



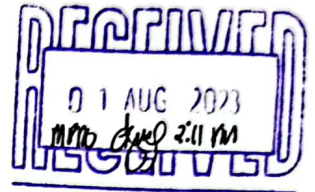
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**OFFICE OF THE SANGGUNIANG BAYAN**

**EXCERPTS FROM THE MINUTES OF THE 42<sup>nd</sup> REGULAR SESSION OF THE 12<sup>TH</sup> SANGGUNIANG BAYAN OF DUMALINAO, ZAMBOANGA DEL SUR, HELD AT SB SESSION HALL ON JULY 17 & 24, 2023.**

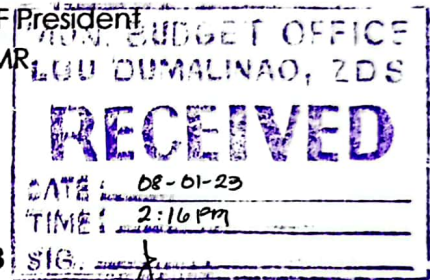
**Present:**

- |                            |                        |
|----------------------------|------------------------|
| HON. LORENZO S. ALCANTARA  | - Municipal 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. RHOLLY A. LABANG      | - SB Member            |
| HON. ROMEO G. LIGAN        | - SB Member            |
| HON. JELITO R. PEÑONAL     | - SB Member            |
| HON. JESSIE NIEL C. PAULO  | - ABC President        |
| HON. JEZIEL R. DAGUPAN     | - SKF President        |
| HON. ROMEO D. PARILA       | - IPMR                 |



**Absent:**

NONE



**RESOLUTION NO. 0214-2023**

**AUTHORIZING THE LOCAL CHIEF EXECUTIVE, HONORABLE MAYOR JUNAFLO R. S. CERILLES, RMT, MAGD, TO PURCHASE AND SIGN THE DEED OF SALE ON BEHALF OF THE LOCAL GOVERNMENT UNIT OF DUMALINAO BY AND BETWEEN MS. GISELLE CELERIAN AND MS. GLADYS LAVILLA COVERED WITH A TRANSFER CERTIFICATE OF TITLE NO. E-17, 840, WITH A TOTAL LAND AREA OF THIRTY-FOUR THOUSAND SEVEN HUNDRED SIXTY-TWO SQUARE METERS (34, 762 SQ), LOCATED AT BARANGAY ANONANG FOR THE DEVELOPMENT OF DUMALINAO CEMETERY AND EVACUATION AREA 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 and sign the Deed of Sale on behalf of the LGU-Dumalinao by and between Ms. Giselle Celerian and Gladys Lavilla covered with a TCT No. E-17, 840 with the total area of 34, 762 square meters, located at Barangay Anonang for the development of Dumalinao Cemetery and Evacuation Area 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 Local Government Unit of Dumalinao envisions the development of the Dumalinao Memorial Garden and Evacuation Area to serve the growing needs of the community;

**WHEREAS**, Ms. Giselle Celerian and Ms. Gladys Lavilla are willing to sell a parcel of land covered by Transfer Certificate of Title No. E-17, 840 with a total land area of Thirty-Four Thousand Seven Hundred Sixty-Two Square Meters (34, 762 SQ) situated at Barangay Anonang, Dumalinao, Zamboanga del Sur, for the said development;

**WHEREAS**, under Resolution No. 12 Series of 2023 of the Provincial Appraisal Committee (PAC), recommended, as reasonable valuation and most advantageous to the municipality, the amount of Four Million Thirty-Two Thousand Three Hundred Ninety-Two Pesos (Php4, 032, 392.00) as the basis to purchase the 34, 762 square meter portion of Lot 6574-B, CSD-5717, situated at Barangay Anonang;

**WHEREAS**, the LGU-Dumalinao, through the Municipal Development Council (MDC), allocated a budget for the acquisition of the said parcel of land under the MDC Resolution No. 3 Series of 2023 and at the same time, is currently available, as certified by the Municipal Budget Officer of the locality;

**WHEREAS**, the acquisition of the said property is crucial to implement the local government's plans for the welfare and benefit of its constituents;

**WHEREAS**, after careful review and exhausted deliberation, finding the same sound, proper, and in order;

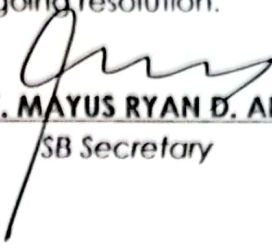
**NOW, THEREFORE**, premises above-considered, on motion by **HON. ROMEO G. LIGAN**, the body resolved, as it hereby resolves to authorize the Local Chief Executive, Honorable Mayor Junafflor S. Cerilles, RMT, MAGD, to purchase and sign the Deed of Sale on behalf of the Local Government Unit of Dumalinao by and between Ms. Giselle Celerian and Ms. Gladys Lavilla covered with a Transfer Certificate of Title No. E-17, 840, with a total land area of Thirty-Four Thousand Seven Hundred Sixty-Two square meters (34, 762 SQ), located at Barangay Anonang for the development of Dumalinao Cemetery and Evacuation Area 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 24<sup>th</sup> day of JULY 2023, at Dumalinao, Zamboanga del Sur.

I HEREBY CERTIFY to the correctness of the foregoing resolution.

