under Philippine laws, with address at Aunubing Street, Brgy. Cogon, Ormoc City, represented by Mayor **RICHARD I. GOMEZ**, hereunder referred to as the **VENDEE**;

WITNESSETH, that:

WHEREAS, the Local Government Unit of Ormoc (LGU Ormoc) is mandated to "exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to efficient and effective provisions of the basic services and facilities;

WHEREAS, the Local Government Code states that among such basic facilities are those "intended primarily to service the needs of the residents of the municipality and which are funded out of municipal funds including but not limited to, municipal roads and bridges; xxx";

WHEREAS, the **VENDOR** owns a parcel of land that can be devoted to the pursuit by the **VENDEE** of its mandate;

WHEREAS, the **VENDEE** has have offered to buy the said property totaling an area **SIXTY EIGHT THOUSAND SIX HUNDRED FORTY FIVE (68,645) SQUARE METERS**, which the **VENDORS** have accepted under the following terms and conditions:

1. The lot subject of the sale is hereunder identified as:
Lot No.: 1-A
Area: 68,645 square meters
Transfer Certificate of Title No.: 50455
Location: Brgys. San Antonio and Mabini
2. The Contract Price is **SIX HUNDRED PESOS (PHP 600.00)** per square meter or the total sum of **FORTY ONE MILLION ONE HUNDRED EIGHTY SEVEN PESOS (Php 41,187,000.00)** for **SIXTY EIGHT THOUSAND SIX HUNDRED FORTY FIVE (68,645) (SQUARE METERS)**, net of capital gains tax, documentary stamp tax, transfer tax and registration and transfer fees necessary to cause transfer of title of the purchased lot to the **VENDEE**;

In accordance with the provision of related laws, the **VENDEE** shall pay for the account of the seller, the capitals gains tax as well as the documentary stamp tax, transfer tax and registration fees, transfer costs, without prejudice to securing an exemption from payment thereof from the BIR and other agencies. Unpaid real property incurred prior to the execution of this agreement shall be for the account of the **VENDOR**.

3. The **VENDOR** agrees to **SELL** to the **VENDEE** the property subject of this Contract.

4. That upon signing of this Contract, the VENDEE shall process the disbursement voucher for the release of the amount due under this contract, as follows:
 - a. TWELVE MILLION PESOS (Php 12,000,000.00) of the consideration shall be released within THIRTY (30) days from the execution of this Contract;
 - b. Upon release of the said amount, the VENDOR shall sign and execute a Deed of Absolute Sale over a portion of the property subject of this contract equivalent to TWO (2) hectares, in favor of the VENDEE, and the acknowledgment receipt of the same amount;
 - c. For the purpose of enabling the VENDEE to process the needed document(s) for the release of the balance of the consideration, the VENDOR shall likewise execute a separate Deed of Absolute Sale over the remaining area;
 - d. The balance of the consideration shall be released upon issuance of the owner's duplicate copy of the title in the name of the VENDEE and before March 20, 2022;
 - e. The owner's duplicate of title in the name of the VENDEE shall remain in the possession of the VENDOR until full payment of the purchase price.
5. Upon the execution of this Contract, the VENDEE shall then be entitled to enter and take and possession of the property subject of this agreement equivalent to TWO (2) hectares.
6. Likewise upon the execution of this Contract, the VENDEE shall then be entitled to enter the premises beyond the TWO (2) hectares above-mentioned for survey, site evaluation and assessment for its development projects. VENDEE may take and possession of the same area and may cause the demolition of any and all structures on the premises upon full payment of the purchase price.
7. The VENDOR warrants that all such structure(s) within the premises belong to him or is/ are within his control.
8. The VENDEE undertakes to cause notice to be served on the VENDOR of the scheduled demolition of any structure at least thirty (30) days from the intended date hereof.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures this
JAN 09 2021 in Ormoc City.

JOSE LUIS D. TAN

Nora C. Tan

WITH MY MARITAL CONSENT:

NORA C. TAN

LOCAL GOVERNMENT UNIT OF ORMOC
REPRESENTED BY:

RICHARD I. GOMEZ DPA

As per SP Resolution No. 2021-202

WITNESSED BY (PRINT NAME AND SIGN):

ACKNOWLEDGMENT

Republic of the Philippines)
City of Ormoc) S.S.

Before me, this AUG 09 2021 at Ormoc City, Philippines, personally appeared the following with competent evidence of identity:

PARTY	COMPETENT EVIDENCE OF IDENTITY
JOSE LUIS D. TAN	UMID CRN 0111-0291474-7
NORA C. TAN	UMID CRN 0111-6889633-3
RICHARD I. GOMEZ	UMID CRN 021-1628-7865-8, MANILA

all known to me to be the same persons who executed the foregoing Contract to Sell consisting of THREE (3) pages, including the page on which this Acknowledgment is written and they acknowledged to me that the same is their free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, on the date and place above- written.

Doc. No. 211;
Page No. 03;
Book No. XXVII;
Series of 2021.

ATTY. ADELITO M. SOLIBAGA, JR.

Notary Public for the City of Ormoc
Municipalities of Kananga, Matag-ob
Medina and Isabel

NCNo. ORIA-19-12-018 issued on 01/14/2020

Valid until ~~December 31, 2021~~

PTR No. 6624270, 01/05/21, Ormoc City

IBP No. 168955, 01/06/21, Leyte

Roll of Attorney No. 51625

TIN 207-693-130

J. Navarro St. Ormoc City