



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

JOINT COMMITTEE HEARING REPORT  
NO. HLUUD 086 S-2024

Office of the Sangguniang Panlungsod  
Received by: [Signature]  
Date: 05.08.2024  
Time: 9:00am

Subject: **A RESOLUTION APPROVING THE BACOOR CITY LAND AND IMPROVEMENT APPRAISAL COMMITTEE RESOLUTION NO. 02 SERIES OF 2024 ENTITLED: "A RESOLUTION RECOMMENDING THE PROPERTIES THAT WILL BE SUBJECT OF THE LOAN WITH DEVELOPMENT BANK OF THE PHILIPPINES (DBP) FOR THE CITY OF BACOOR'S HOUSING PROJECT". (PCR 640-2024 dated 05 August 2024)**

This report resolves the approval of Bacoor City Land and Improvement Appraisal Committee (BCLIAC) Resolution No. 2, Series of 2024, dated 13 August 2024. The proposed resolution was referred to the committee during the 102<sup>nd</sup> Regular Session on 05 August 2024 by the Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola.

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

Section 297 of Republic Act No. 7160 (Local Government Code of 1991) empowers local government units to contract loans, credits, and other forms of indebtedness to finance public facilities, infrastructure, housing projects, land acquisition, and other capital investment projects.

Section 4 of Republic Act No. 10160 (Charter of the City of Bacoor) grants the local government of Bacoor the authority to acquire and manage property for the city's general interests.

Section 11(4) of RA 10160 allows the Sangguniang Panlungsod to regulate land use to promote the general welfare.

**FINDINGS:**

On 29 July 2024, Hon. Strike B. Revilla, City Mayor, formally requested the City Council to approve BCLIAC Resolution No. 2, Series of 2024, recommending certain properties for inclusion in a loan agreement with the Development Bank of the Philippines





(DBP). The loan amounting of PHP 3,353,919,074.50, is intended to fund public housing, urban development, and job creation programs within the city.

During the committee hearing on 9 August 2024, the following observations were made:

- The parcels of land subject to appraisal were appropriate for the city's public housing, urban development, and job creation programs.
- The provisions of BCLAC Resolution No. 2, Series of 2024, were accurate, lawful, and advantageous to the City Government.
- The appraised value of the properties was determined in accordance with laws and regulations, particularly the Manual on Real Property Appraisal and Assessment Operations issued by the Bureau of Local Government Finance.

#### RECOMMENDATION:

After thorough evaluation, the committees recommend the **APPROVAL** of BCLAC Resolution No. 2, Series of 2024. This resolution is expected to contribute significantly to: 1) advancing social equity, 2) stimulating economic activity, and 3) promoting the growth of local business to benefit the City of Bacoor.

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

Signed this 13<sup>th</sup> day of August 2024 at the City of Bacoor, Cavite.

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

  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
Chairman

**COUN. ADRIELITO G. GAWARAN**  
Vice Chairman







COUN. SIMPLICIO G. DOMINGUEZ  
Member

COUN. ALEJANDRO F. GUTIERREZ  
Member





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

JOINT COMMITTEE HEARING MINUTES  
NO. HLUUD 086 S-2024

Office of the Sangguniang Panlungsod  
Received by: Jenot Pinal  
Date: 13 AUG 2024  
Time: 4:02 PM

Subject: **A RESOLUTION APPROVING THE BACOOR CITY LAND AND IMPROVEMENT APPRAISAL COMMITTEE RESOLUTION NO. 02 SERIES OF 2024 ENTITLED: "A RESOLUTION RECOMMENDING THE PROPERTIES THAT WILL BE SUBJECT OF THE LOAN WITH DEVELOPMENT BANK OF THE PHILIPPINES (DBP) FOR THE CITY OF BACOOR'S HOUSING PROJECT". (PCR 640-2024 dated 05 August 2024)**

Committee Hearing Minutes Summary

09 August 2024 / 08:30 a.m.

Present:

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. SIMPLICIO G. DOMINGUEZ	-	Member
HON. ALEJANDRO F. GUTIERREZ	-	Member

HON. ROGELIO M. NOLASCO	-	Chairperson
HON. REYNALDO D. PALABRICA	-	Vice Chairperson

Also Present:

ATTY. AIMEE TORREFRANCA-NERI	-	Office of the City Administrator / Housing Urban Development Dept.
MR. NOEL H. DOMDOM	-	Office of the Mayor
ATTY. PAUL SANGALANG	-	Office of the Mayor
ENGR. ALLAN C. QUINATADCAN	-	City Assessors Office
MS. RHOWENA D. ALCANTARA	-	City Planning and Devt. Coord. Office
MR. MICHAEL JIMENEZ	-	City Engineering Office
ATTY. MARVIE KATE ENCARNADO	-	Office of the City Accountant

JOINT COMMITTEE HEARING MINUTES NO. HLUUD 086 S-2024  
PCR 640-2024 BLIAC RESO NO. 2: PROPERTIES THAT WILL BE SUBJECT TO LOAN WITH DBP

Page 1







**MS. ELVIRA S. GUERRERO**  
**ATTY. EDITH C. NAPALAN**  
**ATTY. KIM R. LOFRANCO**

- Office of the City Budget Officer
- Office of the City Treasurer
- Office of the City Legal Services

The joint committee hearing was called to order at 8:30 a.m. The agenda focused on the approval of the Bacoor City Land and Improvement Appraisal Committee (BCLIAC) Resolution No. 02, Series of 2024, regarding the properties that will be subject to the loan with the Development Bank of the Philippines (DBP). The loan would fund Bacoor City's Housing Project (BHCP).

Atty. Neri, City Administrator, Officer-in-Charge (OIC) in the Housing Urban Development and Resettlement Department (HUDRD), and also a Vice Chairperson of BCLIAC, was acknowledged. She emphasized that this initiative is critical to the City of Bacoor's Urban Development, highlighting its role in addressing the city's growing demand for affordable housing and in creating well-planned communities equipped with essential services such as schools and healthcare centers. She urged prompt action of the said matter, citing the project's potential to improve social equity, stimulate economic activity by creating jobs, and boost local businesses. Furthermore, she also noted that, while the loan would incur initial expenses, the project would ultimately increase property values and generate higher tax revenues. The plan aligns with the city's sustainability goals, incorporating green spaces and energy-efficient design elements.

Engr. Quinatadcan, OIC of the City Assessor's Office (CAO) and Chairperson of BCLIAC, was acknowledged. He confirmed that the appraised value of the properties to be acquired, totaling PHP 3,353,919,074.50, complied with relevant laws, rules, and regulations. The appraisal process was conducted in accordance with the guidelines outlined in the Manual on Real Property Appraisal and Assessment Operations from the Bureau of Local Government Finance under the Department of Finance.

Atty. Lofranco, Department Head of the Office of the City Legal Services (OCLS) and member of the BCLIAC, was also acknowledged. She addressed a technical error in the draft resolution, where the term "expropriation" was incorrectly included. She clarified that this would be corrected, along with adjustments to the tax provisions—from 6% Capital Gains Tax (CGT) to 12% Value-Added Tax (VAT).

The committee underscored the urgency of approving the resolution to ensure the housing project remains on schedule. Following a thorough discussion, the resolution was unanimously recommended for approval, subject to the final revisions.

The meeting adjourned after the proposed resolution was successfully recommended for approval.





Prepared By:

  
**PETER ADRIAN F. BORJA**  
Local Legislative Staff I

Attested By:

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







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

Office of the Sangguniang Panglungsod  
Reg. No. 100-2024-00  
Date: 9/24/24  
Time: 9:05 AM







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

Office of the Sangguniang Panlungsod  
Received by: *[Signature]*  
Date: 9.01.24

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

09 August 2024 / 08:30 a.m.

Bacoor Legislative and Disaster Resilience Building,  
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: **A RESOLUTION APPROVING THE BACOOR CITY LAND AND IMPROVEMENT APPRAISAL COMMITTEE RESOLUTION NO. 02 SERIES OF 2024 ENTITLED: "A RESOLUTION RECOMMENDING THE PROPERTIES THAT WILL BE SUBJECT OF THE LOAN WITH DEVELOPMENT BANK OF THE PHILIPPINES (DBP) FOR THE CITY OF BACOOR'S HOUSING PROJECT". (PCR 640-2024 dated 05 August 2024)**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<i>[Signature]</i> JOCELYN MANUSTA	SP	5414
<i>[Signature]</i> MELINDA DESTURA	SP	68-06-24 4:20PM
<i>[Signature]</i> DAN ALVIRE A. LONTEC	SP	8/6/24 4:19pm
<i>[Signature]</i> CATHERINE BALLECEU	VP	8/6/24 4:19pm
<i>[Signature]</i> Marinette Montoya	SP	8/7/24 8:40am

