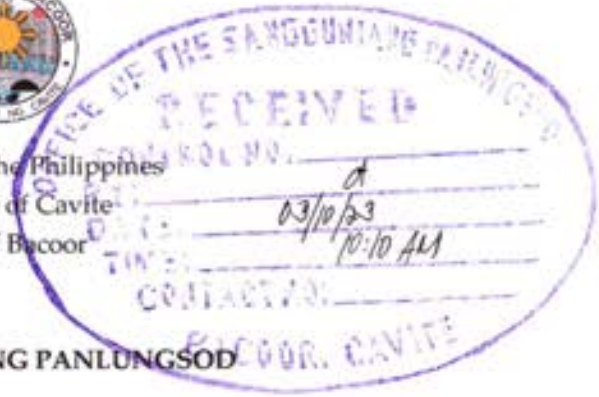




Republic of the Philippines  
 Province of Cavite  
 City of Bacoor



**5th SANGGUNIANG PANLUNGSOD**

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Finance, Budget and Appropriation		<b>PC-2023-070-AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOR CITY, CAVITE</b>	<b>PCO-2023-070</b>	
V E N U E	Special Session, Session Hall, Sangguniang Panlungsod, Bacoor City, Cavite		D A T E / T I M E	March 1, 2023  10:00 A.M.

**COMMITTEE REPORT NO. FBA-116-2023**

Referred to this Committee on the 32nd Regular Session is the above-captioned subject matter for appropriate action and recommendation.

The request for exemption from the payment of Real Property Tax was concluded in the compromise settlement between the City Government of Bacoor, the Household Development Corporation (HDC) and Spouses Almirez.

The Household Development Corporation (HDC), as part of its development of the Springville Executive Subdivision, Bacoor City, turned-over to the City Government of Bacoor a parcel of land more particularly described under a transfer certificate of title registered in the name of Bacoor City.

It appears however that the contractor, who won the bidding for the construction of new barangay hall of Barangay Molino 4, inadvertently constructed the structures on the lot owned by Spouses Almirez and registered in their names under Transfer Certificate of Title No.1113082 of the Register of Deeds of Cavite Province.

**COMMITTEE REPORT NO. FBA-116-S-2023- AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOR CITY, CAVITE**



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City of Bacoor

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Upon discovery of said inadvertence, to avoid court litigations and to compensate Spouses Almirez, the city government requested HDC to turn-over to the spouses a parcel of land which is among the open spaces that are supposed to be turned-over by the HDC to the city government.

HDC and Spouses Almirez accepted the settlement offered by the city government. However, Spouses Almirez made a request that they be exempted from the payment of real property tax for the lot covered by Transfer Certificate of Title No. 1113082 registered in their name as the subject property is now in the possession of the city government. Likewise, HDC also requested that they too be granted the same relief and be exempted from the payment of real property tax involving the other lots to be turned-over to the city government as part of the compromise settlement.

Hence, the Office of the City Mayor requested this august Body for the approval of a city ordinance exempting the HDC and Spouses Almirez from the payment of real property tax up to the current year 2023.

The particular lots to be exempted from the payment of real property tax are as follows:

No.	Block	.Lot	Title No	Registered Owner	New Tax Dec.	Area	Area (LGU)
1	5A	10	T-725521	HDC	19-238-0066-18395	99	7
2	5A	11	T-725522	HDC	19-238-0066-18696	110	73
3	5A	12	T-725523	HDC	On going revision	166	166
4	5A	13	T-725524	HDC	19-238-0066-17638	69	69
5	5A	14	T-725525	HDC	On going revision	3	3
6	5B	14	T-725526	HDC	On going revision	27	27
7	1	2	T-725402	HDC	19-238-0066-18358	126	7

**COMMITTEE REPORT NO. FBA-116-S-2023- AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOOR CITY, CAVITE**





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8	1	3	T-725403	HDC	19-238-0066-18359	154	134
9	1	4	T-1113082	Spouse Almirez	19-238-0066-01295	154	154
10	1	29	T-72523	HDC	19-238-0066-18367	24	24
11	18	2	T-725703	HDC	19-238-0066-18460	2,098	865
12		6951-F	T-704547	HDC	19-238-0066-17687	5,773	131
TOTAL							1,660

A committee hearing was conducted on the subject matter and was attended by the concerned city officials as resource persons. During the deliberations, the Honorable Members of the Committee was convinced and agreed that the exchange of properties between the City Government of Bacoor and Spouses Almirez is reasonable and that the grant of exemption from the payment of real property tax is justifiable, as the same tax relief could be accorded with HDC.

