



COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

COMMITTEE HEARING REPORT  
NO. HLUUD 095 S-2024

Office of the Sangguniang Panlungsod  
Received by Janet Prijo  
Date: 26 SEP 2024  
Time: 9:12 AM

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH THE BACOOR SEAFRONT DEVELOPMENT CORPORATION INVOLVING THE DONATION OF A PARCEL OF LAND LOCATED AT BARANGAY MOLINO II, BACOOR CITY, CAVITE. (PCR 671-2024 dated 09 September 2024)**

The proposed resolution was referred to the committee during the 107<sup>th</sup> Regular Session on 09 September 2024. This resolution will authorize the City Mayor to sign a Deed of Donation Acceptance (DODA) with Bacoor Seafont Development Corporation (BSDC). Hon. Alde Joselito F. Pagulayan, Chairperson of the Committee on Housing Land Utilization Development, reports the following:

BSDC is a domestic corporation under the laws of the Republic of the Philippines, with its principal office located at 1051 Northbay Blvd., Navotas City, and is represented in this matter by its authorized representative, Mr. Floyd P. Tiu Laurel.

The City Government of Bacoor, a local government unit (LGU) of the Republic of the Philippines, has its seat of government at Bacoor Government Center, Bacoor Boulevard, Bayanan, City of Bacoor, Cavite. The city is represented herein by its Local Chief Executive, Hon. Strike B. Revilla.

BSDC is a special-purpose corporation created by Frabelle Fishing Corporation and other entities for the 90-hectare Bacoor Reclamation and Development Project and the 230-hectare Bacoor Reclamation and Development Project.

BSDC is the owner of a Thirteen Thousand Two Hundred Forty-Four (13,244)-square-meter parcel of land covered by Transfer Certificate of Title (TCT) No. 057-2022017588 located in Barangay Molino II of Bacoor City, Cavite.

BSDC has offered to donate the property to the City Government of Bacoor for exclusive use in the development of 1. socialized housing units 2. school buildings, and 3.





support facilities for the relocation of Bacoor Informal Settlers affected by the reclamation projects.

This donation complies with the Mandamus issued by the Supreme Court of the Philippines in its decision dated 18 December 2008 in the case of Metropolitan Manila Development Authority (MMDA), et al. V. Concerned Residents of Manila Bay, et al. [G.R. Nos. 171947-48].

Additionally, City Ordinance No. CO 198-2022 Series of 2022 "AN ORDINANCE AUTHORIZING THE CITY ASSESSOR AND CITY TREASURER TO EXEMPT FROM REAL PROPERTY TAX AND OTHER TAXES AND FEES A PORTION OF THE PROPERTY OF BACOOR SEAFRONT DEVELOPMENT CORPORATION DEDICATED FOR GOVERNMENT USE FOR PHASE 2 AND 3 OF CIUDAD KAUNLARAN IN-CITY SOCIALIZED HOUSING PROJECT", provides tax exemptions for BSDC on land portions dedicated for government use.

#### FINDINGS:

During the committee hearing on 20 September 2024, the following observations were noted:

- The committee reviewed tax exemption concerns under City Ordinance (CO) No. 198-2022. While BSDC is granted tax exemptions, the Office of the City Finance Department needs to verify and rectify any outstanding taxes reflected in their records.
- BSDC holds the title to the donated property, but legal verification is pending review by the Office of the City Legal Services.
- The donation supports the city's relocation and urban development initiatives by facilitating the provision of essential infrastructure, including housing, schools, and commercial spaces.

#### RECOMMENDATION:

Upon thorough evaluation, the committee recommends the **APPROVAL** of the Deed of Donation Acceptance with Bacoor Seafront Development Corp. The donation aligns with the city's urban development priorities and will be exclusively utilized for the relocation and housing needs of Bacoor's Informal Settlers.

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

Signed this 30<sup>th</sup> day of September 2024 at the City of Bacoor, Cavite.







**COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT**

  
\_\_\_\_\_  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
Chairman

  
\_\_\_\_\_  
**COUN. ADRIELITO G. GAWARAN**  
Vice Chairman

  
\_\_\_\_\_  
**COUN. SIMPLICIO G. DOMINGUEZ**  
Member

  
\_\_\_\_\_  
**COUN. ALEJANDRO F. GUTIERREZ**  
Member





COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

COMMITTEE HEARING MINUTES  
NO. HLUUD 095 S-2024

Office of the Sangguniang Panlungsod  
Received by: *[Signature]*  
Date: *26* / *9* / *2024*  
Time: *9:12 am*

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH THE BACOOR SEAFRONT DEVELOPMENT CORPORATION INVOLVING THE DONATION OF A PARCEL OF LAND LOCATED AT BARANGAY MOLINO II, BACOOR CITY, CAVITE. (PCR 671-2024 dated 09 September 2024)**

**Committee Hearing Minutes Summary**

26 September 2024 / 03:00 p.m.

**Present:**

HON. ALDE JOSELITO F. PAGULAYAN - Chairperson  
HON. ADRIELITO G. GAWARAN - Vice Chairperson

**Also Present:**

ATTY. IAN BALIWAG - Bacoor Seafront Development Corp.  
ANGELA ANDUTAN - Bacoor Seafront Development Corp.  
ENGR. ALLAN C. QUINATADCAN - City Assessors Office  
ATTY. MARIUS D. SUMIRA - Office of the City Legal Services  
RHOWENA D. ALCANTARA - City Planning and Dev. Coord. Office  
NORMALYN LIM - Office of the City Finance Department  
FERDIE S. JAVIER - Zoning and Land Development Dept.  
ELISA M. GREGORIO - Housing Urban Dev. Resettlement Dept.  
ANNE DULLER - Housing Urban Dev. Resettlement Dept.

The committee hearing was called to order by Hon. Pagulayan. The agenda for the hearing was the resolution authorizing the City Mayor to sign a Deed of Donation Acceptance (DODA) on behalf of the City Government of Bacoor with Bacoor Seafront Development Corp. (BSDC), involving the donation of a parcel of land located at Barangay Molina II, Bacoor City, Cavite.







Hon. Pagulayan recognized the presence of the committee members, along with representatives from various offices and resource persons.

Atty. Ian Baliwag was recognized, he presented the draft doda, stating that BSDC is the registered owner of a 13,244 sqm parcel of land under Transfer Certificate of Title No. 057-2022017588. According to him, the donation aims to fulfill the donor's obligation to support the Local Government Unit (LGU's) relocation program for Informal Settler Families (ISFs).

The Housing Department Representatives were recognized, they confirmed that they were aware of the donation and clarified that the land would be used for Phase 3 of the project, which includes:

1. Mixed-use development e.g. health Center, commercial areas, school, and housing units,
2. Planned Unit Development, and
3. Master plan preparation.

Hon. Pagulayan requested verification of the land titles and legal compliance. He instructed to the representatives of BSDC to submit the title numbers to Atty. Sumira of the City Legal Office for review.

The committee also addressed the issue of tax exemptions, referencing City Ordinance (CO) No. 198-2022, which grants tax exemptions to BSDC. However, it was noted that the Treasury Department's records still reflect unpaid taxes, prompting the need for record rectification.

Atty. Ian Baliwag requested that the Deed of Donation (DOD) include a statement affirming the donor's full compliance with their obligation to the City Government. Hon. Pagulayan clarified that while the committee supports the resolution, the final decision regarding compliance lies with the executive department.

The committee agreed to approve the resolution, subject to the following conditions:

- Verification of land titles by the City Legal Office.
- Finalization of the master plan for the donated land.
- Resolution of tax exemption issues in coordination with the Assessor's Office and Treasury Department.

