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

BAGONG PILIPINAS Seal of Good Local Governance AWARDEE

COMMITTEE ON FINANCE AND BUDGET APPROPRIATION

Office of the Sangguniang Panlungsod
Received by: Janet Prinos
Date: 09 MAR 2026
Time: 9:07am

COMMITTEE REPORT
NO. FBA2-097-S-2026 (6TH SP)

Subject: **A RESOLUTION RESPECTFULLY URGING TELECOMMUNICATION COMPANIES (TELCOS) OPERATING WITHIN THE CITY OF BACOOR TO SETTLE THEIR OUTSTANDING REAL PROPERTY TAX (RPT) OBLIGATIONS.** - PCR 381-2026 dated February 16, 2026

Referred to this Committee on the 30th Regular Session of the 6th Sangguniang Panlungsod the re-calendared above-subject matter for appropriate action and recommendation.

INFORMATION:

The above-subject matter emanated from the letter endorsement dated July 14, 2025 of the Office of the City Administrator, Bacoor City, requesting the Sangguniang Panlungsod for a legislative action to address and resolve the following issues:

- Promote fiscal accountability and equitable tax enforcement.
- Urge compliance of corporate entities utilizing real properties within Bacoor's jurisdiction.
- Support local revenue generation efforts in line with national policy on local autonomy and resource mobilization.

The said endorsement of the Office of the City Administrator was calendared for first reading during the Regular Session of the 6th Sangguniang Panlungsod held on July 21, 2026 (3rd Regular Session), and was entitled:

"PCR 040-2025 – REQUEST FROM THE CITY ADMINISTRATOR'S OFFICE: A RESOLUTION ADDRESSING TELECOMMUNICATION COMPANIES (TELCOS) OPERATING WITHIN THE CITY OF BACOOR TO SETTLE THEIR REAL PROPERTY TAX (RPT) OBLIGATIONS."

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That subject-matter was approved due to the lapse of the forty-five (45) day reglementary period within which to resolve the issue pursuant to RA 11032.

However, the Secretary of the Sangguniang Panlungsod recommended to re-calendar the same approved subject-matter for lack of committee hearing and/or proper procedure as required by law.

The same endorsement was then re-calendared under PCR 381-2026, **entitled "A RESOLUTION ADDRESSING TELECOMMUNICATION COMPANIES (TELCOS) OPERATING WITHIN THE CITY OF BACOOR TO SETTLE THEIR REAL PROPERTY TAX (RPT) OBLIGATIONS."** and again referred to this Committee on the 30th Regular Session held on February 16, 2026

REFERENCE:

The Committee was guided by the following jurisprudence, we quote:

"Supreme Court-G.R. No. 156040 entitled, "DIGITAL TELECOMMUNICATIONS PHILIPPINES, INC., petitioner, vs. CITY GOVERNMENT OF BATANGAS" affirmed the decision of the regional trial court, and we quote, "x x x **declared that under its legislative franchise, Digital Telecommunications Philippines, Inc. (petitioner) is not exempt from paying real property tax assessed by the Batangas City Government (respondent)."**

The BLGF Memorandum Circular No. 15-2004 has reversed its opinion (BLGF Letter-Opinion dated 8 April 1997) on the realty tax exemption of telecommunications companies. Hence, petitioner's claim of tax exemption based on BLGF's opinion does not hold water. Besides, the **BLGF has no authority to rule on claims for exemption from the realty tax.**"

The case stemmed from the contention of the telecommunication company (DIGITEL) on which the phrase "**exclusive of this franchise**" in its legislative franchise was interpreted as an expressed exemption from the payment of real property taxes.

Hence, the Supreme Court resolved the issues on the interpretation of the phrase "**exclusive of this franchise**" stated in the legislative franchises of telecommunication companies and the authority of Bureau of Local Government Finance (BLGF) to rule on the exemptions was negated in its decision promulgated on **December 11, 2008**.

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COMMITTEE ACTION:

In compliance with the letter dated January 6, 2026 of Hon. Rogelio M. Nolasco, Chairman of the Committee on Finance and Budget Appropriation, **to submit to the Sangguniang Panlunsod, thru this Committee, the real property taxes in arrears due to each telecommunication companies,** the City Finance Department, Bacoor City, provided the following data and information in relation to the subject matter.

