



COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES
AND
COMMITTEE ON EDUCATION, SCIENCE AND TECHNOLOGY

JOINT COMMITTEE REPORT
NO. HLUUD-008-S-2025

Office of the Sangguniang Panlungsod
Received by:
Date: 18 Sept 2025
Time: 8:45 pm

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND THE CAVITE STATE UNIVERSITY (CAVSU) OVER THE LEASED PROPERTY SITUATED AT SOLDIERS HILLS SUBDIVISION, BARANGAY MOLINO 6, BACOOR CITY, CAVITE. (PCR 145-2025 dated September 15, 2025).*

This committee report pertains to the committee hearing conducted on September 18, 2025 relative to the above-stated subject matter. The hearing was presided over by Hon. Horacio M. Brillantes Jr., Chairperson of the Committee on Housing, Land Utilization and Urban Development and was held at the Sangguniang Panlungsod Session Hall situated on the 6th Floor of the Bacoor Legislative & Disaster Resilience Building, Bacoor Government Center, Barangay Bayanan, Bacoor City, Cavite. The minutes, attendance sheets, and pictures taken during the said hearing are attached hereto and shall be made integral parts of this report.

FINDINGS:

The Committee notes that the City Government of Bacoor, represented by Hon. Strike B. Revilla, as the Usufructuary, and CAVSU, represented by Dr. Maria Agnes P. Nuestro, as the Usufructuary-Beneficiary, have agreed to the terms of the said deed. Under the agreement, the City Government of Bacoor grants CAVSU the right of usufruct over a leased property situated at Soldiers Hills Subdivision, Molino VI, Bacoor City, Cavite, solely for the purpose of operating a temporary school campus for CAVSU students residing in Bacoor City. The term of the usufruct shall be for one (1) year,





commencing on September 1, 2025, and expiring on August 31, 2026, unless earlier terminated by mutual consent of both parties.

The Committee also takes note that the City Government of Bacoor shall shoulder the necessary manpower and operational costs for the maintenance and operation of the CAVSU Bacoor City Campus during the usufruct period. The agreement clearly limits the use of the property exclusively for educational purposes and specifies that no ownership rights are transferred to CAVSU. The document also provides provisions for early termination and adherence to the governing laws of the Republic of the Philippines.

RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommends the **APPROVAL** of the proposed city resolution authorizing the City Mayor, Hon. Strike B. Revilla, to sign a Deed of Usufruct between the City Government and the Cavite State University (CAVSU) over the leased property situated at Soldiers Hills Subdivision, Barangay Molino 6, Bacoor City, Cavite

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

Signed this 19th day of September 2025 at the City of Bacoor, Cavite.

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

HON. HORACIO M. BRILLANTES JR.

Chairman





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



CGBR-SPBac-F01.02
01/20/2025

HON. ADRIELITO G. GAWARAN

Vice-Chairman

Member – Committee on Rules, Privileges, Laws and Ordinances

HON. SIMPLICIO G. DOMINGUEZ

Member

HON. RANDY C. FRANCISCO

Member

COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

HON. REYNALDO D. PALABRICA
Chairman
HON. LEVY M. TELA
Vice-Chairman



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HON. REYNALDO M. FABIAN
Member

COMMITTEE ON EDUCATION, SCIENCE AND TECHNOLOGY



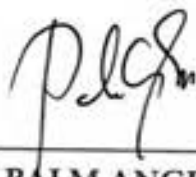
HON. MANOLO S. GALVEZ JR.
Chairman



HON. CATHERINE S. EVARISTO
Vice-Chairman



HON. MIGUEL N. BAUTISTA
Member



HON. PALM ANGEL S. BUNCIO
Member





COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES
COMMITTEE ON FINANCE AND BUDGET APPROPRIATIONS

MINUTES OF THE JOINT COMMITTEE HEARING

NO. HLUUD 008 S-2025

Office of the Sangguniang Panlungsod
Received by Janet Aring
Date: 19 SEP 2025
Time: 3:10 PM

