



COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

COMMITTEE HEARING REPORT  
NO. HLUUD 086 S-2024

Office of the Sangguniang Panlungsod  
Received by: James P. Pineda  
Date: 13 AUG 2024  
Time: 7:00am

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN THE TRIPARTITE MEMORANDUM OF AGREEMENT AMONG THE CITY GOVERNMENT OF BACOR, GRAND APEX CONSTRUCTION INC., AND PHILIPPINE BILLION REAL ESTATE DEVELOPMENT CORP. REGARDING THE PAMBANSANG PABAHAY PARA SA PILIPINO (4PH) PROGRAMS IN THE CITY OF BACOR, CAVITE. (PCR 642-2024 dated 05 August 2024)**

Acting on the proposed resolution during the 103<sup>rd</sup> regular session dated 13 August 2024, the Committee Chair on Housing, Land Utilization, and Urban Development, Hon. Alde Joselito F. Pagulayan reports the following:

Section 4 of Republic Act No. 10160, otherwise known as the "Charter of the City of Bacor," grants the local government the corporate authority to acquire, hold, lease, convey, and dispose of real and personal property for the city's general welfare. Furthermore, Section 11(4) of the same act empowers the Sangguniang Panlungsod to regulate land use and development to promote public interest.

**FINDINGS:**

During the committee hearing on 09 August 2024, the following key points were deliberated:

Proposed title revisions were discussed to ensure alignment with the project details. The revised subject titles are:

1. **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A MEMORANDUM OF AGREEMENT FOR AND BEHALF OF THE LOCAL GOVERNMENT OF THE CITY OF BACOR, CAVITE WITH GRAND APEX CONSTRUCTION INC. REGARDING THE PURCHASE AND DEVELOPMENT OF A 24,032 SQUARE METER PARCEL OF LAND WITH IMPROVEMENTS REGISTERED UNDER THE NAME OF PHILIPPINE BILLION REAL ESTATE DEVELOPMENT CORPORATION SITUATED IN BARANGAY NIOG COVERED BY TCT NO. 057-**





2018027764 AND A 19,792 SQUARE METER LOT COVERED BY TCT NO. T-13252795,  
and

2. A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF ABSOLUTE SALE FOR AND ON BEHALF OF THE LOCAL GOVERNMENT OF THE CITY OF BACOR, CAVITE WITH PHILIPPINE BILLION REAL ESTATE DEVELOPMENT CORPORATION REGARDING THE PURCHASE OF A 24,032 SQUARE METER PARCEL OF LAND WITH IMPROVEMENTS SITUATED IN BARANGAY NIOG, BACOR CITY COVERED BY TCT NO. 057-2018027764.

The city government intends to engage in a joint venture with GACI to transform the 24,032-square-meter property in Barangay Niog into a medium-rise residential complex with essential amenities. This initiative aligns with the city's urban development strategy and aims to provide socialized housing while generating employment opportunities. The property is currently owned by PBERDRC at the valuation of Php 1,900,000,000.00.

Additionally, a 19,792-square-meter parcel of land in Barangay Salinas (TCT No. T-1352795) has been earmarked for potential future development, which also under the 4PH program.

#### RECOMMENDATION:

Upon careful review and evaluation, the committee recommends the **APPROVAL** of the resolution, incorporating the proposed title modifications to ensure precision and legal accuracy. Further, the city government is encouraged to optimize the use of the acquired property for socialized housing projects under the 4PH Program to maximize public benefit.

**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

COMMITTEE HEARING MINUTES  
NO. HLUUD 086 S-2024

Office of the Sangguniang Panlungsod  
Received by: [Signature]  
Date: 9.10.2024

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN THE TRIPARTITE MEMORANDUM OF AGREEMENT AMONG THE CITY GOVERNMENT OF BACOR, GRAND APEX CONSTRUCTION INC., AND PHILIPPINE BILLION REAL ESTATE DEVELOPMENT CORP. REGARDING THE PAMBANSANG PABAHAY PARA SA PILIPINO (4PH) PROGRAMS IN THE CITY OF BACOR, CAVITE. (PCR 642-2024 dated 05 August 2024)**

Committee Hearing Minutes Summary

09 August 2024 / 09:00 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	-	City Councilor
HON. REYNALDO D. PALABRICA	-	City Councilor

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
MS. ELVIRA S. GUERRERO	-	Office of the City Budget Officer
ATTY. EDITH C. NAPALAN	-	Office of the City Treasurer
ATTY. KIM LOFRANCO	-	Office of the City Legal Services







The committee hearing was convened by Hon. Alde Joselito F. Pagulayan, Chairperson of the Committee on Housing, Land Utilization, and Urban Development.

Atty. Lofranco was acknowledged. She proposed a revision to the subject title of the aforementioned resolution for greater clarity and alignment with the project details. She also presented a draft memorandum of agreement (MOA) with Grand Apex Construction, Inc. (GACI) and a draft deed of absolute sale with Philippine Billion Real Estate Development Corporation (PBREDC). Furthermore, she assured the committee that the provisions of the draft MOA and Deed of Absolute Sale comply with legal standards and are not disadvantageous to the City Government.