NOTICES OF REAL PROPERTY TAX DELIQUENCY ISSUED TO TELCOS:

1. GLOBE TELECOM, INC.

No. in the List	ARP No./Kind/Location	Name	Amount (PhP)
10	19-238-0043-02108/Building/San Nicolas 3	Globe Telecom Inc.	937,523.22
11	19-238-0043-02109/Building/San Nicolas 3	Globe Telecom Inc.	107,826.52
14	19-238-0067-17986/Building/Molino 4 (SM Molino)	Globe Telecom Inc.	107,826.52
19	19-238-0011-03321/Building/Dulong Bayan	GMCR Inc-Globe Telecom	418,612.56
22	19-238-0025-01960/Machinery/Dulong Bayan	Globe Telecom Inc.	402,122.08
32	19-238-0062-13300/Machinery/Mambog 4	Globe Telecom Inc.	66,654.00
33	19-238-0062-13301/Machinery/Mambog 4	Globe Telecom Inc.	19,982.84
		TOTAL - - - - - - - - - - - - - - - - -	**2,060,556.74**

NOTE: Subject to final assessment.

1. SMART COMMUNICATIONS, INC.

No. in the List	ARP No./Kind/Location	Name	Amount (PhP)
17	19-238-0030-01991/Building/Panapaan 4	Smart Communications	29,253.92
25	19-238-0062-10001/Building/Mambog 4	Smart Communications	2,719,335.94
31	19-238-0066-37947/Machinery/Mambog 4	Smart Communications	46,806.12
115	19-238-0066-51090/Machinery/Molino 3	Smart Communications	28,960.00
130	19-238-0069-08435/Machinery/Molino 6	Smart Communications	90,880.00
131	19-238-0069-08436/Machinery/Molino 7	Smart Communications	70,600.00
		TOTAL - - - - - - - - - - - - - - - - -	**2,985,835.98**

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NOTE: Subject to final assessment.

1. DITO TELECOMMUNITY CORPORATION

No. in the List	ARP No./Kind/Location	Name	Amount (PhP)
5	19-238-0012-00762/Land/Habay 1	Bagtas Jr. Bernardito & Valeros Rea	1,733.24
6	19-238-0012-00763/Building/Habay 1	Bagtas Jr. Bernardito & Valeros Rea	4,843.84
7	19-238-0012-01475/Land/Habay 1	Campana Kimpy Pardito M. & Campana Jacelyn (Sps)	9,201.66
8	19-238-0012-01476/Land/Habay 1	Campana Kimpy Pardito M. & Campana Jacelyn (Sps)	18,754.62
17	19-238-0017-02537/Land/Ligas 3	Mabute Rodito M. M/to Marilou A. Mabute	4,874.54
18	19-238-0017-02538/Building/Ligas 3	Mabute Rodito M. M/to Marilou A. Mabute	4,492.94
21	19-238-0025-01630/Land/Niog 2	Ilamido Radito S. (Sps) et al	123,150.58
23	19-238-0030-00010/Land/Niog 2	Abratique Denis M/to Abratique Expedito	18.693.22
45	19-238-0058-04190/Land/Bayanan	Polinag Ligaya M. & Eodito Sps.	12,673.38
46	19-238-0059-00055/Land/Mambog 1	Abareles Efaprodito T. M/to Abareles Leonila	31,702.98
47	19-238-0059-04197/Building/Mambog 1	Malbuezo Bernandito C. M/to Malbuezo Pinky A.M.	3,494.16
50	19-238-0060-000277/Land /Mambog 2	Adiao Benedito M/to Gina G.	10,948.60
51	19-238-0060-000287/Building /Mambog 2	Adiao Benedito M/to Gina G.	14,110.72
54	19-238-0061-11294/Land/Mambog 3	Villarosa Rodito P. (Single)	6,780.74
55	19-238-0061-11295/Building/Mambog 3	Villarosa Rodito P. (Single)	8,297.80
62	19-238-0064-01384/Building/Molino 1	Gimenez Expedito S. M/to Elizabeth C. (Sps)	8,257.10
64	19-238-0065-04542/Land/Molino 2	Noynay Rodito T. M/to Elma T. Noynay	10,808.84
65	19-238-0065-04542/Building/Molino 2	Noynay Rodito Widower	6,852.00

