



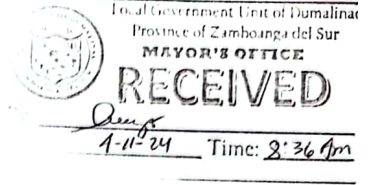
OFFICE OF THE SANGGUNIANG BAYAN

EXCERPTS FROM THE MINUTES OF THE 67TH REGULAR SESSION OF THE 12TH SANGGUNIANG BAYAN OF DUMALINAO, ZAMBOANGA DEL SUR, HELD AT SB SESSION HALL ON APRIL 1, 2024.

Present:



- HON. WILFREDO L. MALONG, SR. - Vice Mayor
- HON. RONALDO D. ENCABO - SB Member
- HON. ARNOLD L. FLORES - SB Member
- HON. FREDERICK R. BALANDRA - SB Member
- HON. HERMES B. CABALES - SB Member
- HON. MA. GEMMA C. ALBISO - SB Member
- HON. ROMEO G. LIGAN - SB Member
- HON. JELITO R. PEÑONAL - SB Member
- HON. JOEL L. FAMOR - ABC President
- HON. JUSTONY G. SULATORIO - SKF President
- HON. ROMEO D. PARILA - IPMR



Absent:

- HON. RHOLLY A. LABANG - SB Member - S.L



RESOLUTION NO. 0304-2024

AUTHORIZING THE LOCAL CHIEF EXECUTIVE, HONORABLE MAYOR JUNAFLOR S. CERILLES, RMT, MAGD, TO PURCHASE THE LAND AND SIGN THE DEED OF SALE ON BEHALF OF THE LOCAL GOVERNMENT UNIT OF DUMALINAO BY AND BETWEEN THE HEIRS OF NOEL EMPALMADO, AMOUNTING TO THREE MILLION ONE HUNDRED SIXTY THOUSAND PESOS (PHP3, 160, 000.00) COVERED WITH A TRANSFER CERTIFICATE OF TITLE NO. E-17, 840, WITH A LAND PORTION OF TWENTY THOUSAND SQUARE METERS (20, 000 SQ.), LOCATED AT PUROK DULIAN, BARANGAY ANONANG, TO BE UTILIZED FOR LAND BANKING OF THE MUNICIPALITY OF DUMALINAO, ZAMBOANGA DEL SUR.

WHEREAS, presented for consideration and appropriate action is the request of the Local Chief Executive to authorize her to purchase the land and sign the Deed of Sale by and between the heirs of Noel Empalmado, amounting to Php3, 160, 000.00 covered with a TCT No. E-17, 840, with a land portion of 20, 000 square meters, located at Purok Dulian, Barangay Anonang, to be utilized for land banking of the locality;

WHEREAS, Section 22 of R.A 7160, otherwise known as the Local Government Code of 1991, provides that the local government units shall have the power and authority to acquire, develop, lease, encumber, alienate, or otherwise dispose of real or personal property held by them in their proprietary capacity;



WHEREAS, the municipal mayor is empowered by the same Code to enter into contracts on behalf of the municipality, based on Section 444 (b) (1) (vi) thereof, which provides that upon authorization by the sangguniang bayan, represent the municipality in all its business transactions and sign on its behalf all bonds, contracts, obligations, and such other documents made pursuant to law or ordinance;

WHEREAS, the Municipality of Dumalinao, Zamboanga del Sur, recognizes the importance of land banking for future development and community welfare;

WHEREAS, the legal heirs of Noel Empalmado, namely Ariel L. Empalmado, Aiza E. Ramos, April Rose L. Empalmado, and Aurelia L. Empalmado, offering to sell a portion of land amounting to Three Million Five Hundred Thousand Pesos (Php3, 500, 000.00) covered by Transfer Certificate of Title No. E-17, 840, with a total land area of Twenty Thousand square meters (20,000 sq.), situated at Purok Dulian, Barangay Anonang, for the said purpose;

WHEREAS, under Resolution No. 2 Series of 2024 of the Provincial Appraisal Committee (PAC), recommended, as reasonable valuation and most advantageous to the municipality, the amount of Three Million One Hundred Sixty Thousand Pesos (Php3, 160 000.00) as the basis to purchase the 20,000 square meter portion of Lot 5674-B, CSD-5717, situated at Barangay Anonang;

WHEREAS, the LGU-Dumalinao allocated a budget amounting to Three Million Five Hundred Thousand Pesos (Php3 500 000.00) for the acquisition of the said portion of land under the 2024 Annual Investment Program, particularly under the 20% Economic Development and under the continuing appropriation of the Office of the Municipal Mayor, as certified by the Municipal Budget Officer of the locality;

