



**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION
AND
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES**

**JOINT COMMITTEE REPORT
NO. FBA-483-S-2025**

Office of the Sangguniang Panlungsod
Received by: Janet M. Magsino
Date: Jan 14, 2025
Time: 8:45 am

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, FOR THE SALE OF DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS I AND BARANGAY DULONG BAYAN BY WAY OF PUBLIC AUCTION OR BIDDING AS PROVIDED FOR UNDER THE PERTINENT LAWS, ORDINANCES AND ISSUANCES AND EXISTING AUDITING RULES AND REGULATIONS. (sic) – PCR 734-2025 dated January 13, 2025

Referred to the Joint Committee on the 123rd Regular Session is the above-subject matter for appropriate action and recommendation.

The proposed city resolution pertains to the authority to dispose of the two (2) real properties owned by the City Government of Bacoor situated in Barangay Salinas I containing an area of 19,792 square meters, more or less, and Barangay Dulong Bayan with an area of 22,094 square meters, more or less, which are more particularly described under Transfer Certificate of Title No. 057-2023009861 and Transfer Certificate of Title Nos. 2014000094, 2014000092, 2014000091 and 2014000093, respectively, all are covered by tax declarations issued by the Office of the City Assessor, Bacoor City.

In the letter dated January 7, 2025, the Office of the City Mayor endorsed to the Sangguniang Panlungsod for its consideration the approval of a resolution authorizing the disposition or sale of the subject properties, and to authorize the City Mayor, Hon. Strike B. Revilla, to proceed with the public auction of the same properties which are demarcated as the site for the 4PH Housing Development project of Bacoor City.
(ANNEX "A")

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Also transmitted to the Sangguniang Panlungsod for its reference and perusal are photocopies of resolutions by the concerned city Boards in resolving the key and critical issues.

For the information of the Honorable Members of 5th Sangguniang Panlungsod, the Joint Committee presented hereunder the summary of the City Bard resolutions, to wit:

I

Local Investment and Incentives Board (LIIB) Resolution No. 1, Series of 2024, entitled, "A RESOLUTION TO RECOMMEND TO THE CITY MAYOR, AND FOR FURTHER ENDORSEMENT TO THE SANGGUNIANG PANLUNGSOD, THE SALE OR DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS I AND BARANGAY DULONG BAYAN PREVIOUSLY BY WAY OF PUBLIC AUCTION OR BIDDING AS PROVIDED FOR UNDER THE PERTINENT LAWS, ORDINANCES, AND ISSUANCES AND EXISTING AUDITING AND ACCOUNTING RULES AND REGULATION". **(ANNEX "B")**

The Board stated and resolved, that:

- The policy of the City of Bacoor to actively encourage the participation of the private sector in the promotion of economic growth, prosperity, and local economic development of the city.
- The City of Bacoor enjoins the participation of all stakeholders to support endeavors to accelerate economic progress, generate employment opportunities, increase local revenues and income, reduce poverty and improve the overall quality of life for the people of the City.
- The authority of the Local Investment and Incentives Board under City Ordinance No. 214-2022 to set policy directions and identify key interventions in business attraction, retention and expansion in the community.
- The City Government of Bacoor is the owner of the two separate real properties situated in Barangay Salinas and Barangay Dulong Bayan, and that the said real properties were acquired by the city government for purposes of public housing (City Resolution No. 2023-353) or socialized housing (City Resolution No. 2023-337).

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- The MEGAWIDE Construction Corporation expressed its intention to collaborate on the 4PH Housing Development for Bacoor City which involves an approach where MEGAWIDE legally acquires ownership of the land designated for the project, taking into account the initial design provided by the local government unit and to enhance the same to fully align with the 4PH program.
- The Local Investment and Incentive Board resolved that the proper approach for the disposal or sale of the subject properties is to initially conduct a public auction or bidding. Thus, it finally resolved and we quote "to recommend to the City Mayor, and for further endorsement to the Sangguniang Panlungsod, the sale or disposition of the City Government properties, in the exercise of its proprietary function, x x x"

II

City of Bacoor Urban Development and Housing Board (CBUDHB) Resolution No. 8, Series of 2024 entitled "A RESOLUTION FORMALLY ADOPTING THE RESOLUTION PERTAINING TO THE "PAMBANSANG PABAHAY PARA SA PILIPINO: ZERO INFORMAL SETTLER FAMILIES PROGRAM FOR 2028" (4PH), RECOMMENDED THE DISPOSITION OF IDENTIFIED IDLE PROPERTIES THROUGH PUBLIC AUCTION FOR THE PURPOSE OF GENERATING FUNDS TO FACILITATE THE IMPLEMENTATION OF THE 4PH HOUSING PROJECT, AND GRANTING SUPPLEMENTAL AUTHORITIES TO THE CITY GOVERNMENT OF BACOR FOR THE ADMINISTRATION AND MANAGEMENT OF ESTATES, INCLUDING THE ACCEPTANCE OF DONATED ROAD LOTS AND OPEN SPACES WITHIN THE DEMARCATED PROJECT SITE." (**ANNEX "C"**)

The Board stated and resolved that:

- The City Government of Bacoor recognizes the paramount duty to address the urgent and pressing housing needs of Bacooreños, and has committed itself to supporting the national government's objective of eliminating informal settlements and resolving the housing backlog, through the implementation of the "Pambansang Pabahay Para sa mg Pilipino: Zero Informal Settler Families Program for 2028", and the provision of affordable housing in urban areas through the public-private partnerships.
- The Local Housing Board of Bacoor City acknowledges the critical necessity of addressing the housing requirements of its eligible constituents, and recommended the divestment by means of public auction that certain idle

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properties to promote efficient allocation of resources while simultaneously generating funds for the implementation of the 4PH housing initiative.

- The DHSUD and NEDA in a joint memorandum circular (JMC 2024-005, Series of 2024) has set a policy guidelines, including the price ceiling, to ensure the affordability and economic viability of the socialized housing project under 4PH projects.
- The City Government of Bacoor has already expended the amount of **FIVE MILLION PESOS (Php5,000,000.00)** on the preliminary architectural and civil works, and thus, stipulated that the successful bidder to reimburse the said amount in favor of the city government.
- The City of Bacoor Urban Development and Housing Board finally resolved and recommended the following, and we quote:

1. **Formal Adoption of the 4PH Resolution:** The resolution recommending the public auction of identified properties to fund the for the "Pambansang Pabahay Para sa mg Pilipino: Zero ISF Program for 2028" (4PH) Housing Projects is hereby adopted. (sic)

2. **Terms of the Public Auction:** The public auction of the identified properties shall be conducted with the terms and conditions outlined in the resolution, including compliance with the price ceiling parameters, transparency measures, and the refund condition for prior expenditures incurred by the City Government of Bacoor.

3. **Authorization for Estate Management:** The City Government of Bacoor is granted additional authorization for the management of the project site, including the acceptance of donated road lots and open spaces to ensure proper estate planning and compliance with urban development standards.

4. **Implementation and Oversight:** The Local Housing Board and the appropriate City Government offices are directed to

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oversee the implementation of this resolution, ensuring adherence to relevant laws, regulations, and guidelines for the 4PH Housing Project.

5. Coordination with Relevant Agencies: The City Government shall continue its collaboration with DHSUD, NEDA, and other concerned agencies to align the implementation of the 4PH program with national policies and ensure its success.

III

PHOTOCOPIES OF RELEVANT ATTACHMENT:

1. Letter dated December 11, 2024 addressed to MR. DAN MARK MAGOS, Audit Team Leader - Commission on Audit, Bacoor City Re: Request for Disposal of Property. **(ANNEX "D")**
2. **Executive Order No. 179- 2024** of the Office of the City Mayor entitled "AN ORDER ESTABLISHING THE AWARDS COMMITTEE UNDER THE LOCAL INVESTMENT AND INCENTIVE BOARD OF THE CITY OF BACOOR". **(ANNEX "E")**
3. **Task Force for the Pambansang Pabahay Para sa Pilipino Housing (4PH) Program Resolution No. 3, Series of 2024** entitled "A RESOLUTION RECOMMENDING THE PUBLIC AUCTION OF DESIGNATED PROPERTIES IN FURTHERANCE OF THE "PAMBANSANG PABAHAY PARA SA PILIPINO: ZERO INFORMAL SETTLER FAMILIES PROGRAM FOR 2028" (4PH) HOUSING INITIATIVE, SUBJECT TO THE PRESCRIBED PRICE CEILING PARAMETERS AND THE REIMBURSEMENT OF EXPENSES INCURRED BY THE CITY GOVERNMENT OF BACOOR FOR ARCHITECTURAL AND CIVIL WORKS THERE". **(ANNEX "F")**
4. **City Assessor's Department Endorsement No. 1202-04, Series of 2024** dated December 2, 2024 Re: Appraisal Report On The Property Located at Dulong Bayan. **(ANNEX "G")**
5. Sketch/Lot Plan for the Property located at Barangay Dulong Bayan. **(ANNEX "G-1")**
6. **City Assessor's Department Endorsement No. 1202-03, Series of 2024** dated December 2, 2024 Re: Appraisal Report On The Property Located at Salinas I. **(ANNEX "H")**

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7. Sketch/Lot Plan for the Property located at Barangay Salinas I. (**ANNEX "H-1"**)

8. **Memorandum Circular No. 2024-005, Series of 2024** entitled "GUIDELINES FOR LAND AND LAND DEVELOPMENT COTS IN RELATION TO THE PRICE CEILING OF SOCIALIZED CONDOMINIUM PROJECT HOUSING UNITS AS PER DHSUD-NEDA JOINT MEMORANDUM CIRCULAR NO. 2023-003". (**ANNEX "I"**)

9. Letter dated November 11, 2024 of MEGAWIDE Construction Corporation addressed to the City Mayor, Bacoor City Re: Letter of Intent to Collaborate on 4PH Housing Development for Bacoor City. (**ANNEX "J"**)

FINDINGS:

The Local Investment and Incentive Board (LIIB) disclosed that:

- A. The original plan of the city government in the implementation of the housing project was through the Public-Private Partnership (PPP). However, due to the slow pace in the processes and procedures under the said PPP, it was then decided to dispose of the properties in favour of the developer-contractor.
- B. The lot with an area 104 square meters, more or less, (Brgy. Salinas I) which was acquired by the city government and intended for the right of way of the housing project has a separate resolution pending signature of the City Mayor at the time of the committee hearing.

