



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

JOINT COMMITTEE REPORT
NO. HLUUD-014-S-2025

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 27 OCT 2025
Time: 8:45 am

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A MEMORANDUM OF AGREEMENT WITH THE CAVITE STATE UNIVERSITY ON BEHALF OF THE CITY GOVERNMENT OF BACOOR IN RELATION TO THE ESTABLISHMENT AND OPERATIONALIZATION OF SHARED INITIATIVES WITHIN THE CITY OF BACOOR REGARDING A PARCEL OF LAND SITUATED AT SOLDIERS HILLS SUBDIVISION, BARANGAY MOLINO 6, CITY OF BACOOR, CAVITE. (PCR 220-2025 dated October 20, 2025).*

This report pertains to the joint proposal of Cavite State University and the City Government of Bacoor to enter into a Memorandum of Agreement (MOA) instead of a Deed of Usufruct (DOU), concerning the establishment and implementation of shared initiatives within the city, specifically involving a parcel of land located at Soldiers Hills Subdivision, Barangay Molino 6, City of Bacoor, Cavite.

The said subject matter was referred to this Committee by the Presiding Officer, Hon. Rowena B. Mendiola, during the 16th Regular Session of the 6th Sangguniang Panlungsod on October 20, 2025. The minutes of regular session and draft Memorandum of Agreement are attached hereto and shall be made integral parts of this report.

The proposed shift in the legal instrument signifies the parties' intent to adopt a more flexible and programmatic framework for collaboration, subject to further review and concurrence. Attached is a copy of CAVSU Implementation Memorandum No. BOR OBS-09-2025, issued by the Office of the Board Secretary on October 6, 2025.





FINDINGS:

The MOA grants CAVSU the right to use and enjoy the leased premises exclusively for educational purposes, specifically to operate a temporary school campus for the duration of one (1) year, commencing on September 1, 2025, and ending on August 31, 2026, unless terminated earlier by mutual agreement.

Under the terms of the MOA, the City Government of Bacoor shall shoulder all manpower and operational costs necessary for the operation and maintenance of the CAVSU Bacoor City Campus during the agreement period.

The Committee notes that the agreement provides clear provisions limiting the use of the premises exclusively for educational purposes and expressly stating that no ownership rights shall be transferred to CAVSU. The MOA also includes standard clauses on termination, requiring a thirty-day written notice, and a governing law provision aligning the contract under the laws of the Republic of the Philippines.

RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommend **TO APPROVE** the proposed city resolution authorizing the City Mayor, Hon. Strike B. Revilla, to sign a Memorandum of Agreement with the Cavite State University on behalf of the City Government of Bacoor in relation to the establishment and operationalization of shared initiatives within the City of Bacoor regarding a parcel of land situated at Soldiers Hills Subdivision, Barangay Molino 6, City Of Bacoor, Cavite.

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

Signed this 24th day of October 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 BACOOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD



CGRR-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

HON. REYNALDO M. FABIAN

Member





Republic of the Philippines
Province of Cavite
CITY OF BACOR



OFFICE OF THE CITY LEGAL SERVICE

ENDORSEMENT LETTER NO. 780, Series of 2025

TO : **Hon. ROWENA BAUTISTA-MENDIOLA**
City Vice Mayor
Office of the City Vice Mayor

Thru : **ATTY. KHALID A. ATEGA JR.**
Sangguniang Panlungsod Secretary
Office of the Sangguniang Panlungsod

CC : **Hon. HORACIO M. BRILLANTES, JR.**
City Councilor, District 2
Office of the Sangguniang Panlungsod

Atty. AIMEE TORREFRANCA-NERI
City Administrator
City Administrator's Office

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
BACOR CITY, CAVITE

SHERRILYN L. CARDENAS
ADMIN. ASSISTANT IV
TIME: 10:30 DATE: 10/16/25

SUBJECT : **FOR YOUR APPROPRIATE ACTION**
Pertaining to the Proposal of Cavite State University and the City Government of Bacoor to Enter into a Memorandum of Agreement (MOA) in Lieu of a Deed of Usufruct (DOU)

DATE : **16 OCTOBER 2025**

This pertains to the joint proposal of **Cavite State University (CvSU)** and the **City Government of Bacoor** to formalize their partnership through a **Memorandum of Agreement (MOA)** instead of a Deed of Usufruct, in relation to the establishment and operationalization of shared initiatives within the city pertaining to a parcel of land situated at Soldiers Hills Subdivision, Barangay Molino 6, City of Bacoor, Province of Cavite.

The proposed shift in legal instrument reflects the parties' intent to adopt a more flexible and programmatic framework for collaboration, subject to further review and concurrence. Attached is the copy of CvSU Implementation Memorandum No. BOR-OBS-09-2025 dated October 06, 2025 issued by CvSU's Office of the Board Secretary.

The proposed modification was jointly recommended by both parties to more accurately reflect the nature of their collaboration and the specific terms governing its implementation.