WHEREAS, the acquisition of the said property is vital to implement the local government's plans for the welfare and benefit of its constituents and future needs and opportunities for development;

WHEREAS, after careful review and exhaustive deliberation, and after finding the same to be proper and order;

NOW, THEREFORE, premises above-considered, on motion by **HON. ROMEO D. PARILA**, the body resolved, as it hereby resolves to authorize the Local Chief Executive, Honorable Mayor Junaflor S. Cerilles, RMT, MAGD, to purchase the land and sign the Deed of Sale on behalf of the Local Government Unit of Dumalinao by and between the heirs of Noel Empalmado, amounting to Three Million One Hundred Sixty Thousand Pesos (Php3, 160, 000.00) covered with a Transfer Certificate of Title No. E-17, 840, with a total land area of Twenty Thousand square meters (20,000 sq.), located at Purok Dulian, Barangay Anonang, to be utilized for land banking of the Municipality of Dumalinao, Zamboanga del Sur.

LET the copy of this resolution be furnished to concern offices and/or officials for reference, guidance and appropriate action.

DONE this 1st day of APRIL 2024, at Dumalinao, Zamboanga del Sur.



I HEREBY CERTIFY to the correctness of the foregoing resolution



DARRYLLE ANGELOU A. DALID, MPA, JD

Acting Secretary to the Sanggunian

Attested and approved by:



WILFREDO L. MALONG, SR.

Municipal Vice Mayor- Presiding Officer

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SANGGUNIANG BAYAN OF DUMALINAO, ZAMBOANGA DEL SUR





Office of the Municipal Mayor

March 13, 2024

HON. WILFREDO L. MALONG, SR.
Municipal Vice Mayor
Dumalinao, Zamboanga del Sur

Hon. Malong;

I am writing to request the honorable members of the Sangguniang Bayan to consider passing a resolution authorizing the Local Chief Executive, undersigned, to purchase a lot, sign the deed of sale, etc., listed under the ownership of the late Mr. Noel Empalmado, to be represented by his legal heirs, with an area of 20,000 square meters located at Prk. Dulian, Barangay Anonang, Dumalinao, Zamboanga del Sur, with a Lot No. 5674-B, Cad-5717.

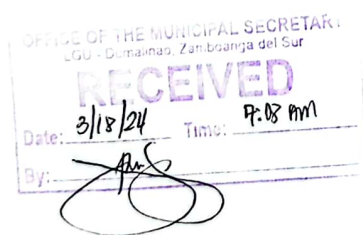
The proposed lot purchase aligns seamlessly with our municipality's long-term strategic goals and vision for progress. Moreover, the acquisition of this lot represents a prudent investment in our collective future. It is a proactive step towards addressing current and future needs, ensuring that our municipality remains a conducive place to thrive.

I respectfully urge the Sangguniang Bayan to carefully consider this request and to pass a resolution authorizing the undersigned to proceed with the purchase of the aforementioned lot. Your support in this matter is invaluable and greatly appreciated.

Thank you for your attention to this important request. I look forward to your positive response regarding this matter.

Noted by:

JUNAFLOS CERILLES, RMT, MAGD
Municipal Mayor
Dumalinao, Zamboanga del Sur



#GODreamDumalinao



Republic of the Philippines
REGION IX
PROVINCE OF ZAMBOANGA DEL SUR
Pagadian City
OFFICE OF THE PROVINCIAL APPRAISAL COMMITTEE
-Telefax o. (062) 215-2771

EXCERPT FROM THE MINUTES RECORDED DURING THE MEETING CONDUCTED BY THE PROVINCIAL APPRAISAL COMMITTEE (PAC) ON FEBRUARY 28, 2024 AT THE OFFICE OF THE PROVINCIAL ASSESSOR, THIS PROVINCE

Present :

ATTY. MARGIE T. JAMES- LUMASAG, MPA, REB - Chairman
ENGR. ISAGANI E. UNGAD - Member
MR. VLADIMIR G. SAGUN - Member

Resolution No. 02, Series of 2024

“A RESOLUTION RECOMMENDING THE AMOUNT OF PHP3,160,000.00 AS THE FAIR MARKET VALUE TO PURCHASE THE 20,000 SQUARE METER LOT LOCATED AT BARANGAY ANONANG, DUMALINAO, ZAMBOANGA DEL SUR TO BE UTILIZED FOR LAND BANKING FOR MUNICIPALITY OF DUMALINAO”

