



**COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT
AND
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES**

**JOINT COMMITTEE REPORT
NO. HLUUD-016-S-2025**

Office of the Sangguniang Panlungsod
Received by: Jenel Pring
Date: 03 Nov 2025
Time: 3:14 pm

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A MEMORANDUM OF UNDERSTANDING (MOU) ON BEHALF OF THE CITY GOVERNMENT OF BACOR, WITH GLOBAL HOME CONSORTIUM, INC. (GHCI). (PCR 152-2025 dated September 15, 2025).*

The committee held a joint committee hearing on November 6, 2025, at 10:16 AM 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.

Resource persons who were invited days before the hearing were also present. The minutes, attendance sheets, and pictures taken during the said hearing are attached hereto and shall be made integral parts of this report.

The GHCI expressed its intent to participate in the said housing program of the City Government and submitted a draft MOU, which was referred to the Office of the City Legal Services (OCLS) for review and legal opinion.

Upon evaluation, the OCLS raised several legal and procedural concerns particularly relating to data privacy, the absence of mutual benefit for the City Government, and the lack of clear operational safeguards and legal mandates to share personal data with a private entity.





FINDINGS:

After a thorough deliberation and consultation, the Committee finds the following:

- According to GHCI, the MOU's main purpose is to obtain the official listing of potential beneficiaries of the 4PH Program from the City Government to determine project viability and pricing.
- GHCI claimed that the new DHSUD guidelines under the present administration no longer require the execution of an MOU or MOA, but leave such discretion to the LGU.
- The OCLS reiterated its legal opinion that the transmission of personal and sensitive information of potential beneficiaries to a private entity raises data privacy issues and lacks legal basis without a Data Sharing Agreement (DSA) in accordance with the Data Privacy Act of 2012 (R.A. 10173).
- Hon. Palabrica and Hon. Gawaran questioned the appropriateness of releasing the list of beneficiaries prior to the establishment of a definite project site and a signed MOA, emphasizing that existing housing projects such as Ciudad de Strike and Ciudad Kaunlaran followed the standard procedure of securing a project first before listing
- The Committee further pointed out that no property or development site had yet been identified by GHCI within Bacoor, making it premature to release any list of beneficiaries.
- GHCI explained that the list is needed to assess the income levels and qualifications of the beneficiaries for Pag-IBIG housing loans, which will serve as the financing mechanism for the 4PH housing projects.
- GHCI also assured that should the project not push through, the list will be returned to the City Government.
- The Committee expressed caution, citing the importance of protecting the personal information of beneficiaries and ensuring that any agreement entered into by the city is advantageous to the government and its constituents.





RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommend **TO TEMPORARILY ARCHIVE** the proposed city resolution authorizing the City Mayor, Hon. Strike B. Revilla, to sign a Memorandum of Understanding (MOU) on behalf of the City Government of Bacoor, with Global Home Consortium, Inc. (GHCI) as the document does not clearly articulate any direct or substantive benefit to the City.

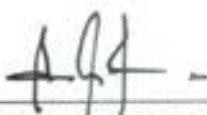
WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this 7th day of November 2025 at the City of Bacoor, Cavite.

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT



HON. HORACIO M. BRILLANTES JR.
Chairman



HON. ADRIELITO G. GAWARAN
Vice-Chairman

Member – Committee on Rules, Privileges, Laws and Ordinances



HON. SIMPLICIO G. DOMINGUEZ
Member





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



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



HON. RANDY C. FRANCISCO
Member

COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES



HON. REYNALDO D. PALABRICA
Chairman



HON. LEVY M. TELA
Vice-Chairman



HON. REYNALDO M. FABIAN
Member





**COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT
AND
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES**

**MINUTES OF THE JOINT COMMITTEE HEARING
NO. HLUUD-016-S-2025**

Office of the Sangguniang Panlungsod
Received by: Janet P. Pina
Date: 11/10/2025
Time: 1:10 PM

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A MEMORANDUM OF UNDERSTANDING (MOU) ON BEHALF OF THE CITY GOVERNMENT OF BACOR, WITH GLOBAL HOME CONSORTIUM, INC. (GHCI). (PCR 152-2025 dated September 15, 2025).*

The joint committee hearing was executed on November 6, 2025, at 10:16 AM 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 Chair, Hon. Brillantes, Jr., opened the hearing and requested the presence of Atty. Marco to provide his legal opinion on the proposed Memorandum of Understanding (MOU) submitted by Global Homes Consortium, Inc. (GHCI) in relation to the Pambansang Pabahay Para sa Pilipino (4PH) Program.