With no further questions or objections, the hearing was adjourned by Hon. Gawaran






Prepared By:

  
**PETER ADRIAN F. BORJA**  
*Local Legislative Staff I*

Attested By:

  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
*Chairman  
Committee on Housing, Land Utilization  
and Urban Development*







Office of the Sangguniang Panlungsod  
Received by Joseph Pring  
Date: 24 SEP 2024  
Time: 2:57 PM

**COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT**







**COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT**

Office of the Sangguniang Panlungsod  
Received by: *[Signature]*  
Date: 26 SEP 2024

**ATTENDANCE OF THE COMMITTEE HEARING**

26 September 2024 / 03:00 p.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 A DEED OF DONATION ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH THE BACOOR SEAFRONT DEVELOPMENT CORPORATION INVOLVING THE DONATION OF A PARCEL OF LAND LOCATED AT BARANGAY MOLINO II, BACOOR CITY, CAVITE. (PCR 671-2024 dated 09 September 2024)**

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	<i>[Signature]</i>
HON. ADRIELITO G. GAWARAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	<i>[Signature]</i>
HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	<i>[Signature]</i>
CHERRYL DE LEON	QUEENS ROW EAST	0127 886 6087







SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
RHOWENA D. ALCANTARA	OIC-CPDC	0939-9346410
Anaela Ondulan	BSDC /FFC	0917 4199811
Ian Baliwag	BSDC	09178046990
norman um	CFD	09166674458
PENDIE S. SUTER	2071WG	09917801053
ELISA M. GREGORIO	HUDRD	09610124845
MARIUS D. SUMIRA	OCLS	
Allan C. Quinatadon	CAD	09209082022
TRIXIE DOMINQUEZ	MOLINO 2	
PETER BORTA	POPULACION	0909 877 4666









COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

Office of the Sangguniang Panlungsod  
Received by SEP 2024  
Date 9/24/24

NOTICE OF THE COMMITTEE HEARING  
(PROOF OF RECEIPT)

26 September 2024 / 03:00 p.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 A DEED OF DONATION ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH THE BACOOR SEAFRONT DEVELOPMENT CORPORATION INVOLVING THE DONATION OF A PARCEL OF LAND LOCATED AT BARANGAY MOLINO II, BACOOR CITY, CAVITE. (PCR 671-2024 dated 09 September 2024)**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<i>Justin De Guzman</i>	Receiving Clerk	09-24-24
<i>R. MERCADO</i>	CLERK	09219996232 9/24/24
<i>V. Francisco</i>	Admin Aide	9/24/24 2:40pm
<i>Ferdie S. Jambon</i>	ZONING	9/24/2024
<i>Ratovel A. Padilla</i>	Assessor	9-24-2024





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



RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
Ruben Martinez	City Finance Dept.	09/24/2024 2:39 pm.
Mikoy Gasna	Comm. & Welfare	9/24/24 2:40 pm
ROBBY BOY PADUA	SP	9/24/24 2:42PM
JOCHELI MANTISTA	SP	9/24/24 - 2:45PM

NOTICE OF THE COMMITTEE HEARING (PROOF OF RECEIPT) NO. HLUUD 095 S-2024 Page 2  
PCR 671-2024 DODA WITH BACCOOR SEAFRONT DEVT. CORP. OF LAND AT BRGY. MOLINO II



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







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



CUBLR-AU-01-FM1.04  
05/30/2024

Seal of  
Good  
Local  
Governance  
2023 Awardee  
7 (2023-2024)

## ENDORSEMENT

**FOR** : HON. STRIKE B. REVILLA  
City Mayor

**THRU** : ATTY. PAUL MICHAEL G. SANGALANG  
Executive Assistant IV  
Office of the City Mayor

**SUBJECT** : DEED OF DONATION MADE BY BACOR SEAFRONT DEVELOPMENT  
CORPORATION IN FAVOR OF THE CITY GOVERNMENT OF BACOR

**DATE** : 27 August 2024

*Antigawa 1:22 PM*  
*S. Sangalang*

This is to respectfully endorse, for your consideration and approval, the attached Deed of Donation and Acceptance to be executed between Bacoor Seafront Development Corporation, as the Donor, and the City Government of Bacoor, as the Donee.

The Donor is the absolute registered owner of a parcel of land located at Barangay Molino II, City of Bacoor, Cavite, covered by Transfer Certificate of Title ("TCT") No. 057-2022017588. The property measures *thirteen thousand two hundred forty-four (13,244) square meters, more or less.*

Should you find all in order, we respectfully **request** that you kindly **endorse the same to the Sangguniang Panlungsod** for the appropriate issuance of the City Resolution.