The City Assessor's Department disclosed that:

- A. The narrative appraisal report involving the two (2) properties were already submitted, however, the final appraisal value will still depend on the approval and comment of the Commission on Audit (COA) Central Office.
- B. Considering that the two properties were newly acquired by the city government, a declaration "**as no longer needed**" must be submitted to support the disposition.
- C. The appropriate and concerned offices to make the declaration "as no longer needed" are the City Planning and Development Coordinator Office in concurrence by the Housing, Urban Development and Resettlement Department.

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The Joint Committee observations and notations:

A. The declaration of CBUHB in its Resolution No. 8, Series of 2024, the dispositive portion of which is quoted as follows, "x x x and recommended the divestment by means of public auction that certain idle properties to promote efficient **allocation of resources while simultaneously generating funds for the implementation of the 4PH housing initiative.**"

B. The inclusion in the public auction sale of that parcel of land with an area of 104 square meters, more or less, which was acquired by the city government to serve as the right of way for the housing project.

C. The appraisal value of the properties for disposition is subject to the approval of the Commission on Audit, Central Office.

D. The DHSUD and NEDA JMC 2024-005, Series of 2024 policy guidelines for the affordability of the socialized housing projects.

E. The strict compliance with the recommended terms and conditions in CBUHB Resolution No. 8, Series of 2024, and its integration in the terms of public auction sale.

RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommend **TO APPROVE** the city ordinance approving the sale of the subject properties owned by the City Government of Bacoor, and the authority of the City Mayor to proceed with the public auction sale, subject to the strict compliance of existing DHSUD, NEDA and COA policies, guidelines, rules and regulations.

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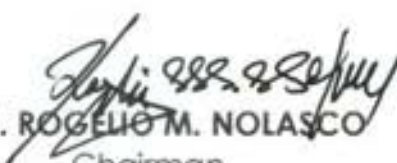




WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this day of February 2025 at the City of Bacoor, Cavite.

THE COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION


HON. ROGELIO M. NOLASCO
Chairman


HON. CATHERINE S. EVARISTO
Vice Chairperson


HON. ADRIELITO G. GAWARAN
Member

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COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES


HON. REYNALDO D. PALABRICA
Chairman


HON. LEVY M. TELA
Vice Chairman


HON. ALEJANDRO F. GUTIERREZ
Member

Prepared by:

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Local Legislative Staff Assistant I

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COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION
&
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES

JOINT COMMITTEE HEARING MINUTES
NO. FBA-483-S-2025

Office of the Sangguniang Panlungsod
Received by: Janet P. Pineda
Date: 27 JAN 2025
Time: 8:41 AM

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, FOR THE SALE OF DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS AND BARANGAY DULONG-BAYAN BY WAY OF PUBLIC AUCTION OR BIDDING AS PROVIDED FOR UNDER THE PERTINENT LAWS, ORDINANCES AND ISSUANCE AND EXISTING AUDITING AND ACCOUNTING RULES AND REGULATIONS. – PCR-734-2025 Dated January 13, 2025.*

Present:

Committee on Finance, Budget and Appropriation

Hon. Rogelio M. Nolasco - Chairman
Hon. Adrielito Gawaran - Member

Committee on Rules and Privileges, Laws and Ordinances

Hon. Reynaldo Palabrica - Chairman
Hon. Levy Tela - Vice Chairman

Resource Persons:

Engr. Allan Quinatadcan - City Assessor's Department
Ms. Elisa M. Gregorio - HUDRD
Ms. Lei G. Macabudbud - HUDRD
Atty. Rutchelle Austria - Office of City Administrator
Atty. Rey Marco Mendoza - Office of City Legal Services
Atty. Marvie Kate Encarnado - Office of City Accountant

Hon. Rogelio Nolasco: "Magandang Hapon po sa ating lahat, A Joint Committee Hearing, on Finance, Budget and appropriation and Committee on Rules and Privileges, Laws and Ordinances regarding a proposed Resolution, **PCR-734-2025 - "A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, FOR THE SALE OF DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS AND BARANGAY DULONG-BAYAN BY WAY OF**

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PUBLIC AUCTION OR BIDDING AS PROVIDED FOR UNDER THE PERTINENT LAWS, ORDINANCES AND ISSUANCE AND EXISTING AUDITING AND ACCOUNTING RULES AND REGULATIONS., is now call to order."

Hon. Rogelio Nolasco: "For the record, we acknowledge the presence of our Councilors, from District 1 Konsehal Adrielito Gawaran, from District 2 Konsehal Reynaldo Palabrica, we acknowledge din po the presence of Konsehal Levy Tela from District 1. Pakilala lang po ang ating mga resource persons for the record."

Hon. Rogelio Nolasco: "Okey po we are now open for discussion."

Hon. Reynaldo Palabrica: "Mr. Chair, hindi ko na itutuloy ang aking motioned Mr. Chair kasi we need to include na lang sa ating whereas clauses, na hindi na gagamitin yung properties for public bidding. Tatanong ko lang sa HUDRD wala na tayong plano doon sa dalawang lote na iyon? Kasi ang original plan ay mass housing project, ano ang status nito ngayon?"

Ms. Elisa M. Gregorio: "Yun po kasing dalawang properties na ito, initially ang plano po namin ay Socialized Housing Loan po, sa ngayon po dahil sa napakatagal ng proseso para po maumpisahan yung project."

Hon. Rogelio M. Nolasco: "Excuse me po, we acknowledge the presence ng ating City Accountant. Okey po Mam you may continue."

Ms. Elisa M. Gregorio: "So iyon nga po, yun ang una nating plano dyan, ngayon po dahil sa napakatagal ng proseso para maumpisahan siya dahil ang ipinapasok po dito ay yung PPP (Public Private Partnership) napaka tagal po halos inabot na po ng isang taon hindi po siya maumpisahan. So, nagkaroon po kami ng another mode, napag aralan po na magkaroon ng isang mas mabilis ang proseso so yun nga po ang pina plano natin ang private development po. So yung property na para doon sa housing na ito ay ibebenta na rin po doon sa developer contractor."

Hon. Rogelio M. Nolasco: "Bali dito po sa Dulong Bayan apat na properties ano po?"

Ms. Elisa M. Gregorio: "Apat na properties po plus 1 bali ang total po ng apat na properties ay 2.2 ang total po tapos po binili na rin natin yung isang 104 square meters para po mag silbing right of way po noong 2.2."

Hon. Rogelio M. Nolasco: "Parang hindi yata naka indicate dito sa ating proposed Resolution? And then isa yung sa Salinas? Kino correct natin yung Salinas kailangang maging Salinas 1, ito iyung isang nakita natin dito. Kasama





na sa ano ninyo yung 104 square meter? So, sa total na 22,094 square meter hindi kasama dito yung 104 square meter bali separate?

Ms. Lei G. Macabudbud: "Bali po your honor, we will be endorsing po, inaanatay lang po namin muli na mapasa amin yung additional na Local housing board and LILB (Local Investment and Incentives Board) Resolution na ini include na po yung road."

Hon. Reynaldo Palabrica: "In that case Mr. Chair mag approve na tayo tapos kulang pa ng isang property tapos inaanatay pa nila ang LILB board maiiwan yun?"

Hon. Rogelio M. Nolasco: "Maiiwan yun bakit hindi ninyo inilagay dito?"

Atty. Rey Marco Mendoza: "Kailan ma po provide ang copy after ma pirmahan ni Mayor?"

Ms. Lei G. Macabudbud: "As soon as mapirmahan po ni Mayor."

Atty. Rey Marco Mendoza: "Ilan na lang yung pending signatory nyo?"

Ms. Lei G. Macabudbud: "I po forward na lang po namin kapag napirmahan na ni Mayor."

Hon. Rogelio M. Nolasco: "In principle pwede na naming aprubahan ito by Monday."

Hon. Reynaldo Palabrica: "Hindi kasi yung isang property, kapag yun ay naiba sa resolution magiging separate process na naman yun the same purpose. Mas maganda kung makakahabol ngayon very accommodating naman si Mr. Chair isama na natin yun, pero kailangan natin ang guarantee na makasama yun at anti dated before the resolution."

Atty. Rey Marco Mendoza: "Kailangang mapapirma natin ngayon or by tomorrow para ma i submit."

Ms. Lei G. Macabudbud: "Kung hindi po mapirmahan ngayon?"

Atty. Rey Marco Mendoza: "Yun ang ina avoid eh, the soonest kailangang ma i submit kasi kapag naiwan mag iisue na naman tayo ng bagong resolution. Kaya mas maganda mapa pirmahan kay Mayor the soonest."

Hon. Reynaldo Palabrica: "Pirma na lang ba ni Mayor ang kulang? Anong date ng Resolution?"





Ms. Lei G. Macabudbud: "The date of Reso is January 6, 2025 po."

Hon. Reynaldo Palabrica: "Ahi! Pwede na, pipirmahan naman ni Mayor yan. Andyan na pala eh, saka ko na Mr. Chair, the motioned to amend and to include the 104 square meter."

Hon. Rogelio Nolasco: "At yung Salinas 1 we are very particular sa location eh."

Hon. Reynaldo Palabrica: "Yan yung sinasabi ni Konsi Vice Karen na nasa dulo?"

Ms. Elisa M. Gregorio: "Yes po, na may bahay po."

Hon. Rogelio M. Nolasco: "Napansin ko rin dito, tanong ko nga sa assessor, base doon sa ating Reso sa title number na OCT number na naka indicate dito sa resolution. Kasi dito sa title number ay OCT pa doon sa binigay ninyong City Assessor's Assessment, yung Appraisal report nyo po?"

Engr. Allan Quinatadcan: "Actually, yung ano natin ngayon dahil nag inquire tayo sa COA ang magiging procedure kasi natin kapag ma finalized yung parang asking price natin ay depende doon sa recommendation ng COA Central kung mag comment sila tungkol doon sa latest na appraisal. Doon sa latest appraisal kasama na po yung 104."

