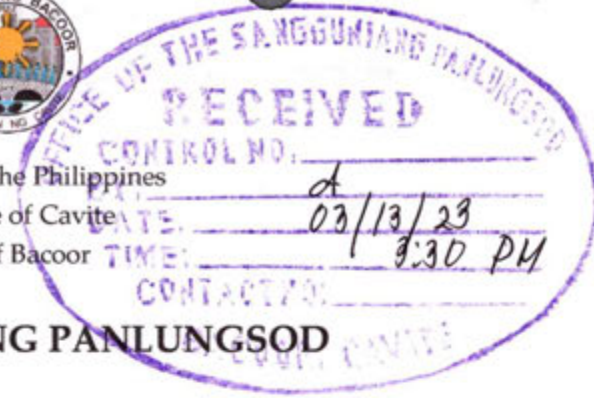




Republic of the Philippines  
 Province of Cavite  
 City of Bacoor



**5<sup>th</sup> SANGGUNIANG PANLUNGSOD**

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
<i>Committee on Housing, Land Utilization and Urban Development</i>		LETTER FROM MRS. GLENN RILLERA OF CAMELLA CARSON SUBDIVISION, MOLINO III, BACCOOR CITY: PETITION OF CAMELLA CARSON HOMEOWNERS' ASSOCIATION, INC. AGAINST ALL VIOLATIONS TO THE CONDITIONS PROVIDED ON THE DEVELOPMENT PERMIT ISSUED TO THE DEVELOPER, HOUSEHOLD DEVELOPMENT CORPORATION.	PCR-139-2022	
V E N U E	<i>Sangguniang Panlungsod Session Hall, 2<sup>ND</sup> Floor, Bacoor Government Center</i>		D A T E / T I M E	<i>February 02, 2023 04:00 P.M.</i>

**COMMITTEE REPORT  
 NO. HLUUD-CR-139-S-2022**

This report resolves the petition filed by the residents of Camella Carson Homeowners Association Inc. (CCHOA) represented by Mrs. Glenn Rillera against the developer of the said community — Household Development Corporation (HDC) dated February 3, 2023. The said complaint was referred to the Committee by the Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola, on the 18<sup>th</sup> Regular Hybrid Session.

The Committee conducted three (3) committee hearings which were held on 16 November 2022, 16 January 2022 and 02 February 2023. Aside from members of the Committee and of the Sangguniang Panlungsod that were invited by the Committee as observers, said hearings were attended by representatives of HDC, the CCHOA represented by Mrs. Rillera, representatives of the Zoning and Land Development Department (ZLDD), representatives of the City Administrator's Office, representatives of the City Legal Services Office, and representatives of the Department of Human Settlements and Urban Development (DHSUD).



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The allegations of Camella Carson Subdivision residents against HDC as enumerated in the Petition signed by Mrs. Rillera are as follows:

1. "Provided Parks and Playground was utilized to build the Clubhouse, Swimming pool and basketball court which is in (sic) non-buildable area,
2. Manipulations perpetrated in presentation of the circulated advertisement brochure to described (sic) the amenities and facilities which for almost six (6) years the buyers were deprived for the enjoyment to use since, License to Sell was granted by HLURB now DHSUD,
3. Where the swimming pool and basketball court is situated is in unstable soil and in prone condition risking the lives of the homeowners-end-users,
4. Playground until now is not accessible to the children (Block Lot ),
5. Material Recovery Facility purpose as well is not in use,
6. Incomplete perimeter fence to determine the actual boundaries of Camella Carson subdivision and adjacent properties."

HDC was given by the Committee numerous opportunities to respond to the said allegations. Quoted hereunder are the contents of the letter dated 16 November 2022 submitted by HDC representatives to the Committee in response to the said complaints:

"November 16, 2022

**COMMITTEE ON HOUSING,  
LAND UTILIZATION AND  
URBAN DEVELOPMENT  
CITY GOVERNMENT OF  
BACOR, CAVITE**

Sangguniang Panlungsod Office  
Bacoor Government Center  
Brgy. Bayanan  
Bacoor City, Cavite

**Re: Notice of Committee Hearing**





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Province of Cavite  
City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

Mesdames and Sirs:

Greetings!

Household Development Corporation ("Company"). Though the undersigned, is respectfully responding to the Notice of Committee Hearing from the Committee on Housing, Land Utilization and Urban Development (the "Honorable Committee") received through email on 14 November 2022, for a committee hearing scheduled on Wednesday, 16 November 2022, in relation to a letter from Camella Carson Homeowners' Association (the "Association").

The Company would like to inform the Honorable Committee that the subject matter raised by the Association are the same matters, or related thereon, that they raised in complaint currently pending and being heard (the HSAC Case") in the Regional Adjunction Branch IV-A, Human Settlements Adjudication Commission ("HSAC: RAB IV-A"), with the following case details:

<b>Case Title</b>	<b>CAMELLA CARSON HOMEOWNERS ASSOCIATION INC., by majority of the Board of Directors, represented by GLENN RILLERA, vs. HOUSEHOLD DEVELOPMENT CORPORATION AND GLOBALLAND PROPERTY MANAGEMENT INC.,</b>
<b>Case No.</b>	<b>HSAC Case No. RIVA-REM-220726-00522</b>

As proof, attached herewith is a copy of the "Summons" and Complaint" filed by the Camella Carson Homeowners Association.

