



COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES

COMMITTEE REPORT
CRPLO-PCR-697-2024

Office of the Sangguniang Panlungsod
Received by: *Janet Priggo*
Date: *10-23-2024*
Time: *10:43 am*

Subject: *A resolution authorizing the City Mayor, Hon. Strike B. Revilla, to sign the absolute sale with Green and Clean Eco System and Management Corporation on behalf of the City Government of Bacoor, Cavite.*

(PCR 697-2024: Date referred: October 21, 2024)

The above-mentioned proposed resolution underwent its first reading on October 21, 2024 during the 113th Regular Session of the Sangguniang Panlungsod. The said proposed resolution was referred by the Presiding Officer, City Vice Mayor Hon. Rowena Bautista Mendiola to the Committee on Rules and Privileges, Laws and Ordinances.

The Committee on Rules, Privileges, Laws and Ordinance sent out invitations to resource persons and conducted a committee hearing on November 07, 2024, 1:30 p.m. at the Session Hall of the Sangguniang Panlungsod.

FINDINGS:

A letter from the Office of the City Mayor, requesting Hon. Strike B. Revilla for authority to enter into and sign the deed of absolute sale with Green and Clean Eco System and Management Corporation, dated October 15, 2024 was received by the Sangguniang Panlungsod.

The City of Bacoor Urban Development and Housing Board (BUDHB) recognizes the need for additional housing solutions for the displaced families in the community. In relation to this, the Department of Human Settlement and Urban Development (DHSUD) offers temporary shelters for displaced individuals and families in form of "Transitory Shelters".





The committee found out that the Deed of Absolute Sale between Green and Clean Eco System and Management and the City of Bacoor pertaining to the purchase of a property identified by the City of Bacoor Urban Development and Housing Board is suitable and timely for the development of the proposed "Transitory Shelter".

RECOMMENDATION:

After a thorough review of all the circumstances and statements from the resource persons, the Committee respectfully recommends that the Sangguniang Panlungsod approve the above 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 116th Regular Session.


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

Signed this 11th day of November 2024 at the City of Bacoor, Cavite.

Committee on Rules and Privileges, Laws and Ordinances



COUN. REYNALDO C. PALABRICA
Chairman



COUN. LEVY TELA
Vice Chairman



COUN. ALEJANDRO GUTIERREZ
Member

OFFICIAL LEAVE

COUN. ADRIELITO GAWARAN
Member





COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES
MINUTES OF THE COMMITTEE HEARING
PCR-697-2024

Office of the Sangguniang Panlungsod
Received by: *[Signature]*
Date: 08 JAN 2024
Time: 10:30am

Subject: *A resolution authorizing the city mayor, Hon. Strike B. Revilla, to sign the deed of absolute sale with Green and Clean Eco System and Management Corporation on behalf of the City Government of Bacoor, Cavite.*
(PCR-697-2024-Date referred: October 21, 2024)

A committee hearing on the above-subject matter was conducted last November 7, 2024, 1:30 p.m. at the Sangguniang Panlungsod Session Hall presided by the Committee Chairman, Hon. Reynaldo C. Palabrica.

MEMBERS OF THE COMMITTEE AND CITY COUNCILORS PRESENT:

- HON. ALEJANDRO GUTIERREZ
- HON. LEVY TELA
- HON. ROGELIO NOLASCO
- HON. SIMPLICIO DOMINGUEZ

RESOURCE PERSONS PRESENT:

- ATTY. SALVE VALENCIANO - OCLS
- FERDIE JAVIER - ZONING
- ELISA GREGORIO - HUDRD
- ANNE MEDINA DULLER - HUDRD

COUN. REYNALDO PALABRICA "The committee hearing regarding the resolution authorizing the city mayor, Hon. Strike B. Revilla, to sign the deed of absolute sale with Green and Clean Eco System and Management Corporation on behalf of the City Government of Bacoor, Cavite is now called to order."

