



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

**COMMITTEE REPORT**  
NO. HLUUD 104 S-2025

Office of the Sangguniang Panlungsod  
Received by: MARK  
Date: 11 MAR 2025  
Time: 8:40 AM

**Subject: A RESOLUTION AUTHORIZING MAYOR STRIKE B. REVILLA TO SIGN A DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND VARIOUS NATIONAL GOVERNMENT AGENCIES FOR THE UTILIZATION OF THE TALABA-BACOOR DISASTER RISK REDUCTION MANAGEMENT OFFICE (BDRRMO) (PCR 776-2025 dated 03 March 2025)**

Acting on the proposed resolution authorizing City Mayor to sign a Deed of Usufruct with various National Government Agencies was discussed during the 131<sup>st</sup> Regular Session on 10 March 2025. It was initially referred to the Committee on Housing, Land Utilization, and Urban Development, chaired by Hon. Alde Joselito F. Pagulayan, during the 130<sup>th</sup> Regular Session on 03 March 2025.

**FINDINGS:**

On 25 February 2025, the Office of the City Mayor requested the Sangguniang Panlungsod to pass a resolution authorizing Mayor Strike B. Revilla to sign a Deed of Usufruct with various National Government Agencies for the use of the Talaba-Bacoor Disaster Risk Reduction Management Office (BDRRMO).

The City Government of Bacoor will provide fully equipped office spaces within the BDRRMO to support the operations of key agencies, including the:

- Philippine Marines
- Philippine Navy
- Philippine Army
- Philippine Coast Guard
- Military Reservists

These offices will enhance disaster preparedness, emergency response coordination, and public accessibility to essential services.





**RECOMMENDATION:**

After careful evaluation, the Committee recommends the **APPROVAL** of the resolution. The Deed of Usufruct will allow National Government Agencies to utilize the BDRRMO facility, ensuring: 1. Improved disaster response and coordination, 2. Efficient management of emergency operations, and 3. Enhanced accessibility of services for Bacooreños.

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

Signed this 10<sup>th</sup> day of March 2025 at the City of Bacoor, Cavite.

**Committee on Housing, Land Utilization and Urban Development**

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

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

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

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





COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

Office of the Sangguniang Panlungsod  
Received by Janet Pineda  
Date: 10 MAR 2025  
Time: 1:40 pm

EXCERPT FROM THE MINUTES OF THE 131<sup>ST</sup> REGULAR SESSION  
NO. HLUUD 104 S-2025

Subject: *A RESOLUTION AUTHORIZING MAYOR STRIKE B. REVILLA TO SIGN A DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT AND VARIOUS NATIONAL GOVERNMENT AGENCIES FOR THE UTILIZATION OF THE TALABA-BACOOR DISASTER RISK REDUCTION MANAGEMENT OFFICE (BDRRMO) (PCR 776-2025 dated 03 March 2025)*


The Presiding Officer, Hon. Rowena Bautista-Mendiola presided over the 131<sup>st</sup> Regular Session of the 5<sup>th</sup> Sangguniang Panlungsod on 10 March 2025. During the session, Hon. Adriellito G. Gawaran, Vice Chairperson of the Committee on Housing, Land Utilization, and Urban Development, moved for the approval of the resolution. The Deed of Usufruct will allow National Government Agencies to utilize the Talaba-Bacoor Disaster Risk Reduction Management Office (BDRRMO) facility, ensuring: 1. Improved disaster response and coordination, 2. Efficient management of emergency operations, and 3. Enhanced accessibility of services for Bacooreños,

The motion was unanimously seconded by the Council members. With no objections, the Chair declared the resolution APPROVED.

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





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



24 February 2025

**HON. CATHERINE SARINO-EVARISTO**  
Acting City Vice Mayor, City of Bacoor  
Bacoor Government Center  
Bacoor City, Cavite

OFFICE OF THE  
SANGGUNIANG PANLUNGSOD  
RECEIVED  
BY: RUTH/MSB  
DATE: 2/25/25 TIME: 1:55  
BACOOR CITY, CAVITE

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

**SUBJECT:** Request for Authority to Enter into and Sign the Deed of Usufruct between the City Government of Bacoor and other National Agencies of the Government, i.e., (i) Maritime, (ii) Philippine Army, (iii) Coast Guard, and (iv) Reservist

Dear Hon. Sarino-Evaristo:

Greetings!