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69	19-238-0066-01555/Land/Molino 3	Alviar Socorro G. M/to Prodito S.	14,832.92
70	19-238-0066-01556/Land/Molino 3	Alviar Socorro G. M/to Prodito S.	9,020.00
71	19-238-0066-02989Land/Molino 3	Bacolongan Edito M/to Bacolongan Eminada	5,356.80
76	19-238-0066-11819Land/Molino 3	Delos Angeles Bernardito M. M/to Concepcion C.	14,803.09
77	19-238-0066-118120/Land/Molino 3	Delos Angeles Bernardito M. M/to Concepcion C. (Sps)	5,340.66
78	19-238-0066-118121/Building/Molino 3	Delos Angeles Bernardito M. M/to Concepcion C. (Sps)	3,472.80
79	19-238-0066-118122/Land/Molino 3	Delos Angeles Bernardito M. M/to Concepcion C. Delos Angeles	3,578.90
80	19-238-0066-118123/Land/Molino 3	Delos Angeles Bernardito M. M/to Concepcion C. Delos Angeles	2,126.18
81	19-238-0066-118124/Land/Molino 3	Delos Angeles Bernardito Maranan M/to Concep	3,936.10
82	19-238-0066-118125/Building/Molino 3	Delos Angeles Bernardito Maranan M/to Concep	2,404.00
83	19-238-0066-12307/Building/Molino 3	Dito Armando M/to Dito Felicitas	23,929.44
84	19-238-0066-15292/Building/Molino 3	Gaudito Solano Jr. (Single)	76,307.68
88	19-238-0066-32327/Land/Molino 3	Pura Analisa L. M/to Nardito J	1,207.26
91	19-238-0066-33179/Land/Molino 3	Redito Adriana	24,699.46
93	19-238-0066-38620/Building/Molino 3	Sucaldito Danilo S. M/to Marites B.	6,238.36
107	19-238-0067-36243/Building/Molino 4	Rodil Erudito G. M/to Genoveva M.	22,485.00
109	19-238-0067-36757/Land/Molino 4	Sucaldito Danilo S. M/to Marites B.	8,896.55
111	19-238-0067-40020/Land/Molino 4	Torzar Nardito (Single)	20,318.28
122	19-238-0070-00222/Land/Molino 7	Arriesgado Judito O. & Teodora P. (Sps)	30,976.62
123	19-238-0070-00223/Land/Molino 7	Arriesgado Judito O. & Teodora P. (Sps)	146,217.90

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124	19-238-0070-02704/Land/Molino 7	Ravelo Judio M. M/to Saturnena Caturan	2,400.52
125	19-238-0070-02705/Building/Molino 7	Ravelo Judio M. M/to Saturnena Caturan	2,906.24
130	19-238-0072-01036/Land/Queens Row West	Rodil Erudito G. M/to Genoveva M.	14,411.00
170	19-238-0053-00217/Machinery/Zapote 1	Dito Telecommunity Corporation	4,700.00
174	19-238-0059-07960/Building/Mambog 1	Dito Telecommunity Corporation	503,480.00
191	19-238-0064-05068/Land/Molino 1	Gimenez Expedito * Canadilla, Elizabeth (Sps)	1,815.64
194	19-238-0065-09424/Machinery/Molino 2	Dito Telecommunity Corporation	184,697.96
216	19-238-0066-51465/Land/Molino 4	Alvarez Expedito S. M/to Alvarez Merlita Cabrera	4,965.12
217	19-238-0066-51465/Building/Molino 4	Alvarez Expedito S. M/to Alvarez Merlita Cabrera	2,896.80
230	19-238-0070-04671/Building/Molino 7	Dito Telecommunity Corporation	90,638.10
234	19-238-0071-04130/Land/Queens Row East	Dito Telecommunity Corporation	88,390.22
		TOTAL - - - - - - - - - - - - - - - -	**1,623,934,88**

NOTE: Subject to final assessment.

COMMITTEE HEARINGS:

1st Joint Committee hearing held on February 24, 2026

During the first committee hearing the GLOBE Telecommunication, Inc. attended the hearing while the other two (2) telecommunication companies failed to appear with due notices.