Hon. Rogelio M. Nolasco: "Hindi po ang question ko po, iba yung title number doon sa ginawa nyong appraisal report versus dito sa Reso ang title number makikita natin yung TCT nos. 2014000094, 92, 91 and 93 sa Dulong Bayan tapos dito under tax declaration and so forth, so dito naman po sa ginawa nyong report iba yung naka indicate na title number?"

Engr. Allan Quinatadcan: "Actually, ito po hindi siya acceptable sa COA so, nagkaroon po tayo ng narrative report na bago at yung mga value rito nabago rin pero ito subject pa rin ho siya sa approval ng COA Central kung ano ang kanilang magiging comment."

Hon. Rogelio M. Nolasco: "At saka iyong classification ang nakalagay na classification dito ay agricultural, wala bang re-classification yun?"

Hon. Reynaldo Palabrica: "ang mangyayari dyan Mr. Chair, kapag ang classification is agricultural hindi yan pasado sa comprehensive land use plan (CLUP) kapag na conferred yan either residential or commercial, definitely kailangan nila ng reso for the approval of the conversion kung sino man ang developer, they should apply and passes of resolution converting the agricultural land to residential kung hindi na cover. Pero palagay ko na cover





na iyan ng congresso, Salinas yan kasi iyan na lang natitira. So, sa declaration i se certify na lang yan ni assessor."

Engr. Allan Quinatadcan: "Sa zoning po kasi sila yung implementing office doon sa cityhood."

Hon. Reynaldo Palabrica: "Ang basis nyan yung CLUP kasi na define na yung area, residential, commercial."

Rogelio M. Nolasco: "Ang area kasi eh 5,000 per lot ang declaration ng agricultural. So, any opinion from the body, meron namang price yung offer to sell. Ang pinaka mataas ay yung 104 may kasi may bahay.."

Engr. Allan Quinatadcan: "Pero nabago kasi narrative na po yan, nagkaroon na ng difference may certain information na kailangan si COA. So, binago na ho naming yung appraisal report, narrative na siya. So, nagkaroon ng konting changes noong huling meeting natin sa appraisal committee, nagkaroon siya ng konting changes. Anyway, ano pa rin siya ma pa finalize pa rin natin after ng comment ng COA Central."

Hon. Reynaldo Palabrica: "Magkano ang total? Baka mamaya mas mahal yung pagkakabili kaysa benta?"

Ms. Elisa M. Gregorio: "Nasa 80 million something siya po."

Hon. Reynaldo Palabrica: "Ang bili natin 45?"

Engr. Allan Quinatadcan: "135 yung isa tapos 120 something yung isa. Pero ang isa hong suggestion po diyan para hong kulang pagdating doon sa COA dahil parang kulang yung ano natin eh, nakasama ho yan sa plano natin eh, kailangang i justify ho natin siya na hindi na natin kailangan, no longer needed. Parang iyong isang resolution na kailangang magawa para ma prove natin na hindi na natin siya kailangan kasi kabibili lang natin nyan eh."

Hon. Reynaldo Palabrica: "Yun ang very concern ko kanina, kailangang may declaration na hindi na kailangan kasi kabibili lang natin niyan eh."

Ms. Elisa M. Gregorio: "Last year lang po natin nabili yan."

Engr. Allan Quinatadcan: "Yun ang justification ho noon, which is ang tamang office po na mag justify nyan ay si planning, kasi nga nakasama doon sa plano natin eh tapos biglang ibebenta parang iyon ang nakikita ko na tamang mag justify. With concurrence na si housing kasi siya ang unang intended eh, nagkaroon ng panibagong modality yung ano kasi natin ay parang government supply then, sinabi nga na careful study ang original





intention po ng 4PH kasi ay supposedly private siya talaga , ang duty talaga ng LGU ay i determine kung saang lugar siya ipapatayo tapos mag supply noong mga beneficiary which is yan yung original. Nagkaroon siya ng evolution tungkol doon sa idea na si LGU ang magbigay which is hindi siya favorable sa LGU so yun, along that line siguro doon natin makukuha ang justification kasi nga kabibili lang natin sa COA hindi ko alam."

Rogelio M. Nolasco: "To declare no longer needed for Public use."

Engr. Allan Quinatadcan: "Yun ang justification natin yun."

Hon. Reynaldo Palabrica: "Kailangan talaga 2 resolution dito."

Ms. Lei G. Macabudbud: "Yun po ang i po forward namin sa inyo."

Engr. Allan Quinatadcan: "Pero si planning kasama talaga doon kasi siya yung may ano doon eh."

Hon. Reynaldo Palabrica: "Mr. Chair, may i remind na hindi tayo pwedeng gumawa ng resolution ng hindi pa na de declare. Kailangang mauna iyon bago ito."

Ms. Lei G. Macabudbud: "Yun po ang inaatay na lang ang pirma ni Mayor. May na submit na p o tayo sa public auction tapos po upon meeting with COA, yun nga po pinapa declare na no longer needed, yun naman po ang ginawa nating resolution na for signature po."

Hon. Reynaldo Palabrica: "Yun muna kasi dapat kaya nga nag mo motioned ako to amend eh isang subject matter pero dalawang resolution. Pero mas magandang intayin natin yung declaration, mas maganda kung separate at different date ang approval para hindi masabing niluto."

Atty. Marvie Kate Encarnado: "Actually, yun po ang advise namin, kasi during the meeting kasama po naming si COA siya po ang nag suggest noon nay un nga po, declaration na no longer needed tapos po the following na ito kasi after na po ito dapat."

Hon. Rogelio M. Nolasco: "Paki specify lang talaga yung Salinas 1, kasi sa meeting natin yun ang napag usapan eh. So, any suggestion or opinion from our attorneys? So okey para maka tarbaho pa tayo ng iba nating ginagawa pwede na nating i adjourn ito, or suspend muna, intayin muna natin yung declaration."

Hon. Reynaldo Palabrica: "Ang action natin Mr. Chair ay I suspend natin itong authority to sale ni Mayor while waiting for another resolution to declare





Republic of the Philippines
Province of Cavite
CITY OF BACOOR

OFFICE OF THE SANGGUNIANG PANLUNGSOD



CGBR-SPBac-F01.02

01/20/2025



this will be specified 2 properties that no longer needed for public use, after that saka natin ito balikan, after that magpadala uli kayo ng letter sa Sangguniang Panlungsod for the declaration of no longer use. For that, Mr. Chair, I respectfully move for the suspension of this hearing."

The hearing adjourned at 4:20 P.M.

Prepared By:

EDGARDO B. NOLASCO
CLERK

Attested By:

COUN. ROGELIO "BOK" M. NOLASCO
Chairman
Committee on Finance, Budget and Appropriation





**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION
&
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES**

**ATTENDANCE OF JOINT COMMITTEE HEARING
(PROOF OF RECEIPT)**

Office of the Sangguniang Panlungsod
Received by: Jeane P. Pineda
Date: 27 Jan 2025
Time: 8:45 am

January 23, 2025 / 4:00 P.M.

MSBR Conference Room at 4th Floor, Bacoor Legislative and Disaster Resilience Building

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA FOR THE SALE OF DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS AND BARANGAY DULONG-BAYAN BY WAY OF PUBLIC AUCTION OR BIDDING AS PROVIDED FOR UNDER THE PERTINENT LAWS, ORDINANCES AND ISSUANCE AND EXISTING AUDITING AND ACCOUNTING RULES AND REGULATIONS.". [PCR 734-2025](#) dated January 13, 2025.

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
HON. ROGELIO M. NOLASCO	SP		
HON. REYNALDO D. PALABRICA	SP		
HON. ADRIELITO G. GAWARAN	SP		
HON. LEVY M. TELA	SP		
HON. ALEJANDRO F. GUTIERREZ	SP		
ATTY. AIMEE TORREFRANCA-NERI	ADMIN	RM TOHELIE B. MANTUA	
ATTY. AIMEE TORREFRANCA-NERI	HUDRD		
ATTY. MARVIE KATE T. ENCARNADO	ACCOUNTING		
EGNR. ALLAN QUINATADCAN	ASSESSOR		
ATTY. EDITH NAPALAN	CFD		
ATTY. REY MARCO MENDOZA	NCLE		
ELISA M. GREGORIO	HUDRP		
AP. GIL S. MACARONG	HUDRD	0917-501-2941	

ATTENDANCE OF JOINT COMMITTEE HEARING FBA-483-S-2025

PCR 734-2025 - A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA FOR THE SALE OF DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS AND BARANGAY DULONG-BAYAN.





**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION
&
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES**

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

Office of the Sangguniang Panlungsod
Received by: Janet 2025
Date: 1/23/25
Time: 8:15 AM

January 23, 2025 / 4:00 P.M.

MSBR Conference Room at 4th Floor, Bacoor Legislative and Disaster Resilience Building

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA FOR THE SALE OF DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS AND BARANGAY DULONG-BAYAN BY WAY OF PUBLIC AUCTION OR BIDDING AS PROVIDED FOR UNDER THE PERTINENT LAWS, ORDINANCES AND ISSUANCE AND EXISTING AUDITING AND ACCOUNTING RULES AND REGULATIONS.*, [PCR 734-2025](#) dated January 13, 2025.

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
HON. CATHERINE S. EVARISTO	SP		<i>[Signature]</i> 1-23-25
HON. REYNALDO D. PALABRICA	SP		<i>[Signature]</i> 01-21-25
HON. ADRIELITO G. GAWARAN	SP		<i>[Signature]</i> 1-23-25
HON. LEVY M. TELA	SP	loc. 5418	<i>[Signature]</i> 1-21-25
HON. ALEJANDRO F. GUTIERREZ	SP		<i>[Signature]</i> 1-21-25
ATTY. AIMEE TORREFRANCA-NERI	ADMIN	Loc. 405	<i>[Signature]</i> 1-21-25
ATTY. AIMEE TORREFRANCA-NERI	HUDRD	Loc. 301	<i>[Signature]</i> 1/21/25
ATTY. MARVIE KATE T. ENCARNADO	ACCOUNTING		<i>[Signature]</i> 1-21-25 2:14
EGNR. ALLAN QUINATADCAN	ASSESSOR		<i>[Signature]</i> 1-21-25 2:14
ATTY. EDITH NAPALAN	CFD		<i>[Signature]</i> 1-21-25

NOTICE OF JOINT COMMITTEE HEARING FBA-483-S-2024

PCR 734-2025 – A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA FOR THE SALE OF DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS AND BARANGAY DULONG-BAYAN.



