



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

Office of the Sangguniang Panlungsod
Received by: [Signature]
Date: 30 APR 2024
Time: 1:24 pm

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT AND
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES

JOINT COMMITTEE HEARING REPORT

NO. HLUUD 028 S-2023

Subject: *AN ORDINANCE AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO INITIATE THE FILING OF EXPROPRIATION PROCEEDINGS FOR AND ON BEHALF OF THE CITY GOVERNMENT OF BACOR, CAVITE, INVOLVING VARIOUS PARCELS OF LAND SITUATED IN ALIMA, BACOR CITY, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERS T-245174, T-245175, 167-2019000638, T1192918, AND 167-2019001623 AND BY ORIGINAL CERTIFICATE OF TITLE (OCT) NUMBERS: O-82, O-85, AND O-86 REGISTERED UNDER THE NAME OF VARIOUS OWNERS OF THE SAID LOTS NAMELY: (1) MRS. CONSTANTINA IGNACIO AND MR. JEROME IGNACIO, (2) MS. MELISSA MAE DE LEON, MS KATRINA MAE CLEMENTE AND MR. KRISTOFFER ROMM DE LEON, (3) MR. MICHAEL ANGELO HERNANDEZ GIRON, (4) MR. EMMANUEL FERNANDO MALIKSI, (5) MS. PAULA FERRER, (6) MS. MERCEDES FERRER; AND (7) MS. PAULA FERRER, MS. BENEDICTA FERRER, MR PATROCINO FERRER, AND MS. MERCEDES FERRER FOR THE PROPOSED WIDENING OF ROAD RIGHT OF WAY ACCESS TO THE ALIMA HOUSING PROJECT OF THE CITY GOVERNMENT AND APPROPRIATING THE NECESSARY FUNDS THEREFOR AND OTHER PURPOSES. PCO 2023-125 dated 9 October 2023.*

Acting to the authorization of the City Mayor, Hon. Strike B. Revilla to initiate expropriation proceedings for various parcels of land in Alima, Bacoor City, Cavite, as per proposed City Ordinance No. 2023-125 dated 29 November 2023. This proposed ordinance was referred to the committee by the Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola, during the 64th Regular Session held on October 9, 2023.

The Committee on Housing, Land Utilization, and Urban Development, chaired by Hon. Alde Joselito F. Pagulayan reports the following:

Committee hearing took place on 23 November 2023 with the owners of the various parcels of land along with their legal counsel, representatives from the local government units (LGUs), and committee members.



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The Diamond Export Corporation donated two parcels of land in Brgy. Alima, Bacoor City, Cavite, to the Local Government Unit. Additionally, the City Government of Bacoor purchased two adjoining parcels of land, resulting in a contiguous area suitable for a low-cost housing project. The planned project is a multi-level condominium with 18 buildings, totaling 2,750 units.

In line with this, Sec. 5.A.4 of the Revised Rules and Standards for Economic and Socialized Housing Projects to Implement Batas Pambansa Blg. 220 stipulates that a housing site must have access to a road that is readily accessible to public transportation lines. Furthermore, Section 18 of RA 7160 grants local government units the power of eminent domain for public use or welfare, subject to just compensation and offer to the owner.

FINDINGS:

It is clearly shown that the Diamond Export Corporation donated two lots in Brgy. Alima, Bacoor City, Cavite, to the Local Government Unit, which supplemented its land holdings. This facilitated the development of a low-cost housing project. In this endeavor, access roads and the exercise of eminent domain are critical considerations.

RECOMMENDATIONS:

After thorough deliberation, the committee recommends the **APPROVAL** of the proposed ordinance, while negotiations regarding just compensation for landowners are ongoing.

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

Signed this 05th day of December 2023 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development



COUN. ALDE JOSELITO F. PAGULAYAN
Chairman



COUN. ADRIELITO G. GAWARAN
Vice Chairman



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City of Bacoor

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COUN. SIMPLICIO G. DOMINGUEZ
Member

COUN. ALEJANDRO F. GUTIERREZ
Member



Office of the Sangguniang Panlungsod
Received by: Joseph P. Pineda
Date: APR 30 2024
Time: 1:15 pm

Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT AND
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES

JOINT COMMITTEE HEARING MINUTES NO. HLUUD 028 S-2023

Subject: *AN ORDINANCE AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO INITIATE THE FILING OF EXPROPRIATION PROCEEDINGS FOR AND ON BEHALF OF THE CITY GOVERNMENT OF BACoor, CAVITE, INVOLVING VARIOUS PARCELS OF LAND SITUATED IN ALIMA, BACoor CITY, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERS T-245174, T-245175, 167-2019000638, T1192918, AND 167-2019001623 AND BY ORIGINAL CERTIFICATE OF TITLE (OCT) NUMBERS: O-82, O-85, AND O-86 REGISTERED UNDER THE NAME OF VARIOUS OWNERS OF THE SAID LOTS NAMELY: (1) MRS. CONSTANTINA IGNACIO AND MR. JEROME IGNACIO, (2) MS. MELISSA MAE DE LEON, MS KATRINA MAE CLEMENTE AND MR. KRISTOFFER ROMM DE LEON, (3) MR. MICHAEL ANGELO HERNANDEZ GIRON, (4) MR. EMMANUEL FERNANDO MALIKSI, (5) MS. PAULA FERRER, (6) MS. MERCEDES FERRER; AND (7) MS. PAULA FERRER, MS. BENEDICTA FERRER, MR PATROCINO FERRER, AND MS. MERCEDES FERRER FOR THE PROPOSED WIDENING OF ROAD RIGHT OF WAY ACCESS TO THE ALIMA HOUSING PROJECT OF THE CITY GOVERNMENT AND APPROPRIATING THE NECESSARY FUNDS THEREFOR AND OTHER PURPOSES. PCO 2023-125 dated 9 October 2023.*

The joint committee hearing was called to order by the chairperson of the Committee on Housing, Land Utilization, and Urban Development, Hon. Alde Joselito F. Pagulayan, co-chaired by Hon. Simplicio G. Dominguez, a member of the committee. Hon. Reynaldo D. Palabrica, chairperson of the Committee on Rules and Privileges, Laws, and Ordinances, provided an opening statement. The focus of the hearing was on various titles and certificates related to a proposed widening of road right-of-way access to the Brgy. Alima Housing Project. Attendees included legal representatives, lot owners, and city officials.

Attendees were asked to state their names and the offices or properties they represented. Representatives from the City Legal Office, the City Budget Office, and various lot owners such as Constantina Ignacio, Katrina Mae Clemente, and others were present. Discussions covered the authority of representatives, proposed prices for



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Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

properties, timelines, compensation for affected structures and vegetation, and the necessity of a special power of attorney for negotiations. Concerns were raised about the lack of clarity regarding the project's timeline and the process for transferring utilities.

City officials explained the rationale behind the project, emphasizing its benefits for the community and the need for property acquisition. Offers were made based on tax declarations and the Fair Market Value. Properties with unresolved estates and annotations on titles were found to be challenging.

