



COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES

COMMITTEE REPORT CRPLO-PCR-620-2024

Office of the Sangguniang Panlungsod
Received by: Janet Praga
Date: 7-2-2024
Time: 1:15 pm.

Subject: *A resolution authorizing the City Mayor, Hon. Strike B. Revilla, to sign a contract of lease with Filinvest Land, Inc. for office spaces at Main Square Mall for the establishment of RTC Courtrooms.*

The above-mentioned proposed resolution underwent its first reading on July 08, 2024 during the 98th Regular Session of the Sangguniang Panlungsod. The said proposed resolution was referred by the Presiding Officer, City Councilor and President Pro-Tempore Hon. Reynaldo C. Palabrica to the Committee on Rules and Privileges, Laws and Ordinances,

FINDINGS:

There is a pressing need to establish additional RTC courtrooms to ensure efficient administration of justice and to accommodate the increasing number of cases being filed, thereby alleviating current congestion and delays in the judicial process.

A letter from Filinvest Land Inc. dated June 27, 2024 addressed to the Hon. Strike B. Revilla offering basic terms and conditions for the proposed lease for the RTC courtrooms and related services, highlighting key benefits such as competitive lease rates and a conducive environment for judicial operations.

RECOMMENDATION:

By the motion of Hon. Levy Tela duly seconded by all the members of the Sangguniang Panlungsod, the above subject matter was **APPROVED** during its 98th Regular Session.






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

Signed this 8th day of July 2024 at the City of Bacoor, Cavite.

Committee on Rules and Privileges, Laws and Ordinances



COUN. BEYNALDO C. PALABRICA
Chairman



COUN. LEVY TELA
Vice Chairman



COUN. ALEJANDRO GUTIERREZ
Member



COUN. ADRIENTO GAWARAN
Member





COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES

EXCERPT FROM THE MINUTES OF REGULAR SESSION

CRPLO-PCR-620-2024

Office of the Sangguniang Panlungsod
Received by: Jenot Pringa
Date: 2 AUG 2024
Time: 1:18 pm

Subject: *A resolution authorizing the City Mayor, Hon. Strike B. Revilla, to sign a contract of lease with Filinvest Land, Inc. for office spaces at Main Square Mall for the establishment of RTC Courtrooms.*

The 98th Regular Session was held last June 10, 2024 at the Session Hall of the Sangguniang Panglungsod. City Councilor and President Pro-Tempore Hon. Reynaldo C. Palabrica presided the Regular Session and was called to order at exactly 10:00 a.m.

Atty. Khalid Atega, Jr., Secretary of the Sangguniang Panlungsod proceeded with the roll call, the approval of the Journal and minutes of the 97th Regular Session, and the reading of the referrals to committees of proposed Ordinances, Resolutions, Messages, Communications, Petitions and Memorials.

City Councilor Honorable Catherine Sarino Evaristo moved for the suspension of the internal rules duly seconded by the members of the Sangguniang Panlungsod, the internal rules were suspended.

Upon reading and referral of agenda item No. F.2. PCR-610-2024—: *A resolution authorizing the City Mayor, Hon. Strike B. Revilla, to sign a contract of lease with Filinvest Land, Inc. for office spaces at Main Square Mall for the establishment of RTC Courtrooms.*, City Councilor Hon. Levy Tela moved for the approval of the above-mentioned subject matter.

By the motion of Hon. Levy Tela duly seconded by all the members of the Sangguniang Panlungsod, the above subject matter was **APPROVED** during its 98th Regular Session.

City Councilor Hon. Alejandro Gutierrez moved for the adjournment of the 94th Regular Session duly seconded by the majority of the members of the 5th Sangguniang Panlungsod. The regular session was adjourned at exactly 11:30 a.m.





Prepared by:


RONALDO M. VERONA
Staff

Attested by:



COUNCILOR REYNALDO C. PALABRICA
Chairman
Committee on Ethics, Appointments and Government Re-Organization





PCR 620-2024 – A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A CONTRACT OF LEASE WITH FILINVEST LAND INC. FOR OFFICE SPACES AT MAIN SQUARE MALL FOR THE ESTABLISHMENT OF RTC COURTROOMS.