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



Cert. no. 24/181809



**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION
&
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES**

**PICTURES OF JOINT COMMITTEE HEARING
(PROOF OF RECEIPT)**

January 23, 2025 / 4:00 P.M.

MSBR Conference Room at 4th Floor, Bacoor Legislative and Disaster Resilience Building

Office of the Sangguniang Panlungsod
Received by: *[Signature]*
Date: 27 JAN 2025
Time: 8:41 am

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA FOR THE SALE OF DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS AND BARANGAY DULONG-BAYAN BY WAY OF PUBLIC AUCTION OR BIDDING AS PROVIDED FOR UNDER THE PERTINENT LAWS, ORDINANCES AND ISSUANCE AND EXISTING AUDITING AND ACCOUNTING RULES AND REGULATIONS."* [PCR 734-2025](#) dated January 13, 2025.



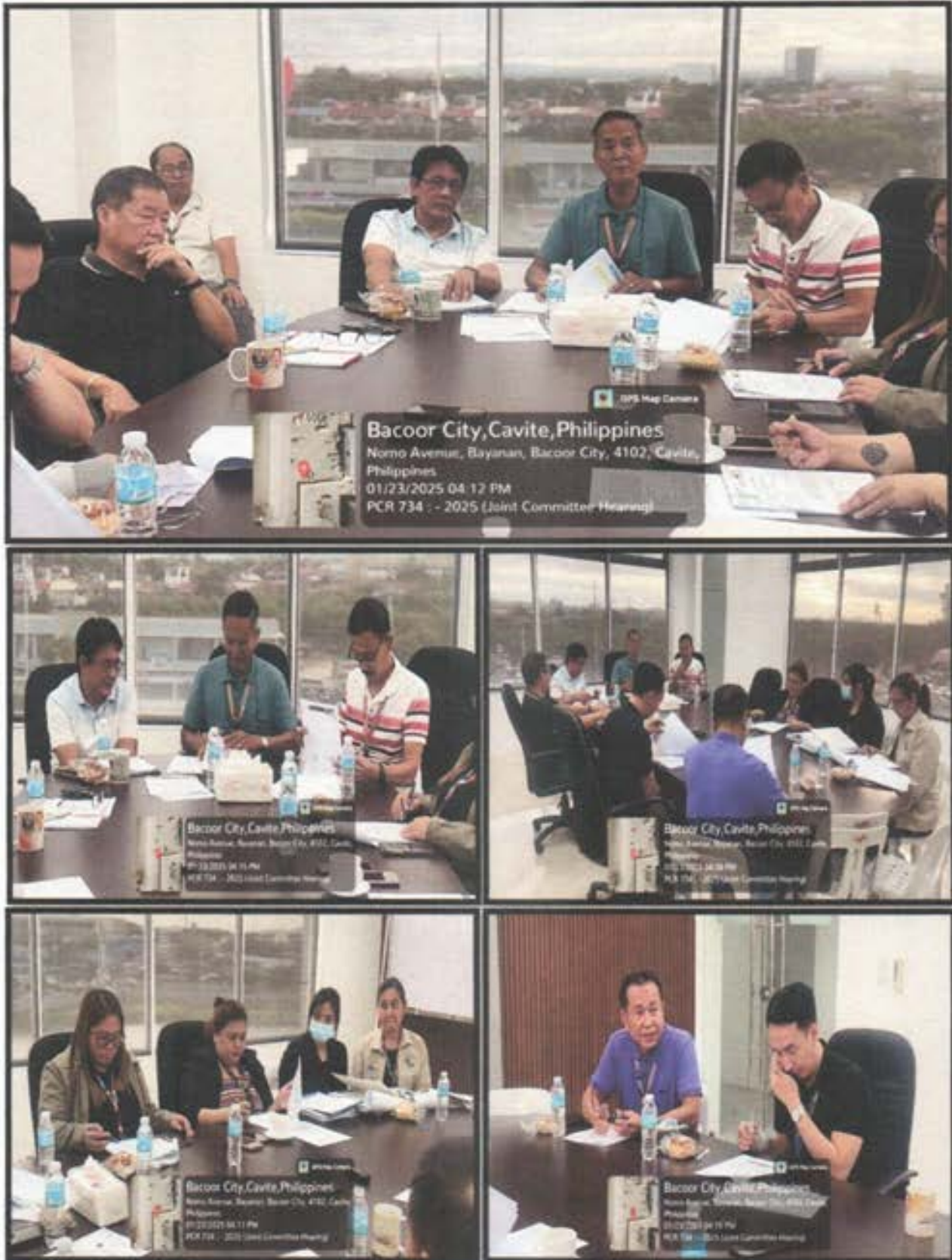
PICTURES OF JOINT COMMITTEE HEARING FBA-483-S-2025

PCR 734-2025 – A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA FOR THE SALE OF DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS AND BARANGAY DULONG-BAYAN.





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



PICTURES OF JOINT COMMITTEE HEARING FBA-483-S-2025

PCR 734-2025 – A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA FOR THE SALE OF DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS AND BARANGAY DULONG-BAYAN.



Address: Bacoar Legislative and Disaster Resilience Bldg.
Bacoar Blvd., Brgy. Bayanan, City of Bacoar, Cavite
Trunkline: (046) 417-0727
Website: www.bacoarcity.gov.ph



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ENDORSEMENT LETTER
SANGGUNIANG PANGLUNGSOD

January 7, 2025

Hon. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/ Presiding Officer

OFFICE OF THE
SANGGUNIANG PANGLUNGSOD
RECEIVED
BY: RUTH
DATE: 1/07/25 TIME: 4:25
BACOR CITY, CAVITE

THRU : **Atty. KHALID A. ATEGA JR.**
Secretary, Sangguniang Panlungsod

SUBJECT : **Formal Endorsement and Transmittal of Local Investment and Incentives Board (LIIB) Resolution recommending the City Mayor the disposal of Dulong-Bayan and Salinas Properties considering that (i) they are not currently in use, (ii) the propriety function of LGUs, (iii) the proposal of Megawide, (iv) the Resolution of the Local Housing Board**

Dear Hon. ROWENA BAUTISTA-MENDIOLA,

Greetings!

Following a series of discussions with the 4PH Taskforce, the Local Housing Board, and the Local Investment and Incentives Board, it has been determined that the strategic disposition of lots is essential for optimizing the use of these properties, promoting local economic growth, and ensuring transparency in the auction process.

In this regard, we respectfully endorse the resolution of the Local Investment and Incentives Board (LIIB), requesting the Sangguniang Panlungsod to approve the same and issue an SP resolution authorizing the City Mayor to proceed with the public auction of the identified 4PH lots at Salinas and Dulong Bayan, in support of the continued development of our city.

The supporting documents are attached for your reference:

1. Letter to the Local COA Auditor requesting approval and guidance in the disposition of real property owned by the city government through public auction
2. Executive Order creating and constituting the Awards Committee
3. CBUDHB Resolution No. 8 Formally Adopting the Resolution Pertaining to the "Pambansang Pabahay Para sa Pilipino: Zero Informal Settler Families Program for 2028" (4PH), Recommending the Disposition of Identified Idle Properties





Through Public Auction for the Implementation of the 4PH Housing Project, and Granting Supplemental Authorities to the City Government of Bacoor for the Administration and Management of Estates, Including the Formal Acceptance of Donated Road Lots and Open Spaces within the Demarcated Project Site.

4. 4PH Taskforce Resolution No. 3, s2024 Recommending the Public Auction of Designated Properties in Furtherance of the "Pambansang Pabahay Para sa Pilipino: Zero Informal Settler Families Program for 2028" (4PH) Housing Initiative, Subject to the Prescribed Price Ceiling Parameters and the Reimbursement of Expenses Incurred by the City Government of Bacoor for Architectural and Civil Works Undertaken Thereon.
5. Letter of Intent to Collaborate on 4PH Housing Development for Bacoor City Residents from the Megawide Construction Corporation
6. Lot Plan with Vicinity Map of the Dulong Bayan Property
7. Appraisal Report on the Property Located at Dulong Bayan
8. Lot Plan with Vicinity Map of the Salinas Property
9. Appraisal Report on the Property Located at Salinas
10. Guidelines For Land Development Sots in Relation to The Price Ceiling of Socialized Condominium Project Housing Units as Per DHSUD-NEDA Joint Memorandum Circular 2023-003

We appreciate your thoughtful consideration and unwavering support.

Respectfully,

Atty. AIMEE TORREFRANCA-NERI
OIC HUDRD/ City Administrator





LOCAL INVESTMENT AND INCENTIVES BOARD

LOCAL INVESTMENT AND INCENTIVES BOARD RESOLUTION NO. 1 SERIES OF 2024

A RESOLUTION TO RECOMMEND TO THE CITY MAYOR, AND FOR FURTHER ENDORSEMENT TO THE SANGGUNIANG PANLUNGSOD, THE SALE OR DISPOSITION OF THE CITY GOVERNMENT PROPERTIES LOCATED IN BARANGAY SALINAS AND BARANGAY DULONG-BAYAN PREVIOUSLY BY WAY OF PUBLIC AUCTION OR BIDDING AS PROVIDED FOR UNDER THE PERTINENT LAWS, ORDINANCES, AND ISSUANCES AND EXISTING AUDITING AND ACCOUNTING RULES AND REGULATIONS.

