



OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE REPORT
NO. HLUUD 069 S-2024

Office of the Sangguniang Panlungsod
Received by: Jenet Pring
Date: 5/1/2024
Time: 3:30pm

Subject: **AN ORDINANCE AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO INITIATE AND FILE EXPROPRIATION PROCEEDINGS OVER THE SEVENTY ONE THOUSAND THIRTY-SIX (71,036) SQUARE METER-LOT COVERED BY TCT NO T-79371 UNDER THE NAME OF TOMAS B. AGUIRRE, LOCATED IN BARANGAY MOLINO II, BACOOOR CITY, CAVITE FOR THE ESTABLISHMENT AND CONSTRUCTION OF AN IN-CITY RESETTLEMENT AND RELOCATION TOWNSHIP PROJECT FOR THE BENEFIT OF INFORMAL SETTLER FAMILIES AND OTHER DEMOGRAPHIC SECTORS OF THE CITY OF BACOOOR, CAVITE. (PCO 2024-176 dated 25 March 2024)**

Acting on the authorization of the City Mayor to initiate and file expropriation proceedings covered by TCT NO T-79371 under the name of Tomas B. Aguirre, located in Barangay Molino II, Bacoor City, during the 90th Regular Session dated 13 May 2024, the said ordinance was referred during the 84th Regular Session dated 25 March 2024. Hence, the committee chair on housing, land utilization, and urban development, Hon. Alde Joselito F. Pagulayan, reports that:

Under Section 19 of the Local Government Code of 1991 (Republic Act No. 7160), local government units are empowered, through their chief executive and acting under an ordinance, to exercise the power of eminent domain for public use upon payment of just compensation.

The City Government of Bacoor (the City) has evaluated several sites for the establishment and construction of an in-city resettlement and relocation of informal settler families living in danger zones, coastal communities, roadways, railroads, and those affected by government projects. The best and most suitable site evaluated was identified in Barangay Molino II, Bacoor City, Cavite, more specifically described as follows:

Registered Owner	Title No./Tax Declaration	Area and Location	Market Value per Tax Declaration	Public Purpose
TOMAS B. AGUIRRE	TCT No. T- 79371 Tax Declaration No. 19-238-0066-00853	71,036 SQUARE METERS, MORE OR LESS, LOCATED IN BRGY. MOLINO	NINE MILLION FIFTY-SEVEN THOUSAND NINETY	IN-CITY RESETTLEMENT AND RELOCATION OF INFORMAL



Republic of the Philippines
PROVINCE OF CAVITE
 City of Bacoor



OFFICE OF THE SANGGUNIANG PANLUNGSOD

CGBCR-SPBae-F003.01
 04/05/2024

		II, BACOR CITY	PHILIPPINE PESOS (PhP 9,057,090.00)	SETTLER FAMILIES
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It is necessary for the City to take or expropriate the whole property owned by Tomas B. Aguirre for the establishment and construction of an in-city resettlement and relocation of informal settler families living in danger zones, coastal communities, roadways, railroads, and those affected by government projects.

FINDINGS:

It is clearly shown that the City is willing to comply with the provisions of the Constitution, applicable laws, and other rules and regulations consisting of the observance and compliance with the due process requirements of the law. This includes the City issuing a proper notice to the registered owner with an offer to buy the afore-stated property. Despite the effort made by the City, the registered owner has never responded to the said offer.

RECOMMENDATION:

After a thorough review, the committee recommends **TEMPORARILY ARCHIVING** the matter and referring it to the Office of the City Legal Services for further consolidation of the data required for the said proposed ordinance.