Additionally, the Company would like to inform the Honorable Committee that it is currently in the process of completing the requirements necessary for the approval of the applications for extension of time to complete the construction of the Camella Carson Subdivision Project (the "Subdivision Project"). As soon as the requirements are ready, the Company shall submit the documents to the Bacoor City Government, through its relevant departments, for approval.

Lastly, and in relation to immediately preceding paragraph, the Company endeavors to complete the Subdivision Project as soon as possible, and in accordance with the prevailing laws.

Very Truly Yours,

Household Development Corporation  
By:

Nikko Anthony R. Mico



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Province of Cavite  
City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

Head, Technical Services"

In view of the disclosure made by HDC that the issues raised by the HOA are the same issues raised in HSAC Case No. RIVA-REM-220726-00522 pending before the Human Settlements Adjudication Commission, the Committee directed the Zoning and Land Development Department of the City of Bacoor to conduct an ocular inspection of Camella Carson Subdivision.

The ZLDD conducted an ocular inspection of Camella Carson Subdivision on 11 January 2023, together with representatives of the DHSUD and the Housing and Real Estate Development and Regulation Division (HREDRD).

On 20 January 2023, the ZLDD submitted thru email its Inspection Report to the Committee dated 11 January 2023 entitled "**THE DEVELOPER, HOUSEHOLD DEVELOPMENT CORPORATION MUST COMPLY AND DELIVER WHAT WAS CLEARLY INDICATED AND UNDERTAKEN BASED ON THEIR DEVELOPMENT PERMIT/SP RESOLUTION NO. CR-2015-191 SERIES OF 2015**". The following were mentioned in the said report:

- No Alteration of plans had been applied and an extension of the expired Developmental Permit to the CZLDD;
- Slope protection structures for safety and help prevent damages within the subdivision area were not erected;
- A perimeter fence surrounding the subdivision property for the security and privacy of homeowners was not entirely built;
- MRF was not appropriately constructed at the designated area;
- The basketball court should be padlocked to avoid any accidents because of the erosion underneath;
- Clubhouse was constructed but not to the full satisfaction of the HOA board members.

Based on the Indorsement of DHSUD 4A HREDRD-EMES dated 18 January 2023, the Committee was furnished a copy of the representative of Camella Carson Homeowners Association Board and Director. The findings and recommendation as follows:

- Since the community facility of this subdivision project has not yet completed as of date, and that the developer has still an on-going application for Additional Period of Time to Complete Development, the project is still incomplete thus cannot be granted Certificate of Completion,





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## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

- Due to the on-going construction of the basketball court and the swimming pool, the Camella Carson HOA, Incorporated has been verbally advised to not let anyone near its premises,
- Household Development Corporation has also been reminded to submit their lacking documents for their application of Additional Period of Time to Complete Development with DHSUD 4A.

### FINDINGS:

The foregoing discussion clearly showed that the allegations of the HOA of Camella Carson Subdivision are all factual and that HDC clearly violated the terms and conditions of the development permit issued to it by the city government by virtue of City Resolution No. 2015-19. As a consequence of the said violations, HDC placed the safety of the residents of Camella Carson Subdivision in mortal danger particularly those who are using or will be using the basketball court and swimming pool of the said community which might collapse at anytime because it was constructed on area that is prone to erosion.

### RECOMMENDATION:

After a thorough review of all the matters brought before its attention, the Committee recommends that a resolution be passed by the Sangguniang Panlungsod (1) directing Household Development Corporation to comply with all the conditions stated in the development permit issued by the city government for its Camella Carson Subdivision project and (2) suspending the approval of all development permit applications with the city government of the said corporation until and unless the said directive has been complied with.

It is further recommended that the Zoning and Land Development Department be directed by the city council to monitor the compliance of HDC with the various ordinances/resolutions of the city government and of the DHSUD.

**WE HEREBY CERTIFY** that the contents of the foregoing report are true and correct.

Signed this 01<sup>st</sup> day of March 2023 at the City of Bacoor, Cavite.



