



Republic of the Philippines
Province of Cavite
CITY OF BACOR

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 L. 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. RANDY C. FRANCISCO
Liga ng mga Barangay Vice-President

HON. PALM ANGEL S. BUNCIO
SK Federation President

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

Certified by:
HON. REYNALDO D. PALABRICA
City Councilor/Acting Presiding Officer

Approved by:
HON. ROWENA BAUTISTA MENDIOLA
Acting City Mayor

CITY RESOLUTION NO. 2024-532
Series of 2024

A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A CONTRACT OF LEASE WITH FILINVEST LAND INC. FOR OFFICE SPACES AT MAIN SQUARE MALL FOR THE ESTABLISHMENT OF RTC COURTROOMS.

Sponsored by:
Hon. Levy M. Tela

Co-Sponsored by:
Hon. Roberto L. Advincula, Hon. Palm Angel S. Buncio, Hon. Simplicio G. Dominguez, Hon. Catherine Sarino-Evaristo, Hon. Reynaldo M. Fabian, Hon. Randy F. Francisco, Hon. Adrielito G. Gawaran, Hon. Alejandro F. Gutierrez, Hon. Rogelio M. Nolasco, Hon. Aide Joselito F. Pagulayan, and Hon. Michael E. Solis.

WHEREAS, there is a pressing need to establish additional Regional Trial Court ("RTC") courtrooms to ensure the efficient administration of justice and to accommodate the increasing number of cases being filed, thereby alleviating the current congestion and delays in the judicial process;

WHEREAS, Filinvest Land Inc. has offered office spaces at Main Square Mall that are deemed suitable and strategically located for the establishment of RTC courtrooms, providing an accessible and convenient venue for the public and legal professionals, and promoting a more efficient and effective justice system;

WHEREAS, the proposed office spaces at Main Square Mall offer the necessary facilities and security features required for the proper functioning of RTC courtrooms, including adequate space for courtrooms, offices for judges and staff, waiting areas for litigants, and secure holding areas for detainees, thereby ensuring the safety and convenience of court personnel, litigants, and the general public;

WHEREAS, on 27 June 2024, Filinvest Land Inc. wrote a letter to Hon. Strike B. Revilla's office offering basic terms and conditions for the proposed lease for the RTC courtrooms and related services, highlighting the key benefits of the location, the competitive lease rates, and the commitment to provide a conducive environment for judicial operations;

WHEREAS, entering into a contract of lease with Filinvest Land Inc. for these office spaces is deemed to be in the best



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Attested by:

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

Certified by:

HON. REYNALDO D. PALABRICA
City Councilor/Acting Presiding Officer

Approved by:

HON. ROWENA BAUTISTA MENDIOLA
Acting City Mayor

interest of the public and the justice system, as it will facilitate the swift and effective delivery of judicial services, improve access to justice, and enhance the overall efficiency of the court system;

NOW THEREFORE, on motion of Councilor Levy M. Tela and duly seconded by all the members present, **BE IT RESOLVED, AS IT HEREBY RESOLVED**, by the 5th Sangguniang Panlungsod, that Hon. Strike B. Revilla is hereby authorized to sign and enter into a Contract of Lease with Filinvest Land Inc. for office spaces at Main Square Mall for the establishment of RTC courtrooms, under such terms and conditions as may be deemed beneficial and appropriate.

RESOLVE LASTLY, to furnish the Office of the City Mayor, Filinvest Land Inc., and the University of the Philippines-Office of the National Administrative Register (UP-ONAR) and other Government Agencies concerned with copies of this resolution.

APPROVED this 8th day of July 2024 at the City of Bacoor, Cavite during the 98th regular session of the 5TH Sangguniang Panlungsod of the City of Bacoor.

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

Certified by:

HON. REYNALDO D. PALABRICA
Acting Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Noted by:

HON. ROWENA BAUTISTA-MENDIOLA
Acting City Mayor

June 27, 2024

Offer Sheet No. _____

HON. STRIKE B. REVILLA
 City Mayor
 City Government of Bacoor
 Bacoor City Hall, Molino Boulevard, Brgy. San Nicolas II
 Bacoor, Cavite

Dear **MAYOR REVILLA**:

Greetings from Filinvest Malls!

We are pleased to inform you of the basic terms and conditions of our proposed lease for **CITY GOVERNMENT OF BACCOOR : RTC Courtrooms** (the "Lessee") in **Main Square** (the "Lessor"), located in **Bacoor Blvd, Bayanan, Bacoor City, Cavite**.

If the terms hereunder are acceptable, please sign on the space below to indicate your conformity then return this form to us on or before **July 3, 2024** through the email addresses of our representatives indicated below.

