



REPUBLIC OF THE PHILIPPINES
PROVINCE OF ILOILO
MUNICIPALITY OF PAVIA
-oOo-
OFFICE OF THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE
SANGGUNIANG BAYAN HELD ON DECEMBER 15, 2025 AT 9:00 A M. IN THE
SESSION HALL, MUNICIPAL BUILDING, MUNICIPALITY OF PAVIA, ILOILO.

PRESENT

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| 1. Hon. Edsel G. Gerochi | - Municipal Vice-Mayor |
| | - Presiding Officer |
| 2. Hon. Leonardo L. Belasa | - Municipal Councilor |
| 3. Hon. Joshua Philippe B. Gumban | - -do- |
| 4. Hon. Jo Jan Paul J. Peñol | - -do- |
| 5. Hon. Ariel B. Gerada | - -do- |
| 6. Hon. Daniel S. Fajardo, II | - -do- |
| 7. Hon. Kervin Matthew G. Zaldarriaga | - -do- |
| 8. Hon. Joe Fritz C. Collado | - -do- |
| 9. Hon. Rhia B. Sotomil | - -do- |
| 10. Hon. Ludovico S. Alfaro | - Liga President, Ex-Officio Member |

ON OFFICIAL LEAVE

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| 1. Hon. Gerard Peter G. Zaldarriaga | - SK Municipal Federation President
Ex-Officio Member |
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RESOLUTION NO. 2025-199

RESOLUTION APPROVING THE DEED OF SALE RELATIVE TO THE PURCHASE OF PARCEL OF LAND, PARTICULARLY LOT NO. 1838-B-9-D-8-C, WITH AN AREA OF ONE THOUSAND ONE HUNDRED NINETY-FIVE (1,195) SQUARE METERS, COVERED BY TCT NO. 090-2017009940, REGISTERED IN THE NAME OF MICHAEL ED M. SELORIO M/TO ARMINDA GOMEZ LOCATED AT BARANGAY JIBAO-AN, PAVIA, ILOILO, IN THE AMOUNT OF NINE MILLION FIVE HUNDRED SIXTY THOUSAND PESOS (P 9,560,000.00), AND AUTHORIZING HONORABLE LAURENCE ANTHONY G. GORRICETA, MUNICIPAL MAYOR, PAVIA, ILOILO TO ENTER INTO AND SIGN FOR AND IN BEHALF OF THE MUNICIPALITY OF PAVIA, ILOILO THE SAID DEED OF SALE.

WHEREAS, presented for consideration of the Sangguniang Bayan is request from the Local Chief Executive relative to the authority for the Deed of Sale relative to the purchase of parcel of land, particularly Lot No. 1838-B-9-D-8-C, with an area of

One Thousand One Hundred Ninety-Five (1,195) Square Meters, covered by TCT NO. 090-2017009940, registered in the name of Michael Ed M. Selorio M/to Arminda Gomez located at Barangay Jibao-an, Pavia, Iloilo, in the amount of Nine Million Five Hundred Sixty Thousand Pesos (P9,560,000.00);

WHEREAS, the Local Government Code of 1991 (Republic Act No. 7160) empowers local government units to acquire, lease, or otherwise utilize real property for public purposes in the exercise of their corporate powers;

WHEREAS, as reported during the Appraisal Committee Meeting held on August 15, 2025, at 2:00 P.M., the following matters were presented:

1. The Municipality requires an additional lot for the construction of a water sports facility, as recommended by the Municipal Engineer. Due to the lack of available space, the LGU must purchase a new property for this purpose.
2. The Municipal Planning and Development Coordinator, who also serves as the Zoning Officer, confirmed that the property is classified as residential under the zoning ordinance and is suitable for the intended project.
3. Based on the Approved Schedule of Market Values, the assessed value of the property is ₱3,900.00 per square meter, amounting to a total of ₱4,660,500.00.
4. The property owner's offer of ₱9,560,000.00 is higher than the market valuation but lower than the private appraisal value of ₱11,025,200.00.
5. The Appraisal Committee recommends acceptance of the offered price of ₱9,560,000.00.
6. The Municipal Treasurer certified that funds are available for the purchase, as reflected in the 2025 Annual Investment Program (AIP) and included in the proposed 2025 Annual Budget.

