



**Republic of the Philippines
CITY COUNCIL
City of Manila**

REGULAR SESSION NO. 190

12TH CITY COUNCIL

**RESOLUTION NO. 85
Series of 2025**

RESOLUTION GRANTING THE HONORABLE CITY MAYOR, MARIA SHEILAH "HONEY" H. LACUNA-PANGAN, MD, FPDS, REPRESENTING THE CITY GOVERNMENT OF MANILA, THE AUTHORITY TO ENTER INTO AND SIGN THE DEED OF ABSOLUTE SALE AND AFFIDAVIT OF UNDERTAKING WITH DMCI PROJECT DEVELOPERS, INC., FOR THE PAYMENT OF JUST COMPENSATION FOR TWO (2) PARCELS OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 230547 AND TRANSFER CERTIFICATE OF TITLE NO. 230550 IN THE AMOUNT OF NINETY-FIVE MILLION ONE HUNDRED NINETY-SIX THOUSAND TWO HUNDRED SEVENTY PESOS (PHP95,196,270.00), IN ACCORDANCE WITH RESOLUTION DATED AUGUST 17, 2015, ISSUED BY THE REGIONAL TRIAL COURT BRANCH 28, MANILA, INTENDED FOR THE DISTRIBUTION TO QUALIFIED ACTUAL AND BONA FIDE RESIDENTS UNDER THE LAND-FOR-THE-LANDLESS PROGRAM OF THE CITY OF MANILA

PRINCIPAL AUTHORS:

HON. ERNESTO C. ISIP, JR.
Majority Floor Leader

and

HON. SALVADOR PHILIP H. LACUNA
Minority Floor Leader



WHEREAS, in a letter dated March 13, 2025, the Secretary to the Mayor, Atty. Marlon M. Lacson, wrote a letter requesting for adoption of a resolution granting the Local Chief Executive authority to enter into and sign the Deed of Absolute Sale and Affidavit of Undertaking with DMCI Developers, Inc., for the payment of just compensation for two parcels of land covered by Transfer Certificate of Title No. 230547 and Transfer Certificate of Title No. 230550, in the amount of Ninety-Five Million One Hundred Ninety-Six Thousand Two Hundred Seventy Pesos (PhP95,196,270.00), in accordance with Resolution dated August 17, 2015, issued by the Regional Trial Court Branch 28, Manila, intended for distribution to qualified actual and bona fide residents under the Land-for-the-Landless Program of the City of Manila;

WHEREAS, on October 6, 2003, Ordinance No. 8060 was enacted, providing for the expropriation of "that portion of land owned by DMCI Property Development, Inc. covered by Transfer Certificate of Title Nos. 230547 and 230550, situated along V. Mapa Extension, Sta. Mesa, Manila, with an area of Ten Thousand One Hundred Fifty-Six Square Meters (10,156 Sq.M.), more or less, for resale at cost or on installment basis for a period not exceeding twenty (20) years to qualified actual and bona fide residents and occupants thereat under the Land-for-the-Landless Program of the City of Manila.";

WHEREAS, the City commenced the expropriation proceedings against DMCI Property Development, Inc., involving the subject property docketed as Civil Case No. 06114319, and was raffled before the Regional Trial Court, Branch 28, Manila;

WHEREAS, the Regional Trial Court Branch 28, Manila issued Resolution dated August 17, 2015 ordered the City of Manila to pay an amount of Ninety-Five Million One Hundred Ninety-Six Thousand Two Hundred Seventy Pesos (Php.95, 196,270.00), as just compensation for the properties sought to be expropriated, registered in the name of DMCI Property Developers, Inc., particularly at V. Mapa Extension Sta. Mesa, Manila covered by TCT No. 230547 and TCT No. 230550;

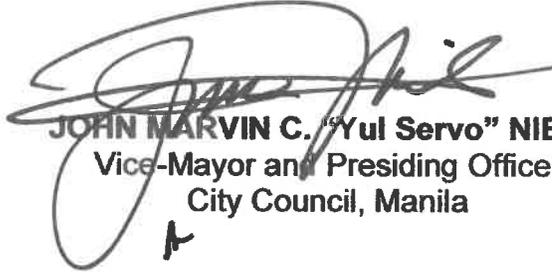
WHEREAS, the Order of RTC Branch 28 of Manila had become final and must be executed as a matter of course;

WHEREAS, Section 22(c) of Republic Act No. 7160 otherwise known as the Local Government Code of 1991, empowers the local chief executive to enter into contracts on behalf of the local government unit upon prior authorization by the Sanggunian concerned: NOW, THEREFORE, be it

RESOLVED, by the City Council of Manila to grant, as it hereby grants the Honorable City Mayor, Maria Sheilah "Honey" H. Lacuna-Pangan, MD, FPDS, representing the City Government of Manila, the authority to enter into and sign the Deed of Absolute Sale and Affidavit of Undertaking with DMCI Project Developers, Inc., for the payment of just compensation for two (2) parcels of land covered by Transfer Certificate of Title No. 230547 and Transfer Certificate of Title No. 230550 in the amount of Ninety-Five Million One Hundred Ninety-Six Thousand Two Hundred Seventy Pesos (PhP95,196,270.00), in accordance with Resolution dated August 17, 2015, issued by the Regional Trial Court Branch 28, Manila, intended for the distribution to qualified actual and bona fide residents under the Land-for-the-Landless Program of the City of Manila; and be it FURTHER

RESOLVED, that the duly executed Deed of Absolute Sale and Affidavit of Undertaking authorized by this Resolution shall pass the scrutiny and ratification of this Body.

PRESIDED BY:



JOHN MARVIN C. "Yul Servo" NIETO
Vice-Mayor and Presiding Officer
City Council, Manila

This Resolution was adopted by the City Council of Manila at its regular session on March 18, 2025.

ATTESTED:



LUCH R. GEMPIS, JR.
City Government Department Head III
(Secretary to the City Council)

JMG/RRB: jhb/rmd/egv/eys