

Republic of the Philippines
Department of the Interior and Local Government
NATIONAL POLICE COMMISSION
371 Se. Gil J. Puyat Avenue, Makati City

RESOLUTION NUMBER 2007-085

AUTHORIZING NAPOLCOM CHAIRMAN RONALDO V. PUNO TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE BASES CONVERSION DEVELOPMENT AUTHORITY (BCDA) FOR THE ADMINISTRATION AND DEVELOPMENT OF NAPOLCOM PROPERTY AT FORT BONIFACIO, TAGUIG CITY

WHEREAS, the original area granted to NAPOLCOM by way of Special Patent No. 3617 dated December 14, 2004 pursuant to Proclamation No. 1187 dated 27 March 1998, was 87,389 square meters. This lot is now covered by Original Certificate of Title No. SP8047 issued by the Register of Deeds of Makati on June 10, 2005;

WHEREAS, on September 8, 2004, BCDA and NAPOLCOM entered into a Memorandum of Agreement to implement a land swap of properties in Fort Bonifacio, Taguig City;

WHEREAS, BCDA conveyed and transferred to NAPOLCOM, a total area of approximately 13,731.17 square meters covered by various Transfer Certificates of Titles and 2,250 housing units in the Pamayanang Diego Silang Village;

WHEREAS, NAPOLCOM conveyed and transferred to BCDA, a total land area of approximately 30,120 square meters. at Fort Bonifacio, Taguig City;

WHEREAS, in view of the land swaps under the 2004 MOA, NAPOLCOM's lot referred to as "Property" now has an area of 71,000.17 square meters;

WHEREAS, it is to the best interest of the parties that the Property is developed and integrated into the Bonifacio Global City vision of a seamless and world class development. Its integration will have a direct and significant impact on the value of the Property and viability of any project that will be undertaken by the BCDA;

WHEREAS, the integration will have a direct and significant impact on the value of the Property and viability of any project that will be undertaken by the BCDA;

WHEREAS, NAPOLCOM intends to have the Property developed by capable developers and contractors who shall construct and deliver the needed office buildings for the NAPOLCOM and DILG and residential housing units for deserving NAPOLCOM employees at cost, to be determined in accordance with the current fair market value of the real property;

WHEREAS, there is a need to authorize BCDA to administer and develop the Property, subject to NAPOLCOM specifications to ensure that the desired development is realized and in accordance with the vision and concept of Bonifacio Global City;

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Ronaldo V. Puno to enter into a
memorandum of agreement with Bases
Conversion Development Authority
(BCDA)....."

NOW, THEREFORE, the Commission RESOLVED TO AUTHORIZE, AS IT HEREBY AUTHORIZES, NAPOLCOM Chairman Ronaldo V. Puno to enter into a memorandum of agreement with the Bases Conversion Development Authority (BCDA) with the following terms and conditions for the administration and development of the Property at Fort Bonifacio:

A. THE BCDA SHALL:

1. Upon the issuance of a Presidential Proclamation for this purpose, administer and develop the Property for the benefit of NAPOLCOM and consistent with the concept and vision of Bonifacio Global City;
2. Undertake or cause to be undertaken, in the nature of assistance and services to NAPOLCOM, the following:
 - a) Surveying, consolidating/subdividing and titling of the Property;
 - b) Obtaining necessary government approvals, permits and clearances for the master and land use plans, design standards, and development of the Property;
 - c) Entering into joint development arrangements with third parties and preparing the terms of reference, jointly with NAPOLCOM;
 - d) Bidding, evaluating and selecting development partner/s for the property, with NAPOLCOM representatives;
 - e) Formulating and drafting of appropriate contracts and agreements for the development of the Property, with NAPOLCOM representatives; and
 - f) Performing other tasks and functions as may be necessary and related to any of the above.

B. THE NAPOLCOM SHALL:


1. Work out for a Presidential Proclamation to lift the land use restriction and authorize the BCDA to administer and develop the Property consistent with the concept and vision of Bonifacio Global City and to ensure that the required NAPOLCOM and DILG office buildings and the housing units for qualified NAPOLCOM personnel are realized;
2. Establish a Joint Development Steering Committee ("JDSC") to be chaired by the NAPOLCOM Chairman with three members each from the BCDA and NAPOLCOM, whose functions shall be to oversee the implementation of this MOA consistent with the following:
 - a) Set specifications and terms of reference that shall guide the


selection and evaluation of development partner/s.

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- b) Set appropriate policies and parameters for the development of the Property.
3. Approve the terms and conditions of the joint development arrangement for the Property as recommended by the JDSC; and
4. Sign agreements, special powers of attorney and such other documents as maybe necessary for the implementation of this MOA.

ADOPTED this 19th day of February, Two Thousand Seven (2007), at Makati City, Philippines.

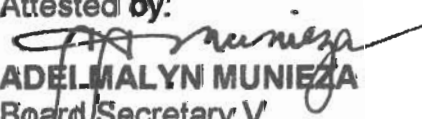

RONALDO V. PUNO
Secretary, DILG and
Chairman, NAPOLCOM


LINDA MALENAB-HORNILLA
Commissioner
Officer-In-Charge, OVCEO


CELIA SANIDAD-LEONES
Commissioner


MIGUEL G. CORONEL
Commissioner


OSCAR C. CALDERON
Commissioner

Attested by:

ADELMALYN MUNIEZA
Board Secretary V