Efforts to negotiate and clarify issues were emphasized, though some attendees expressed dissatisfaction with past communication and the perceived speed of proceedings. Discussions concluded with an overview of affected property owners and further clarification from city officials and engineers on project details and utility transfers. The committee expressed gratitude for the participation and hoped for continued dialogue to address concerns.

The attendees agreed to meet outside the Sangguniang Panlungsod, supervised by a representative from the Office of the City Legal Services. Without any questions, the committee hearing was adjourned.

Prepared By:


PETER ADRIAN F. BORJA
Local Legislative Staff I

Attested By:


COUN. ALDE JOSELITO F. PAGULAYAN
*Chairman
Committee on Housing, Land Utilization
And Urban Development*



Republic of the Philippines
 Province of Cavite
 City of Bacoor

Office of the Sangguniang Panlungsod
 Received by: *Jepet Pring*
 Date: *30 11 2024*
 Time: *12:17 pm*

5th SANGGUNIANG PANLUNGSOD

**COMMITTEE ON HOUSING, LAND UTILIZATION
 AND URBAN DEVELOPMENT AND
 COMMITTEE ON RULES AND PRIVILEGES, LAWS ORDINANCES**

23 November 2023 / 09:00 a.m.
 Bacoor Legislative and Disaster Resilience Building,
 MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: Subject: AN ORDINANCE AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO INITIATE THE FILING OF EXPROPRIATION PROCEEDINGS FOR AND ON BEHALF OF THE CITY GOVERNMENT OF BACOOR, CAVITE, INVOLVING VARIOUS PARCELS OF LAND SITUATED IN ALIMA, BACOOR CITY, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERS T-245174, T-245175, 167-2019000638, T1192918, AND 167-2019001623 AND BY ORIGINAL CERTIFICATE OF TITLE (OCT) NUMBERS: O-82, O-85, AND O-86 REGISTERED UNDER THE NAME OF VARIOUS OWNERS OF THE SAID LOTS NAMED: (1) MRS. CONSTANTINA IGNACIO AND MR. JEROME IGNACIO, (2) MS. MELISSA MAE DE LEON, MS KATRINA MAE CLEMENTE AND MR. KRISTOFFER ROMM DE LEON, (3) MR. MICHAEL ANGELO HERNANDEZ GIRON, (4) MR. EMMANUEL FERNANDO MALIKSI, (5) MS. PAULA FERRER, (6) MS. MERCEDES FERRER; AND (7) MS. PAULA FERRER, MS. BENEDICTA FERRER, MR PATROCINO FERRER, AND MS. MERCEDES FERRER FOR THE PROPOSED WIDENING OF ROAD RIGHT OF WAY ACCESS TO THE ALIMA HOUSING PROJECT OF THE CITY GOVERNMENT AND APPROPRIATING THE NECESSARY FUNDS THEREFOR AND OTHER PURPOSES. PCO 2023-125 dated 9 October 2023.

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
 HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 HON. ADRIELITO G. GAWARAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	



Republic of the Philippines
Province of Cavite
City of Bacoor

Office of the Sangguniang Panlungsod
Received by: Jenet Pring
Date: 30-2024
Time: 1:12 pm.

5th SANGGUNIANG PANLUNGSOD

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
<i>Elvina S. Guerrero</i> ELVINA S. GUERRERO	CITY BUDGET OFFICE	0928507280
<i>Fendie Javier</i> FENDIE JAVIER	ZONING INSTRUMENT MAN	09917801853
<i>Michael Javier</i> MICHAEL JAVIER	ZONING RHOD MAN	09310722379
<i>Rowell Primo</i> Rowell Primo		09556071378
CONSTANTINA MONACO	LOT OWNER	09178817645
Katrina Clemente	WT OWNER	09178497787
ATT. LUSTIP T. CADORIN	CUPAL FOR MICHAEL CUEVA	0932-8881570
IRENE A. LADRON	P.A.	09228512253
Atty. Nestoriel De Leon	CLERK	09051055
Janey Iwani	ALIA	
Allan C. Quinatadcan	CAO	09209082822



Republic of the Philippines
 Province of Cavite
 City of Bacoor

Office of the Sangguniang Panlungsod
 Bacoor, Cavite

5th SANGGUNIANG PANLUNGSOD

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
 CRISALDO L. TIGLAO	ENGR-III / CEO	09338678592
 JICKY J. JUTAN	CEO	09178864443
MARK ALONSO MACIKSI	BACOR, CAVITE	09197035910
 HON. REYNALDO PALAGRUA	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	/
 HON. LEVY TELLA	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

Office of the Sangguniang Panlungsod
Received by: Janet Pring
APR 30 2024
f-12 pm

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT AND
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES





Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

Office of the Sangguniang Panlungsod
Received by: *[Signature]*
Date: *30 Nov 2023*
1:12 pm

OFFICE OF THE SANGGUNIANG PANLUNGSOD





Republic of the Philippines
Province of Cavite
CITY OF BACOR
**HOUSING URBAN DEVELOPMENT
& RESETTLEMENT DEPARTMENT**

2 October 2023

SANGGUNIANG PANLUNGSOD
City of Bacoor, Cavite

Thru: **ATTY. KHALID ATEGA, JR.**
Sangguniang Panlungsod Secretary



Dear Hon. Councilors,

Greetings.

The Diamond Export Corporation donated 2 parcels of lots located at Brgy. Alima, Bacoor City Cavite to the Local Government Unit. In addition, the City Government of Bacoor purchased 2 parcels of lots adjoining the properties donated by the same which made one contiguous land suitable for low-cost housing project with a total area of twenty-four thousand five hundred sixty-five square meters (24,565 sqm). The project to be constructed is a multi-level condominium with 18 buildings of 10 storeys consisting of 22 units per floor for type 1 and 15 units per floor for type 2. The total number of condominium units to be delivered as stated on the Memorandum of Agreement with the developer of this property is 2,750 units.

Relative to this, Sec 5.A.4 of the Revised Rules and Standards for Economic and Socialized Housing Projects to Implement Batas Pambansa Blg. 220 states that a housing site must be served by road that is readily accessible to public transportation lines. Said access road shall conform to the standards to accommodate expected demand caused by the development of the area. In no case shall a subdivision project be approved without necessary access road/right-of-way constructed either by the developer of the Local Government Unit.

In addition, Section 18 of RA 7160 states that a local government unit may, through its chief executive and acting pursuant to an ordinance, exercise the power of eminent domain for public use, or purpose or welfare for the benefit of the poor and the landless, upon payment of just compensation, pursuant to the provisions of the Constitution and pertinent laws: Provided, however, That the power of eminent domain may not be exercised unless a valid and definite offer has been previously made to the owner, and such offer was not accepted.

Attached are pertinent documents of the affected real properties relative to the Road Right of Way access to the Alima Housing Project subject for Expropriation Proceedings covered by the Transfer Certificate of Titles: O-82, O-85, O-86, TCT No. 167-2019000638, T-1192918, T-245175, T-245174 and TCT No. 167-2019001623.

In view thereof, I respectfully request the esteemed members of the Sangguniang Panglungsod to perform the appropriate actions that will allow the City Government of Bacoor to initiate expropriation proceedings to the above-mentioned properties located at Brgy. Alima, Bacoor City, Cavite.

