



COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION  
AND  
COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE REPORT  
NO. FBA-209-S-2023

Office of the Sangguniang Panlungsod  
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Date: *4:40 pm*

Subject: REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA, FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF IMUS BY TAXPAYERS INVOLVING PARCELS OF LAND SITUATED IN THE CITY OF BACOOR – PCR-463-2023 dated December 5, 2023

Referred to this Committee on the 71<sup>st</sup> Regular Session is the above-subject matter for appropriate action and recommendation.

**ISSUE:**

There are certain landowners in Bacoor City who are holders of transfer certificate of titles (TCTs) which indicate that their lands, being part of former **Imus Estate**, are situated in the city of Imus. Despite several approved subdivision surveys involving said real properties, however, there were no corrections had been instituted on the titles in question nor the landowners were advised for proper corrections of their respective land titles. Hence, the affected landowners are being referred to the City Government of Imus, particularly in the payment of real property taxes, building permits and other requirements for land development.

**BRIEF HISTORY OF IMUS ESTATE:**

The friar lands in Cavite constituted more than one-fourth of the total friar land holdings in the Philippines. These friar lands were the following: the **Imus Estate (owned by Augustinian recollects), 18,419 hectares**; Naik hacienda (Dominicans), 7,922 hectares; Sta. Cruz de Malabon (Dominicans), 8,902 hectares; and San Francisco de Malabon (Augustinians), 13,000 hectares. The **Imus Estate** was comprised of the municipalities of Imus, **Bacoor**, Kawit, and Dasmariñas then the richest rice-growing area, sugarcane plantations, orchards, saltbeds, fisheries, beach lands, and urban and rural lots, crisscrossed by rivers, canals, underground ditches, and dams.<sup>1/</sup>

<sup>1/</sup>Cavite: Seedbed of Revolution-Part One, geocities.ws/kabitenyo

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## THE LAWS ENACTED DURING THE AMERICAN OCCUPATION:

To reconcile the Filipinos to the American colonial regime, the United States was forced to address the problem of agrarian unrest on the friar estates. Under the authority of an act of Congress, the Philippine Commission in 1903 enacted a law providing for the lease and ultimate sale of the friar lands.<sup>2</sup>

Under Act No. 496 of the Philippine Commission dated February 1, 1903, the Land Registration Law (Torrens System) became effective, the Court of Land Registration (CLR) and the offices of the Register of Deeds were created. In the Torrens System of registration, the real estate ownership may be judicially confirmed and recorded in the archives of the government.<sup>3</sup>

Unfortunately, on **October 15, 1903** the municipalities of **Bacoor** and Perez-Dasmariñas were downgraded and became barrios of the Municipality of Imus by virtue of Philippine Commission Act No. 947.

We quote the specific provision of said Act No. 947, as follows:

**\*[ Act No. 947, October 15, 1903 ]**

### **AN ACT REDUCING THE TWENTY-THREE MUNICIPALITIES OF THE PROVINCE OF CAVITE TO ELEVEN.**

*By authority of the United States, be it enacted by the Philippine Commission, that:*

SECTION 1. The twenty-three municipalities of the Province of Cavite shall, in accordance with the provisions of this Act, be reduced to eleven, as follows:

1. The municipality of Cavite shall consist of its present territory and that of the municipalities of San Roque and La Caridad, with the seat of the municipal government at the present municipality of San Roque.
2. The municipality of Noveleta shall consist of its present territory and that of the municipalities of Cavite Viejo and Rosario, with the seat of the municipal government at the present municipality of Noveleta.
3. The municipality of San Francisco de Malabon shall consist of its present territory and that of the municipality of Santa Cruz de Malabon, with the seat of the municipal government at the present municipality of San Francisco de Malabon.
4. **The municipality of Imus shall consist of its present territory and that of the municipalities of Bacoor and Perez-Dasmariñas, with the seat of the municipal government at the present municipality of Imus. x x x"**

<sup>2/</sup> The Incorporation of the Province of Cavite into the World Economy; Phil. Social Science Council; pssc.org.ph  
<sup>3/</sup> History-Land Registration Authority; lra.gov.ph

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In the turn of events and with the enactment of Act No. 1551 on **October 24, 1906**, the Philippine Commission **restored the municipality of Bacoor** and fully separated it from the municipality of Imus. The lands under its previously defined territory and jurisdiction were reverted to its original status and returned back under the political power and authority of the municipality of Bacoor.

#### OCULAR INSPECTION AND VERIFICATION:

Ocular inspection and verification were conducted by the Committee on May 24, 2024 in coordination with the barangay officials of Brgy. Real II (now Barangay Real) in order that the Committee Chairman may be able to confirm the existence of the problem. The Committee Chairman was able to meet some of the affected landowners and their identities were confirmed upon presentation of their land titles and related documents.

During conversation with the landowners, the Committee Chairman noted that the transfer certificate of titles were issued pursuant to a partition of property covered by Transfer Certificate Title No. T-9574 registered in the name of MARTINA DE GUZMAN and CORAZON JAVIER covering a parcel of land with a total area of 9,347 square meters, more or less, and which is more particularly known in the barangay as the "Sagenes Compound"

It was further noted that the same TCT No. T-95574 was issued and emanated from Original Certificate of Title (OCT) No. 1002 under approved original survey (**Imus Estate**) dated back **July 27, 1905** or **during the period when the municipality of Bacoor was downgraded and became a barrio of the municipality of Imus.**

#### FINDINGS:

- THE "SAGENES COMPOUND" IS WITHIN THE JURISDICTION OF BRGY. REAL AND MORE OR LESS WITH A DISTANCE OF 500 TO 800 METERS AWAY FROM THE BOUNDARY OF IMUS CITY AT AGUINALDO HIGHWAY AND NOT A SUBJECT OF BOUNDARY DISPUTE WITH IMUS CITY.
- BARANGAY REAL IS BOUNDED BY AND ADJACENT TO BRGY. MAMBOG 5 (NOW BRGY. MAMBOG 2) ON ITS SOUTHERN PORTION WHERE THE PROPERTY IS SITUATED IN BETWEEN THE BARANGAY BOUNDARIES.
- THE PROPERTY (SAGENES COMPOUND) IS DESIGNATED AS LOT NO. 4732-D-5 (LRC)-PSD-266725 WITH AN AREA OF **9,357** SQUARE METERS, MORE OR LESS, IS COVERED BY AN APPROVED SUBDIVISION SURVEY PLAN DATED JULY 26, 1981 AS SURVEYED FOR THE HRS. OF MARTINA DE GUZMAN AND CORAZON JAVIER.

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- THE AFFECTED LANDOWNERS ARE REGISTERED VOTERS OF BACOOR CITY.
- IT HAS BEEN ALLEGED THAT IN MANY OCCASIONS, THE AFFECTED LANDOWNERS TRIED TO TRANSACT WITH THE CONCERNED OFFICES IN BACOOR CITY REGARDING THE ISSUANCE OF TAX DECLARATION, BUILDING PERMIT AND OTHER REQUIREMENT INVOLVING THEIR REAL PROPERTIES BUT TO NO AVAIL.
- THE ISSUE OR PROBLEM COULD BE ATTRIBUTED TO THE PASSAGE OF PHILIPPINE COMMISSION ACT NO. 947 DATED OCTOBER 15, 1903 OR WHEN THE MUNICIPALITY OF BACOOR BECAME A BARRIO OF THE MUNICIPALITY OF IMUS.
- IN ALL ASPECTS, THE CITY GOVERNMENT OF BACOOR IS INVOLVED AND THE PRINCIPAL PARTY IN THE PROPER CORRECTION OF LOCATIONS AND BEARINGS OF THE REAL PROPERTIES IN QUESTION.
- THERE IS NO REASON FOR ANY OFFICIALS OR PERSONNEL OF THE CITY GOVERNMENT OF BACOOR TO SEEK AUTHORITY OR ANY GUIDANCE FROM THE CITY GOVERNMENT OF IMUS WITH RESPECT TO THE ACTION OR ACTIONS TO BE TAKEN ON THE PREMISES AS THE SAID INDULGENCE COULD MEAN A RECOGNITION OF AUTHORITY AND MAY BE USED AGAINST THE CITY GOVERNMENT OF BACOOR (ATTY. KHALID ATEGA, SECRETARY OF SANGGUNIANG PANLUNGSOD).

**RECOMMENDATION:**

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommend **TO APPROVE** the City Resolution and/or City Ordinance to address the following issues:

- 1) The heads and personnel of concerned departments and offices be instructed to accept and take necessary actions on all land transactions being requested by Bacoor City landowners whose land titles purportedly indicates that their properties are located in Imus City, subject to actual inspection, verification and approval of higher authorities.
- 2) The Office of the City Assessor in coordination with the Zoning and Land Use Department be mandated to conduct the necessary tax mapping which shall cover the subject real properties with erroneous transfer certificate of titles and for purposes of issuing the corresponding tax declarations pending rectification of titles.

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- 3) The landowners upon issuance of their tax declarations be exempt from the payment of real property tax of prior years or be covered by a moratorium as may be determined by the City Government of Bacoor .

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

Signed this \_\_\_\_ day of June 2024 at the City of Bacoor, Cavite.

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

  
HON. ROGELIO M. NOLASCO  
Chairman

  
HON. CATHERINE S. EVARISTO  
Vice Chairperson

  
HON. REYNALDO D. PALABRICA  
Member

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**COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT**

  
**HON. ALDE JOSELITO PAGULAYAN**  
Chairman

  
**HON. ADRIANTO G. GAWARAN**  
Vice Chairman

  
**HON. ALEJANDRO F. GUTIERREZ**  
Member

  
**HON. SIMPLICIO G. DOMINGUEZ**  
Member

Prepared by:  
  
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Local Legislative Staff Assistant I

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**Committee on Finance, Budget and Appropriation**

Office of the Sangguniang Panlungsod  
Reopened  
Date: JUL 2024  
Time: \_\_\_\_\_

**3<sup>RD</sup> JOINT COMMITTEE HEARING MINUTES**  
NO. FBA-209-S-2024

Subject: *REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA, FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF THE CITY OF IMUS BY TAXPAYERS INVOLVING PARCELS LANDS SITUATED IN THE CITY OF BACOOR, CAVITE. – PCR-463-2023 Dated December 5, 2023.*

Present:

**Committee on Finance, Budget and Appropriation**

Hon. Rogelio M. Nolasco - Chairman  
Hon. Reynaldo Palabrica - Member

**Committee on Housing and Land Utilization and Urban Development**

Hon. Adrielito Gawaran - Vice Chairman

**5<sup>TH</sup> Sangguniang Panlungsod Members**

Hon. Simplicio Dominguez - Member  
Hon. Randy C. Francisco - Member  
Hon. Levy Tela - Member

**Resource Persons:**

Atty. Nathaniel De Leon - Office of City Legal Service  
Atty. Khalid Atega, Jr. - Sangguniang Panlungsod Secretary  
Engr. Arthur San Jose - Zoning and Land Development  
Engr. Allan Quinatadcan - City Assessor's Department  
Engr. Ramesis Alhambra - Office of Building Official  
Ms. Rona Grace Torrijos - City Finance Office







**Hon. Rogelio Nolasco:** "Good Afternoon po sa lahat, A Joint Committee Hearing, on Finance, Budget and Appropriation and Committee on Housing and Land Utilization and Urban Development regarding, **PCR-463-2023** "REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA, FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF THE CITY OF IMUS BY TAXPAYERS INVOLVING PARCELS LANDS SITUATED IN THE CITY OF BACOOR, CAVITE, is now court to order."

**Hon. Rogelio Nolasco:** "Bago po ang lahat ipinapakilala ko po ang aking mga kasamang konsehal, in my right, Konsehal Randy C. Francisco, Konsehal Levy Tela, in my left Konsehal Adrielito Gawaran, ang presence po ng ating Pro-Tempore Konsehal Reynaldo Palabrica. Sa ating mga resource persons pwede pong pakilala ang lahat and from what department."

**Hon. Rogelio Nolasco:** "Ito po ay pangatlong hearing natin with City Assessors and Zoning, kasi yun nga, ang ginawa ng ating zoning nagpadala ng sulat sa City of Imus, at yun nga sinagot ng Imus nay un nga, based on their record na sa kanila nga. So, ang ginawa nga po namin Engr. Arthur, nag Ocular Inspection kami last week. Base po sa aming ocular inspection yan po ay mababasa nyo sa aming report na halos na interview naming lahat ang mga residente na involve po doon sa 61 Household na nagbabayad po sa Imus City. At naka attached po diyan yung google map para basis nyo rin po na malapit doon sa All Homes na papuntang NOMO. Siguro kung papuntang Imus, before Strike Gate yung Real II, boundary ng Mambog 5 yung property."

**Hon. Levy Tela:** "Ang boundary ba nyan yung creek ng Imus at Bacoor?"

**Hon. Rogelio Nolasco:** "Doon sa may Palico. Doon sa ang location ay Real."

**Hon. Levy Tela:** "So, Bacoor nga?"

**Hon. Rogelio Nolasco:** "Siguro for this time hingiin natin ang opinion ni Engr. Arthur San Jose regarding doon sa report."

**Engr. Arthur San Jose:** "Sa findings nyo po nakita ko, I agree naman kasi Imus Estate is the group of Imus, Dasmarinas and part of Bacoor. According to the file mayroon tayong ganito yung original title, isang lote lang siya ito yung 1002 original title kaya lahat na eextract doon sa 1002 ay TCT na. Ngayon hindi naman komo Imus Estate ang pangalan ay Imus na. May boundaries yan, dapat pumunta kami sa Spain kaso mo wala ho kaming pamasaha. Yung boundary ng Imus, boundary ng Bacoor, boundary ng Dasmarinas yun lang po ang nakikita ko at yung iba po na ngayon kolang nabasa ay advantage po sa City Government nabasa ko po dito na actual ninyong napuntahan yung area."







at yun pong ibang taga taga Imus na hindi alam na kasama po sa kanila iyan talagang Real ang sumasakop sa kanila na voters of Bacoor. Yun po ang nabasa ko rito, I agree, yun pong certification ko ay pinaninindigan ko na nakita po namin doon sa LARES, na itong mga loteng ito ay nasa Bacoor doon po sa Lares na technical ng LRA. Yun lang po."