COUN. REYNALDO PALABRICA "For the record in attendance to this honorable hearing are the following members of the City Council. From District 2 Councilor Bok Nolasco, from District 1 Councilor Levy Tela, from District 2 Councilor Simplicio Dominguez, and from District 1 Honorable Councilor General Alex Gutierrez."





COUN. REYNALDO PALABRICA "Atty. will you please enlighten this honorable committee regarding this deed of absolute sale."

ATTY. SALVE VALENCIANO "Good afternoon po. I am hoping that the representative from the housing department is here, our office actually hindi po kami yung nagreview ng document, though so far po based on the review wala naman po itong problema. Siguro on the format lang, we recommend that the specific technical description of the property being sold and purchased ay maindicate po natin doon. We also recommend to include the provision on the possession of the transfer of the documents like for example kelan po magtatake effect yung transfer ng original copy of the CTC, tax declaration and yung copy ng mga tax receipts to provide that they have the updated payment of the property taxes."

ATTY. SALVE VALENCIANO "We were informed po that this is a housing project sa Niog na gagamitin."

COUN. REYNALDO PALABRICA "Parang halfway house."

ATTY. SALVE VALENCIANO "Our office po personally hindi po kami masyado flowy doon sa naging discussion over this but we are informed for example that the fund is already approved and there are corresponding local housing board po."

COUN. REYNALDO PALABRICA "Anyway, kapag inapproved na namin sa Sanggunian tong authority to purchase ni Mayor in this particular property. Subject for scrutiny naman to?"

ATTY. SALVE VALENCIANO "Yes po."

COUN. REYNALDO PALABRICA "So we will rely on you and to your office also."

COUN. REYNALDO PALABRICA "Assessors office, zoning please introduce yourselves and your representation."

FERDIE JAVIER "Ferdie Javier from zoning department."

COUN. REYNALDO PALABRICA "Are you familiar with this property?"

FERDIE JAVIER "Tinawagan po ako ni Engr. Art pinapunta po ko dito."

COUN. REYNALDO PALABRICA "Hindi mo alam kung saan yung property?"





FERDIE JAVIER "Hindi po eh."

COUN. ALEJANDRO GUTIERREZ "I have a manifestation."

COUN. REYNALDO PALABRICA "With your kind indulgence Hon. Alex Gutierrez the representatives from housing departments are here. Please introduce yourselves and your representation."

ELISA GREGORIO "Hello good afternoon po, Ms. Gregorio po from housing. Pasensya na po na late po."

ANNE MEDINA DULLER "Anne Duller po from housing din po."

COUN. REYNALDO PALABRICA "Would you please enlighten this honorable committee regarding this purchase of property. Para saan ba to? Gaano kalaki to?"

ANNE MEDINA DULLER "Yung transitory shelter po is temporary staging area po para sa mga displace katulad po ngayon ang dami po nating fire victims and limited po yung mga allocation natin from NHA. Nag meeting po si Mayor and admin noong September para dito sa project na to."

COUN. REYNALDO PALABRICA "This is intended for transitory shelter?"

ANNE MEDINA DULLER "Yes po. Temporary staging area."

COUN. REYNALDO PALABRICA "Yung mga nawalan ng bahay because of calamities?"

ANNE MEDINA DULLER "Yes po."

COUN. REYNALDO PALABRICA "Para itong evacuation center?"

ANNE MEDINA DULLER "Yes po. May sample na binigay po, parang barracks lang po siya."

COUN. REYNALDO PALABRICA "Parang sa malasakit din to. This is a very good proposal because recently there are fire and typhoon victims. Our evacuation is located at covered courts of barangays and not suitable for transitory shelter. Besides, apektado na rin yung mga taong naninirahan sa ginawa nating temporary evacuation centers. Kaya dapat lang talaga matuloy to, tama to."





COUN. REYNALDO PALABRICA "Yung funding neto? Sino magfa-fund?"

ANNE MEDINA DULLER "From housing po."

COUN. REYNALDO PALABRICA "Ah sa house fund natin. 8 million lang pala to eh. Mura to, lumalabas PHP 9,000 per square meters."

