



Republika ng Pilipinas
Lungsod Quezon
SANGGUNIANG PANLUNGSOD
(City Council)

PR98-328

19th Regular Session

RESOLUTION NO. SP-~~70~~ **70** S-1999

A RESOLUTION AUTHORIZING THE QUEZON CITY GOVERNMENT TO NEGOTIATE FOR THE PURCHASE OF OR TO EXPROPRIATE ONE HUNDRED NINETEEN (19) SQUARE METERS, A PORTION OF LOT 25-C-20, PSD-11684 WITH A TOTAL AREA OF ONE THOUSAND (1,000) SQUARE METERS, OWNED BY JUAN VALBUENA, SITUATED IN SITIO LUNDUYAN, TALANAY AREA, BARANGAY BATASAN HILLS, QUEZON CITY AND COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERED 109124 OF THE REGISTRY OF DEEDS OF QUEZON CITY, FOR THE PURPOSE OF USING THE SAME AS A ROAD RIGHT-OF-WAY BY THE MEMBERS/WOULD-BE PROJECT BENEFICIARIES OF LUNDUYAN HOMEOWNERS ASSOCIATION, INC. IN COMPLIANCE WITH THE REQUIREMENTS OF THE CMP/MMP/GLAD HOUSING PROGRAM OF THE NATIONAL GOVERNMENT

Introduced by Councilors WINSTON "Winnie" T. CASTELO and ERIC Z. MEDINA

Co-introduced by Councilors Wilma Amoranto-Sarino, Vincent P. Crisologo, Elizabeth A. Delarmente, Rommel R. Abesamis, Godofredo T. Liban II, Marciano P. Medalla, Jorge L. Banal, Julian M. L. Cosofeng, Marcel C. Rillo and Bayani V. Hipol.

WHEREAS, the ten (10) contiguous parcels of land with an aggregate area of Ten Thousand One (10,001) square meters, situated in Sitio Lunduyan, Talanay Area, Barangay Batasan Hills, Quezon City, and identified as follows:

LOT NO	LAND AREA	TCT NO	NAME OF OWNER
25-C-11	1,001	RT-118176 (131333)	Teofana Arindaying
25-C-12	1,000	100676 (165165)	Edgardo Cortez
25-C-13	1,000	RT-29182 (85560)	Angelita Abad, et al.
25-C-14	1,000	RT-111039 (191776)	Dionisio Mansilla
25-C-15	1,000	RT-46416 (163194)	Mariano Lee
25-C-16	1,000	121666 (RT-6907)	E.T. Dizon Realty Corp.
25-C-17	1,000	90855 (96354)	Florante C. San Diego
25-C-18	1,000	RT-11505 (343591)	Angelina Sta. Catalina
25-C-19	1,000	53069 (51272)	Lolita Ortiz
25-C-20	1,000	109124 (52466)	Juan Valbuena

[Handwritten signature and initials]

all of which are covered under subdivision plan, PSD 11684 and privately owned, have been occupied by one hundred fifty (150) urban poor families for several years now;

WHEREAS, these families bound themselves together and formed an organization, known as Lunduyan Homeowners Association, Inc., and registered the same with the Home Insurance & Guaranty Corporation;

WHEREAS, among others, the primary purpose of the organization is to acquire the said properties thru the loan facilities being offered by either the CMP, MMP or GLAD Program of the national government;

WHEREAS, thru their united efforts, the association was successful in negotiating with the concerned land owners the acquisition of the above-stated lots to be financed thru and under the said program/loan facilities, except for the owner/s of Lot 25-C-20, with an area of One Thousand (1,000) square meters, covered by TCT No. 109124, who is represented by Lourdes Valbuena and likewise, the legal heir's attorney-in-fact;

WHEREAS, aside from the fact that the land being acquired is a land-locked property or has no right-of-way, the owner of Lot 25-C-20 has not consented to sell the whole or any part thereof, despite offers to buy made by the association, intervention made for a dialogue called for that purpose and other similar persuasive acts taken in the past;

WHEREAS, the absence of a permanent right-of-way or the refusal of said lot owner to let go of her property has been adversely affecting the implementation of the proposed housing project;

WHEREAS, based on available records and on ground surveys, a portion of Lot 25-C-20 is the most convenient, appropriate, practical, logical, economical, nearest and shortest route leading to a public highway;

WHEREAS, because of the unsuccessful attempts by the association to acquire the whole or any part of Lot 25-C-20 coupled with failure of the land owner to appear in a dialogue called for the intended purpose, the community, thru its Lunduyan Homeowners Association, Inc. has no other choice but to seek the assistance of the city government or the City Council as may be deemed necessary under the circumstances;

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NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN SESSION ASSEMBLED, to authorize, as it does hereby authorize, the Quezon City government to negotiate for the purchase of or to expropriate one hundred nineteen (119) square meters, a portion of lot 25-C-20, Psd-11684, with a total area of one thousand (1,000) square meters, owned by Juan Valbuena, situated in Sitio Lunduyan, Talanay Area, Barangay Batasan Hills, Quezon City and covered by Transfer Certificate of Title No. 109124 of the Registry of Deeds of Quezon City, for the purpose of using the same as a road right-of-way by the members/would-be project beneficiaries of Lunduyan Homeowners Association, Inc., in compliance with the requirements of the CMP/MMP/GLAD Housing Program of the national government.

ADOPTED : January 26, 1999.


M.A. FRESCA M. BIGLANG-AWA
Acting Presiding Officer

ATTESTED:


EUGENIO V. JURILLA
City Council Secretary

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