NOTICE OF THE JOINT COMMITTEE HEARING (PROOF OF RECEIPT) NO. HLUUD 086 S-2024 Page 1  
PCR 640-2024 BLIAC RESO NO. 2: PROPERTIES THAT WILL BE SUBJECT TO LOAN WITH DBP







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Province of Cavite  
**CITY OF BACOOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
 ROBBY BAY PAOA	SP	8/7/24 8:45 Am
JM AGSTA	PSC / M.O.	8/7/24 8:58 AM
 ANNA M. SANTIZO	CAO	8/7/24 9:01 am
 Cruz Francisco	ACCU	8/7/24 9:09
 CECILIA JIMENEZ	CEO	8/7/24 9:06
 Evangelio Sainza B.	SPES (ZONING)	8/7/24 9:16
Raoul A. Padilla	Assessor	8-7-24 9:20
 Angel M. Ju	CFD	8-7-24 - 9:24
Roberto E. Mendoza	CEPC	8-07-24 - 9:20 AM
 Ma. Cristina Villafranca City Budget Office	Budget	8/7/24 9:35
 Abel H. Domdom	OM	8-7-24 11:11 Am

NOTICE OF THE JOINT COMMITTEE HEARING (PROOF OF RECEIPT) NO. HLUUD 086 S-2024 Page 2  
PCR 640-2024 BLIAC RESO NO. 2: PROPERTIES THAT WILL BE SUBJECT TO LOAN WITH DBP



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Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite  
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COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT  
AND  
COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION

Office of the Sangguniang Panlungsod  
Received by: Janet Aring  
Date: 13 Aug 2024  
Time: 1:04 PM

**ATTENDANCE OF THE JOINT COMMITTEE HEARING**

09 August 2024 / 08:30 a.m.  
Bacoor Legislative and Disaster Resilience Building,  
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: **A RESOLUTION APPROVING THE BACOOR CITY LAND AND IMPROVEMENT APPRAISAL COMMITTEE RESOLUTION NO. 02 SERIES OF 2024 ENTITLED: "A RESOLUTION RECOMMENDING THE PROPERTIES THAT WILL BE SUBJECT OF THE LOAN WITH DEVELOPMENT BANK OF THE PHILIPPINES (DBP) FOR THE CITY OF BACOOR'S HOUSING PROJECT". (PCR 640-2024 dated 05 August 2024)**

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







Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
HON. CATHERINE SAINO-EVARISTO	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. REYNALDO D. PALABRICA	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
<i>Roel H. Dombom</i>	<i>OM</i>	<i>09167967495</i>
<i>Atty. Kim Infante</i>	<i>OCK</i>	<i>clo@bacoor.gov.ph</i>
<i>Allan C. Quinatadcan</i>	<i>CAD</i>	<i>09209082822</i>
<i>Armenio S. Guadalupe</i>	<i>CITY BUDGET OFFICER</i>	<i>09285077856</i>
<i>ECUAPALAN</i>	<i>CEO - City Treasurer</i>	<i>7971059931</i>
<i>Rhorena D. Alcantara</i>	<i>CPDC</i>	<i>0939-9346410</i>
<i>MICHAEL JIMENEZ</i>	<i>CEO</i>	<i>09426732257</i>
<i>Atty. Kate Encarnado</i>	<i>ACCTG</i>	<i>099188622281</i>
<i>Atty. PAUL MG SANGALANG</i>	<i>MO</i>	<i>09213968165</i>





Republic of the Philippines  
Province of Cavite

**CITY OF BACCOOR**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

[illegible]

The logo for the game 'Strike As 1' is located in the top right corner. It features the word 'STRIKE' in a large, bold, red font with a white outline, and 'AS 1' in a smaller, yellow font with a black outline, positioned below 'STRIKE'.