Respectfully yours,


ATTY. AMIE TORREFRANCIA-NERI
City Administrator/ OIC-HUDRD

STRIKE





CITY OF BACOR
Office of the Mayor

17 August 2023

MR. JEROME IGNACIO
MS. CONSTANTINA IGNACIO
Barangay Alima
Bacoor City, Province of Cavite 4102

**SUBJECT: OFFER TO BUY REAL PROPERTY
UNDER TCT No. T-245174 and TCT No. T-245175**

Dear Mr. and Mrs. Jerome Ignacio,

Greetings of Peace.

The City Government of Bacoor, thru the leadership of the City Mayor – Hon. Strike B. Revilla, is addressing the pressing need for the establishment of an in-city resettlement site in the City of Bacoor to immediately relocate informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects.

In realizing this purpose, the City Government of Bacoor acquired several real properties suitable for resettlement sites. One of these sites is located in Barangay Alima.

The City Government of Bacoor needs help starting the resettlement site project in Barangay Alima.

Upon inspection, the City Government discovered that only one vehicle road exists in the area that makes the resettlement site accessible. Still, this road is only four (4) meters wide and is passable only as a one-way road. While other roads are available, these roads are passable only to people and not vehicles.

After careful assessment, The City Government of Bacoor learned that the best and most cost-effective way to gain access to the resettlement site was through this sole vehicular road. However, to make this more passable to vehicles, especially to the trucks that will be used for the construction, there is a need to widen the road from (4) meters to eight (8) meters of standard road width.





Office of the Mayor

The widening of the road would not be possible without traversing through your property since your property is already adjacent to the existing road. As such, there is a genuine necessity for the Local Government to take over your property for public purposes.

To fulfill this noble purpose, the City Government must take eighteen (18) meters from your property covered by TCT No. T-245175 and fifty-seven (57) meters from your property covered by TCT No. T-245175.

The City Government of Bacoor will compensate for your cooperation in the road widening project.

The proposed purchase price is as follows:

- 3,260 PER SQUARE METER for TCT No. T-245174;
- 3,260 PER SQUARE METER for TCT No. 245175 as per appearing in the Appraisal Report prepared by the City Assessors Office

The following are the terms and conditions of the offer:

1. Upon receipt of your intent to sell, the City Government shall commence the process of procurement of the real property in accordance with the law and ordinances applicable starting with the requisite authorization from the Sangguniang Panlungsod;
2. The capital gains tax shall be for the account of the buyer/LGU. Likewise, the Documentary Stamp Tax, Transfer Tax, and Registration fees shall also be for the account of the BUYER/LGU, in accordance with law and rules;
3. There shall be a separate and distinct execution of a Deed of Absolute Sale after the parties agree on the price of negotiation, subject to due diligence, on documents submitted by you, by the City Government of Bacoor, and also subject to procurement laws. Expenses on surveys and splitting of titles shall be on the account of the BUYER/LGU.
4. The restoration of the affected structure/fence shall be on the account of the BUYER/LGU.





CITY OF BACCOOR
Office of the Mayor

If the above terms and conditions are acceptable to you, please signify your Acceptance of Offer by signing below or by sending your Intent to Sell, within five (5) days from receipt of this letter. Should we receive no response from your end within the mentioned period, the LGU-Bacoor shall exercise expropriation proceedings.

Attached to this letter are the proposed road widening plan and the exact cut that will be taken from your property for your reference.

Thank you very much for your generosity and your cooperation for the common good.

Truly Yours,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator/ OIC-HUDRD

Noted by:

HON. STRIKE B. REVILLA
City Mayor

PRINTED FULL NAME AND SIGNATURE

(for properties with co-owners, use the other spaces on this page)

[Please send your intent to sell to the City Legal Services at Third Floor, New Bacoor City Hall, Bacoor Government Center, Barangay Bayanan, Bacoor City. You may also send the same by email at bacoor.citylegaloffice@gmail.com]





The Law Office of Cadugo and Santos

Atty. Roben B. Cadugo, Jr.

Atty. Julius Loren C. Santos

c/o San Bede Alabang – School of Law, St. Maur Building, No. 8 Don Manolo Blvd.,
Alabang Hills Village, Alabang, Muntinlupa City

rcadugo_sbca@yahoo.com
atty.jlcsantos@gmail.com

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09178959584

29 August 2023

Hon. Strike B. Revilla
City Mayor of Bacoor
Province of Cavite

Thru:

Atty. Aimee Torre Franca-Neri
City Administrator/OIC-HUDRD

Dear **Atty. Torre Franca-Neri**,

We write on behalf of our clients, Mr. Jerome Ignacio and Mrs. Constantina Ignacio of Barangay Alima Bacoor City ("Sps. Ignacio").

Records endorsed to us disclose that on 24 August 2023, Sps. Ignacio received a letter from your honorable office regarding the intention of the City of Bacoor to purchase a portion of their property for the purpose of road widening. Our clients acknowledge the authority of the City to acquire their property pursuant to its right of expropriation and hereby signify their intention to fully cooperate and support the initiative of the City for this noble project once certain matters provided in the terms and conditions of your letter have been clarified.

In view of this, our clients would like to raise the following clarifications for your consideration:

1. What is the timeline for the project? When are Sps. Ignacio expected to turn over the portion of their property to the City of Bacoor?
2. Who will process and consequently shoulder the expenses for the removal and transfer of the water meter and electric post affecting their property? Would there be an assurance that, no inconvenience or interruptions to any utility services such as but not limited to water, electricity, cable and internet services while the construction is on-going?
3. Will there be compensation for the trees and plants that will be affected by the road widening, if yes, how much will that be?



The Law Office of Cadugo and Santos

Atty. Roben B. Cadugo, Jr.

Atty. Julius Loren C. Santos

c/o San Beda Alabang – School of Law, St. Maur Building, No. 8 Don Manolo Blvd.,
Alabang Hills Village, Alabang, Muntinlupa City

rcadugo_sbca@yahoo.com
atty.jcsantos@gmail.com

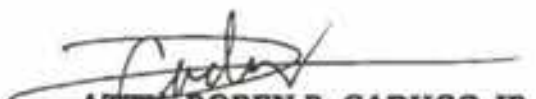
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4. Will Sps. Ignacio be allowed to hire their own contractor for the restoration of the affected structure and fence, the cost of which to be shouldered by the LGU (City of Bacoor)? Would it be accurate to first construct the new fence/gate prior to demolishing the existing one so as not to put in danger the security of the owner.
5. Based on the BIR Schedule of Zonal Values of Real Properties¹ in Barangay Alima Residential Lot has the value of P7,500/Sq meters in that regard including the improvements on the property the purchase price should be at least P10,000/sqm.

Our clients would like to respectfully request for a dialogue from your honorable office to discuss the issues raised above at your most convenient time. You may get in touch with the undersigned at the number provided in this letter for any further questions or clarifications you may have.

Hoping for your favorable action to our request.

Yours Sincerely,


ATTY. ROBEN B. CADUGO JR.
Counsel for Mr. and Mrs. Ignacio

¹ Attached herewith as ANNEX-A BIR Schedule of Zonal Values



The Law Office of Cadugo and Santos

Atty. Roben B. Cadugo, Jr.