It may be noted that the authority of the local government unit (LGUs) to grant exemption from the payment of real property tax and other taxes which may deemed necessary is expressly provided under Section 192, Chapter V of Republic Act No. 7160 known as the "Local Government Code of the Philippines", and we quote:

**"CHAPTER V – Miscellaneous Provision**

x x x

**Section 192 - Authority to Grant Tax Exemption Privileges.** - Local government units may, through ordinances duly approved, grant tax exemptions, incentives or reliefs under such terms and conditions as they may deem necessary."

**RECOMMENDATION:**

In view of the foregoing, the Honorable Members of the Committee hereby recommend **TO APPROVE** the City Ordinance approving the exemption of Household Development Corporation (HDC) and Spouses Almirez from the payment of real

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**COMMITTEE REPORT NO. FBA-116-S-2023- AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOOR CITY, CAVITE**



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property tax (RPT) involving the parcel of land now in the possession of the city government and the listed parcels of land or its portions to be turned-over by HDC in favor of the City Government of Bacoor.

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


Signed this    day of March 2023 at the City of Bacoor, Cavite.

**THE COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION**

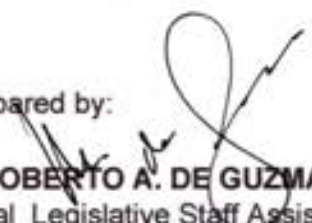
  
**HON. COUN. ROGELIO M. NOLASCO**  
*Chairman*

  
**HON. COUN. CATHERINE S. EVARISTO**  
*Vice Chairperson*

  
**HON. COUN. REYNALDO D. PALABRICA**  
*Member*

  
**HON. COUN. VICTORIO L. GUERRERO, JR**  
*Member*

Prepared by:

  
**ROBERTO A. DE GUZMAN**  
Local Legislative Staff Assistant I

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**COMMITTEE REPORT NO. FBA-116-S-2023- AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOOR CITY, CAVITE**





Republic of the Philippines  
 Province of Cavite  
 City of Bacoor



### 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Finance, Budget and Appropriation		<b>PCO-2023-070</b> – AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOOOR CITY, CAVITE.	<b>PCO-2023-070</b>	
V E N U E	SESSION HALL SANGGUNIANG PANLUNGSOD 2 <sup>ND</sup> FLOOR CITY OF BACOOOR		D A T E / T I M E	March 1, 2023  10:00 A.M.

#### EXCERPT FROM THE MINUTES OF 3<sup>rd</sup> SPECIAL SESSION NO. FBA-117-S-2023

Honorable Vice Mayor Rowena Bautista Mendiola, Presiding Officer of the 5<sup>th</sup> Sangguniang Panlungsod called the session to Order at 10:00 A.M.

Atty. Khalid Atega, Jr., Secretary of the Sangguniang Panlungsod, proceeded with the roll call, of 3<sup>rd</sup> Special Session of the 5<sup>th</sup> Sangguniang Panlungsod and reading of the referrals to Committees of proposed Ordinances, Resolutions, Messages, Communications, Petitions and Memorials.

In 3<sup>rd</sup> Special Session, the internal rules were suspended by Hon. Councilor Reynaldo Palabrica.

Upon reading and referral of Item No. E.2 – **PCO-2023-070- "AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOOOR CITY, CAVITE."**, Honorable Coun. Rogelio M. Nolasco, Chairman, Committee on Finance, Budget and Appropriation, moved for the approval for granting Tax exemption from paying Real Property Tax for HDC and Spouses Almirez

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EXCERPT FROM THE MINUTES OF 3<sup>RD</sup> SPECIAL SESSION **FBA-117-S-2023** – AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOOOR CITY, CAVITE.



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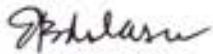
## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

because of compromise agreement between the City Government of Bacoor and agreed by Committee Members on Finance, Budget and Appropriation.

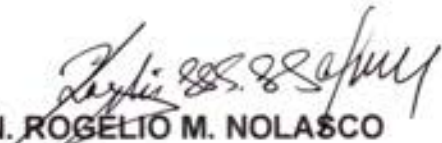
The motion was unanimously seconded by the members and the request for approval of an Ordinance exempting Household Development Corporation and Spouses Almirez from paying property taxes on certain parcels of land situated at barangay Molino IV, Bacoor City, Cavite was **APPROVED** on the 3<sup>rd</sup> Special Session by the majority of the Honorable Members of the 5<sup>th</sup> Sangguniang Panlungsod.