**Hon. Rogelio Nolasco:** "Kaya lang po mayroon din kaming na interview doon na kasamahan din ng ating HOPE. Kasi actually, yung isang nagpagawa ng bahay doon nagpunta na raw dito sa City para mag apply. So yari na rin yung kaniyang application pati sa Meralco kasi may lumalakad. Pina endorse daw natin sa Imus kasi ang title daw ay Imus so, hindi natin inaccept pero inaccept daw ng Imus. Actually, yari na yung bahay ang advise naman daw sa kaniya ay bumalik sa assessors para i assess yung building plan. Ang advise ko huwag ka ng bumalik kasi gagawan ka ng tax declaration, sa Imus ka pa makakapagbayad. Kaya ayun tuwang tuwa naman kasi sabi nya makakalibre daw siya ng tax ng building. Pero ang karamihan daw doon ang building permit ay sa Imus nakakuha dahil nga sa pagkaka declara ng kanilang title ay Imus. Hindi rin natin kasalanan kasi nag base tayo sa document pero ang kakulangan natin wala tayong ocular inspection kapag nag aapply ang isang tao. Supposed to be ini insist natin na sa Bacoor sila pero dinedepend pa rin ng office natin na Imus title kayo. So yun ang pagkukulang natin walang ocular inspection sa pag aapply ng building permit. Hindi ko naman kayo sinisisi kasi base on document kayo."

**Engr. Ramesis Alhambra:** "Sa amin po kasi syempre, ang number one sa application, kauna unahan po kasi naming kinukuha yung copy ng title, syempre po kapag nakita po naming wala sa jurisdiction ng Bacoor una po may annotation pa muna eh kapag nakita naming sa Imus, pinapapunta po namin sa Imus. Pero tama naman po yung sinabi nyo na dapat mag check muna kami sa actual. Kung Yun po ba yung nasa boundary ng Imus?"

**Hon. Rogelio Nolasco:** "Kasi yung tao na mismo yung nagsasabi na hindi siya Imus eh."

**Engr. Ramesis Alhambra:** "Kasi po halimbawa ni receive namin siya eh sa Imus yung title. Ano po ang gagawin namin?"

**Hon. Reynaldo Palabrica:** "Mr. Chair, kasi marami pa tayong itatanong dito masagot man ito tungkol doon sa application ng building permit, magkaroon na lang tayo ng special attention dito sa particular na area. Kapag may nag aapply dito sa atin ng building permit tapos nakitang Real, automatic na lang Engineer tanggapin natin kasi nga baka jurisdiction natin para hindi na makarating sa Imus kasi marami nga tayong pag uusapan dito eh."







**Hon. Rogelio Nolasco:** "Any other opinion po."

**Engr. Allan Quinatadcan:** "Kung may access po ba sila doon sa GIS (**Geographic Information System**) naming? May GIS po kasi kami na nalocate namin yung property kung nasaan siya. Doon po pwede nilang i counter check sa min kung wala silang access kasi sa zoning actually may access din. Ang zoning kasi nakikita nila kung saan yung property na yun so doon po pwede nang makipag coordinate."

**Hon. Rogelio Nolasco:** "Pero sa situation ngayon hindi lang permit eh yung location yan ng building. Ang particular na concern dito ay kung paano natin mareresolba kung paano sila makakapagbayad sa atin."

**Engr. Allan Quinatadcan:** "That is precisely my concern kaya binabanggit ko ito."

**Hon. Reynaldo Palabrica:** "Malinaw naman po Engineer tuloy tuloy po natin, may Legal basis tayo so, ngayon ang nangyayari all real property taxes even building permit fees tatanong ko Mr. Chair kung nasa Imus, what will be the course of action ang gagawin natin pagdating sa Legal?"

**Atty. Nathaniel De Leon:** "So, first of all lahat po sila, yung nasa listahan po ay naka declare na sa Imus, lahat po sila ay mayroon nang tax declaration sa Imus. Ngayon po on their part kailangan po mag voluntary on their part to have their tax declaration from Imus be cancelled. So sila naman po ang party interested."

**Hon. Reynaldo Palabrica:** "Are you referring to City Government of Imus?"

**Atty. Nathaniel De Leon:** "Sila po yung mga private owners po. Kailangan nilang ipa cancel yung tax declaration from Imus although ongoing pa iyon, inaayos naman yung tax declaration nila dito sa Bacoor. So, the moment na nag pa receives na sila ng kanilang tax declaration na cancelled na sa Imus, dapat ma provide natin sila ng mga services natin or legal services natin na hindi pala dapat sila sa Imus nagpapa declare at yung authority naman po under the department of assessors to take evidence regarding the declaration po ng mga properties. Dapat i take into consideration ng Imus yun, and then yung receiving copy po na ipapadala nila magbigay sila ng copy dito sa city government of Bacoor, doon po mag umpisa na i assess na sila for the first time tapos ma issuehan sila ng bagong tax declaration."

**Hon. Rogelio Nolasco:** "Atty, may sagot ako, baka hindi pumayag agad ang assessor ng Imus sa pag ka cancel ng tax declaration kasi ang naka







declare sa title ay Imus eh. Di po ba Engr. dito kasi nag be base ang tax declaration kung saan ang location and technical description so, tama ang technical description within Bacoor pero ang title is Imus. So, kaya hindi basta basta siguro mag ka cancel ng assessor."

**Engr. Arthur San Jose:** "If the owner will request for a correction of location and will annotate on the title baka sakali yun ang initiate ng may ari kung willing na ma change yung location ng kanyang lugar na instead of Imus eh Bacoor. Legal service naman ang makikipag usap doon."

**Hon. Rogelio Nolasco:** "Siguro, provided na humingi muna sa inyo ng certification na ang area nila ay under sa jurisdiction ng Bacoor at para pa annotate sa title ang title pa annotate sa Trece. May technicalities pa po ba yun Engr. Quinatadcan?"

**Hon. Reynaldo Palabrica:** "May court proceedings po ba yan?"

**Engr. Allan Quinatadcan:** "Actually base po doon hindi lang dito marami po kasi yan eh, yung ibang area na ganyan, ang isang dumaan sa akin na ganyan, na certify ng zoning, ito ay the other way. Ang lupa talaga ay nasa Imus pero naka declare siya sa Bacoor. So, kumuha ng certification sa zoning natin na yun ay labas sa territorial jurisdiction ng Bacoor, pinakita rin dito. Yung isang attachment nito kumuha din sila sa zoning/planning ng Imus, pinakuha din ng certification na talagang naandoon sa Imus. So, dinala nila sa District office pina annotate doon tapos ang ginawa niyang reason na base doon sa dalawang certification na galing Imus at Bacoor. So naka annotate na sa kaniya na talagang Imus na."

**Hon. Rogelio Nolasco:** "So, doon ngayon dadating sa assessor para baguhin ang tax dec.?"

**Engr. Allan Quinatadcan:** "Yes po."

**Hon. Adrielito Gawaran:** "Mr. Chair, isang comment, i address ko sa iyo Mr. Chair kasi sinabi mo unang una na nag ocular inspection kayo. Sino sino po ang kasama mo sa ocular?"

**Hon. Rogelio Nolasco:** "Kasama ko po yung mga staff ko, si Edgar at si Bobby."

**Hon. Adrielito Gawaran:** "Okey, ang tanong ko lang po with due respect, po sa inyong lahat ang dapat po may knowledge po diyan ang kasama nyo sa ocular inspection. Zoning, staff officers or kaya sa assessor's para may







knowledge hindi ko naman sila inaano po, para may knowledge sila alam nila ang gagawin at may action agad para mapabilis ang action."

**Hon. Rogelio Nolasco:** "Maganda po ang sinabi nyo, pero as our part syempre kumuha muna tayo ng initial na information so, bago natin mapagusapan ngayon kung ano ang maganda nating gawin para ma acquire natin itong ating minimithi."

**Hon. Adrielito Gawaran:** "Mabuti lang sana isinama mo na rin yung may knowledge sa staff nyo para natutulungan din kayo ng data gathering natin para may masasabi. Opinion lang ito."

**Hon. Rogelio Nolasco:** "Ang akin naman po para ma umpisahan na natin ay ginather na rin po namin para to justify, para makuha natin, andito naman po ang assessor's natin at zoning."

**Hon. Reynaldo Palabrica:** "Naputol yung sinasabi ko kanina pasensya na kayo. Tuloy tuloy ko lang para may direction, with your kind indulgence Councilor Gawaran. Kanina tinanong ko paano sa legal eh, ang suggestion ng legal ay parang mag voluntary cancellation ang mga land owners doon sa Imus. Nabangit naman ni Assessor, Engr. Quinatadcan may isang kaso tayo na kabaligtaran, dito nagpapa cancel sa atin nagpapalipat sa Imus. Madaling naayos kasi syempre tatanggapin ng Imus kasi pabor sa kanila dito disadvantages sa Imus on their part. Ngayon ang tanong kung mag vovoluntary cancellation, maybe tama yung sinasabi kanina ang magiging basis ng cancellation ng mga constituents natin ay yung certification ng zoning na included dito sa LARES itong area na ito ay Bacoor talaga siya. Maganda ang basis. Ngayon ang tanong ko lang kay assessor kapag nagkaroon ng affidavit ba ang kailangan doon Atty. sa cancellation?"

**Atty. Nathaniel De Leon:** "Yes po para ma annotate doon sa technical description your honor."

**Hon. Reynaldo Palabrica:** "Okey upon submission of affidavit doon sa cancellation sa Imus, pwedeng mag copy furnish na tayo dito sa assessor's natin in application for the preparation of tax declaration."

**Atty. Nathaniel De Leon:** "Pwede naman po pero ang means po dapat ng bagong tax declaration ay after na po ng magkaroon ng validation na nancel na po yung sa Imus otherwise po magsasabay na nag eexist yung dalawang tax declaration."

**Hon. Reynaldo Palabrica:** "What if syempre hindi pumayag ang Imus? Kasi disadvantages sa kanila yan. Napaka bait natin sa kanila pumayag agad tayo."







What if, ang Imus ang hindi pumayag? can we impose ourselves or dito sa mga constituents na apply na kaagad sila dito and can we accept that already? Kasi dito sa atin may legal basis or justified natin ang territoryo natin. Does the assessor can accept already?"

**Engr. Allan Quinatadcan:** "Actually mag a act lang kami kung may annotate doon sa title. Kagaya ng binanggit ni Chairman kanina, is nagbe base kami kahit mali yung title, pero kung ano yung nasa loob nifo."

**Hon. Reynaldo Palabrica:** "Ang title pa rin? If that's the case Mr. Chair, mahabang proseso ito. Syempre huwag muna nating i assume na papayag agad ang Imus."

**Hon. Rogelio Nolasco:** "May naisip akong isang paraan. Kung i try muna natin ako naman ay matagal ko ng ginagawa yang pa annotate. Kaya lang barangay to barangay, yung jurisdiction ng barangay. So, pero kung kausapin natin si Mr. Rommel Bunag ng BTMD na isa sa malaking location eh, kung mabigyan natin ng certification from zoning na iyun ay jurisdiction ng ating territoryo, kahit ako na ang magpalakad sa Trece, tilignan natin kung ano pang documents ang kailangan bago i annotate ng registry of deeds. Mag sa sample tayo ng isa at kung ma approve yon lahat ay i encourage natin na mabigyan ng certificate at mai pa annotate sa titulo para sa ganoon makakagawa na tayo ng sarili nating tax dec at huwag cancellation doon sa kabila. Ano po?"

**Engr. Allan Quinatadcan:** "Pwede po."

**Hon. Rogelio Nolasco:** "Yun na lang ang isang magandang remedy natin muna."

**Hon. Reynaldo Palabrica:** "Meaning Mr. Chair, gagawa tayo ng isang sample? So freeze muna tayo sa lahat ng discussion natin?"

**Hon. Rogelio Nolasco:** "Probably dapat ganoon na muna ang gawin natin kasi hindi ma resolba ito. Ano ang opinion nyo Atty. Atega?"

**Atty. Khalid Atega, Jr.:** "Your honor, sa akin po ang main concern ko po kasi, sa ngayon po kasi wala pang ginagawa ang Imus, para po sabihin na itong mga lupang ito ay amin. Sa atin pa rin yan eh hindi sila nag sa suggest na i adjust iyung political boundary pero kapag patuloy itong ginagawa ng mga department head natin na dahil sa ang nakalagay sa title ay Imus ay tinatanghian natin yung nagbabayad ng mga permit, in the future maaaring isipin ng City Council ng Imus, ito pala ay winewaive na ng Bacoor eh. At yung mga dokumento na galing sa atin mismo ang gagamiting ebidensya laban sa







City Government. Ako iyun po ang immediate concern ko. Dapat po iyon ay mahinto. Yun pong pag iissue natin ng mga certification na yan na sinasabi natin na, ah oo Imus yan at hindi namin tatanggapin yung application nyo ng building permit dahil sa iyan ay Imus ang nakalagay sa title. Dapat po iyon ay mahinto agad. Kung ano man po ang gagawin nating kasunod para i correct yung mga tax dec niyan ay gawin natin. Pero ang pinaka immediate concern natin at dapat pong gawin kaagad sa pananaw ko ay tigilan po natin ang nakaugalian na porket nakalagay ay Imus ay hindi natin tatanggapin ang application ng building permit. O kaya ang pagbabayad ng RPT kung ano man po yang mga taxes na yan, dapat panindigan natin na yan ay nasa Bacoor. Dahil lahat po itong mga dokumentong ito na inissue natin ay official documents yan na pwedeng gamiting ebidensya sa court. So, yun po ang concern ko. Since ang request po ni Mayor is Legislative action mula po sa Sanggunian, ang suggestion ko po ay magpasa tayo ng Resolution na inutusan ang lahat ng department na huwag mag issue ng ganoong certification. Kapag may nag apply ng building permit, tanggapin, and then gumawa ng ocular inspection, simulan nating kumalap ng ebidensya na magpapatunay na itong mga lupang ito kahit na ito ang title ay nakalagay ay Imus ay talagang sakop ng Bacoor."

