



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

**COMMITTEE HEARING REPORT**  
NO. HLUUD 100 S-2025

Office of the Sangguniang Panlungsod  
Received by: Janet Reyes  
Date: 28 FEB 2025  
Time: 10:30 AM

**Subject: A RESOLUTION APPROVING BACOOR CITY LAND IMPROVEMENT APPRAISAL COMMITTEE RESOLUTION NO. 03, SERIES OF 2024 ENTITLED: "A RESOLUTION RECOMMENDING THE APPRAISAL VALUE OF THE SALINAS I AND DULONG BAYAN PROPERTIES THAT IS PROPOSED TO BE SOLD BY PUBLIC AUCTION BY THE CITY GOVERNMENT OF BACOOR. (PCR 732-2025 dated 06 January 2025)**

The proposed resolution was referred to the Committee on Housing, Land Utilization, and Urban Development during the 122<sup>nd</sup> Regular Session on January 6, 2025. It seeks the approval of the Bacoor City Land Improvement Appraisal Committee (BCLIAC) Resolution No. 03, Series of 2024, which recommends the appraisal value of two (2) properties in Salinas I and Dulong Bayan for public auction by the City Government of Bacoor.

Under Section 16 of Republic Act No. 7160 (Local Government Code), local government units (LGUs) are empowered to perform acts necessary for effective governance and the promotion of general welfare.

On 13 December 2024, the BCLIAC convened to discuss the appraisal of the subject properties. The intent of auctioning them in accordance with legal and regulatory requirements.

**FINDINGS:**

During the committee hearing held on 09 January 2025, the following issues were identified and discussed:

Concerns were raised about discrepancies in the appraisal values compared to those in PCR 734-2025, which was approved during the 125<sup>th</sup> Regular Session on 27 January 2025. It was clarified that these discrepancies resulted from preliminary assessments.

The committee noted that proper procedural sequencing was not followed. Specifically, the properties should have been formally declared unnecessary for public use before being appraised and included in the auction process.





Emphasis was placed on ensuring alignment with Commission on Audit (COA) rules and applicable laws. Coordination with relevant departments and the preparation of a compliance timeline were recommended to address these concerns.

**RECOMMENDATIONS:**

After careful evaluation, the committee recommends the **APPROVAL** of the proposed resolution, subject to the following conditions: a) ensure proper sequencing of resolutions/ordinances, beginning with the formal declaration that the properties are no longer needed by the City Government for public use before proceeding with appraisal and auction processes, and 2) verify the initial appraisal figures prior to finalization to ensure compliance with Commission on Audit (COA) regulations and applicable laws.

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

Signed this 03<sup>rd</sup> day of February 2025 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 100 S-2025**

Office of the Sangguniang Panlungsod  
Received by JEB  
Date: 2 FEB 2025  
Time: 10:30am

Subject: **A RESOLUTION APPROVING BACOOR CITY LAND IMPROVEMENT APPRAISAL COMMITTEE RESOLUTION NO. 03, SERIES OF 2024 ENTITLED: "A RESOLUTION RECOMMENDING THE APPRAISAL VALUE OF THE SALINAS I AND DULONG BAYAN PROPERTIES THAT IS PROPOSED TO BE SOLD BY PUBLIC AUCTION BY THE CITY GOVERNMENT OF BACOOR." (PCR 732-2025 dated 06 January 2025)**

**Committee Hearing Minutes Summary**

31 January 2025 / 09:30 a.m.

**Present:**

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. SIMPLICIO G. DOMINGUEZ	-	Member
HON. ROGELIO M. NOLASCO	-	City Councilor

**Also Present:**

ENGR. ALLAN C. QUINATADCAN	-	Office of the City Assessor
MS. ELVINIA S. GUERRERO	-	Office of the City Budget Officer
MS. ELISA M. GREGORIO	-	HUDRD
ARCH. LEI G. MACABUDBUD	-	HUDRD
MS. ANNE DULLER	-	HUDRD
MS. FLORIAN M. ROXAS	-	City Finance Department
ATTY. NATHANIEL DE LEON	-	Office of the City Legal Services

Hon. Pagulayan, Chairperson of the Committee on Housing, Land Utilization, and Urban Development, presided over the committee hearing, which began with the acknowledgement of attendees.





The Chairperson opened the discussion on the first item of the agenda: the approval of Bacoor City Land Improvement Appraisal Committee (BCLIAC) Resolution No. 03, Series of 2024. The resolution pertains to the appraisal value of the properties in Salinas I and Dulong Bayan, which are proposed to be sold through a public auction by the City Government of Bacoor.