COUN. REYNALDO PALABRICA "The assessor's office representative and housing department representative showing this honorable committee the right of way proposed property to be purchase by the City Government."

COUN. REYNALDO PALABRICA "Again, may I call the attention of Councilor Gutierrez for the motion?"


COUN. ALEJANDRO GUTIERREZ "Mr. Chair since there are no any other concerns. I moved for the adjournment of this hearing."

COUN. REYNALDO PALABRICA "Second to the motion? Any objection? Hearing none, therefore this hearing is adjourned."

Prepared by:


Ronaldo M. Verona
Administrative Aide

Attested by:


COUN. REYNALDO C. PALABRICA
Chairman



SCAN ME





Committee on Rules and Privileges, Laws and Ordinances
NOTICE OF COMMITTEE HEARING

(PROOF OF RECEIPT)
(November 07, 2024 1:30 PM)
(SP Session Hall)

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 11-08-2024
Time: 1:43 pm

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN THE DEED OF ABSOLUTE SALE WITH GREEN AND CLEAN ECO SYSTEM AND MANAGEMENT CORPORATION ON BEHALF OF THE CITY GOVERNMENT OF BACOOR, CAVITE. (PCR No. 697-2024) dated (October 21, 2024).

NAME	OFFICE	CONTACT # Email Address	SIGNATURE/DATE
HON. LEVY TELA	SP		[Signature] 11/05/2024
HON. ALEJANDRO GUTIERREZ	SP		[Signature] 11/05/24
HON. ADRIELITO GAWARAN			
HON. SIMPLICIO DOMINGUEZ	SP		[Signature] 11/05/2024
HON. ROGELIO NOLASCO	SP	-	[Signature] 11-5-24
ATTY. AIMEE TORREFRANCA-NERI Office of the City Administrator	CAO	481-4192 loc. 405	[Signature] 11/05/24
ATTY. KIM NYCA LOFRANCO OCLS	OCLS		[Signature] 11-5-2024
ATTY. AIMEE TORREFRANCA-NERI HUDRD	HUDRD	loc. 302	[Signature] 11-5-24
ENGR. ARTHUR SAN JOSE Zoning and Land Development	ZONING		[Signature] 11-5-24
GREEN AND CLEAN ECO SYSTEM AND MANAGEMENT CORPORATION			[Signature] 11-6-24

NOTICE OF COMMITTEE HEARING PCR 697-2024

Page 1

A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN THE DEED OF ABSOLUTE SALE WITH GREEN AND CLEAN ECO SYSTEM AND MANAGEMENT CORPORATION ON BEHALF OF THE CITY GOVERNMENT OF BACOOR, CAVITE.





Committee on Rules and Privileges, Laws and Ordinances
ATTENDANCE OF COMMITTEE HEARING

(November 07, 2024 1:30 PM)
(SP Session Hall)

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 11/07/2024
Time: 1:42 PM

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN THE DEED OF ABSOLUTE SALE WITH GREEN AND CLEAN ECO SYSTEM AND MANAGEMENT CORPORATION ON BEHALF OF THE CITY GOVERNMENT OF BACOOR, CAVITE. (PCR No. 697-2024) dated (October 21, 2024).

NAME	OFFICE	CONTACT # Email Address	SIGNATURE/DATE
HON. ALEJANDRO GUTIERREZ	SP		
HON. SIMPLICIO DOMINGUEZ	SP		
HON. LEVY TELA	SP		
HON. ROGELIO NOLASCO	SP		
FENEL S. JALIN	202156		11/07/2024
VALVE VANDANAS	OCLS		
ELISA M. GARCIA	HURDP		
Ann Public Officer	HURDP		





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



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



PCR 697-2024 - A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN THE DEED OF ABSOLUTE SALE WITH GREEN AND CLEAN ECO SYSTEM AND MANAGEMENT CORPORATION ON BEHALF OF THE CITY GOVERNMENT OF BACOR, CAVITE.