Atty. Julius Loren C. Santos

c/o San Beda Alabang – School of Law, St. Maur Building, No. 8 Don Manolo Blvd.,
Alabang Hills Village, Alabang, Muntinlupa City

rcadugo_sbca@yahoo.com
atty.jcsantos@gmail.com

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ANNEX-A

		BUREAU OF INTERNAL REVENUE SCHEDULE OF ZONAL VALUES OF REAL PROPERTIES REVENUE REGION NO. 9 - BAmRc REVENUE DISTRICT OFFICE MARIKINA - WEST CAVITE		
111 PROVINCE	CAVITE	DO NO	033-2022	
112 CITY/MUNICIPALITY	BACODOR	Effectivity Date	July 10, 2022	
113 BARANGAY	ALIMA			
114 STREET NAME: SUBDIVISION/CONDOMINIUM	VICINITY	CLASSIFICATION	STREET HOUSING VALUE	
115 PROVINCIAL ROAD	GEN. EUNGENISTA ST	CR	17,000.00	
116		WR	10,000.00	
117		I	15,000.00	
118		X	14,000.00	
119	INTERIOR**	CR	14,500.00	
120		CR	8,000.00	
121		I	12,000.00	
122		X	11,000.00	
123 GUEVARA ST***	CITY ROAD	CR	13,000.00	
124		CR	7,500.00	
125 IGNACIO ST***	CITY ROAD	CR	13,000.00	
126		CR	7,500.00	
127 MALLON ST***	CITY ROAD	CR	13,000.00	
128		CR	7,500.00	
129 TRANSIT ST***	CITY ROAD	CR	13,000.00	
130		CR	7,500.00	
131 TINGALOG ST		CR	10,000.00	
132		CR	6,000.00	
133 ALL OTHER STREETS	ALONG ALL OTHER STREETS**	CR	9,500.00	
134		CR	5,500.00	
135		I	9,000.00	
136		X	8,000.00	
137		AR	6,000.00	
138		AR	2,500.00	
139	INTERIOR**	CR	7,500.00	
140		CR	5,000.00	
141		I	6,000.00	
142		X	5,500.00	
143		AR	3,500.00	
144		AR	2,000.00	
145 IGNACIO SUBDIVISION		CR	8,000.00	
146		CR	5,500.00	
147 ALL OTHER SUBDIVISION		CR	5,500.00	
148		CR	4,000.00	
149 SOCIAL/HIGH RISE		WR	****	
150 NOTES				
151	**NEWLY IDENTIFIED CLASSIFICATION			
152	***NEWLY IDENTIFIED VICINITY			
153	****NEWLY IDENTIFIED STREET			
154	*****SOCIALIZED HOUSING IS 70% OF THE VALUE OF THE SUBDIVISION			



OFFICE OF THE MAYOR
Office of the Mayor

17 August 2023

**MS. MELISSA MAE DE LEON
MS. KATRINA MAE CLEMENTE
MR. KRISTOFFER ROMM DE LEON**
Barangay Alima
Bacoor City, Province of Cavite 4102

**SUBJECT: OFFER TO BUY REAL PROPERTY
UNDER TCT No. 167-2019000638**

Dear Ms. Melissa Mae De Leon,

Greetings of Peace.

The City Government of Bacoor, thru the leadership of the City Mayor – Hon. Strike B. Revilla, is addressing the pressing need for the establishment of an in-city resettlement site in the City of Bacoor to immediately relocate informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects.

In realizing this purpose, the City Government of Bacoor acquired several real properties suitable for resettlement sites. One of these sites is located in Barangay Alima.

The City Government of Bacoor needs help starting the resettlement site project in Barangay Alima.

Upon inspection, the City Government discovered that only one vehicle road exists in the area that makes the resettlement site accessible. Still, this road is only four (4) meters wide and is passable only as a one-way road. While other roads are available, these roads are passable only to people and not vehicles.

After careful assessment, The City Government of Bacoor learned that the best and most cost-effective way to gain access to the resettlement site was through this sole vehicular road. However, to make this more passable to vehicles, especially to the trucks that will be used for the construction, there is a need to widen the road from (4) meters to eight (8) meters of standard road width.





CITY OF BACOOR
Office of the Mayor

The widening of the road would not be possible without traversing through your property since your property is already adjacent to the existing road. As such, there is a genuine necessity for the Local Government to take over your property for public purposes.

To fulfill this noble purpose, the City Government must take fifty-five (55) meters from your property covered by TCT No. 167-2019000638.

The City Government of Bacoor will compensate for your cooperation in the road widening project.

The proposed purchase price is as follows:

- 3,600 PER SQUARE METER for TCT No. T-1192918 as per appearing in the Appraisal Report prepared by the City Assessors Office

The following are the terms and conditions of the offer:

1. Upon receipt of your intent to sell, the City Government shall commence the process of procurement of the real property in accordance with the law and ordinances applicable starting with the requisite authorization from the Sangguniang Panlungsod;
2. The capital gains tax shall be for the account of the buyer/LGU. Likewise, the Documentary Stamp Tax, Transfer Tax, and Registration fees shall also be for the account of the BUYER/LGU, in accordance with law and rules;
3. There shall be a separate and distinct execution of a Deed of Absolute Sale after the parties agree on the price of negotiation, subject to due diligence, on documents submitted by you, by the City Government of Bacoor, and also subject to procurement laws. Expenses on surveys and splitting of titles shall be on the account of the BUYER/LGU.
4. The restoration of the affected structure/fence shall be on the account of the BUYER/LGU.

If the above terms and conditions are acceptable to you, please signify your Acceptance of Offer by signing below or by sending your Intent to Sell. within five (5)





CITY OF BACCOOR

Office of the Mayor

days from receipt of this letter. Should we receive no response from your end within the mentioned period, the LGU-Bacoor shall exercise expropriation proceedings.

Attached to this letter are the proposed road widening plan and the exact cut that will be taken from your property for your reference.

Thank you very much for your generosity and your cooperation for the common good.

Truly Yours,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator/ OIC-HUDRD

Noted by:

HON. STRIKE B. REVILLA
City Mayor

CONFORME:

Melissa Mae B. de Leon 06-24-2023

PRINTED FULL NAME AND SIGNATURE

(for properties with co-owners, use the other spaces on this page)

[Please send your intent to sell to the City Legal Services at Third Floor, New Bacoor City Hall, Bacoor Government Center, Barangay Bayanan, Bacoor City. You may also send the same by email at bacoor.citylegaloffice@gmail.com]



Melissa Mae De Leon et Al



The Law Office of Cadugo and Santos

Atty. Roben B. Cadugo, Jr.

Atty. Julius Loren C. Santos

c/o San Beda Alabang – School of Law, St. Maur Building, No. 8 Don Manolo Blvd.,
Alabang Hills Village, Alabang, Muntinlupa City

rcadugo_sbcs@yahoo.com
atty.jcsantos@gmail.com

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09178959584

29 August 2023

Hon. Strike B. Revilla
City Mayor of Bacoor
Province of Cavite

Thru:

Atty. Aimee Torre Franca-Neri
City Administrator/OIC-HUDRD

Dear **Atty. Torre Franca-Neri**,

We write on behalf of our clients, Ms. Melissa Mae De Leon, Ms. Katrina Mae Clemente and Mr. Kristoffer Room De Leon of Barangay Alima Bacoor City ("De Leon Siblings").