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Province of Cavite  
City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

**Committee on Housing, Land Utilization and Urban Development**



**COUN. ALDE JOSELITO F. PAGULAYAN**  
Chairman



**COUN. ADRIELITO G. GAWARAN**  
Vice Chairman



**COUN. VICTORIO L. GUERRERO JR.**  
Member

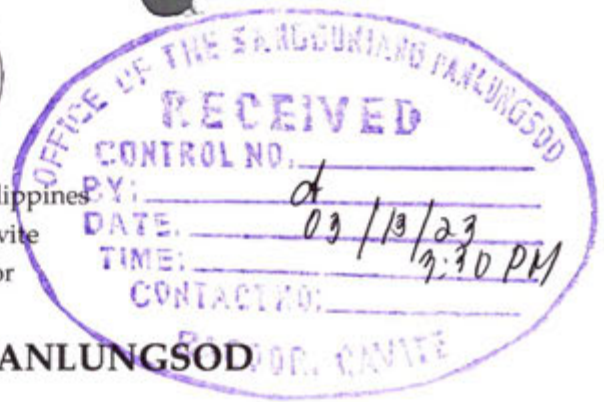


**COUN. REYNALDO D. PALABRICA**  
Member





Republic of the Philippines  
Province of Cavite  
City of Bacoor



## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
<i>Committee on Housing, Land Utilization and Urban Development</i>		LETTER FROM MRS. GLENN RILLERA OF CAMELLA CARSON SUBDIVISION, MOLINO III, BACoor CITY: PETITION OF CAMELLA CARSON HOMEOWNERS' ASSOCIATION, INC. AGAINST ALL VIOLATIONS TO THE CONDITIONS PROVIDED ON THE DEVELOPMENT PERMIT ISSUED TO THE DEVELOPER, HOUSEHOLD DEVELOPMENT CORPORATION.	PCR-139-2022	
VENUE	<i>Sangguniang Panlungsod Session Hall, 2<sup>nd</sup> Floor Bacoor Government Center</i>		TIME / DATE	<i>January 16, 2023 2:00 P.M.</i>

### MINUTES OF COMMITTEE HEARING No. HLUUD-001b-S-2022

The Committee Hearing was held last 16 January 2023, at the Sangguniang Panlungsod Session Hall, led by the Committee Chairman on Housing, Land Utilization and Urban Development, Hon. Councilor Alde Joselito F. Pagulayan. In attendance were Camella Carson Homeowner's Association (CCHOA) headed by Mrs. Glenn Rillera, Household Development Corporation (HDC) representatives Engr. Takiyoshi Fuchigami, Engr. Nikko Anthony Mico and Yvonne Magsombol, the City Zoning and Land Development Department (CZLDD) Jerome L. Velasquez, the City Legal Office represented by Atty. Marius D. Sumira and the City Administration Office Atty. Jessie Salvador.

According to Mr. Velasquez of the CZLDD. Hereunder are the following grievances, demands and discrepancies that were raised and voiced out by Mrs. Glenn Rillera to the HDC:

- No Alteration of plans had been applied and extension of the expired Development Permit to the Zoning Dept.;
- Slope protection structures for safety and help prevent damages within the subdivision area were not erected;



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- A perimeter fence surrounding the subdivision property for the security and privacy of homeowners was not entirely built;
- MRF was not appropriately constructed at the designated area;
- There are different total land areas indicated on related documents of the subdivision project;
- ECC/NCC needs to be corrected pertaining to the actual total land area of the said subdivision project;
- The basketball court should be padlocked to avoid any accidents because of the erosion underneath;
- Maintenance of the road lots of the subdivision should be done by the Developer;
- Road right of way (ROW) entrance should also be taken into consideration;
- The license to Sell the Developer had expired;
- There is no existing area for parks and playgrounds with a wellness area. These amenities were being advertised and shown on the brochures; and
- The Tripartite Memorandum of Agreement (MOA) had been ignored by HDC.

The representative from HDC explained that during the joint inspection, they discussed the difference between the specific permits and the boundaries/covered areas of the subdivision. With regards to the discrepancy on the brochure, Engr. Mico said that it is a marketing strategy on the part of the company. He added that The company is waiting on the report from the ongoing "HSAC Case".

After hearing both sides, Atty. Salvador said that they should focus on the real issue, The Development Permit of HDC expired, and they need to re-apply for an extension. He explained that the only part of the City government is administrative, to supervise and regulate. The committee can only mediate and cannot impose any other civil or criminal liabilities regarding those matters. Atty. Marous agreed to Atty. Salvador

Hon. Pagulayan, in good faith, asked both parties to have an amicable settlement.

With no other issues to be discussed, the hearing *ADJOURNED* at 3:45 p.m.






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Province of Cavite  
City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

Prepared by:

  
**PETER ADRIAN F. BORJA**  
*Local Legislative Staff Assistant I*

Attested by:

  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
*Chairman  
Committee on Housing,  
Land Utilization and Urban Development*



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Province of Cavite  
City of Bacoor



**5<sup>th</sup> SANGGUNIANG PANLUNGSOD**

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization and Urban Development		Letter From Mr. Glen Rillera Of Camella Carson Subdivision, Molino Iii, Bacoor City: Petition Of Camella Carson Homeowners' Association, Inc. Against All Violations To The Conditions Provided On The Development Permit Issued To The Developer, Household Development Corporation.	PCR-139-2022	
VENUE	Sangguniang Panlungsod Session Hall		DAT/TIME	January 16, 2022/ 2:00 PM