Atty. Marco Mendoza began by clarifying that before their office could finalize its legal opinion, certain questions must first be addressed to the proponent. He asked GHCI representative Mr. Geroge Noe Indonto II about the incorporation of the company, to which Mr. Indonto II responded that Global Homes Consortium, Inc. was incorporated in 2023 and is engaged as a real estate developer.

When asked about the submission of company documents, Mr. Indonto II informed the body that the company profile was submitted to the City Administrator's





Office along with the Letter of Intent, although it was not included in the documents forwarded to the Legal Office.

Mr. Indonto II explained that GHCI was organized to participate in the 4PH housing development program of the national government and had previously signed a Memorandum of Understanding with DHSUD in November 2023 for 500,000 housing units nationwide. The company intends to develop a project in Bacoor City, subject to the validation of qualified beneficiaries prior to conducting due diligence and site selection.

Atty. Mendoza clarified that the current proposal only pertains to the request for the official listing of beneficiaries and asked if this serves as a preliminary step to a future Memorandum of Agreement (MOA) for project implementation. Mr. Indonto II affirmed this, explaining that under the new 4PH guidelines, the requirement for a formal MOA was abolished, and the process is now beneficiary-centric, requiring only coordination with LGUs to identify qualified beneficiaries.

Hon. Reynaldo Palabrica raised concerns regarding the procedure for providing the list of beneficiaries, citing that in Bacoor's previous housing projects—Ciudad de Strike and Ciudad Kaunlaran—no beneficiary data was shared before a formal agreement was executed.

Ms. Anne Medina from the Housing Department confirmed that under previous guidelines, developers were required to execute a MOA with the LGU before data sharing, but under the new guidelines, such execution is now discretionary on the part of the LGU.

Hon. Palabrica further inquired about GHCI's existing agreements with other LGUs. Mr. Indonto II mentioned that they already have partnerships with Mauban, Quezon; Nampicuan and Guimba, Nueva Ecija; and Oroquieta City, Misamis Occidental.

However, Hon. Palabrica stressed that providing the list of beneficiaries prior to having an actual project site and agreement may violate the Data Privacy Act, and that such disclosure poses risks if the project does not proceed.

Hon. Adrielito Gawaran also questioned the absence of an identified project site, emphasizing that housing development should begin with the property acquisition before beneficiary identification. He pointed out that approving an MOU without a defined property renders the proposal premature.





Mr. Indonto II explained that the list is needed to assess the beneficiaries' income levels, which would determine the appropriate pricing tier of housing units and the feasibility of property acquisition. However, both Hon. Palabrica and Hon. Gawaran maintained that without a property or concrete project proposal, the provision of beneficiary data cannot be justified.

Hon. Gawaran moved for the adjournment of the Joint Committee Hearing and was duly seconded by Hon. Palabrica. The Joint Committee Hearing was suspended at exactly 10:44 AM.

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
AND
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

NOTICE OF COMMITTEE HEARING

(Proof of Receipt)
(November 6, 2025 10:00 AM)

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 11/6/25
Time: 10:00 am

(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 MEMORANDUM OF AGREEMENT ON BEHALF OF THE CITY GOVERNMENT OF BACOOR, WITH GLOBAL HOME CONSORTIUM, INC. (GHCI). (PCR 152-2025 dated September 15, 2025)**