The representatives from the GLOBE Telecom Inc. acknowledged and confirmed the presented real property tax arrearages in the total amount of Php**2,060,556.74** and signified their intention to settle the said amount and that their company is in the process of paying by March 2026 as the same is their real property tax obligation with the city.

2nd Committee hearing held on March 5, 2026

When asked for comment, the representative from SMART Communications in referring to the presented reference, "Supreme Court-G.R. No. 156040 entitled,

"DIGITAL TELECOMMUNICATIONS PHILIPPINES, INC., petitioner, vs. CITY GOVERNMENT OF BATANGAS", manifested that the DIGITEL is no longer exists and that they are SMART Communication, a separate and different entity from the DIGITEL.

The SMART Communication representative further manifested that the subject of real property tax assessment covers the telco equipment which are exempted under Republic Act No. 10926 (legislative franchise of SMART) starting 2017 and that they will submit their position paper on the matter.

In relation to the manifestation of the SMART Communication representative, the City Finance Department explained that their records are as per the system linked to the City Assessor Department and that those items as per the record are taxable therefore subjected to the computation of taxes. On the matter of exemption, SMART representative must be directed and coordinate with the City Assessor Department for proper review and appropriate action concerning their claim of exemption.

The City Assessor Department when asked to comment argued that as per tabulation they saw some machinery which should be believed are exempted as per G.R. 143867 (**PHILIPPINE LONG DISTANCE TELEPHONE COMPANY, INC.**, petitioner, vs. **CITY OF DAVAO and ADELAIDA B. BARCELONA, in her capacity as the City Treasurer of Davao**, respondents.) promulgated by the Supreme Court on **August 22, 2001**

However, they manifested that they are relying on the premise of the Supreme Court decision in G.R. No. 156040 entitled, **"DIGITAL TELECOMMUNICATIONS PHILIPPINES, INC., petitioner, vs. CITY GOVERNMENT OF BATANGAS"**, promulgated on **December 11, 2008** which clearly ruled that all are taxable.

The City Assessor Department finally manifested that all will be tagged in (as taxable) in accordance with the cited reference/jurisprudence, the ruling in G.R. No. 156040.

On the other hand, the representative from DITO Telecommunity Corporation informed the Committee that last January they have already complied with for their other sites and that payment have already been made covering those sites.

The DITO Telecommunity Corporation representative manifested that for the other listed real properties subject of real property tax, it will be coordinated with the City Assessor Department for the issuance of Statement of Accounts and for review of their company.

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FINDINGS:

The specific portions of legislative franchises for the telecommunication companies which expressly provide and require them to pay the real property taxes are hereunder quoted:

1. SMART COMMUNICATION, INC.

REPUBLIC ACT No. 10926

"An Act Extending for Twenty-Five (25) Years the Franchise Granted to Smart Communications, Inc. (Formerly Smart Information Technologies, Inc.), Amending for the Purpose Republic Act No. 7294, Entitled "An Act Granting Smart Information Technologies, Inc. (Smart) a Franchise to Establish, Maintain, Lease and Operate Integrated Telecommunications/Computer/Electronic Services and Stations Throughout the Philippines for Public Domestic and International Telecommunications, and for Other Purposes"

Section 5. Section 9 of Republic Act. No. 7294 is hereby amended to read as follows:

"Sec. 9. *Tax Provisions.* - **The grantee, its successors or assignees, shall be liable to pay the same taxes on their real estate, buildings and personal property,** exclusive of this franchise, as other persons or corporations which are now or hereafter may be required by law to pay, except radio telecommunications and electronic communications equipment, machinery and spare parts needed in connection with the business of the grantee which shall be exempt from customs duties, tariffs and other taxes, as well as those declared exempt in this section. In addition thereto, the grantee, its successors or assignees, shall pay a value-added tax om all gross receipts of the business transacted under this franchise by the grantee, its successors or assignees, in the Philippines, in lieu of any and all taxes of any kind, nature or description levied, established or collected by an authority whatsoever including, but not limited to, city, municipal, provincial or national, from which the grantee is hereby expressly exempted effective from the date of the effectivity of this Act: *Provided*, That the grantee, its successors or assignees, shall continue to be liable for income taxes payable under Title II of the National Internal Revenue Code pursuant to Section 2 of Executive Order No. 72 unless the latter enactment is amended or repealed, in which case the amendment or repeal shall be applicable thereto.