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND THE CAVITE STATE UNIVERSITY (CAVSU) OVER THE LEASED PROPERTY SITUATED AT SOLDIERS HILLS SUBDIVISION, BARANGAY MOLINO 6, BACOR CITY, CAVITE. (PCR 145-2025 dated September 15, 2025).*

The joint committee hearing was executed on September 18, 2025 at the Sangguniang Panlungsod Session Hall, 6th floor, Bacoor Legislative & Disaster Resilience Building, Bacoor Government Center, Bacoor Boulevard, Brgy. Bayanan, City of Bacoor, Cavite. It was presided over by Committee on Housing, Land Utilization and Urban Development Chairman, Hon. Horacio Brillantes, Jr. and proceeded with the roll call.

The Committee reviewed the terms and conditions of the agreement, noting that the City Government of Bacoor, represented by Hon. Strike B. Revilla, will grant CAVSU, represented by Dr. Maria Agnes P. Nuestro, the right of usufruct over a leased property located at Soldiers Hills Subdivision, Molino VI, Bacoor City. The property will be used solely for the operation of a temporary school campus for CAVSU students residing in Bacoor City.

The Committee discussed the provisions of the agreement, including the one (1) year term of usufruct from September 1, 2025 to August 31, 2026, and the financial commitments of the City Government of Bacoor totaling ₱3,259,000.64 for FY 2025 and ₱4,885,948.20 for FY 2026 to cover operational and maintenance expenses. The Committee noted that the agreement limits use to educational purposes only and does not transfer ownership of the property.





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01/20/2025

After thorough discussion and evaluation, the Committee agreed that the terms of the Usufruct Agreement are legally sound, beneficial to the public, and aligned with the City Government's objective to promote accessible education within Bacoor City.

Honorable Reynaldo Palabrica moved for the suspension of the Joint Committee Hearing and was duly seconded by the presiding officer Honorable Horacio Brillantes, Jr. The Joint Committee Hearing was suspended.

Prepared by

ROSETTE M. LARUA

Local Legislative Staff Assistant 1

Attested by

COUN. HORACIO M. BRILLANTES, JR.

Chairman

Committee on Housing, Land Utilization and Urban Development





COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES
COMMITTEE ON EDUCATION, SCIENCE AND TECHNOLOGY

NOTICE OF JOINT COMMITTEE HEARING

(PROOF OF RECEIPT)

(September 18, 2025 4:30 PM)

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 18 SEP 2025
Time: 4:30 PM

(Sangguniang Panlungsod Session Hall, 6th Floor, Bacoor Legislative & Disaster
Resilience Building, Bacoor Government Center, Bacoor Boulevard
Brgy Bayanan, City of Bacoor, Cavite)

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND THE CAVITE STATE UNIVERSITY (CAVSU) OVER THE LEASED PROPERTY, SITUATED AT SOLDIERS HILLS SUBDIVISION, BARANGAY MOLINO 6, BACOOR CITY, CAVITE (PCR 145-2025 dated September 15, 2025).**

| | NAME | BUSINESS/OFFICE AFFILIATION | CONTACT NUMBER | SIGNATURE/DATE |
|----|-----------------------------|-----------------------------|----------------|----------------|
| 1 | Hon. Adriellito G. Gawaran | SP | | Sm 9/16/25 |
| 2 | Hon. Simplicio G. Dominguez | SP | 5414 | 9/16/25 |
| 3 | Hon. Randy C. Francisco | SP | | 9/16/25 |
| 4 | Hon. Reynaldo D. Palabrica | SP | | 9/16/25 |
| 5 | Hon. Levy M. Tela | SP | | 9/16/25 |
| 6 | Hon. Reynaldo M. Fabian | SP | | 9/16/25 |
| 7 | Hon. Manolo S. Galvez Jr. | SP | | 9/16/25 |
| 8 | Hon. Catherine S. Evaristo | SP | | 9/16/25 |
| 9 | Hon. Miguel N. Bautista | SP | | 9/16/25 |
| 10 | Hon. Palm Angel S. Buncio | SP | | 9/16 1:05 PM |

