



Republic of the Philippines
Province of Cavite
City of Bacoor



4th SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization & Urban Development		POCR-019-2022 - A RESOLUTION APPROVING THE DEVELOPMENT PERMIT OF BCH HOLDING CO. INC., FOR ITS SHOPEE WAREHOUSE PROJECT IN BARANGAY BAYANAN, BACOR CITY, CAVITE.	HLUUD-POCR-019-2022	
V E N U E	Sangguniang Panlungsod Session Hall		D A T E / T I M E	July 14, 2022/ 2:00 PM

**COMMITTEE REPORT No. HLUUD – POCR-2022-019
Series of 2022**

The Committee Hearing was held last July 14, 2022, 2:00 pm at the Sangguniang Panlungsod Session Hall, 2nd floor Sangguniang Panlungsod Office, Bacoor Government Center, Barangay Bayanan, City of Bacoor, Cavite, led by the Committee Chairman Councilor Alde Joselito Pagulayan, Councilor Adrielito Gawaran (Vice-Chairman), Councilor Victorio Guerrero Jr., Councilor Simplicio Dominguez (Members) and Atty. Khalid Atega (Sangguniang Panlungsod Secretary).

In attendance were, Ms. Maristel Dionio, Mr. Bien Bullicer (BCH Holdings Co. Representative), Punong Barangay Alfie Gawaran (Barangay Gawaran), Engr. Arthur San Jose (City Zoning Department), Mr. Jose Lito Mallare (City Assessors Office), Mr. Danilo Diaz (Villa Felicia HOA President), Ms. Hendrina Yap (HOA Vice-President) and Mr. Diosdado Turingan (HOA Secretary) as resource persons.

Atty. Atega and Committee Chairman Councilor Pagulayan told Ms. Dionio that there is an existing ordinance (Municipal Ordinance No. 3 series of 2010), in which a total of 70% work force of any given company or business establishment situated within the City shall be a resident of the City of Bacoor. Atty. Atega, also informed Ms. Dionio to possibly create a Memorandum of Agreement between the City Government of Bacoor and Shopee to prioritize not only the resident of Villa Felicia but also a resident of the City of Bacoor regarding on hiring an employees.



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Upon the request of Atty. Atega and the committee, Ms. Dionio furnished the Sangguniang Panlungsod Office a copy of the documents they submitted to the City Zoning Department.

After a thorough review, the committee recommends that the above-mentioned subject matter be approved.

RECOMMENDATION:

In view of the foregoing, the Committee respectfully recommends that the above-mentioned subject matter be approved.

WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this 18th day of July 2022 at the City of Bacoor, Cavite.



COUN. ALDE JOSELITO F. PAGULAYAN
Chairman



COUN. ADRIELITO GAWARAN
Vice-Chairman



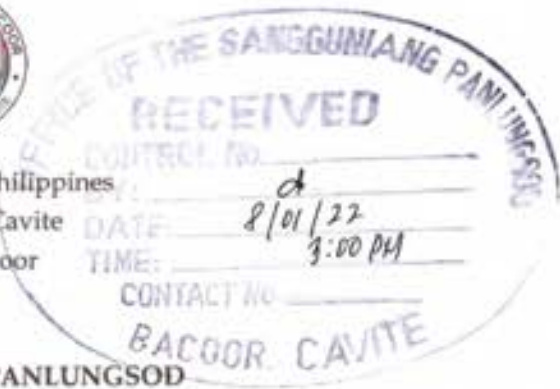
COUN. VICTORIO GUERRERO JR.
Member



COUN. SIMPLICIO DOMINGUEZ
Member



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VENUE	Sangguniang Panlungsod Session Hall		TIME / DATE	July 14, 2022/ 2:00 PM

MINUTES OF HEARING
Series of 2022

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In attendance were, Ms. Maristel Dionio, Mr. Bien Bullicer (BCH Holdings Co. Representative), Punong Barangay Alfie Gawaran (Barangay Gawaran), Engr. Arthur San Jose (City Zoning Department), Mr. Jose Lito Mallare (City Assessors Office), Mr. Danilo Diaz (Villa Felicia HOA President), Ms. Hendrina Yap (HOA Vice-President) and Mr. Diosdado Turingan (HOA Secretary) as resource persons.

Atty. Atega asked Ms. Dionio to also submit a copy of the following documents to the committee regarding with their application of reclassification permit and development permit;

- o Special Power of Attorney of Ms. Dionio from BCH Holdings Co.;
- o Securities and Exchange Commission of BCH Holdings Co.;
- o Signed Agreement between Shopee and BCH Holdings Co.;
- o Soil Test of the Construction Site;
- o Environmental Compliance Certificate (ECC).



