



*Office of the Sangguniang Panlungsod*

CITY RESOLUTION NO. 2023-178  
Series of 2023

DISTRICT I  
  
HON. CATHERINE SARINO-EVARISTO  
City Councilor

HON. MICHAEL E. SOLIS  
City Councilor

HON. ADRIELITO G. GAWARAN  
City Councilor

HON. VICTORIO L. GUERRERO, JR.  
City Councilor

HON. ALEJANDRO F. GUTIERREZ  
City Councilor

HON. LEVY M. TELA  
City Councilor

DISTRICT II  
  
HON. ROBERTO I. ADVINCULA  
City Councilor

HON. REYNALDO D. PALABRICA  
City Councilor

HON. REYNALDO M. FABIAN  
City Councilor

HON. ROGELIO M. NOLASCO  
City Councilor

HON. ALDE JOSELITO F. PAGULAYAN  
City Councilor

HON. SIMPLICIO G. DOMINGUEZ  
City Councilor

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

Noted by:  
  
HON. STRIKE B. REVILLA  
City Mayor

A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN THE DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT OF BACOR AND THE SIBLINGS ARMANDO I. ILANO, FATIMA I. ILANO AND MICHAEL I. ILANO PERTAINING TO AN AREA OF EIGHT THOUSAND EIGHT HUNDRED TWENTY-TWO SQUARE METERS (8,822 SQ.M.) UNDER TRANSFER CERTIFICATE OF TITLE NO. 057-2021014130 SITUATED AT BARANGAY NIOG, BACOR CITY, CAVITE.

Sponsored By:

Hon. Victorio L. Guerrero, Jr.

Co-Sponsored By:

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

**WHEREAS**, the siblings Armando Ilano, Fatima I. Ilano and Michael I. Ilano are the legitimate landowners of a parcel of land situated in Barangay Niog, Bacoor City, Cavite with 14,801 square meters more or less;

**WHEREAS**, the above mentioned landowners intend to allow the local government of the City of Bacoor to temporarily use and occupy a 8,822- square meter portion of the property also known as Lot-6230 wherein the various buildings and classroom of Saint Vincent de Paul Academy are currently situated and make available for operation of a branch of the Cavite State University (CAVSU) to be constructed within the City of Bacoor;

**WHEREAS**, the Office of the City Mayor formally requested the Sangguniang Panlungsod to review a draft Usufruct Agreement between the city government and the siblings Armando Ilano, Fatima I. Ilano and Michael I. Ilano regarding the use of the said parcel of land as a school site.

**WHEREAS**, the Sangguniang Panlungsod reviewed the said Agreement and found the terms and conditions thereof to be advantageous to the City Government of Bacoor. A copy of the said Usufruct Agreement is attached hereto and made an integral part hereof.



*Office of the Sangguniang Panlungsod*

*DISTRICT I*  
  
HON. CATHERINE SARINO-EVARISTO  
City Councilor

HON. MICHAEL E. SOLIS  
City Councilor

HON. ADRIELITO G. GAWARAN  
City Councilor

HON. VICTORIO L. GUERRERO, JR.  
City Councilor

HON. ALEJANDRO F. GUTIERREZ  
City Councilor

HON. LEVY M. TELA  
City Councilor

*DISTRICT II*  
  
HON. ROBERTO I. ADVINCULA  
City Councilor

HON. REYNALDO D. PALABRICA  
City Councilor

HON. REYNALDO M. FABIAN  
City Councilor

HON. ROGELIO M. NOLASCO  
City Councilor

HON. ALDE JOSELITO F. PAGULAYAN  
City Councilor

HON. SIMPLICIO G. DOMINGUEZ  
City Councilor

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

Noted by:

HON. STRIKE B. REVILLA  
City Mayor

**NOW THEREFORE**, upon motion of Hon. Victorio L. Guerrero, Jr. unanimously seconded by the rest of the council, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 5<sup>th</sup> Sangguniang Panlungsod to authorize the City Mayor, Hon. Strike B. Revilla, to sign the Usufruct Agreement between the City Government of Bacoor and the siblings Armando I. Ilano, Fatima I. Ilano and Michael I. Ilano pertaining to an area of Eight Thousand Eight Hundred Twenty-Two square meters (8,822 sq.m.) under Transfer Certificate of Title No. 057-2021014130 situated in Niog, Bacoor City, Cavite.

**RESOLVED LASTLY**, to furnish copies of this Resolution to the Office of the City Mayor, the siblings Armando I. Ilano, Fatima I. Ilano and Michael I. Ilano, the University of the Philippines-Office of the National Administrative Register (UP-ONAR), and to other government agencies concerned.

**APPROVED** this 30<sup>th</sup> day of January 2023 by the 5<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Cavite.

