



Republic of the Philippines

Province of Cavite

CITY OF BACOR

Office of the Sangguniang Panlungsod**DISTRICT I**
OFFICIAL BUSINESSHON. CATHERINE SARINO-EVARISTO
City CouncilorHON. MICHAEL E. SOLIS
City CouncilorHON. ADRIELITO G. GAWARAN
City CouncilorHON. VICTORIO L. GUERRERO, JR.
City CouncilorHON. ALEJANDRO F. GUTIERREZ
City CouncilorHON. LEVY M. TELA
City Councilor**DISTRICT II**HON. ROBERTO L. ADVINCULA
City CouncilorHON. REYNALDO D. PALABRICA
City CouncilorHON. REYNALDO M. PABLAN
City CouncilorHON. ROGELIO M. NOLASCO
City CouncilorOFFICIAL BUSINESS
HON. ALDE JOSELITO F. PAGULAYAN
City CouncilorHON. SIMPLICIO G. DOMINGUEZ
City Councilor**OFFICIAL BUSINESS**HON. RAFAEL V. PATERNO III
Liga ng mga Barangay PresidentHON. PALM ANGEL S. BUNCIO
SK PederasyonAttested by:
VTTY. KHALID A. APEGA, JR.
Sangguniang Panlungsod Secretary**Certified by:**HON. REYNALDO D. PALABRICA
Acting Presiding OfficerVoted by:
HON. STRIKE B. REVILLA
City Mayor**CITY RESOLUTION NO. 2024-411**
Series of 2024

A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF ABSOLUTE SALE ON BEHALF OF THE CITY GOVERNMENT OF BACOR WITH FE S. BENDIGOSA, ET. AL FOR THE ACQUISITION OF THE LOT COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 1352795 LOCATED AT BARANGAY SALINAS, BACOR CITY, CAVITE TO BE USED BY THE CITY GOVERNMENT FOR A LOW-COST HOUSING PROJECT, UTILIZING AS PRICE REFERENCE THEREOF THE CURRENT FAIR MARKET VALUATION OF THE CITY OF BACOR LAND IMPROVEMENT APPRAISAL COMMITTEE.

Sponsored by:

Hon. Adrielito G. Gawaran

Co-Sponsored by:

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

WHEREAS, Section 19 of Republic Act No.7160 (the "Local Government Code of 1991") provides that a "local government unit may, through its chief executive and acting pursuant to an ordinance, exercise the power of eminent domain for public use, or purpose or welfare for the benefit of the poor and the landless, upon payment of just compensation, pursuant to the provisions of the Constitution and pertinent laws: Provided, however, That the power of eminent domain may not be exercised unless a valid and definite offer has been previously made to the owner, and such offer was not accepted: Provided, further, That the local government unit may immediately take possession of the property upon the filing of the expropriation proceedings and upon making a deposit with the proper court of at least fifteen percent (15%) of the fair market value of the property based on the current tax declaration of the property to be expropriated: Provided, finally, That, the amount to be paid for the expropriated property shall be determined by the proper court, based on the fair market value at the time of the taking of the property."

WHEREAS, the Office of the City Mayor requested the Sangguniang Panlungsod to pass a resolution authorizing the City Mayor, Hon. Strike B. Revilla, to acquire and purchase a lot covered by Transfer Certificate of Title No. 1352795 with an area of Nineteen Thousand Seven Hundred Ninety Two



Republic of the Philippines
Province of Cavite
CITY OF BACOR

Office of the Sangguniang Panlungsod

DISTRICT I
OFFICIAL BUSINESS

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 L. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. REYNALDO M. PABIAN
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

OFFICIAL BUSINESS
HON. ALDE JOSELITO F. PAGULAYAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

OFFICIAL BUSINESS
HON. RAFAEL V. PATERNO III
Liga ng mga Barangay President

HON. PALM ANGEL S. BUNCIO
SK Federation President

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

Certified by:
HON. REYNALDO D. PALABRICA
Acting Presiding Officer

Voted by:
HON. STRIKE B. REVILLA
City Mayor

(19,792) square meters, more or less, located at Barangay Salinas, Bacoor City, Cavite and registered under the name of Ms. Fe S. Bendigosa, Et. Al. (the "subject property") for a low-cost housing project of the City Government, utilizing as price reference thereof the Bureau of Internal Revenue (BIR) current zonal valuation or the current fair market valuation of the City of Bacoor Land Improvement Appraisal Committee whichever is lower.

WHEREAS, the records turned over by the Office of the City Mayor to the Sangguniang Panlungsod show that the offer to purchase the said property at Three Thousand Eight Hundred Pesos (Php3,800.00) per square meter was made by the City Government which was accepted by Ms. Ma. Christina Sarino, the attorney-in-fact of the registered owners of the subject property as evidenced by a letter dated 10 January 2023, a copy of which is attached hereto as **Annex "A"** and is made an integral part of this Resolution.