NOTICE OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

PCR 145-2025 - DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND THE CAVITE STATE UNIVERSITY (CAVSU)

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



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01/20/2025

Awardee
8 years
in a row!

| | NAME | BUSINESS/OFFICE AFFILIATION | CONTACT NUMBER | SIGNATURE/DATE |
|----|----------------------------|--------------------------------|-------------------|------------------------------|
| 10 | Atty. Kim Nyca Lofranco | OCLS | | |
| 11 | Engr. Arthur San Jose | Zoning | | <i>[Signature]</i> 9-16-25 |
| 12 | Atty. Edith Napalan | Treasurer's Office | 226 | <i>[Signature]</i> 9-16-25 |
| 13 | Ms. Elvinia S. Guerrero | Budget | | <i>[Signature]</i> 9-16-25 |
| 14 | Dr. Maria Agnes P. Nuestro | CAVSU | 0939-918-8078 | <i>[Signature]</i> 9/16/2025 |
| 15 | PB Ronaldo Javier | Molino VI | 09561496371 | <i>[Signature]</i> |
| 16 | Pro. Nenita V. de Jesus | HOA - PHZ | 864-9912 | <i>[Signature]</i> 9/16/2025 |
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PCR 145-2025 - DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND THE CAVITE STATE UNIVERSITY (CAVSU)

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



Cert no. 24/181609



COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES
COMMITTEE ON EDUCATION, SCIENCE AND TECHNOLOGY

ATTENDANCE OF JOINT COMMITTEE HEARING

(PROOF OF RECEIPT)

(September 18, 2025 4:30 PM)

Office of the Sangguniang Panlungsod
Received by: Genel P. Ping
Date: 19 SEP 2025
Time: 1:15 pm

(Sangguniang Panlungsod Session Hall, 6th Floor, Bacoor Legislative & Disaster Resilience Building, Bacoor Government Center, Bacoor Boulevard Brgy Bayanan, City of Bacoor, Cavite)

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND THE CAVITE STATE UNIVERSITY (CAVSU) OVER THE LEASED PROPERTY SITUATED AT SOLDIERS HILLS SUBDIVISION, BARANGAY MOLINO 6, BACOOR CITY, CAVITE (PCR 145-2025 dated September 15, 2025).*

| | NAME | BUSINESS/OFFICE AFFILIATION | CONTACT NUMBER | SIGNATURE/DATE |
|----|-----------------------------|-----------------------------|----------------|----------------|
| 1 | Hon. Adrielito G. Gawaran | SP | | |
| 2 | Hon. Simplicio G. Dominguez | SP | | |
| 3 | Hon. Randy C. Francisco | SP | | |
| 4 | Hon. Reynaldo D. Palabrica | SP | | |
| 5 | Hon. Levy M. Tela | SP | | |
| 6 | Hon. Reynaldo M. Fabian | SP | | |
| 7 | Hon. Manolo S. Galvez Jr. | SP | | |
| 8 | Hon. Catherine S. Evaristo | SP | | |
| 9 | Hon. Miguel N. Bautista | SP | | |
| 10 | Hon. Palm Angel S. Buncio | SP | | |

ATTENDANCE OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

PCR 145-2025 – DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND THE CAVITE STATE UNIVERSITY (CAVSU)

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Province of Cavite
CITY OF BACOR
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01/20/2025