The City Government of Bacoor has expressed willingness to provide the Usufructuaries, i.e. Maritime, Philippine Army, Coast Guard, and Reservist, with office spaces, fully equipped with furniture, equipment, and other materials needed to support, manage, and operate the utilization of the Talaba-Bacoor Disaster Risk Reduction Management (BDRRM) Office as a facility accommodating and housing the aforementioned respective office for the effective administration of its functions to make its easily accessible to all Bacooreños.

A copy of the draft Deed of Usufruct (DOU) was attached for your reference, subject for the completion of specific information or details of the proposed site, including that of the Usufructuaries.

In view thereof, I respectfully request the esteemed members of the Sangguniang Panlungsod to perform the appropriate actions that will grant me the authority to enter into and sign the Deed of Usufruct of the above-mentioned national agencies.

Thank you very much.

Respectfully yours,

  
**STRIKE B. REVILLA**  
City Mayor



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 LEGAL SERVICE**

**ENDORSEMENT LETTER NO. 135, Series of 2025**

**TO :** HON. STRIKE B. REVILLA  
City Mayor  
Office of the City Mayor

*Handwritten notes:*  
2:54 PM  
2/24/25

**SUBJECT :** FOR APPROVAL AND SUBSEQUENT ENDORSEMENT TO THE SANGGUNIANG PANLUNGSOD  
Pertaining to the Proposed Deed of Usufruct Draft among the City Government of Bacoor and other National Government Agencies for the Utilization of the Talaba - Bacoor Disaster Risk Reduction Management Office (BDRRMO)

**DATE :** 24 FEBRUARY 2025

We are respectfully endorsing to your good office a copy of the proposed **DEED OF USUFRUCT (DOU)** draft among the **City Government of Bacoor, Cavite and other National Government Agencies**, i.e., (i) Maritime, (ii) Philippine Army, (iii) Coast Guard, and (iv) Reservist pertaining to the utilization of the Talaba Bacoor Disaster Risk Reduction Management (BDRRM) Office as a facility accommodating and housing their respective office, equipment, materials and others supplies.

On 17 February 2025, the OCLS has accomplished the draft and issued an Endorsement letter No. 114, Series of 2025<sup>1</sup> requesting for the specific details to this particular proposal. Currently, we have not received any information needed to supply the Deed of Usufruct.

For your convenience, this Office likewise provided a draft endorsement to the Sangguniang Panlungsod for the grant of authority to sign the DOU. In line with this, we hereby formally transmit to your good office a copy of the said draft subject for the completion of information of the proposed site, including that of the Usufructuaries for your review and, if found sufficient, for further endorsement to the Sangguniang Panlungsod, for its appropriate action.

Thank you very much.

Respectfully yours,

*Handwritten signature*  
**ATTY. KIM MYCA R. LOFRANCO**  
City Legal Officer

<sup>1</sup> Copy of Endorsement Letter No. 11 Series of 2025 is attached herein and marked as Annex "A"





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



**OFFICE OF THE CITY LEGAL SERVICE**

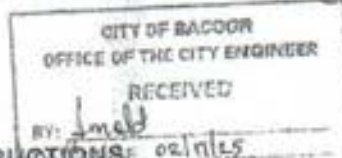
**ENDORSEMENT LETTER No. 114, Series of 2025**

**TO :** Atty. AIMEE TORREFRANCA-NERI  
City Administrator  
City Administrator's Office

Mr. RICHARD T. QUION  
City Government Department Head  
Bacoor Disaster Risk Reduction and Management Office

Engr. JICKYD. JUTBA  
City Engineer  
City Engineering Office

**SUBJECT :** **FOR YOUR FURTHER INSTRUCTIONS**  
Pertaining to the proposed Deed of Usufruct for the Utilization of  
the Talaba Bacoor Disaster Risk Reduction Management Office



**DATE :** 17 February 2025

OFFICE OF THE CITY ADMINISTRATOR  
421-4700 LOCAL 212  
REFERENCE NO: 07910 DATE: 2/17/25  
RECEIVED BY: Bulca TIME: 3:12 PM

We are respectfully endorsing to your good office the proposed DEED OF USUFRUCT draft between the City Government of Bacoor and other national agencies of the government, i.e. (i) Maritime, (ii) Philippine Army, (iii) Coast Guard, and (iv) Reservist (as "Usufructuaries"), pertaining to the utilization of the Talaba - Bacoor Disaster Risk Reduction Management (BDRRM) Office as a facility accommodating and housing their respective office, equipment, materials, and other supplied.

