



Republic of the Philippines
Province of Cavite
CITY OF BACOOR

Office of the Sangguniang Panlungsod



DISTRICT I
[Signature]
HON. CATHERINE SARINO-EVARISTO
City Councilor

HON. MICHAEL E. SOLIS
City Councilor
[Signature]

HON. ADRIELITO G. GAWARAN
City Councilor
[Signature]

HON. VICTORIO L. GUERRERO, JR.
City Councilor
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HON. ALEJANDRO F. GUTIERREZ
City Councilor
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HON. LEVY M. TELA
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HON. ALDE JOSELITO F. PAGULAYAN
City Councilor
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HON. SIMPLICIO G. DOMINGUEZ
City Councilor
[Signature]

HON. RANDY C. FRANCISCO
Liga ng mga Barangay Vice-President
[Signature]

HON. PALM ANGEL S. BUNCIO
SK Federation President
[Signature]

Attested by:
[Signature]

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

Certified by:
[Signature]

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Noted by:
[Signature]

HON. STRIKE B. REVILLA
City Mayor

**CITY RESOLUTION NO. 2024-563
Series of 2024**

A RESOLUTION APPROVING/CONCURRING WITH RESOLUTION NO. 2, SERIES OF 2024 DATED 15 JULY 2024 OF THE BACOOR CITY LAND AND IMPROVEMENT APPRAISAL COMMITTEE (BCLAC) AND AUTHORIZING THE CITY GOVERNMENT TO ENTER INTO A LOAN AGREEMENT WITH THE DEVELOPMENT BANK OF THE PHILIPPINES (DBP) IN THE AMOUNT OF PHP 3,353,919,074.50 FOR THE PURCHASE OF VARIOUS PARCELS OF LAND WITHIN THE CITY OF BACOOR, CAVITE TO BE USED FOR THE PUBLIC HOUSING, URBAN DEVELOPMENT, AND JOB CREATION PROGRAMS OF THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE.

Sponsored :

Hon. Alde Joselito F. Pagulayan

Co-sponsored:

Hon. Roberto L. Advincula, Hon. Palm Angel S. Buncio, Hon. Simplicio G. Dominguez, Hon. Catherine S. Evaristo, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Adrielito G. Gawaran, Hon. Alejandro F. Gutierrez, Hon. Rogelio M. Nolasco, Hon. Reynaldo D. Palabrica, Hon. Michael E. Solis and Hon. Levy M. Tela

WHEREAS, Section 297 of Republic Act No. 7160 (the "Local Government Code of 1991") empowered local government units to contract loans, credits, and other forms of indebtedness with any government or domestic private bank and other lending institutions to finance the construction, installation, improvement, expansion, operation, or maintenance of public facilities, infrastructure facilities, housing projects, the acquisition of real property, and the implementation of other capital investment projects, subject to such terms and conditions as may be agreed upon by the local government unit and the lender.

WHEREAS, Section 4 of Republic Act No. 101060 (the "Charter of the City of Bacoor") gave the local government of the City of Bacoor, Cavite the right to exercise all the powers of a corporation which includes the power to take, purchase, receive, hold, lease, convey and dispose of real and personal property for the general interests of the City.

WHEREAS, Section 11(4) of RA 10160 empowered the Sangguniang Panlungsod to regulate activities relative to the use of land, buildings and structures within the City in order to promote the general welfare.



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

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

Noted by:
HON. STRIKE B. REVILLA
City Mayor

WHEREAS, on 29 July 2024, Hon. Strike B. Revilla, the City Mayor, formally requested the City Council to: (1) approve/concur with Resolution No. 2, Series of 2024 issued on 15 July 2024 by the Bacoor City Land and Improvement Appraisal Committee (BCLIAC) recommending the properties that will be the subject of a loan with the Development Bank of the Philippines (DBP) for the public housing, urban development, and job creation programs of the City Government, and (2) authorizing the City Government to enter into a loan agreement with the DEBP in the amount of **PHP 3,353,919,074.50** for the purchase of various parcels of land to be used for the public housing, urban development, and job creation programs of the City Government.

WHEREAS, a review of the various official records submitted by the Office of the City Mayor to the Sangguniang Panlungsod revealed that the BCLIAC issued its Resolution No. 2, Series of 2024 on 15 July 2024 and in the said Resolution, the members of the BCLIAC unanimously recommended to the City Mayor to "approve the amount of THREE BILLION THREE HUNDRED FIFTY-THREE MILLION NINE HUNDRED NINETEEN THOUSAND SEVENTY-FOUR AND 50/100 PESOS (PHP 3,353,919,074.50) as the amount to be loaned with the DBP for the housing projects" and to "recommend to the City Mayor — Hon. Strike B. Revilla, to officially endorse such amount to the DBP as the amount that will be loaned by the City Government of Bacoor".