**ATTENDANCE OF HEARING**  
**No. HLUUD-CR-139B-S-2022**

NAME	CONTACT No.	SIGNATURE
Hon. Alde Joselito F. Pagulayan		
Hon. Adrielito G. Gawaran		
Hon. Victorio L. Guerrero Jr.		
Hon. Simplicio G. Dominguez		
Engr. Nikko Anthony Mico	09173 205057	
Engr. Takeyoshi Fuchigami	09989669918	
Yvonne Magombol	09366896583	
Jerome D. Valera	0925 8899378	
<del>Arnellina Panlun</del>	09178106752	
JEISIE A. SALVADOR	09989890868	
Loulie D. Gutierrez	09393919909	
Glen Rillera	0995 820 0303	
MARIUS D. SUMIRA	09176385741	
POY RILLERA		
VHEM QUENZA	09954258020	







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Province of Cavite  
City of Bacoor



### 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization & Urban Development		Letter From Mr. Glen Rillera Of Camella Carson Subdivision, Molino Iii, Bacoor City: Petition Of Camella Carson Homeowners' Association, Inc. Against All Violations To The Conditions Provided On The Development Permit Issued To The Developer, Household Development Corporation.	PCR-139-2022	
VENUE	Sangguniang Panlungsod Session Hall. 2 <sup>nd</sup> flr Sangguniang Panlungsod Office		DAT/TIME	January 16, 2022/ 2:00 PM

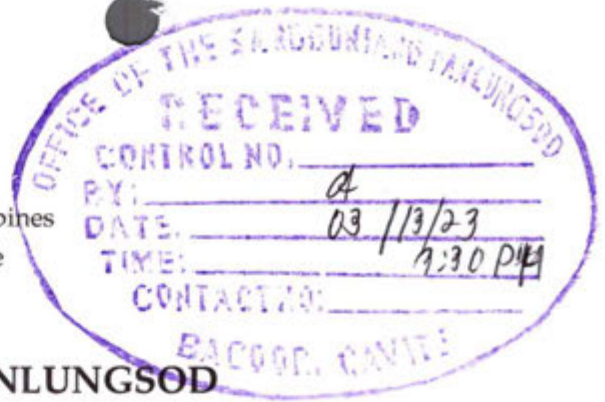
### NOTICE OF HEARING - RECEIVING COPY No. HLUUD-CR-139B-S-2022

NAME	DATE	CONTACT NO.	SIGNATURE
Hon. Adrielito G. Gawaran	Mj Gawaran 1/14/23	09178383708	
Hon. Victorio L. Guerrero Jr.	11/12/2023 JENIFER LEAGA	09171381391	
Hon. Simplicio G. Dominguez			
City Legal Services	Jan. 12, 2023 Sent thru email		
City Zoning Department	Jan. 12, 2023 Sent thru email		
Ms. Glen Rillera	Jan. 12, 2023 Sent thru email		
Household Development Corporation	Jan. 12, 2023 Sent thru email		
Department of Human Settlement and Urban Development	Jan. 12, 2023 Sent thru email		
Office of the City Administrator	Jan. 12, 2023 Sent thru email		





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City of Bacoor



### 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
<i>Committee on Housing, Land Utilization and Urban Development</i>		LETTER FROM MRS. GLENN RILLERA OF CAMELLA CARSON SUBDIVISION, MOLINO III, BACOOR CITY: PETITION OF CAMELLA CARSON HOMEOWNERS' ASSOCIATION, INC. AGAINST ALL VIOLATIONS TO THE CONDITIONS PROVIDED ON THE DEVELOPMENT PERMIT ISSUED TO THE DEVELOPER, HOUSEHOLD DEVELOPMENT CORPORATION.	PCR-139-2022	
VENUE	<i>Sangguniang Panlungsod Session Hall, 2<sup>nd</sup> Floor Bacoor Government Center</i>		TIME / DATE	<i>November 16, 2022 11:00 AM</i>

### MINUTES OF COMMITTEE HEARING No. HLUUD-001a-S-2022

The Committee Hearing was held last 16 November 2022, at the Sangguniang Panlungsod Session Hall, led by the Committee Chairman on Housing, Land Utilization and Urban Development, Hon. Councilor Alde Joselito F. Pagulayan. In attendance were Committee member Hon. Councilor Simplicio G. Dominguez, Committee Chairman on Rules, Privileges, Laws & Ordinances, Hon. Councilor Reynaldo D. Palabrica, Camella Carson Homeowner's Association (CCHOA) represented by Mrs. Glenn Rillera, representatives of the City Zoning and Land Development Department (CZLDD), Engr. Arthur S. San Jose and Jerome Renomenon.

In the letter dated 28 October 2022 of Mrs. Glenn Rillera, authorized representative of CCHOA, then addressed to Hon. City Mayor Strike B. Revilla and Hon. City Vice Mayor Rowena Mendiola-Bautista **Re: Attached Petition to Sangguniang Panlungsod.** The letter contains attachments for reference, together with pertinent supporting documents.

Mrs. Glenn Rillera discussed the violations of the developer, the Household Development Corporation (HDC). In good faith, she informed the Council that they are open to an amicable settlement or any means of peaceful negotiation or dialogue.