WHEREAS, presented for the consideration is the Appraisal Report submitted by the PAC-TWG of the 20,000 sq.m. portion of Lot 5674-B, CSD-5717 located at Barangay Anonang, Dumalinao, to be purchased by the MLGU of Dumalinao for Land Banking purposes;

WHEREAS, the 20,000 sq. m. is a portion of Lot 5674-B, CSD-5717 with ARP No. 23-05-0003-00296, declared in the name of Laila Estrella, Noel, Roger Empalmado, Thelma Bancairen, Pacita Noble, Stephen, Avelino, Jr., Rodolfo, Engracio, Janet Gay, Ghislaine, Jose Jr., Jason Lavilla, Giselle Celerian and Gladys Lavilla;

WHEREAS, an offer to sell was issued by the legal heirs namely Ariel L. Empalmado, Aiza E. Ramos, April Rose L. Empalmado and Aurelia L. Empalmado offering to sell the property portion of Lot 5674-B, CSD-5717 with an area of 20,000 square meter in the amount of Php3,500,000.00;

WHEREAS, a certification issued by the Municipal Budget Officer Ms. Dinah L. Saldua-Fuentes, CPA states that an amount of Three Million Pesos (Php3,000,000.00) is provided under the 2024 Annual Investment Program particularly under the 20% Economic Development and Five Hundred Thousand (Php500,000.00) under the Mayor’s Office continuing appropriations provided in CY 2023 Annual Budget with a total of Three Million Five Hundred Thousand Pesos (Php3,500,000.00) intended for the payment of lot purchase at Anonang, Dumalinao, Zamboanga del Sur;

WHEREAS, a letter issued by the Municipal Mayor of Dumalinao **Hon. Junaflor S. Cerilles, RMT, MAGD** dated **February 2, 2024** requesting the Provincial Appraisal Committee to conduct ocular inspection and appraisal of the parcel of land located at Barangay Anonang, Dumalinao, Zamboanga del Sur;

WHEREAS, the Provincial Appraisal Committee through the Technical Working Group (TWG) conducted an ocular inspection and investigation on the premises last **February 13, 2024** and found that the property is adjacent to the recently purchased Cemetery and Evacuation Site and Access Road of the MLGU;

WHEREAS, the Provincial Appraisal Committee in determining the valuation of the subject lot, considered the different factors that influence the value as established by the generally accepted principle in the conduct of appraisal more particularly its highest and best value. The PAC also considered the recent sales data which is Php116/sq.m and BIR Zonal Valuation for 3rd Class Residential Land in determining the fair market value of the property;


NOW, THEREFORE, all premises considered, the Committee, assembled en banc has;

RESOLVED, as it is hereby resolved, the Provincial Appraisal Committee (PAC) recommend using the amount of **Php3,160,000.00** as the basis to purchase the 20,000 square meter portion of Lot 5674-B, CSD-5717, situated at Barangay Anonang, Dumalinao, Zamboanga del Sur;


RESOLVED FINALLY, to furnish copy of this resolution to the requesting party and the concerned Municipal Assessor for their information and reference.

CARRIED UNANIMOUSLY.

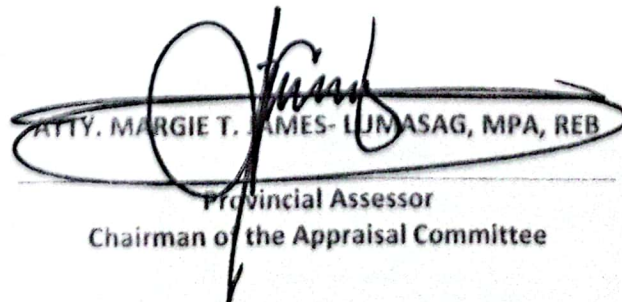
WE HEREBY CERTIFY to the correctness of the above-quoted resolution.


ENGR. ISAGANI E. UNGAD

OIC - Provincial Engineer
PAC Member


VLADIMIR B. SAGUN

Acting- Provincial Treasurer
PAC Member


ATTY. MARGIE T. JAMES-LIMASAG, MPA, REB
Provincial Assessor
Chairman of the Appraisal Committee

SN No. 00262048

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF ZAMBOANGA DEL SUR

REGISTRY OF DEEDS, ZAMBOANGA DEL SUR
RECEIVED
ENTRY NO. 1044 VOL. 734
DATE: 10:30 A.M.