	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
1.	Hon. Adrielito G. Gawaran	SP		[Signature] 11/04/25 2:26 PM
2.	Hon. Simplicio G. Dominguez	SP	5414	[Signature] 11/04/25 2:45
3.	Hon. Randy C. Francisco	LNB VICE PRESIDENT		[Signature] 11/4/25
4.	Hon. Reynaldo D. Palabrica	SP		[Signature] 11/04/25 2:22 PM
5.	Hon. Levy M. Tela	SP		[Signature] 11/04/25 10:14 AM
6.	Hon. Reynaldo M. Fabian	SP		[Signature] 11-04-25 1:40 PM
7.	Engr. Arthur S. San Jose	ZONING		[Signature] 11/4/2025
8.	Atty. Edith Napalan	TREASURY	228	[Signature] 11/4/25
9.	Ms. Elmine Dela Cruz	ASSESSOR		[Signature] 11-4-25 2:10 PM
10.	Atty. Aimee Torrefranca-Neri	ADMIN	405 481-4142	[Signature] 11/4/25 2:02 PM
11.	Ms. Elisa M. Gregorio	HUDRD		[Signature] 11-04-25
12.	Mr. George Noe Indonto II	Global Homes Consortium, Inc.		[Signature]
13.				
14.				

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PCR 152-2025 - MEMORANDUM OF AGREEMENT ON BEHALF OF THE CITY GOVERNMENT OF BACOOR,
WITH GLOBAL HOME CONSORTIUM, INC. (GHCI).





Republic of the Philippines
Province of Cavite
CITY OF BACOOR

OFFICE OF THE SANGGUNILANG PANLUNGSOD



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

AWARDEE
8 years
in a row!

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

ATTENDANCE OF COMMITTEE HEARING

(Proof of Receipt)
(November 6, 2025 10:00 AM)

Office of the Sangguniang Panglungsod
Received by: Janet Prins
Date: 17 May 2025
Time: 10:01 am

(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 MEMORANDUM OF AGREEMENT ON BEHALF OF THE CITY GOVERNMENT OF BACOR, WITH GLOBAL HOME CONSORTIUM, INC. (GHCI). (PCR 152-2025 dated September 15, 2025)

	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
1.	Hon. Horacio M. Brillantes, Jr.	SP		
2.	Hon. Adriellito G. Gawaran	SP		
3.	Hon. Simplicio G. Dominguez	SP		
4.	Hon. Randy C. Francisco	LNB VICE PRESIDENT		
5.	Hon. Reynaldo D. Palabrica	SP		
6.	Hon. Levy M. Tela	SP		
7.	Hon. Reynaldo M. Fabian	SP		
8.	Atty. Kim Nyca Lofranco	OCLS		
9.	Engr. Arthur S. San Jose / Engr. Valdez	ZONING	415	
10.	Atty. Edith Napalan	TREASURY		
11.	Ms. Elmine Dela Cruz / Therese Leoncio	ASSESSOR	2002 Brooke torrijos	
12.	Atty. Aimee Torrefranca-Neri	ADMIN	fi. ATTY. AIMEE TORREFRANCA-NERI	
13.	Ms. Elisa M. Gregorio	HUDRD	01650615927	Ms. Elisa M. Gregorio
14.	Mr. George Noe Indonto II	Global Homes Consortium, Inc.	0927-2342887	

ATTENDANCE OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

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WITH GLOBAL HOME CONSORTIUM, INC. (GHCI).



STRIKE

Address: Baccor Logistics and Disaster Response Bldg.
Baccor Blvd., Brgy. Bayanan, City of Baccor, Cebu
Trunkline: (056) 417-0727
Web site: www.baccor.ph



Cart. no. 24/181800



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



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



	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
15.	HON. MANALO J. GARCIA, JR.			
16.	HON. ROBERTO M. NOLASCO			
17.	HON. ROBERTO L. ARVINCUA			
18.	HON. PATM ANGEL J. BUNCHO			
19.	HON. MIGUEL N. BATTISTA			
20.	RAMON UY		09175380274	
21.	PIPO LINA		09272145226	
22.	Je Cruz			
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WITH GLOBAL HOME CONSORTIUM, INC. (GHCI).



