



Republic of the Philippines  
**SANGGUNIANG PANLUNGSOD**  
City Government of Pasig

Resolution No. 96-11  
Series of 2023

**A RESOLUTION AUTHORIZING THE HONORABLE CITY MAYOR, VICTOR MA. REGIS N. SOTTO, TO ENTER INTO AND SIGN A RENEWAL OF CONTRACT OF LEASE BETWEEN THE CITY GOVERNMENT OF PASIG AND MR. EDUARDO L. DE GUZMAN, OVER A PARCEL OF LAND COVERED BY TAX DECLARATION NO. E-20-00086 SITUATED IN BARANGAY SAN NICOLAS, PASIG CITY, AND FOR OTHER PURPOSES.**

**Author: Councilor Marion Rosalio M. Martires**

**WHEREAS**, Section 455 (b) (1) (vi) of the Local Government Code of 1991 provides that the City Mayor shall represent the city in all its business transactions and sign in its behalf all bonds, contracts, and obligations, and such other documents upon authority of the Sangguniang Panlungsod or pursuant to law or ordinance;

**WHEREAS**, the City Government of Pasig City is the true and lawful owner of one (1) parcel of land and its building situated at Barangay San Nicolas, Pasig City, Metro Manila covered by Tax Declaration No. E-20-00086;

**WHEREAS**, sometime in 1990, a public bidding was conducted for the lease of subject parcel of land and Mr. Eduardo L. De Guzman (Lessee) submitted the bid with the most advantageous offer to Pasig City and a Contract of Lease was executed between former Mayor Mario S. Raymundo and the lessee for a period of 15 years renewable for another 15 years subject to the mutual agreement of the parties;

**WHEREAS**, by virtue of Article 1670 of the New Civil Code, an implied new lease occurred although not for the period of the original contract but for the time established in Article 1687 of the same law which governed the expiration of the contract of lease;

**WHEREAS**, the aforesaid contract of lease was renewed in 2005 for a period of seven (7) years and expired on October 6, 2012, and by virtue of Sangguniang Panlungsod Resolution No. 106, Series of 2006, and invoking the aforesaid Civil Code provisions, the contract was impliedly renewed;

**WHEREAS**, the aforesaid contract of lease was again subsequently renewed on March 2, 2015 for a period of five (5) years and expired on March 1, 2020, and by virtue of Sangguniang Panlungsod Resolution No. 22, Series of 2015, and invoking the aforesaid Civil Code provisions, the contract was impliedly renewed;

**WHEREAS**, there is a need to execute a written renewal for the said Contract of Lease that is beneficial to the City Government of Pasig.







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**NOW, THEREFORE**, on motion duly seconded, the Sangguniang Panlungsod resolves, as it is hereby resolved, to authorize the Honorable City Mayor, Victor Ma. Regis N. Sotto, to enter into and sign a Renewal of Contract of Lease between the City Government of Pasig and Mr. Eduardo L. De Guzman, over a parcel of land covered by Tax Declaration No. E-20-00086 situated in Barangay San Nicolas, Pasig City.

**RESOLVED, FURTHER**, that the copies of the Renewal of the Contract of Lease shall form an integral part of this Resolution.

**RESOLVED, FINALLY**, that the Secretary of the Sangguniang Panlungsod furnish all concerned agencies and/or offices with copies of this Resolution, as duly adopted and approved by the Sangguniang Panlungsod.

**APPROVED**, this 8th day of **May 2023** at Pasig City, Metro Manila.

*[Handwritten mark]*

*[Signature]*  
**HON. RAYMUND FRANCIS S. RUSTIA**  
City Councilor

*[Signature]*  
**HON. CORAZON M. RAYMUNDO**  
City Councilor

UMAAGOS ANG PASIG SA

( ON LEAVE )  
**HON. SIMON GERARD R. TANTOCO**  
City Councilor

*[Signature]*  
**HON. SYVEL ASILO-GUPILAN**  
City Councilor

*[Signature]*  
**HON. PAUL ROMAN C. SANTIAGO**  
City Councilor

*[Signature]*  
**HON. NOEL L. AGUSTIN**  
City Councilor

*[Signature]*  
**HON. RODERICK MARIO U. GONZALES**  
City Councilor

**HON. QUIN A. CRUZ**  
City Councilor

*[Signature]*  
**HON. REGINO S. BALDERRAMA**  
City Councilor

*[Signature]*  
**HON. MARION ROSALIO M. MARTIRES**  
City Councilor

*[Signature]*

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*[Signature]*  
HON. RIGOR J. BENSIGUEZ  
LIGA President

*[Signature]*  
HON. GEORGIA LYNNE P. CLEMENTE  
SK Fed. President

*[Signature]*  
HON. MARIA LUISA "ANGELU" M. DE LEON  
City Councilor  
Minority Floor Leader

*[Signature]*  
HON. MARK GIL M. DELOS SANTOS  
City Councilor  
Majority Floor Leader

Attested by:

*[Signature]*  
HON. ROBERT VINCENT JUDE B. JAWORSKI, JR.  
City Vice-Mayor  
Presiding Officer

APPROVED:

*[Signature]*  
HON. VICTOR MA. REGIS N. SOTTO  
City Mayor

Attested by:

*[Signature]*  
ATTY. NICOLO B. GUTIERREZ  
Acting City Council Secretary

*[Signature]*





REPUBLIC OF THE PHILIPPINES  
SANGGUNIANG PANLUNGSOD  
Office of Councilor  
**Marion Rosalio M. Martires**  
PASIG CITY, SECOND DISTRICT



**COMMITTEE REPORT**

The following report is for the **Proposed Resolution No. 218-2023** entitled **A Resolution Authorizing The Honorable City Mayor, Victor Ma. Regis N. Sotto, To Enter Into And Sign A Renewal Of Contract Of Lease Between The City Government Of Pasig And Mr. Eduardo L. De Guzman, Over A Parcel Of Land Covered By Tax Declaration No. E-20-00086 Situated In Barangay San Nicolas, Pasig City, And For Other Purposes** which was referred to the committee during the Regular Session held April 11, 2023.

After a careful study and discussion, the following were finalized:

1. The parcel of land and it's building is situated at Barangay San Nicolas, Pasig City, and is covered by Tax Declaration No. E-20-00086.
2. The land was first leased in the 1990s through a public bidding, where Mr. Eduardo L. De Guzman submitted the highest bid. After which, a Contract of Lease was executed for a period of 15 years, and the leasee had established a Jollibee branch on the property.
3. The Contract of Lease was renewed in 2005 for a period of 7 years, and after its expiry in October 2012, the contract was impliedly renewed by virtue of S.P. Resolution No.106, Series of 2006 and Article 1670 of the New Civil Code. The lease was again renewed in March 2015 for a period of 5 years by virtue of S.P. Resolution No. 22, Series of 2015, and expired on March 1, 2020.
4. The present resolution is to execute a written renewal for the said contract of lease.

The Committee recommends that this report be adopted, and the Proposed Resolution No. 218-2023 be duly passed on its' second reading in the next regular session.





REPUBLIC OF THE PHILIPPINES  
SANGGUNIANG PANLUNGSOD  
*Office of Councilor*  
**Marion Rosalio M. Martires**  
PASIG CITY, SECOND DISTRICT



COMMITTEE ON APPROPRIATIONS, WAYS AND MEANS  
Proposed Resolution No. 218-2023

  
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CHAIRPERSON

Hon. Maria Luisa M. De Leon  
VICE-CHAIRPERSON

  
Hon. Raymund Francis S. Rustia  
MEMBER

  
Hon. Mark Gil M. Delos Santos  
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