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City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

Hon. Pagulayan stated that the company, HDC submitted a letter dated 14 November 2022 addressing the Committee on Housing, Land Utilization and Urban Development – City Government of Bacoor. Hereunder is the content of the letter (for reference, a copy of the attachment hereto):

### **RE: NOTICE OF COMMITTEE HEARING.**

**"THE COMPANY WOULD LIKE TO INFORM THE HONORABLE COMMITTEE THAT THE SUBJECT MATTER RAISED BY THE ASSOCIATION ARE THE SAME, OR RELATED THEREON, THEY RAISED IN COMPLAINT CURRENTLY PENDING AND BEING HEARD (the "HSAC Case") IN THE REGIONAL ADJUNCTION BRANCH IV-A, HUMAN SETTLEMENTS ADJUNCTION COMMISSION".**

With no other issues to be discussed, Hon. Pagulayan then moved for the *ADJOURNMENT* of the hearing.






Republic of the Philippines  
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City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

Prepared by:

  
**PETER ADRIAN F. BORJA**  
*Local Legislative Staff Assistant I*

Attested by:

  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
*Chairman*  
*Committee on Housing,*  
*Land Utilization and Urban Development*



Republic of the Philippines  
Province of Cavite  
City of Bacoor



### 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization and Urban Development		Letter From Mr. Glen Rillera Of Camella Carson Subdivision, Molino Iii, Bacoor City: Petition Of Camella Carson Homeowners' Association, Inc. Against All Violations To The Conditions Provided On The Development Permit Issued To The Developer, Household Development Corporation.	PCR-139-2022	
VENUE	Sangguniang Panlungsod Session Hall		DAT/TIME	November 16, 2022/ 11:00 AM

### ATTENDANCE OF HEARING No. HLUUD-CR-139A-S-2022

NAME	CONTACT No.	SIGNATURE
Hon. Alde Joselito F. Pagulayan		
Hon. Adrielito G. Gawaran		
Hon. Victorio L. Guerrero Jr.		
Hon. Simplicio G. Dominguez		
Archie D. Gutierrez	09393919909/09568810744	
Christopher S. Reynaldo	09178186732	
Glen Rillera	09958200303	
Roy Rillera	09052078720	
Julius Francisco	09285003870	
Atty. Nathaniel De Leon	09175110311	
JEROME ROMONONAN	09171452335	
ENGR. ANTHONY S. SAN JOSE	0949 0988765	
HON. REYNALDO D. PALABRICA		







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City of Bacoor



### 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization & Urban Development		Letter From Mr. Glen Rillera Of Camella Carson Subdivision, Molino Iii, Bacoor City: Petition Of Camella Carson Homeowners' Association, Inc. Against All Violations To The Conditions Provided On The Development Permit Issued To The Developer, Household Development Corporation.	PCR-139-2022	
VENUE	Sangguniang Panlungsod Session Hall		DAT/TIME	November 16, 2022/ 11:00 AM

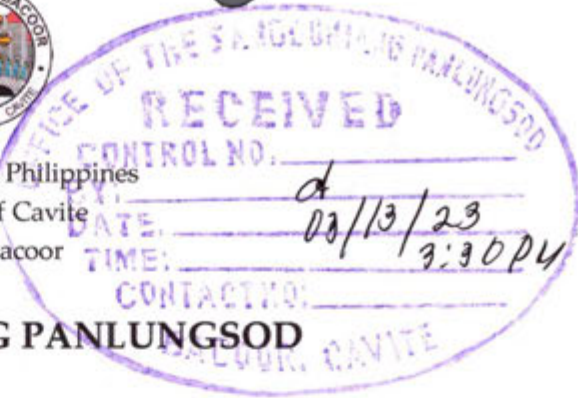
### NOTICE OF HEARING - RECEIVING COPY No. HLUUD-CR-139A-S-2022

NAME	DATE	CONTACT NO.	SIGNATURE
Hon. Adrielito G. Gawaran	11-14-22		
Hon. Victorio L. Guerrero Jr.	11/14/2022	09171931891	
Hon. Simplicio G. Dominguez	Nov-14, 2022	09952959218	
City Legal Services	Nov-14-2022	415	
City Zoning Department	11-04-2022	419	
Ms. Glen Rillera	Nov. 14, 2022 Sent thru email		
Ms. Arvie Abad	Nov. 14, 2022 Sent thru email		
Engr. Yvonne Magsombol	Nov. 14, 2022 Sent thru email		
Office of the City Planning & Development Coordinator	11/15/22	305/2022	





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 Province of Cavite  
 City of Bacoor



**5<sup>th</sup> SANGGUNIANG PANLUNGSOD**

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
<i>Committee on Housing, Land Utilization and Urban Development</i>		LETTER FROM MRS. GLENN RILLERA OF CAMELLA CARSON SUBDIVISION, MOLINO III, BACOR CITY: PETITION OF CAMELLA CARSON HOMEOWNERS' ASSOCIATION, INC. AGAINST ALL VIOLATIONS TO THE CONDITIONS PROVIDED ON THE DEVELOPMENT PERMIT ISSUED TO THE DEVELOPER, HOUSEHOLD DEVELOPMENT CORPORATION.	PCR-139-2022	
V E N U E	<i>Sangguniang Panlungsod Session Hall, 2<sup>nd</sup> Floor Bacoor Government Center</i>		D A T E / T I M E	<i>February 02, 2023 04:00 P.M.</i>