Hon. Nolasco expressed concerns about discrepancies in the appraisal values stated in PCR 734-2025, which was approved during the 125th Regular Session on 27 January 2025. He observed that the appraisal values differed from earlier proposals, potentially affecting the final auction pricing.

Engr. Quinatadcan clarified that the discrepancies were due to initial figures based on a preliminary assessment. He explained that the properties must first be formally declared as no longer needed for public use by the city government before the appraisal values could be finalized.

Hon. Gawaran emphasized the need for proper sequencing in resolutions and/or ordinances. He reiterated that the properties must first be officially declared unnecessary for public use before they can be sold.

Hon. Pagulayan questioned why the Appraisal Committee submitted figures without prior confirmation from the Commission on Audit (COA).

Engr. Quinatadcan acknowledged that the figures were initially submitted without correlating them with the COA but assured the committee that consultation with the COA is ongoing and official recommendations will follow.


Hon. Pagulayan highlighted the importance of aligning the process with the response from the COA. He suggested preparing a timeline and coordinating with relevant departments to ensure compliance with existing laws and regulations.

With no further comments or clarifications, Hon. Simplicio adjourned the hearing, thanking everyone for their participation.

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







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

Office of the Sangguniang Panlungsod  
Received by **FEB 2025**  
Date: **28**  
Time: **10:15 am**





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



CGCR-MO-02-F05.02  
05/30/2024

16 DECEMBER 2024

**HON. ROWENA BAUTISTA-MENDIOLA**  
City Vice Mayor  
Legislative Bldg.  
Bacoor Government Center  
Barangay Bayanan, Bacoor City, Cavite

OFFICE OF THE  
SANGGUNIANG PANGLUNGSOD  
RECEIVED  
BY: RUTH / L-M  
DATE: 12/16/24 TIME: 5:35  
BACOOR CITY, CAVITE

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

**SUBJECT: REQUEST FOR CITY RESOLUTION APPROVING THE  
CITY BACOOR CITY LAND IMPROVEMENT  
APPRAISAL COMMITTEE RESOLUTION NO. 03,  
SERIES OF 2024**

Dear Hon. Bautista-Mendiola,

*Greetings in the name of public service!*

Pursuant to Section 16 of Republic Act No. 7160, otherwise known as the Local Government Code, (e) a local government unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance and those essential to the promotion of the general welfare.

On 13 December 2024, the Appraisal Committee had a meeting to discuss the Appraisal Report for the two (2) properties owned by the City of Bacoor located in Salinas I and Dulong Bayan that are proposed to be sold by the City Government of Bacoor via public auction.

In view of this, I respectfully request the esteemed members of the Sangguniang Panlungsod to pass a resolution approving/concurring the BCLAC Resolution No. 03 Series of 2024, entitled "A Resolution Recommending the Appraisal Value of the Salinas I and Dulong Bayan properties that is Proposed to be Sold via Public Auction by the City Government of Bacoor."

Attached herewith is the resolution including the appraisal value of the properties for your reference and appropriate action.

Thank you.



Respectfully yours,

**STRIKE B. REVILLA**  
City Mayor



Address: Bacoor Government Center, Bacoor Blvd.,  
Brgy. Bayanan, City of Bacoor, Cavite  
Telephone: 044-1131  
Website: www.bacoor.gov.ph



Call no: 24-181808





Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**



**BACOOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

**RESOLUTION NO. 03 SERIES OF 2024**

**A RESOLUTION RECOMMENDING THE APPRAISAL  
VALUE OF THE SALINAS I AND DULONG BAYAN  
PROPERTIES THAT IS PROPOSED TO BE SOLD VIA  
PUBLIC AUCTION BY THE CITY GOVERNMENT OF  
BACOOR**

**WHEREAS**, the City is in need of fair market value appraisal of land and other real property, including its improvements, affected by prospective or existing government projects;

**WHEREAS**, such land appraisal is essential pursuant to existing laws, rules, and regulations in the acquisition procedures for real property by local government units;

**WHEREAS**, the Manual on Real Property Appraisal and Assessment Operations by the Bureau of Local Government Finance - DOF provides for the procedures to be followed in the acquisition of private property for public use and in creating real property appraisal committees;

**WHEREAS**, on 06 July 2023, the Bacoor City Land and Improvement Appraisal Committee was reorganized by virtue of Executive Order No. 76 series of 2023 and No. 77 series of 2024;