WHEREAS, the current fair market valuation of the subject property as determined by the Bacoor Land Improvement Appraisal Committee is Php4,400.00 per square meter and not Php3,800.00 as offered initially by the City Government which was accepted by Ms. Sarino.

WHEREAS, by acquiring the subject property, the City Government will be able to embark on a low-cost housing project that will benefit thousands of homeless and/or indigent families in the City of Bacoor, Cavite.

NOW THEREFORE, upon motion of Hon. Adrielito G. Gawaran, duly seconded by all the councilors present, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite in regular session duly assembled to authorize the City Mayor, Hon. Strike B. Revilla to sign a Deed of Absolute Sale on behalf of the City Government of Bacoor with Fe S. Bendigosa, et.al., for the acquisition of the lot covered by Transfer Certificate of Title No. 1352795 located at Barangay Salinas, Bacoor City, Cavite to be used by the City Government for a low-cost housing project, utilizing as price reference thereof the current fair market valuation of the City of Bacoor Land Improvement Appraisal Committee.

RESOLVED LASTLY, to furnish Ms. Ma. Christina Sarino, the Office of the City Mayor, the University of the Philippines-Office of the National Administrative Register (UP-ONAR) and other government agencies concerned with copies of this Resolution.



Republic of the Philippines
Province of Cavite
CITY OF BACOR

Office of the Sangguniang Panlungsod

DISTRICT I
OFFICIAL BUSINESS
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 L. ADVINCUA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

OFFICIAL BUSINESS
HON. ALDE JOSELITO F. PAGULAYAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

OFFICIAL BUSINESS
HON. RAFAEL V. PATERNO III
Iga ng mga Barangay President

HON. PALM ANGEL S. BUNCIO
IK Federation President

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

Certified by:
HON. REYNALDO D. PALABRICA
Acting Presiding Officer

Noted by:
HON. STRIKE B. REVILLA
City Mayor

APPROVED this 15th day of January 2024 by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite at the City of Bacoor, Cavite.

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

Certified by:
HON. REYNALDO D. PALABRICA
Acting Presiding Officer

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

Noted by:
HON. STRIKE B. REVILLA
City Mayor



Republic of the Philippines
Province of Cavite
CITY OF BACOOR
Office of the Mayor

ANNEX "A"

10 January 2021

Ms. FE S. BENDIGOSA, ET. AL

Seller
18 Barangay Saimas I
Bacoor City, Province of Cavite 4102

Re OFFER TO BUY Lot 43 Brgy. Saimas I, Bacoor City
TCT No. T-1352795
T.D. No. 19/238-0037-01118

Dear Ms. Bendigosa:

Capital Gains Tax

This is to express the City Government of Bacoor's offer to buy your property located at Barangay Saimas I, Bacoor City, registered under TCT No. T-1352795 and T.D. No. 19-238-0037-01118.

Proposed Purchase Price

THREE THOUSAND EIGHT HUNDRED PESOS (PHP 3,800.00) PER SQUARE METER as per appearing in the Appraisal Report prepared by the City Assessor's Office.

Terms and Conditions of offer:

- 1) Upon receipt of your Intent to Sell, the undersigned shall commence city government's process of procurement of real property in accordance with law and ordinances applicable, starting with Authorization from the Sanggunian Panglungsod.
- 2) The Capital Gains Tax shall be for the account of the BUYER/LGU, while the Documentary Stamps, Transfer Tax and Registration Fees shall also be for the account of the BUYER/LGU, in accordance with law and rules;
- 3) There shall be a separate and distinct execution of a Deed of Absolute Sale after the parties agree to this process of price negotiation, subject to due diligence on the documents to be submitted by you, as conducted by the OIC-City Administrator, and also subject to the procurement laws. Expenses on surveys and splitting of title, if needed, shall be on the account of the BUYER.





Republic of the Philippines
 Province of Cavite
CITY OF BACOOR
Office of the Mayor


If the above terms and conditions are acceptable to you, please indicate your acceptance of this by signing below or by scanning your thumb to the QR code on the reverse side of this document. If you have a counter offer or if you reject the offer altogether, please send a response in writing to that effect.

Thank you very much for your generosity and warm cooperation for the common good.

Truly yours,

STRIKE B. REVILLA
 City Mayor

CONFORME


MA CHRISTINA B. SARMIENTO
 (Printed full name and signature)

DATE FEB 01 2025

[Please send your Intent to Sell to the Office of the City Legal Services at 3rd Floor, Bacoor Government Center, Molino Boulevard, Barangay Bayanan, Bacoor City, Cavite 4102. You may also send email to bacoor-citylegaloffice@gmail.com]