CGBCR-AD-01-F01.02
05/30/2024



ENDORSEMENT

FOR : HON. CATHERINE SARINO EVARISTO
Acting City Vice Mayor and Presiding Officer
Sangguniang Panlungsod

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
RECEIVED
BY: ARIEL

DATE: 2-11-24 TIME: 11:10
BACOOR CITY, CAVITE

THRU: ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary
City Environment Services Department

SUBJECT : PROPOSED CITY RESOLUTION
A RESOLUTION AUTHORIZING HON. STRIKE B. REVILLA TO SIGN AND ENTER INTO A CONTRACT OF LEASE WITH FILINVEST LAND INC. FOR OFFICE SPACES AT MAIN SQUARE MALL FOR THE ESTABLISHMENT OF RTC COURTROOMS

DATE : 3 JULY 2024

I am pleased to submit for your approval and consideration a draft resolution authorizing Hon. Strike B. Revilla to sign and enter into a contract of lease with Filinvest Land Inc. for office spaces at Main Square Mall for the establishment of Regional Trial Court (RTC) courtrooms.

Background:

- Need for Additional RTC Courtrooms:** There is a pressing need to establish additional RTC courtrooms to ensure the efficient administration of justice and to accommodate the increasing number of cases being filed, thereby alleviating current congestion and delays in the judicial process.
- Suitability of Main Square Mall:** Filinvest Land Inc. has offered office spaces at Main Square Mall that are strategically located and deemed suitable for



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Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: 434-1111
Website: www.bacoor.gov.ph



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CGBCR-SPBac-F01.01
05/30/2024



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CITY ADMINISTRATOR'S OFFICE



CGBCR-AD-01-F01.02
05/30/2024



the establishment of RTC courtrooms. These spaces provide necessary facilities and security features required for proper judicial operations.

3. **Offer Letter:** On 27 June 2024, Filinvest Land Inc. wrote a letter to Hon. Strike B. Revilla's office offering basic terms and conditions for the proposed lease for the RTC courtrooms and related services, highlighting key benefits such as competitive lease rates and a conducive environment for judicial operations.

Attached Documents:

1. **Offer Letter:** The letter from Filinvest Land Inc. dated 27 June 2024.
2. **Draft Resolution:** The draft resolution authorizing Hon. Strike B. Revilla to sign and enter into a contract of lease with Filinvest Land Inc.

In light of the above, I respectfully endorse the attached draft resolution for your review and approval. Your favorable consideration of this matter will significantly contribute to the efficient delivery of judicial services and the overall improvement of our justice system.

Thank you for your attention and prompt action on this matter.

Very truly yours,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator




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CITY RESOLUTION No. _____
Series of 2024

A RESOLUTION AUTHORIZING HON. STRIKE B. REVILLA TO SIGN AND ENTER INTO A CONTRACT OF LEASE WITH FILINVEST LAND INC. FOR OFFICE SPACES AT MAIN SQUARE MALL FOR THE ESTABLISHMENT OF REGIONAL TRIAL COURT COURTROOMS

Sponsored by:

Co-sponsored by:

WHEREAS, there is a pressing need to establish additional Regional Trial Court ("RTC") courtrooms to ensure the efficient administration of justice and to accommodate the increasing number of cases being filed, thereby alleviating the current congestion and delays in the judicial process;

WHEREAS, Filinvest Land Inc. has offered office spaces at Main Square Mall that are deemed suitable and strategically located for the establishment of RTC courtrooms, providing an accessible and convenient venue for the public and legal professionals, and promoting a more efficient and effective justice system;

WHEREAS, the proposed office spaces at Main Square Mall offer the necessary facilities and security features required for the proper functioning of RTC courtrooms, including adequate space for courtrooms, offices for judges and staff, waiting areas for litigants, and secure holding areas for detainees, thereby ensuring the safety and convenience of court personnel, litigants, and the general public;

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WHEREAS, on 27 June 2024, Filinvest Land Inc. wrote a letter to Hon. Strike B. Revilla's office offering basic terms and conditions for the proposed lease for the RTC courtrooms and related services, highlighting the key benefits of the location, the competitive lease rates, and the commitment to provide a conducive environment for judicial operations:

WHEREAS, entering into a contract of lease with Filinvest Land Inc. for these office spaces is deemed to be in the best interest of the public and the justice system, as it will facilitate the swift and effective delivery of judicial services, improve access to justice, and enhance the overall efficiency of the court system:

WHEREAS, international best practices recommend sustainable funding mechanisms to support socialized housing, underscoring the necessity of adjusting maintenance fees to reflect realistic operational costs.

