ORDINANCE NO. 15-125

AN ORDINANCE GRANTING THE REQUEST OF STO. NIÑO APLAYA NEIGHBORHOOD ASSOCIATION, INC., (SANAI) TO BORROW ONE MILLION THREE HUNDRED THIRTY FIVE THOUSAND PESOS (Php1,335,000.00) FOR THE PURCHASE OF THE FIVE HUNDRED FOURTEEN (514) SQUARE METERS LOT, MORE OR LESS, COVERED BY TCT NO. 0142015000043 REGISTERED IN THE NAME OF MR. EUSTOLIO CALALANG, LOCATED AT STO. NIÑO STREET, BARANGAY Poblacion, Muntinlupa City for its housing project either through the National Home Mortgage Finance Corporation (NHMFC) or Direct Purchase which amount shall be taken from the land banking/socialized housing/community mortgage and other related activities from the 2015 Executive Budget.

Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Stephanie G. Teves
Hon. Coun. Louisito A. Arciaga
Hon. Coun. Ringo A. Teves
Hon. Coun. Alexander Diaz
Hon. Coun. Luvi P. Constantino
Hon. Coun. Engr. Neptali S. Santiago
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

WHEREAS, the Sto. Niño Aplaya Neighborhood Association, Inc. (SANAI), is seeking loan assistance from the City Government of Muntinlupa in the amount of One Million Three Hundred Thirty Five Thousand Pesos (Php1,335,000.00) to purchase a parcel of land in Sto. Niño Street, Barangay Poblacion, Muntinlupa City for its housing project;

WHEREAS, the City Mayor endorsed to the City Council the loan application of Sto. Niño Aplaya Neighborhood Association, Inc. (SANAI), for Interim Financing Assistance in the amount of One Million Three Hundred Thirty Five Thousand Pesos (Php1,335,000.00);

WHEREAS, the total area of the parcel of land is 514 square meters with the selling price of Two Thousand Six Hundred Pesos per square meters with the total amount of One Million Three Hundred Thirty-Five Thousand Pesos (Php 1,335,000.00). The lot area is divided to 32.125 square meters per beneficiary,
WHEREAS, the association shall pay the said loan once the loan release from the Community Mortgage Program of the Social Housing Finance Corporation (SHFC) or through installment in case of direct purchase;

WHEREAS, the City Government and the Association shall include in the Memorandum of Agreement the terms and conditions of the payment scheme of the loan;

WHEREAS, the said loan shall be paid within five (5) years with monthly amortization of One Thousand Three Hundred Ninety and 62/100 (46.35/day) without interest;

WHEREAS, the parcel of land is situated at Sto. Niño Street, Barangay Poblacion, Muntinlupa City with TCT No. 0142015000043 containing an area of Five Hundred Fourteen (514) square meters;

WHEREAS, the selling price of the property is Two Thousand Six Hundred Pesos (Php2,600.00) per square meters in the total amount of One Million Three Hundred Thirty Five Thousand Pesos (Php1,335,000.00);

WHEREAS, the owner Mr. Eustolio Calalang agrees to sell the subject property consisting of Five Hundred Fourteen (514) square meters, to Sto. Niño Aplaya Neighborhood Association, Inc. (SANAI), which shall be paid either through the Community Mortgage Program (CMP) of the Social Housing Finance Corporation (SHFC) or direct purchase for the purpose of subdividing the same as residential lots exclusively for its urban poor members;

WHEREAS, the association has requested the City Government of Muntinlupa for a loan assistance in the amount of One Million Three Hundred Thirty Five Thousand Pesos (P1,335,000.00) from the City’s Interim Financing Facility for socialized Housing Program;

WHEREAS, the association agreed to execute a Deed of Assignment (DOA) and Memorandum of Agreement (MOA) that once the NHMFC releases the check(s) in payment of the loan granted by the City for the purchase price of the lot, said payment shall be given directly to the City Government as payment of the loan granted to the association if purchase is through NHMFC;

WHEREAS, the association agreed to directly pay the monthly amortization to the City Government and make the lot as security for the loan in the event that the NHMFC is unable to approved the application of the association in the NHMFC;

WHEREAS, there is a fund available under the Land Banking/Socialized Housing/Community Mortgage and Other Related Activities from the 2015 Executive Budget City from the 2015 Executive Budget of the City Government;
NOW BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 7th Sangguniang Panlungsod of Muntinlupa in session assemble the following terms and conditions:

1. The landowner shall execute a Deed of Absolute Sale in favor of the Sto. Niño Aplaya Neighborhood Association, Inc. (SANAI), conveying an area of Five Hundred Fourteen (514) square meters, more or less of the subject property to the Association in the amount of Two Thousand Six Hundred Pesos (Php2,600.00) per square meters or in the aggregate amount of One Million Three Hundred Thirty five Thousand Pesos (Php1,335,000.00) upon full payment thereof.

2. The Sto. Niño Aplaya Neighborhood Association, Inc. (SANAI) shall pay the expenses regarding the transfer of the property in its name.

3. The Sto. Niño Aplaya Neighborhood Association, Inc. (SANAI) shall faithfully comply with the necessary documentary requirements for loan application.

ORDAINED, THEREFORE, AS IT IS HEREBY ORDAINED, to approve the request of Sto. Niño Aplaya Neighborhood Association, Inc., (SANAI) to borrow One Million Three Hundred Thirty Five Thousand Pesos (Php1,335,000.00) for the purchase of a parcel of the land with a total area of Five Hundred Fourteen (514) square meters, more or less, covered by TCT No. 0142015000043 registered in the name of Mr. Eustolio Calalang located at Sto. Niño Street, Barangay poblacion, Muntinlupa City for its housing project either through the National Home Mortgage Finance Corporation (NHMFC) or direct purchase which amount shall be taken from the Land Banking/Socialized Housing/Community Mortgage and Other Related Activities from the 2015 Executive Budget.

RESOLVED, FURTHER, that the City Mayor Atty. Jaime R. Fresnedi, be authorized to sign for and in behalf of the City Government a Deed of Assignment (DOA) and/or Memorandum of Agreement (MOA)/Loan Agreement, that may executed relative to this loan.

ENACTED, by the 7th Sangguniang Panlungsod of Muntinlupa this 1st day of June, 2015, on its 82nd Regular Session.

CONCURRED:

COUN. ATTY. RAUL R. CORRO
Member

City Hall of Muntinlupa
National Road, Putatan, Muntinlupa City, Philippines
Website: www.muntinlupacity.gov.ph
COUN. ATTY. PATRICIO L. BONCAYAO, JR.  
Member

COUN. STEPHANIE G. TEVES  
Member

COUN. LOUISIO A. ARCIAGA  
Member

COUN. ALEXANDER B. DIAZ  
Member

COUN. RINGO A. TEVES  
Member

DISTRICT II:

COUN. MA. DHESIREE G. AREVALO  
Member

COUN. ELMER S. ESPELETA  
Member

COUN. VERGEL C. ULANDAY  
Member

COUN. ROBERT P. BAES  
Member

COUN. ROBERT A. ABAS  
Member

COUN. BAL NIEFES  
Member

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD  
Member

COUN. CELSO C. DIOKO  
Sectoral Representative  
President  
Association of Barangay Captains

I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance,

CECILIA C. LAZARTE  
Secretary
ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor
Date: JUN 29 2015

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