Address: Bacoar Legislative and Disaster Response Bldg.
Barrio Bled, Bgy. Bayanan, City of Bacoar, Cavite
Telefon: (046) 417-0722
Website: www.bacoarcity.gov.ph



Cart no. 24/18/18/0



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



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



Office of the Sangguniang Panlungsod
Received by Janet Piring
Date: 1/20/2025
Time: 10:01 am

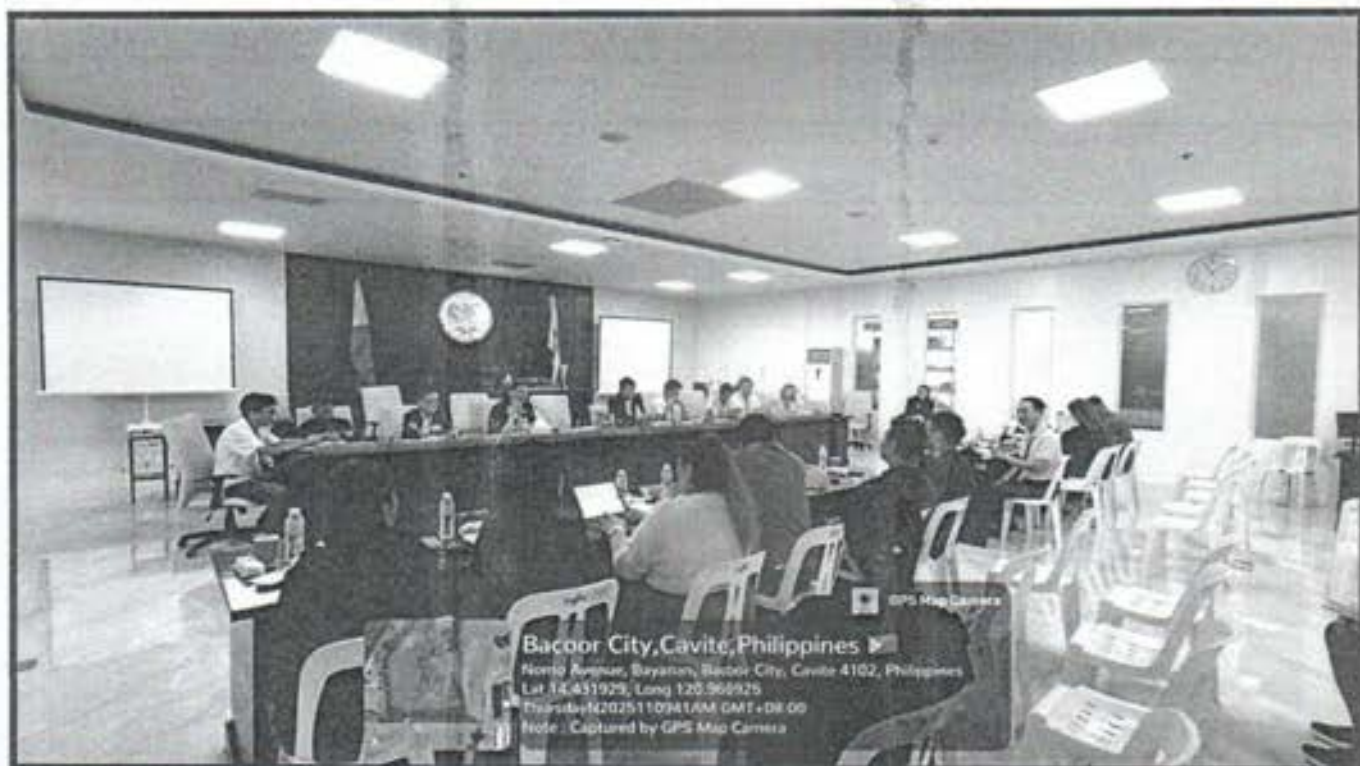


PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

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WITH GLOBAL HOME CONSORTIUM, INC. (GHCI).



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



Cert no. 24/181805



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



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01/20/2025



PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD 5-2025
PCR 152-2025 - MEMORANDUM OF AGREEMENT ON BEHALF OF THE CITY GOVERNMENT OF BACOOR,
WITH GLOBAL HOME CONSORTIUM, INC. (GHCI).

