

OFFICE OF THE SANGGUNIANG PANLUNGSOD BAGONG PILIPINAS





COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE HEARING REPORT

NO. HLUUD 086 S-2024

Office of the Sangguniang Parlament Recognized by James Bring

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)

Acting on the proposed resolution during the 103rd 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 Bacoor," 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 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-

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CITY OF BACOOR OFFICE OF THE SANGGUNIANG PANLUNGSOD BAGONG PILIPINAS





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.

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 13th day of August 2024 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development

COUN. ALDE JOSELITO F. PAGULAYAN Chairman

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CITY OF BACOOR OFFICE OF THE SANGGUNIANG PANLUNGSOD BAGONG PILIPINAS





COUN. ADRIELITO G. GAWARAN Vice Chairman

COUN. SIMPLICIO G. DOMINGUEZ

Member

COUN. ALEJANDRO F. GOTIERREZ

COMMITTEE HEARING REPORT NO. HLUUD 086 S-2024

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ITY OF BACOOR





OFFICE OF THE SANGGUNIANG PANLUNGSOD BAGONG PILIPINAS

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE HEARING MINUTES

NO. HLUUD 086 S-2024



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)

Committee Hearing Minutes Summary

09 August 2024 / 09:00 a.m.

Present:

HON. ALDE JOSELITO F. PAGULAYAN

HON. ADRIELITO G. GAWARAN

HON. SIMPLICIO G. DOMINGUEZ

HON. ALEJANDRO F. GUTIERREZ

HON. ROGELIO M. NOLASCO

HON. REYNALDO D. PALABRICA

Chairperson

Vice Chairperson

Member

Member

City Councilor

City Councilor

Also Present:

ATTY. AIMEE TORREFRANCA-NERI

ENGR. ALLAN C. QUINATADCAN

ATTY. MARVIE KATE ENCARNADO

MS. RHOWENA D. ALCANTARA

MR. NOEL H. DOMDOM

MR. MICHAEL JIMENEZ

MS. ELVIRA S. GUERRERO

ATTY. EDITH C. NAPALAN

ATTY. KIM LOFRANCO

ATTY. PAUL SANGALANG

Office of the City Administrator /

Housing Urban Development Dept.

Office of the Mayor

Office of the Mayor

City Assessors Office

City Planning and Devt. Coord. Office

City Engineering Office

Office of the City Accountant

Office of the City Budget Officer

Office of the City Treasurer

Office of the City Legal Services











CITY OF BACOOR OFFICE OF THE SANGGUNIANG PANLUNGSOD BAGONG PILIPINAS





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
- 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

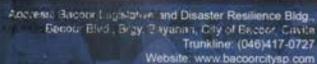
COUN. ALDE JOSELITO F. PAGULAYAN
Chairman

Chairman Committor

Committee on Housing, Land Utilization and Urban Developmen









CITY OF BACOOR OFFICE OF THE SANGGUNIANG PANLUNGSOD BAGONG PILIPINAS





COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

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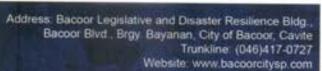




PHOTOS OF THE COMMITTEE HEARING NO. HLUUD 086 S-2024
PCR 642-2024 TRIPARTITE MOA WITH GRAND APEX CONSTRUCTION AND PHILIPPINE BILLION ESTATE DEVELOPMENT CORP.











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COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

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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)

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ATTENDANCE OF THE COMMITTEE HEARING NO. HLUUD 086 S-2024 Page
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ATTY. AIMEE TORREFRANCA- NERI	CITY ADMINISTRATOR	Ca3a-990-199

ATTENDANCE 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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COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

NOTICE OF THE COMMITTEE HEARING Office of the Sanggurlang Paultrogod (PROOF OF RECEIPT)

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)

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
MARIA NEW AS MONTO/A	SP	8/7/24 8:40a.n
ROBBY BOY PADUA	Sp	5/7/24 8:45 AN
JM AWSTA	M - 0 .	8/7/14 8:584
CECILIA TIMENEZ	OED	8/7/24 9:06 am
Haydee Maria F. Pamaran Admin Secretary	Ormo	8/07/24 9:06 An

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RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
AWIN A. TORTONA	ADMIN. OFFICER 11/ OFFICE OF THE CITY BUILDING OFFICIAL	AUG. 07, 2024/ 9:14 AM/ 434-4111 local 234
Riga 10 Gargelio	2792 parinos	Ang. 07-2004 9:16 am 092605440a2
RABBULL A. Padilla	Assessor	8-7-24
Mikko Palmon,	CECD	8-7-24 9:25am
JOCETH WALLISTA	SP	8-7-24

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