Records endorsed to us disclose that on 24 August 2023, our clients received a letter from your honorable office regarding the intention of the City of Bacoor to purchase a portion of their property particularly the **Fifty-Five (55) meters** under TCT No. 167-2019000638 for the purpose of road widening. Our clients acknowledge the authority of the City to acquire their property pursuant to its right of expropriation and hereby signify their intention to fully cooperate and support the initiative of the City for this noble project once certain matters provided in the terms and conditions of your letter have been clarified.

In view of this, our clients would like to raise the following clarifications for your consideration:

1. What is the timeline for the project? When are they expected to turn over the portion of their property to the City of Bacoor?
2. Who will process and consequently shoulder the expenses for the removal and transfer of the water meter, electric post and cable post that is attached to their property? Would there be an assurance that, no inconvenience or interruptions to any utility services such as but not limited to water, electricity, cable and internet services while the construction is on-going?



The Law Office of Cadugo and Santos

Atty. Roben B. Cadugo, Jr.

Atty. Julius Loren C. Santos

c/o San Beda Alabang – School of Law, St. Meur Building, No. 8 Don Manolo Blvd.,
Alabang Hills Village, Alabang, Muntinlupa City

rcadugo_abca@yahoo.com
atty.jcsantos@gmail.com

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3. Will they be allowed to hire their own contractor for the restoration of the affected structure and fence, the cost of which to be shouldered by the LGU (City of Bacoor)? Would it be accurate to first construct the new fence/gate prior to demolishing the existing one so as not to put in danger the security of the owner.
4. Based on the BIR Schedule of Zonal Values of Real Properties¹ in Barangay Alima Residential Lot has the value of P7,500/Sq meters in that regard including the improvements on the property the purchase price should be at least P10,000/sqm.

Our clients would like to respectfully request a dialogue from your honorable office to discuss the issues raised above at your most convenient time. You may get in touch with the undersigned at the number provided in this letter for any further questions or clarifications you may have.

Hoping for your favorable action to our request.

Yours Sincerely,


ATTY. ROBEN B. CADUGO JR.

*Counsel for Melissa Mae, Katrina Mae and
Kristoffer Rom De Leon*

¹ Attached herewith as ANNEX-A BIR Schedule of Zonal Values



The Law Office of Cadugo and Santos

Atty. Roben B. Cadugo, Jr.

Atty. Julius Loren C. Santos

c/o San Beda Alabang – School of Law, St. Maur Building, No. 8 Don Manolo Blvd.,
Alabang Hills Village, Alabang, Muntinlupa City

rcadugo_sbca@yahoo.com
atty.jcsantos@gmail.com

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ANNEX-A

		BUREAU OF INTERNAL REVENUE SCHEDULE OF ZONAL VALUES OF REAL PROPERTIES REVENUE REGION NO. 000 - Iloilo REVENUE DISTRICT OFFICE - WEST CAVITE		DO. NO. Effectivity Date	003-2022 July 10, 2022
111	PROVINCE	- CAVITE		CLASS IFICATION	4TH REVISION ZV SQ/M ²
112	CITY/MUNICIPALITY	- SACOR			
113	BARANGAY	- ALMA			
114	STREET NAME / SUBDIVISION / CONDOMINIUM	VICINITY			
115	PROVINCIAL ROAD	GEN. FANDELISTA ST	CR	17,000.00	
116			RR	10,000.00	
117			I	15,000.00	
118			X	14,000.00	
119		INTERIOR**	CA	14,500.00	
120			RR	8,000.00	
121			I	17,000.00	
122			X	11,000.00	
123	IGUEVIRA ST***	CITY ROAD	CR	13,000.00	
124			RR	7,500.00	
125	IGNACIO ST***	CITY ROAD	CR	13,000.00	
126			RR	7,500.00	
127	MALINA ST ***	CITY ROAD	CR	13,000.00	
128			RR	7,500.00	
129	TRAMO ST***	CITY ROAD	CR	13,000.00	
130			RR	7,500.00	
131	TINGOGUO ST.		CA	10,000.00	
132			RR	4,000.00	
133	ALL OTHER STREETS	ALONG ALL OTHER STREETS**	CR	9,500.00	
134			RR	5,500.00	
135			I	4,000.00	
136			X	8,000.00	
137			A6	4,000.00	
138			ASD	2,500.00	
139		INTERIOR**	CR	7,500.00	
140			RR	5,000.00	
141			I	6,000.00	
142			X	5,500.00	
143			A6	3,500.00	
144			ASD	2,000.00	
145	IGNACIO SUBDIVISION		CR	8,000.00	
146			RR	1,500.00	
147	ALL OTHER SUBDIVISION		CR	5,500.00	
148			RR	4,000.00	
149	SOCIALIZED HOUSING		RR	****	
150	NOTES				
151	**NEWLY IDENTIFIED CLASSIFICATION				
152	***NEWLY IDENTIFIED VICINITY				
153	****NEWLY IDENTIFIED STREET				
154	*****SOCIALIZED HOUSING IS 70% OF THE VALUE OF THE SUBDIVISION				



CITY OF BACOR
Office of the Mayor

17 August 2023

MS. PAULA FERRER
Barangay Alima
Bacoor City, Province of Cavite 4102

**SUBJECT: OFFER TO BUY REAL PROPERTY
UNDER TCT No. 0-82**

Dear Ms. Paula Ferrer,

Greetings of Peace.

The City Government of Bacoor, thru the leadership of the City Mayor – Hon. Strike B. Revilla, is addressing the pressing need for the establishment of an in-city resettlement site in the City of Bacoor to immediately relocate informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects.

In realizing this purpose, the City Government of Bacoor acquired several real properties suitable for resettlement sites. One of these sites is located in Barangay Alima.

The City Government of Bacoor needs help starting the resettlement site project in Barangay Alima.

Upon inspection, the City Government discovered that only one vehicle road exists in the area that makes the resettlement site accessible. Still, this road is only four (4) meters wide and is passable only as a one-way road. While other roads are available, these roads are passable only to people and not vehicles.

After careful assessment, The City Government of Bacoor learned that the best and most cost-effective way to gain access to the resettlement site was through this sole vehicular road. However, to make this more passable to vehicles, especially to the trucks that will be used for the construction, there is a need to widen the road from (4) meters to eight (8) meters of standard road width.





Office of the Mayor

The widening of the road would not be possible without traversing through your property since your property is already adjacent to the existing road. As such, there is a genuine necessity for the Local Government to take over your property for public purposes.

To fulfill this noble purpose, the City Government must take sixty-nine (69) meters from your property covered by TCT No. 0-82

The City Government of Bacoor will compensate for your cooperation in the road widening project.

