



Republic of the Philippines  
Province of Oriental Mindoro  
**MUNICIPALITY OF ROXAS**

Revised

**OFFICE OF THE SANGGUNIANG BAYAN**

EXCERPTS FROM THE JOURNAL OF THE 110<sup>TH</sup> REGULAR SESSION OF THE 11<sup>TH</sup> SANGGUNIANG BAYAN OF ROXAS, ORIENTAL MINDORO HELD ON 16 SEPTEMBER 2024, 1:00 P.M. AT THE SANGGUNIANG BAYAN SESSION HALL

Present:

|                                          |                          |
|------------------------------------------|--------------------------|
| Municipal Vice Mayor Jerwin S. Dimapilis | - Presiding Officer      |
| Councilor Robert S. Quiatchon            | - Member                 |
| Councilor John John S. Yason             | - Member                 |
| Councilor Lucille T. Bacay               | - Member                 |
| Councilor Juan Rafael M. Talens          | - Member                 |
| Councilor King Philip B. Dimapilis       | - Member                 |
| Councilor Robert A. Baticos              | - Member                 |
| Councilor Veil Charleo B. Cusi           | - Member                 |
| Councilor Marietta R. Pajila             | - Member                 |
| Councilor Hermis S. Catapang             | - Member, ABC President  |
| Councilor Sheikinah Grace C. Sanz        | - Member, MSKF President |

Absent:

NONE

RESOLUTION NO. 575  
Series of 2024

RESOLUTION AUTHORIZING MR. LEE A. MANALAYSAY, CONSULTANT ON REAL ESTATE MATTERS, TO ACT AS AUTHORIZED REPRESENTATIVE OF THE MUNICIPALITY FOR THE TRANSFER OF TITLE NO. 97680-A UNDER THE NAME OF PHILIPPINE NATIONAL BANK WITH AN AREA OF 16,399 SQ.M. TO THE MUNICIPAL GOVERNMENT OF ROXAS, ORIENTAL MINDORO.

WHEREAS, the Municipality of Roxas, Oriental Mindoro, has identified the necessity to transfer the ownership of a parcel of land covered by Title No. 97680-A, currently registered under the name of the Philippine National Bank, with a total area of 16,399 square meters, to the Municipal Government of Roxas for public use and development;

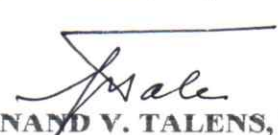
WHEREAS, it is necessary to authorize a representative to handle the remaining legal and administrative procedures related to this transaction;

WHEREAS, Mr. Lee A. Manalaysay, a consultant on real estate matters, has the necessary expertise and experience to handle the said transaction;

WHEREAS, giving Mr. Lee A. Manalaysay the authority to act as Authorized Representative of the Municipality for the transfer of title from Philippine National Bank to the Municipal Government of Roxas will allow him to do and perform all or any of the following acts and things to wit:

1. To represent the Municipality of Roxas in the preparation, processing, and registration of the Deed of Absolute Sale executed by and between the Municipality of Roxas and the Philippine National Bank with the Bureau of Internal Revenue (BIR), Register of Deeds, Department of

  
JERWIN S. DIMAPILIS

  
FERDINAND V. TALENS, MPA

Environment and Natural Resources (DENR), the Department of Agrarian Reform (DAR), the Provincial and the Municipal Treasurer's Office. The Provincial, City and Municipal Assessor's Office, and other government agencies, including national and local government units, and related private institutions/corporations.

2. To settle the filing and payment of Capital Gains Tax of the Deed of Absolute Sale executed by and between the Municipality of Roxas and the Philippine National Bank, transfer taxes and other local taxes with BIR and other fees appurtenant thereto.
3. To apply/process/secure/ the Electronic Certificate Authorizing Registration (Ecar) with the Revenue District Office (RDO), BIR-Calapan City.
4. To register and secure the new Transfer Certificates of Title or other documents evidencing ownership in the name of Municipality of Roxas, with the Register of Deed and other Government Agencies, and to request, claim, process and facilitate the tax declaration of the property with the Local Assessor's Office and other concerned local government units (LGU).
5. To execute, sign, process, facilitate and deliver any documents necessary for and in behalf of the municipality that may be required by the BIR, the RD, the LGU, other government agencies, and related private institutions/corporations, in relation to and for the completion of the aforementioned transaction.
6. To coordinate and transact with the concerned government agencies in relation the abovementioned transaction.
7. To do such further acts and things as shall be deemed necessary or appropriate in connection with, or carry out the actions contemplated, act upon such terms and conditions which Mr. Lee A. Manalaysay may deem just, fit, proper and convenient on any and all matters pertaining to the foregoing.

WHEREAS, the Municipal Government of Roxas shall provide Mr. Lee A. Manalaysay with all necessary support and information to facilitate the smooth processing of the title transfers.

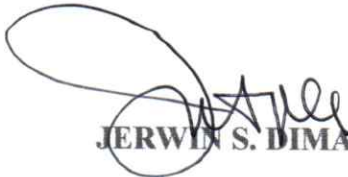
NOW THEREFORE, on motion of Councilor Juan Rafael M. Talens duly seconded by Councilor King Philip B. Dimapilis and Councilor Robert A. Baticos –

BE IT RESOLVED to grant as it hereby grants authority to Mr. Lee A. Manalaysay to apply and process the transfer of title of the Municipal Government of Roxas.

RESOLVED FURTHER to send copies of this resolution Hon. Leo G. Cusi, Sr., Municipal Mayor and Mr. Lee A. Manalaysay, Consultant on Real Estate Matters for their information and necessary action.

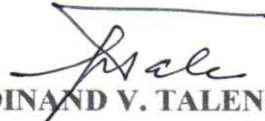
Adopted: 16 September 2024

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JERWIN S. DIMAPILIS

  
FERDINAND V. TALENS, MPA

CERTIFIED CORRECT:



**FERDINAND V. TALENS, MPA**  
Secretary to the Sangguniang Bayan

ATTESTED:



**JERWIN S. DIMAPILIS**  
Municipal Vice Mayor

Received by   
Ferdinand Talens  
Nov. 20/2024