WHEREAS, the Sangguniang Panlungsod of the City of Bacoor on 15 August 2022 passed into local legislation – **City Ordinance No. 214-2022** or the Local Investment and Incentive Code;

WHEREAS, it is a declared policy of the City of Bacoor to actively encourage the participation of the private sector in the promotion of economic growth, prosperity, and local economic development in the City;

WHEREAS, the City of Bacoor envisions creating an environment conducive to business that shall encourage and attract new investors and promote retention and expansion of existing business;

WHEREAS, the City of Bacoor enjoins the participation of all stakeholders to support endeavors to accelerate economic progress, generate employment opportunities, increase local revenues and income, reduce poverty, and improve the overall quality of life for the people of the City;

WHEREAS, **City Ordinance No. 214-2022** created the Local Investment and Incentives Board to implement the provisions of the same and to focus on the importance of business and investments in local governance;

WHEREAS, **City Ordinance No. 214-2022** empowered the Local Investment and Incentives Board to set policy directions and identify key interventions in business attraction, retention, and expansion in the community;

WHEREAS, the City Government of Bacoor is the owner of two separate real properties: the first is located at Barangay Salinas covered by Transfer Certificate of Title No. 057-2023009861 and Tax Declaration No. 19-238-0037-01118 with an area of more or less nineteen thousand seven hundred and





ninety-two square meters (19,792 SQM) and the second at Barangay Dulong-Bayan covered by Transfer Certificate of Title Nos. 2014000094; 20140000092; 20140000091; 20140000093 and Tax Declaration Nos. 19-238-0037-05498, 19-238-0037-05499, 19-238-0037-05503, 19-238-0037-05502 with an area of more or less twenty-two thousand and ninety-four square meters (22,094 SQM).

WHEREAS, the City Government of Bacoor acquired the subject properties for the purpose of public housing (**City Resolution No. 2023-353**) or socialized housing sites in accordance with the City's housing programs (**City Resolution No. 2023-337**);

WHEREAS, **MEGAWIDE Construction Corporation** has expressed through a letter dated 11 November 2024 addressed to the City Mayor the former's intent to collaborate on 4PH Housing Development for Bacoor City Residents. It involved an approach where Megawide legally acquires the ownership of the land designated for the project, taking into account the initial design provided by the local government unit and enhances the same to fully align with the 4PH program;

WHEREAS, the **Bacoor City Task Force for The Pambansang Pabahay Para sa Pilipino Housing (4PH) Program**, through its **Resolution No. 3 Series of 2024** dated 15 November 2024, resolved to recommend the public auction of the properties for the Pambansang Pabahay Para sa Pilipino: Zero ISF Program for 2028 (4PH) Initiative under specific terms and conditions;

WHEREAS, the **City Assessor's Department** issued **Endorsement No. 1202-03 Series of 2024** dated 02 December 2024 with the subject Appraisal Report on the Property Located at Salinas 1, and **Endorsement No. 1202-04 Series of 2024** likewise dated 02 December 2024 with the subject Appraisal Report on the Property Located at Dulong Bayan, which both provided that most of the subject properties are agricultural land and that the same properties may be sold at a value that is higher than the acquisition cost, zonal value, and market value of the same;

WHEREAS, on 10 December 2024, the Local Investment and Incentives Board convened and deliberated on the proposal of MEGAWIDE and has determined that the proper approach for the disposal or sale of the subject properties is to initially conduct a public auction or bidding;

NOW THEREFORE, on motion made and seconded, **BE IT RESOLVED**, as it is hereby resolved to **recommend to the City Mayor**, and for further endorsement to the **Sangguniang Panlungsod**, the sale or disposition of the **City Government properties**, in the exercise of its proprietary function, located at Barangay Salinas covered by Transfer Certificate of Title No. 057-2023009861 and Tax Declaration No. 19-238-0037-01118 with an area of more or less nineteen thousand seven hundred and ninety-two square meters (19,792 SQM) and at Barangay Dulong-Bayan covered by Transfer Certificate of Title Nos. 2014000094; 20140000092; 20140000091, 20140000093 and Tax





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CITY OF BACOOR
Office of the City Mayor



Declaration Nos. 19-238-0037-05498, 19-238-0037-05499, 19-238-0037-05503, 19-238-0037-05502 with a total area of more or less twenty-two thousand and ninety-four square meters (22,094 SQM) **by way of public auction or bidding as provided for under the pertinent laws, ordinances, and issuances and existing auditing and accounting rules and regulations.**

DONE this **10 December 2024**, at Bacoor City, Cavite.

ATTY. AIMEE TORREFRANCA-NERI
For the City Mayor and Chairperson

HON. REYNALDO FABIAN
*Chairperson of the Committee on Labor, Trade,
Commerce and Industry of
The Sangguniang Panlungsod*

HON. REYNALDO PALABRICA
*Chairperson of the Committee on Rules,
Privileges, Laws, and Ordinances of
The Sangguniang Panlungsod*

ATTY. EDITH NAPALAN
City Treasurer

ENGR. ALLAN C. QUINATADCAN, REA, REB, CE, RMP EnP
OIC – City Assessor

MR. LAWRENCE SAN JOSE
OIC – Business Permit and Licensing Department

MS. KATHRINA J. SANCHEZ
Head – Local Economic Development and Investment Promotion Office



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



Cert. no. 24/181808



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



MR. JAYSON ATIENZA
President – Bacoor Chamber of Commerce



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



Cert. no. 24/181809



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Office of the City Mayor



Seal of
Good
Local
Governance
2023 Award
7 years in a row

CGBCR-MO-02-F05.C
05/30/2024

11 December 2024

MR. DAN MARK MAGOS

Audit Team Leader

Commission on Audit - City Government of Bacoor
2/F Bacoor New City Hall, Brgy. Bayanan,
Bacoor City, Cavite



SUBJECT: Request For Disposal of Property

Dear Auditor Magos,

Greetings from the Marching Band Capital of the Philippines!

I am writing this letter to request clearance to dispose of the properties of the City Government of Bacoor located at Brgy. Dulong-Bayan and Brgy. Salinas. Corollary to this, I would also like to request guidance on the conduct of the public auction of the Dulong Bayan and Salinas Properties.

Pursuant to Section 379 of the Local Government Code, a local government unit may dispose of properties and other assets owned by the local government unit, to wit:

Section 379. Property Disposal. - When the property of any local government unit has become unserviceable for any cause or is no longer needed, it shall, upon application of the officer accountable therefor, be inspected and appraised by the provincial, city, or municipal auditor, as the case may be, or his duly authorized representative or that of the Commission on Audit and, if found valueless or unusable, shall be destroyed in the presence of the inspecting officer.

If found valuable, the same shall be sold at public auction to the highest bidder under the supervision of the committee on awards and in the presence of the provincial, city, or municipal auditor or his duly authorized representative. x x x

As it stands, the City Government of Bacoor no longer needs the properties located at Brgy. Dulong Bayan and Brgy. Salinas. Considering its



SCAN ME



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Office of the City Mayor




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2023 Award
7 years in a row

value and for the City to receive an ample return on its investment, the City Government seeks to dispose of the same through public auction.

In view thereof, the undersigned would like to request your good office for clearance to dispose of the abovementioned properties and guidance on the procedure for conducting a public auction. We look forward to your favorable response on this matter.

Thank you.

Sincerely yours,


STRIKE B. REVILLA
City Mayor



STRIKE
AS1KE

Address: Bacoor Government Center, Bacoor Blvd.,
Bigy Bayatan, City of Bacoor, Cavite
Trunkline: 474-1111
Website: www.bacoor.gov.ph



Cert. no. 24/181809



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



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Governance
2023 Award
7 Years in a Row

INDORSEMENT

TO : HON. STRIKE B. REVILLA
City Mayor

SUBJECT : FOR APPROPRIATE ACTION
DRAFT LETTER TO THE COMMISSION ON AUDIT – CITY
GOVERNMENT OF BACOR RE: REQUEST FOR DISPOSAL OF
PROPERTY

DATE : 11 DECEMBER 2024

Respectfully forwarding to your good office the draft letter to Mr. Dan Mark Magos, Audit Team Leader of Commission on Audit for the City Government of Bacoor, regarding our request for disposal of property. The main objective is to request clearance to dispose of the properties of the City Government of Bacoor located at Brgy. Dulong Bayan and Brgy. Salinas, and guidance on the public auction thereof.

Attached herewith the draft letter for your appropriate action.

Thank you.

Very truly yours,


ATTY. AIMEE TORREFRANCA-NERI
City Administrator



STRIKE
AS1KE

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
Office of the City Mayor
EXECUTIVE ORDER



EXECUTIVE ORDER NO. 179 - 2024
Series of 2024

**AN ORDER ESTABLISHING THE AWARDS COMMITTEE UNDER THE LOCAL
INVESTMENT AND INCENTIVE BOARD OF THE CITY OF BACOOR**

WHEREAS, the City Government of Bacoor actively encourages the participation of the private sector in the promotion of economic growth, prosperity, and local economic development in the City;

WHEREAS, it is a policy of the City Government of Bacoor to enjoin the participation of all stakeholders to support endeavors to accelerate economic progress, generate employment opportunities, increase local revenues and income, reduce poverty, and improve the overall quality of life for the people of City;

WHEREAS, the Local Investment and Incentive Code of the City of Bacoor, Province of Cavite, provides fiscal and non-fiscal incentives to business enterprises, corporations, or other institutions that are duly registered under Investment Priority Areas (IPAs) and those that undertake corporate social responsibilities;

WHEREAS, there are business establishments that are undertaking initiatives to assist the city government in improving the lives of the people and communities in Bacoor City, which deserves recognition and grant of incentives under the existing ordinances;

WHEREAS, there exists a Local Investment and Incentive Board in the City of Bacoor whose primary function is to establish a favorable and stable policy for business, encourage and support private sector investment, and encourage business retention and expansion;

WHEREAS, the City recognizes the need to create an awards committee that will coordinate the selection and awarding of incentives to identified enterprises or institutions duly recommended by the Local Investment and Incentive Board;

NOW, THEREFORE, I, STRIKE B. REVILLA, City Mayor of Bacoor, Province of Cavite, by virtue of the power vested upon me by law, do hereby order:

Section 1. Establishment of the Awards Committee. The Awards Committee is hereby established under the Local Investment and Incentive Board to assist in facilitating and processing applications for the availment of incentives.

Section 2. Composition of the Awards Committee. The Committee shall be composed of the following:

E.O. No. 179-2024
Page 1 of 4 ✓



Address: Provincial Government Center, Bantay Road,
1122, Bacoor, City of Bacoor, Cavite
Phone: +632 711-
Website: www.bacoor.gov.ph



Date: 10/24/2024



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



Chairperson:	Hon. Strike B. Revilla City Mayor
Co-Chairperson:	Hon. Rowena Bautista-Mendiola City Vice Mayor
Vice-Chairperson:	Atty. Aimee Torrefranca-Neri City Administrator City Administrator's Office
Members:	Ms. Kathrina Sanchez Local Economic Development and Investment Promotion Officer Local Economic Development and Investment Promotion Office Atty. Edith C. Napalan City Treasurer City Finance Office Atty. Kim Nyca R. Lofranco City Legal Officer Office of the City Legal Service Ms. Rhowena D. Alcantara Officer-in-Charge City Planning and Development Coordinating Office Atty. Jessie Salvador Office of the City Mayor Mr. Jason Atienza President, Bacoor Chamber of Commerce & Industry Inc.