**Hon. Reynaldo Palabrica:** "Papaano yung mag aaply ng tax declaration?"

**Atty. Khalid Atega, Jr.:** "Bukod pong action yun, hindi na po legislative action yun. Legal action po iyon. Kaya po kaninang pinakikinggan ko si Atty. Nathaniel, kasi sabi nyo voluntary ano? kasi syempre yan may gastos, may abala, maraming theory na hindi gagawin yung voluntary, kasi abala yan eh maari po kaya na ang city legal office ang mag assist sa kanila para gawin yang mga affidavit na iyan or gawin yang mga kaso or petition na gagawin natin para mabawasan yung gastos nila. Ang magiging trabaho lang nila, umatend ng hearing kung kinakailangan ng hearing."

**Hon. Reynaldo Palabrica:** "So, another resolution directing the city legal office to assist this particular carrier?"

**Atty. Khalid Atega, Jr.:** "At nang bumaba ang expenses nila at abala ay mabawasan."

**Atty. Nathaniel De Leon:** "Wala naman po kaming objection doon."

**Hon. Reynaldo Palabrica:** "Pwede ba nating takutin muna ito? i auction ito kasi hindi sila naka declare sa atin? Kung baga mas madali silang kumagat sa tulong."







**Hon. Rogelio M. Nolasco:** "Si engineer makakasagot nyan."

**Engr. Allan Quinatadcan:** "Actually may mga technicalities pa yan eh, kasi once na dineclare sa atin yan at first time sisingilin natin yan ng 10 + 1."

**Hon. Rogelio M. Nolasco:** "Hindi po waive na po iyon."

**Engr. Allan Quinatadcan:** "Yun lang po ang technicalities na kailangan nating i address which is actually sa ngayon kasi yung sinurvey ko ay talagang ginagawa ng Imus yan eh. Talagang ang dami nating lupa na naka rehistro sa atin, yung building permit ay naandoon sa Imus. At saka may initial ito na nakuha ko rin doon sa assessor ng Imus, ang sabi nila hindi nila magalaw, kailangan nilang sabihin sa inyo yung lahat ng ano nila. Dahil dito sa development na ito kasi itinigil na rin natin yung kabaitan natin talagang ang nangyayri ngayon kasi nag a assess tayo dahil nga marami kasing ang lupa ay totoong Imus pero ang title ay naandito sa atin sa Bacoor. Ngayon nakakuha sila ng building permit sa Imus, so ang bahay nila naka declare sa Imus, kapag binenta nila magulo kasi magka iba tayo ng BIR. So, ang nangyayri ngayon hindi ko naman sila ina advice kung paano para mapabilis, so mas mabilis yun i transfer nila yung bahay nila dito para mabenta yun. So ganon ang nangyayari ngayon."

**Hon. Rogelio M. Nolasco:** "Pwede po ba engineer na magkaroon tayo ng tax mapping sa area na iyan? Para i justify na ito ay talagang nasa atin."

**Engr. Allan Quinatadcan:** "Actually yun ang nasa process natin ngayon, na mayroon na kaming link sa barangay na sulat tapos sa legal yata parang gumawa pa ng executive order na hindi pa matapos tapos eh. Matatapos na rin yung mga magma mapping dahil hindi pa lumalabas. Naka schedule na actually yung mag ma mapping."

**Hon. Rogelio M. Nolasco:** "Kasi kung i be base natin sa tax mapping tapos iko contest natin sa Imus at least justified tayo na talagang nasa area natin ito."

**Engr. Allan Quinatadcan:** "Yun din po talaga ang aming proposal, iinvite din po namin ang different barangay para ma settle din namin ito."

**Engr. Arthur San Jose:** "Mr. Chair, ito po bang tax mapping na sinasabi nyo ay tungkol doon sa sinasabi kanina na title ng Bacoor kaya lang nasa Imus?"

**Hon. Rogelio M. Nolasco:** "Siguro itong portion muna na pinag uusapan natin ngayon."





**Engr. Arthur San Jose:** "Maganda po iyon kasi pinag aaralan ng ating mga geodetic engineer, nakapag bigay kasi ako siguro isa lang naman, fees lang naman, at hindi naman pala ganoon ang magiging attitude sa atin, napakaganda nga po yung gagawin nyong resolution isama nyo po roon na hindi pwedeng magbigay agad, para maipapakita ko po sa mga nag rerequest."

**Atty. Khalid Atega, Jr.:** "Your honor, pwede kong tanungin? Mr. Allan tanong ko lang, ibig sabihin yung tax mapping hindi nyo pa ginagawa dahil may inaatay pa kayong executive order?"

**Engr. Allan Quinatadcan:** "Actually yung mga preparatory works namin nagawa na."

**Atty. Khalid Atega, Jr.:** "Pero yung actual hindi nyo po nagagawa? Atty. sino po ang gumagawa ng executive order?"

**Atty. Nathaniel De Leon:** "Alin po ba?"

**Atty. Khalid Atega, Jr.:** "Yung sa tax mapping."

**Engr. Allan Quinatadcan:** "Yung sa tax mapping mayroon na pong hiwalay iyon. Yung coordination lang ang kulang , kasi kailangan namin ng support ng barangay, yung mag aassist sa amin doon."

**Atty. Khalid Atega, Jr.:** "Hindi po ba pwede na kahit na wala pa ang EO nyan ay gawin nyo na ang tax mapping? Tapos i prioritize yung mga lugar na dini dispute ng Imus, yung mga lote na questionable ang jurisdiction kung baga nasa boundary? Pwede po bang unahin natin iyon?"

**Engr. Allan Quinatadcan:** "medyo mahirap sa part naming po. Kasi per barangay ang gusto namin."

**Atty. Khalid Atega, Jr.:** "So kailangan nyo nang parang executive order ngayon na inutusan ang mga Kapitan na i assist kayo? Kung halimbawa po kaya resolution ng Sanggunian ang gawin? Pwede po kaya yun?"

**Engr. Allan Quinatadcan:** "Pwede, actually sumulat naman ako doon sila naman ang nagsabi meron actually, inaddress ko kung EO or Resolution."

**Atty. Khalid Atega, Jr.:** "Paano kung resolution address to Liga ng mga Barangay?"







**Engr. Allan Quinatadcan:** "Actually, kami naman ay sumulat na sa kanila wala namang sumagot."

**Atty. Khalid Atega, Jr.:** "Kasi mahalaga po ito eh."

**Hon. Randy C. Francisco:** "Actually, naibaba na rin namin po sa meeting yan na tutulongan kayo oras na bumaba kayo sa barangay. Automatic naman po na tutulong kasi unang una, dyan lalaki yung income ng barangay. Kaya hindi po pwedeng hindi tutulong sa inyo ang mga nasa barangay."

**Engr. Allan Quinatadcan:** "Communication lang po, actually may sample letter na kaming lahat eh, binago nga ng Legal eh."

**Hon. Reynaldo Palabrica:** "Kailangan ng Council ang resolution eh."

**Atty. Khalid Atega, Jr.:** "Sa Monday yun po ang gagawin namin."

**Hon. Reynaldo Palabrica:** "Bising busy si assessor eh."

**Engr. Allan Quinatadcan:** "Matatapos na nga po yung mga **OJT** namin eh."

**Hon. Randy C. Francisco:** "At saka Engineer di ba po meron akong letter sa inyo? Ilang buwan na nga eh ang tax mapping sa barangay ko eh, ako na mismo ang nag rerequest eh."

**Engr. Allan Quinatadcan:** "Tatlo na po kayong nag rerequest."

**Hon. Randy C. Francisco:** "Kami na po ay nag rerequest for how many months na po, siguro mga 3 months na po."

**Engr. Allan Quinatadcan:** "Actually tapos na ang mga sectioning namin, may temporary **TMCR** na kami (**Tax Map Control Roll**) na kami. Actually yung real activities namin is in place na and we are ready which is hindi naman masyadong mahirap kasi may LARES basis na kami."

**Hon. Rogelio M. Nolasco:** "Any opinion from the body?"

**Hon. Reynaldo Palabrica:** "In case Mr. Chairman, magpasa tayo ng resolution, una sa OBO kapag may nag apply within the area of pinausapan natin accept na nila. Kung may nagpa cancelled man sa Imus kung sakasakali man tapos nag apply dito sa atin i direct nyo na sila sa assessor para may basehan siya, tanggapin nyo na rin kahit Imus pa yung nakalagay sa title kasi ang basis natin from the certification of zoning. It is within the territorial







jurisdiction of our City. I ano na natin, Legislative action na kailangan ni Mayor para maging basis niya palakad na natin. Magkaso na lang sila. Total tayo naman ay may basis sa decision natin."

**Engr. Arthur San Jose:** "Your honor baka naman po kasi in support with my certification, total sinabi ninyo na natanong naman natin yung barangay nila kung sino yung nakakasakop at saka kung saan yung lote nila baka po pwedeng isama nyo na rin yan kasi syempre kung saan ka bumoboto taga doon ka."

**Hon. Rogelio M. Nolasco:** "Para makahingi ng certification sa kanila, hindi sa pagboto wala po iyan eh, hindi po natin pwedeng i consider yung pagboto or kung botante ka, kasi kahit saang lugar ka pwede kang magpa rehistro eh."

**Hon. Randy C. Francisco:** "Hindi Konsi, yung address na ginagamit nila."

**Atty. Khalid Atega, Jr.:** "Hindi rin po pwedeng gamitin Konsi eh, gaya ko po botante ako ng Bacoor pero mayroon akong property sa ibat ibang lugar. So yung address hindi siya persuasive na evidence para po patuyan kung saan ang location ng property. Kasi maaring ang address ko ay Bacoor pero yung property ko talagang located ng Imus. Kaya po kailangan talaga o mahalga na magkaroon ng ocular inspection. Suggestion ko dapat po ay gumawa na tayo ng listahan kung ano itong mga barangay na ito na may lote rito na mayroong overlapping sa political boundary. Na kapag nakita ng mga department head natin na ito ay bukod ito sa ganoong barangay, kailangan itong i ocular inspection, automatic na magkakaroon ng ocular inspection na gagawin. Kasi itong ocular inspection ay pinakamatibay na ebidensya na pag mamayari ng lupa na iyon."

**Hon. Reynaldo Palabrica:** "Mas matibay na ebidensya yung sa LARES kasi approved ng government office na ito yung territorial jurisdiction. Pinaka matibay na basis natin. Banatan na natin kasi this is a very dangerous issue. Ang nangyayari doon nagbabayad ng tax ang mga tao dito sa Bacoor tapos doon kumukuha ng building permit tapos doon sila nagbabayad, pwedeng gamitin ng Imus yan in the near future kapag nag claim ng lugar kasi ebidensya nila yan eh kasi kinikilala sila ng distrito doon eh. So, we must stop immediately through our Legislative action. Or to accept transaction dito sa atin. Magkaso na lang sila sa atin, parang dinamitang sasabog yan tulad ng Taguig at Makati. Magbubuksan na rin yung issue ng Pag asa, City Homes area, marami yang kine claim kasi may plano sila, doon sa Molino sites kine claim nila hanggang Daang Hari, so, we must prevent that kaya ngayon pa lang, tirahin na natin yan."







**Atty. Khalid Atega, Jr.:** "Konsi, baka matulad ito sa kaso ng Makati at Taguig. Yun pong permit na iniissue ng dalawang LGU na iyon ginawa pang ebidensya. Tinignan ng supreme court yun, kaya itong mga permit na ito malaking bagay po iyan kung magkakaroon ng asuntuhan."

**Hon. Reynaldo Palabrica:** "Kaya dapat ma pre-empt na agad immediately ito in favor to our side. Iyun na lang, siguro andito naman ang mga concerned department heads kung anong mga transaction ng naandiyang sa area na iyan tanggapin na natin. Ang basis ng assessor ay yung certification na nasa Bacoor yan kaya tanggapin. Tapos tama yung sinabi ni Atty. Atega, I agree with the suggestion of Atty. Atega Mr. Chair na ang City Legal Services ay kuhanan natin ng special attention to assist a property owners within that area para matulungan natin silang mabawasan ang gastos and for us sa Sangguniang Panlungsod magpasa tayo ng Ordinansa today, na hindi na kailangan ng EO ni assessor. Yun siguro ang mga ilan or various legislative action na kailangan nating gawin. Okey naman sa inyo ito?"

**Engr. Allan Quinatadcan:** "Okey po kung sa ganon padadalhan na namin sila ng notice to begin. Kasi yun ang basis namin, bigyan namin sila ng notice to begin."

**Engr. Arthur San Jose:** "Pwede kaya tulad ng sinabi ni Atty. Khalid kung halimbawa pwede po natin silang sulatan na mag process ng building permit ng libre or i assist na lang ng legal natin sa mga documents kailangan lang talaga with written request sa city hall magagamit din naman ng assessor yun sa real property tax."

**Atty. Khalid Atega, Jr.:** "Pwede naman po."

**Hon. Reynaldo Palabrica:** "Mayroon bang commercial establishment dito?"

**Hon. Rogelio M. Nolasco:** "Oo meron mga tindahan."

**Hon. Reynaldo Palabrica:** "Ang BPLD pahanapan natin ng building permit, para mag apply sa atin, ilibre na natin."

**Hon. Rogelio M. Nolasco:** "Malaki ang area pati si Kagawad Sagenes eh malaki ang compound nila. Tanong ko lang Engr., kasi si Rommel inadvice ko kasi nagkaroon sila ng extra judicial ng lupa yung share nya na napunta na sa kanya, pina coconsolidate at saka pina subdivision ang sabi ko sa kanya kung maihahabol mo sa engineer mo na bago dalhin sa bureau para pa apruban iayos mo muna yung location nyo, para the time na dumating sa iyo yung approval para pa titulo, nasa tamang location na."







**Engr. Arthur San Jose:** "Madali po pa approve plan nya sa LRA."

**Hon. Rogelio M. Nolasco:** "Yun nga ang sabi ko sa kanya unahan mo na ang surveyor mo "kasi po nagbabayad na kami sa BIR" walang problema yun kasi yan ang way sa pag papa approve ng plano. Ewan ko kung ginawa nya. Noong nag ocular kami hindi ko alam na doon pala ang bahay niya sa isang area na malaki na nasasakupan nitong number na ito. Kasi malaki ang nasasakupan ng area na ito kasi ito ay A lamang meron pang B, C and D eh. Itong 9,300 na ito Lot 47-32 - B5 ibig sabihin mayroon pang kasama ito kung B5 meron pang B 1,2,3,4 marami pa bukod sa 61 na ito marami pa doon. So, siguro ganoon na muna Atty. i suspend muna natin ito."