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Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**  
*Office of the Mayor*



29 July 2024

CGBCR-MO-02-F03.02  
05/30/2024

**HON. ROWENA BAUTISTA-MENDIOLA**  
City Vice Mayor  
Legislative Building  
Bacoor Government Center  
Barangay Bayanan, Bacoor City, Cavite

OFFICE OF THE  
SANGGUNIANG PANLUNGSOD  
RECEIVED  
BY: ARIEL

DATE: 7/30/24 TIME: 1:43  
BACOOR CITY, CAVITE

**THRU:** **ATTY. KHALID ATEGA JR.**  
Sangguniang Panlungsod Secretary

**SUBJECT: REQUEST FOR CITY RESOLUTION RECOMMENDING THE  
APPROVAL OF THE BACOOR CITY LAND AND IMPROVEMENT  
APPRAISAL COMMITTEE RESOLUTION NO. 02, SERIES OF  
2024**

Dear Hon. Rowena Bautista-Mendiola,

*Greetings in the name of public service!*

Pursuant to Section 16 Republic Act No. 7160 otherwise known as the Local Government Code, (e)very local government unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare.

The Executive Order No. 132 as amended authorizes the creation of an Appraisal Committee in a province and city, which committee is generally tasked to determine the market value of a real property to be acquired by the government for public purpose:



On 15 July 2024, the Appraisal Committee had a meeting to discuss the Appraisal Report for three (3) properties that will be the subject of the loan of the City Government of Bacoor with the Development Bank of the Philippines ("DBP"). The three properties were discussed and the possible expenses are PhP 3,018,204,465.95. Thus, the Committee recommends to approve the amount to be loaned with the DBP for the housing projects and to officially endorse such amount to the DBP as the amount that will be loaned by the City Government of Bacoor.

In view thereof, I respectfully request the esteemed members of the Sangguniang Panlungsod to pass a resolution – approving/concurring the BCLAC Resolution No. 02 Series of 2024 entitled: "A Resolution recommending the properties that will be the subject of the loan with DBP for the City of Bacoor's Housing Projects".

Thank you.

Respectfully yours,

  
**STRIKE B. REVILLA**  
City Mayor

 Office of the Mayor   
Strike B. Revilla



58R20245030



Address: Bacoor Government Center, Bacoor Blvd.,  
Brgy. Bayanan, City of Bacoor, Cavite  
Trunkline: 434-1111  
Website: [www.bacoor.gov.ph](http://www.bacoor.gov.ph)



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Province of Cavite

**CITY OF BACOR**

**BACOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**



BACOR PILIPINAS



**RESOLUTION NO. 02 SERIES OF 2024**

**A RESOLUTION RECOMMENDING THE PROPERTIES  
THAT WILL BE SUBJECT OF THE LOAN WITH DBP FOR  
THE CITY OF BACOR'S HOUSING PROJECTS**

**WHEREAS**, Executive Order No. 132 as amended authorizes the creation of an Appraisal Committee in a province and city, which committee is generally tasked to determine the market value of a real property to be acquired by the government for public purpose;

**WHEREAS**, the City is in need of fair market value appraisal of land and other real property, including its improvements, affected by prospective or existing government projects;

**WHEREAS**, such land appraisal is essential pursuant to existing laws, rules, and regulations in the acquisition procedures for real property by local government units;

**WHEREAS**, the Manual on Real Property Appraisal and Assessment Operations by the Bureau of Local Government Finance - DOF provides for the procedures to be followed in the acquisition of private property for public use and in creating real property appraisal committees;

**WHEREAS**, on 06 July 2023, the Bacoor City Land and Improvement Appraisal Committee was reorganized by virtue of Executive Order No. 76 series of 2023 and No. 77 series of 2024;

**WHEREAS**, on 15 July 2024, the Appraisal Committee had a meeting to discuss the Appraisal Report for three (3) properties that will be the subject of the loan of the City Government of Bacoor with the Development Bank of the Philippines ("DBP");