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

Signed this 23rd day of May 2024 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development

COUN. ALDE JOSELITO F. PAGULAYAN
 Chairman

COUN. ADRIEL TOG. GAWARAN
 Vice Chairman



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City of Bacoor



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CGBCR-SPBae-F003.01
04/05/2024

COUN. SIMPLICIO G. DOMINGUEZ
Member

COUN. ALEJANDRO F. GUTIERREZ
Member



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City of Bacoor



OFFICE OF THE SANGGUNIANG PANLUNGSOD

CGBCR-SPBac-F003.01
04/05/2024

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

Office of the Sangguniang Panlungsod
Received by: Jeneil Pring
Date: 5.20.24
Time: 3:20 PM

EXCERPT FROM THE MINUTES OF THE 90TH REGULAR SESSION
NO. HLUUD 069 S-2024

Subject: **AN ORDINANCE AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO INITIATE AND FILE EXPROPRIATION PROCEEDINGS OVER THE SEVENTY ONE THOUSAND THIRTY-SIX (71,036) SQUARE METER-LOT COVERED BY TCT NO T-79371 UNDER THE NAME OF TOMAS B. AGUIRRE, LOCATED IN BARANGAY MOLINO II, BACOOD CITY, CAVITE FOR THE ESTABLISHMENT AND CONSTRUCTION OF AN IN-CITY RESETTLEMENT AND RELOCATION TOWNSHIP PROJECT FOR THE BENEFIT OF INFORMAL SETTLER FAMILIES AND OTHER DEMOGRAPHIC SECTORS OF THE CITY OF BACOOD, CAVITE. (PCO 2024-176 dated 25 March 2024)**

The President Pro-Tempore presided over the 90th Regular Session of the 5th Sangguniang Panlungsod, dated 13 May 2024. During the session, the internal rules were temporarily suspended upon the motion of Hon. Alde Joselito F. Pagulayan, which received unanimous approval by the rest of the council through a show of hands. Following this, Hon. Pagulayan proposed that the subject matter be returned to the Office of City Legal Services to consolidate the data required for the said ordinance and be temporarily archived. The proposal was declared TEMPORARILY ARCHIVED by the Acting Chair with no objections from the Council.

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 Mayor

14 March 2024

HON. ROWENA BAUTISTA-MENDIOLA

City Vice Mayor of Bacoor
Bacoor Government Center
Bacoor, Cavite

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
RECEIVED
By: RUTH
DATE: 3/15/2024 TIME: 4:39 PM
BACOOR CITY, CAVITE

THRU: Atty. Khalid Atega, Jr.
Sanggunian Panlungsod Secretary

SUBJECT: Request to Pass a City Ordinance Authorizing the
Expropriation of a Private Property covered by TCT
No. T-79371 Located in Brgy. Molino II

Dear Hon. Bautista-Mendiola:

The City Government of Bacoor is addressing the pressing need for the establishment of an in-city resettlement site in the City of Bacoor for the immediate relocation of informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects. At present, there is an average yearly housing backlog of 12,340 units based on the Comprehensive Land Use Plan (CLUP) of the City of Bacoor. The City Government aims to address this by continuously acquiring land suitable for in-city resettlement.

In view thereof, I respectfully request the esteemed members of the Sangguniang Panlungsod to perform the appropriate actions to pass a City Ordinance Authorizing the Expropriation of a Private Property registered under the name of Tomas B. Aguirre covered by TCT No. T-79371 located in Brgy. Molino II, Bacoor City, Cavite. Attached herewith is a draft ordinance with the same purpose, for your immediate reference and consideration.

Respectfully yours,


STRIKE B. REVILLA
City Mayor

 Office of the Mayor **Strike B. Revilla**



SBR20241450

**STRIKE
AS**

Address: Bacoor Government Center, Hazeo Road, City, Havered City of Bacoor, Cavite
Telephone: 434-1111 Website: www.bacoor.gov.ph



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**PROPOSED CITY ORDINANCE NO. 2024-176
SERIES OF 2024**

AN ORDINANCE AUTHORIZING THE CITY MAYOR - HON. STRIKE B. REVILLA TO INITIATE AND FILE EXPROPRIATION PROCEEDINGS OVER THE SEVENTY-ONE THOUSAND THIRTY-SIX SQUARE METERS (71,036.00 SQMS) OF TCT No. T-79371 UNDER THE NAME OF TOMAS B. AGUIRRE, LOCATED IN BARANGAY MOLINO II, BACCOOR CITY, CAVITE FOR THE ESTABLISHMENT AND CONSTRUCTION OF AN IN-CITY RESETTLEMENT AND RELOCATION SITE FOR INFORMAL SETTLER FAMILIES.