**Hon. Reynaldo Palabrica:** "Mayroon na tayong Legislative action na gagawin kaya adjourned na natin ito, Andito na si Atty, si Assessor andito ng lahat eh. Adjourn na resolve na natin sa session kasi Mr. Chair with all your due respect, lahat naman ng office dito ay nag a agree na doon sa move natin. So, what they need is the basis ng kanilang action which is the legislative action. On Monday pag usapan ang resolution it will be the basis of their action based on what we discussed for the action taken."

**Atty. Khalid Atega, Jr.:** "I report na lang po natin kay Mayor."

**Hon. Rogelio M. Nolasco:** "Is there other motion?"

**Atty. Nathaniel De Leon:** "Pasensya na po kayo kasi ni re research kop o yung territorial boundaries natin hindi po kasi nakalagay doon sa charter natin. Tapos ni refer po doon sa non existing municipal boundary ng Bacoor saan ko po kaya makukuha yung data?"

**Atty. Khalid Atega, Jr.:** "Noon ko pa hinahanap yan."

**Hon. Reynaldo Palabrica:** "Alam ko yan, hindi talaga inilagay yun. Kapag may boundary dispute kasi, kung ilalagay yun hindi tayo papasa sa City hood application eh."

**Hon. Reynaldo Palabrica:** "Pasensya na kasi alam naman natin na argabyado tayo rito, Bacoor ito yun nga kailangan muna Legal basis ano ba kailangan muna nating intayin yun para ma establish tayo?"

**Atty. Nathaniel De Leon:** "Hindi naman po."







**Atty. Khalid Atega, Jr.:** "Napag usapan lang, hiwalay na lang nating pag usapan yan hindi dito sa meeting, kung бага mag strategize na lang tayo pero alam ko yung sinasabi mo kasi matagal ko ng hinahanap yan."

**Hon. Levy Tela:** "Since there is no other matter to discuss, I move for the adjournment of this hearing."

The regular session was closed and adjourned at 3:41 P.M.

Prepared By:

**EDGARDO B. NOLASCO**  
CLERK

Attested By:

**COUN. ROGELIO "BOK" M. NOLASCO**  
Chairman  
Committee on Finance, Budget and Appropriation



SCAN ME





## COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION

### 2<sup>ND</sup> JOINT COMMITTEE HEARING MINUTES

NO. FBA-209-S-2023

Office of the Sangguniang Panlungsod  
Received by: Jenot Pring  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_

Subjects: *REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF THE CITY OF IMUS BY TAXPAYERS INVOLVING PARCELS OF LANDS SITUATED IN THE CITY OF BACOR, CAVITE. – PCR-463-2023 dated December 5, 2023.*

Present:

#### Committee on Finance, Budget and Appropriation

Hon. Rogelio M. Nolasco - Chairman  
Hon. Reynaldo Palabrica - Member

#### Committee on Housing and Land Utilization and Urban Development

Hon. Alde Pagulayan - Chairman  
Hon. Adrielito Gawaran - Vice Chairman

#### 5<sup>th</sup> Sangguniang Panlungsod

Hon. Levy Tela - Member

#### Resource Persons:

Atty. Nathaniel De Leon - Office of City Legal Services  
Ms. Normalin Lim - Office of City Treasurer  
Ms. Elmine C. Dela Cruz - Office of City Assessor's Department  
Engr. Arthur San Jose - Zoning & Land Development Office

**Hon. Rogelio Nolasco:** "So basahin ko ang ating topic, "**PCR-463-2023 – REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF THE CITY OF IMUS BY TAXPAYERS INVOLVING PARCELS OF LANDS SITUATED IN THE CITY OF BACOR, CAVITE** is call to order. For the record, I would like to acknowledge the presence of our Konsehal, in my right Konsehal Alde Pagulayan, Konsehal Levy Tela, and to our resource person paki sabi lang po ang name at department."





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City of Bacoor



**OFFICE OF THE SAGGUNYANG PANLUNGSOD**

**Hon. Rogelio Nolasco:** "Para sa kaalaman ng lahat, pangalawang hearing na natin ito. We acknowledge the presence of Konsehal Adrielito Gawaran. Pina gawa natin last time na i co-coordinate ng ating zoning department Engr. San Jose sa zoning ng Imus. Kung mababasa ninyo yung sulat nila or respond from Imus kay Eng. San Jose. Ano po ang magiging comment natin dito Engr. San Jose regarding sa sulat ng Imus?"

**Engr. Arthur San Jose:** "Actually before pa tayo mag meeting ngayon, I called up the attention of Kapitan Aganus ng Real, looking for information about these property owners. Unang una sinabi nya na maganda ang mga nakatira dyan ay botante ng Bacoor. Yun po ang narinig kong maganda sa kanya at saka yung mga services na tinatanggap ng mga naandiyan ay galling sa Bacoor, kay Kapitan po, kasi sinasakop nya iyan. Kung mamarapatin po, I suggest na itoy mahabol ng ating lungsod sa legal na pamamaraan kung saan pwedeng palitan yung data doon sa titulo ng may ari kasi ang nakalagay doon ay Imus na supposed to be ay Bacoor dahil ito nga eh ako ang nakapag certify kasi nga mayron tayong data na nakuha sa **LRA (Land Registration Authority)** through **LA RES** na yung lugar na iyan at hindi lang iyan meron pang iba according to Kapitan na sakop ng Mambog pero Palico, gaya noong sa Real so, yun po ang suggestion ko. Siguro po kung may maidadagdag si Atty. Nathaniel ano po yung mga legal way na pamamaraan."

**Hon. Rogelio M. Nolasco:** "So, Atty. ano po ang mga legal way? Ang alam ko sa court yan eh yung title po kasi nakalagay sa Imus."

**Hon. Rogelio M. Nolasco:** "We acknowledge the presence of Konsehal Reynaldo Palabrica."

**Hon. Rogelio Nolasco:** "So, actually kahit na naka pwesto sa atin kung ang titulo ay nakalagay ay Imus talagang Imus ang babagsakan ng Tax dec. Pero lahat tayo ay Imus Estate ang Bacoor at Imus ay Imus estate yan. Kya lang sa titulo, minsan kasi yan ang pagkakamali ng surveyor hindi na identify na mabuti kung anong municipality yung kanyang sinusukat. Siguro nailagay ay Imus kaya ang tax dec. papasok sa Imus. Mayroon ba tayong way na magagawa dito Atty tulad ng ang mga Land owner ay sulatan natin at gawan natin ng tax dec. nang hindi na tayo mag ko korte. Hindi kaya tayo makasuhan doon?"

**Atty. Nathaniel De Leon:** "May ganiyang case na nakarating ng supreme court. Ang worry nga lang po sa case na iyon, I believe City of Tagaytay po itong case na iyon. Nag tax dec po sila sa mga properties na nasa boundary, hindi po sa kanilang legal ang boundaries po ng property na iyon. Ang sabi ng supreme court before kayo mag tax dec kailangang i check nyo yung title nito. Kasi sa title po natin kahit mali po iyon, sa batas po kasi natin mayroon po kasing presumption na may irregularity ang titles na ito na inissue ng LRA. So, kung ano po yung nakalagay doon yun po ang presumptive incorrect na data, opo correction. Ngayon kung ipapa correct po natin iyun talagang dapat na dumaan po sa court kasi kailangang ipa cancel din po yung title na iyun. Effectively, Kung na cancel na po yung title, cancel na rin po yung mga tax dec nila. Very effectively po kaso may process po tayong dapat pagdaanan. Kaya





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ang suggestion po namin ay mag umpisa po tayo sa case frameup, kailangang makumpleto ang documents na kailangan natin saka certification na galing po sa DENR for example. Itong location po ng mga parcels na ito. "

**Hon. Rogelio M. Nolasco:** "Certification from DENR na nasa Bacoor and location nito?"

**Atty. Nathaniel De Leon:** "Opo, kasi yun po ang magiging pinaka armas natin para po sa tax dec. lang. Pero yung pinaka title, ibang usapan po kasi yun ito po ay personal po doon sa mga taong nakapangalan doon sa title. So, aaralin pa po namin kung pwede tayong mag file ng kaso para pa ayos yung kanilang title. Pero as long as meron na po tayong ma i ka counter doon sa presumption of irregularity ng titles na iyon, once na ma question pwede naman pong i declare ang mga ito sa Bacoor. Yun nga lang po, merong danger na magamit ay yung supreme court decision na iyon laban sa atin. Meron namang titles na naka declare sa Imus. Presumption lang naman po iyon. Hindi mo ibig sabihin na absolute yung ganoong klaseng presumption. Nasa sa atin kung paano natin i overcome yung presumption na iyon."

**Hon. Reynaldo Palabrica:** "Hindi ba pwedeng daanin na lang sa correction?"

**Atty. Nathaniel De Leon:** "Pwede po, pero sila po ang magpapa correct."

**Hon. Reynaldo Palabrica:** "Kailangan bigyan natin ng pressure yung property owner para sila ang magpapa correct."

**Hon. Rogelio M. Nolasco:** "Kung ito ay ipapa correct ng property owner kailangan pa rin ng certification eh, from zoning yun ang magiging katwiran ng owner, gagastos pa ako. Hindi ba pwede Engineer na i ocular inspection to justify?"

**Engr. Arthur San Jose:** "Parang hindi ko makita yung logic doon sa sulat eh hindi talaga nila tatanggapin."

**Hon. Reynaldo Palabrica:** "Ganito na lang Mr. Chairman, siguro ang resolve nito kasi ay dalawang LGU ito, isa may jurisdiction tayo sa kanila at out of jurisdiction sila sa atin. Maybe we have to assign somebody in between, maybe we need proper forum from Sangguniang Panlalawigan."

**Atty. Nathaniel De Leon:** "Yes po your honor, kung boundary dispute po ang pinag usapan natin talagang ang nakalagay sa local government code natin iaakat po talaga sa Sangguniang Panlalawigan."

**Hon. Reynaldo Palabrica:** "Pero ang under stood siguro natin ay requesting the assistance or reaction from Sangguniang Panlalawigan, ay parang determination of this property of Bacoor within the City of Imus para magkaroon ng resolution ang Sangguniang Panlalawigan tapos sila ang mag pa plot ngayon based on actual location sila ang mag pa plot kung nasaan talaga ito kasi ang





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claim natin it is part of our territorial jurisdiction. Kasi noong panahon baka nasa Imus yan but the mere fact, literal sa bacoor. I think there must be somebody who will mediate between the city of Imus and Bacoor, kasi kung pupunta tayo sa korte napaka conflict unang una sa tax dec yung sinabi kanina ni Atty. yung tax dec ay problema at hindi lang natatapos sa tax dec yung title itself tapos yung property owner, kung ako ang property owner bakit pako gagastos dito eh nagbabayad naman ako sa gobyerno kahit pa sa Imus yan. So, as property owner religiously I'm doing the responsibility of performing my responsibility as property owner nagbabayad ako ng amilyar, RPT, hindi ko naman kasalanan kung napunta ito sa Imus."

**Hon. Rogelio M. Nolasco:** "Pero based dito sa sulat ng Imus, na response sa ating zoning, sabi nya sa second paragraph ***Based on records, and after careful review this office confirms that, the 61 Real Property Units whose Title list and their address at the City of Imus are remain in our City Jurisdiction.***" So, nag base lang sila sa documents."

**Hon. Reynaldo Palabrica:** "Iwas talaga sila dyan, based on their research yung property na pinaguusapan ay recorded sa Imus Jurisdiction syempre iwas sila doon kasi mababawasan ang kita nila. Kaya iiwasan nila yung issue na iyon kaya base on record sa amin yan. Kaya, we need a mediator."

**Engr. Arthur San Jose:** "Konsi, Kung halimbawa na magkaroon tayo ng survey doon sa mga tao na affected yung mga property owners, para malaman natin kung ano ang saloobin nila. Tulad ng nasabi ko sa inyo na sabi ni Kapitan, yan ay mga botante nila at botante ng Bacoor. Halimbawa man kung matutulungan natin sila ng assistance doon kung papaano doon sa petition for correction of location. Kasi location lang naman yan, I think hindi naman para i cancel yung title. Sa akin lang, syempre abogado si Atty. Baka pupuwedeng ganoon kasi may nagagawa kaming correction ng area, correction ng land restriction. Pag correction po ng technical description, through court po."

**Hon. Alde Pagulayan:** "Kuya Art, would you think it will be proven na patawag natin yung mga land owners for a meeting? Para makausap sila at maintindihan kung ano. Kasi, ako personally I agree with Councilor Palabrica, na there is no other way, than to initiate and that should be the first step na magkaroon ng act of mediation kasi both cities will enforce this eh, and the condition that we are facing right now are not different with the conditions that faced in Makati and Taguig. Rembo residences were voting for Abigail Binay, pero yun yung na claim. Gusto nila yung services ng Makati pero wala silang magawa based on the decision napapunta sila ng Taguig. Eh kung umabot tayo sa, tama lang naman na mag build up tayo ng mga historical data para, I think before we proceed any further and if I may recommend Mr. Chairman, a committee can sponsor a dialog with the land owners. I think it will be better, and at least we can take a Birdseye view on their sentiments, on their feelings towards this issue."

**Hon. Rogelio M. Nolasco:** "Thank you Konsi. Yes Konsi Gawaran."





**Hon. Adrielito Gawaran:** "Mr. Chair, ito pong pinaguusapan nating Ito ay tungkol sa mga property owners? Address ko lang kay engineer, property ba ng Bacoor ito? Siguraduhin nyo lang na property ito ng Bacoor kasi kung mali eh baka mapahiya tayo sa Imus. Ito ba ay sa atin?"

**Engr. Arthur San Jose:** "Ang basis po namin ay yung documents na galing sa LRA which is yung LARES sa mapping po nila ito ay Bacoor and the fact na ang mga may ari ng loteng ito ay bumoboto sa Bacoor. So yun po ang naging basehan ko na ito ay property ng Bacoor."