NOW THEREFORE, on motion of _____ and duly seconded by all the members present, **BE IT RESOLVED, AS IT HEREBY RESOLVED**, by the 5th Sangguniang Panlungsod, that Hon. Strike B. Revilla is hereby authorized to sign and enter into a contract of lease with Filinvest Land Inc. for office spaces at Main Square Mall for the establishment of RTC courtrooms, under such terms and conditions as may be deemed beneficial and appropriate.

APPROVED this ____ day of July 2024 at the City of Bacoor, Cavite.

I hereby certify that the foregoing Ordinance was duly approved by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite.

Certified Correct:

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

Attested by:

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

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CCBCR-DCL5-BT-F03.02
05/30/2024

OFFICE OF THE CITY LEGAL SERVICE

T1444

ENDORSEMENT LETTER No. 779, Series of 2024

TO : ATTY. AIMEE TORREFRANCA-NERI
City Administrator

ATTY. PAUL MCHAEAL SANGALANG
Executive Assistant IV, Office of the City Mayor

SUBJECT : LETTER OFFER FOR NEW CONTRACT OF LEASE WITH
FILINVEST LAND INC.

DATE : 01 JULY 2024

7/1/24
over
1:22pm


This refers to the Endorsement dated 27 June 2024 from your good office, directing this office to review the Letter Offer from the Filinvest Lifemalls concerning the proposed terms and conditions for a new lease contract of office spaces at Main Square Mall for the establishment of RTC courtrooms.

Upon perusal, we confirm that the terms and conditions outlined in the Letter Offer align with the agreements reached during our meetings on this matter. No contentious or disadvantageous terms have been identified.

There being no further amendments, we recommend that the matter be endorsed to the Sangguniang Panlungsod for issuance of a city resolution authorizing the City Mayor to enter into and sign the contract.

Thank you.

Respectfully,


ATTY. KIM NYCA R. LOFRANCO
City Legal Officer

 **STRIKE AS**

Address: Bacoor Government Center, Bacoor Blvd.,
Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: 434-1311
Website: www.bacoor.gov.ph



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FILINVEST *Malls*

Festival Supermall Inc., Lower Ground Floor, Administration Office, Filinvest City
Alabang Muntinlupa City, 1770, Philippines Tel. (632)8503517 to 32

July 27, 2024

Offer Sheet No. _____

HON. STRIKE B. REVILLA
City Mayor
City Government of Bacoor
Bacoor City Hall, Main Boulevard, Brgy. San Nicolas II
Bacoor, Cavite

Dear **MAYOR REVILLA**,

Greetings from Filinvest Mall!

We are pleased to inform you of the basic terms and conditions of our proposed lease for **CITY GOVERNMENT OF BACOOR : RTC Courtrooms** (the "Lessee") in **Main Square** (the "Lessor"), located in **Bacoor Blvd. Bayanan, Bacoor City, Cavite**.

If the terms hereunder are acceptable, please sign on this space below to indicate your conformity then return this form to us on or before July 3, 2024 through the email addresses of our representatives indicated below.

BASIC TERMS AND CONDITIONS (LEASE)

LESSOR : MAIN SQUARE

LESSEE : CITY GOVERNMENT OF BACOOR : RTC Courtrooms

"LESSEE's authorized representative must show corporate/local government authorities to sign this offer and enter into the subsequent lease agreement."

ALLOWED USE : Office space exclusively for RTC courtrooms and related services.