BASIC TERMS AND CONDITIONS (LEASE)

LESSOR : MAIN SQUARE

LESSEE : CITY GOVERNMENT OF BACCOOR : RTC Courtrooms

**LESSEE's authorized representative must show corporate/local government authorities to sign this offer and enter into the subsequent lease agreement.*

ALLOWED USE : Office space exclusively for RTC courtrooms and related services.

NATURE OF BUSINESS/CATEGORY : Office Space – Traditional

LEASE AREA AND : MONTHLY RENT

#	Space No.	Floor Area (sqm.)	Purpose	Monthly rent per sqm. (Basic/Percentage/Minimum) (exclusive of VAT)
1	202	84.77	Bacoor City LGU RTC Courtrooms	<i>For the 1st year:</i>
2	203	132.82		Basic: Php0.00.
3	204	121.37		Percentage: Php0.00.
4	205	119.51		Minimum: Php0.00.
5	206	125.03		<i>For the 1st year:</i>
6	207	124.75		Basic: Php0.00.
7	208	125.96		Percentage: Php0.00.
Total Floor Area to be leased		835.11		Minimum: Php0.00.

**Any lease, penalty, reimbursement, or other fees and charges shall be exclusive of VAT and is for the sole account of the LESSEE, subject to the sole discretion of the LESSOR.*

AIRCON AND COMMON AREA MAINTENANCE CHARGES (CAMC) : Upon turn-over date, the LESSEE shall also be liable to pay a fee for AIRCON (chilled water) and COMMON AREA MAINTENANCE CHARGES (CAMC) for the total floor area to be leased as follows:

Fee/Charge	Rate (Php per sqm.)	Floor Area covered (sqm.)	VAT	Total Monthly Fee/Charge (Php)
Aircon (chilled water)	125.00	835.11	12%	116,915.40
CAMC	125.00	835.11	12%	116,915.40

**The aforementioned fee/charges and other maintenance/repair costs of the lease area, equipment, and furniture shall be for the account of the LESSEE and are subject to annual adjustments to keep up with inflation and the cost of suppliers, subject to the sole discretion of the LESSOR.*

TAXES : All applicable taxes resulting from the lease, as well as the use and maintenance of the lease area, including but not limited to VAT and DST, shall be for the sole account of the LESSEE.

MINIMUM SALES QUOTA : None.

LEASE TERM : 5 Years(s), 1 Month(s), and 0 Day(s) or until October 31, 2029, renewable upon mutual agreement of the parties.

TURN-OVER DATE : July 3, 2024

**Comprehensive General Liability Insurance is required to be subsisting upon turn-over/start of Fit Out period, and to subsist during the lease term.*

- FIT OUT PERIOD** :
1. The Fit Out period shall be rent-free.
 2. Upon commencement date, the CAMC rate shall be charged, and the aircon fee shall continue to be charged, subject to annual adjustments.
 3. The Fit Out period shall be for a period of a maximum of ninety (90) days after the turn-over date.
 4. Construction plans and designs, including those of other government offices allowed by the LESSEE to be users of the Lease Area, must be submitted at least two (2) weeks before turn-over date for the LESSOR's evaluation and approval.
 5. Failure to complete construction by October 1, 2024 shall result in the termination of the lease (when awarded) and the forfeiture of any improvements constructed in favor of the LESSOR.

COMMENCEMENT DATE : October 1, 2024 or start of actual operations, whichever is earlier.

SECURITY DEPOSIT : None.

CONSTRUCTION BOND : None.

UTILITIES & OTHER CHARGES (IF APPLICABLE) : Water, power and/or gas are individually metered based on actual consumption and are for the account of the LESSEE. These are subject to adjustment whenever the cost of electricity, water, and other related charges increase.

ANNUAL AD & PROMO : None.

REMARKS : None.

PAYMENT SCHEDULE : The LESSEE shall pay the aircon fee, CAMC, utilities and other charges within fifteen (15) calendar days from the date of the statement of account for the covered period, without need of demand.

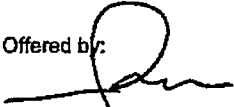
Check payments shall be made payable to: **FILINVEST LAND, INC.**

Note: The above terms and conditions are subject to management's final approval and the execution of a lease agreement between the parties. Any provision may be subject to change as deemed necessary by Filinvest Land Inc.

Should you have further questions or clarifications, please feel free to let us know through the phone numbers and email addresses of our authorized representatives indicated below.

Very Truly Yours,

Offered by:



MARK LOUIE E REYES

Local Lease Manager
mark.reyes@filinvestlifemalls.com
09270241580

With my conformity:

HON. STRIKE B. REVILLA

MAYOR
For and on behalf of
THE CITY GOVERNMENT OF BACOR, CAVITE

Date :

Approved by:



ENGR. CHRISTIAN-WESLEY VILLANUEVA

General Manager
wesley.villanueva@filinvestlifemalls.com
09165096217