The proposed revised subject titles were as follows:

1. **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A MEMORANDUM OF AGREEMENT FOR AND BEHALF OF THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE WITH GRAND APEX CONSTRUCTION INC. REGARDING THE PURCHASE AND DEVELOPMENT OF A 24,032 SQUARE METER PARCEL OF LAND WITH IMPROVEMENTS REGISTERED UNDER THE NAME OF PHILIPPINE BILLION REAL ESTATE DEVELOPMENT CORPORATION SITUATED IN BARANGAY NIOG COVERED BY TCT NO. 057-2018027764 AND A 19,792 SQUARE METER LOT COVERED BY TCT NO. T-13252795, and**
2. **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF ABSOLUTE SALE FOR AND ON BEHALF OF THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE WITH PHILIPPINE BILLION REAL ESTATE DEVELOPMENT CORPORATION REGARDING THE PURCHASE OF A 24,032 SQUARE METER PARCEL OF LAND WITH IMPROVEMENTS SITUATED IN BARANGAY NIOG, BACOOR CITY COVERED BY TCT NO. 057-2018027764.**

Atty. Neri was also acknowledged. She highlighted that the property in Barangay Niog features substantial improvements, such as fully furnished, medium-rise buildings with complete amenities that can be converted at minimal cost to support the city's Pambansang Pabahay Para sa Pilipino (4PH) Programs. She also discussed a parcel of land in Barangay Salinas for potential development.


Engr. Quinatadcan was also acknowledged. He confirmed that the purchase price is reasonable and aligned with globally accepted land valuation standards.

The hearing was adjourned after committee members expressed their gratitude for the productive discussion and valuable insights shared.

Prepared By:

Attested By:

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

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







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

Office of the Sangguniang Panlungsod  
Received by August 2024  
Date 9/8/24  
Time 9:08 AM



PHOTOS OF THE COMMITTEE HEARING NO. HLUUD 086 S-2024

PCR 642-2024 TRIPARTITE MOA WITH GRAND APEX CONSTRUCTION AND PHILIPPINE BILLION ESTATE DEVELOPMENT CORP.

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Address: Bacoor Legislative and Disaster Resilience Bldg.,  
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite  
Trunkline: (046)417-0727  
Website: [www.bacoorcitysp.com](http://www.bacoorcitysp.com)



Cert. no. 24/181809





COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

Office of the Sangguniang Panlungsod  
Received by: Jenel Piring  
Date: 9/2/24  
Time: 9:00am

ATTENDANCE OF THE COMMITTEE HEARING

09 August 2024 / 09:15 a.m.

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

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN THE TRIPARTITE MEMORANDUM OF AGREEMENT AMONG THE CITY GOVERNMENT OF BACOOR, GRAND APEX CONSTRUCTION INC., AND PHILIPPINE BILLION REAL ESTATE DEVELOPMENT CORP. REGARDING THE PAMBANSANG PABAHAY PARA SA PILIPINO (4PH) PROGRAMS IN THE CITY OF BACOOR, CAVITE. (PCR 642-2024 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	
EC NIAPALAN	City Treasurer	09171057914



SCAN ME





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



SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
Atty. Kim Lofranco	ODS	clo@bacoor.gov.ph
Allan C. Quinatadon	CAD	09209082822
MICHAEL JIMENEZ	CEO	09426732757
ATTY. PAUL ML SANGAAN	MO	09213968165
ATTY. Kate Encarnado	ACCP	0998 862 7281
UPONTE PERAMORAN	ZONING	09171452788
Paula Tolentino	VERM	09362309112
ENGR. RAMESES ALHAMBRA	OBO	0975460446
ATTY. AIMEE TORREFRANCANERI	CITY ADMINISTRATOR CAD	0939-990-0980







COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

NOTICE OF THE COMMITTEE HEARING  
(PROOF OF RECEIPT)

09 August 2024 / 09:15 a.m.

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

Office of the Sangguniang Panlungsod  
Received by: *[Signature]*  
Date: 09 AUG 2024  
Time: 9:15 am

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN THE TRIPARTITE MEMORANDUM OF AGREEMENT AMONG THE CITY GOVERNMENT OF BACOOR, GRAND APEX CONSTRUCTION INC., AND PHILIPPINE BILLION REAL ESTATE DEVELOPMENT CORP. REGARDING THE PAMBANSANG PABAHAY PARA SA PILIPINO (4PH) PROGRAMS IN THE CITY OF BACOOR, CAVITE. (PCR 642-2024 dated 05 August 2024)**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<i>[Signature]</i> MARIA MENITA MONTAÑA	SP	8/7/24 8:40a.m.
<i>[Signature]</i> ROBBY BOY PADUA	SP	8/7/24 8:45 AM
JM ACOSTA	M.O.	8/7/24 8:58 AM
<i>[Signature]</i> CECILIA JIMENEZ	CEO	8/7/24 9:06 am
<i>[Signature]</i> Haydee Maria F. Pamaran Admin Secretary	OWP	8/07/24 9:06 AM





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



RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<i>Alwin A. Tortona</i> ALWIN A. TORTONA	ADMIN. OFFICER II/ OFFICE OF THE CITY BUILDING OFFICIAL	AUG. 07, 2024/ 9:14 AM / 434-4111 local 236
<i>Riza B. Gangelio</i> Riza B. Gangelio	SPES Zoning	Aug. 07, 2024 9:16 am 09260544993
<i>Rasael A. Padilla</i> Rasael A. Padilla	Assessor	8-7-24 9:20
<i>Mikhael Palmor</i> Mikhael Palmor	CECD	8-7-24 9:25am
<i>JOCELYN MARISTIA</i> JOCELYN MARISTIA	SP	8-7-24



Address: Bacoor Legislative and Disaster Resilience Bldg.,  
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite  
Trunkline: (046)417-0727  
Website: www.bacoorcitysp.com