**Hon. Adrielito Gawaran:** "Okey so, naiintindihan ko kayo, yung sinasabi nyo na nag be base kayo sa ganito natin, bakit ho ngayon nyo lang inaksiyunan or ng ating City Mayor na mayroon pala. Tanong ko lang po, how many years na po kayong nagtatrabaho sa atin bilang zoning head sa Bacoor?"

**Engr. Arthur San Jose:** "Sampu po."

**Hon. Adrielito Gawaran:** "Sampu? Kasi pag kayo sa zoning alam nyong lahat yan at inaalam nyo. Bakit po ngayon nyo lang bino broad out? Dapat pala 2 years or 3 years na delay kayo eh konti, bakit ngayon lang? eh ito pala dapat ay may malaking income sa Bacoor. Bakit ngayon nyo lang na broad out?"

**Engr. Arthur San Jose:** "Ang basihan po namin dito ay hindi yung knowledge namin, ang naging basihan dito ay nalaman lang noong nagkaroon tayo ng diversion road na mayroong isang may ari na ayaw ipag bili ang kanilang lugar. Doon nagsimula yon. Tapos noong hinanap ang titulo, nakita roon na Imus pero ang nakikipag usap ay si Mayor kasi Real Bacoor pati si Kapitan Aganus. Kaya kami ay napilitang mag research at doon namin nakita. At hindi lang ito, ngayon kausap ko si Kapitan Aganus, sinasabi nya mayroon pang ibang lupa sa Mambog na ganitong issue, merong ang Kapitan ng Mambog ang nag seserbisyo ang may ari bumoboto sa Bacoor, pero Imus. Hindi po lahat iyan ay malalaman ng kagaya ko. Syempre limitado ang information natin. Kaya lang nakaka acquire ang City Government ng data na nakakatulong sa atin."

**Hon. Adrielito Gawaran:** "Tama naman kayo, with due respect po sa atin lahat, ang mga records pagdating sa ganyan dapat mayroon kayo. Ang ipinagtataka ko bakit nagka ganito ngayon lang lumabas ang mga ganito? May record kayo sa City Hall."

**Engr. Arthur San Jose:** "Mali po yung sinasabi nyo, Hindi po lahat ay may record tayo."

**Hon. Levy Tela:** "Sa tao yan eh."

**Hon. Adrielito Gawaran:** "Hindi mo pwedeng sabihin na sa tao, Bacoor yan eh, lahat yan ay may record tayo. May books yan, may record yan sa buong City ng Bacoor. Anong sasabihin mong sa Tao, hindi pupuwede yun."





**Engr. Arthur San Jose:** "Tama po may record tayo sa Imus. Pero yung mga tao nga botante ng Bacoor. At saka yung serbisyong nakukuha nila ay Bacoor. At yung titulo nila at nagbabayad ng tax ay sa Imus. Iyon po ang katotohanan doon. Kaya tayo syempre eh pinaguusapan natin kung ano yung dapat gawin. Ang alam ko nga po hindi lang ito, marami pa po tayong madidiskubre. Babalikan ko rin po yung sinasabi ng Imus, minsan po ay lumalapit sila sa opisina yung sinasabi nila yung lupa ay hindi na jurisdiction ng Bacoor, kapag ganyan po eh di siguro hihingin ko rin yung inyong opinion, sasabihin ko ay pumunta na lang kayo sa Sanggunian para sila yung magbigay ng opinion tungkol diyan. Kasi parang babalikan natin yung gusto ng Imus. Sa tingin ko lang, huwag na nating ibigay yung sineserbisyuhan ng Imus tulad ng Espeleta, siguro alam nyo yan? Bacoor ang titulo noon."

**Hon. Rogelio M. Nolasco:** "Pero nasa Imus yun."

**Engr. Arthur San Jose:** "Hindi po ba? pero andoon ang barangay. Sa akin lang huwag na nating ibigay, sabihin natin base on our record."

**Hon. Adrielito Gawaran:** "Sa totoo lang engineer ang sinasabi mong ganoon na nagbabayad sa Imus syempre sa totoo lang matutuwa yun kasi tanggap sila ng tanggap ng bayad. Eh Bacoor sila. Kaya ang tanong ko bakit ngayon lang?"

**Hon. Rogelio M. Nolasco:** "Yun nga ang inaayos natin ngayon eh."

**Hon. Reynaldo Palabrica:** "Tama naman yung sinabi ni Konsehal Gawaran na dapat noon pa nakita. And also, I understand na dahil sa development and diversion road kaya nalaman na ang Real pala ay sa City of Bacoor. It also happens the mere fact that some properties from Mambog. Pinapakinggan ko kanina ang suggestion ni Engineer Arthur na sa correction of entries lang tama yung specific na Imus to Bacoor. Yung suggestion naman ni Konsehal Alde na invite natin yung concern property owners, okey din yun kasi para-Makita natin kung taga Bacoor sila kasi baka ang kinikilala lang nila ay Imus eh. Kasi pag nag dikdikan tayo ng Imus baka itatwa tayo sabihin nila Imus sila. Kaya kung botante sila ng Bacoor let see to it na talagang taga Bacoor sila. Check muna natin sa comelec kung registered voter sila. Kasi kung registered voter sila inaako nila na taga Bacoor sila. At napipilitan silang magbayad sa Imus dahil doon sa title, tama yung sinasabi ni Atty. Nath dapat mag case build up tayo kasi kung makita nila na tama yung tinatayuan natin hindi na kikibo ang Imus. Ang dali namang sabihing Real yan pasensya na kayo nasisingil namin, hindi nila ibibigay iyon kasi kumikita sila eh. Common sense lang may laban, so bago tayo pumunta sa laban dapat may malakas na ebidensya. Tama si Atty. Nath, dapat lahat ng documentary evidence ay makuha natin before we go to proper filing. Pero tama yung sinabi ni Engr. San Jose na kung pwede doon sa change of location doon sa title. That changes will take cost to the owner, tayo mangongolekta tayo ng buwis, so gastusan natin. Yun ang dapat kausapin natin si property owner sagutin na natin ang gastos. Pag aari naman natin yun kaso wala tayong nakukuha. At least mababawi natin. Hindi tayo kikibo ngayon. Kinikilala ni la ang Bacoor."



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**Hon. Rogelio M. Nolasco:** "Verification muna dapat."

**Hon. Reynaldo Palabrica:** "Before we invite those person, kailangan ma verify muna sa comelec kung registered voters sila."

**Hon. Alde Pagulayan:** "Engr. Arthur, si Ernesto Yu ito? Ang dami niyang property."

**Engr. Arthur San Jose:** "Siguro ang suggestion ko rin, hingi tayo ng assistance kay Kapitan Aganus. Dahil siya rin ang nagsabi sa akin na ito ay botante ng Bacoor ng Real."

**Hon. Rogelio M. Nolasco:** "Ibigay din ang record na ito para ma identify niya ang record nito."

**Hon. Rogelio M. Nolasco:** "Tama makipag coordinate muna tayo kay Kapitan Bj para makuha natin ang opinion ng mga tao. Okey, I suspend muna natin itong committee hearing, maraming salamat po."

The hearing adjourned at 4:20 P.M.

Prepared By:

**EDGARDO B. NOLASCO**  
CLERK

Attested By:

**COUN. ROGELIO "BOK" M. NOLASCO**  
Chairman  
Committee on Finance, Budget and Appropriation





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COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION

COMMITTEE HEARING MINUTES

NO. FBA-209-S-2023

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Subjects: *REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF THE CITY OF IMUS BY TAXPAYERS INVOLVING PARCELS OF LANDS SITUATED IN THE CITY OF BACOR, CAVITE. – PCR-463-2023* dated December 5, 2023.

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Present:

**Committee on Finance, Budget and Appropriation**

Hon. Rogelio M. Nolasco - Chairman

**Resource Persons:**

Atty. Nathaniel De Leon - Office of City Legal Services  
Ms. Rona Grace G. Torrijos - Office of City Treasurer  
Ms. Normalyn Lim - Office of City Treasurer  
Engr. Allan C. Quinatadcan - Office of City Assessor's Department  
Mr. Jonathan Bautista - Zoning & Land Development Office

**Hon. Rogelio Nolasco:** "Magandang hapon po sa inyo, ang aking mga kasamang Konsehal ay mayroon pong pinuntahan at si Konsehal Palabrica ay hahabol na lang daw po. Maraming salamat po sa inyong pagdalo, bago po tayo mag umpisa pwede pong magpakilala muna ang bawat isa."

**Hon. Rogelio Nolasco:** "So basahin ko ang ating topic, "**PCR-463-2023 – REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF THE CITY OF IMUS BY TAXPAYERS INVOLVING PARCELS OF LANDS SITUATED IN THE CITY OF BACOR, CAVITE** is call to order. So, tanungin po natin ang ating zoning kung ano po ang opinion nyo regarding ginawang certification ni Engr. Arthur San Jose."

**Mr. Jonathan Bautista:** "Magandang Hapon po, Konsi yung mga Lots na naka attach po dito sa Anex A bali na check namin sa **LARES** Map ang lahat po ng loteng ito ay pasok pa sa Bacoor under Baranggay Real po."

**Hon. Rogelio Nolasco:** "Nasa jurisdiction ng Bacoor? Pero ang mga titles po kaya nyan ano ang ang naka describe sa title Imus or Bacoor?"



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**Engr. Allan Quinatadcan:** "Sa title po ang nakalagay Imus."

**Hon. Rogelio M. Nolasco:** "Kasi hindi naman ilalagay ng Assessor yan kung nakalagay ay Bacoor ano ho?"

**Engr. Allan Quinatadcan:** "Actually, na discover ho natin iyan noon doon sa diversion road dito papunta doon, mayroon pong taga DPWH na nag present sa atin ng property so, it so happens doon sa dinala nilang documents ng DPWH ang na present nila ay tax declaration ng Imus so chineck nila ay Imus talaga nagbabayad. That calls my attention so chineck ko sa **QGIS (Quantum Geographic Information System)** natin it turns out na yun ngang mga number ng mga parcels of Lands natin, 60 po lahat yun. So, ang total number po niyan ay **26,941 sq. meters**. So, ang isang sigurado po fayo ay yung Salinas yun yung dala ng DPWH, ito pong iba hindi natin alam kung naka declared din ba sa Imus pero ito hindi naka declared sa atin. So, nag draft po ako ng sulat sana para doon sa assessor ng Imus pina checheck ko sana kung naka declare sa kanila so medyo nagkaroon ng ano, kung iyon ba ay gusto kaya ito po yata ang subject matter natin, kung ano ba dapat ang gagawin natin?"

**Hon. Rogelio Nolasco:** "Kasi ayun din sa aking kaalaman syempre ang assessor ang unang kukunin ay yung attachment na title kung nakalagay ay Imus ang Imus talaga ang tax declaration so, mas maganda Engr. Kung barangay lang halimbawa Mambog 1 tapos jurisdiction ng Mambog 1 yung isang area na nakalagay ay Panapaan madali lang gawin yun hihingi lang ng certification sa zoning then dadalhin sa Trece yung title at saka certification plus yung Realty Tax payment kung updated ang payment so, ina annotate, kapag na annotate na sa likod ng title dadalhin lang sa Assessor papalitan ng location."

**Engr. Allan Quinatadcan:** "Lumalabas na in transit ito to barangay kasi barangay to barangay. Ito kasi intercity."

**Hon. Rogelio M. Nolasco:** "Bali ang title nito naka title sa Imus. So, ano kaya ang maganda nating gawin para ito ay mai lipat sa atin/ kasi kung individual gagawin magastos yan eh kasi yung surveyor kapag nabigyan ng certification pwede kaya yun sa zoning?"

**Mr. Jonathan Bautista:** "Certification po sa zoning, mag issue po ng certification Konsi."

**Hon. Rogelio Nolasco:** "Yun nga eh kung talagang jurisdiction ng Bacoor."

**Mr. Jonathan Bautista:** "Actually meron naman po Konsi eto po yung certification na part yan ng Bacoor."

**Hon. Rogelio M. Nolasco:** "Paano natin makukuha sa Imus or ma wi withdraw sa Imus na ito ay part ng Bacoor? Ano Kaya sa kalkula nyo Engr.?"





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**Engr. Allan Quinatadcan:** "Actually ang proseso po nito, halimbawa yung tao eh alam talaga nya na Bacoor siya, ang proseso kagaya ho ng sinabi nyo is hihingi siya dito sa atin na una na naka declare siya sa Imus so, ang gagawin niya kukuha sana siya ng zoning certification equivalent dito sa atin na ipa check nya doon sa kanilang territorial jurisdiction doon kasi may QGIS din sila doon so, hindi talaga nila makikita yun doon kung wala sila so, sapat na certification yun na wala sa jurisdiction nila yun. Ang equivalent po noon dito i cecertify din po ng zoning natin na ito ay sa atin talaga, ngayon i sasubmit lang ho nila sa RD yun eh together with the payment."

**Hon. Rogelio M. Nolasco:** "Kung atin pong ilalagay lahat."

**Engr. Allan Quinatadcan:** "Actually marami ho ito eh isang lugar lang ho ito eh, ito ho kasi may problema tayo sa undisputed area sa Imus dito mai aapply, ito po kasi madali kasi talagang nasa gitna, so, ito naman po siguro pwede nilang i certify na wala talaga doon sa territorial jurisdiction nila, i cecertify ng zoning natin yung taong concern kumbaga naandito so, i pa process nila doon sa RD actually ito hindi nila papalitan eh ilalagay lang nila, i eentry lang doon i a annotate na base doon sa certification ng zoning ng Imus at zoning ng Bacoor ito ay talagang sa Bacoor." "

**Hon. Rogelio M. Nolasco:** "Kasi po kung gagawin nating individual maige kung may pagkakataong ang taong concern dito di ba natin pupuwedeng in a whole katulad ng nabanggit nyo na check nila sa LARES nila kumbaga as a whole?"

**Engr. Allan Quinatadcan:** "As a whole? Kung baga mas maganda mag create tayo ng Team, halimbawa ang zoning natin to coordinate with zoning ng Imus para isahan na lang ang certify nila itong lahat na ito at bago tayo na rin ang mag sa submit doon para malipat sa atin at the same time ang assessor siguro kung mayroon silang nakitang ganito siguro kusa na nila ng ililipat sa atin. Actually sa individual kasi mayroon kaming sample na ganoon ho ang ginawa."