5 Years
AWARDEE
in a row!

| | NAME | BUSINESS/OFFICE AFFILIATION | CONTACT NUMBER | SIGNATURE/DATE |
|----|--------------------------------|-----------------------------|----------------|----------------|
| 10 | | OCLS | | |
| 11 | | Zoning | | |
| 12 | | Treasurer's Office | | |
| 13 | MARIZA R. DELON | Budget | | mlc |
| 14 | Nenita V. de Jesus | HOA P2 Mahina | 0908603342 | Enzo |
| 15 | Jorge Cristino | -du | 094 810 4169 | Enzo |
| 16 | Jaobert Diaz | -du | 0965663745 | Enzo |
| 17 | SANE VANTHANO | OCLS | | Enzo |
| 18 | Lorena N. Acapula | WSU-Bacoor | 09959133718 | Enzo |
| 19 | Ed Ryan B. Balderama | CUSU Bacoor | 0905426673 | Enzo |
| 20 | Alagut, Janelle E. | WSU Bacoor | 9989539227 | Enzo |
| 21 | HON. HORACIO M. BRILLANTES, JR | | | Enzo |
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NOTICE OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

PCR 145-2025 - DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND THE CAVITE STATE UNIVERSITY (CAVSU)

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STRIKE
AS1KE

Address: Bacoor Legislative and District Executive Bldg.
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Telephone: (046) 417-0727
Website: www.bacoorcity.gov.ph



Call us 24/7 1800



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AWARDEE
8 years
in a row!

Office of the Sangguniang Panlungsod
Received by Jeng Pring
Date: 18/09/2025
Time: 5:14 pm