Thank you.

Very truly yours,

ATTY. AIMEE TORREFRANCA-NERI  
City Administrator



**STRIKE  
AS**

Address: Bacoor Government Center, Bacoor Blvd.,  
Brgy. Bayanan, City of Bacoor, Cavite  
Tun. No. 434 1111  
Website: [www.bacoor.gov.ph](http://www.bacoor.gov.ph)



Cert no. 24181808

**DEED OF DONATION AND ACCEPTANCE**

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Donation and Acceptance ("Deed") is made and executed by:

**MR. FLOYD P. TIU LAUREL**  
Authorized Representative, BSDC

**BACOOR SEAFRONT DEVELOPMENT CORPORATION**, a domestic corporation under the laws of the Republic of the Philippines, with principal office address at 1051 Northbay Blvd., Navotas City, herein represented herein by its authorized representative, **MR. FLOYD P. TIU LAUREL**, hereinafter referred to as the "**DONOR**";

-in favor of-

**HON. STRIKE B. REVILLA**  
City Mayor

**CITY GOVERNMENT OF BACOOR**, a local government unit of the Republic of the Philippines created in accordance with the law with the seat of government at Bacoor Government Center, Bacoor Boulevard, Bayanan, City of Bacoor, Cavite, represented herein by its local chief executive, **HON. STRIKE B. REVILLA**, duly authorized by its Sangguniang Panlungsod under City Resolution No. \_\_\_\_\_, hereinafter referred to as the "**DONEE**."

The **DONOR** and the **DONEE** shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

**ANTECEDENTS:**

**WHEREAS**, the **DONOR** is a special purpose vehicle created by Frabelle Fishing Corporation, among others, for the 90-hectare Bacoor Reclamation and Development Project and 230-hectare Bacoor Reclamation and Development Project (the "**Projects**");

Witness

**WHEREAS**, the **DONOR** is the absolute and registered owner of a parcel of land covered by Transfer Certificate of Title ("**TCT**") No. 057-2022017588 with an area of approximately Thirteen Thousand Two Hundred Forty-Four (13,244) square meters, more or less, located in Barangay Molino II of Bacoor City, Province of Cavite ("**DONATED PROPERTY**"). A copy of the **TCT** No. 057-2022017588 is attached hereto as **Annex "A"**;

Witness

**WHEREAS**, the **DONOR** has offered to donate the Property to the **DONEE** for it to be exclusively used for the development of socialized housing units, school buildings, and support facilities for Bacoor informal settlers affected by the **Projects** in compliance with the **Mandamus** issued by the Supreme Court of the Philippines on its Decision dated 18 December 2008 in the case of Metropolitan Manila Development Authority, et al. V. Concerned Residents of Manila Bay, et al. [G.R. Nos 171947-48];

**WHEREAS**, the **DONEE**, in cognizant of liberality and beneficence of the **DONOR** and in full appreciation thereof, has accepted the donation of the Donated Property from the **DONOR**;



MR. FLOYD P. TIU LAUREL  
Authorized Representative, BSDC

HON. STRIKE B. REVILLA  
City Mayor

Witness

Witness

**WHEREAS**, the Sangguniang Panlungsod of Bacoor, Cavite approved the terms and conditions contained herein and authorized the Honorable Mayor Strike B. Revilla to accept and execute this Deed;

**NOW THEREFORE**, for and in consideration of the foregoing premises, and as an act of generosity and pure liberty, the DONOR hereby voluntarily and freely gives, transfers, and conveys by way of Donation unto the DONEE all the rights, title and interest which the DONOR has over the DONATED PROPERTY, subject to the following conditions:

1. The DONATED PROPERTY shall consist of THIRTEEN THOUSAND TWO HUNDRED FORTY-FOUR (13,244) SQUARE METERS ONLY, which shall be physically separated by adequate structure, fence, or devices on the account of the DONEE.
2. The DONATED PROPERTY shall for all eternity be used ONLY and EXCLUSIVELY for the purpose of developing socialized housing units, school buildings, and support facilities for Bacoor informal settlers affected by the Projects in compliance with the Mandamus issued by the Supreme Court of the Philippines on its Decision dated 18 December 2008 of *Metropolitan Manila Development Authority, et al. vs Concerned Residents of Manila Bay, et al.* [G.R. Nos. 171947-48].
3. The DONEE shall not sell, dispose, mortgage, encumber, transfer, assign, tolerate the use by a third party, or use as collateral for any economic venture the DONATED PROPERTY or any portion thereof.
4. In consideration of the donation, the DONEE will allocate funds and build access roads and bridges on the DONATED PROPERTY at no cost to the DONOR.
5. The DONEE shall provide all public facilities and amenities, as needed, such but not limited to police stations, barangay outposts, school buildings, health centers, public markets, and the like.
6. This Deed, at the sole option of the DONOR, may be canceled or revoked by the DONOR for the following causes:
  - (a) Failure by the DONEE to use the DONATED PROPERTY as the development site for socialized housing projects and support facilities;
  - (b) Breach of the conditions set forth in this Deed; and
  - (c) Any other act, deed, or circumstance that occurs or is committed which under the law entitles the DONOR to cancel or revoke the donation herein made.
7. The conditions set forth in this Deed shall be annotated to TCT No. 057-2022017588 upon execution of this Deed.

8. The DONOR affirms that the donation is not made with the intent to deceive its creditors and that it has reserved for itself and its legal obligations sufficient funds and properties.

### DEED OF ACCEPTANCE

The DONEE, represented by Honorable Strike B. Revilla, by virtue of Sangguniang Panlungsod Resolution No. \_\_\_\_\_-2024, hereby accepts the foregoing DONATION and agrees to the restricted use and conditions thereof. Further, the DONEE expresses its appreciation and gratitude for the kindness and liberality shown by the DONOR.

IN WITNESS WHEREOF, the DONOR and the DONEE enter into and sign this Deed of Donation and Acceptance this \_\_\_\_\_ of \_\_\_\_\_ 2024 in the City of Bacoor, Cavite, Philippines.

**BACOOR SEAFRONT  
DEVELOPMENT CORPORATION**  
Donor

**CITY GOVERNMENT OF BACOOR**  
Donee

By:

**FLOYD P. TIU LAUREL**  
*Authorized Representative*

By:

**STRIKE B. REVILLA**  
*City Mayor*

SIGNED IN THE PRESENCE OF:

\_\_\_\_\_

*-Notarial Acknowledgment Page to follow-*



**ACKNOWLEDGMENT**

Republic of the Philippines)  
City of Bacoor, Cavite ) S.S.

BEFORE ME, a Notary Public for and in the above jurisdiction, this \_\_\_\_ day of \_\_\_\_\_ 2024, personally appeared the following who exhibited to me their proof of identities indicated below:

<i>Name</i>	<i>ID</i>	<i>Valid Until</i>
<b>FLOYD P. TIU LAUREL,</b> representative of Bacoor Seafront Development Corporation		
<b>STRIKE B. REVILLA,</b> representative of City Government of Bacoor		

known to me to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed and that of the institutions they respectively represent.

This instrument refers to a Deed of Donation and Acceptance consisting of four (4) pages, including this page whereon this Acknowledgment is printed and signed by the parties and their instrumental witnesses on each and every page hereof.

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

Doc. No. \_\_\_\_\_;  
Page No. \_\_\_\_\_;  
Book No. \_\_\_\_\_;  
Series of 2024.



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



August 27, 2024

**HON. ROWENA BAUTISTA-MENDIOLA**  
City Vice Mayor,  
Bacoor Government Center  
Bacoor City, Cavite

OFFICE OF THE  
SANGGUNIANG PANLUNGSOD  
RECEIVED  
BY: ARIEL  
DATE: 8-29-24 TIME: 4:49  
BACOOR CITY, CAVITE

**Thru: Atty. Khalid Atega, Jr.**  
Sangguniang Panlungsod Secretary

**Subject: Endorsement Letter**


Dear Hon. Bautista-Mendiola:

I hereby endorse to the esteemed members of the Sangguniang Panlungsod for appropriate action the Endorsement, dated 27 August 2024, issued by the City Administrator's Office, relative to the Deed of Donation to be executed by Bacoor Seafront Development Corporation and the City Government of Bacoor concerning the parcel of land located at Barangay Molino II.