**MINUTES OF COMMITTEE HEARING  
 No. HLUUD-001c-S-2022**

The Committee Hearing was held last 02 February 2023, at the Sangguniang Panlungsod Session Hall, led by the Committee Chairman on Housing, Land Utilization and Urban Development, Hon. Councilor Alde Joselito F. Pagulayan. In attendance were City Cpincilors, Camella Carson Homeowner's Association (CCHOA) headed by Mrs. Glenn Rillera, Household Development Corporation (HDC) representatives Yvonne Magsombol and Faye Lumabas, the Department of Human Settlements and Urban Development (DHSUD) represented by Arch. Raphaello Alba, the City Zoning and Land Development Department (CZLDD) Engr. Arthur S. San Jose and Jerome L. Velasquez, the City Legal Office represented by Atty. Marius D. Sumira and the City Administration Office represented by Atty. Jessie Salvador.



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City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

According to Mr. Velasquez of the CZLDD, hereunder is the Inspection Report (findings/comments/observation) dated 11 January 2023, (a copy of attachment hereto):

- No Alteration of plans had been applied and an extension of the expired Developmental Permit to the CZLDD;
- Slope protection structures for safety and help prevent damages within the subdivision area were not erected;
- A perimeter fence surrounding the subdivision property for the security and privacy of homeowners was not entirely built;
- MRF was not appropriately constructed at the designated area;
- The basketball court should be padlocked to avoid any accidents because of the erosion underneath;
- Clubhouse was constructed but not to the full satisfaction of the HOA board members.

Atty. Khalid Atega Jr., Sanggunian Panlungsod Secretary asked the resource persons about the inspection report. He also asked about the violations of HDC, and if there are any what are the penalties for the developer if they didn't comply.

According to the representative from the DHSUD, Arch. Alba, hereunder are the violations committed by the Household Development Corporation and the Administrative Fine, dated 11 July 2022 (a copy of the attachment hereto).

- Incomplete/non-development of the project within the prescribed period / Php10,000.00;
- Failure to submit Semestral Report consisting of Sales Status Report certified as true and correct by the responsible office of your company and duly accomplished Notarized Fact Sheet for ten semesters / Php10,000.00;
- Advertisement without prior approval, to quote from the marketing brochure / Php10,000.00;





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- Project alteration affected without prior approval, specifically Block 21 Lot 01 / Php 10,000.00;
- Failure to maintain common facilities specifically cracks on some roads / Php 10,000.00.

Hon. Pagulayan told that they are given until Tuesday 07 February 2022, to comply with all the issues raised during the committee hearing.

With no other issues to be discussed, the hearing *ADJOURNED*.



Republic of the Philippines  
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City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

Prepared by:

  
\_\_\_\_\_  
**PETER ADRIAN F. BORJA**  
*Local Legislative Staff Assistant I*

Attested by:

  
\_\_\_\_\_  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
*Presiding Officer*





Republic of the Philippines  
Province of Cavite  
City of Bacoor



### 5th SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization and Urban Development		Letter From Mr. Glen Rillera Of Camella Carson Subdivision, Molino Iii, Bacoor City: Petition Of Camella Carson Homeowners' Association, Inc. Against All Violations To The Conditions Provided On The Development Permit Issued To The Developer, Household Development Corporation.	PCR-139-2022	
VENUE	Sangguniang Panlungsod Session Hall		DAT/TIME	February 02, 2023/ 4:00 PM

### ATTENDANCE OF HEARING No. HLUUD-CR-139C-S-2022

NAME	CONTACT No.	SIGNATURE
Hon. Alde Joselito F. Pagulayan		
Hon. Adrielito G. Gawaran		
Hon. Victorio L. Guerrero Jr.		
Hon. Simplicio G. Dominguez		
Yvonne A. Magsombol	09366896523	
Faye Lumabar	09659045127	
Glen Rillera	09958708303	
Louli D. Pulverez	09393919909	
CHRISTOPHER RAYMUNO	091781072	
RAPHAELLO ALBA	0919 403 0058	
ROY RIKKI	—	
James L. Velazquez	0925 889 9378	
ARTHUR S. SAN JOSE	0949-9988765	
JESSIE A. SALVADOR	09989890868	
MARIUS D. SUMIRA	09176385741	







Republic of the Philippines  
Province of Cavite  
City of Bacoor

### 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization & Urban Development		Letter From Mr. Glen Rillera Of Camella Carson Subdivision, Molino Iii, Bacoor City: Petition Of Camella Carson Homeowners' Association, Inc. Against All Violations To The Conditions Provided On The Development Permit Issued To The Developer, Household Development Corporation.	PCR-139-2022	
VENUE	Sangguniang Panlungsod Session Hall. 2 <sup>nd</sup> flr Sangguniang Panlungsod Office		DAT/TIME	February 02, 2023/ 4:00 PM