The session was closed and adjourned at 10:30 A.M.

Prepared by:

  
**EDGARO B. NOLASCO**  
Staff Clerk

Attested by :

  
**HON. COUN. ROGELIO M. NOLASCO**  
Chairman  
Committee on Finance, Budget and Appropriations

5<sup>TH</sup> SANGGUNIANG PANLUNGSOD





Republic of the Philippines  
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City of Bacoor



### 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Finance, Budget and Appropriation		<b>PCO-2023-070</b> – AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOR CITY, CAVITE.	<b>PCO-2023-070</b>	
V E N U E	Session Hall 2 <sup>nd</sup> Floor Sangguniang Panlungsod City of Bacoor, Cavite		D A T E / T I M E	February 28, 2023  11:00 A.M.

### MINUTES OF COMMITTEE HEARING NO. FBA-116-S-2023

Present:

**Committee on Finance, Budget and Appropriation**

- Hon. Coun. Rogelio M. Nolasco - Chairman
- Hon. Coun. Reynaldo D. Palabrica - Member
- Hon. Coun. Victorio Guerrero Jr. - Member

**Resource Persons:**

- Ms. Normalyn Lim - City Treasury Rep.
- Ms. Noime P. Dagohoy - City Assessors Rep.
- Ms. Jacqueline A. Dumanan - City Assessors Rep.
- Atty. Jessie A. Salvador - City Administrator Office
- Atty. Marius D. Sumira - City Legal Office
- Mr. Jerome L. Velasquez - City Zoning Department

Honorable Coun. Rogelio Nolasco, Presiding Officer of the Committee on Finance Budget and Appropriation, acknowledged the presence of Hon. Coun. Reynaldo



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Palabrica and Hon. Coun. Victorio Guerrero, Jr., Committee Members, Resource Persons and representative from City Legal Office.

The request of Household Development Corporation and Spouses Almirez for exemption from paying Real Property taxes was already concluded in the compromise settlement between the City Government of Bacoor.

Upon reading of the proposed City Ordinance exempting HDC and Spouses Almirez from paying property taxes on certain parcels of land situated at Barangay Molino IV, Bacoor City, Cavite. Honorable members of the Committee were agreed on exchanging properties between the City of Bacoor and HDC as well as Spouses Almirez.

The Resource Persons presence on the Committee Hearing was informed for the particular lots to be exempted from the payment of Real Property Tax that are duly approved and granted by the Committee Members.

The session was closed and adjourned at 11:20 A.M.

Prepared by:

**EDGARO B. NOLASCO**  
Staff Clerk

Attested by :

**HON. COUN. ROGELIO M. NOLASCO**  
Chairman

Committee on Finance, Budget and Appropriations

## 5<sup>TH</sup> SANGGUNIANG PANLUNGSOD





Republic of the Philippines  
Province of Cavite  
City of Bacoor



**5<sup>th</sup> SANGGUNIANG PANLUNGSOD**

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Finance, Budget and Appropriation		<b>PCO-2023-070 - AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOR</b>	<b>PCO-2023-070</b>	
Conference Rm. Sangguniang Panlungsod, City of Bacoor, Cavite,			February 28, 2023  11:00 A.M.	

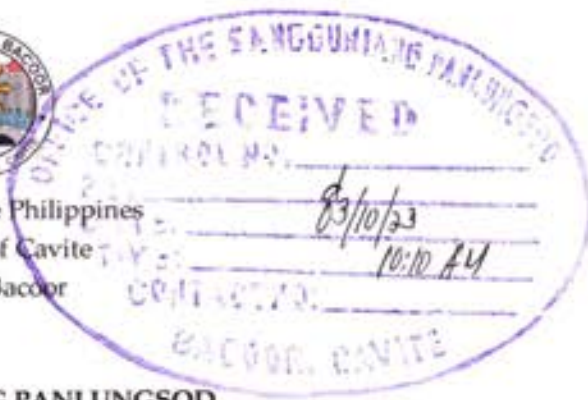
**ATTENDANCE OF HEARING  
NO. FBA-116-S-2022**