Section 14. *Applicability Clause.* - All other provisions of Republic Act No. 7294 which are not inconsistent with the provisions of this Act and remain unrepealed shall

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continue to be in full force and effect: *Provided,* That all pending suits of whatever kind or nature, whether civil, criminal or administrative filed by or against the grantee in connection with the provisions of Republic Act No. 7294 shall continue to be prosecuted under the said law: *Provided, further,* That all valid and existing liabilities, fines, penalties, surcharges ands or un paid tax assessments of the grantee from March 27, 1992 until the effectivity of this new law shall remain valid and enforceable under Republic Act No. 7294."

2. DITO TELECOMMUNITY CORPORATION

[REPUBLIC ACT NO. 11537, May 18, 2021]

"AN ACT RENEWING FOR ANOTHER TWENTY FIVE (25) YEARS THE FRANCHISE GRANTED TO MINDANAO ISLAMIC TELEPHONE COMPANY, INC., PRESENTLY KNOWN AS DITO TELECOMMUNITY CORPORATION, UNDER REPUBLIC ACT NO. 8627, ENTITLED "AN ACT GRANTING THE MINDANAO ISLAMIC TELEPHONE COMPANY, INC., A FRANCHISE TO CONSTRUCT, ESTABLISH, INSTALL, MAINTAIN AND OPERATE WIRE AND/OR WIRELESS TELECOMMUNICATIONS SYSTEMS IN THE PHILIPPINES"

SEC. 18. *Tax Provisions.* - **The grantee, its successors or assignees, shall be liable to pay the same taxes on their real estate, buildings and personal property,** exclusive of this franchise, as other persons or corporations which are now or hereafter may be required by law to pay, except radio telecommunications and electronic communications equipment, machinery and spare parts needed in connection with the business of the grantee which shall be exempt from customs duties, tariffs and other taxes, as well as those declared exempt in this section. In addition thereto, the grantee, its successors or assignees, shall pay a value-added tax on all gross receipts of the business transacted under this franchise by the grantee, its successors or assignees, in the Philippines, in lieu of any and all taxes of any kind, nature or description levied, established or collected by an authority whatsoever including, but not limited to, city, municipal, provincial or national, from which the grantee is hereby expressly exempted effective from the date of effectivity of this Act: *Provided,* That the grantee, its successors or assignees, shall continue to be liable for income taxes payable under Title II of the National Internal Revenue Code pursuant to Section 2 of Executive Order No. 72 unless the latter enactment is amended or repealed, in which case the amendment or repeal shall be applicable thereto."

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3. GLOBE WIRELESS, LIMITED, OF THE PHILIPPINES

REPUBLIC ACT No. 4630

"AN ACT AMENDING ACT NUMBERED THIRTY-FOUR HUNDRED NINETY-FIVE, AS AMENDED, GRANTING GLOBE WIRELESS, LIMITED, OF THE PHILIPPINES, A FRANCHISE TO CONSTRUCT, MAINTAIN AND OPERATE IN THE PHILIPPINES STATIONS FOR THE RECEPTION AND TRANSMISSION OF WIRELESS MESSAGES.

"Sec. 8. (a) The grantee shall be liable to pay the same taxes on its real estate, buildings, and personal property, exclusive of the franchise, x x x"

RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Committee hereby recommend **TO APPROVE** a city resolution requiring and reminding the telecommunication companies to comply with the following policies:

1. To require the telecommunication companies to submit their respective master plans (maps) to the City Assessor Department reflecting therein the locations of their towers/cell sites, machineries and buildings for proper inspection and inventory.

2. To require the telecommunication companies to report any improvement, upgrading or development within their respective facilities, machineries or buildings for inspection in order to determine whether the changes require re-assessment or re-appraisal.

3. To require the telecommunication companies to pay in time and faithfully the real property taxes as required them to pay under their respective legislative franchises.

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BAGONG PILIPINAS

Seal of Good Local Governance AWARDEE

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

Signed this 5th day of March 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. REYNALDO D. PALABRICA
Member

HON. RICARDO F. UGALDE
Member

Prepared by:

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