WHEREAS, during the public hearing called by the Committee on Housing And Land Utilization and Urban Development and Committee on Finance, Budget and Appropriation held on 9 August 2024, Atty. Aimee Torre Franca-Neri, the City Administrator and Vice Chairperson of the BCLIAC manifested that the parcels of land subjected to appraisal are ideal for utilization in the public housing, urban development, and job creation programs of the City Government.

WHEREAS, a copy of the said BCLIAC Resolution No. 2, Series of 2024 is attached hereto as **Annex "A"** and shall form an integral part of this Resolution.

WHEREAS, during the same hearing, Atty. Kim Nyca Lofranco, the City Legal Officer and a member of the BCLIAC, assured the members of the City Council in attendance that the provisions of the BCLIAC Resolution No. 2, Series of 2024 are accurate, are in accordance with law and are not disadvantageous to the City Government.

WHEREAS, the officer-in-charge of the City Assessor's Office and Chairperson of the BCLIAC, Engr. Allan Quinatadcan, manifested during the same hearing that the appraised value of the parcels of land intended to be purchased by the City Government and subject of the intended loan with the DBP



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

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

Noted by:
 HON. STRIKE B. REVILLA
City Mayor

amounting to PHP 3,353,919,074.50 were appraised pursuant to existing rules, laws, and regulations in the acquisition procedures for real property by local government units particularly the Manual on Real Property Appraisal and Assessment Operations issued by the Bureau of Local Government Finance under the Department of Finance.

WHEREAS, the members of the Sangguniang Panlungsod deliberated on the afore-mentioned request of the City Mayor and they unanimously decided to approve the same pursuant to Section 8 (b) (vi) of RA 10160.

NOW THEREFORE, upon motion of Hon. Alde Joselito Pagulayan, unanimously seconded by the rest of the body, **BE IT RESOLVED AS IT HEREBY RESOLVED** by the 5th Sangguniang Panlungsod to: (1) approve and concur with BCLIAC Resolution No. 2, Series of 2024 dated 15 July 2024, and to (2) authorize the City Government through the City Mayor, Hon. Strike B. Revilla, to enter into a loan agreement with the Development Bank of the Philippines (DBP) amounting to **THREE BILLION THREE HUNDRED FIFTY-THREE MILLION NINE HUNDRED NINETEEN THOUSAND SEVENTY-FOUR AND 50/100 PESOS (PHP 3,353,919,074.50)** to be used for the purchase of the following parcels of land in the City of Bacoor, Cavite which will be used for the public housing, urban development, and job creation programs of the City Government:

TCT Number	Area in square meters	Registered Owner/s	Purchase Price
057-2018027764	95,204.00	Philippine Billion	PhP2,261,950,000.00
167-2016034194	Portion of 2,000.00 is 662.00	Oyamih Resources	Ph225,832,983.25
167-2016-033011	Portion of 17,682 is 5,882.00		
167-2016034638	456.00		
	7,000.00		
213970	24,385.00	F & E De Castro	PhP686,855,720.00
057-2015031420	33,465.00	R & Covenant Real Estate Properties, Inc.	Ph179,280,371.25

RESOLVED LASTLY, to furnish the City Mayor, the members of the BCLIAC, the University of the Philippines-Office of the National Administrative Registrar (UP-ONAR), and other government agencies concerned with copies of this Resolution.



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[Signature]
HON. RANDY C. FRANCISCO
Liga ng mga Barangay Vice-President

[Signature]
HON. PALM ANGEL S. BUNCIO
SK Federation President

Attested by:

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

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Noted by:

HON. STRIKE B. REVILLA
City Mayor

APPROVED this 13th day of August 2024 at the City of Bacoor, Cavite.

I hereby certify that the foregoing Resolution was duly approved in accordance with law by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite.

Certified by:

[Signature]
HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Attested by:

[Signature]
ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Noted by:

[Signature]
HON. STRIKE B. REVILLA
City Mayor



Republic of the Philippines
Province of Cavite
CITY OF BACOOR



**BACOOR CITY LAND AND
IMPROVEMENT APPRAISAL COMMITTEE**

Annex "A"

RESOLUTION NO. 02 SERIES OF 2024

**A RESOLUTION RECOMMENDING THE PROPERTIES
THAT WILL BE THE SUBJECT OF THE LOAN WITH THE
DEVELOPMENT BANK OF THE PHILIPPINES (DBP) OR
THE PUBLIC HOUSING, URBAN DEVELOPMENT, AND
JOB GENERATION PROGRAMS OF THE LOCAL
GOVERNMENT OF THE CITY OF BACOOR, CAVITE**

WHEREAS, Executive Order No. 132 as amended authorizes the creation of an Appraisal Committee in a province and city, which committee is generally tasked to determine the market value of a real property to be acquired by the government for public purpose;

WHEREAS, the City is in need of fair market value appraisal of land and other real property, including its improvements, affected by prospective or existing government projects;