**Hon. Rogelio M. Nolasco:** "Kasi kailangan din ng assessor yung annotation sa title eh kaya talagang dapat makita ng assessor yung annotation ng RD sa owners copy bago magawaan ng tax dec eh?"

**Engr. Allan Quinatadcan:** "Ang pinaka sample po nito ay tayo yung nagbigay kasi nga naka register sa atin talagang ganon ang naging proseso nag issue tayo ng hindi sa atin tapos ang zoning nag issue sila dinala sa amin kaya na release yung taxes nila dito sa atin yun ang dinala nila doon para mag register ang naging ruling nila doon hindi sila sinisingil ng back taxes kinu continue lang nila parehas din dito sa atin siguro kung totoong naka register sa Imus yan kapag inilipat nila sa atin siguro ganon din."

**Hon. Rogelio M. Nolasco:** "Based din doon sa experience ko noon barangay lang naman po at hindi ganito, so yun nga pina full payment lang ng Imus yung realty tax, in update, tapos kinancel, tapos pinadala na sa Imus at pina





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cancel lang ang tax dec at tapos sabi nila sa akin dalhin mo na lang sa Bacoor at ililipat na ang jurisdiction nyan."

**Engr. Allan Quinatadcan:** "Ito lang kasi special case kasi 60 parcel of land."

**Hon. Rogelio M. Nolasco:** "Ano ang maganda nating gawin? Kasi kailangang ma resolve kasi ang laking lupa nito nasa 2.6 hectares plus eh kung mayroon pang mga improvement, syempre meron ding tax dec kaya pati sa bahay may improvement. Kaya ano ang magiging solusyon natin para ma solve Engr. at sa zoning?"

**Mr. Jonathan Bautista:** "Susulat na lang po ba tayo from Bacoor to Imus? Mag rerequest po tayo ng certification na itong properties po ay part ng Bacoor not in Imus?"

**Hon. Rogelio Nolasco:** "Siguro tayo yung unang mag inform sa kanila na sine certify natin na ito ay part ng Bacoor."

**Engr. Allan Quinatadcan:** "Opo i attach na lang yung listing."

**Hon. Rogelio M. Nolasco:** "Kasi kung susulatan natin sila kailangang i justify natin eh na ito ay part ng Bacoor. Supposed to be ang gagalaw ay ang zoning. Zoning ang mag ja justify na ang jurisdiction nito ay Bacoor. Kailangan pa ba ang Legislative o ang Mayor? Siguro subukan na muna ang zoning. Tama si Sir eh dapat zoning to zoning muna kasi kayo ang nakaka intindi sa LARES eh."

**Hon. Rogelio Nolasco:** "We acknowledge the presence of Atty. Kasi Atty gusto nating ma resolve ito eh. I suggest na makipag coordinate ang ating zoning sa zoning ng Imus. Ano po ba ang inyong opinion regarding dito?"

**Atty. Nathaniel De Leon:** "Hindi po kasi ito yung unang pangyayari between the LGU's, may mga cases na po from the Supreme Court katulad po nitong City of Tagaytay versus Lt. Guerrero, Province of Batangas ganoon din po kasi ang nangyari between the boundaries po malapit sa boundaries ng Batangas at Tagaytay na mga properties, ang ginawa po ng Tagaytay ininvade ang between the territorial boundaries po nila inassess po nila iyon daretso noong nakarating po sa Supreme court napagalitan po yung City of Tagaytay inorderan ng moral damages so, kailangang maging careful po tayo pag dating sa ganito. Tama po ang suggestions dahil kasama po sa due diligence natin ang makikipag coordinate po between the City of Imus in the same manner may we suggest po na sana makakuha po tayo ng copies ng transfer certificate of title ng lahat ng property listed para Makita po natin yung technical description sa action description yung address na nakalagay po doon sa TCT, yun din po kasi ang nakalagay sa isang case po between sa Sta. Lucia Realty and the City of Pasig ang pinagbasihan po ng Court doon mismo ay hindi yung tax dec ng dalawang Cities kundi kung ano po yung action na nakalagay sa titles nila so, kung mag rerey po tayo sa tax dec natin the same yung sa Imus sa tax dec nila mas maganda po mag rely tayo doon sa transfer certificate of title, paano po natin





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magagawa yan first ready to voluntary yung mga bahay po na ito kapag na tax map sila magbigay sila ng copy noong mga titles nila."

**Hon. Rogelio M. Nolasco:** "Yun nga po Atty. Ang binabanggit ko kanina na kailangang makakuha tayo ng copy ng title na Imus ang nakalagay."

**Atty. Nathaniel De Leon:** "Opo."

**Hon. Rogelio M. Nolasco:** "Kasi nga kung ang nakalagay dito ay Imus Estate. Kung minsan kasi ang nakalagay sa likod, pagkakamali din ng surveyor eh hindi nag iinquire kung ano talaga ang exact location. Basta na lang ilalagay Imus Estate so magiging Imus ang property. Dito naman Atty. Sa pinag uusapan natin eh hindi naman ito karatig eh kundi nasa loob, watak watak ang area siguro yung nagpapa survey noong araw syempre noong araw basta survey hindi na veverify kung ano talaga ang location kaya ang inilalagay Imus. Base on my experience kaya lagi kong tinitignan kung Municipality of Imus syempre Imus ang declaration at kung Municipality of Bacoor, ang declaration ay Bacoor or Dasmaringas. Kaya tama yung sinabi ni Atty. Kailangan talagang Makita yung title kasi ina annotate iyon sa likod ng TCT eh so pero tignan din natin yung isang suggestion kanina na makipag coordinate ang zoning to zoning natin. Sila kasi ang mag ja justify bilang zoning sila, sila kasi ang nagsusukat ng area para makita nila sa location. Ma veverify naman nila kung ang layo naman nito sa Imus eh at eto ang area ng Bacoor."

**Mr. Jonathan Bautista:** "Tapos ma i cecertify po ni Imus kung hindi po sa kanila yung mga properties na iyon."

**Hon. Rogelio M. Nolasco:** "Tapos kapag meron na tayong certification na hindi talaga sa location ng Imus siguro that time bago tayo magkoon ng compilation ng mga title ng mga ito para matulungan natin sila. Kasi ang iba dyan hindi kikilos eh, alam mo kung bakit? Kasi gastos yan eh diba? Kasi merong registration ito eh pag dating ng oras sa Trece sa Registration, may gastos pa. So, yun ang isang opinion natin makipag coordinate muna, siguro kung medyo hindi pumayag siguro ibang action naman ang gagawin natin."

**Engr. Allan Quinatadcan:** "Baka Mayor to Mayor na. Actually, nag initial ako doon sa assessor ang sabi sa akin ay sasabihin muna."

**Hon. Rogelio M. Nolasco:** "Siguro yung surveyor to surveyor muna or zoning to zoning kasi kayo yung talagang nakaka describe nang ating properties eh at makikita naman nila sabi mo nga sa LARES ang location siguro kapag nakuha na natin ang certification doon naman natin i locate yung mga property owner para yung title nila ma compile natin at mapa annotate para ma transfer sa atin. Ano po Atty.?"

**Atty. Nathaniel De Leon:** "Yes po."

**Hon. Rogelio M. Nolasco:** "So, basta yun na ang action natin sa zoning?"



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Mr. Jonathan Bautista: "Yes po."

**Hon. Rogelio M. Nolasco:** "Siguro Engr. Kung may certification na tayo galing Imus pwede na nating gawan ng tax dec ano po?"

**Engr. Allan Quinatadcan:** "Magkakaroon po ng kasi sila ng back tax kung first time declared sa atin, magbabayad po sila ng 10 year + 1 ng back taxes."

**Hon. Rogelio M. Nolasco:** "Hindi po kasi nagbabayad na sila sa Imus eh."

**Engr. Allan Quinatadcan:** "Wala po kasi silang ano, yun po kasi ang magiging basis natin eh yung galing sa Imus para hindi sila magiging unique sa atin."

**Hon. Rogelio M. Nolasco:** "Yun nga po kung sila ay updated sa Imus pwede ba yun?"

**Engr. Allan Quinatadcan:** "Yun po ang ilalagay namin sa memoranda kasi gagamitin naming yung tax dec nila sa Imus pwede rin kasing hindi naka declare eh wala rin sa Imus, kaya 10 years plus 1."

**Hon. Rogelio M. Nolasco:** "Pwedeng wala sa Imus pero nasa filing nila itong tax dec na ito."

**Engr. Allan Quinatadcan:** "Kung naka file sila sa Imus pwedeng bayaran muna nila para pag lipat sa atin updated bago yun ang basis namin para hindi siya magiging new declaration."

The hearing adjourned at 2:45 P.M.

Prepared By:

**EDGARDO B. NOLASCO**  
CLERK

Attested By:

**COUN. ROGELIO "BOK" M. NOLASCO**  
Chairman

Committee on Finance, Budget and Appropriation





**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION  
&  
COMMITTEE ON HOUSING AND LAND UTILIZATION AND URBAN  
DEVELOPMENT**

**ATTENDANCE OF JOINT COMMITTEE HEARING**

(PROOF OF RECEIPT)

May 30, 2024 / 3:00 P.M.

MSBR Conference Room at 4<sup>th</sup> Floor, Bacoor Legislative and Disaster Resilience Building

Subject: - REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA, FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF THE CITY OF IMUS BY TAXPAYERS INVOLVING PARCELS OF LAND SITUATED IN THE CITY OF BACOOR, CAVITE. [PCR 463-2023](#) dated **December 05, 2023**

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
Hon. ROGELIO "BOB" M. NOLASCO			<i>[Signature]</i>
ATTY. KHALID ATEGA, JR.			<i>[Signature]</i>
ENR. DANIEL E. ALHAMBRA	J.P.O		<i>[Signature]</i>
Atty. Nathaniel De Leon	OCS		<i>[Signature]</i>
Hon. MARIELITO GAWARAN			<i>[Signature]</i>
Hon. SIMPLICIO DOMINGUEZ			<i>[Signature]</i>
Hon. LEVY TELA			<i>[Signature]</i>
Hon. RANNEY FRANCISCO			<i>[Signature]</i>
AMILAN SAN JOSE	ZONING		<i>[Signature]</i>
Allan C. Quinatadon	CAB		<i>[Signature]</i>
Hon. REYNALDO PALABRICA			<i>[Signature]</i>
Roma Grace B. Torrijos	EPO		<i>[Signature]</i>

ATTENDANCE OF JOINT COMMITTEE HEARING FBA- 209-S-2023

PCR-463-2023 - REQUEST OF THE CITY MAYOR HON STRIKE B. REVILLA FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF IMUS BY TAXPAYERS WITH PARCELS OF LAND SITUATED IN THE CITY OF BACOOR.





**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION  
&  
COMMITTEE ON HOUSING AND LAND UTILIZATION AND URBAN  
DEVELOPMENT**

**NOTICE OF JOINT COMMITTEE HEARING  
(PROOF OF RECEIPT)**

May 30, 2024 / 3:00 P.M.

MSBR Conference Room at 4<sup>th</sup> Floor, Bacoor Legislative and Disaster Resilience Building

Subjects: - **REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA, FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF THE CITY OF IMUS BY TAXPAYERS INVOLVING PARCELS OF LAND SITUATED IN THE CITY OF BACOOR, CAVITE. FOR PCO 2023-185 dated December 05, 2023**

**AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUES OF LANDS AND BASIC UNIT CONSTRUCTION COSTS FOR BUILDINGS AND OTHER STRUCTURES ON NEW CONSTRUCTIONS/IMPROVEMENTS FOR THE 6TH GENERAL REVISION OF REAL PROPERTY ASSESSMENTS IN THE CITY OF BACOOR, CAVITE AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF. PCO 2024-185 dated May 27, 2024**

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
HON. CATHERINE S. EVARISTO	SP		[Signature] 5/28/24 1:58 PM
HON. REYNALDO D. PALABRICA	SP	0997817210	[Signature] 5/28/24 1:47 PM
HON. ADRIENTO G. GAWARAN	SP		[Signature] 5/28/24 1:47 PM
HON. ALDE F. PAGULAYAN	SP		[Signature] 5/28/24 1:47 PM
HON. ALEJANDRO F. GUTIERREZ	SP		[Signature] 5/28/24 1:47 PM
HON. SIMPLICIO G. DOMINGUEZ	SP	5415	[Signature] 5/28/24 1:52 PM
ATTY. KHAUD ATEGA, JR.	SP SECRETARIANT		[Signature] 5/28/24 1:54 PM
ATTY. AIMEE S. TORREFRANCANERI	ADMIN	0907644802	[Signature] 5/28/24 2:11 PM
ENGR. RAMESIS ALHAMBRA	OBO	Local 236	[Signature] 5/28/24 2:15 PM
ENGR. ARTHUR SAN JOSE	ZONING		[Signature] 5/28/24
ENGR. ALLAN C. QUINATADCAN	ASSESSOR	622-202	[Signature] 5/28/24
ATTY. EDITH C. NAPALAN	TREASURY	237	[Signature] 5/28/24

NOTICE OF JOINT COMMITTEE HEARING FBA-363-S-2024 & FBA- 209-S-2023

REQUEST OF THE CITY MAYOR HON STRIKE B. REVILLA FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF IMUS BY TAXPAYERS WITH PARCELS OF LAND SITUATED IN THE CITY OF BACOOR.

PCO 2024-185 - AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR MARKET VALUE OF LANDS AND BASIC UNIT CONSTRUCTION COST FOR BUILDINGS AND CONSTRUCTION/IMPROVEMENTS FOR THE 6TH GENERAL REVISION. Page 1









Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

OFFICE OF THE SAGGUNIANG PANLUNGSOD

COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION  
&  
COMMITTEE ON HOUSING AND LAND UTILIZATION AND URBAN  
DEVELOPMENT

NOTICE OF JOINT COMMITTEE HEARING  
(PROOF OF RECEIPT)

April 3, 2024 / 2:30 P.M.