**WHEREAS**, on 13 December 2024, the Appraisal Committee had a meeting to discuss the Appraisal Report for the two (2) properties owned by the City of Bacoor located in Salinas I and Dulong Bayan that are proposed to be sold by the City Government of Bacoor via public auction;

**WHEREAS**, the appraisal of the two properties was discussed as follows:

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BCLIAC RESOLUTION NO. 03 S. 2024



Address: Bacoor Government Center, Bacoor Blvd.,  
Brgy. Bayanan, City of Bacoor, Cavite  
Trunkline: 434-1111  
Website: [www.bacoor.gov.ph](http://www.bacoor.gov.ph)



Cert. no. 24-181820



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**CITY OF BACOOR**



**BACOOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

TITLE NO.	SALINAS I	DULONG BAYAN				
	TCT NO. 057-2023009861	OCT NO. 2016000048	OCT NO. 2016000038	OCT NO. 2016000039	OCT NO. 2016000037	TCT NO. 057-201620229
AREA	18,392.00	5,523.50	5,523.50	5,523.50	5,523.50	184.00
ASSESSOR'S MARKET VALUE PER SQM	197.50	112.00	119.00	102.00	102.00	3,000.00
ZONAL VALUE PER SQM	3,500.00	3,000.00	3,000.00	3,000.00	3,000.00	7,000.00
SELLING PRICE (DOAS)	8,300.00	3,650.00	3,650.00	3,650.00	3,650.00	9,655.38
COST OF SALE (15%)	830.00	365.00	365.00	365.00	365.00	961.34
COST OF MONEY (25%)	1,102.50	2,007.50	2,007.50	2,007.50	2,007.50	5,288.48
OFFER TO SELL VALUE WITH CONTINGENCIES PER SQM	6,000.75	8,223.25	8,223.25	8,223.25	8,223.25	18,394.22
TOTAL MINIMUM OFFER TO SELL	119,360,610.00	34,374,121.38	34,374,121.38	34,374,121.38	34,374,121.38	1,704,999.18

**NOW THEREFORE**, pursuant to the authority of this committee to formulate or adopt such policy or plan of action that will ensure the effective discharge of its functions, the Bacoor City Land and Improvement Appraisal Committee **RESOLVED** to recommend to the City Mayor the following:

1. To recommend to the City Mayor - Hon. Strike B. Revilla, to approve the following amounts as the minimum offer to sell for the properties:
  - a. ONE HUNDRED NINETEEN MILLION THREE HUNDRED SIXTY THOUSAND SIX HUNDRED TEN PESOS (PHP 119,360,610.00) for the Salinas I property covered by TCT NO. 057-2023009861;
  - b. THIRTY-FOUR MILLION THREE HUNDRED SEVENTY-FOUR THOUSAND ONE HUNDRED TWENTY-ONE AND 38/100 PESOS (PHP 34,374,121.38) for the Dulong Bayan property covered by OCT NO. 2016000040;
  - c. THIRTY-FOUR MILLION THREE HUNDRED SEVENTY-FOUR THOUSAND ONE HUNDRED TWENTY-ONE AND 38/100

BCLIAC RESOLUTION NO. 03 S. 2024



Address: Bacoor Government Center, Bacoor Blvd.,  
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Province of Cavite  
**CITY OF BACOR**



**BACOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

PESOS (PHP 34,374,121.38) for the Dulong Bayan properties covered by OCT No. 2016000039,

- d. THIRTY-FOUR MILLION THREE HUNDRED SEVENTY-FOUR THOUSAND ONE HUNDRED TWENTY-ONE AND 38/100 PESOS (PHP 34,374,121.38) for the Dulong Bayan properties covered by OCT No. 2016000038;
- e. THIRTY-FOUR MILLION THREE HUNDRED SEVENTY-FOUR THOUSAND ONE HUNDRED TWENTY-ONE AND 38/100 PESOS (PHP 34,374,121.38) for the Dulong Bayan properties covered by OCT No. 2016000037; and
- f. ONE MILLION SEVEN HUNDRED FOUR THOUSAND NINE HUNDRED NINETY-NINE AND 18/100 PESOS (PHP 1,704,999.18) for the Dulong Bayan property covered by TCT NO. 057-2015020239.

2. To recommend to the City Mayor - Hon. Strike B. Revilla, to officially endorse this Resolution to the Sangguniang Panlungsod.

Done this 13<sup>th</sup> of December 2024 at Bacoor City, Cavite.





Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**



**BACOOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

**THE BACOOR CITY LAND AND IMPROVEMENT APPRAISAL COMMITTEE**

**ENGR. ALLAN QUINATADCAN**  
*Chairperson – OIC City Assessor*

**ATTY. AIMEE TORREFRANCA-NERI**  
*Vice Chairperson – City Administrator*

**HON. ALDE JOSELITO PAGULAYAN**  
*Member – Councilor*  
*Chairman, SP Committee on Housing, Land Utilization and  
Urban Development*

**HON. ROGELIO NOLASCO**  
*Member – Councilor*  
*Chairman, SP Committee on Finance Budget and  
Appropriation*

**ATTY. EDITH C. NAPALAN**  
*Member – City Treasurer*

**MS. ELVINIA GUERRERO**  
*Member – City Budget Officer*

BCLIAC RESOLUTION NO. 03 S. 2024



Address: Bacoor Government Center, Bacoor Blvd.,  
Drgy. Reyesan, City of Bacoor, Cavite  
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0373





Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**



**BACOOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

**ATTY. MARVIE KATE ENCARNADO**  
*Member – OIC – City Accountant*

**ATTY. KIM NYCA R. LOFRANCO**  
*Member – City Legal Officer*

**ENGR. ARTHUR SAN JOSE**  
*Member – Head, Zoning and Land Development Department*

**ENGR. JICKY JUTBA**  
*Member – City Engineer*

**MS. RHOWENA D. ALCANTARA**  
*Member – Planning Officer – City Planning and  
Development Coordinator*

**MR. NOEL DOMDOM**  
*Member – Office of the Mayor*

**APPROVED:**

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

BCLIAC RESOLUTION NO. 03 5, 2024



Address: Bacoor Government Center, Bacoor Blvd,  
Brgy. Baganan, City of Bacoor, Cavite  
Trunkline: 434-1111  
Website: [www.bacoor.gov.ph](http://www.bacoor.gov.ph)





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

**NOTICE OF THE COMMITTEE HEARING  
(PROOF OF RECEIPT)**

31 January 2025 / 09:00 a.m.  
Bacoor Legislative and Disaster Resilience Building,  
MSBR Conference Hall, 4<sup>th</sup> Floor, Bacoor Government Center

Subject: **A RESOLUTION APPROVING BACOOR CITY LAND IMPROVEMENT APPRAISAL COMMITTEE RESOLUTION NO. 03, SERIES OF 2024 ENTITLED: "A RESOLUTION RECOMMENDING THE APPRAISAL VALUE OF THE SALINAS I AND DULONG BAYAN PROPERTIES THAT IS PROPOSED TO BE SOLD BY PUBLIC AUCTION BY THE CITY GOVERNMENT OF BACOOR."** (PCR 732-2025 dated 06 January 2025)

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
MELINDA DESTURA <i>M Destura</i>	SP	1-28-25 / 11:50AM
<i>[Signature]</i> ROBBY BY PADUA	SP	1-28-25 / 1:40 PM
JOHN ALLAN Q. SANTOS <i>[Signature]</i>	CAO	1-28-25 / 2:07 pm
LESTER LENO BRAS <i>[Signature]</i>	BUDGET	1-28-25 / 2:09 pm
Librada M. Edgardo <i>[Signature]</i>	OCLS	1-28-25 2:10 PM







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Province of Cavite  
**CITY OF BACOOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



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



RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<i>Arnold A. Gomez</i>	C.E.O.	01/28/25
<i>Cesar M. Mucula</i>	Accty -	1/28/25 2:17
<i>Dwayne Casimiro</i>	Zoning	1/28/25 2:17pm
<i>Raquel A. Padilla</i>	Assessor	JAN 28 2025
<i>Frank Capina</i>	CRD	1-28-25
<i>MHAS Paswor</i>	SB	1-28-25









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

**ATTENDANCE OF THE COMMITTEE HEARING**

31 January 2025 / 09:00 a.m.  
Bacoor Legislative and Disaster Resilience Building,  
MSBR Conference Hall, 4<sup>th</sup> Floor, Bacoor Government Center

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SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ADRIELITO G. GAWARAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ROGELIO NOLASCO	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
Allan C. Quynatadcan	CAD	





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



SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
EVINIA S. GONZALES	CITY PROSOD	0928577788
Nathaniel De Leon (for Atty. Kim Myser A. Lopez City Legal Officer)	for the CO/ OCS	097770915
AR. ERIC MACABUGOD, mp	HUBRO	0917-601-2941
Anne Marie	HUBRO	09650415727
Elisa M. Gregorio	HUBRO	0961 0124845
FLORIAN M. ROXAS	CITY FINANCE DEPARTMENT	0933-8547485