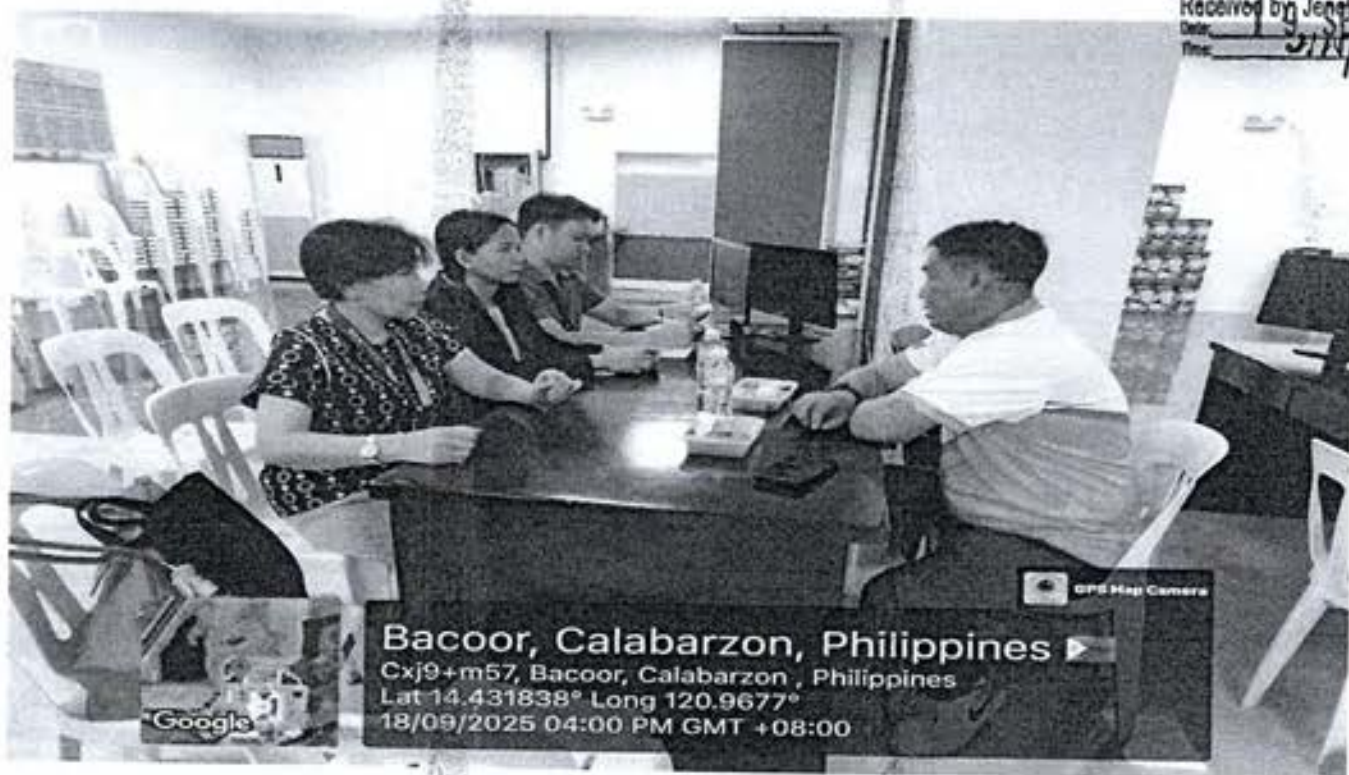


PHOTO DOCUMENTATION OF THE JOINT COMMITTEE HEARING NO. HLUUD S-2025
PCR 145-2025 - DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND THE CAVITE STATE UNIVERSITY (CAVSU)

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Address: Bacoor Legislative and District Residence Bldg.
Bacoor Blvd., Brgy. Bayanart, City of Bacoor, Cavite
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Website: www.bacoorcity.gov.ph



Printed on 09/18/2025



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01/20/2025

AWARDEE
5 years
in a row!