MSBR Conference Room at 4<sup>th</sup> Floor, Bacoor Legislative and Disaster Resilience Building

Subject: - *REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA, FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF THE CITY OF IMUS BY TAXPAYERS INVOLVING PARCELS LANDS SITUATED IN THE CITY OF BACOR, CAVITE. [PCR 463-2023](#) dated December 05, 2023*

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
HON. CATHERINE S. EVARISTO	SP		<i>[Signature]</i> 04/01/24
HON. REYNALDO D. PALABRICA	SP		<i>[Signature]</i> 01/01/24
HON. ADRIELITO G. GAWARAN	SP		<i>[Signature]</i> 4/01/24
HON. ALDE F. PAGULAYAN	SP	0909 877 4666	<i>[Signature]</i> 04/01/24
HON. ALEJANDRO F. GUTIERREZ	SP		<i>[Signature]</i> 4/01/24
HON. SIMPLICIO G. DOMINGUEZ	SP		<i>[Signature]</i> 4-01-24
ATTY. EDITH C. NAPALAN	TREASURY	09958198007	<i>[Signature]</i> 4-1-24
ENGR. ARTHUR S. SAN JOSE	ZONING	09556441844	<i>[Signature]</i> 4-1-24
ENGR. ALLAN C. QUINATADCAN	ASSESSOR		<i>[Signature]</i> 4-1-24











Office of the Sangguniang Panlungsod  
Received by: \_\_\_\_\_  
Date: 04 JUL 2024  
Time: 4:40 pm



Bacoor, Calabarzon, Philippines  
CXJ8+HX3, New Bacoor City Hall Access Rd, Bacoor, Cavite,  
Philippines  
Thursday, 30th May 2024 03:21 PM  
PCR 463-2023 REAL PROPERTY TAXES JOINT COMMITTEE HEARING



Bacoor, Calabarzon, Philippines  
229 New Bacoor City Hall Access Rd, Bacoor, Cavite, Philippines  
Thursday, 30th May 2024 03:25 PM  
PCR 463-2023 REAL PROPERTY TAXES JOINT COMMITTEE HEARING



Bacoor, Calabarzon, Philippines  
229 New Bacoor City Hall Access Rd, Bacoor, Cavite, Philippines  
Thursday, 30th May 2024 03:25 PM  
PCR 463-2023 REAL PROPERTY TAXES JOINT COMMITTEE HEARING



Bacoor, Calabarzon, Philippines  
229 New Bacoor City Hall Access Rd, Bacoor, Cavite, Philippines  
Thursday, 30th May 2024 03:21 PM  
PCR 463-2023 REAL PROPERTY TAXES JOINT COMMITTEE HEARING



Bacoor, Calabarzon, Philippines  
CXJ8+HX3, New Bacoor City Hall Access Rd, Bacoor, Cavite,  
Philippines  
Thursday, 30th May 2024 03:21 PM  
PCR 463-2023 REAL PROPERTY TAXES JOINT COMMITTEE HEARING

**PICTURES OF COMMITTEE HEARING FBA-209-S-2023**

PCR-463-2023 – REQUEST OF THE CITY MAYOR HON. STRIKE B. REVILLA FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF IMUS BY TAXPAYERS WITH PARCELS OF LAND SITUATED IN THE CITY OF BACOOR.







Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

OFFICE OF THE SAGGUNYANG PANLUNGSOD

Office of the Sangguniang Panlungsod  
Received by: Janet Pring  
Date: 4/11/2024  
File: 4. Pring



PICTURES OF COMMITTEE HEARING FBA-209-S-2023

PCR-463-2023 – REQUEST OF THE CITY MAYOR HON. STRIKE B. REVILLA FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF IMUS BY TAXPAYERS WITH PARCELS OF LAND SITUATED IN THE CITY OF BACOR.

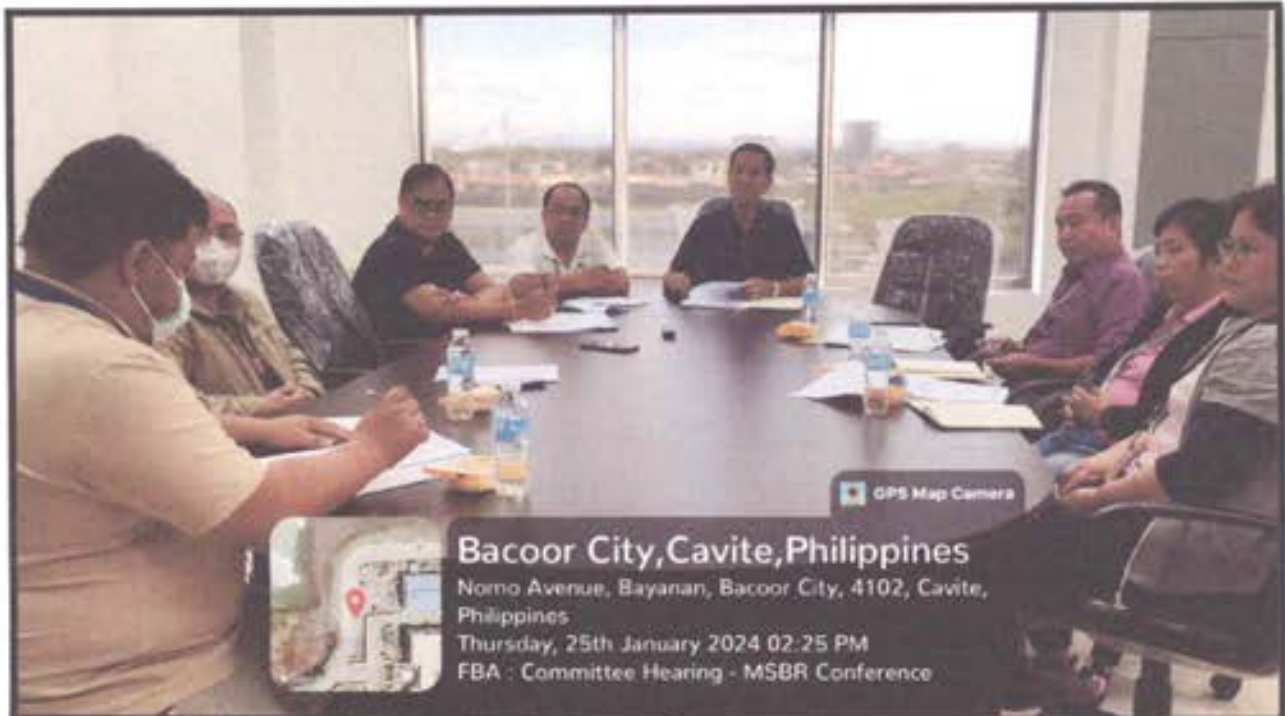




Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

OFFICE OF THE SAGGUNYANG PANLUNGSOD

Office of the Sangguniang Panlungsod  
Received by: Janet Pring  
Date: 1/25/2024



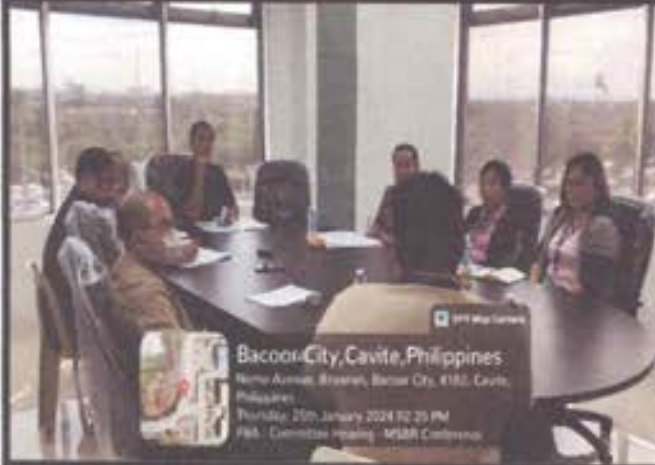
**Bacoor City, Cavite, Philippines**  
Noeno Avenue, Bayanan, Bacoor City, 4102, Cavite, Philippines  
Thursday, 25th January 2024 02:25 PM  
FBA - Committee Hearing - MSBR Conference



**Bacoor City, Cavite, Philippines**  
Noeno Avenue, Bayanan, Bacoor City, 4102, Cavite, Philippines  
Thursday, 25th January 2024 02:23 PM  
FBA - Committee Hearing - MSBR Conference



**Bacoor City, Cavite, Philippines**  
Noeno Avenue, Bayanan, Bacoor City, 4102, Cavite, Philippines  
Thursday, 25th January 2024 02:24 PM  
FBA - Committee Hearing - MSBR Conference



**Bacoor City, Cavite, Philippines**  
Noeno Avenue, Bayanan, Bacoor City, 4102, Cavite, Philippines  
Thursday, 25th January 2024 02:25 PM  
FBA - Committee Hearing - MSBR Conference



**Bacoor City, Cavite, Philippines**  
Noeno Avenue, Bayanan, Bacoor City, 4102, Cavite, Philippines  
Thursday, 25th January 2024 02:24 PM  
FBA - Committee Hearing - MSBR Conference

**PICTURES OF COMMITTEE HEARING FBA-209-S-2023**

**PCX-463-2023** – REQUEST OF THE CITY MAYOR HON. STRIKE B. REVILLA FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF IMUS BY TAXPAYERS WITH PARCELS OF LAND SITUATED IN THE CITY OF BACOR.



Republic of the Philippines  
Province of Cavite

**CITY OF BACOR**

*Office of the Mayor*

24 November 2023

**HON. ROWENA BAUTISTA-MENDIOLA**

City Vice Mayor of Bacoor  
Bacoor Government Center  
Bacoor, Cavite

**Subject: Request for Joint Executive and Legislative Session on 30 November 2023 in relation to the Payment of Real Property Tax of Owners of Real Property situated in the City of Bacoor to the City Government of Imus**

Dear Hon. Bautista-Mendiola:

*Greetings!*

Recently, there appear to be issues concerning registered owners of lots/real properties situated in the City of Bacoor, wherein payment for their corresponding real property taxes is relayed to the City Government of Imus instead of the City Government of Bacoor. Recently, Engr. Arthur S. San Jose, Head of the Zoning and Land Development Department, issued a Certification Department stating that certain lots within the City of Bacoor that are declared with the City of Imus. Consequently, the real property taxes of these properties are paid in the City of Imus and not in the City of Bacoor to the detriment of the City of Bacoor.

In line with Republic Act No. 7160, also known as the "Local Government Code of 1991", City Ordinance No. 217-2022 or the "2022 Revenue Code of the City of Bacoor" empowered the City Government of Bacoor to impose real property taxes upon all real properties including, but not limited to, lands, buildings, pieces of machinery, and other improvements located in the City of Bacoor, Province of Cavite.

To ensure that the same is properly implemented, I believe there is an urgent need to convene and discuss the aforementioned property to formulate appropriate measures and actions to resolve the matter.

In view thereof, I respectfully request that a joint executive and legislative session be held on 30 November 2023 to deliberate on the above-mentioned concern.

Attached herewith is a Certification from Engr. Arthur S. San Jose for your reference.

Thank you.

Respectfully yours,

**STRIKE B. REVILLA**  
City Mayor

OFFICE OF THE VICE MAYOR  
**RECEIVED**

BY: R. ORCENA  
DATE: 11/30/23  
TIME: 9:30 AM  
BACOR, CAVITE

OFFICE OF THE SANGGUNIANG KABALAKANG  
**RECEIVED**  
DATE: NOV 30 2023  
TIME: 10:12 AM  
CONTACT NO. \_\_\_\_\_

**STRIKE  
AS**

Address: Bacoor Government Center, Bacoor Blvd, Tugue, Cavite City of Bacoor, Cavite  
Telephone: 4147111 | Website: www.bacoor.gov.ph



SCAN ME





Republic of the Philippines  
Province of Cavite  
City of Bacoor

CGBCR-ZLDD-04-F01.00  
10/10/2023

*Zoning and Land Development Department*

## **CERTIFICATION**

Based on the findings and as plotted in LARES, the parcels of land covered by the ***Transfer Certificate of Title (TCT) Numbers with its respective Lot Numbers and SURVEY Numbers (PLEASE REFER TO THE ATTACHED SHEET FOR THE COMPREHENSIVE DETAILS AS SHOWN IN ANNEX A: REAL PROPERTY UNITS DECLARED IN THE CITY OF IMUS)*** are actually located in Barangay Real, City of Bacoor, Cavite.

This certification is being issued for whatever legal purposes it may serve.

Issued this 27<sup>TH</sup> day of NOVEMBER, 2023 at the City of Bacoor Government Center.