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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.bacoorcity.gov.ph



Cert. no. 24/181809



Republic of the Philippines
Province of Cavite
CITY OF BACOR
CITY ADMINISTRATOR'S OFFICE



CGBCR-AO-01-F01.0
05/30/2024



INDORSEMENT

TO : HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
BACOR CITY, CAVITE
SHERILYN F. CARDENAS
ADMIN. ASSISTANT
TIME: 4:31 DATE: 9/12/25

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

SUBJECT : FOR INFORMATION AND APPROPRIATE ACTION
GLOBAL HOMES CONSORTIUM INC.'S INTENT TO PARTICIPATE
IN THE PAMBANSANG PABAHAY PARA SA PILIPINO PROGRAM
IN THE CITY OF BACOR

DATE : 12 SEPTEMBER 2025

This has reference to the letter of Global Homes Consortium, Inc. (GHCI) dated 05 September 2025 expressing its intent to participate in the *Pambansang Pabahay Para sa Pilipino* (4PH) Program in the City of Bacoor.

In compliance with the Housing, Urban Development and Resettlement Department (HUDRD)'s checklist of requirements, this Office request GHCI to submit the following documents for our reference and records, and to ensure due diligence, compliance with applicable law and rules, namely: (i) attachment identifying the property proposed for development under the 4PH Program and (ii) proof of ownership or authority over said property.

Last 11 September 2025, this Office received a reply from GHCI regarding the following:

1. "The official Pag-ibig personnel agreed that there is no issue with the LGU giving a list of beneficiaries to a developer, provided that any list given should be specific, and should not include other listings given to other developers.

"The reason, as stated in the forum, is that because of the change of policies with DHSUD, wherein the previous 1.8M ceiling price has now become 1.620M, the feasibility of the project has become in question, especially with the high zonal value prices in Bacoor City.



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



Page No. 04/181809



Republic of the Philippines
Province of Cavite
CITY OF BACOR
CITY ADMINISTRATOR'S OFFICE



CGBCR-AO-01-F01.0
05/30/2024



XXX

"With GHCI's MOA with DHSUD, which can be verified, there should be no cause of alarm or concerns, as to GHCI's integrity as a developer.

"May we know if this is the final advise to our group, so that we can determine the best way forward for our investments and partners."4

2. "According to Mr. Ansel, the following can also be ok: A Letter of Intent (LOI) to purchase addressed to the property owner, with terms and conditions, with conforme of the seller. May we understand if this is okay?"

Attached herewith copies of the following: (i) GHCI's LOI dated 05 September 2025; (ii) Letter to GHCI dated 05 September 2025; and (iii) Email trail starting 10 September 2025 to 12 September 2025, for common reference.

In view of the foregoing, we respectfully forward to your end the discretion of issuing the appropriate resolution authorizing the city mayor to sign for and on behalf the MOA hereto attached.

Thank you.

Respectfully,

ATTY. AIMEE TORRE FRANCA-NERI
City Administrator



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





Republic of the Philippines
Province of Cavite
CITY OF BACOOR
CITY ADMINISTRATOR'S OFFICE



CGBCR-AO-01-F01.03
01/22/2025



ENDORSEMENT

TO : **ATTY. KIM NYCA R. LOFRANCO**
City Legal Officer

Office of the City Legal Officer
RECEIVED SEP 05 2025
3:25 PM

SUBJECT : **LETTER OF INTENT AND PROPOSED MEMORANDUM OF
UNDERSTANDING FROM GLOBAL HOMES CONSORTIUM INC.**

DATE : **05 SEPTEMBER 2025**

Respectfully endorsing to your office, copy of a letter of intent from Global Homes Consortium Inc. to participate in the 4PH program, and a draft Memorandum of Understanding.

Kindly go over the document and provide your legal opinion relative to their participation **within seven (7) working days from receipt of this Letter.**

For your information and appropriate action.