### NOTICE OF HEARING - RECEIVING COPY No. HLUUD-CR-139C-S-2022

NAME	DATE	CONTACT NO.	SIGNATURE
Hon. Adrielito G. Gawaran	1/30/23	loc 328	
Hon. Victorio L. Guerrero Jr.	1/30/2022	09171931891	
Hon. Simplicio G. Dominguez	1-30-23	loc 330	
City Legal Services	Jan. 30, 2023 Sent thru email		
City Zoning and Land Development Department	Jan. 30, 2023 Sent thru email		
Ms. Glen Rillera	Jan. 30, 2023 Sent thru email		
Household Development Corporation	Jan. 30, 2023 Sent thru email		
Department of Human Settlement and Urban Development	Jan. 30, 2023 Sent thru email		
Office of the City Administrator	Jan. 30, 2023 Sent thru email		

110230770-01

Reference No. 2023- 952

Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**  
Office of the City Mayor

Date MARCH 29, 2023

Endorsement     Enquiry     Follow-up/Reply     Information / Copy Furnish     Invitation  
 Legal/Complaint     Proposal/Business     Request/Solicitation     For approval/signature     Others \_\_\_\_\_  
 Facsimile     Mailed

From: MR. GLEN RILLERA

Subject: CITY RESOLUTION NO. 2023-192

File (as routed & at File Name: \_\_\_\_\_)     Endorsed/Forwarded to: \_\_\_\_\_

Remarks: Lead  
File  
[Signature]

NV

[Signature]

**OFFICE OF THE MAYOR**  
CITY OF BACOR, CAVITE

Ref. No. : \_\_\_\_\_ Date : 3/29/2023  
 Received by : \_\_\_\_\_ Time : \_\_\_\_\_  
 Name : Glen Rillera  
 Contract No. : 64958700303  
 Address : Camella Court

**OFFICE OF THE CITY LEGAL SER.**  
BACOR CITY, CAVITE

**RECEIVED**

DATE / TIME: 3/20/2023 11:35  
 BY: [Signature]





Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**

## OFFICE OF THE CITY LEGAL SERVICE

**ENDORSEMENT LETTER NO. 212, SERIES of 2023**

**TO :** **ENGR. ARTHUR S. SAN JOSE**  
*Head, Zoning and Land Development Department*

**ENGR. FELICITO R. MEJIA**  
*Head, Office of the City Building Official*

**SUBJECT :** **Request for appropriate action from Camella Carson Homeowners Association, Inc.**

**DATE :** **03 APRIL 2023**

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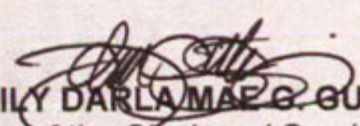
Respectfully endorsing to your good office a letter from Mr. Glenn Rillera, a representative of the Board of Directors of Camella Carson Homeowners Association, Inc. in reference to the enforcement of City Resolution No. 2023-192 and City Resolution No. 2015-191, transmitted before the Office of the City Mayor, for your appropriate action.

Therein, Mr. Rillera claims that there were findings of violations made by Household Development Corporation (HDC) in developing the Camella Carson Subdivision.

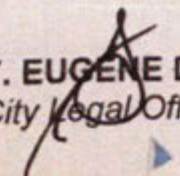
Attached herein is the letter submitted by Mr. Rillera to the Office of the City Mayor for your perusal.

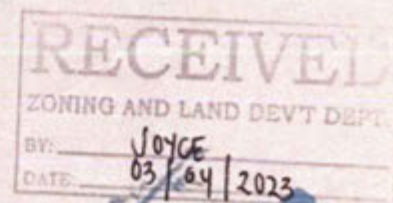
Thank you for your usual support.

RESPECTFULLY,

  
**ATTY. JESILY DARLA MAE G. GUTIERREZ**  
*Office of the City Legal Service*

APPROVED BY:

  
**ATTY. EUGENE DE JESUS**  
*City Legal Officer*





LOGBOOK OF ZONING DEPT.

MAR 17 2023

Received by: Trixie Ann Ybancz  
Subject: City Complaints Desk Unit  
From: Stanley Sue A. Reyes, Actg Officer

MAR 21 2023

MAR 23 2023

Received by: Joyce  
Subject: AS STATED  
From: Office of the City Administrator

MAR 24 2023

Received by: Joyce  
Subject: CITY RESOLUTION NO. 2023-192  
From: OFFICE OF THE CITY MAYOR

MAR 24 2023

Received by: Joyce  
Subject: Posting Information to Department or Unit Facebook and other social media Accounts  
From: OFFICE OF THE CITY MAYOR

MAR 24 2023

Received by: Ivy  
Subject: Completion of the checklist of Data and Map Requirements for ENR Profile  
From: City Admin

MAR 24 2023

Received by: Joyce  
Subject: Appointment as Acting City Mayor  
From: Office of the City Mayor