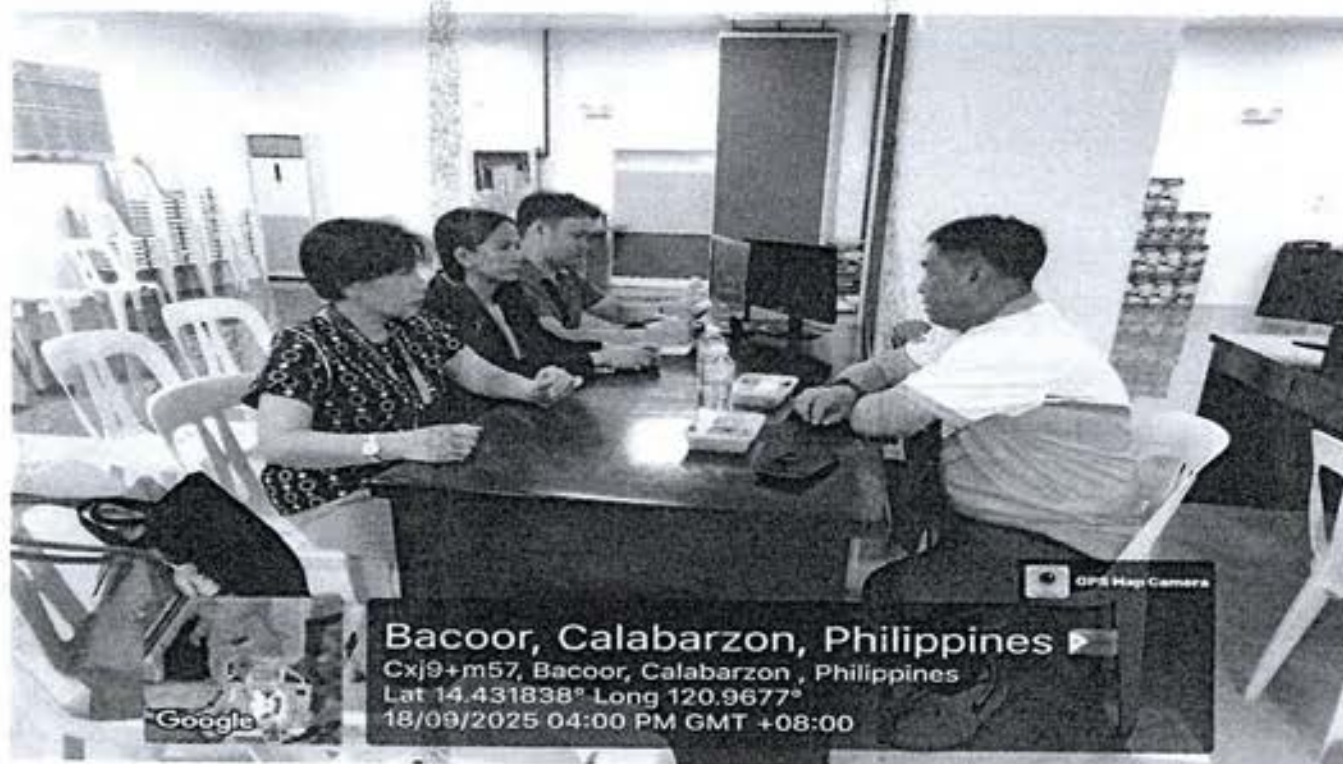


PHOTO DOCUMENTATION OF THE JOINT COMMITTEE HEARING NO. HLUUD S-2025
PCR 145-2025 – DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND THE CAVITE STATE UNIVERSITY (CAVSU)

Page 1



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Cert no 24/181506



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



ENDORSEMENT

TO : HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

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

SUBJECT : FOR APPROPRIATE ACTION
DRAFT CONTRACT OF LEASE BY AND BETWEEN
WOODRIDGE CORPORATION (LESSOR) AND THE
CITY GOVERNMENT OF BACOR (LESSEE) AND
CORRESPONDING DRAFT USUFRUCT
AGREEMENT WITH CAVITE STATE UNIVERSITY
(CAVSU)

DATE : 05 SEPTEMBER 2025

Attached herewith the draft Contract of Lease by and between Woodridge Corporation (Lessor) and the City Government of Bacoor (Lessee) pertaining to a parcel of land and improvements located at Soldiers Hills Subdivision, Barangay Molino VI, Bacoor City, Cavite, and the corresponding draft Usufruct Agreement by and between the City Government of Bacoor (Usufructuary) and Cavite State University (Beneficiary), pertaining to the same subject property to be used as temporary school campus for CAVSU students residing in Bacoor City.

Relative thereto, we hereby endorse to your good office the attached draft Contract of Lease and Usufruct Agreement, for your reference and appropriate action.

Thank you.

Respectfully,


STRIKE B. REVILLA
City Mayor

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
BACOR CITY, CAVITE

SHERRILYN A. CARDENAS
ADMIN. ASSISTANT IV
TIME: 11:30 DATE: 9/11/25



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



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USUFRUCT AGREEMENT

This DEED OF USUFRUCT is made and executed this ____ day of _____ 2025, in Bacoar City, Cavite, Philippines, by and between:

THE CITY GOVERNMENT OF BACOR, a local government unit duly organized and existing under the laws of the Republic of the Philippines, with principal office at the Bacoar Government Center, Bacoar City, Cavite, represented herein by its City Mayor, **HON. STRIKE B. REVILLA**, hereinafter referred to as the **USUFRUCTUARY**,

- and -

CAVITE STATE UNIVERSITY (CAVSU), a state university duly organized and existing by virtue of Republic Act No. 8468 and other pertinent laws, with principal office at Indang, Cavite, represented herein by its duly authorized President, **DR. MARIA AGNES P. NUESTRO**, hereinafter referred to as the **USUFRUCTUARY-BENEFICIARY**.

WITNESSETH:

WHEREAS, the CITY GOVERNMENT OF BACOR has entered into a Contract of Lease with **Woodridge Corporation** over the property situated at **Soldiers Hills Subdivision, Barangay Molino VI, Bacoar City, Cavite** (the "Property");

WHEREAS, pursuant to its commitment to promote education and general welfare, the CITY GOVERNMENT OF BACOR desires to grant to CAVSU the use and enjoyment of said property, subject to the terms and conditions herein set forth;

NOW, THEREFORE, for and in consideration of the foregoing premises, the parties hereby agree as follows:

1. GRANT OF USUFRUCT

The CITY GOVERNMENT OF BACOR hereby constitutes in favor of CAVSU the right of usufruct over the leased property situated at **Soldiers Hills Subdivision, Molino VI, Bacoar City, Cavite** (hereinafter, the "Premises"), solely for the purpose of operating a temporary school campus for CAVSU students residing in Bacoar City.