ATTY. AIMEE TORREFRANCA-NERI
City Administrator



SCAN ME



Address: Bacoor Government Center, Bacoor Blvd
Digtay Dayanan, City of Bacoor, Cavite
Trunkline: 434-1111



ISO 9001:2015



0223



September 05, 2025

HON. STRIKE B. REVILLA
Mayor
City of Bacoor, Cavite

Dear Hon. Strike Revilla,


I hope this letter finds you well. We at GLOBAL HOMES CONSORTIUM INC. (GHCI) are writing to express our intent to participate in the "*Pambansang Pabahay Para sa Pilipino (4PH) Program*" and, in this regard, request the official listing of beneficiaries qualified under the 4PH Program.

In securing the beneficiary listing from the Local Government of Bacoor, GHCI shall be guided and supported in designing and tailoring the most suitable housing package for the constituents of Bacoor.

It is further recognized that the Expanded 4PH Guidelines provide a more beneficiary-centric program, ensuring that the prioritization of the needs, capacities, and preferences of the identified Beneficiaries.

Thank you for considering our request. We look forward to your positive response and the opportunity to contribute to the well-being of Bacoor City's residents.

Yours sincerely,


GEORGE NOE S. INDONTO II
Chief Operating Officer

MEMORANDUM OF UNDERSTANDING

KNOWN ALL MEN BY THESE PRESENTS:

This Memorandum of Understanding (MOU) is made, entered into, and executed this _____ by and between:

CITY OF BACOR, a local government unit, existing under Philippine laws, with principal office and postal address at City Hall, Bacor, City, hereinafter referred to as the "**FIRST PARTY**", represented in this Act by its *City Mayor*, **HON. STRIKE B. REVILLA**, duly authorized for the purpose as shown by Sangguniang Panlungsod Resolution No. _____, dated _____, a copy of which is attached as "**ANNEX A**";

- and -

GLOBAL HOME CONSORTIUM, INC. (GHCI), a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with office address at U508 Admiralty Building, Madrigal Business Park, Alabang Zapote Road, Ayala Alabang, Alabang, Muntinlupa City, Metro Manila, hereinafter referred to as the "**SECOND PARTY**", and as represented herein by its *Chief Operating Officer*, **GEORGE NOE S. INDONTO II**.

LGU BACOR and **GHCI** shall be collectively referred to as the "**PARTIES**".

WITNESSETH: That

WHEREAS, Republic Act (R.A.) No. 11201 created the **Department of Human Settlements and Urban Development (DHSUD)** as the primary national government entity responsible for the management, policy, regulation, and program coordination of housing, human settlement, and urban development concerns;

WHEREAS, the **Pambansang Pabahay Para sa Pilipino (4PH) Program** is a government housing project through the **DHSUD** in tandem with its key shelter agencies, which aims to service the housing needs of the Philippines for over six million families by 2028;

WHEREAS, **FIRST PARTY**, in support of the said Program, commits to identify, acquire and provide to **SECOND PARTY** the **Beneficiary Listing** for the **4PH Program**;

WHEREAS, the **PARTIES** aim to develop housing projects for the benefit of the residents of Bacor City, Cavite, especially the **Informal Settler Families (ISFs)**, both for residential and commercial purposes, by pooling together their technical, financial and manpower resources for the development of the said projects;

NOW THEREFORE, for and in consideration of the foregoing premises, the PARTIES hereby agree to the following:

Section 1. RESPONSIBILITIES AND OBLIGATIONS OF THE FIRST PARTY AND GHCI

1.1 FIRST PARTY shall provide the SECOND PARTY the official listing of beneficiaries for the City of Bacoor and the SECOND PARTY shall carry out, in close coordination with the FIRST PARTY, the beneficiary listing, which shall include, but not be limited to, social preparation, ISF census enumeration, socio-economic profiling, and the establishment of social parameters.

2.1 The SECOND PARTY shall comply with the technical, financial, and documentary requirements as may be required under the Program and shall facilitate the processing of obtain all required permits and licenses to be issued by the local authorities for its full implementation.

Section 3. EXECUTION OF A SUBSEQUENT AGREEMENT. The PARTIES bind themselves to execute the corresponding Memorandum of Agreement (MOA) to effectuate the commitments and obligations of the PARTIES in this MOU relative to the realization of the Program in the City of Bacoor, Cavite.

