



DISTRICT I

HON. MIGUEL M. BAUTISTA
 City Councilor

HON. MICHAEL E. SOLIS
 City Councilor

HON. ROWENA BAUTISTA-MENDIOLA
 City Councilor

HON. ADRIELITO G. GAWARAN
 City Councilor

ABSENT

HON. VICTORIO L. GUERRERO, JR.
 City Councilor

HON. ALEJANDRO F. GUTIERREZ
 City Councilor

DISTRICT II

HON. ROBERTO L. ADVINCULA
 City Councilor

HON. HERNANDO O. GUTIERREZ
 City Councilor

HON. GAUDENCIO P. NOLASCO
 City Councilor

HON. LEANDRO A. DE LEON
 City Councilor

HON. ALDE JOSELITO F. PAGULAYAN
 City Councilor

HON. ROBERTO R. JAVIER
 City Councilor

ABSENT

HON. REYNALDO D. PALABRICA
 City Councilor - Liga ng Brgy. President

HON. MAC RAVEN ESPIRITU
 City Councilor - SK FEDERATION PRESIDENT

Attested by:

ATTY. KHALID A. TATEGA, JR.
 Sangguniang Panlungsod Secretary

Certified by:

HON. CATHERINE SARINO-EVARISTO
 City Vice Mayor / Presiding Officer

Approved by:

HON. LANI MERCADO - REVILLA
 City Mayor

CITY ORDINANCE NO. CO 197-2022
Series of 2022

AN ORDINANCE AUTHORIZING THE CITY GOVERNMENT TO DETERMINE THE LEGAL STATUS OF ALL UNTITLED PUBLIC LANDS IN THE CITY OF BACOR, CAVITE AND CREATING THE PUBLIC LAND RATIONALIZATION COMMITTEE.

Introduced by:

Congressman Strike B. Revilla

Authored by:

Councilor Rowena B. Mendiola

WHEREAS, in *FEDERATION OF CORON, BUSUANGA, PALAWAN FARMER'S ASSOCIATION, INC. et. Al., v. SECRETARY OF THE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES* (G.R. No. 247866, September 15, 2020), the Supreme Court declared that: "Pursuant to the Regalian Doctrine (Jura Regalia), a legal concept first introduced into the country from the West by Spain through the Laws of the Indies and the Royal Cedula, all lands of the public domain belong to the State. This means that the State is the source of any asserted right to ownership of land, and is charged with the conservation of such patrimony. All lands not appearing to be clearly under private ownership are presumed to belong to the State. Also, public lands remain part of the inalienable land of the public domain unless the State is shown to have reclassified or alienated them to private persons."

WHEREAS, it is also a well settled rule that tax declarations and receipts are not conclusive evidence of ownership or of the right to possess land when not supported by any other evidence. The fact that the disputed property may have been declared for taxation purposes in the names of the applicants for registration or of their predecessors-in-interest does not necessarily prove ownership. They are merely indicia of a claim of ownership. [*Republic v. Manimtim*, G.R. No. 169599, 16 March 2011]

WHEREAS, a report submitted by the Zoning and Land Development Department of the City of Bacoor, Cavite to the Sangguniang Panlungsod revealed that many parcels of untitled land originally forming part of friar lands popularly known as the Imus Estate which was purchased by the United States of America on behalf of the Philippine Government in 1902 as well as foreshore land situated along coastal areas of the City, are being illegally occupied by various private individuals.



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HON. LANI MERCADO - REVILLA
City Mayor

WHEREAS, considering that said parcels of land are government owned and should be used for the benefit of the public and not just for an enterprising few, there is a need for the city government to study and determine if the said parcels of land can still be recovered by the government and whether they are still suitable for public use.

NOW THEREFORE, be it **ORDAINED** by the 4th Sangguniang Panlungsod of the City of Bacoor, Cavite **THAT**:

Section 1. Creation of the Committee. The **PUBLIC LAND RATIONALIZATION COMMITTEE** (the "Committee") is hereby created.

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

Chairperson:	The City Legal Officer
Members:	The Zoning Officer
	The City Assessor
	The Head of the MIS Office
	The Head of the CENRO

Section 3. Powers and Functions of the Committee. The Committee shall meet at least once every week and shall report directly to the City Mayor. The Committee shall have the following powers and functions:

- Determine who are the rightful owners of all untitled parcels of land within the City of Bacoor that are originally part of the Imus Estate and foreshore lands along coastal areas of the city being occupied by various private individuals at present.
- Identify which of the said lots can be recovered by the city government and registered under its name through judicial action.
- Identify if any of the said lots are still suitable for public use and be made subject of expropriation proceedings.
- Obtain the evidence needed to determine who are the rightful owners of the untitled lots mentioned above from private individuals and from national government agencies.



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 City Vice Mayor / Presiding Officer

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 City Mayor

e. Recommend to the City Mayor the hiring of private consultants (such as lawyers, geodetic engineers, and researchers) who can assist the Committee in the performance of its functions.

f. Require possessors of the said lots to present proof of ownership of the same.

g. Submit a monthly report to the City Mayor on the results of its work; and

h. Perform such other functions as may be deemed necessary by the City Mayor by way of an Executive Order.

Section 4. Power to Initiate Legal Action. The Committee, with the written authority of the City Mayor, shall have the power to initiate legal action against possessors of the said lots on behalf of the city government for the purpose of recovering such possession and having the same registered under the name of the city government.

Section 5. Expenses. The expenses to be incurred by the said Committee shall be drawn from available funds under the Office of the City Mayor.

Section 6. Commencement of Work. The Committee shall begin its work on 1 July 2022.

Section 7. Powers of the Mayor. The City Mayor, upon the recommendation of the Committee, shall have the power to negotiate with the possessors of the said lots for the purpose of:

a. Abbreviating legal proceedings related to the recovery of possession of the said lots and the registration of the same under the name of the city government.

b. Minimizing the expenses of the city government related to such proceedings.

c. Ensuring the successful recovery of the possession of the said lots in favor of the city government.

d. Leasing the said lots to private individuals under such terms to be approved by the Sangguniang Panlungsod by way of a Resolution while the said proceedings are ongoing; and



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City Mayor

e. Developing the said lots in partnership with the private sector while the said proceedings are ongoing.

Section 8. Separability Clause. In case any provision of this Ordinance is found void by a court of law, the other provisions hereof not affected by such declaration shall remain valid.

Section 9. Repeal Clause. All ordinances, resolutions, executive orders, memoranda, or circulars not consistent with the provisions of this Ordinance are hereby repealed, modified, or amended.

Section 10. Effectivity Clause. This Ordinance shall take effect after ten (10) days from the date a copy thereof is posted in a bulletin board at the entrance of the City Hall of Bacoor and in at least two (2) other conspicuous places in the City of Bacoor not later than five (5) days after the approval thereof. A copy of this Ordinance shall also be published once in a newspaper of general circulation in the Province of Cavite.

ENACTED by the 4th Sangguniang Panlungsod of Bacoor, Province of Cavite this 14th day of March 2022.

I hereby certify to the truth and correctness of the foregoing Ordinance.

Certified Correct:

HON. CATHERINE S. EVARISTO
City Vice Mayor/Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Approved by:

HON. LANI MERCADO-REVILLA
City Mayor

Date Approved : _____