WHEREAS, attached is the fair market value valuation of the property with the following:

1. Summary Letter
2. Certificate of Valuation
3. Limiting Conditions & Qualifications
4. Comprehensive Narrative Report
5. Appendices (Transfer Certificate of Title, Tax declaration of Property, Sketch Plan, Gentleminds Property Management Consultancy, Tax Certification from MTO)

WHEREAS, the Committee reviewed the Deed of Absolute Sale, noting the following key provisions:

1. Purchase Price and Payment Terms

The total purchase price of ₱9,560,000.00 shall be payable as follows:

-₱4,780,000.00 – down payment upon signing of the Contract;

-₱4,780,000.00 –remaining balance upon delivery of the Transfer Certificate of Title (TCT) in the name of the Municipality (BUYER).

2. Delivery of Possession

Possession of the property shall be delivered to the BUYER upon payment of the down payment and the transfer of the title.

3. Transfer of Ownership

Under the Deed of Absolute Sale, the SELLER, Michael Ed M. Selorio and Arminda Gomez, hereby sells, cedes, transfers, and conveys the property absolutely and unconditionally, on an "as is, where is" basis, to the Municipality of Pavia. The property includes all improvements and is free from liens and encumbrances.

4. Payment of Taxes and Expenses

The SELLER shall shoulder all taxes and expenses associated with the transfer, including:

- Capital Gains Tax (CGT)
- Documentary Stamp Tax (DST)
- Transfer Tax
- Registration Fees
- Notarial Fees

WHEREAS, the Sangguniang Bayan adapted Committee Report 2025-151 dated December 09, 2025 rendered by SB Committee on Good Government;

WHEREAS, the Sangguniang Bayan Office shall be furnished a copy of the signed MOA for documentation purposes;

WHEREAS, the said land acquisition is hereby authorized subject to the condition that it shall be integrated into relevant local development and investment programs, subject to existing budgeting, accounting, and auditing rules and regulations;

WHEREAS, the Sangguniang Bayan authorizes Honorable Laurence Anthony G. Gorriceta, Municipal Mayor to enter and sign the Deed of Sale, provided

that the procurement, budgeting, accounting, and auditing procedures shall be complied with accordingly;

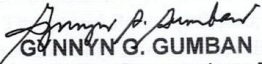
NOW, THEREFORE, on motion of Honorable Joshua Philippe B. Gumban, and duly seconded by Honorable Ariel B. Gerada,

RESOLVED, AS IT IS HEREBY RESOLVED, to pass **RESOLUTION APPROVING THE DEED OF SALE RELATIVE TO THE PURCHASE OF PARCEL OF LAND, PARTICULARLY LOT NO. 1838-B-9-D-8-C, WITH AN AREA OF ONE THOUSAND ONE HUNDRED NINETY-FIVE (1,195) SQUARE METERS, COVERED BY TCT NO. 090-2017009940, REGISTERED IN THE NAME OF MICHAEL ED M. SELORIO M/TO ARMINDA GOMEZ LOCATED AT BARANGAY JIBAO-AN, PAVIA, ILOILO, IN THE AMOUNT OF NINE MILLION FIVE HUNDRED SIXTY THOUSAND PESOS (P 9,560,000.00), AND AUTHORIZING HONORABLE LAURENCE ANTHONY G. GORRICETA, MUNICIPAL MAYOR, PAVIA, ILOILO TO ENTER INTO AND SIGN FOR AND IN BEHALF OF THE MUNICIPALITY OF PAVIA, ILOILO THE SAID DEED OF SALE.**

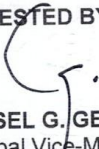
RESOLVED FURTHER, that copies of this resolution be furnished to all concerned for their information and appropriate action.

APPROVED.

I HEREBY CERTIFY to the correctness
of the above-quoted Resolution:


GYNNING G. GUMBAN
Secretary to the Sangguniang Bayan

ATTESTED BY:


HON. EDSSEL G. GERACHI
Municipal Vice-Mayor
Presiding Officer