NAME	CONTACT NUMBER	SIGNATURE
HON. ROCELIO "BOB" M. NOLASCO		
HON. VICTORIO GUERRERO, JR.		
HON. REYNALDO PALABRICA		
normalan un For Atty narayan		
JESSIE A. SALVADOR	09089890868	
MARIUS D. SUMIRA	09176385741	
Noime P. Dagohoy	0960-6956-550	
VAQUELINE A. SUMANAN	0932 761 9468	
Jerome D. Delacruz	0925-8899378	

ATTENDANCE OF HEARING NO. FBA-116-S-2022  
AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM  
PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOR



Republic of the Philippines  
 Province of Cavite  
 City of Bacoor



**5<sup>th</sup> SANGGUNIANG PANLUNGSOD**

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Finance, Budget and Appropriation		<b>PCO-2023-070</b> - AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOOOR CITY, CAVITE.	<b>PCO-2023-070</b>	
VENUE	Conference Room 2 <sup>nd</sup> floor Sangguniang Panlungsod		DATE/TIME	February 28, 2023 11:00 A.M.

**NOTICE OF COMMITTEE HEARING (RECEIVING COPY)  
 NO. FBA-116-S-2023**

NAME	DATE RECEIVED	CONTACT NUMBER	SIGNATURE
HON. REYNALDO PALABRICA	2-29-23	398	<i>[Signature]</i>
HON. VICTORIO GUERRERO	2-27-23		<i>[Signature]</i>
HON. CATHERINE EVARISTO	2-27-2023		<i>[Signature]</i>
MR. JOSE LITO MALLARE	2/27/2023	481-4111	<i>[Signature]</i>
ATTY. EDITH NAPALAN	2-27-2023	228	<i>[Signature]</i>
CITY LEGAL OFFICE	2-27-23	415	<i>[Signature]</i>

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NOTICE OF HEARING (RECEIVING COPY) NO. FBA-116-S-2023 AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOOOR CITY, CAVITE.



PROPOSED CITY ORDINANCE NO. 2023-070

AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND SPOUSES ALMIREZ FROM PAYING PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOR CITY, CAVITE.

Sponsored by:

WHEREAS, the city government owns a parcel of land situated at Barangay Molino 4 with an area of \_\_\_\_ square meters more or less covered by TCT No. \_\_\_\_\_. The said parcel of land was originally owned by Household Development Corporation (HDC) and was turned over to the city government as part of its development of Springville Executive Subdivision.

WHEREAS, the Spouses Theresa Gayle and Edwin Almirez were the registered owners of a parcel of land with an area of 154 square meters covered by TCT No. 1113082 adjoining the aforementioned property owned by the city government.

WHEREAS, unbeknownst to the spouses Almirez, Barangay Molino 4 was given permission by the city government to construct a new barangay hall supposedly on the lot covered by TCT No. 1113082. Lamentably, the said edifice was inadvertently constructed by the contractor who won the contract to build the said barangay hall on a portion of the property registered under the name of the Spouses Almirez.

WHEREAS, upon discovery of the said inadvertence, the city government took steps to compensate the spouses Almirez by requesting HDC to turn-over to the said couple a \_\_\_\_-square meter lot covered by TCT No. \_\_\_\_\_ which is among the open spaces in the said subdivision that is supposed to be turned over by the said developer to the city government. HDC granted the said request. On the other hand, the spouses Almirez accepted the city government's proposal on the condition that they shall be exempted from paying real property taxes on the lot number 4 covered by TCT No. 1113082 considering that the same is now in the possession of the city government as part of the above-described compromise. HDC also requested that the lots it shall turn-over to the city government as part of the said compromise be likewise exempted from real property taxes.

WHEREAS, the Office of the City Mayor requested the Sangguniang Panlungsod to pass an Ordinance exempting Household Development Corporation and the spouses Almirez from paying real property taxes on the following lots covered by the said compromise, to wit;

No.	Block	Lot	Title No.	Registered Owner	New Tax Dec	Area	Area (LGU)
1	5A	10	T-725521	HDC	19-238-0066-18395	99	7
2	5A	11	T-725522	HDC	19-238-0066-18696	110	73
3	5A	12	T-725523	HDC	On going revision	166	166
4	5A	13	T-725524	HDC	19-238-0066-17638	69	69
5	5A	14	T-725525	HDC	On going revision	3	3
6	5B	14	T-725526	HDC	On going revision	27	27
7	1	2	T-725402	HDC	19-238-0066-18358	126	7
8	1	3	T-725403	HDC	19-238-0066-18359	154	134
9	1	4	1113082	Spouses Almirez	19-238-0066-01295	154	154
10	1	29	T-725423	HDC	19-238-0066-18367	24	24
11	18	2	T-725703	HDC	19-238-0066-18460	2,098	865
12		6951-F	T-704547	HDC	19-238-0066-17687	5,773	131
TOTAL						1,660	

WHEREAS, Section 192 of the Local Government Code of 1991 provides that local government units may, through ordinances duly approved, grant tax exemptions, incentives or reliefs under such terms and conditions as they may deem necessary.



