



Republic of the Philippines  
PROVINCE OF NEGROS OCCIDENTAL  
**OFFICE OF THE SANGGUNIANG PANLALAWIGAN**  
South Wing, Provincial Capitol Building  
South Capitol Road, Bacolod City, Negros Occidental 6100  
Tel. Nos. 435-7698 \* 433-4894 \* 707-8075

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE  
SANGGUNIANG PANLALAWIGAN OF THE PROVINCE OF NEGROS OCCIDENTAL  
HELD IN THE CITY OF BACOLOD ON THE 19th DAY OF AUGUST, 2025**

**PRESENT:**

Hon. Jose Benito A. Alonso	Vice Governor/Presiding Officer
Hon. Araceli T. Somosa	Member - 1 <sup>st</sup> District
Hon. Laurence Marxlen J. de la Cruz	Member - 1 <sup>st</sup> District
Hon. Sixto Teofilo Roxas V. Guanzon, Jr.	Member - 2 <sup>nd</sup> District
Hon. Arthur Christopher D. Marañon	Member - 2 <sup>nd</sup> District
Hon. Andrew Gerard L. Montelibano	Member - 3 <sup>rd</sup> District
Hon. Hope Marey B. Depasucat	Member - 3 <sup>rd</sup> District
Hon. Patricia Paula M. Alonso-Valderrama	Member - 4 <sup>th</sup> District
Hon. Nicholas M. Yulo	Member - 4 <sup>th</sup> District
Hon. Rita Angela S. Gatuslao	Member - 5 <sup>th</sup> District
Hon. Hadji P. Trojillo	Member - 5 <sup>th</sup> District
Hon. Genaro G. Alvarez IV	Member - 6 <sup>th</sup> District
Hon. Jeffrey T. Tubola	Member - 6 <sup>th</sup> District
Hon. Julius Martin D. Asistio	Member - PCL Rep
Hon. Richard Julius L. Sablan	Member - ABC Rep.
Hon. Mayvelyn L. Madrid	Member - SK Rep.

**RESOLUTION NO. 0869**  
**Series of 2025**

**RESOLUTION HOLDING IN ABEYANCE THE REQUEST OF MS. ANALIZA SOLA TO  
INTRODUCE AMENDMENTS ON ORDINANCE NO. 027-2000 REGARDING HER  
INTENTION TO BUILD AN APARTMENT LOCATED AT LOT 2, BLOCK 5, PAGLA-UM  
VILLAGE, BRGY. MANSILINGAN, BACOLOD CITY, COVERED BY TCT NO. 092-  
2019004183, CONTAINING AN AREA OF ONE HUNDRED FIFTY-FIVE (155) SQUARE  
METERS.**

**WHEREAS**, in view of the foregoing, the SP Committee on Cooperatives, finding the same to be in order, deemed it best to approve the same;

**WHEREAS**, Ms. Analiza Sola has requested an amendment to the aforementioned Ordinance in relation to her property, with the intention of applying for a Pag-ibig Housing Loan to construct an apartment on said lot;

**WHEREAS**, Article VIII, Section a.1 of Ordinance No. 027-2000, provides that:

*ARTICLE VIII – Prohibitions and Restrictions*

*“a.1) The property shall be used exclusively by the beneficiary-awardee for residential purposes. Factories and other businesses emitting noise or fumes or constituting a nuisance to the neighborhood shall not be allowed; × × ×”*

**WHEREAS**, after her father, Antonio Tibaba, have fully paid the cost of the property, he subsequently executed a Deed of Absolute Sale in her favor, by which she was able to effect the transfer of ownership in her name under TCT No. 092-2019004183;

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**WHEREAS**, in her letter, she raised the need to introduce an amendment as there are restrictive covenants that prevented her from fully enjoying the use of her property because of the encumbrances annotated at the back of her title;

**WHEREAS**, there is a pending draft ordinance in the Manayaw-sayaw Housing Relocation Program in the Municipality of Murcia, which must be reshaped to have a similar effect to that of Ordinance No. 027-2000. However, if there are amendments to be made that will lift the restrictive covenants in order to give way to Article 428 of the Civil Code of the Philippines, then the property owner has the legal right to enjoy the fruit, the usefulness, and the right to disposition of the property;

**WHEREAS**, the sole purpose of the Provincial Government in providing a housing program is a very laudable and reasonable endeavor. However, in reconsideration of the retirement age of employees who have availed of the program and have completely paid the amortization and has effected the transfer of ownership of the property over a long period of time, this must be recognized as the fruit of their labor and as a retirement reward after employment service from the Provincial Government;

**WHEREAS**, the hard-earned savings set aside for the purpose of paying the amortization of the lot is an expression of sincere and enduring hardship in order to own a property, and eventually, such effort must be rewarded with liberality, allowing them to enjoy their legal rights to use and enjoy the fruit of the property;

**WHEREAS**, if generous provisions be effected to the now pending draft ordinance in Manayaw-sayaw it must also be in harmony with Ordinance No. 027-2000, so that the same or similar provisions shall be applied in both ordinances aforementioned;

**WHEREAS**, in view of the foregoing, the SP Committee on Laws recommends approval of the same;

**WHEREFORE**, on motion of Hon. Sixto Teofilo Roxas V. Guanzon, and unanimously seconded by all members present,

**THE SANGGUNIANG PANLALAWIGAN RESOLVED**, as it hereby resolves, to approve this resolution to wit:

**RESOLUTION HOLDING IN ABEYANCE THE REQUEST OF MS. ANALIZA SOLA TO INTRODUCE AMENDMENTS ON ORDINANCE NO. 027-2000 REGARDING HER INTENTION TO BUILD AN APARTMENT LOCATED AT LOT 2, BLOCK 5, PAGLA-UM VILLAGE, BRGY. MANSILINGAN, BACOLOD CITY, COVERED BY TCT NO. 092-2019004183, CONTAINING AN AREA OF ONE HUNDRED FIFTY-FIVE (155) SQUARE METERS.**

**RESOLVED FURTHER**, that a copy of this Resolution be furnished to Ms. Analiza Sola;

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**RESOLVED FURTHERMORE**, that Board Member Mayvelyn Madrid, Chairman of Committee on Government Assets and Atty. Elle Magbato of the Provincial Legal Department be furnished a copy for the reconsideration and incorporation of justifiable, generous, and reasonable provisions that will be enjoyed by the lot beneficiary-awardee and, eventually, the lot owner.

**ADOPTED UNANIMOUSLY.**

This resolution shall take effect immediately upon approval.

CERTIFIED CORRECT:

  
**HON. JOSE BENITO A. ALONSO**  
Vice Governor/ Presiding Officer

ATTESTED:

  
**ATTY. MAKI ANGEL O. ASCALON**  
Provincial Secretary