Transfer Certificate of Title
No. E-17,340

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
CERTIFICATE OF LAND OWNERSHIP AWARD NO. 00262048

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto LAILA ESTRELLA, ET AL

Necolong, a parcel of agricultural land situated in Barangay Damalinao, Municipality of Damalinao, Province of Zamboanga del Sur Island of Mindanao, Philippines, containing an area of TWO HUNDRED THIRTY FOUR THOUSAND SEVEN HUNDRED SIXTY TWO square meters, more or less, which is now more particularly bounded and described at the back hereof. (234,762)

WHEREAS, it has been established that the herein awardee has fully complied with the requirements for the grant of title under Republic Act No. 6657.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act No. 6657, there is hereby awarded unto the said* Undivided interest hereinafter stated to LAILA ESTRELLA, filipino, of legal age, married to (cont. on page A) this Certificate of Land Ownership Award covering the parcel of agricultural land herein described.

TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be sold, transferred or conveyed except through hereditary succession, or to the Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for a period of ten (10) years, Provided, however, that the children or the spouse of the transferor shall have a right to repurchase the land from the Government or the Land Bank of the Philippines within a period of two (2) years from the date of transfer.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FIDEL V. RANOS, President of the Philippines, hereby cause these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

Given at Quezon City, Philippines, on this 23rd day of June, in the year of Our Lord nineteen hundred and ninety five.

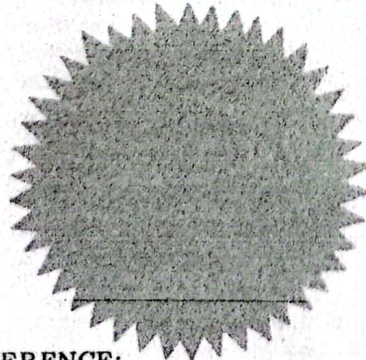
BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:

Ernesto D. Barilao
ERNESTO D. BARILAO
Secretary of Agrarian Reform

Entered in the Registry of Deeds of Zamboanga del Sur pursuant to Section 24 of Republic Act No. 6657 on this 24th day of July, nineteen hundred and ninety five at 10:30 A.M.

REFERENCE:
This certificate is a transfer from Original Certificate of

OWNER'S DUPLICATE CERTIFICATE



MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Continuation of Technical Description

Lot No. 5674,-B, Cad-5717 - Mecolong, Dumalinae, ZDS
P-13,317

Bearings true.

The plan of this lot was prepared from the records on file in this Bureau in accordance with law and existing regulations promulgated thereunder, by Hicener Villanueva, Public Land Surveyor, from June 12, 1947 to January 8, 1948 and approved on October 19, 1961.

Lot 5674-B = Lot 8479, a portion of lot 5674, PLS-119 and is covered under FPA. No. 18-1585.

CERTIFIED CORRECT BY:


EDWIN L. GARUM
Geodetic Engineer III


RICARDO Z. DIOSO, JR.
REGISTERED ENGINEER

OFFER TO SELL

JUNAFLO R. CERILLES
Municipal Mayor
Dumalinao, Zamboanga del Sur

Dear: Mayor Sweet


This is an offer to sell a parcel of land located in Dolyan, Brgy. ~~Atong~~ ^{Anonang} Dumalinao Zamboanga Del Sur specifically described as follows:

Location: Dolyan Brgy. ^{Anonang} Dumalinao Zamboanga Del Sur
Total Area: 20,000 Sqm


Offer Selling Price: Php 3,500,000.00


Thank you.

Sincerely Yours,


ARIEL L. EMPALMADO
Owner


AIZA E. RAMOS
Owner


APRIL ROSE L. EMPALMADO
Owner


AURELIA L. EMPALMADO
Owner

Republic of the Philippines
PROVINCE OF ZAMBOANGA DEL SUR
Municipality of Dumalinao

OFFICE OF THE MUNICIPAL ASSESSOR

INDORSEMENT
March 8, 2024

Respectfully forwarded to **HON. WILFREDO L. MALONG**- Municipal Vice Mayor, Office of the Sangguniang Bayan, Dumalinao, Zamboanga del Sur, from **ATTY. MARGIE T. JAMES-LUMASAG, MPA, REB, PAC-Chairman**, the herein Resolution No. 02, Series of 2024, Office of the Provincial Appraisal Committee, Province of Zamboanga del Sur dated February 28, 2024, Photo Copy of Transfer Certificate of Title No. E-17,840 and Letter for Offer to Sale from Heirs of Noel Empalmado (Hereto attached), hereby endorse to your good office for reference, guidance and appropriate action.


RENEBOY O. TEMPLADO, REA, MPA
Municipal Assessor