NOW THEREFORE, be it ordained by the 5<sup>th</sup> Sangguniang of the City of Bacoor, Cavite, that:

**Section 1. Grant of Tax Exemption.** The Spouses Theresa Gayle and Edwin Almirez are hereby exempted from paying real property taxes on the 154-square meter lot covered by TCT No. 1113082 situated at Barangay Molino 4, Bacoor City considering that the said property is now owned by, and in the possession of, the city government. Household Development Corporation is likewise exempted from paying real property taxes for the following lots considering that the said properties have already been turned over to the city government by the said corporation, to wit:

No.	Block	Lot	Title No.	Registered Owner	New Tax Dec	Area	Area (LGU)
1	5A	10	T-725521	HDC	19-238-0066-18395	99	7
2	5A	11	T-725522	HDC	19-238-0066-18696	110	73
3	5A	12	T-725523	HDC	On going revision	166	166
4	5A	13	T-725524	HDC	19-238-0066-17638	69	69
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11	18	2	T-725703	HDC	19-238-0066-18460	2,098	865
12		6951-F	T-704547	HDC	19-238-0066-17687	5,773	131
<b>TOTAL</b>						<b>1,660</b>	

**Section 2. Effectivity.** This Ordinance shall take effect immediately after it has been posted on at least three (3) conspicuous places within the City of Bacoor, Cavite.

**Section 3. Implementation.** All departments and offices under the Office of the City Mayor are directed to take note of this Ordinance and to take the necessary measures to give effect to the provisions hereof.

**APPROVED** on \_\_\_ March 2023 by the 5<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Cavite.

*I hereby certify that the foregoing Ordinance was duly approved in accordance with law.*

Certified by:

**HON. ROWENA BAUTISTA-MENDIOLA**  
*City Vice Mayor/Presiding Officer*

Attested by:

**ATTY. KHALID A. ATEGA JR.**  
*Sangguniang Panlungsod Secretary*

Approved by:

**HON. STRIKE B. REVILLA**  
*City Mayor*

Date of Approval: \_\_\_\_\_ 2023



# HOUSEHOLD DEVELOPMENT CORPORATION

Lower Ground Floor, Bldg. B, Evla Lifestyle Center, Daang Hari Rd., Almazan Dos, Las Piñas City

DATE : 20 JULY 2022  
SUBJECT : REQUEST TO WAIVE RPT PAYMENTS UP TO YEAR 2023  
TWELVE (12) PROPERTIES BY ALMIREZ & HOUSEHOLD DEVELOPMENT CORPORATION (HDC)  
BRGY. MOLINO 4, BACOR CITY, CAVITE

HONORABLE MAYOR STRIKE REVILLA  
CITY MAYOR  
BACOR CITY, CAVITE

Dear Atty.

Good day!

This is to request for the following lots to have its real property tax (RPT) up to 2023 be waived.  
Lot details area as follows:

No.	Block	Lot	Title No.	Registered Owner	New Taxdec	Area	Area (LGU)
1	5A	10	T-725521	HDC	19-238-0066-18395	99	7
2	5A	11	T-725522	HDC	19-238-0066-18396	110	73
3	5A	12	T-725523	HDC	ongoing revision	166	166
4	5A	13	T-725524	HDC	19-238-0066-17638	69	69
5	5A	14	T-725525	HDC	ongoing revision	3	3
6	5B	14	T-725526	HDC	ongoing revision	27	27
7	1	2	T-725402	HDC	19-238-0066-18358	126	7
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10	1	29	T-725423	HDC	19-238-0066-18367	24	24
11	18	2	T-725703	HDC	19-238-0066-18460	2,098	865
12		6951-F	T-704547	HDC	19-238-0066-17687	5,773	131
Total							1,660

Portions of this properties were the newly constructed Brgy. Hall of Molino 4 in Springville Executive 2, will soon be subject for donation to LGU.

Respectfully yours,



ARLES M. VICENTE

Authorized Representative - Household Development Corporation

