



Republic of the Philippines
 PROVINCE OF ZAMBOANGA DEL SUR
 Municipality of Molave



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE 115th REGULAR SESSION OF THE SANGGUNIANG BAYAN (11TH MUNICIPAL COUNCIL UNDER THE LGC OF 1991) OF THE MUNICIPALITY OF MOLAVE, PROVINCE OF ZAMBOANGA DEL SUR HELD AT THE SB SESSION HALL ON DECEMBER 18, 2024 AT 9:00 A.M.

Officers/Members	Position	Present	Absent	Remarks
Hon. Monalisa J. Glepa	Mun. Vice Mayor	✓		P.O.
Hon. Desiderio L. Jabello	SB Member	✓		
Hon. Cornelio R. Salinas	SB Member	✓		
Hon. Joel M. Geromo	SB Member	✓		
Hon. Jacosalem A. Perong, Jr.	SB Member	✓		
Hon. Jonathan S. Uy	SB Member	✓		
Hon. Illuwil D. Orbita	SB Member	✓		
Hon. Ricardo P. Golez	SB Member	✓		
Hon. Leonila J. Bermejo	SB Member	✓		
Hon. Earl Louise A. Glepa, LNB Pres.	Ex-Officio Member		✓	On leave
Hon. Charina A. Jordan, SKF Pres.	Ex-Officio Member	✓		

MUNICIPAL ORDINANCE NO. 11TH-122-2024

AN ORDINANCE CREATING THE MUNICIPALITY OF MOLAVE ANTI-ILLEGAL REAL ESTATE PRACTICES INTER-AGENCY TASK FORCE.

BE IT ORDAINED by the Sangguniang Bayan of Molave, Zamboanga del Sur, that;

SECTION 1. TITLE. This ordinance shall be known as "**ANTI-ILLEGAL REAL ESTATE PRACTICES INTER-AGENCY TASK FORCE CREATION**".

SECTION 2. SCOPE AND COVERAGE. The Department of Human Settlements and Urban Development (DHSUD) continues to receive an alarming number of verified reports concerning real estate-related illegal transactions, specifically on housing, subdivision, and condominium projects, wherein unregistered developers and real estate brokers, agents and salespersons are found to be selling units or lots to the public without the proper project certificates of registration and licenses to sell. Such swindlers have taken advantage of social media and other marketing tools to post and share false advertisements and promotions on housing, subdivision, and condominium project unit for sale to unsuspecting buyers, thus, this ordinance was enacted to create a task force that will put an end to the illicit practices of unscrupulous developers, real estate brokers, agents and salespersons engaged in the illegal selling of subdivision houses and/or lots, condominium units and memorial lots. Further, this ordinance shall provide the parameters for collaboration among the DHSUD, Department of Justice (DOJ), Department of Environment and Natural Protection (DENR), National Bureau of Investigation (NBI), Land Registration Authority (LRA), Professional Regulation Commission (PRC), Department of Environment and Natural Resources (DILG) and Philippine National Police (PNP) and other concerned stakeholders in the industry, to protect home and project unit buyers, especially overseas Filipino workers, from becoming victims of real estate-related illegal transactions.

SECTION 3. LEGAL BASIS.

- Section 9, Article XIII of the 1987 Philippine Constitution;
- Executive Order No. 292 or the "Administrative Code of 1987";
- Presidential Decree No. 957 (Regulating the Sale of Subdivision Lots and Condominiums, Providing Penalties for Violations thereof.)

- d. Republic Act No. 6975 or the "Department of the Interior and Local Government Act of 1990" as amended;
- e. Republic Act No. 7160 or the Local Government Code of 1991;
- f. Republic Act No. 9646, also known as the Real Estate Service Act of the Philippines; and
- g. Republic Act No. 11202, otherwise known as the "Department of Human Settlement and Urban Development Act".
- h. JMC No. 01, S. 2021 dated July 2, 2021 issued by the DHSUD, DILG, DOJ, DENR, NBI, LRA, PRC and PNP.