Sponsored by:

Co-Sponsored by:

WHEREAS Section 19 of the Local Government Code of 1991 (Republic Act No. 7160) empowered local government units, through its chief executive and acting under an ordinance, to exercise the power of eminent domain for public use upon payment of just compensation;

WHEREAS, the City Government has evaluated several sites for the establishment and construction of an in-city resettlement and relocation of informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects, and the best and suitable site evaluated was identified in Barangay Molino II, Bacoor City, Cavite, more specifically described as, viz:

Registered Owner	Title No./Tax Declaration	Area and Location	Market Value per Tax Declaration	Public Purpose
TOMAS B. AGUIRRE	TCT No. T-79371 Tax Declaration No. 19-238-0066-00853	71,036 SQUARE METERS, MORE OR LESS, LOCATED IN BRGY. MOLINO II, BACCOOR CITY	NINE MILLION FIFTY-SEVEN THOUSAND NINETY PHILIPPINE PESOS (PhP 9,057,090.00)	IN-CITY RESETTLEMENT AND RELOCATION OF INFORMAL SETTLER FAMILIES

WHEREAS, it is necessary for the City Government of Bacoor to take or expropriate the whole property owned by Tomas B. Aguirre for the establishment and construction of an in-city resettlement and relocation of informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects;

WHEREAS, the City Government of Bacoor shall faithfully comply with the provision of our Constitution, applicable provisions of law and such other rules and regulations consistent with the observance and compliance with the due process requirements of the law, including, among others, the issuance of proper notice to the registered owner with offer to buy the afore-stated property, and that before taking, an amount equivalent to fifteen percent (15%) of the fair market value of the property as stated in its current tax declaration be deposited with the proper court;

WHEREAS, despite the offer made by the City Government of Bacoor, the registered owner has never responded to the said offers to buy;

WHEREAS, considering the immediate need to develop an adequate in-city resettlement and relocation site in favor of the poor, the landless, the underprivileged, and the homeless, the City Government of Bacoor must acquire the entire property from Tomas B. Aguirre;

WHEREAS, before the City Government of Bacoor can commence expropriation proceedings under Section 19 of the Local Government Code, it is necessary that an ordinance be enacted authorizing the City Mayor to acquire, by expropriation, the above-described property;

NOW, THEREFORE, LET IT BE ORDAINED by the 5th Sangguniang Panlungsod of the City of Bacoor, Province of Cavite, **THAT**.

Section 1. SHORT TITLE. This Ordinance shall be entitled "**Ordinance Authorizing the Expropriation of the Private Property Covered by TCT No. T-79371 Located In Brgy. Molino II, Bacoor City, Cavite**".

Section 2. EMINENT DOMAIN. The City Mayor, in the name of the City Government of Bacoor, is hereby authorized to exercise the power of eminent domain and for this purpose to commence and file with the proper court the appropriate and necessary action for expropriation of the abovementioned property covered by TCT No. T-79371 for the purpose of establishment and construction of an in-city resettlement and relocation of informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects.

Section 3. AUTHORIZED REPRESENTATIVE. The City Mayor or his duly authorized representatives, or through counsel, is authorized to initiate on behalf of the City Government of Bacoor the filing of an action for expropriation in order to acquire the SEVENTY-ONE THOUSAND THIRTY-SIX SQUARE METER (71,036 sqm.) PROPERTY of TOMAS B. AGUIRRE.

Section 4. PUBLIC PURPOSE. The expropriation of the entire portion of the subject property is for the purpose of establishment and construction of an in-city resettlement and relocation of informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects.