Section 3. Duties and Responsibilities. The Committee shall have the following duties and responsibilities:

1. Receive all applications for incentive avallment, ensure all requirements are complied with, and prepare technical recommendations for the Board, including the type of incentive that can be given.
2. Coordinate with stakeholders to finalize the grant of incentives as endorsed by the Board.
3. Notify the awardees of the decision of the Board approving the grant of incentives.
4. Ensure that the grant of incentives adheres to the City's investment and development policies.

E.O. No. 179-2024
Page 2 of 4



Address: Rizal Government Center, Bantay Road
Brgy. Bignona, City of Bacoor, Cavite
Telephone: 02-860-1000
Bacoor: 02-860-1000



Cell No. 0917 101 101



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



5. Document all committee proceedings, resolutions, and actions taken on the application for incentive availment for records purposes and future reference.
6. Oversee the execution of awards ceremonies, when necessary, highlighting the importance of business investments and their CSR activities impacting certain sectors or communities/ies in the City of Bacoor.
7. Ensure proper acknowledgment of awardees and prepare tangible or symbolic tokens of recognition such as certificates, plaques, and the like, reflecting the City's appreciation for their significant contributions.
8. Facilitate the grant of incentives through coordination with the concerned office, ensuring its seamless processing and distribution to the awardees.
9. Conduct evaluation of the awards programs by gathering feedback from the stakeholders and recommending improvements for future awarding events to the board.

Section 4. Secretariat. The Local Economic Development and Investment Promotions Office (LEDIPO) shall serve as the Secretariat to the Committee, providing administrative and technical support services for the meetings and activities of the Committee. It shall be responsible for maintaining records of the awardees and the incentives granted to them.

Section 5. Support and Coordination. All relevant offices and departments of the City Government of Bacoor are heretofore directed to provide the necessary support and assistance to the Committee, as needed, to ensure the successful execution of this Order and its desired objectives. Their involvement depends on the development project's undertaken and the sector impacted by such project.

Section 6. Budget Requirements. All the budget requirements for the operations of the Committee shall be sourced from the available funds of the Office of the City Mayor or as may be appropriated by the Sangguniang Panlungsod. Disbursement of any fund allocation shall be in accordance with the existing auditing and accounting rules and regulations.

Section 7. Repeal. All previously issued orders and directives inconsistent with any provision herein shall be deemed repealed, revoked, or amended accordingly.

Section 8. Separability. If any provision found of this Order shall be judicially or administratively declared illegal or infirm, the remaining provisions thereof not affected thereby shall remain in full force and effect.

E.O. No. 179-2024
Page 3 of 4



STRIKE
AS

Address: National Government Center, Station Road,
Dagupan City, Pangasinan
Bacoor City, Cavite
Website: www.bacoor.gov.ph



Copy No. 2878102



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



Section 5. Effectivity. This Executive Order shall take effect immediately upon its signing and remain in full force and effect until repealed, revoked, or amended accordingly.

Done this ____ day of December 2024 in the City of Bacoor, Province of Cavite.

STRIKE B. REVILLA
City Mayor

E.O. No. 175-2024
Page 4 of 4



Address: Bureau (Government Center) - Bureau Road
Bacoor, Cavite
Phone: 02-84000000
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Page 4 of 4



**TASK FORCE FOR THE PAMBANSANG PABAHAY PARA SA PILIPINO
HOUSING (4PH) PROGRAM (by virtue of Executive Order 78)**

Resolution No. 3

Series of 2024

A RESOLUTION RECOMMENDING THE PUBLIC AUCTION OF DESIGNATED PROPERTIES IN FURTHERANCE OF THE "PAMBANSANG PABAHAY PARA SA PILIPINO: ZERO INFORMAL SETTLER FAMILIES PROGRAM FOR 2028" (4PH) HOUSING INITIATIVE, SUBJECT TO THE PRESCRIBED PRICE CEILING PARAMETERS AND THE REIMBURSEMENT OF EXPENSES INCURRED BY THE CITY GOVERNMENT OF BACOR FOR ARCHITECTURAL AND CIVIL WORKS UNDERTAKEN THEREON.

WHEREAS, the "Pambansang Pabahay Para sa Pilipino: Zero Informal Settler Families Program for 2028" ("4PH") Housing Program has been established as a cornerstone national initiative under the Bagong Pilipinas agenda, aimed at the systematic eradication of informal settlements and the provision of affordable and high-quality housing to address the housing deficit of the Filipino people by the year 2028, through a coordinated and strategic partnership between Local Government Units ("LGUs") and private sector stakeholders;

WHEREAS, the City Government of Bacoor, in the exercise of its fiduciary duties, has identified certain parcels of land within its jurisdiction that are verified to be idle and unserviceable for the functions and purposes of the city government;

WHEREAS, in strict adherence to statutory requirements, notice of the public auction shall be conspicuously posted in no fewer than three (3) publicly accessible and prominent locations to ensure widespread dissemination, and for properties with an acquisition cost exceeding One Hundred Thousand Pesos (P100,000.00) in the case of provinces and cities, or Fifty Thousand Pesos (P50,000.00) for municipalities, such notice shall likewise be published for a minimum of two (2) consecutive weeks in a newspaper of general circulation within the locality concerned;;

WHEREAS, in compliance with legal requirements, notice of the public auction shall be posted in at least three (3) publicly accessible and conspicuous places to ensure adequate dissemination, and for properties with an acquisition cost exceeding One Hundred Thousand Pesos (P100,000.00) for provinces and cities, or Fifty Thousand Pesos (P50,000.00) for municipalities, such notice shall also be published for at least two (2) consecutive weeks in a newspaper of general circulation in the locality;



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Brgy. Bayanan, City of Bacoor, Cavite
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Republic of the Philippines
Province of Cavite
CITY OF BACOR
HOUSING URBAN DEVELOPMENT
AND RESETTLEMENT DEPARTMENT



CGBR-HUDRD-09-F02.03
11/08/2024

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WHEREAS, the public auction aims to maximize the value of the identified properties while ensuring adherence to applicable laws, regulations, and guidelines for the benefit of the housing initiative and the constituents of the City Government of Bacoor.

WHEREAS, pursuant to the DHSUD-NEDA Joint Memorandum Circular ("JMC") No.2024-005, Series of 2024, the price ceiling for socialized condominium housing units under the 4PH shall be strictly observed to ensure affordability and compliance with the established standards for socialized housing initiatives;

WHEREAS, the properties identified by the City Government include: (1) the Salinas Property, measuring 19,792 square meters, and (2) the Dulong Bayan Property, measuring 22,094 square meters;

WHEREAS, in accordance with the DHSUD-NEDA JMC No. 2024-005 regarding the price ceiling for socialized condominium projects, the price ceiling for the 4PH sets distinct pricing limits for housing units based on the number of stories in the development.

WHEREAS, to ensure the continuity of the City of Bacoor's investments in the initial architectural and civil works on the identified properties, it is hereby recommended that a condition be imposed requiring the winning bidder to refund the amount of Five Million Pesos (P5,000,000) to the Local Government Unit ("LGU") to cover the City's prior expenditures for preparatory works under the 4PH initiative;

NOW, THEREFORE, on motion duly made and seconded, **BE IT RESOLVED**, as it is hereby resolved, to recommend the public auction of the identified properties for the "Pambansang Pabahay Para sa Pilipino: Zero ISF Program for 2028" (4PH) initiative under the following terms and conditions:

1. **Transparency in Auction Proceedings:** The public auction shall be conducted under the supervision of the Special Bids and Awards Committee ("SBAC"), with the presence of the city auditor or their duly authorized representative to ensure transparency and compliance with applicable laws and guidelines.
2. **Notice Requirements:**
 - a. Notices of the public auction shall be posted in at least three (3) publicly accessible and conspicuous places within the locality.
 - b. For properties with an acquisition cost exceeding One Hundred Thousand Pesos (P100,000.00) for provinces and cities, or Fifty Thousand Pesos (P50,000.00) for municipalities, the notice shall also be published at least for two (2) consecutive weeks in a newspaper of general circulation in the locality.



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3. **Price Ceiling Compliance:** The auction shall adhere to predetermined price ceiling parameters to ensure fair and reasonable valuation of the properties.
4. **Refund Condition:** The winning bidder shall be required to refund the amount of Five Million Pesos (₱5,000,000.00) to the Local Government Unit (LGU) of Bacoor to cover the City's prior expenditures for architectural and civil works related to the preparatory development of the properties under the 4PH Program.
5. **Utilization of Proceeds:** Proceeds from the auction shall be utilized exclusively for the implementation and advancement of the 4PH initiative, in accordance with its objectives.
6. **Compliance with Legal and Regulatory Frameworks:** All processes related to the auction shall be in strict compliance with existing laws, rules, and regulations governing the disposal of government properties.

RESOLVED FURTHER, that copies of this Resolution be furnished to the Office of the Mayor, and the Sangguniang Panlungsod for their information and action.