Attached herewith is the aforementioned endorsement, including its attachments, for your immediate reference.

I trust that you give this matter your utmost consideration.

Sincerely yours,

  
**STRIKE B. REVILLA**  
City Mayor



Page 1 of 1



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



Cent. no. 24/181809





DISTRICT I

HON. MIGUEL N. BAUTISTA  
City Councilor

HON. MICHAEL E. SOLIS  
City Councilor

HON. ROWENA BAUTISTA-MENDIOLA  
City Councilor

HON. ADRIELITO G. GAWARAN  
City Councilor

**ABSENT**

HON. VICTORIO L. GUERRERO, JR.  
City Councilor

HON. ALEJANDRO F. GUTIERREZ  
City Councilor

DISTRICT II

HON. ROBERTO L. ADVINCULA  
City Councilor

HON. HERNANDO C. GUTIERREZ  
City Councilor

HON. GAUDENCIO P. NOLASCO  
City Councilor

HON. LEANDRO A. DE LEON  
City Councilor

HON. ALDE JOSELITO F. PAGULAYAN  
City Councilor

HON. ROBERTO R. JAVIER  
City Councilor

**ABSENT**

HON. REYNALDO D. PALABRICA  
City Councilor - Liga ng Brgy. President

HON. MAC RAVEN ESPIRITU  
City Councilor - SK FEDERATION PRESIDENT

Attested by:

ATTY. KRISTINA AREGA, JR.  
Sangguniang Panglungsod Secretary

Certified by:

HON. CATHERINE SARINO-EVARISTO  
City Vice Mayor / Presiding Officer

Approved by:

HON. LAM MERCADO - REVILLA  
City Mayor

CITY ORDINANCE NO. CO 198-2022

Series of 2022

AN ORDINANCE AUTHORIZING THE CITY ASSESSOR AND CITY TREASURER TO EXEMPT FROM REAL PROPERTY TAX AND OTHER TAXES AND FEES A PORTION OF THE PROPERTY OF BACOOR SEAFRONT DEVELOPMENT CORPORATION (BSDC) DEDICATED FOR GOVERNMENT USE FOR PHASE 2 AND 3 OF CIUDAD KAUNLARAN IN-CITY SOCIALIZED HOUSING PROJECT.

Sponsored by:

Hon. Rowena Bautista-Mendiola

Co-Sponsored by:

Hon. Roberto L. Advincula, Hon. Miguel N. Bautista, Hon. Leandro A. De Leon, Hon. Mac Raven Espiritu, Hon. Adriellito G. Gawaran, Hon. Alejandro F. Gutierrez, Hon. Hernando C. Gutierrez, Hon. Roberto R. Javier, Hon. Gaudencio P. Nolasco, Hon. Alde Joselito F. Pagulayan, and Hon. Michael E. Solis.

**WHEREAS**, under Section 192 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, local government units may, through ordinances duly approved, grant tax exemptions, incentives or reliefs under such terms and conditions as they may deem necessary.

**WHEREAS**, on 22 February 2022, the Office of the City Mayor sent a letter-request to the Sangguniang Panglungsod to pass a resolution authorizing the City Assessor and City Treasurer to exempt from real property tax and other taxes and fees the portion of the property of Bacoor Seafont Development Corporation (BSDC) dedicated for Phase 2 and 3 of the Ciudad Kaunlaran In-City Socialized Housing Project of the city government, more particularly described as follows:

Lot No.	Area in sq.m.	Tax Declaration No.	
Lot 6289 -C	13.608	19-238-0065-0753	Taxable
Lot 6289 - D	13.244	19-238-0065-0755	Taxable