Section 5. APPROPRIATION. The amount equivalent to the filing fees, deposit fees, cost of the property as determined by the appropriate Court, and other expenses necessary to the expropriation proceedings shall be appropriated or sourced from the General Fund of the City Government or from other lawful sources.

Section 6. Effectivity. This Ordinance shall take effect immediately upon approval by the City Mayor and its publication at least once in a newspaper of general circulation.

ENACTED this _____ day of _____ 2024 by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite.



Republic of the Philippines
Province of Cavite
CITY OF BACOR

CGBR AO 01 503 00
10/20/2023

OFFICE OF THE CITY ADMINISTRATOR

22 November 2023

TOMAS B. AGUIRRE
BF Condominium Building,
Aduana st., Intramuros,
Manila, Metro Manila 1000

**SUBJECT: OFFER TO BUY REAL PROPERTY COVERED BY
TCT No. T-79371**

Dear Mr. Aguirre,

Greetings from the Marching Band Capital of the Philippines!

The City Government of Bacoor, through 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 for the immediate relocation of informal settler families living in danger zones, coastal communities, roadways, railroads and those affected by government projects

At present, there is an average yearly housing backlog of 12,340 units based on the Comprehensive Land Use Plan (CLUP) of the City of Bacoor. The City Government aims to address this by continuously acquiring land suitable for in-city resettlement.

In realizing this purpose, the City Government needs your cooperation in order for the City to acquire your real property located in Barangay Molino II, Bacoor City, covered by TCT No. T-79371 is registered under your name, as it is the most suitable for the In-city resettlement plan following the CLUP of the City of Bacoor.

The City Government of Bacoor will compensate your cooperation in the establishment of its housing project in Barangay Molino II in the amount of ONE MILLION EIGHT HUNDRED ELEVEN THOUSAND FOUR HUNDRED TWENTY PHILIPPINE PESOS (PhP 1,811,420.00) for the entire SEVENTY-ONE THOUSAND THIRTY-SIX SQUARE METERS (71,036 sqm.) covered by Transfer Certificate of Title No. T-79371.

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;

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Republic of the Philippines
Province of Cavite
CITY OF BACOR

OFFICE OF THE CITY ADMINISTRATOR

2. The capital gains tax shall be for the buyer/LGU account. 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
4. 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

If the above terms and conditions are acceptable to you, please signify your acceptance of the 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.

Thank you very much for your generosity and cooperation for the general welfare of Bacoorenos in need of a safe and habitable home.

Truly Yours,

ATTY. AMEL TORRE-FRANCA-NERI
CITY ADMINISTRATOR/
OIC - HUDRD

CONFORME:

PRINTED FULL NAME AND SIGNATURE

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

[Please send your intent to sell at the Housing and Urban Development and Resettlement Department, Second Floor, New Bacoor City Hall, Bacoor Government Center, Barangay Bayanan, Bacoor City. You may also send the same by email at bacoor.hudrd@gmail.com or bacoor.citylegaloffice@gmail.com]

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SCAN ME

Post Office RECEIPT
No. 849 409 808 ZZ
Letter/Package No. _____
Posted on _____
Preserve this receipt for reference in case of inquiry
Postmaster/Teller

DEC 20 2023

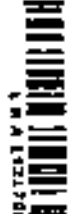
THE REGISTERED OWNER IS REQUESTED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR EASIER TRANSACTIONS

MEMORANDUM OF ENCUMBRANCES

Reference is made to the title of the registered owner of the land...

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

Memorandum of Encumbrances continued on Page 1111
Particulars thereon continued on Additional Sheet



This is a Certified True Copy of TCT T-79371 on file at Registry of Deeds of Province of Cavite. This consists of 4 pages and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch Requested By NORALYN GAYAMO

Ref No. 2024004105 QR No. 1631247079
Date 03/13/2024 QR Date Mar 13 2024

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

Continuation of the Memorandum of Encumbrances from Page (0)

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

Continued on 100... of Street

Room...