**ENGR. ARTHUR S. SAN JOSE**

City Government Department Head I  
Zoning and Land Development Department

Cc : Hon. **STRIKE B. REVILLA** – City Mayor  
: Engr. **ALLAN C. QUINATADCAN** – City Assessor



**ANNEX A : REAL PROPERTY UNITS DECLARED IN THE CITY OF IMUS**

Lot Number	Survey Number	TCT Number	Area (SQ. MTRS)	Registered Owner
4732-B-3	PSD-042109-058910	T-851021	4,428.00	HOUSEHOLD DEVELOPMENT CORPORATION
8-A-4-B	PSD-04-215643	T-057-2011004263	1,336.00	ROSITA E. DOMINGUEZ
7-T-426795	PCS-04-005747	T-426795	1,206.00	GAVIN DE GUZMAN
6-T-426794	PCS-04-005747	T-426794	1,286.00	GAVIN DE GUZMAN
4732-D-5-B	(LRC) PSD-302618	T-851019	1,000.00	HOUSEHOLD DEVELOPMENT CORPORATION
4732-D-5-A	(LRC) PSD-302618	T-851016	500.00	HOUSEHOLD DEVELOPMENT CORPORATION
4732-D-5-I	(ALLEY) (LRC) PSD-302618	T-167343	812.00	MARTINA DE GUZMAN
4732-D-5-C	(LRC) PSD-302618	T-300920	1,000.00	SPS. MACARIO AND EMILIA SARINAS
4732-D-5-H-5	PSD-04-03468	057-2014064336	252.00	RICKY S. TAGLE ETAL
4732-D-5-D-2-A	PSD-04-049522	T-1024178	132.00	MARITES RAMIREZ
4732-D-5-2-B-2	PSD-04-240614	057-2016023027	100.00	RICA MAE SY LEE
5	PCS-04-005747	057-2011004724	150.00	AURELIO C. JUNIO
8-A-4-A	PSD-04-215643	057-2011004262	150.00	JOAN FADRIQUELA
8-A-3	PSD-388224	T-1164463	150.00	JOAN FADRIQUELA
4	PCS-04-005747	057-2012006732	250.00	LILET K. JAVIER MARRIED TO RUSTY JAVIER
4732-D-5-D-2-B-1	PCSD-04-240614	057-2016023026	238.00	GREGORIA DE GUZMAN SAGENES
4732-D-5-H-4-A	PSD-04-142588	T-979130	829.00	LA PAZ SAGENES
4732-D-5-H-4-B	PSD-04-142588	T-12667267	100.00	MARY MELINOR S. PALE
4732-D-5-H-3	PSD-04-034068	T-295631	929.00	TEODULO SAGENES
4732-D-5-H-2-B	(LRA) PSD-364866	057-2019009438	338.00	RAELEN S. ROMANES
4732-D-5-H-2-A	(LRA) PSD-364866	T-879585	132.00	SPS. RENIOR B. V VINLUAN AND FRINE AMADO
4732-D-5-D-1-B	(LRA) PSD-E2017000975	057-2018037713	271.00	SATURNINA Q. SAGENES
4732-D-5-D-1-A	(LRA) PSD-E2017000975	057-2018037712	400.00	WINSTON E. REGINALDO MARRIED TO PINKY P. REGINALDO
4732-D-5-E	(LRC) PSD-302618	T-167339	300.00	SERAPIO BUNAG
4732-D-5-G-2	PSD-04-034019	057-2017037404	460.50	RICKY S. TAGLE MARRIED TO JENIFER B. TAGLE
4732-D-5-G-1-A	PSD-04-143222	T-986049	323.50	AMBROCIO G. SAGENES
4732-D-5-G-1-B	PSD-04-143222	T-1165214	137.00	JUANITO G. PARAM
4732-D-5-F	PSD-302618	T-758897	157.00	CONSTANTINO GABRIEL
4732-D-4	(LRC) PSD-266725	T-1189613	100.00	NELDA S. SAPIDA
4732-D-3	(LRC) PSD-266725	057-2017002050	100.00	TERESITA F. DELA CRUZ
4732-D-2	(LRC) PSD-266725	T-846700	100.00	SPS. FERNANDO F. SIASOCO AND GRACE SIASOCO
4732-D-1	(LRC) PSD-266725	T-1294575	200.00	SPS. ROSANA C. TAN AND JEFFREY TAN
3-B	PSD-04-173322	T-1095883	339.00	GAVINA DE GUZMAN
3-A	PSD-04-173322	057-2017005015	400.00	PHILIPPINE SAVINGS BANK
2	PSD-04-005747	T-426790	300.00	ZACARIAS V. SAGENES
1-A	PSD-355247	T-638069	100.00	MANOLITO N. FUENTES
1-B	PSD-355427	T-638070	600.00	ZACARIAS V. SAGENES
4732-C-4	PSD-04-009035	T-771537	235.00	CARINA E. STA. ROSA
4732-C-3	PSD-04-009035	057-2017063472	235.00	ERNESTO D. BALBUENA
10	PSD-04-010576	T-558704	37.00	ERNESTO V. YU AND ELSIE ONG YU
9	PSD-04-010576	T-558703	37.40	ERNESTO V. YU AND ELSIE ONG YU
8	PSD-04-010576	T-558702	37.40	ERNESTO V. YU AND ELSIE ONG YU
7	PSD-04-010576	T-558701	37.40	ERNESTO V. YU AND ELSIE ONG YU
6	PSD-04-010576	T-558700	37.40	ERNESTO V. YU AND ELSIE ONG YU
11	PSD-04-010576	T-558705	96.80	ERNESTO V. YU AND ELSIE ONG YU
1	PSD-04-010576	T-668431	37.00	VIRGINIA B. ENTAC AND SEGUNDINA E. ENTAC
2	PSD-04-010576	T-558696	37.40	SPS. ERNESTO V. YU AND ELSIE ONG YU
3	PSD-04-010576	T-558697	37.40	SPS. ERNESTO V. YU AND ELSIE ONG YU
4	PSD-04-010576	T-558698	37.40	SPS. ERNESTO V. YU AND ELSIE ONG YU
5	PSD-04-010576	T-558699	37.40	SPS. ERNESTO V. YU AND ELSIE ONG YU
8-A-2	(LRA) PSD-388224	T-1164462	150.00	HERMINIA A. TARRONAS
8-A-1	(LRA) PSD-388224	T-1150667	300.00	AIDA DIONISIO YBANEZ
8-B	PSD-04-142329	T-987913	200.00	SPS. JOSE BONIFACIO A. IBANEZ AND AIDA DIONISIO EBANEZ
8-C	PSD-04-142329	T-1067492	200.00	ROSITA E. DOMINGUEZ
4732-B-2-A	PSD-04-116502	T-876368	3,528.00	CALIXTA R. DE GUZMAN
4732-B-2-C	PSD-04-116502	T-886007	200.00	SPS. JOSE BONIFACIO ALDEN IBANES AND AIDA DIONISIO IBANEZ
4732-B-2-B	PSD-04-116502	T-1102574	700.00	MARCIANA SARMIENTO JAMIR
4732-B-1	PSD-042109-058910	T-408371	1,000.00	LAMBERTO DOMINGUEZ
4732-D-5-D-1-C	(LRA) PSD-E201700097	057-2018037714	7.00	VIDIA A. BUNAG MARRIED TO SERAPIO A. BUNAG
4732-D-5-D-2-B-2	PSD-04-240614	057-2016023027	100.00	RICA MAE SY LEE
4732-D-5-J	(ALLEY-LRC) PSD-302618	T-167344	10.00	MARTINA DE GUZMAN
<b>TOTAL</b>			<b>28,941.00</b>	





## COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION

### OCULAR INSPECTION AND VERIFICATION REPORT

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**PCR 463-2023 – REQUEST OF THE CITY MAYOR, HON. STRIKE B. REVILLA, FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES TO THE LOCAL GOVERNMENT OF IMUS BY TAXPAYERS INVOLVING PARCELS OF LAND SITUATED IN THE CITY OF BACOOR.**

=====

The ocular inspection and verification of properties was initiated by the Committee Chairman in aid of legislation for the above-subject matter.

**INSPECTION DATE:** MAY 24, 2024 (FRIDAY)

**LOCATION :** BRGY. REAL II (NOW BRGY. REAL), BACOOR CITY

**REFERENCE :** CERTIFICATION ISSUED BY THE CITY PLANNING AND DEVELOPMENT OFFICE, IMUS CITY WHICH CERTIFIES THAT BASED ON THEIR RECORDS THERE ARE SIXTY-ONE (61) PARCELS OF LAND WITH TITLES SITUATED IN THE CITY OF IMUS.

**COORDINATION :** THE ISSUE WAS PROPERLY COORDINATED WITH THE OFFICIALS OF FORMER BRGY. REAL II, BACOOR CITY

The Committee Chairman was able to secure the photocopies of approved subdivision survey plans and land titles from the affected landowners for reference purposes

- APPROVED SUBDIVISION SURVEY PLAN DATED JULY 26, 1981 AS SURVEYED FOR THE HRS. OF MARTINA DE GUZMAN AND CORAZON JAVIER COVERING A PARCEL OF LAND DESIGNATED AS LOT NO. 4732-D-5 (LRC) PSD-266725 CONTAINING AN AREA OF 9,357 SQUARE METERS, MORE OR LESS.

JOINT COMMITTEE REPORT FBA-209-S-2023

PCR 463-S-2023 – REQUEST OF THE CITY MAYOR FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES BY TAXPAYERS TO THE LOCAL GOVERNMENT OF IMUS INVOLVING PARCELS OF LAND SITUATED IN THE CITY OF BACOOR





THE NAMES OF THE LANDOWNERS WITH THEIR CORRESPONDING LAND TITLES AND LOT NUMBER ARE AS FOLLOWS:

REGISTERED OWNER	TCT NUMBER	LOT NUMBER
Gavina De Guzman	T-426795	7-T-426795
Gavina De Guzman	T-426794	6-T-426795
Martina de Guzman	T-167343	4732-D-5-1
Ricky S. Tagle et al	057-2014064336	4732-D-5-H-5
La Paz Sagenes	T-979130	4732-D-5-H-4-A
Teodulo Sagenes	T-295631	4732-D-5-H-3
Raeleen S. Romanes	057-2019009438	4732-D-5-H-2-B
Saturnina Q. Sagenes	057-2018037713	4732-D-5-D-1-B
Winston E. Reginaldo married to Pinky P. Reginaldo	057-2018037712	4732-D-5-D-1-A
Serapio Bunag	T-167339	4732-D-5-E
Ricky S. Tagle married to Jennifer B. Tagle	057-2017037404	4732-D-5-G-2
Ambrosio G. Sagenes	T-986049	4732-D-5-G-1-A
Gavina De Guzman	T-1095883	3-B
Vidia A. Bunag married to Sarepaio A. Bunag	057-2018037714	4732-D-5-D-1-C
Martina De Guzman	T-167344	4732-D-5-J (donated as road lot)

- TRANSFER CERTIFICATE OF TITLE NO. T-95574 REGISTERED IN THE NAME OF MARTINA DE GUZMAN AND CORAZON JAVIER WHICH EMANATED FROM ORIGINAL CERTIFICATE OF TITLE (OCT) NO. 1002 BEARING THE ORIGINAL SURVEY (IMUS ESTATE) DATED JULY 27, 1905
- THE SUBJECT PROPERTY WITH AN AREA OF 9,357 SQUARE METERS IS PARTICULARLY KNOWN IN BRGY. REAL II, BACOOR CITY AS THE "SAGENES COMPOUND"

JOINT COMMITTEE REPORT FBA-209-S-2023

PCR 463-S-2023 - REQUEST OF THE CITY MAYOR FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES BY TAXPAYERS TO THE LOCAL GOVERNMENT OF IMUS INVOLVING PARCELS OF LAND SITUATED IN THE CITY OF BACOOR







- THE LOT OWNERS ARE VOTERS OF BACOOR CITY AND MANIFESTED THEIR WILLINGNESS TO CORRECT THEIR TITLES AND TO DECLARE THEIR PROPERTIES FOR TAXATION PURPOSES IN BACOOR CITY

It may be worth mentioning in this regard that in a Supreme Court decision, the court stated that errors in land titles must be treated seriously, we quote:

“G.R. No. 173141

HEIRS OF SPOUSES ANDRES DIAZ AND JOSEFA MIA, Petitioners  
vs.  
AYALA LAND, INC., Respondent

X X X

In *Veterans Federation of the Philippines v. Court of Appeals*,<sup>15</sup> the Court ruled that “it is well-established that errors in the certificate of title that relate to the **technical description** and **location** cannot just be disregarded as mere clerical aberrations that are harmless in character, but must be treated seriously so as not to jeopardize the integrity and efficacy of the Torrens system of registration of real rights to property. **Thus, when the technical description appearing in the title is clearly erroneous, the courts have no other recourse but to order its cancellation and cause the issuance of a new one x x x.**”

In the correction of the land titles, the affected landowners may be required to submit the Real Property Tax Declaration covering their properties and other related documents to be issued by the City Government of Bacoor. The Committee Chairman took note of the requirements in the issuance of tax declaration, as follows:

- Request for Issuance of Updated Tax Declaration form.
- Title (Certified True Xerox Copy)
- Deed of Sale/ Extra Judicial Settlement/ Partition Agreement.

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JOINT COMMITTEE REPORT FBA-209-S-2023  
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**PROPOSED LEGISLATIVE ACTION:**

A RESOLUTION/ORDINANCE WAIVING SOME OF THE REQUIREMENT IN THE ISSUANCE OF TAX DECLARATION AS MAY BE DETERMINED BY THE OFFICE OF THE CITY ASSESSOR, AND TO ALLOW THE AFFECTED LOT OWNERS TO DECLARE THEIR RESPECTIVE PROPERTIES FOR TAXATION PURPOSES IN THE CITY OF BACOOR BASED ON THE TAX MAP WHICH SHALL BE THE PERMANENT LINK BETWEEN THE AFFECTED PROPERTY OWNERS AND THE CITY GOVERNMENT IN THIS CASE PENDING RECTIFICATION OF THEIR LAND TITLES AND TAX RELIEF THAT MAY BE ACCORDED BY THE CITY GOVERNMENT COVERING THE PRIOR YEARS.

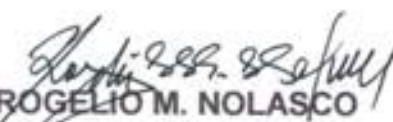
Prepared and submitted by:

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

  
**EDGARDO B. NOLASCO**  
Clerk I

  
**DANDY C. DE GUZMAN**  
Office Staff

Concurred in:

  
**HON. ROGELIO M. NOLASCO**  
City Councilor/Chairman  
Committee on Finance, Budget, and Appropriation

JOINT COMMITTEE REPORT FBA-209-S-2023  
PCR 463-S-2023 – REQUEST OF THE CITY MAYOR FOR LEGISLATIVE ACTION ON THE PAYMENT OF REAL PROPERTY TAXES BY TAXPAYERS TO THE LOCAL GOVERNMENT OF IMUS INVOLVING PARCELS OF LAND SITUATED IN THE CITY OF BACOOR







Subdivision 11  
Cavite Jobs  
Max Solutions

Maynilad East Cavite  
Vista Mallimus  
Shopping mall

Luzville Subdivision  
Perpetual Village  
7 Seventh-day

Parkdale 2 Subdivision  
PO2 Multi-purpose Hall  
Parkdale Subdivision

Oaklane  
TKPC Computer Accessories Store

Cristobal residence  
B7L5 Phase 3  
Princeton Heights

Paredes Compound  
Tanjung Hub

Imus Post Office  
Victorious Christian  
Montessori College

Imus Post Office  
Victorious Christian  
Montessori College

Palomar  
Venus  
Neptune

Phase 2  
Saturn  
Neptune

Phase 3  
Ruby  
Silver Homes Classic

Flavor Tea Milktea House  
Fashion Trends for Teens  
Cooking store

Anero Tapsi Express  
Fast Food  
Kantina

General Emilio  
Aguinaldo National

Cavite State University  
Imus Campus

Home  
Basketball Court

Valleyfield  
Basketball Court

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