



*Office of the Sangguniang Panlungsod*

CITY ORDINANCE NO. 265-2023

AN ORDINANCE EXEMPTING HOUSEHOLD DEVELOPMENT CORPORATION AND THE SPOUSES ALMIREZ FROM PAYING REAL PROPERTY TAXES ON CERTAIN PARCELS OF LAND SITUATED AT BARANGAY MOLINO IV, BACOR CITY, CAVITE.

Sponsored by:

**Hon. Rogelio M. Nolasco**

Co-sponsored by:

**Hon. Catherine Sarino-Evaristo, Hon. Michael E. Solis, Hon. Adrielito G. Gawaran, Hon. Victorio L. Guerrero, Jr., Hon. Alejandro F. Gutierrez, Hon. Levy M. Tela, Hon. Roberto L. Advincula, Hon. Reynaldo D. Palabrica, Hon. Reynaldo M. Fabian, Hon. Alde Joselito F. Pagulayan, Hon. Simplicio G. Dominguez, Hon. Ramon N. Bautista, Hon. Mac Raven Espiritu.**

**WHEREAS**, the city government owns a parcel of land situated at Barangay Molino 4 with an area of 2,098 square meters, more or less, covered by TCT No. T - 725703. The said parcel of land is an open space originally owned by Household Development Corporation (HDC) situated in Springville Executive Subdivision. HDC turned over the said parcel of land to the city government pursuant to Presidential Decree No. 957 as amended by Presidential Decree No. 1216.

**WHEREAS**, the Spouses Theresa Gayle and Edwin Almirez were the registered owners of a parcel of land with an area of 154 square meters covered by Transfer Certificate of Title No. 1113082. Unbeknownst to the spouses Almirez, Barangay Molino 4 was given permission by the city government to construct a new barangay hall supposedly on the lot covered by TCT No. T -725703. Lamentably, the said edifice was inadvertently constructed by the contractor who won the contract to build the said barangay hall on a portion of the property registered under the name of the Spouses Almirez covered by TCT No. 1113082 instead of on the property owned by the city government covered by TCT No. T - 725703.

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City Councilor

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City Councilor

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City Councilor

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City Councilor

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HON. RAMON N. BAUTISTA  
Liga ng mga Barangay President

HON. MAC RAVEN ESPIRITU  
SK Federation President

Attested by:  
  
ATTY. KHALID A. ATEGA, JR.  
Sangguniang Panlungsod Secretary

Certified by:  
  
HON. ROWENA BAUTISTA-MENDIOLA  
City Vice Mayor

Approved by:  
  
HON. STRIKE B. REVILLA  
City Mayor



**Office of the Sangguniang Panlungsod**

**WHEREAS**, upon discovery of the said inadvertence, the city government took steps to compensate the spouses Almirez by requesting HDC to turn-over to the said couple a 170-square meter portion of lot covered by TCT No. T-725703 which is among the open spaces in the said subdivision that is supposed to be turned over by the said developer to the city government. HDC granted the said request. On the other hand, the spouses Almirez accepted the city government's proposal on the condition that they shall be exempted from paying real property taxes on the Block 1, Lot 4 covered by TCT No. 1113082 considering that the same is now in the possession of the city government as part of the above-described compromise. HDC also requested that the lots it shall turn-over to the city government as part of the said compromise be likewise exempted from real property taxes.

**WHEREAS**, the Office of the City Mayor requested the Sangguniang Panlungsod to pass an Ordinance exempting Household Development Corporation and the spouses Almirez from paying real property taxes on the following lots with the total area of 8,803 square meters, more or less, covered by the said compromise, to wit:

No.	Block	Lot	Title No.	Registered Owner	New Tax Dec	Area	Area (LGU)
1	5A	10	T-725521	HDC	19-238-0066-18395	99	7
2	5A	11	T-725522	HDC	19-238-0066-18696	110	73
3	5A	12	T-725523	HDC	On going revision	166	166
4	5A	13	T-725524	HDC	19-238-0066-17638	69	69
5	5A	14	T-725525	HDC	On going revision	3	3
6	5B	14	T-725526	HDC	On going revision	27	27
7	1	2	T-725402	HDC	19-238-0066-18358	126	7
8	1	3	T-725403	HDC	19-238-0066-18359	154	134
9	1	4	1113082	Spouses Almirez	19-238-0066-01295	154	154
10	1	29	T-725423	HDC	19-238-0066-18367	24	24