**DISTRICT I**

HON. MIGUEL N. BAUTISTA  
 City Councilor

HON. MICHAEL E. SOLIS  
 City Councilor

HON. ROWENA BAUTISTA-MENDIOLA  
 City Councilor

HON. ADRIELITO G. GAWAHAN  
 City Councilor

**ABSENT**

HON. VICTORIO L. GERRERO, JR.  
 City Councilor

HON. ALEJANDRO S. GUTIERREZ  
 City Councilor

**DISTRICT II**

HON. ROBERTO L. ADVINCULA  
 City Councilor

HON. HERNANDO C. GUTIERREZ  
 City Councilor

HON. GAUDENCIO P. NOLASCO  
 City Councilor

HON. LEANDRO A. DE LEON  
 City Councilor

HON. ALDE JOSELITO F. PAGULAYAN  
 City Councilor

HON. ROBERTO R. JAVIER  
 City Councilor

**ABSENT**

HON. REYNALDO D. PALABRICA  
 City Councilor - Liga ng Brgy. President

HON. MAC RAVEN ESPIRITU  
 City Councilor - SK FEDERATION PRESIDENT

Attested by:

ATTY. KRISTINA ATEGA, JR.  
 Sangguniang Panlungsod Secretary

Certified by:

HON. CATHERINE SARINO-EVARISTO  
 City Vice Mayor / Presiding Officer

Approved by:

HON. LAM MERCADO - REVILLA  
 City Mayor

**WHEREAS,** the Bacoor Seafront Development Corporation (BSDC) owns Lot 6289 with aggregate area of 52,718 square meters covered by Transfer Certificate of Title No. 057-2021005319 which comprises of the following:

Lot No.	Area	Purpose
Lot 6289-A	5,000	Donated to LGU Bacoor for BJMP
Lot 6289-B	14,471	Purchased by National Housing Authority for Phase 1-Ciudad Kaunlaran In-City Socialized Housing Projects
Lot 6289-C	13,608	Funded by the NHA for Phase 2 & 3 of Ciudad Kaunlaran In-City Socialized Housing Projects for completion from FY 2022 up to FY 2024
Lot 6289-D	13,244	
Lot 6289-E	6,395	Property of BSDC -Excluded area but declared as taxable
<b>Total</b>	<b>52,718</b>	

**WHEREAS,** on 7 December 2020, the Sangguniang Panlungsod passed City Resolution No. CR 2020-293 granting a development permit to EM Cuerpo, Inc. for Ciudad Kaunlaran In-City Socialized Housing Projects with a total boundary area of 47,718.00 square meters comprises of a) 41, 322 sq. m. (buildable) and b) 6,395 sq. m. (excluded area) for 31 buildings (1,860 units).

**WHEREAS,** Lots No. 6289-C and No. 6289-D are dedicated for Phase 2 & Phase 3 of Ciudad Kaunlaran In-City Socialized Housing Projects and the said lots have been already placed under the control and administration of the government. Thus, it is but appropriate to exempt BSDC from paying real property taxes and other fees and charges related to the use, or transfer, of the said lots not only to reward the BSDC for its generosity but also to encourage other private juridical entities to enter into similar partnerships with the government.

**ABSENT**  
 HON. REYNALDO D. PALABRICA  
 City Councilor - Liga ng Brgy. President

after a copy hereof has been published in full for three (3) consecutive days in a newspaper for general circulation in the City of Bacoor, Cavite.





DISTRICT I

HON. MIGUEL N. BAUTISTA  
City Councilor

HON. MICHAEL E. SOLIS  
City Councilor

HON. ROWENA BAUTISTA-MENDIOLA  
City Councilor

HON. ADRIELITO G. GAWARAN  
City Councilor

HON. VICTORIO L. GUERRERO, JR.  
City Councilor

HON. ALEJANDRO F. GUTIERREZ  
City Councilor

DISTRICT II

HON. ROBERTO L. ADVINCULA  
City Councilor

HON. HERNANDO C. GUTIERREZ  
City Councilor

HON. GAUDENCIO P. NOLASCO  
City Councilor

HON. LEANDRO A. DE LEON  
City Councilor

HON. ALDE JOSELITO Y. PAGULAYAN  
City Councilor

HON. ROBERTO R. JAVIER  
City Councilor

HON. REYNALDO D. PALABRICA  
City Councilor - Liga ng Brgy. President

HON. MAC RAVEN ESPIRITU  
City Councilor - SK FEDERATION PRESIDENT

Attested by:  
ATTY. MARILYN A. ATEGA, JR.  
Sangguniang Panlungsod Secretary

Certified by:  
HON. CATHERINE SARINO-EVARISTO  
City Vice Mayor / Presiding Officer