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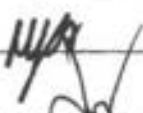



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APPROVED, this 15th day of November, 2024 by the members of the Task Force for the implementation of the Pambansang Pabahay Para sa Pilipino Housing (4PH) Program in the City of Bacoor present/ with representative:

1. **Hon. STRIKE B. REVILLA**, City Mayor – Chairperson _____
2. **Dir. JEAN PAUL C. ILAO**, OIC - DHSUD Region IV-A – Co-Chairperson _____
3. **Atty. AIMEE TORREFRANCA-NERI**,
City Administrator/ OIC-HUDRD – Vice Chairperson _____ 
4. **Hon. ALDE JOSELITO PAGULAYAN**,
SP Committee on Housing and Land Utilization and Urban Development – Member _____
5. **Atty. KIM LOFRANCO**, Office of the City Legal – Member _____ 
6. **Engr. JICKY JUTBA**, City Engineering Office/ OBO – Member _____ 
7. **Engr. ALLAN QUINATADCAN**, City Assessor's Office – Member _____ 
8. **Engr. ARTHUR SAN JOSE**,
Zoning and Land Development Department – Member _____ 
9. **Mr. ROLANDO VOCALAN**,
City Environment Service Department – Member _____
10. **Ms. EMILIANA DR. UGALDE**,
City Social Welfare and Development Office – Member _____



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STRIKE
AS

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CITY OF BACOOR URBAN DEVELOPMENT AND HOUSING BOARD

**CBUDHB Resolution No. 8,
Series of 2024**

A RESOLUTION FORMALLY ADOPTING THE RESOLUTION PERTAINING TO THE "PAMBANSANG PABAHAY PARA SA PILIPINO: ZERO INFORMAL SETTLER FAMILIES PROGRAM FOR 2028" (4PH), RECOMMENDING THE DISPOSITION OF IDENTIFIED IDLE PROPERTIES THROUGH PUBLIC AUCTION FOR THE PURPOSE OF GENERATING FUNDS TO FACILITATE THE IMPLEMENTATION OF THE 4PH HOUSING PROJECT, AND GRANTING SUPPLEMENTAL AUTHORITIES TO THE CITY GOVERNMENT OF BACOOR FOR THE ADMINISTRATION AND MANAGEMENT OF ESTATES, INCLUDING THE FORMAL ACCEPTANCE OF DONATED ROAD LOTS AND OPEN SPACES WITHIN THE DEMARCATED PROJECT SITE.

WHEREAS, the City Government of Bacoor, recognizing its paramount duty to address the urgent and pressing housing needs of Bacooreños, has committed itself to supporting the national government's objective of eliminating informal settlements and resolving the housing backlog, through the implementation of the "Pambansang Pabahay Para sa Pilipino: Zero Informal Settler Families Program for 2028" (4PH), a monumental national initiative designed to remedy the housing shortage and eradicate informal settlements, in conformity with the policy framework prescribed by the Department of Human Settlements and Urban Development ("DHSUD") for the provision of affordable housing in urban centers through public-private partnerships;

WHEREAS, the Local Housing Board of the City of Bacoor, acknowledging the critical necessity of addressing the housing requirements of its eligible constituents, has resolved to recommend the divestment, by means of public auction, of certain idle properties as a mechanism to promote the efficient allocation of resources, while simultaneously generating funds for the implementation of the 4PH housing initiative;

WHEREAS, the DHSUD, in collaboration with the National Economic and Development Authority ("NEDA"), has promulgated a Joint Memorandum Circular 2024 – 005, Series of 2024, which sets forth the pertinent policy guidelines, including price ceiling parameters, to ensure the affordability and economic viability of socialized housing projects under the 4PH initiative;

WHEREAS, the City Government of Bacoor, having expended substantial resources on the preliminary architectural and civil works for the identified properties, hereby stipulates that the successful bidder in the public auction shall reimburse the sum of Five Million Pesos (P5,000,000) to cover such expenditures, thereby ensuring the continuity and completion of the project;





CITY OF BACOR URBAN DEVELOPMENT AND HOUSING BOARD

WHEREAS, in order to enhance the management and long-term sustainability of the 4PH housing initiative, the City Government of Bacoor seeks additional authority for the oversight of estate management, including the acceptance of donated road lots and open spaces within the project site, thereby facilitating the integrated urban development and planning necessary for the successful implementation of the program.

NOW, THEREFORE, on motion duly made and seconded, **BE IT RESOLVED**, as it is hereby resolved by the Local Housing Board of the City of Bacoor, as follows:

- 1. Formal Adoption of the 4PH Resolution:** The resolution recommending the public auction of identified properties to fund the for the "Pambansang Pabahay Para sa Pilipino: Zero ISF Program for 2028" (4PH) Housing Project is hereby formally adopted.
- 2. Terms of the Public Auction:** The public auction of the identified properties shall be conducted in accordance with the terms and conditions outlined in the resolution, including compliance with price ceiling parameters, transparency measures, and the refund condition for prior expenditures incurred by the City Government of Bacoor.
- 3. Authorization for Estate Management:** The City Government of Bacoor is granted additional authorization for the management of the project site, including the acceptance of donated road lots and open spaces to ensure proper estate planning and compliance with urban development standards.
- 4. Implementation and Oversight:** The Local Housing Board and the appropriate City Government offices are directed to oversee the implementation of this resolution, ensuring adherence to relevant laws, regulations, and guidelines for the 4PH Housing Project.
- 5. Coordination with Relevant Agencies:** The City Government shall continue its collaboration with DHSUD, NEDA, and other concerned agencies to align the implementation of the 4PH program with national policies and ensure its success.

RESOLVED FURTHER, that copies of this Resolution be furnished to the Office of the City Mayor, and the Sangguniang Panlungsod for their information and action.

APPROVED, this 15th day of November 2024 by the City of Bacoor's Local Housing Board at the City of Bacoor present/ with representative:



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HOUSING URBAN DEVELOPMENT
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CITY OF BACOOR URBAN DEVELOPMENT AND HOUSING BOARD

HON. ROWENA BAUTISTA MENDIOLA City Vice Mayor – Vice Chairperson _____

HON. ALDE JOSELITO PAGULAYAN Councilor – Member _____

HON. RANDY FRANCISCO Liga ng Barangay – Member _____

MS. RHOWENA ALCANTARA OIC - CPDC -Member _____ *[Signature]*

MS. EMILIANA D. UGALDE Head of CSWD – Member _____

ATTY. EDITH NAPALAN City Treasurer – Member _____

MS. ELVINIA S. GUERRERO City Budget Officer – Member _____ *[Signature]*

ENGR. ALLAN QUINATADCAN OIC - City Assessor – Member _____ *[Signature]*

ENGR. ARTHUR SAN JOSE Head of BZLDD – Member _____ *[Signature]*

MS. CARMELITA GAWARAN Head of CLO – Member _____ *[Signature]*

ENGR. JICKY JUTBA City Engineer/ Office of the Building Official – Member _____ *[Signature]*

ATTY. KIM LOFRANCO City Legal Officer – Member _____ *[Signature]*

DR. IVY MARIE YRASTORZA City Health Officer – Member _____ *[Signature]*

MR. ROLANDO VOCALAN City Environment Services Department– Member _____ *[Signature]*

MR. REGINALDO REVILLA City Local Government Operations Officer _____ *[Signature]*

MS. BABYLYN PAMBID Bacoor Schools Division Superintendent _____

PLTCOL JOHN PAOLO CARRACEDO Chief of Police, Bacoor PNP _____ *[Signature]*

MS. LEOVINA MANZANO -Federation of the Urban Poor HOA in Bacoor City _____ *[Signature]*

Prepared By:

[Signature]
ATTY. AIMEE TORREFRANCA-NERI
City Administrator / OIC-HUDRD / CBUDHB Secretariat

Approved By:

STRIKE B. REVILLA
City Mayor



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Page 3 of 3



Cert. no. 24/181809



11 November 2024

Hon. Mayor Edwin "Strike" Revilla
Mayor, Bacoor City
Office of the City Mayor
Bacoor City, Philippines

Subject: Letter of Intent to Collaborate on 4PH Housing Development for Bacoor City Residents

Dear Hon. Mayor Revilla,

Megawide Construction Corporation (Megawide) is writing to formally express our intent to collaborate with the Bacoor City Government on providing housing units under the 4PH (Pambansang Pabahay Para sa Pilipino Housing) program. Our proposal includes the two LGU-owned properties you have identified that already has preliminary concept designs:

1. Salinas Property - 19,790 sqm Lot
2. Dulong Bayan Property - 2,209 sqm Lot

Our approach involves Megawide acquiring ownership of the land designated for this project, following the prescribed LGU process for the disposition of assets. We believe that this ownership structure will facilitate a smoother project development process. Additionally, we may consider purchasing adjacent lots to expand the development, allowing us to make a more substantial contribution to addressing Bacoor's housing backlog.

In developing the housing concept, we will take into account the initial designs provided by the LGU and enhance them to fully align with the requirements of the 4PH program, ensuring optimal utilization of the available space. Our final concept design will be submitted for LGU approval, and our masterplan will aim to maximize housing units to better meet Bacoor's current housing needs.

We will continue liaising with your office to gather more information, arrange a site visit, and conduct technical studies on the two properties. Our team will also work closely with the LGU on the process and documentation necessary for the sale of the lots. To facilitate these activities, we would appreciate it if you could designate a contact person on your end to coordinate with our team.

Please feel free to reach out to us for any further information:

1. Jaime Raphael Feliciano – jfeliciano@megawide.com.ph; +63 917 8119900
2. Stephanie Ann Soon – ssoon@megawide.com.ph; +63 917 5180780

Thank you very much for your time and consideration. We look forward to the possibility of working together to help address Bacoor City's housing needs.