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

Certified by:

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

Attested by:

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

Noted by:

HON. STRIKE B. REVILLA  
City Mayor

## DEED OF USUFRUCT

### KNOW ALL MEN BY THESE PRESENTS:

This *Deed of Usufruct* was executed this \_\_\_ day of January 2023 at the City of Bacoor, Cavite by and between:

**THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE**, a local government existing and organized under Philippine law represented herein by its City Mayor, **HON. STRIKE B. REVIKLA**, Filipino, married, of legal age, with principal office address at the Office of the City Mayor, Bacoor City Hall, Barangay Bayanan, Bacoor City, Cavite and referred to as the "USUFRUCTUARY" and

The siblings **ARMANDO I. ILANO, FATIMA I. ILANO and MICHAEL I. ILANO**, Filipinos, of legal age, residing at Imus City, Cavite hereinafter referred to as the "LANDOWNERS".

### WITNESSETH That:

The LANDOWNERS are the legitimate owners of a parcel of land situated at Barangay Niog, Bacoor City, Cavite with an area of 14,801 square meters which was illegally registered under the name of Bernardo J. Ilano by virtue of TCT No. 057-2021014130 hereinafter referred to as the "subject property".

The subject property is the site of the Saint Vincent de Paul College, a private secondary school operating and existing pursuant to Philippine laws which is being openly, notoriously, and adversely occupied, operated, and used by the LANDOWNERS in the concept of owners since 1997. The subject property is also the subject of a lawsuit between the LANDOWNERS and Mr. Bernardo I. Ilano before Branch 89 of the Regional Trial Court of the City of Bacoor which aims for the cancellation of TCT No. 057-2021014130 docketed as Case No. BCN 2021-65.

The LANDOWNERS intend to allow the USUFRUACTUARY to temporarily use and occupy a 8,822-square meter portion of the subject property also known as Lot 6230-A where the various buildings and classrooms of Saint Vincent de Paul Academy are currently situated and make it available for the operation of a branch of the Cavite State University (CAVSU) to be constructed within the City of Bacoor, Cavite as evidenced by the Subdivision Plan of Lot 6230 Imus Estate, a copy of which is attached hereto as **Annex "A"**.

After a series of meetings, the parties agreed on the following terms and conditions of the usufruct of the said portion of the subject property.

1. The subject of this agreement is the nine thousand (8,822)-square meter portion of the subject property where the various buildings and classrooms of Saint Vincent de Paul Academy are located situated at Barangay Niog, Bacoor City, Cavite and all other improvements thereon.
2. The LANDOWNERS agree to allow the USUFRUCTUARY to use, occupy, manage, and possess the 8,822-square meter portion of the subject property and all improvements thereon for the future operations of the Cavite State University for ten (10) years commencing on the

date of execution of this agreement without paying any rent. The said period may be renewed for another ten (10) years subject to a supplemental agreement among the parties.

3. The USUFRUCTUARY shall, upon the execution of this deed, pay all real property taxes due on the property as well as all other expenses related to his use, occupation, management, and possession of the property subject of the said usufruct.
4. The LANDOWNERS warrant that they have the right and legal personality to enter into this agreement and that they shall defend the USUFRUCTUARY's right to possess, use, and improve the portion of the subject property mentioned above upon the execution of this agreement.

IN WITNESS WHEREOF, we have hereunto affixed our respective signatures on the \_\_\_ day of \_\_\_\_\_ 2023 at Bacoor City, Cavite.

The LANDOWNERS:

\_\_\_\_\_  
FATIMA I. ILANO

\_\_\_\_\_  
MICHAEL I. ILANO

\_\_\_\_\_  
ARMANDO I. ILANO

The USUFRUCTUARY:

\_\_\_\_\_  
STRIKE B. REVILLA

Republic of the Philippines]  
Bacoor City, Cavite ] S.S.

ACKNOWLEDGMENT

BEFORE ME, a notary public for and in the Province of Cavite personally appeared the above named parties who are known to me and are known to me to be the same persons who executed the foregoing Deed of Usufruct, armed with the following proofs of their identities:

Name	Govt ID	Place/Date Issued
Strike B. Revilla		
Armando I. Ilano		

Fatima I. Ilano  
Michael I. Ilano

They acknowledged to me that the Deed of Usufruct consisting of \_\_\_ pages including the page on which this Acknowledgment is printed is their free act and deed and that they fully understood the meaning and legal consequences of the same as evidenced by their signatures appearing in each page hereof.

**IN WITNESS WHEREOF** I have hereunto affixed my seal and signature this \_\_\_ day of January 2023 at Bacoor City, Cavite.

Notary Public

Doc. No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of 2023.