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- Geological Event (Earthquake);
 - Ground shaking
 - Surface Faulting
 - Landslides and Liquefaction

Mr. Bullicer told the committee that they will build offices for the warehouse, practically it will become a fulfillment center, that will serve all inbound from other part of the country and in other part of Luzon. And soon it will become a hub, for overseas online transactions or orders. As of now the head office of Shopee is situated at Taguig City, and there is a possibly to build a Head Office in Bacoor.

Atty. Atega and Committee Chairman Councilor Pagulayan told Ms. Dionio that there is an existing ordinance (Municipal Ordinance No. 3 series of 2010), in which a total of 70% work force of any given company or business establishment situated within the City shall be a resident of the City of Bacoor. Atty. Atega, also informed Ms. Dionio to possibly create a Memorandum of Agreement between the City Government of Bacoor and Shopee to prioritize not only the resident of Villa Felicia but also a resident of the City of Bacoor regarding on hiring an employees.

Councilor Gawaran and Engr. San Jose asked Ms. Dionio regarding the lot classification of the 106,737 square meter lot situated at Brgy. Bayanan, and if the lot titles are clear and available. Based on the background check made by Engr. San Jose from the Assessor Office, some of the lots were declared commercial lots, medium density residential lots and agricultural lots.

Regarding with the backfilling of the said 106,737 square meter lots, Engr. San Jose informed the applicant that they need to comply with the requirements of the City Engineering Office and an approved backfilling permit. Mr. Mallare then informed the committee that the reclassification of the said lots will be made upon receiving the approved City Resolution by the Sangguniang Panlungsod.

In regards with the concern of PB Gawaran and Mr. Diaz regarding with the flooding in the area of Villa Felicia when the constructions or backfilling starts, the committee and Engr. San Jose told Ms. Dionio and Mr. Bullicer to also submit a copy of the following documents to the Sangguniang Panlungsod Office;

- Returning Basin/Catch Basin (Requirement for backfilling)
- Water Discharge Plan



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- o National Irrigation Authority Permit/Certificate
- o Site/Land Development Plan
- o Traffic Management Plan
- o Flood control/Drainage system

Councilor Pagulayan then informed the attendees that the committee hearing being done is to thresh out all the legalities and technical requirements before releasing a provisional development permit, and hope for the commitment of Ms. Dionio and Mr. Bullicer to submit a copy of all necessary documents submitted to the City Zoning Department to the Sangguniang Panlungsod.

Prepared by:


Rommel I. Kabiling

Local Legislative Staff Assistant – I



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Committee on Housing, Land Utilization & Urban Development		RESOLUTION APPROVING THE DEVELOPMENT PERMIT OF SHOPEE WAREHOUSE PROJECT IN BARANGAY BAYANAN.		
VENUE	Sangguniang Panlungsod Session Hall		DAT/TIME	July 14, 2022/ 2:00 PM

ATTENDANCE

Name	Association	Position/ Designation	Mobile No. or E-mail address	Signature
Coun. Alde Pagulayan	SP	Sangguniang Panlungsod Member		
Coun. Adrielito Gawaran	SP	Sangguniang Panlungsod Member		
Coun. Victorio Guerrero Jr.	SP	Sangguniang Panlungsod Member		
Coun. Simplicio Dominguez	SP	Sangguniang Panlungsod Member		
MGRISTEL DIAGO			09298694514	
Brian Pullizon			09176384923	
ALPHE			0083 857 5861	
JOSE VITO MORALES			09499887106	
ENGR. ANTONIO SORIANO	Sangguniang Panlungsod	MEMBER	0949 9988361	



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VENUE	Sangguniang Panlungsod Session Hall		DATE/TIME	July 14, 2022/ 2:00 PM

NOTICE OF HEARING RECEIVING COPY

NAME	RECEIVED BY	DATE	SIGNATURE
Coun. Adrielito Gawaran	<i>M. Arizeta</i>	7/12/22	<i>[Signature]</i>
Coun. Victorio Guerrero Jr.			
Coun. Simplicio Dominguez	<i>A. HERNANDEZ</i>	7/12/2022	<i>[Signature]</i>
Engr. Arthur San Jose	<i>E. SANTOS</i>	7/12/22	<i>[Signature]</i>
Ms. Maristel Dionio (Shopee)	Sent thru email		
Mr. Bien Bullicer (Shopee)	Sent thru email		
Punong Barangay. Alfie Gawaran	Sent thru email		
Mr. Danilo Diaz (HOA) Villa Felicia, Brgy. Bayanan	Sent thru email		
MR. JOSE LITO M. MALLARE	<i>BOBI MALLARI</i>	7-12-22	<i>[Signature]</i>