City of Cavite



This is a Certified True Copy of TCT T-79371 on file at Registry of Deeds of Province of Cavite. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at: Registry of Deeds of Province of Cavite, Bacoor City. Branch Requested By: NORALYN GAYAMO

Ref No: 2024004106 OR No: 1031247079
Date: 03/13/2024 OR Date: Mar 13 2024



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

OFFICIAL RECEIPT

Date: _____
Entry/Ref No.: _____

Issuing Office: _____

Received From (Last Name, First Name, Middle Initial) _____

Address (No., Street, City/Municipality, Province, Zip Code) _____

PAYMENT DETAILS

THE METHOD OF PAYMENT

TOTAL AMOUNT PAID → _____

THE SUM OF the Receipt _____

MODE OF PAYMENT Cash Check Money Order Credit/Debit Card Others _____

Bank/Company	Ref. No.	Date	Amount

CASHIER

NOTE: Write the number and date of this receipt on the back of check or money order received



Republic of the Philippines
PROVINCE OF CAVITE
CITY OF BACOOR



OFFICE OF THE CITY ASSESSOR

ENDORSEMENT NO. 1122-03, SERIES of 2023

TO : **ATTY. KIM NYCA R. LOFRANCO**
Office of the City Legal Service

RE : **"Appraisal Report" on Tomas B. Aguirre Properties**

DATE : **22 November 2023**

Regarding the aforementioned matter, we are providing to your good office the *appraisal report* on the subject properties in Molino II:

SR NO	KIND	ACTUAL USE	LOT NO.	OWNER'S NAME	TITLE NO	AREA	TOTAL MARKET VALUE
1	LAND	AGRICULTURAL	5714	Tomas B. Aguirre	T-79371	7,10360 HAS	9,057,090.00

Note. Latest Payment: Year 2019

Respectfully,

ENGR. ALLAN C. DINATADCAN, REA, REB, CE, RMP, EnP
OIC-City Assessor



Address: Bacoor Government Center, Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Telephone: 434-1171 Website: www.bacoor.gov.ph



SCAN ME



Republic of the Philippines
Province of Cavite
City of Bacoor

TD No. **19-238-0066-00853**

Owner: AGUIRRE, TOMAS B

PIN: 022-03-0015-02-046-0000

TIN: 3257

Email Address:

Address: BF CONDO BLDG ADUANA ST INTRAMUROS MLA

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: SPRINGVILLE GARDEN 4
(Number and Street)

MOLINO III

(Barangay/District)

[MOLINO] CITY OF BACCOOR, CAVITE

(Old Barangay)

(City & Province)

OCT/TCT/CCT/CLOA No. T-79371

Survey No.

Cadastral Lot: 5714

Lot No.

Blk No.

Boundaries:

North: LOT NO 5723

South: LOT NOS 5716 & 5715

East: LOT NOS 5720 & 5730

West: LOT NOS 5717, 5718, 5722

KIND OF PROPERTY ASSESSED:

LAND
 BUILDING

MACHINERY

Brief

No of Storeys:

Others:
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed value
AGRICULTURAL	7.10360 Has.	9,057,090.00	AGRICULTURAL	20%	1,811,420.00
Total: Php		<u>9,057,090.00</u>	Total: Php		<u>1,811,420.00</u>

Total Assessed Value ONE MILLION EIGHT HUNDRED ELEVEN THOUSAND FOUR HUNDRED TWENTY AND XX / 100
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment
/Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. 2020-238-185231

CITY ASSESSOR

Date

This declaration cancels TO No. 03-0015-01649

Owner: AGUIRRE, TOMAS B

Previous AV. (Land) Php 639,320.00

Memoranda:

Note: - This Declaration is for legal purposes. Taxation and other duties and charges indicated herein are based on the schedule of rates made, which are held for the purpose and only applied in accordance with the Sangguniang Panglungsod Order No. 03-2019 Series Ordinance 2019. It does not and cannot be used as evidence of any ownership or legal title to the property.