Noted by:  
HON. LEON MERCADO - REVILLA  
City Mayor

NOW THEREFORE, be it ordained by the 4th Sangguniang Panlungsod that

**Section 1. Grant of Tax Exemption.** The Bacoor Seafont Development Corporation is hereby granted exemption from payment of real property taxes, fees, and charges for the following properties situated in the City of Bacoor, Cavite now being used by the government for its various projects:

Lot No.	Area (in square meters)
Lot 6289-A	5,000
Lot 6289-B	14,471
Lot 6289-C	13,608
Lot 6289-D	13,244

**Section 2. Directive to City Treasurer and City Assessor.** The City Assessor and City Treasurer are hereby directed to refrain from assessing and collecting real property taxes, fees, and charges on the lots mentioned in Section 1 hereof.

**Section 3. Effectivity.** This ordinance shall become effective after a copy hereof has been published in full for three (3) consecutive days in a newspaper for general circulation in the City of Bacoor, Cavite.

**Section 4. Dissemination.** The Sangguniang Panlungsod Secretariat shall furnish the BSDC, the Office of the City Mayor, the City Treasurer's Office, the City Assessor's Office, the University of the Philippines-Office of the National Administrative Register (UP-ONAR) and all government offices concerned with copies of this Ordinance.

**ENACTED** by the 4<sup>th</sup> Sangguniang Panlungsod this 14<sup>th</sup> day of March 2022 at the City of Bacoor, Cavite.



**DISTRICT I**

HON. *[Signature]*  
**HON. WILBERT M. BAUTISTA**  
 City Councilor

HON. *[Signature]*  
**HON. MICHAEL E. SOLIS**  
 City Councilor

HON. *[Signature]*  
**HON. ROWENA BAUTISTA-MENDIOLA**  
 City Councilor

HON. *[Signature]*  
**HON. ADRIELITO G. GAWARAN**  
 City Councilor

**ABSENT**  
 HON. *[Signature]*  
**HON. VICTORIO L. CLARERO, JR.**  
 City Councilor

HON. *[Signature]*  
**HON. ALEJANDRO F. GUTIERREZ**  
 City Councilor

**DISTRICT II**

HON. *[Signature]*  
**HON. ROBERTO L. ADVINCULA**  
 City Councilor

HON. *[Signature]*  
**HON. HERNANDO C. GUTIERREZ**  
 City Councilor

HON. *[Signature]*  
**HON. GAUDENCIO P. NOLASCO**  
 City Councilor

HON. *[Signature]*  
**HON. LEANDRO A. DE LEON**  
 City Councilor

HON. *[Signature]*  
**HON. ALDE JOSELITO Y. PAGULAYAN**  
 City Councilor

HON. *[Signature]*  
**HON. ROBERTO R. JAVIER**  
 City Councilor

**ABSENT**  
 HON. *[Signature]*  
**HON. REYNALDO D. PALABRICA**  
 City Councilor - Ligang Brgy. President

**ABSENT**  
 HON. *[Signature]*  
**HON. MAC RAVEN ESPIRITU**  
 City Councilor - SK FEDERATION PRESIDENT

Attested by:

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

Certified by:

HON. CATHERINE SARINO-EVARISTO  
 City Vice Mayor / Presiding Officer

Approved by:

HON. *[Signature]*  
**HON. LANI MERCADO-REVILLA**  
 City Mayor

*I hereby certify that the foregoing Ordinance was approved in accordance with law and that the contents hereof are true and correct.*

Certified by:

*[Signature]*  
**HON. CATHERINE S. EVARISTO**  
 City Vice Mayor/Presiding Officer

Attested by:

*[Signature]*  
**ATTY. KHALID A. ATEGA, JR.**  
 Sangguniang Panlungsod Secretary

Approved by:

*[Signature]*  
**HON. LANI MERCADO-REVILLA**  
 City Mayor

Date Approved: MAR 21 2022