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Liga ng mga Barangay President

HON. MAC RAVEN ESPRITU  
SK Federation President

Attested by:  
ATTY. KHALID A. ATEGA, JR.  
Sangguniang Panlungsod Secretary

Certified by:  
HON. ROWENA BAUTISTA-MENDIOLA  
City Vice Mayor

Approved by:  
HON. STRIKE B. REVILLA  
City Mayor



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Province of Cavite  
**CITY OF BACOR**

**Office of the Sangguniang Panlungsod**

11	18	2	T-725703	HDC	19-238-0066-18460	2,098	865
12		69 51- F	T-704547	HDC	19-238-0066-17687	5,773	131
TOTAL						8,803	1,660

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City Vice Mayor

Approved by:  
HON. STRIKE B. REVILLA  
City Mayor

**WHEREAS**, Section 192 of the Local Government Code of 1991 provides that local government units may, through ordinances duly approved, grant tax exemptions, incentives or reliefs under such terms and conditions as they may deem necessary.

**NOW THEREFORE**, be it ordained by the 5<sup>th</sup> Sangguniang of the City of Bacoor, Cavite, that:

**Section 1. Grant of Tax Exemption.** The Spouses Theresa Gayle and Edwin Almirez are hereby exempted from paying real property taxes on the 154-square meter lot covered by TCT No. 1113082 situated at Springville Executive Village 2, Barangay Molino 4, Bacoor City considering that the said property is now owned by, and in the possession of, the city government. Household Development Corporation is likewise exempted from paying real property taxes for the following lots considering that the said properties have already been turned over to the city government by the said corporation, to wit:

No	Block	Lot	Title No.	Registered Owner	New Tax Dec	Area	Area (LGU)
1	5A	10	T-725521	HDC	19-238-0066-18395	99	7
2	5A	11	T-725522	HDC	19-238-0066-18696	110	73
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10	1	29	T-725423	HDC	19-238- 0066- 18367	24	24	
11	18	2	T-725703	HDC	19-238- 0066- 18460	2,098	865	
12		695 1-F	T-704547	HDC	19-238- 0066- 17687	5,773	131	
TOTAL							8,803	1,660

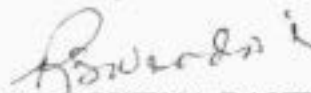
**Section 2. Effectivity.** This Ordinance shall take effect immediately after it has been posted on at least three (3) conspicuous places within the City of Bacoor, Cavite.

**Section 3. Implementation.** All departments and offices under the Office of the City Mayor are directed to take note of this Ordinance and to take the necessary measures to give effect to the provisions hereof.


**APPROVED** on 1 March 2023 by the 5<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Cavite.

*I hereby certify that the foregoing Ordinance was duly approved in accordance with law.*

Certified by:

  
**HON. ROWENA BAUTISTA-MENDIOLA**  
City Vice Mayor/Presiding Officer

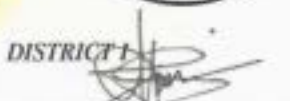
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Sangguniang Panlungsod Secretary

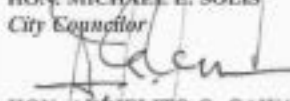
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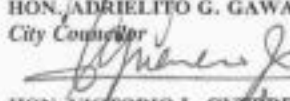
  
**HON. STRIKE B. REVILLA**  
City Mayor  
Date of Approval: 20 MAR 2023


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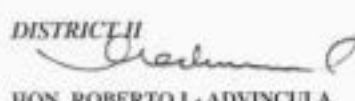
  
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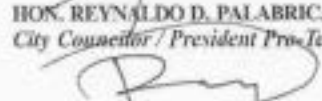
  
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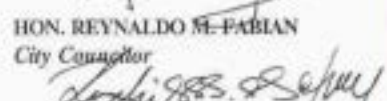
  
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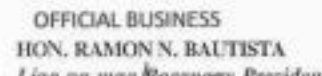
  
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