The proposed purchase price is as follows:

- 3,250 PER SQUARE METER for TCT No. 0-82 as per appearing in the Appraisal Report prepared by the City Assessors Office

The following are the terms and conditions of the offer:

1. Upon receipt of your intent to sell, the City Government shall commence the process of procurement of the real property in accordance with the law and ordinances applicable starting with the requisite authorization from the Sangguniang Panlungsod;
2. The capital gains tax shall be for the account of the buyer/LGU. Likewise, the Documentary Stamp Tax, Transfer Tax, and Registration fees shall also be for the account of the BUYER/LGU, in accordance with law and rules;
3. There shall be a separate and distinct execution of a Deed of Absolute Sale after the parties agree on the price of negotiation, subject to due diligence, on documents submitted by you, by the City Government of Bacoor, and also subject to procurement laws. Expenses on surveys and splitting of titles shall be on the account of the BUYER/LGU.
4. The restoration of the affected structure/fence shall be on the account of the BUYER/LGU.

If the above terms and conditions are acceptable to you, please signify your Acceptance of Offer by signing below or by sending your Intent to Sell, within five (5)





CITY OF BACCOOR
Office of the Mayor

days from receipt of this letter. Should we receive no response from your end within the mentioned period, the LGU-Bacoor shall exercise expropriation proceedings.

Attached to this letter are the proposed road widening plan and the exact cut that will be taken from your property for your reference.

Thank you very much for your generosity and your cooperation for the common good.

Truly Yours,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator/OIC-HUDRD

Noted by:

HON. STRIKE B. REVILLA
City Mayor

CONFORME:

MICHAEL CRUZ CA 08-24-2023

PRINTED FULL NAME AND SIGNATURE
(for properties with co-owners, use the other spaces on this page)

[Please send your intent to sell to the City Legal Services at Third Floor, New Bacoor City Hall, Bacoor Government Center, Barangay Bayanan, Bacoor City. You may also send the same by email at bacoor.citylegaloffice@gmail.com]





Legal Consultancy and Litigation Services

September 4, 2023

ATTY. AIMEE TORREFRANCA-NERI
City Administrator/OIC-HUDRD
City of Bacoor

RE: Your letter dated August 17, 2023 addressed to Paula Ferrer

Madam:

This refers to your above-cited letter, we would like to formally inform that MS. PAULA FERRER is no longer the owner of the subject property, it was recently acquired by our client, MICHAEL PABA CUENCA, see attached Deed of Absolute Sale dated August 15, 2022. As per attached Deed of Absolute Sale, Mr. Cuenca acquired the subject property measuring 342 square meters for P3,200,000.00 or at an equivalent price of P9,356.00 per square meter, and the said cost did not even include the other expenses he incurred in undertaking the transfer process, therefore the offer of P 3,250.00 to acquire a portion of his property is definitely not acceptable.

However our client expressed his intention to support the program of the LGU in promoting the common good and is willing to sell the said portion affected at a further discounted acquisition cost of P 9,000.00/square meter, also our client informed us that there was a prior dialogue in the Barangay wherein our client expressed his demand, namely, that before the existing fence be demolished leaving the property open, a new fence should be built on the affected portion with restoration of the existing garage and relocation of the existing gate and full the restoration of the affected utilities, water, power, and telephone and internet services to be done **within 5 days so as not to leave the property open and be subjected to risks.**

From the foregoing, our client is merely demanding what is reasonable, fair and just under the premises and we hope you will find his proposal acceptable.

Very truly yours,

Atty. Lurito T. Gaudier
Legal Counsel

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This instrument, made and executed by and between;

ANGELITA G. ALHAMBRA and **MAGDALENA BELEN G. TEMPELMAN**, all Filipino; both of legal age; both widows; both legitimate heirs and only legal heirs of deceased **PAULA FERRER GERVASIO**, who died on April 19, 1976 in Bacoor City, Cavite (A copy of the Certificate of Death is hereto attached); and both residents of 139 E. Gomez St., Daan Bukid, Bacoor City, Cavite, Philippines, hereinafter called the **VENDOR**; and represented by **JOSHUA MICHAEL G. ESTEBAN** as evidenced by the **EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS, SHARE AND INTEREST**, as attached;

- AND -

MICHAEL P. CUENCA, of legal age, married to **MARY GRACE CUENCA**, both Filipinos, and residents of Alima, Bacoor City, Cavite, hereinafter called the **VENDEE**;

WITNESSETH:

That the **VENDOR** is the registered owner of a parcel of land covered by Original Certificate of Title (OCT) No. 0-82 of the Register of Deeds of the province of Cavite, hereinafter referred to as the **PROPERTY**; and more particularly described as follows;

"A parcel of land (Lot No. 1, plan Psu-109009, L. R. Case No. N-95, L. R. C. Record No. 5-19822), situated in the Barrio of Alima, City of Bacoor, Province of Cavite. Bounded on the N. by Lot No. 4; on the E. by a trail 2.00 m. wide (beyond the trail, property of Maxirno Naval); on the S. by property of Clemente Malawig; and on the W. by Lot No. 2. Beginning at a point marked '1' on plan, being S. 69 deg. 58'W., 624.20 m. from Church Spire, Kp. of Bacoor; thence N. 84 deg. 41'E., 14.15 m. to point 2; S. 5 deg. 03'W., 28.55 m. to point 3; S. 80 deg. 23'W., 11.73 m. to point 4; N. 0 deg. 23'W., 27.10 m. to the point of beginning; containing an area of **THREE HUNDRED AND FORTY-TWO (342) SQUARE METERS**, more or less. All points referred to are indicated on the plan and marked on the ground; bearings true; declination 0 deg. 50'E.; date of survey, June 10, 1939."

That for and in consideration of the sum of **THREE MILLION TWO HUNDRED THOUSAND (P3,200,000.00) PHP**, Philippine Currency, receipt hereof is hereby acknowledged by the **VENDOR** from the **VENDEE**, the said **VENDOR** hereby **SELLS, CONVEYS AND CEDES AND TRANSFER** by way of Absolute Sale unto the **VENDEE**, its heirs, successors and assigns, the above-described **PROPERTY**.

That the **VENDOR** hereby warrants ownership over the **PROPERTY** above described, with full right to dispose of the same, free from all liens and encumbrances and that henceforth, full right of ownership and possession shall pertain to the **VENDEE**.

AUG 15 2022

IN WITNESS WHEREOF, the parties have signed below this _____ day of _____, 2022 in Bacoor City, Cavite.


JOSHUA MICHAEL G. ESTEBAN

VENDOR


MICHAEL P. CUENCA

VENDEE

ACKNOWLEDGEMENT

Republic of the PHILIPPINES)

Province of Cavite) S.S.

In the Province of Cavite, personally appeared before me **JOSHUA MICHAEL G. ESTEBAN**, with residence certificate no. _____ issued at _____ on _____ and **MICHAEL P. CUENCA** with residence certificate no. _____ issued at _____ on _____, both known to be the same persons who executed the foregoing instrument consisting of two (2) pages signed by the parties on page one and on page two at the left margin of this instrument just immediately the same are their voluntary acts and deeds.

This instrument refers to the Deed of Absolute Sale of a parcel of land and/or the **PROPERTY** situated in the Province of Cavite.

IN WITNESS WHEREOF, I have set my hand affixed my notarial seal this _____ day of **AUG 15 2022**.