Currently, we have not received any specific information or details pertaining to this particular proposal. Hence, we are requesting that the following information be provided to our Office:

1. The complete details of the Usufructuaries, i.e., complete full name, address, name and position or designation of their respective signatory and witness, among others;
2. The specific purpose to which the facility will be utilized;

Western Bacoor Government Center, Bldg. 1  
City Engineer, City of Bacoor, Cavite  
Mobile: 0917 553 1111  
Website: www.cityofbacoor.gov.ph



Call no. 24181800



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



**OFFICE OF THE CITY LEGAL SERVICE**

3. The location, complete address, lot or floor area of the Talaba BDRM Office to be utilized as the facility, copy of the Transfer Certificate of Title and Tax Declaration, among others; and
4. Other necessary details or information needed in the execution of the proposed DOU.

Lastly, should you have any questions about the foregoing, please feel free to let us know.

Thank you for your usual support and *Godspeed!*

RESPECTFULLY,

*[Signature]*  
**Atty. KIM NYCA R. LOFRANCO**  
City Legal Officer  
Office of the City Legal Service



Office: Pateros Government Center, Pateros Road,  
Tagaytay Heights, City of Bacoor, Cavite  
Telephone: 456-1177  
Website: www.bacoor.gov.ph



Cert. no. 21/181609



## DEED OF USUFRUCT

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF USUFRUCT (the "DEED") is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2015 (the "Effective Date") at the City of Bacoor, Province of Cavite, by and between:

The CITY GOVERNMENT OF BACCOOR, a local government unit duly organized and existing under the laws of the Republic of the Philippines, with its principal office address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Province of Cavite, represented herein by its City Mayor, Hon. STRIKE B. REVILLA, pursuant to his authority conferred and embodied in City Resolution No. \_\_\_\_\_ Series of \_\_\_\_\_, approved by the City Council of Bacoor dated \_\_\_\_\_, and hereinafter referred to as "LGU BACCOOR"

and

\_\_\_\_\_, a \_\_\_\_\_ duly organized and existing under the laws of the Republic of the Philippines, with its principal office address at \_\_\_\_\_ represented herein by its \_\_\_\_\_, and hereinafter referred to as the "USUFRUCTUARY"

The term "Party" shall mean either as LGU BACCOOR or USUFRUCTUARY, as applicable, while the term "Parties" shall mean LGU BACCOOR and USUFRUCTUARY, collectively.

### WITNESSETH:

WHEREAS, Section 5, Article II of the 1987 Philippine Constitution provides that it is a well-entrenched constitutional principle that "the maintenance of peace and order, the protection of life, liberty and property, and the promotion of the general welfare are essential for the enjoyment by all the people of the blessings of democracy;"

WHEREAS, Section 16, Chapter II, Title I of Republic Act (R.A.) No. 7160 or the "Local Government Code of the Philippines" states that "Every local government unit shall exercise the powers expressly granted, those necessary, appropriate, or incidental for its efficient and effective governance, and those which are essential for the general welfare;"

WHEREAS, the USUFRUCTUARY needs facilities capable of accommodating and housing the \_\_\_\_\_ for the effective administration of its functions and one that is easily accessible to all Bacooreños and other local government units and provinces;



WHEREAS, the LGU BACCOOR has existing office spaces at the \_\_\_\_\_ located at \_\_\_\_\_, which can be used to house \_\_\_\_\_;

WHEREAS, the LGU BACCOOR has expressed willingness to provide the USUFRUCTUARY with office spaces, equipment, furniture, and support personnel, free of charge, to manage and operate the \_\_\_\_\_ for the benefit of its employees, clients, and the general public, including the constituents of the City of Bacoor;

WHEREAS, the USUFRUCTUARY accepts the above-stated offer of LGU BACCOOR with gratitude and deep appreciation;

WHEREAS, the LGU BACCOOR and USUFRUCTUARY share a common vision to promote accessible, adequate, free, and efficient \_\_\_\_\_ among the residents of the City of Bacoor, Province of Cavite, and all nearby local government units and provinces;

WHEREAS, in utmost appreciation and gratefulness for the generosity in supporting the noble mandate of the \_\_\_\_\_, the USUFRUCTUARY hereby accepts this DEED with the conditions prescribed herein and commits to advocating accessible assistance to Bacoor constituents and its clients in general;

NOW, THEREFORE, for and in consideration of the foregoing premises, the LGU BACCOOR and USUFRUCTUARY do hereby agree:

- I. **SUBJECT.** The Parties shall provide \_\_\_\_\_ at the \_\_\_\_\_ Building, located at \_\_\_\_\_ consisting of \_\_\_\_\_ (\_\_\_\_) square meters (the "SITE"), for the use of the USUFRUCTUARY.
  