NATURE OF BUSINESS/CATEGORY : Office Space – Traditional

LEASE AREA AND MONTHLY RENT :

#	Space No.	Floor Area (sqm.)	Purpose	Monthly rent per sqm. (Basic/Percentage/Minimum) (exclusive of VAT)
1	202	84.77	Bacoor City LGU RTC Courtrooms	For the 1 st year
2	203	132.82		Basic: Php0.00.
3	204	121.37		Percentage: Php0.00.
4	205	119.51		Minimum: Php0.00.
5	206	125.03		For the 1 st year
6	207	124.75		Basic: Php0.00.
7	208	125.96		Percentage: Php0.00. Minimum: Php0.00.
Total Floor Area to be leased		835.11		

"Any lease, penalty, reimbursement, or other fees and charges shall be exclusive of VAT and is for the sole account of the LESSEE, subject to the sole discretion of the LESSOR."

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AIRCON AND COMMON AREA MAINTENANCE CHARGES (CAMC)

Upon turn-over date, the LESSEE shall also be liable to pay a fee for AIRCON (chilled water) and COMMON AREA MAINTENANCE CHARGES (CAMC) for the total floor area to be leased as follows:

Fee/Charge	Rate (Php per sqm.)	Floor Area covered (sqm)	VAT	Total Monthly Fee/Charge (Php)
Aircon (chilled water)	125.00	835.11	12%	116,915.40
CAMC	125.00	835.11	12%	116,915.40

*The aforementioned fees/charges and other maintenance/repair costs of the lease area, equipment, and furniture shall be for the account of the LESSEE and are subject to annual adjustments to keep up with inflation and the cost of suppliers, subject to the sole discretion of the LESSOR.

TAXES : All applicable taxes resulting from the lease, as well as the use and maintenance of the lease area, including but not limited to VAT and DST, shall be for the sole account of the LESSEE.

MINIMUM SALES QUOTA : None.

LEASE TERM : 5 Years(s), 1 Month(s), and 9 Day(s) or until October 31, 2029, renewable upon mutual agreement of the parties.

TURN-OVER DATE : July 3, 2024

*Comprehensive General Liability Insurance is required to be subsisting upon turn-over/start of Fit Out period, and to subsist during the lease term.

FIT OUT PERIOD :

1. The Fit Out period shall be rent-free.
2. Upon commencement date, the CAMC rate shall be changed, and the aircon fee shall continue to be charged, subject to annual adjustments.
3. The Fit Out period shall be for a period of a maximum of ninety (90) days after the turn-over date.
4. Construction plans and designs, including those of other government offices allowed by the LESSEE to be users of the Lease Area, must be submitted at least two (2) weeks before turn-over date for the LESSOR's evaluation and approval.
5. Failure to complete construction by October 1, 2024 shall result in the termination of the lease (when awarded) and the forfeiture of any improvements constructed in favor of the LESSOR.

COMMENCEMENT DATE : October 1, 2024 or start of actual operations, whichever is earlier.

SECURITY DEPOSIT : None.

CONSTRUCTION BOND : None.

UTILITIES & OTHER CHARGES (IF APPLICABLE) : Water, power and/or gas are individually metered based on actual consumption and are for the account of the LESSEE. These are subject to adjustment whenever the cost of electricity, water, and other related charges increase.

ANNUAL AD & PROMO : None.

REMARKS : None.

PAYMENT SCHEDULE : The LESSEE shall pay the aircon fee, CAMC, utilities and other charges within fifteen (15) calendar days from the date of the statement of account for the covered period, without need of demand.

Check payments shall be made payable to: **FILINVEST LAND, INC.**

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Note: The above terms and conditions are subject to management's final approval and the execution of a lease agreement between the parties. Any provision may be subject to change as deemed necessary by Filmvest Land Inc.

Should you have further questions or clarifications, please feel free to let us know through the phone numbers and email addresses of our authorized representatives indicated below.

Very Truly Yours,

Officed by

MARK LOUIE E REYES

Local Lease Manager
mark.reyes@filmvestformats.com
09279241580

With my conformity

HON. STRIKE B. REVILLA

MAYOR
For and on behalf of
THE CITY GOVERNMENT OF BACOOR, CAVITE

Date:

Approved by

ENGR. CHRISTIAN-WESLEY VILLANUEVA

General Manager
wesley.villanueva@filmvestformats.com
02150096217

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