Section 4. MISCELLANEOUS PROVISIONS:

4.1 **MUTUAL UNDERSTANDING** - This MOU contains the mutual understanding between the PARTIES on the subject matter, subject to the definitive agreement contemplated under Section 3 that the PARTIES may subsequently enter into.

4.2 It is understood that all terms and conditions herein provided are subject to and subordinate to the internal approvals, existing laws, rules, regulations, and circulars pertinent to the subject matter of this MOU. In case of conflict, the pertinent provisions of such rules, regulations, and circulars shall prevail.

4.3 **COUNTERPARTS** - This MOU may be executed simultaneously in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

4.4 **GOOD FAITH** - In complying and implementing the terms of this MOU, the PARTIES shall exercise good faith and cooperation to ensure the fulfillment of their common objective.

4.5 **BINDING EFFECT** - This MOU shall inure to the benefit of, and be binding upon, the PARTIES hereto and their respective successors-in-interest and permitted assigns.

4.6 **NON-WAIVER OF RIGHTS** - The rights of a Party will not be prejudiced or restricted by any indulgence or forbearance extended by it to the other Party, and

no waiver by a Party in respect of any breach of this MOU will operate as a waiver in respect to any current or subsequent breach thereof;

4.7 SEPARABILITY - If any term, provision, or condition provided in this MOU is subsequently declared void, contrary to law, or unenforceable by a court of competent jurisdiction, the validity of the other terms, provisions or conditions not affected by such declaration shall remain valid and binding. The **PARTIES** shall however endeavor and exert best efforts to agree on the substitution of the void, illegal or unenforceable provision(s) with legally acceptable clauses approximating as closely as possible the sense, intent and purpose of the affected provisions and of this Agreement as a whole; and

4.7 GOVERNING LAW - This MOU shall be governed by and interpreted in accordance with the laws of the Republic of the Philippines.

4.8

IN WITNESS WHEREOF, the **PARTIES** hereto have signed and executed this Memorandum of Understanding this _____ in _____

FIRST PARTY
LOCAL GOVERNMENT OF
BACOR CITY

SECOND PARTY
GLOBAL HOMES
CONSORTIUM INC.

HON. STRIKE B. REVILLA
City Mayor of Bacoor

GEORGE NOE S. INDONTO II
Chief Operating Officer

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
_____) S.S.

BEFORE ME, a NOTARY PUBLIC, personally appeared:

NAME GOV. ISSUED ID NO. DATE OF EXPIRY

**CITY OF BACOR, CAVITE
- HON. STRIKE B. REVILLA**

GLOBAL HOMES

to me known to be the same persons who executed the foregoing instrument, and each acknowledged to me that they have acted in a representative capacity, that they are duly authorized to represent as such, and that the same is their own free and voluntary act and deed as well as of the institutions and local government unit represented.

This Memorandum of Understanding consists of ____ () pages, including the page wherein this acknowledgment is written, signed by the Parties and their witnesses.

WITNESS MY HAND AND NOTARIAL SEAL, this ____ day of
_____ in _____, Philippines.

NOTARY PUBLIC

**Doc No. ____;
Page No. ____;
Book No. ____;
Series of 2025.**



Republic of the Philippines
Province of Cavite
CITY OF BACOR
CITY ADMINISTRATOR'S OFFICE



05 SEPTEMBER 2025

MR. GEORGE NOE S. INDONTO II
Chief Operating Officer
Global Homes Consortium Inc. (GHCI)

**SUBJECT : COMPLIANCE DOCUMENTS NEEDED - 4PH
PROGRAM PARTICIPATION**

Dear Mr. Indonto,

Greetings from the Marching Band Capital of the Philippines!

This refers to your letter expressing the intent of Global Homes Consortium Inc. (GHCI) to participate in the *Pambansang Pabahay Para sa Pilipino (4PH) Program* and requesting the official listing of qualified beneficiaries under said program.

