



REPUBLIC OF THE PHILIPPINES
SANGGUNIANG PANLUNGSOD
CITY OF MANDALUYONG



RESOLUTION NO. 3696, S-2025

RESOLUTION AUTHORIZING THE HONORABLE MAYOR, CARMELITA A. ABALOS, TO EXECUTE A DEED OF USUFRUCT FOR THE USE OF A THREE THOUSAND SEVEN HUNDRED FIFTY EIGHT (3,758) SQUARE METER PROPERTY OWNED BY THE CITY GOVERNMENT, LOCATED AT REV. AGLIPAY STREET, BARANGAY OLD ZANIGA, MANDALUYONG CITY, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 008-2024000217, IN FAVOR OF THE SOCIALIZED HOUSING FINANCE CORPORATION (SHFC), FOR THE CONSTRUCTION OF A HIGH-RISE SOCIALIZED HOUSING PROJECT UNDER THE PAMBANSANG PABAHAY PARA SA MGA PILIPINO (4PH) PROGRAM OF THE NATIONAL GOVERNMENT

WHEREAS, the City Government owns a parcel of land with a total area of three thousand seven hundred fifty-eight square meters (3,758 sqm) located at Rev. Aglipay Street, Barangay Old Zaniga, Mandaluyong City, covered by Transfer Certificate of Title (TCT) No. 008-2024000217;

WHEREAS, the said property is currently being occupied by members of the Pitong Gatang Neighborhood Association of Mandaluyong Inc., who were victims of a fire incident that occurred on December 24, 2021;

WHEREAS, Section 9, Article XIII of the Constitution mandates that *“The State shall, by law, and for the common good, undertake, in cooperation with the private sector, a continuing program of urban land reform and housing which will make available at affordable cost, decent housing and basic services to underprivileged and homeless citizens.”*

WHEREAS, it is the policy of the City Government of Mandaluyong, through the Mandaluyong Housing and Development Department, to provide and sustain inclusive, affordable, and adequate housing solutions for underprivileged and homeless constituents of the City;

WHEREAS, the Socialized Housing Finance Corporation (SHFC) has been mandated to implement the Community Guided Financing program by sourcing funds for site development and the construction of residential units from the Pag-IBIG Fund;

WHEREAS, the City Government of Mandaluyong expresses its willingness to collaborate with SHFC for the construction of a high-rise socialized housing project under the Pambansang Pabahay Para sa mga Pilipino (4PH) Program of the National Government;

WHEREAS, the Sangguniang Panlungsod recognizes the current situation faced by the Pitong Gatang Neighborhood Association of Mandaluyong Inc., and believes that the execution of a Deed of Usufruct Agreement with SHFC will provide an appropriate and sustainable resolution to their housing concerns;

WHEREAS, a Deed of Usufruct Agreement will grant the Pitong Gatang Neighborhood Association of Mandaluyong Inc. the right to use and occupy the property for an extended period, while ensuring that ownership of the land remains with the City Government of Mandaluyong as covered by TCT No. 008-2024000217;

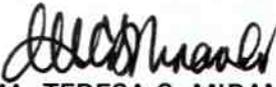
WHEREAS, the City Government of Mandaluyong deems it beneficial to enter into a Deed of Usufruct Agreement with both the Pitong Gatang Neighborhood Association of Mandaluyong Inc. and the Socialized Housing Finance Corporation (SHFC) for the construction of the high-rise socialized housing project under the 4PH Program, which will directly benefit the residents of Mandaluyong City.

NOW, THEREFORE, on motion duly seconded, BE IT RESOLVED, AS IT IS HEREBY RESOLVED, to authorize HON. CARMELITA A. ABALOS, City Mayor, for and on behalf of the City Government of Mandaluyong, to execute a Deed of Usufruct Agreement in favor of the Socialized Housing Finance Corporation (SHFC) for the use of a three thousand seven hundred fifty eight (3,758) square meter property located at Rev. Aglipay Street, Barangay Old Zaniga, Mandaluyong City, covered by Transfer Certificate of Title No. 008-2024000217, for the construction of a high-rise socialized housing project for the benefit of the Pitong Gatang Neighborhood Association of Mandaluyong Inc., under the Pambansang Pabahay Para sa mga Pilipino (4PH) Program of the National Government.

RESOLVED FURTHER, that copy of this Resolution be furnished to the Office of the Honorable Mayor Carmelita A. Abalos, the Mandaluyong Housing and Development Department, and other pertinent departments and offices of the City for their information and appropriate action.

ADOPTED on this 27th day of October 2025, in the City of Mandaluyong.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE SANGGUNIANG PANLUNGSOD OF MANDALUYONG IN A REGULAR SESSION HELD ON THE DATE AND PLACE FIRST ABOVE GIVEN.


MA. TERESA S. MIRANDA
Sanggunian Secretary

ATTESTED BY:


ANTONIO DLS. SUVA, JR.
City Vice Mayor
& Presiding Officer

APPROVED BY:


CARMELITA A. ABALOS
City Mayor

Date: NOV 06 2025

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DISTRICT I

VACATION LEAVE

CHARISSE MARIE ABALOS-VARGAS
Councilor

SICK LEAVE

ANJELO ELTON P. YAP
Councilor


DANILO L. DE GUZMAN
Councilor

ABSENT

CARISSA MARIZ S. MANALO
Councilor


GRACE MARIE V. ANTONIO
Councilor

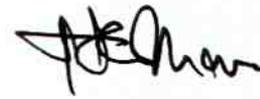

ESTANISLAO V. ALIM III
Councilor


DARWIN A. FERNANDEZ
LnB President


CHERILYN V. MINA
SK Federation President

DISTRICT II


BENJAMIN A. ABALOS III
Councilor


ALEXANDER C. STA. MARIA
Councilor

SICK LEAVE
MICHAEL ERIC G. CUEJILO
Councilor


FERNANDO S. OCAMPO
Councilor


REGINALD S. ANTIJOJO
Councilor


LESLIE F. CRUZ
Councilor