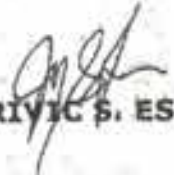
ATTY. ANTONIO NICOLAS

Notary Public
Notarial Commission SC Extended
Until December 30, 2022
Attorney's Roll No. 27875
PTR No. 22725067-05-21/Bacoor City
IBP No. 245068/7-06-22/Cavite Chapter
MCL No. VI-601370/8-17-15
605 Pagsanjan St., Pagsanjan Bacoor City, Cavite

DOC NO. 920
PAGE NO. 65
BOOK NO. XXV
Series of 2022

NOTARY PUBLIC

Marital Consent:


MARIVIC S. ESTEBAN

SIGNED IN THE PRESENCE OF:

 _____  _____

ARTICLE IV

Section 1. The undersigned hereby certify that the above-named parties are the legal and true owners of the property described herein.

Witness my hand and seal this _____ day of _____, 20____.

ARTICLE V

Section 1. The undersigned hereby certify that the above-named parties are the legal and true owners of the property described herein.

Witness my hand and seal this _____ day of _____, 20____.



CITY OF BACOOR
Office of the Mayor

17 August 2023

MR. EMMANUEL FERNANDO MALIKSI
Barangay Alima
Bacoor City, Province of Cavite 4102

**SUBJECT: OFFER TO BUY REAL PROPERTY
UNDER TCT No. 167-2019001623**

Dear Mr. Emmanuel F. Maliksi,

Greetings of Peace.

The City Government of Bacoor, thru the leadership of the City Mayor – Hon. Strike B. Revilla, is addressing the pressing need for the establishment of an in-city resettlement site in the City of Bacoor to immediately relocate informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects.

In realizing this purpose, the City Government of Bacoor acquired several real properties suitable for resettlement sites. One of these sites is located in Barangay Alima.

The City Government of Bacoor needs help starting the resettlement site project in Barangay Alima.

Upon inspection, the City Government discovered that only one vehicle road exists in the area that makes the resettlement site accessible. Still, this road is only four (4) meters wide and is passable only as a one-way road. While other roads are available, these roads are passable only to people and not vehicles.

After careful assessment, The City Government of Bacoor learned that the best and most cost-effective way to gain access to the resettlement site was through this sole vehicular road. However, to make this more passable to vehicles, especially to the trucks that will be used for the construction, there is a need to widen the road from (4) meters to eight (8) meters of standard road width.





OFFICE OF THE MAYOR
Office of the Mayor

The widening of the road would not be possible without traversing through your property since your property is already adjacent to the existing road. As such, there is a genuine necessity for the Local Government to take over your property for public purposes.

To fulfill this noble purpose, the City Government must take sixty-five (65) meters from your property covered by TCT No. 167-2019001623.

The City Government of Bacoor will compensate for your cooperation in the road widening project.

The proposed purchase price is as follows:

- 3,250 PER SQUARE METER for TCT No. 167-201901623 as per appearing in the Appraisal Report prepared by the City Assessors Office

The following are the terms and conditions of the offer:

1. Upon receipt of your intent to sell, the City Government shall commence the process of procurement of the real property in accordance with the law and ordinances applicable starting with the requisite authorization from the Sangguniang Panlungsod;
2. The capital gains tax shall be for the account of the buyer/LGU. Likewise, the Documentary Stamp Tax, Transfer Tax, and Registration fees shall also be for the account of the BUYER/LGU, in accordance with law and rules;
3. There shall be a separate and distinct execution of a Deed of Absolute Sale after the parties agree on the price of negotiation, subject to due diligence, on documents submitted by you, by the City Government of Bacoor, and also subject to procurement laws. Expenses on surveys and splitting of titles shall be on the account of the BUYER/LGU.
4. The restoration of the affected structure/fence shall be on the account of the BUYER/LGU.

If the above terms and conditions are acceptable to you, please signify your Acceptance of Offer by signing below or by sending your Intent to Sell, within five (5)





CITY OF BACCOOR
Office of the Mayor

days from receipt of this letter. Should we receive no response from your end within the mentioned period, the LGU-Bacoor shall exercise expropriation proceedings.

Attached to this letter are the proposed road widening plan and the exact cut that will be taken from your property for your reference.

Thank you very much for your generosity and your cooperation for the common good.

Truly Yours,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator/ OIC-HUDRD

Noted by:

HON. STRIKE B. REVILLA
City Mayor

CONFORME:

MARK ALMOND S. MOLITY

PRINTED FULL NAME AND SIGNATURE

(for properties with co-owners, use the other spaces on this page)

[Please send your intent to sell to the City Legal Services at Third Floor, New Bacoor City Hall, Bacoor Government Center, Barangay Bayanan, Bacoor City. You may also send the same by email at bacoor.citylegaloffice@gmail.com]





CITY OF BACCOOR
Office of the Mayor

17 August 2023

**MS. PAULA FERRER
MS. BENEDICTA FERRER
MR. PATROCINO FERRER
MS. MERCEDES FERRER**
Barangay Alima
Bacoor City, Province of Cavite 4102

**SUBJECT: OFFER TO BUY REAL PROPERTY
UNDER TCT No. O-86**

Dear Ms. Paula Ferrer, et Al.,

Greetings of Peace.

The City Government of Bacoor, thru the leadership of the City Mayor – Hon. Strike B. Revilla, is addressing the pressing need for the establishment of an in-city resettlement site in the City of Bacoor to immediately relocate informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects.

In realizing this purpose, the City Government of Bacoor acquired several real properties suitable for resettlement sites. One of these sites is located in Barangay Alima.

The City Government of Bacoor needs help starting the resettlement site project in Barangay Alima.

Upon inspection, the City Government discovered that only one vehicle road exists in the area that makes the resettlement site accessible. Still, this road is only four (4) meters wide and is passable only as a one-way road. While other roads are available, these roads are passable only to people and not vehicles.

After careful assessment, The City Government of Bacoor learned that the best and most cost-effective way to gain access to the resettlement site was through this sole vehicular road. However, to make this more passable to vehicles, especially to





Office of the Mayor

the trucks that will be used for the construction, there is a need to widen the road from (4) meters to eight (8) meters of standard road width.

The widening of the road would not be possible without traversing through your property since your property is already adjacent to the existing road. As such, there is a genuine necessity for the Local Government to take over your property for public purposes.

To fulfill this noble purpose, the City Government must take twelve (12) meters from your property covered by TCT No. O-86

The City Government of Bacoor will compensate for your cooperation in the road widening project.

The proposed purchase price is as follows:

- 3,600 PER SQUARE METER for TCT No. O-86 as per appearing in the Appraisal Report prepared by the City Assessors Office

The following are the terms and conditions of the offer:

1. Upon receipt of your intent to sell, the City Government shall commence the process of procurement of the real property in accordance with the law and ordinances applicable starting with the requisite authorization from the Sangguniang Panlungsod;
2. The capital gains tax shall be for the account of the buyer/LGU. Likewise, the Documentary Stamp Tax, Transfer Tax, and Registration fees shall also be for the account of the BUYER/LGU, in accordance with law and rules;
3. There shall be a separate and distinct execution of a Deed of Absolute Sale after the parties agree on the price of negotiation, subject to due diligence, on documents submitted by you, by the City Government of Bacoor, and also subject to procurement laws. Expenses on surveys and splitting of titles shall be on the account of the BUYER/LGU.
4. The restoration of the affected structure/fence shall be on the account of the BUYER/LGU.