2. TERM

The usufruct shall be for a period of **one (1) year**, commencing on **September 1, 2025** and expiring on **August 31, 2026**, unless earlier terminated by mutual agreement of the parties.

3. FINANCIAL PROVISIONS

The CITY GOVERNMENT OF BACOR shall shoulder the manpower and operational costs necessary for the operation and maintenance of the CAVSU Bacoar City Campus during the usufruct period. The following allocations shall apply:

A. FY2025 (September 1 – December 31, 2025)

- **Personal Services**
 - Honoraria (NSTP): ₱100,800.00
- **Maintenance and Other Operating Expenses (MOOE)**
 - Water: ₱20,000.00
 - Electricity: ₱140,000.00
 - Internet: ₱36,000.00
 - Other Professional Services: ₱1,330,741.44
 - Janitorial Services: ₱215,729.60

- o Other General Services: ₱215,729.60
- o Rents/Lease Expenses: ₱1,200,000.00

• **Total FY2025 Commitment: ₱3,259,000.64**

B. FY2026 (January 1 – August 31, 2026)

- **Personal Services**
 - o Honoraria (NSTP): ₱100,800.00
- **Maintenance and Other Operating Expenses (MOOE)**
 - o Water: ₱40,000.00
 - o Electricity: ₱280,000.00
 - o Internet: ₱72,000.00
 - o Other Professional Services: ₱1,561,689.00
 - o Janitorial Services: ₱215,729.60
 - o Other General Services: ₱215,729.60
 - o Rents/Lease Expenses: ₱2,400,000.00
- **Total FY2026 Commitment: ₱4,885,948.20**

The foregoing amounts represent the obligations of the CITY GOVERNMENT OF BACORR to ensure the continued operation of the CAVSU Bacorr City Campus during the usufruct period.

4. LIMITATION OF USE

The Premises shall be used exclusively by CAVSU as a temporary school campus, and for no other purpose without the prior written consent of the CITY GOVERNMENT OF BACORR.

5. NO OWNERSHIP RIGHTS

Nothing in this Deed shall be construed as transferring ownership of the Premises to CAVSU. The rights herein granted are limited to the use and enjoyment of the Premises for the specified term and purpose.

6. TERMINATION

This usufruct may be terminated prior to expiration upon mutual written agreement of the parties, or for cause, upon thirty (30) days' prior written notice.

7. GOVERNING LAW

This Deed shall be governed by and construed in accordance with the laws of the Republic of the Philippines.

IN WITNESS WHEREOF, the parties have hereunto set their hands this ____ day of _____, 2025, at Bacorr City, Cavite.

CITY GOVERNMENT OF BACORR

By:

HON. STRIKE B. REVILLA
City Mayor, Bacorr
(Usufructuary)

CAVITE STATE UNIVERSITY

By:

DR. MARIA AGNES P. NUESTRO
University President
(Usufructuary-Beneficiary)

SIGNED IN THE PRESENCE OF:

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

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the City of Bacoor, this ____ day of _____
2025, personally appeared the following:

HON. STRIKE B. REVILLA, with Competent Evidence of Identity (CEI) No. _____ issued on _____ at _____, known to me and to me known to be the same person who executed the foregoing **Deed of Usufruct** as representative of the City Government of Bacoor, and acknowledged that the same is his free and voluntary act and deed as well as that of the local government unit he represents;

DR. MARIA AGNES P. NUESTRO, with Competent Evidence of Identity (CEI) No. _____ issued on _____ at _____, known to me and to me known to be the same person who executed the foregoing **Deed of Usufruct** as representative of Cavite State University, and acknowledged that the same is her free and voluntary act and deed as well as that of the institution she represents.

This instrument, consisting of ____ (____) pages, including the page on which this acknowledgment is written, has been signed by the parties and their witnesses on each and every page.

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

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 2025.