Thank you.

Respectfully,


ATTY. KIM NYCA R. LOFRANCO
City Legal Officer



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



Cert. no. 24/161808



OFFICE OF THE BOARD SECRETARY

IMPLEMENTATION MEMORANDUM

NO.: **BOR-OBS-09-2025**

TO : **MR. JOHN XAVIER B. NEPOMUCENO**
DR. CRISTINA M. SIGNO
DR. MARY JANE D. TEPORA
DR. ALMIRA G. MAGCAWAS
DR. MELBOURNE R. TALACTAC
All Concerned

SUBJECT : **Implementation of Board Approved/Confirmed Proposals**

DATE : **06 October 2025**

1. Please be informed that the following proposals were approved/confirmed during the **Special Meeting of the Board of Regents** held on 19 September 2025 at the Board Room, 2nd Floor, Administration Building, Cvsu, Indang, Cavite.

Board Resolution No.	Item	Action of the Board
44	Procurement of one (1) Asian Utility Vehicle (AUV) for the College of Medicine amounting to ₱1,868,840.00	APPROVED
45	<ul style="list-style-type: none">• Cavite State University to enter in a Memorandum of Agreement (instead of Usufruct Agreement) with the City of Bacoor for the utilization of the Woodridge College as an alternative building for Cavite State University Bacoor City Campus• Proposed flexible learning modality of Cavite State University Bacoor City Campus	<p>CONDITIONALLY APPROVED</p> <p>Subject to execution /submission of Memorandum of Agreement</p> <p>Subject to the result of the evaluation of CHED-RO IV on the Implementation of Flexible Learning</p>



OFFICE OF THE BOARD SECRETARY

46	Proposed flexible learning arrangement for the College of Nursing starting first semester of AY 2025-2026	CONDITIONALLY APPROVED Subject to the result of the evaluation of CHED-RO IV on the Implementation of Flexible Learning
47	Official Foreign Travel of the following: <ul style="list-style-type: none">• Official foreign travel of Dr. Cristina M. Signo to participate in the Executive DIES training course "LEADx – Leadership for Transforming Higher Education Institutions" on October 6-10, 2025 at University of Potsdam, Campus Am Neuen Palais, Germany• Official foreign travel of Dr. Ammie P. Ferrer to participate in the 2025 WURI Global Conference on September 24-26, 2025 at Busan International College, Busan, Korea• Official foreign travel of Dr. Ma. Leah P. Ulanday to participate in the International Conference on "Internationalization in Higher Education Leadership and Management: Perspectives, Innovation and Best Practices" on October 8-9, 2025 at Ho Chi Minh City, Vietnam	APPROVED
48	Request for Limited Practice of Profession of the following: <ul style="list-style-type: none">• Dr. Ma. Cynthia R. Dela Cruz (Veterinarian)• Dr. Cristina Marie T. Agasang (Veterinarian)• Dr. Jacquelyn A. Baydo (Veterinarian)• Engr. Nemilyn A. Fadchar (Electronics Engineer)	APPROVED
49	a. Revised Pro-forma of Student Internship Contracts, and b. Delegation of Signing Authority to College Deans and Campus Administrators for Local Student Internships.	APPROVED



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50	Request for full-time study leave of the following						APPROVED
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Republic of the Philippines
CAVITE STATE UNIVERSITY
Don Saverino de las Alas Campus
Indang, Cavite
(046) 463-9250
www.cvsu.edu.ph



OFFICE OF THE BOARD SECRETARY

2. The Vice Presidents are expected to conduct thorough monitoring on the implementation of the above-mentioned approved proposals.
3. The proponents are required to submit the status of implementation to the Office of the Board Secretary two (2) weeks before the schedule of the succeeding Board meeting
4. Thank you.


DR. MA. AGNES P. NUESTRO
University President

Cc: Office of the Board Secretary
Records Office
File

MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT is made and executed this ___day of __2025, in Bacoor 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 Bacoor Government Center, Bacoor City, Cavite, represented herein by its City Mayor, **HON. STRIKE B. REVILLA**, hereinafter referred to as the **LGU BACOR**,

- 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 **CAVSU**.

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, Bacoor 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 RIGHT TO USE FOR EDUCATIONAL PURPOSES

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

2. TERM

The Agreement 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 Bacoor City Campus during the Agreement 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 BACOR to ensure the continued operation of the CAVSU Bacor City Campus during the contractual 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 BACOR.

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 Agreement 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 Agreement 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 Bacor City, Cavite.

CITY GOVERNMENT OF BACOR
By:

CAVITE STATE UNIVERSITY
By:

HON. STRIKE B. REVILLA
City Mayor, Bacor

DR. MARIA AGNES P. NUESTRO
University President

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 Bacor, 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 **Memorandum of Agreement** as representative of the City Government of Bacor, 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 **Memorandum of Agreement** 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.