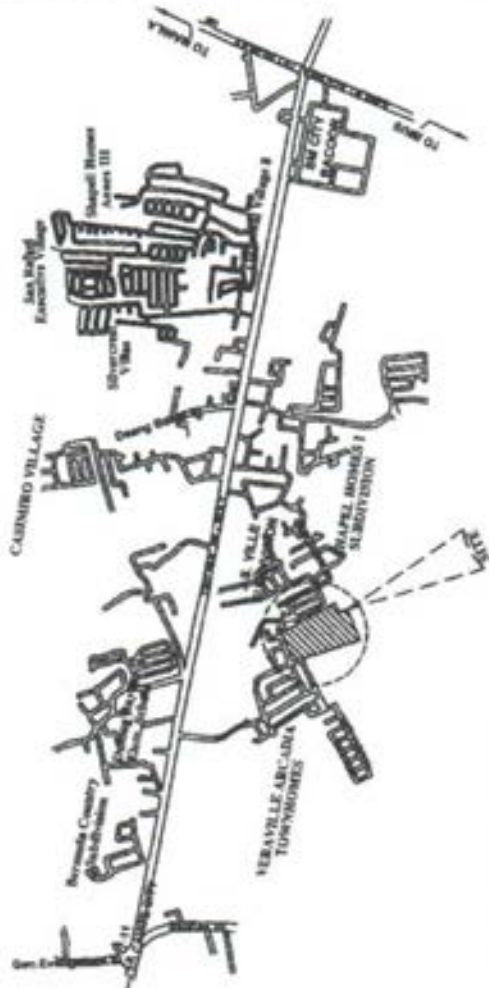
Sincerely,


JAIME RAPHAEL C. FELICIANO
Chief Business Development Officer
Megawide Construction Corporation

TECHNICAL DESCRIPTION

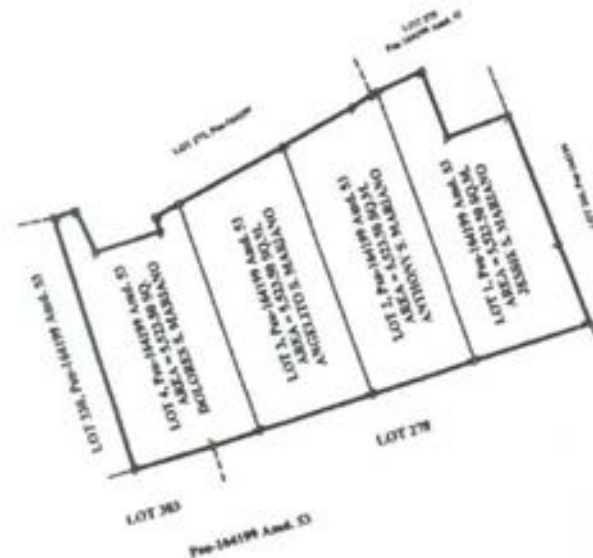
LIMITS	BEARINGS	DISTANCES
LOT 1, P. 164199 Amd. 53		
1-2	S 24° 47' E	21.33 M
2-3	S 75° 15' W	20.52 M
3-4	S 15° 23' E	29.25 M
4-5	S 68° 30' W	80.68 M
5-6	S 69° 28' W	38.78 M
6-7	S 17° 11' W	52.27 M
7-1	N 75° 58' E	125.55 M
LOT 2, P. 164199 Amd. 53		
1-2	S 75° 58' W	125.55 M
2-3	N 17° 11' W	48.83 M
3-4	N 75° 18' E	114.01 M
4-5	S 28° 18' E	34.53 M
5-6	S 32° 04' E	9.79 M
6-1	N 24° 48' E	2.72 M
LOT 3, P. 164199 Amd. 53		
1-2	S 28° 18' E	11.00 M
2-3	S 17° 11' W	114.01 M
3-4	N 75° 18' E	31.02 M
4-1	N 71° 41' E	104.15 M
LOT 4, P. 164199 Amd. 53		
1-2	S 71° 41' W	104.15 M
2-3	N 17° 11' W	21.13 M
3-4	N 18° 03' W	25.21 M
4-5	S 75° 20' E	114.28 M
5-6	S 17° 12' E	15.04 M
6-7	S 68° 30' W	29.01 M
7-8	S 18° 20' E	9.17 M
8-1	S 28° 18' E	11.87 M

VICINITY MAP NOT TO SCALE



THE LINE FROM INLAND NO. 1 MARK OF BACODOR CAVITE TO CORNER 1.

LOTS	BEARINGS	DISTANCES
1	S 67° 52' W	1,088.83 M
2	S 67° 52' W	1,088.83 M
3	S 10° 08' W	5,311.87 M
4	S 10° 08' W	1,311.87 M



NOTE:
All corners marked OLD P.S. are tyf. conc. moun. 19 x 60 cm.
All corners not otherwise described are P. S. tyf. conc. moun. 19 x 60 cm.

SKETCH / LOT PLAN

OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872



Republic of the Philippines
Province of Cavite
CITY OF BACOOR



Seal of
Good
Local
Governance
2023 Awardee
7 years in a row!

CITY ASSESSOR'S DEPARTMENT

ENDORSEMENT NO. 1202-04, SERIES of 2024

TO : **ATTY. AIMEE TORREFRANCA-NERI**
Housing Urban Development & Resettlement Dept.

CC : **ATTY. AIMEE TORREFRANCA-NERI**
City Administrator

RE : **APPRAISAL REPORT ON THE PROPERTY LOCATED AT DULONG BAYAN**

DATE : **02 DECEMBER 2024**

Warmest greetings!

Kindly find the valuation of the property located at Brgy. Dulong Bayan with OCT No. 2016000040, TCT No. 057-2015020239, OCT No. 2016000038, OCT No. 2016000039, OCT No. 2016000037.

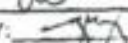
PREVIOUS OWNER	TITLE NO.	KIND	CLASSIFICATION	TOTAL LOT AREA IN SQM	ASSESSOR'S MARKET VALUE PER SQM	ZONAL VALUE PER SQM	ACQUISITION COST (DOAS)	COST OF SALE (30%)	COST OF MONEY (15% @ 2YR)	OFFER TO SALE VALUE WITH CONTINGENCE \$ PER SQM (10%)
Anthony S. Mariano	OCT No. 2016000040	LAND	AGRICULTURAL	5,523.50	P102.00	P3,000.00	P3,650.00	P965.00	P1,204.50	P5,339.95
Anthony S. Mariano	TCT No. 057-2015020239	LAND	RESIDENTIAL	304	P3,590.00	P7,000.00	P9,615.30	P963.54	P3,173.00	P14,067.30
Mg. Dolore Salcedo Del Rosario	OCT No. 2016000038	LAND	AGRICULTURAL	5,523.50	P102.00	P3,000.00	P3,650.00	P965.00	P1,204.50	P5,339.95
Jessie S. Mariano	OCT No. 2016000038	LAND	AGRICULTURAL	5,523.50	P102.00	P3,000.00	P3,650.00	P965.00	P1,204.50	P5,339.95
Angelito S. Mariano	OCT No. 2016000037	LAND	AGRICULTURAL	5,523.50	P102.00	P3,000.00	P3,650.00	P965.00	P1,204.50	P5,339.95

Respectfully yours,


ENGR. ALLAN C. QUINATADCAN, REA 5440, REB, CE, RMP, EnP
OIC-City Assessor

HOUSING URBAN DEVELOPMENT AND
RESETTLEMENT DEPARTMENT

RECEIVED

DATE/TIME: 8:49 PM 12 2 2024
CONTROL #: 003
RECIEVED BY: 



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



Cert. no. 2181809





Republic of the Philippines
Province of Cavite
CITY OF BACOOR



CITY ASSESSOR'S DEPARTMENT

ENDORSEMENT NO. 1202-03, SERIES of 2024

TO : **ATTY. AIMEE TORREFRANCA-NERI**
Housing Urban Development & Resettlement Dept.

CC : **ATTY. AIMEE TORREFRANCA-NERI**
City Administrator

RE : **APPRAISAL REPORT ON THE PROPERTY LOCATED AT SALINAS I**

DATE : **02 DECEMBER 2024**

Warmest greetings!

Kindly find the valuation of the property located at Brgy. Salinas I with TCT No. 057-2023009861

PREVIOUS OWNER	TITLE NO.	KIND	CLASSIFICATION	TOTAL LOT AREA IN SQM	ASSESSOR'S MARKET VALUE PER SQM	ZONAL VALUE PER SQM	ACQUISITION COST (DOAS)	COST OF SALE (10%)	COST OF MONEY (15% @ 1YR)	OFFER TO SALE VALUE WITH CONTINGENCIES PER SQM (10%)
Fe S. Bendigosa, Salome S. Dijamco, Amelia Sarino, Eugenio Sarino II, Erick Kristoffer Sarino, Eloisa Mae Sarino, Maria Christina B. Sarino	TCT No. 057- 2023009861	LAND	AGRICULTURAL	19,792.00	₱127.50	₱3,500.00	₱4,300.00	₱430.00	₱709.50	₱5,510.45

Respectfully yours,


ENGR. ALLAN C. QUINATADCAN, REA 5440, REB, CE, RMP, EnP
OIC-City Assessor

HOUSING URBAN DEVELOPMENT AND
RESETTLEMENT DEPARTMENT

RECEIVED

DATE/TIME: 3:49 PM 12-2-24
CONTROL #: 023
RECEIVED BY: [Signature]



Address: Bacoor Government Center, Baguio Hvd.
Hight Bayan, City of Bacoor, Cavite
Telephone: 454-1111



[Handwritten signature]



MEMORANDUM CIRCULAR NO. 2024-005
Series of 2024.

**GUIDELINES FOR LAND AND LAND DEVELOPMENT COSTS
IN RELATION TO THE PRICE CEILING OF SOCIALIZED CONDOMINIUM
PROJECT HOUSING UNITS AS PER
DHSUD-NEDA JOINT MEMORANDUM CIRCULAR 2023-003**

Section 1. Rationale and Objective

- 1.1 Sec. 3 of DHSUD and NEDA Joint Memorandum Circular No. 2023-003 (JMC 2023-003) or Adjusting the Price Ceiling for Socialized Subdivision and Condominium Projects provides that the "approved ceiling for the socialized condominium projects does not include the land and land development costs. As such, the DHSUD Secretary has the authority to approve land and land development costs; Provided, however, that the maximum selling price does not exceed Php1,800,000.00".
- 1.2 This Memorandum Circular aims to provide the guidelines in the implementation of the said section of JMC 2023-003.

Section 2. Guidelines on Land and Land Development Costs

- 2.1 The total land and land development costs allowed to be added to the price ceiling of socialized condominium projects' housing units shall not to exceed Pesos One Hundred Eighty Thousand (P180,000), regardless of building types and unit sizes.
- 2.2 Socialized condominium project that does not incur land acquisition cost (e.g. contributed by government) shall be allowed to incorporate/add land development cost only.

Section 3. Request for Land and Land Development Costs Beyond One Hundred Eighty Thousand Pesos (Php180,000)

In cases where the site condition and or location may require specialized works (e.g. building requiring substantial piling works), the following shall be followed:

- 3.1 A letter request, with corresponding justification and supplementary documentation, shall be submitted by the project proponent to the DHSUD Regional Office with jurisdiction over the said socialized condominium project.
- 3.2 The said request should be evaluated by the Regional Office within ten (10) working days from receipt of letter request, with corresponding justification and