  
ATTY. MAYUS RYAN D. ANDO  
SB Secretary

Attested and approved by:

  
LORENZO S. ALCANTARA  
Vice Mayor - Presiding Officer



# Office of the Municipal Mayor

June 13, 2023

**HON. LORENZO S. ALCANTARA**  
Municipal Vice Mayor  
Dumalinao, Zamboanga del Sur  
Philippines, 7015

Honorable Alcantara:

I hope this letter finds you well. The undersigned would like to formally request the esteemed Sangguniang Bayan's authorization to purchase and sign the Deed of Sale for a specific property located at Brgy. Anonang, Dumalinao, Zamboanga del Sur. This property is intended for the development of a cemetery, evacuation area, and other purposes it may serve, in alignment with the needs of our municipality. Details and specifics for the said lot are indicated hereof:

<b>Lot Owner</b>	Ms. Giselle Celerian and Gladys Lavilla
<b>Location</b>	(Formerly Brgy. Mecolong) Brgy. Anonang, Dumalinao, Zamboanga del Sur
<b>Total Lot Area</b>	34.762 m <sup>2</sup> (3.4762 Ha)
<b>Short Description</b>	This is an open road lot located along ongoing concreting at municipal road
<b>Transfer Certificate Title</b>	Title No. E-17,840

→ 20%

Considering the above, I kindly request the Sangguniang Bayan to pass a resolution authorizing the Municipal Mayor to proceed with the purchase of the aforementioned property and to sign the Deed of Sale accordingly. This authorization will facilitate the legal processes involved, enabling the timely acquisition of the property and the subsequent realization of the proposed project.

I am confident in the Sangguniang Bayan's understanding of the significance of this initiative and its potential long-term benefits for our municipality. By granting the requested authorization, you will play a vital role in ensuring the efficient provision of essential services and facilities to our constituents.

Thank you for your attention to this matter. I am available at your convenience to provide any further information or clarification required. I eagerly anticipate a positive response from the Sangguniang Bayan, as I firmly believe that our collaborative efforts will result in a more secure and prosperous future for our municipality.

Yours sincerely,

  
**JUNAFLORE S. CERILLES, RMT, MAGD**  
Municipal Mayor

#GODreamDumalinao



Leadership. Involvement. For a Better Environment.



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 JUNE 27, 2023 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. 12, Series of 2023**

**“A RESOLUTION RECOMMENDING THE AMOUNT OF PHP4,032,392.00 AS THE FAIR MARKET VALUE TO PURCHASE THE 34,762 SQUARE METER PORTION OF LOT 5674-B, CSD-5717 LOCATED AT BARANGAY ANONANG, DUMALINAO, ZAMBOANGA DEL SUR TO BE UTILIZED AS ACCESS ROAD FOR THE PROPOSED CEMETERY PROJECT OF THE MLGU OF DUMALINAO”**

**WHEREAS**, presented for the consideration is the Appraisal Report submitted by the PAC-TWG of the **34,762 sq. m.** portion of **Lot 5674-B, CSD-5717** located at Barangay Anonang, Dumalinao, to be purchased by the MLGU of Dumalinao for the access road of the proposed cemetery project;

**WHEREAS**, the **34,762 sq. m** is a of portion of **Lot 5674-B, CSD-5717 with ARP No. 16-05-0003-00293**, declared in the name of **Giselle Celerian and Gladys Lavilla** located at **Barangay Anonang, Dumalinao, Zamboanga del Sur**;

**WHEREAS**, an offer to sell was issued by the property owners **Giselle Celerian and Gladys Lavilla** offering to sell the property portion of **Lot 5674-B, CSD-5717** with an area of **34,762 square meter** in the amount of **Php122.00/ sq.m**;

**WHEREAS**, a certification issued by the Municipal Budget Officer **Ms. Dinah L. Saldua-Fuentes, CPA** states that an amount of **Four Million Two Hundred Thousand Pesos (Php4,200,000.00)** is currently available for lot purchase at **Anonang, Dumalinao**;

**WHEREAS**, a letter issued by the **Municipal Mayor of Dumalinao Hon. Junafior S. Cerilles, RMT, MAGD** dated **May 25, 2023** requesting the Provincial Appraisal Committee to conduct ocular inspection and appraisal of the lots owned by **Giselle Celerian and Gladys Lavilla** located at **Barangay Anonang, Dumalinao, Zamboanga del Sur**;

**WHEREAS**, this Committee, through the Technical Working Group (TWG), conducted an ocular inspection and investigation on the premises last **May 31, 2023** and found that the property is adjacent to the recently purchased cemetery and evacuation site 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 dated last January 2023 which is Php116/sq.m 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, to recommend using the amount of **Php4,032,392.00** as the basis to purchase the **34,762 square meter** portion of Lot 5674-B, CSD-5717, situated at Barangay Anonang, Dumalinao, Zamboanga del Sur, such valuation being reasonable and most advantageous to the MLGU of 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.**

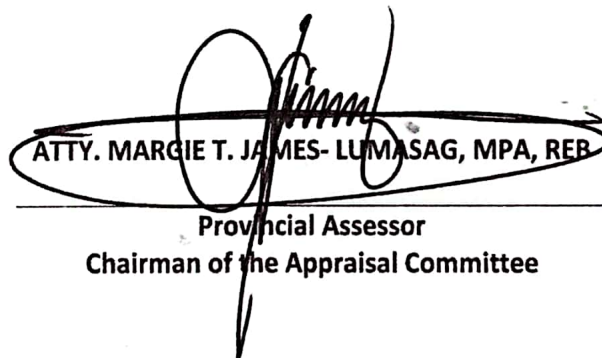
**WE HEREBY CERTIFY** to the correctness of the above-quoted resolution.

  
ENGR. ISAGANI E. UNGAD

\_\_\_\_\_  
OIC - Provincial Engineer  
PAC Member

  
VLADIMIR E. SAGUN

\_\_\_\_\_  
Acting-Provincial Treasurer  
PAC Member

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