WHEREAS, such land appraisal is essential pursuant to existing laws, rules, and regulations in the acquisition procedures for real property by local government units;

WHEREAS, the Manual on Real Property Appraisal and Assessment Operations by the Bureau of Local Government Finance - DOF provides for the procedures to be followed in the acquisition of private property for public use and in creating real property appraisal committees;

WHEREAS, on 06 July 2023, the Bacoor City Land and Improvement Appraisal Committee was reorganized by virtue of Executive Order No. 76 series of 2023 and No. 77 series of 2024;

WHEREAS, on 15 July 2024, the Appraisal Committee had a meeting to discuss the Appraisal Report for four (4) properties that will be the subject of the loan of the City Government of Bacoor with the Development Bank of the Philippines ("DBP");

WHEREAS, the three Properties were discussed, and the possible expenses are as follows:

BCLIAC RESOLUTION NO. 02 S. 2024

1 of 4



Address: Bacoor Government Center, Bacoor Blvd.,
Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: 434-1111
Website: www.bacoor.gov.ph



Cert. no. 24/181809



Republic of the Philippines
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**BACOR CITY LAND AND
IMPROVEMENT APPRAISAL COMMITTEE**

	Philippine Billion		
	Commercial (Land)	Commercial (Improvements)	Residential (Improvements)
TOTAL AREA	24,032.00	24,396.00	46,776.00
PRICE PER SQM	14,454.61	30,947.64	24,970.02
	347,273,064.56	754,998,692.53	1,159,678,193.10

	Philippine Billion	Oyamih Resources	F&E De Castro	R&A Covenant Real Estate Properties, Inc.
TOTAL AREA	95,204.00	7,000.00	24,385.00	33,465.00
PRICE PER SQM		32,261.85	28,167.14	5,357.25
GRAND TOTAL	2,261,950,000.00	225,832,983.25	686,855,720.00	179,280,371.25
TOTAL FOR ALL		PHP 3,353,919,074.50		

NOW THEREFORE, pursuant to the authority of this committee to formulate or adopt such policy or plan of action that will ensure the effective discharge of its functions, the Bacoor City Land and Improvement Appraisal Committee **RESOLVED** to recommend to the City Mayor the following:

1. To recommend to the City Mayor - Hon. Strike B. Revilla, to approve the amount of THREE BILLION THREE HUNDRED FIFTY-THREE MILLION NINE HUNDRED NINETEEN THOUSAND SEVENTY-FOUR AND 50/100 PESOS (PHP 3,353,919,074.50) as the amount to be loaned with the DBP for the housing projects.
2. To recommend to the City Mayor - Hon. Strike B. Revilla, to officially endorse such amount to the DBP as the amount that will be loaned by the City Government of Bacoor.

Done this 15 July 2024 at Bacoor City, Cavite.

BCLIAC RESOLUTION NO. 02 S. 2024

2 of 4



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Republic of the Philippines
Province of Cavite
CITY OF BACODR



**BACODR CITY LAND AND
IMPROVEMENT APPRAISAL COMMITTEE**

THE BACODR CITY LAND AND IMPROVEMENT APPRAISAL COMMITTEE

ENGR. ALLAN QUINATADCAN
Chairperson – OIC City Assessor

ATTY. AIMEE TORRE FRANCA-NERI
Vice Chairperson – City Administrator

HON. ALDE JOSELITO PAGULAYAN
Member – Councilor
Chairman, SP Committee on Housing, Land Utilization and Urban Development

HON. ROGELIO NOLASCO
Member – Councilor
Chairman, SP Committee on Finance Budget and Appropriation

ATTY. EDITH C. NAPALAN
Member – City Treasurer

MS. ELVINIA GUERRERO
Member – City Budget Officer

ATTY. KIM NYCA R. LOFRANCO
Member – City Legal Officer

BCLAC RESOLUTION NO. 02 S. 2024

3 of 4



SCAN ME



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**BACOOR CITY LAND AND
IMPROVEMENT APPRAISAL COMMITTEE**

Engr. Arthur San Jose
ENGR. ARTHUR SAN JOSE

Member – Head, Zoning and Land Development Department

Engr. Jicky Jutba
ENGR. JICKY JUTBA
Member – City Engineer

Ms. Rhowena D. Alcantara
MS. RHOWENA D. ALCANTARA
*Member – Planning Officer – City Planning and
Development Coordinator*

Atty. Marvie Kate Encarnado
ATTY. MARVIE KATE ENCARNADO
Member – OIC – City Accountant

Mr. Noel Domdom
MR. NOEL DOMDOM
Member – Office of the Mayor

ATTY. PAUL MICHAEL SANGALANG
Member – Office of the Mayor

APPROVED:

Strike B. Revilla
STRIKE B. REVILLA
City Mayor



BCLIAAC RESOLUTION NO. 02 S. 2024

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