- II. **TERM:** The term of the DEED shall be for a period of \_\_\_\_\_ (\_\_\_\_) years, renewable solely at the option of the LGU BACCOOR. The USUFRUCTUARY is hereby given the right and privilege to exclusively use the SITE, solely for \_\_\_\_\_ to be established therein and not for any other purpose. Should the USUFRUCTUARY intends to use it for any other purpose, the written consent and approval of LGU BACCOOR must be secured;
  
- III. **USE AND ENJOYMENT.**
  - A. The LGU BACCOOR shall secure the peaceful and continuous occupancy of the USUFRUCTUARY, and warrants that the SITE is free from any liens and encumbrances;
  - B. The LGU BACCOOR shall turn over the \_\_\_\_\_ in a finished condition, equipped with proper ventilation, lighting, air conditioning system, and internet connection.
  - C. THE LGU BACCOOR shall provide additional office equipment necessary for the daily operations of the USUFRUCTUARY, including, but not limited to, workstations, computers, and printers.

- D. THE LGU BACOR shall bear the expenses for utilities incurred by the USUFRUCTUARY, including electricity, water, and internet.
- E. The USUFRUCTUARY shall ensure that the SITE is used exclusively as office space to administer the mandate of \_\_\_\_\_ and for no other purposes.
- F. The USUFRUCTUARY shall ensure that the office is manned by \_\_\_\_\_ employees during operating hours from \_\_\_\_\_ to \_\_\_\_\_ to attend to all the concerns and needs of its clients.
- G. The USUFRUCTUARY shall not sublease, assign, or transfer its rights under this agreement to any third party without the prior written consent of the LGU BACOR.
- H. Utilities shall be on the account of the \_\_\_\_\_.
- IV. **SECURITY AND MAINTENANCE.** The USUFRUCTUARY shall maintain the premises in a clean, orderly, and professional manner conducive to conducting office operations. The LGU BACOR shall provide security and janitorial services for the office spaces occupied by the PAO Regional Office.
- V. **IMPROVEMENTS.** The USUFRUCTUARY, upon coordination with the LGU BACOR, may introduce other structures, facilities, and/or improvements that may be necessary for the proper and beneficial use of the SITE. The term of the usufruct shall be for a period of TWENTY (25) years, renewable solely at the option of LGU BACOR. The USUFRUCTUARY is hereby given the right and privilege to exclusively use the SITE, solely for the New Sub Station of Bacor City Fire Station to be established therein and not for any other purpose. Should the USUFRUCTUARY intend to use it for any other purpose, the written consent and approval of LGU BACOR must be secured, consistent with the intention and purpose of this DEED.
- VI. **REPAIRS.** The USUFRUCTUARY shall undertake ordinary repairs on the improvements introduced to the SITE by the LGU BACOR due to wear and tear. The USUFRUCTUARY shall secure prior authority from the LGU BACOR before it undertakes the ordinary repairs on the SITE, such as, but not limited to, repairing damaged floor tiles, damaged ceilings, and windows and doors.
- VII. **POSSESSION AND OWNERSHIP.** The USUFRUCTUARY is granted the beneficial use of the SITE, while the LGU BACOR shall retain the ownership thereof. Upon expiration of this DEED, any movable improvements shall be removed by the USUFRUCTUARY within a reasonable period of time, and all immovable improvements, which cannot be removed without damage to the SITE, shall accrue to the benefit of the LGU BACOR.

