



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



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

JOINT COMMITTEE REPORT
No. FBA2 056-S-2025 (6th SP)

Office of the Sangguniang Panglungsod
Received by: *[Signature]*
Date: *1-21-25*
Time: *10:11 am*

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A CONTRACT OF LEASE WITH ESSENTIALMED MEDICAL SERVICES FOR LEASING A PORTION OF SALINAS MULTI-PURPOSE BUILDING FOR THE ESTABLISHMENT AND OPERATION OF HEMODIALYSIS CENTER.

PCR 227-2025 dated October 27, 2025

Referred to the Joint Committee on the 17th Regular Session of 6th Sangguniang Panlungsod the above-subject matter for appropriate action and recommendation.

INFORMATION:

The EssentialMed Medical Health Services is a freestanding medical health services provider with principal address at 6th Street corner 3rd Street, Villamor Airbase, Pasay City, Metro Manila, proposes to lease a designated portion of Salinas Multi-Purpose Building situated at Barangay Salinas, Bacoor City, Cavite.

It offers to provide specialized medical care, particularly the diagnosis, treatment, rehabilitation, and preventive management of patients suffering from renal impairment, including those requiring hemodialysis through the operation of a professional dialysis facility.

As provided in the Contract, "the Hemodialysis Center shall be accessible to the general public with priority service extended to residents of the City of Bacoor, Province of Cavite, particularly those classified as indigent or medically underserved x x x". (Section 2, Article 1 of the Contract)

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NOTED PROVISIONS IN THE CONTRACT:

1. Terms and Conditions

Area	Four Hundred Sixty-Nine and Three Thousand Six Hundred Eight-Three (469,3683) square meters
Purpose	Hemodialysis Center, Phase One
Lease Term	Ten (10) years renewable upon written notice within six (6) months prior to expiration.
Monthly Rental and Deposits	1. Monthly rental in the amount of ONE HUNDRED SEVENTEEN THOUSAND THREE HUNDRED FORTY-TWO PESOS AND SEVENTY-FIVE CENTAVOS (PHP 117,342.075) One (1) month security deposit equivalent to ONE HUNDRED SEVENTEEN THOUSAND THREE HUNDRED FORTY-TWO PESOS AND SEVENTY-FIVE CENTAVOS (PHP 117,342.075). "The automatic application of the deposit to the overdue rentals shall not constitute a waiver by the LESSOR of its right to terminate the lease or eject the LESSEE for the non-payment of rentals" (Section 6, Paragraph A of the Contract) 2. Two (2) months advance rental equivalent to the total amount of TWO HUNDRED THIRTY-FOUR THOUSAND SIX HUNDRED EIGHTY-FOUR PESOS AND FIFTEEN CENTAVOS (PHP 234,684.15). "The remaining balance of the advance rentals, if any, shall be refunded by the LESSOR to LESSEE within thirty (30) calendar days after the termination of this contract." (Section 6, Paragraph B of the Contract)

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3. The strict observance and compliance with existing health rules and regulations, pertinent laws, and city ordinances pertaining to sanitary issues, and the mandate promulgated by the Department of Health (DOH) in the matter of handling and disposal of medical waste is properly provided in the contract of lease.

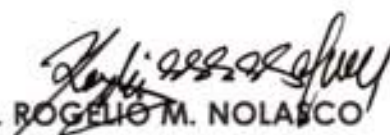
RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommend **TO APPROVE** the city resolution authorizing the City Mayor, Hon. Strike B. Revilla, to enter into and sign the Contract of Lease between the City Government of Bacoor and ESSENTIALMED MEDICAL SERVICES.

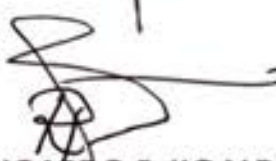
WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this 11th day of February 2026 at the City of Bacoor, Cavite.

THE COMMITTEE ON FINANCE AND BUDGET APPROPRIATION


HON. ROGELIO M. NOLASCO
Chairman


HON. CATHERINE S. EVARISTO
Vice Chairperson


HON. RICARDO F. UGALDE
Member

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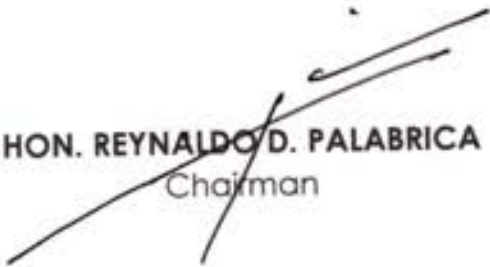
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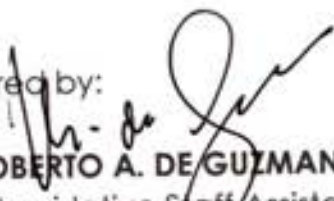

HON. REYNALDO D. PALABRICA
Chairman


HON. LEVY M. TELA
Vice Chairman


HON. REYNALDO M. FABIAN
Member


HON. ADRIELITO G. GAWARAN
Member

Prepared by:


ROBERTO A. DE GUZMAN
Local Legislative Staff Assistant I

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