Office of the Sangguniang Panlungsod
Received by Janet Reyes
Date: 11/8
Time: 12:45



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



Cert. no. 24/181809



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



Seal of
Good
Local
Governance
2023 Awardee
CGBCR-MO-02-F05.0
05/30/2024

October 14, 2022

HON. ROWENA BAUTISTA-MENDIOLA

City Vice Mayor
Bacoor Government Center
Bacoor, Cavite

OFFICE OF THE
SANGGUNIANG PANGLUNGSOD
RECEIVED
BY: RUTH [Signature]
DATE: 10/15/24 TIME 10:36
BACOOR CITY, CAVITE

THRU: **Atty. Khalid Atega Jr.**
Sanggunian Panglungsod Secretary

SUBJECT: **Request for Authority to Enter into and Sign the Deed of Absolute Sale with Green and Clean Eco System and Management Corporation**

Dear Hon. Mendiola:

The City of Bacoor Urban Development and Housing Board recognizes the urgent need for additional housing solutions for the displaced families in our community.

Relative to this, the Department of Human Settlements and Urban Development (DHSUD) offers temporary shelters for displaced individuals and families in the form of "Transitory Shelters".

Attached herewith is the draft Deed of Absolute Sale between Green and Clean Eco System and Management Corporation and the City Government of Bacoor pertaining to the purchase of a property covered by Transfer Certificate of Title No. (057-2015011424) 167-2016026728, identified by the City of Bacoor Urban Development and Housing Board suitable for the development of the proposed "Transitory Shelter".

In view thereof, I respectfully request the esteemed members of the Sangguniang Panglungsod to perform the appropriate actions that will grant me the authority to enter into and sign the above-mentioned Deed of Absolute Sale.

Respectfully yours,


STRIKE B. REVILLA
City Mayor



SBR20242036

STRIKE



SCAN ME

STRIKE
AS1

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



2024-10-24 10:36:02

DR. MARIA CRISTINA ANGELA
CARRERA LUSANTA
Seller

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Conditional Sale ("Deed") is made and entered into by and among:

GREEN AND CLEAN ECO SYSTEM AND MANAGEMENT CORPORATION, a domestic corporation under the laws of the Republic of the Philippines, with principal office address at _____, herein represented by its authorized representative, DR. MARIA CRISTINA ANGELA CARRERA LUSANTA (hereinafter referred to as the "SELLER")

and

The **CITY GOVERNMENT OF BACOOR**, a local government unit created by Republic Act No. 10160 and existing under the laws of the Republic of the Philippines with its principal address at BACOOR Government Center, Molino Boulevard, Barangay Bayanan, City of Bacoor, Province of Cavite, herein represented by its Local Chief Executive, **STRIKE B. REVILLA**, pursuant to its authority conferred and embodied in City Resolution No. _____ approved on _____, by the City Council of Bacoor (hereinafter referred to as the "PURCHASER")

For the purpose of this Deed, each shall be referred to as a "Party" and collectively as the "Parties".

STRIKE B. REVILLA
Purchaser

WITNESSETH:

WHEREAS, SELLER is the true and absolute owner of a parcel of land located at Barangay Niog, Bacoor City, Cavite, with an area of One Thousand Two Hundred Seventy-Nine (1,279) square meters, more or less, covered by and more particularly described in Transfer Certificate of Title (TCT) No. 057-2015011424 ("**Subject Property**");¹

WHEREAS, the PURCHASER has offered to purchase Subject Property from the SELLER, and the SELLER is willing to sell to the PURCHASER the Subject Property, together with all the improvements already existing thereon, subject to certain terms and conditions hereinafter set forth;

NOW, THEREFORE, for and in consideration of the foregoing premises, the payment of the purchase price and all other amounts herein below specified, the SELLER hereby sells, transfers and conveys to the PURCHASER the Subject Property, subject to the following terms and conditions:

1. **Purchase Price.** The PURCHASER undertakes and agrees to pay the SELLER or their successors-in-interest or assigns the purchase price of **PHILIPPINE PESOS: EIGHT MILLION (PHP 8,000,000.00)** for the entire Subject Property.
2. **Taxes, Registration Costs and Expenses.** The following taxes, costs and expenses shall be for the account of the PURCHASER:

(SIGNATURE OVER PRINTED NAME)
Witness

(SIGNATURE OVER PRINTED NAME)
Witness

¹ Certified true copy of TCT No. 057-2015020239 is attached herein as Annex "A"

MARIA CRISTINA ANGELA CARRERA
LUSANTA
Seller

STRIKE B. REVILLA
Purchaser

(SIGNATURE OVER PRINTED NAME)
Witness

(SIGNATURE OVER PRINTED NAME)
Witness

- a. documentary stamp tax, transfer tax, registration fees and other expenses, costs and taxes (other than taxes on the net income of the SELLER or any other tax creditable thereto) imposed or to be imposed in connection with the purchase and sale of the Subject Property and/or transfer of the title thereof from the SELLER to the PURCHASER, the execution and registration of this Deed, the issuance of the certificate of title covering the Subject Property in the name of the PURCHASER and the issuance of the corresponding tax declarations covering the Subject Property in the name of the PURCHASER;
- b. real property taxes and assessments which shall be imposed on the Subject Property commencing on the possession and/or occupancy by the PURCHASER thereof; and
- c. other fees, charges, expenses and penalties (if any).

Any increase in the foregoing taxes, costs and expenses due to an adjustment in the applicable rates imposed by the relevant government agencies or private entities which shall be in effect at the time such taxes, costs and expenses shall be due or payable shall be for the account of the PURCHASER.

3. Miscellaneous Provisions.

- a. This Deed is the complete and exclusive statement of the Deed between the Parties and supersedes all proposals or prior agreements, oral or written, and all other communications between the Parties relating to the subject matter of this Deed. The index and headings of the sections contained herein are used for convenience and ease of reference only and in no way define, limit, or describe the scope or intent of this Deed or any of its provisions.
- b. Both Parties acknowledge and agree that they have fully read and understood the contents of this Deed and that the same shall be considered to have been jointly drafted.
- c. This Deed may not be modified, amended, added to, or otherwise varied except by a document in writing signed by each of the Parties.
- d. In case one or more of the provisions contained in this Deed shall be declared invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.
- e. This Deed shall be governed by and construed in accordance with the laws of the Philippines.
- f. In the event of litigation arising from, or in connection with, this Deed, the venue of the action shall be in the proper courts of Bacoor City, to the exclusion of all other courts elsewhere situated.
- g. Each Party may execute this Deed in counterparts, each of which shall be deemed an original, but all of which shall constitute as one and the same instrument with the same effect as if the Parties signed the same document.

(Signature and acknowledgment page follows)

IN WITNESS WHEREOF, the Parties have hereunto affixed their signatures this _____ in Bacoor City, Cavite, Philippines.

DR. MARIA CRISTINA ANGELA CARRERA LUSANTA
Seller

and

STRIKE B. REVILLA
City Mayor
SP Reso No. _____

SIGNED IN THE PRESENCE OF:

(Signature over Printed Name)
Witness

(Signature over Printed Name)
Witness

REPUBLIC OF THE PHILIPPINES)
BACOR CITY, CAVITE) S.S.

ACKNOWLEDGMENT

BEFORE ME, a notary public for and in the City of Bacoor, personally appeared this _____ in Bacoor City, Cavite, Philippines, the following persons who are identified by me through competent evidence of identity:

Name	Competent Evidence of Identity	Validity Details
DR. MARIA CRISTINA ANGELA CARRERA LUSANTA		
STRIKE B. REVILLA		

known to me and to me made known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their own free voluntary act and deed.

This Deed consisting of three (3) pages including the page on which this acknowledgement is written has been signed on the left margin of each and every page thereof by the parties and their witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND NOTARIAL SEAL on the date and place first above written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 2024.

REPUBLIC OF THE PHILIPPINES

Land Registration Authority

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

No (057-2015011424) 167-2016026728

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