SECTION 4. CREATION AND COMPOSITION OF MUNICIPAL ANTI-ILLEGAL REAL ESTATE PRACTICES INTER-AGENCY TASK FORCE. The Municipal Anti-Illegal Real Estate Practices Inter-Agency Task Force is hereby created which shall be composed of the following:

- Chairperson: Assistant Regional Director- DHSUD
- Co-Chairperson: Municipal Mayor
- Co-Chairperson: MLGOO
- Members: MENRO
Chief of Police, Molave PNP

The Task Force may designate other officials as additional members.

The Chairpersons shall have the operational control and supervision of the Task Force, and the overall responsibility of ensuring that the objectives of this ordinance are accomplished.

SECTION 5. FUNCTION OF THE MUNICIPAL ANTI-ILLEGAL REAL ESTATE PRACTICES INTER-AGENCY TASK FORCE.

- a. Implement the plans, programs and projects cascaded to it by the National and Regional Task Forces;
- b. Coordinate and monitor the execution of the provisions of the ordinance;
- c. Coordinate closely with the Regional Task Force and enter into a Memorandum of Understanding with the latter to ensure the effective implementation of this ordinance;
- d. Submit regular status reports on the progress of the implementation of the provisions of this ordinance, as well as its policy recommendations, to the Regional Task Force;
- e. Conduct information, education and communication activities to increase the awareness of the public on the modus operandi of real estate scammers;
- f. Promptly file and prosecute cases concerning violations of Republic Act No. 9646, Republic Act No. 11201, Presidential Decree No. 957 and other related laws, provide legal assistance to law enforcers, and ensure the availability of public attorneys for the protection of individual rights;
- g. Assist LGU Molave in the formulation of programs, projects or activities in relation to addressing and protecting the public from illegal real estate practices; and
- h. Perform such other functions consistent with the provisions of this ordinance or as may be directed/delegated by the Regional Task Force.

SECTION 6. TECHNICAL WORKING GROUPS. The Municipal Anti-Illegal Real Estate Practices Inter-Agency Task Force shall be supported by their respective Technical Working Groups (TWGs) which shall be determined by the Task Force members during its initial meeting. Whenever feasible, the task force shall include in the TWG a private sector real estate professional among its members.

SECTION 7. SECRETARIAT. The Municipal Anti-Illegal Real Estate Practices Inter-Agency Task Force shall be assisted by a Secretariat to be composed of employees from DHSUD Regional Office which shall be responsible for providing technical support, documentation of proceedings, preparation of reports and such other assistance as maybe required in the discharge of its functions.



SECTION 8. INFORMATION-SHARING. Every personal information shared by and among the members of the Municipal Anti-Illegal Real Estate Practices Inter-Agency Task Force shall be processed and treated with utmost confidentiality and shall in no way violate any of the provisions of Republic Act No. 10173 or the Data Privacy Act of 2012 and its Implementing Rules and Regulations.

SECTION 9. BUDGETARY REQUIREMENT. The Municipal Mayor shall appropriate funds intended for the implementation of this ordinance subject to the budgetary, accounting and auditing rules and regulations.

SECTION 10. SEPARABILITY CLAUSE. If for whatever reason, any provision of the ordinance is declared to be unconstitutional or invalid, the other provisions hereof not so affected shall continue in full force and effect.

SECTION 11. EFFECTIVITY. This ordinance shall take effect fifteen (15) days after its posting in the LGU's website and Bulletin Boards. Further, let copies of this ordinance be distributed to the 25 Punong Barangays, this municipality, to the municipal government heads of offices and national agencies concerned for their information and guidance.

ENACTED, this 18th day of December, 2024 at Molave, Zamboanga del Sur.

CERTIFIED CORRECT:


CHERRY MAE B. MANIT
Admin. Assn. / Acting Secretary

ATTESTED & DULY CERTIFIED:


MONALISA J. GLEPA, R.N.
Municipal Vice Mayor / Presiding Officer

APPROVED:


CYRIL REO A. GLEPA, M.D.
Municipal Mayor

11/18/24
Date