## VIII. MISCELLANEOUS PROVISIONS.

- A. **ENTIRE AGREEMENT AND INTEGRATION.** This DEED constitutes the entire agreement between the Parties and supersedes any prior understanding or representation of any kind preceding the date of this DEED. There are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this DEED.
- B. **AUTHORITY.** Each Party represents and warrants on its own behalf that the individual signing this DEED on its behalf is fully authorized to sign on behalf of and bind it and that it has the power and authority to enter into it.
- C. **GOOD FAITH.** In complying with and implementing the terms of this DEED, the Parties shall exercise good faith and cooperation to fulfill their common objective.
- D. **NON-EXCLUSIVITY.** Both Parties agree that nothing in this DEED shall, in any way, preclude other entities of similar business establishments from entering into an agreement with the other Party that offers similar or analogous services.
- E. **ASSIGNMENT.** The USUFRUCTUARY is strictly prohibited from assigning this DEED, as well as the performance of any obligation or undertaking made herein, to any third party without obtaining the prior written consent of the LGU BACOR. The USUFRUCTUARY cannot assign this DEED without the written consent of the LGU BACOR to any successor by way of any merger, consolidation, or other corporate reorganization of such Party, or sale of all or substantially all of the assets of the USUFRUCTUARY, provided that such successor assumes, or is otherwise fully bound by all of the obligations of the USUFRUCTUARY under this DEED. No assignment, with or without such consent, will relieve either Party from its obligations under this DEED.
- F. **BINDING EFFECT.** The covenants and conditions contained in this DEED shall apply to and bind the Parties, as well as their successors and permitted assigns.
- G. **GOVERNING LAW and VENUE OF SUITS.** This DEED shall be governed by the laws of the Republic of the Philippines, without regard to the choice or conflicts of law provisions of any jurisdiction, and any disputes, actions, claims, or causes of action arising out of or in connection with this DEED shall be subject to the exclusive jurisdiction of the courts of Bacoor City to the exclusion of all other venues.
- H. **CUMULATIVE RIGHTS.** The Parties' rights under this DEED are cumulative and shall not be construed as exclusive of each other unless otherwise provided by law.
- I. **WAIVER.** The failure of either Party to enforce any provisions of this DEED shall not be deemed a waiver or limitation of that Party's right to subsequently enforce and compel strict



compliance with every provision of this DEED.

- J. **HEADINGS.** The titles to the provisions in this DEED are for convenience or reference only and shall not in any way affect the interpretation thereof.
- K. **SEVERABILITY.** If any part or parts of this DEED shall be held unenforceable for any reason, the remainder of this MOA shall continue in full force and effect. If any provision of this DEED is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.
- L. **AMENDMENTS.** This DEED shall not be altered, changed, supplanted, or amended except by a written instrument signed by the duly authorized representatives of the Parties. All amendments to this DEED shall be deemed valid and binding upon contracted Parties only if made by the mutual consent in writing of the Party and signed by the original signatories of both Parties to this DEED. This DEED shall be legally acceptable after being signed by the authorized representatives of the contracted Parties with full corporate power vested to them by their respective Parties. After signing this DEED, all previous verbal and/or written arrangements about the subject of this DEED shall be considered null and void.
- M. **NOTICE.** Except as may be otherwise specifically provided in this DEED, all notices required or permitted shall be in writing and shall be deemed to be delivered when deposited in the postal office mail postage prepaid, certified or registered mail, return receipt requested, addressed to the Parties at their respective address outlined in this DEED, or at such other addresses as may be subsequently specified by written notice.
- N. **COUNTERPARTS SIGNING.** This DEED may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute one and the same agreement.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_ day of  
\_\_\_\_\_ 2025 at \_\_\_\_\_

**CITY GOVERNMENT  
OF BACOR**

By: \_\_\_\_\_

By: \_\_\_\_\_

**HON. STRIKE B. REVILLA**  
City Mayor  
City Resolution No. \_\_\_\_\_  
Series of 2025

\_\_\_\_\_  
<Position Title/Designation>

Page 5 of 6

Deed of Usufruct between the City Government of Bacoor  
and \_\_\_\_\_

Signed in the presence of.

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

\_\_\_\_\_  
<Position Title/Designation>

**ACKNOWLEDGMENT**

REPUBLIC OF THE PHILIPPINES)  
CITY OF Bacoor, Cavite) S.S.

BEFORE ME, a Notary Public, this \_\_\_ day of \_\_\_\_\_, 2025 personally appeared the following:

NAME	Competent proof of Identity / Number	Date and Place Issued
STRIKE B. REVILLA		

This instrument, consisting of \_\_\_\_\_ ( ) pages, including the page on which this acknowledgement is written, has been signed on the left margin of each and every page thereof by the concerned parties and their witnesses, and sealed with my notarial seal.

**IN WITNESS WHEREOF**, I have hereunto set my hand the day, year and place above written.

Doc. No. \_\_\_\_\_  
Page No. \_\_\_\_\_  
Book No. \_\_\_\_\_  
Series of 2025.