**WHEREAS**, the three Properties were discussed and the possible expenses are as follows:

BCLAC RESOLUTION NO. 02 S. 2024

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**CITY OF BACOOR**



**BACOOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

	Philippine Billion		
	Commercial (Land)	Commercial (Improvements)	Residential (Improvements)
TOTAL AREA	24,032.00	24,396.00	46,776.00
PRICE PER SQM	12,138.13	25,995.50	20,825.00
TOTAL AMOUNT	PHP 291,703,540.16	PHP 634,186,218.00	PHP 974,110,200.00
EXPENSES AND TAXES (18%)	52,506,637.23	114,153,519.24	175,339,836.00
TOTAL WITH EXPENSES AND EXPRO	PHP 329,770,852.15	PHP 716,947,519.45	PHP 1,101,231,581.10
	Philippine Billion (Land and Improvements)	Oyami Resources (Land)	F&E De Castro (Land)
TOTAL AREA	95,204.00	7,000.00	26,612.00
PRICE PER SQM		24,999.50	20,000.00
TOTAL AMOUNT	PHP 1,899,999,958.16	PHP 174,996,500.00	PHP 532,240,000.00
EXPENSES AND TAXES (13.05%)	247,949,994.54	22,837,043.25	69,457,320.00
EXPROPRIATION FEES (10%)		17,499,650.00	53,224,000.00
GRAND TOTAL	PHP 2,147,949,952.70	PHP 215,333,193.25	PHP 654,921,320.00
TOTAL FOR ALL THREE		PHP 3,018,204,465.95	

BCLAC RESOLUTION NO. 02 S. 2024

2 of 5



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**CITY OF BACOOR**




**BACOOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

**NOW THEREFORE**, pursuant to the authority of this committee to formulate or adopt such policy or plan of action that will ensure the effective discharge of its functions, the Bacoor City Land and Improvement Appraisal Committee **RESOLVED** to recommend to the City Mayor the following:

1. To recommend to the City Mayor - Hon. Strike B. Revilla, to approve the amount of **THREE BILLION EIGHTY-ONE MILLION EIGHT HUNDRED SIXTY-SEVEN THOUSAND ONE HUNDRED EIGHTY-ONE AND 02/100 PESOS** as the amount to be loaned with the DBP for the housing projects.
2. To recommend to the City Mayor - Hon. Strike B. Revilla, to officially endorse such amount to the DBP as the amount that will be loaned by the City Government of Bacoor.

Done this 15 July 2024 at Bacoor City, Cavite.

**THE BACOOR CITY LAND AND IMPROVEMENT APPRAISAL COMMITTEE**

  
**ENGR. ALLAN QUINATADCAN**  
*Chairperson – OIC City Assessor*

  
**ATTY. AIMEE TORREFRANCA-NERI**  
*Vice Chairperson – City Administrator*

  
**HON. ALDE JOSELITO PAGULAYAN**  
*Member – Councilor*  
*Chairman, SP Committee on Housing, Land Utilization and Urban Development*

BCLAC RESOLUTION NO. 02 S. 2024  
3 of 5



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Ortigay Highway, City of Bacoor, Cavite  
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**CITY OF BACOR**



**BACOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

**HON. ROGELIO NOLASCO**

Member – Councilor

Chairman, SP Committee on Finance Budget and  
Appropriation

**ATTY. EDITH C. NAPALAN**

Member – City Treasurer

**MS. ELVINIA GUERRERO**

Member – City Budget Officer

**ATTY. MARVIE KATE ENCARNADO**

Member – OIC – City Accountant

**ATTY. KIM NYCA R. LOFRANCO**

Member – City Legal Officer

**ENGR. ARTHUR SAN JOSE**

Member – Head, Zoning and Land Development Department

**ENGR. JIGKY JUTBA**

Member – City Engineer

BCLAC RESOLUTION NO. 02 S. 2024

4 of 5



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Chart. no. 24/101660



Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**



**BACOOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

**MS. RHOWENA D. ALCANTARA**  
Member – Planning Officer – City Planning and  
Development Coordinator

**MR. NOEL DOMDOM**  
Member – Office of the Mayor

**ATTY. PAUL MICHAEL G. SANGALANG**  
Member – Office of the Mayor

**APPROVED:**

**STRIKE B. REVILLA**  
City Mayor

Office of the Mayor



GBR2025031

BCLAC RESOLUTION NO. 02 S. 2024

5 of 5



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