In order for the City Government of Bacoor to properly evaluate and act upon your request, may we respectfully require GHCI to submit the following documents for our reference and records:

1. **Attachment identifying the property** proposed for development under the 4PH Program; and
2. **Proof of ownership or authority over said property**, such as a certified true copy of the Transfer Certificate of Title (TCT), tax declaration, or other relevant documents.

These requirements are necessary to ensure due diligence, compliance with applicable regulations, and proper coordination with the concerned offices.

We shall be able to proceed with the review and appropriate action upon submission of the above documents.

Thank you for your kind cooperation.

By the authority of the City Mayor,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator



SCAN ME



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



ISO 9001:2015



0273

Cert no 24/181809



Bacoor City Administrator CITY <cao.bacoor@gmail.com>

COMPLIANCE DOCUMENTS NEEDED - 4PH PROGRAM PARTICIPATION

4 messages

Bacoor City Administrator CITY <cao.bacoor@gmail.com>

Wed, Sep 10, 2025 at 2:32 PM

To: "pipolina@gmail.com" <pipolina@gmail.com>, "gindonto@gmail.com" <gindonto@gmail.com>

Greetings.
Please see attached letter.
Hoping for your swift response.

Thank you.

OFFICE OF THE CITY ADMINISTRATOR

City Government of Bacoor

Bacoor Government Center

Brgy. Bayanan, City of Bacoor

Email: cao.bacoor@gmail.com

Trunkline: [481-4100](tel:481-4100) Loc. 405



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Please be mindful of environmental sustainability before printing this email.

 letter to george noe indonto ghcl_0001.pdf
363K

Pipo Lina <pipolina@gmail.com>

Thu, Sep 11, 2025 at 7:08 PM

To: Bacoor City Administrator CITY <cao.bacoor@gmail.com>

Cc: "gindonto@gmail.com" <gindonto@gmail.com>

Dear Atty. Neri,

Greetings!

Just to clarify that the contents of your official letter are completely different from what was discussed in the 4ph Task Force meeting.

The official Pag-ibig personnel agreed that there is no issue with the LGU giving a list of beneficiaries to a developer, provided that any list given should be specific, and should not include other listings given to other developers.

The reason, as stated in the forum, is that because of the change of policies with DHSUD, wherein the previous 1.8M ceiling price has now become 1.620M, the feasibility of the project has become in question, especially with the high zonal value prices in Bacoor City.

To be able to obtain the city's beneficiary listing provides a developer the tool to define what marketing packages can be offered to the City's local beneficiaries as first priority, and also to make sound business and investment decisions.

Also, it was stated publicly in the meeting, that of the 1600 beneficiary list given to another developer, only yielded 500 pre-approved beneficiaries.

We are willing to help the city design the best packages, and also define which beneficiaries can benefit from specific packages. We are doing this in other locations, precisely to help the local community.

With GHCI's MOA with DHSUD, which can be verified, there should be no cause of alarm or concerns, as to GHCI's integrity as a developer.

May we know if this is the final advise to our group, so that we can determine the best way forward for our investments and partners.

Thank you and God bless.

[Quoted text hidden]

—
Jose Alberto A. Lina
+63929-6124766
+63927-2145226
Skype: pipo.lina

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Pipo Lina <pipolina@gmail.com>
To: Bacoor City Administrator CITY <cao.bacoor@gmail.com>
Cc: "gindonto@gmail.com" <gindonto@gmail.com>

Thu, Sep 11, 2025 at 9:52 PM

In addition to the previous email,

According to Mr. Ansel, the following can also be ok:

A Letter of Intent (LOI) to purchase addressed to the property owner, with terms and conditions, with conforme of the seller.

May we understand if this is ok?

Thank you for your swift response.

[Quoted text hidden]

Bacoor City Administrator CITY <cao.bacoor@gmail.com>
To: Lina Pipo <pipolina@gmail.com>
Cc: gindonto@gmail.com

Fri, Sep 12, 2025 at 11:55 AM

Kindly send the letter of intent as you mentioned in the previous email
Sent from my iPhone

On Sep 11, 2025, at 9:52 PM, Pipo Lina <pipolina@gmail.com> wrote:

[Quoted text hidden]