CITY OF BACCOOR
Office of the Mayor

If the above terms and conditions are acceptable to you, please signify your Acceptance of Offer by signing below or by sending your Intent to Sell, within five (5) days from receipt of this letter. Should we receive no response from your end within the mentioned period, the LGU-Bacoor shall exercise expropriation proceedings.

Attached to this letter are the proposed road widening plan and the exact cut that will be taken from your property for your reference.

Thank you very much for your generosity and your cooperation for the common good.

Truly Yours,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator/OIC-HUDRD

Noted by:

HON. STRIKE B. REVILLA
City Mayor

CONFORME:

08-24-2022

PRINTED FULL NAME AND SIGNATURE
(for properties with co-owners, use the other spaces on this page)

[Please send your intent to sell to the City Legal Services at Third Floor, New Bacoor City Hall, Bacoor Government Center, Barangay Bayanan, Bacoor City. You may also send the same by email at bacoor.citylegaloffice@gmail.com]





CITY OF BACOOR
Office of the Mayor

17 August 2023

MS. MERCEDES FERRER
Barangay Alima
Bacoor City, Province of Cavite 4102

**SUBJECT: OFFER TO BUY REAL PROPERTY
UNDER TCT No. 0-85**

Dear Ms. Mercedes Ferrer,

Greetings of Peace.

The City Government of Bacoor, thru the leadership of the City Mayor – Hon. Strike B. Revilla, is addressing the pressing need for the establishment of an in-city resettlement site in the City of Bacoor to immediately relocate informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects.

In realizing this purpose, the City Government of Bacoor acquired several real properties suitable for resettlement sites. One of these sites is located in Barangay Alima.

The City Government of Bacoor needs help starting the resettlement site project in Barangay Alima.

Upon inspection, the City Government discovered that only one vehicle road exists in the area that makes the resettlement site accessible. Still, this road is only four (4) meters wide and is passable only as a one-way road. While other roads are available, these roads are passable only to people and not vehicles.

After careful assessment, The City Government of Bacoor learned that the best and most cost-effective way to gain access to the resettlement site was through this sole vehicular road. However, to make this more passable to vehicles, especially to the trucks that will be used for the construction, there is a need to widen the road from (4) meters to eight (8) meters of standard road width.





CITY GOVERNMENT OF BACOR
Office of the Mayor

The widening of the road would not be possible without traversing through your property since your property is already adjacent to the existing road. As such, there is a genuine necessity for the Local Government to take over your property for public purposes.

To fulfill this noble purpose, the City Government must take ninety-seven (97) meters from your property covered by TCT No. 0-85

The City Government of Bacoor will compensate for your cooperation in the road widening project.

The proposed purchase price is as follows:

- 3,800 PER SQUARE METER for TCT No. 0-85 as per appearing in the Appraisal Report prepared by the City Assessors Office

The following are the terms and conditions of the offer:

1. Upon receipt of your intent to sell, the City Government shall commence the process of procurement of the real property in accordance with the law and ordinances applicable starting with the requisite authorization from the Sangguniang Panlungsod;
2. The capital gains tax shall be for the account of the buyer/LGU. Likewise, the Documentary Stamp Tax, Transfer Tax, and Registration fees shall also be for the account of the BUYER/LGU, in accordance with law and rules;
3. There shall be a separate and distinct execution of a Deed of Absolute Sale after the parties agree on the price of negotiation, subject to due diligence, on documents submitted by you, by the City Government of Bacoor, and also subject to procurement laws. Expenses on surveys and splitting of titles shall be on the account of the BUYER/LGU.
4. The restoration of the affected structure/fence shall be on the account of the BUYER/LGU.

If the above terms and conditions are acceptable to you, please signify your Acceptance of Offer by signing below or by sending your Intent to Sell, within five (5)





CITY OF BACCOOR
Office of the Mayor

days from receipt of this letter. Should we receive no response from your end within the mentioned period, the LGU-Bacoor shall exercise expropriation proceedings.

Attached to this letter are the proposed road widening plan and the exact cut that will be taken from your property for your reference.

Thank you very much for your generosity and your cooperation for the common good.

Truly Yours,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator/OIC-HUDRD

Noted by:

HON. STRIKE B. REVILLA
City Mayor

CONFORME:

MICHAEL DURICA 05-24-2023

PRINTED/FULL NAME AND SIGNATURE

(for properties with co-owners, use the other spaces on this page)

[Please send your intent to sell to the City Legal Services at Third Floor, New Bacoor City Hall, Bacoor Government Center, Barangay Bayanan, Bacoor City. You may also send the same by email at bacoor.citylegaloffice@gmail.com]





CITY OF BACCOOR
Office of the Mayor

17 August 2023

MR. MICHAEL ANGELO HERNANDEZ GIRON
Barangay Alima
Bacoor City, Province of Cavite 4102

**SUBJECT: OFFER TO BUY REAL PROPERTY
UNDER TCT No. T-1192918**

Dear Mr. Michael Angelo Giron,

Greetings of Peace.

The City Government of Bacoor, thru the leadership of the City Mayor – Hon. Strike B. Revilla, is addressing the pressing need for the establishment of an in-city resettlement site in the City of Bacoor to immediately relocate informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects.

In realizing this purpose, the City Government of Bacoor acquired several real properties suitable for resettlement sites. One of these sites is located in Barangay Alima.

The City Government of Bacoor needs help starting the resettlement site project in Barangay Alima.

Upon inspection, the City Government discovered that only one vehicle road exists in the area that makes the resettlement site accessible. Still, this road is only four (4) meters wide and is passable only as a one-way road. While other roads are available, these roads are passable only to people and not vehicles.

After careful assessment, The City Government of Bacoor learned that the best and most cost-effective way to gain access to the resettlement site was through this sole vehicular road. However, to make this more passable to vehicles, especially to the trucks that will be used for the construction, there is a need to widen the road from (4) meters to eight (8) meters of standard road width.





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Office of the Mayor

The widening of the road would not be possible without traversing through your property since your property is already adjacent to the existing road. As such, there is a genuine necessity for the Local Government to take over your property for public purposes.

To fulfill this noble purpose, the City Government must take twenty (20) meters from your property covered by TCT No. T-1192918

The City Government of Bacoor will compensate for your cooperation in the road widening project.

The proposed purchase price is as follows:

- 3,600 PER SQUARE METER for TCT No. T-1192918 as per appearing in the Appraisal Report prepared by the City Assessors Office

The following are the terms and conditions of the offer:

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2. The capital gains tax shall be for the account of the buyer/LGU. Likewise, the Documentary Stamp Tax, Transfer Tax, and Registration fees shall also be for the account of the BUYER/LGU, in accordance with law and rules;
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Noted by:

HON. STRIKE B. REVILLA
City Mayor

CONFORME:

PRINTED FULL NAME AND SIGNATURE
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