2022 June 10

Ms. Arvie A. Abad

Technical Services Head

HOUSEHOLD DEVELOPMENT CORPORATION

Camella Office, 9F Vista Mall Las Piñas, C.V. Starr Avenue

Philamlife Village, Pamplona II, Las Piñas City 1740

Mobile: 09178231234 | 09178231234 | 09178231234 | 09178231234

Project : CAMELLA CARSON  
 Location : Brgy. Molino 3, Bacoor City, Cavite  
 CR No. : 27823 | 2016 December 16  
 LS No. : 32041 | 2016 December 16

# NOTICE OF VIOLATION

(NOV)

Dear Ms. Arvie A. Abad,

By virtue of the authority vested upon this Office under HLURB Resolution No. R-675, series of 2000, and HLURB Resolution No. R-985, series of 2019, monitoring was conducted by this Office to determine your compliance with laws, rules, regulations, standards and guidelines that the Department implements.

Upon verification of our records and joint site monitoring with your representatives and complainant Ms. Lorelie Gutierrez on 2022 June 09, the following violations were found:

- Failure to secure Development Permit (DP).
- Selling without Certificate of Registration / License to Sell (CR/LS).
- Incomplete / non development of project within the prescribed period.
- Non-compliance with mortgage clearance requirements.
- Failure to submit Semestral Report consisting of Sales Status Report certified as true and correct by the responsible officer of your company and duly accomplished Notarized Fact Sheet *for ten (10) semesters*:
  - Period covered: 2016 December 16 to 2021 December 16, twice per year.
- Failure to submit titles covering the open spaces, community facilities, etc.
- Failure to secure Additional Period of Time to Complete Development (APTTCD) of the project.
- Advertisement without prior approval, *to quote from the marketing brochure*:
  - Clubhouse with function rooms, swimming pool, health & wellness area.
  - Basketball court, jogging trails that pass through nature parks, playground.
  - Gated community, well-guarded with (high) perimeter fence.
- Project alteration affected without prior approval, *specifically Block 21 Lot 01.*
- Failure to maintain common facilities, *specifically cracks on some roads.*
- Others: ada

*Archie A. Abad*  
Ms. Arvie A. Abad



In view of the above, this Office hereby issues this NOTICE and ORDERS you to undertake the following actions within ten (10) days from receipt of this Notice:

1. *Show cause* by submitting a sworn explanation why no administrative fine / penalty shall be imposed against you;
2. *File a sworn comment* for the complaints reported by **Ms. Lorelle D. Gutierrez** regarding construction issues of her family's purchased residence, specifically **Block 07 Lot 05**, with pertinent documents attached, and copy-furnish the complainant;
3. *File a sworn comment* regarding the non delivery of promised amenities from the marketing brochures, and then apply for **Advertisement Approval** with this Office;
4. *Submit Semestral Reports* consisting of **Notarized Development Status Report (Factsheet)** and **Sales Status Report** certified as true and correct by the responsible officer of your company, which should cover a six (6) month period reckoned from the date the License to Sell was issued and every six (6) months thereafter;
5. *Apply for project Alteration Permit* with the concerned Local Government Unit, then apply for **Amendment** of Certificate of Registration and License to Sell (CR/LS) with this Office to amend the designation of **Block 21 Lot 01**, originally Parks / Playground (open space), into **Community Facility** and double-check if the open space requirements of the subdivision project are still within compliance;
6. *Repair* the damaged roads; and
7. *Complete* the development of the above-mentioned subdivision project.

Non-compliance with this Notice and Order within the given period herein prescribed shall be deemed by this Office as basis to institute administrative sanctions as may be warranted under existing laws, such as but not limited to, issuance of an order of imposition of fine.

For strict compliance,

  
**ATTY. JANN ROBY R. OTERO**  
Director, DHSUD Region 4A

EGG DEN-105A  
1-2022/01/47  
Ref. No. 22-06-06-010 (consult)  
REM. No. 16-121-04

*Copy furnished*

**Ms. Lorelle D. Gutierrez**  
Block 07 Lot 05 Camella Carson at Vista City  
Brgy. Molino 3, Daan City, Cavite  
0939 391 9909 / 0956 851 0744  
gutierrez2lorielle@yahoo.com

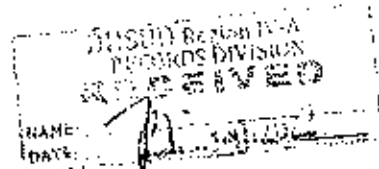
June 30, 2022

ATTY. JAMES ROY OTERO  
Regional Director, Region IV-A  
Department of Human Settlements  
And Urban Development  
Deoras Business Center, National Highway  
Dagupan, Pangasinan City

Re: Notice of Violation dated 19 June 2022  
(Camella Carson, Brgy. Malinao 3  
Bacoor City, Cavite)

Dear Atty. Otero:

Greetings!



Household Development Corporation ("Company"), through the undersigned, is writing in response to the Notice of Violation dated 19 June 2022 ("NOV").

First, with regard to the complaint reported by the Local Residents of Block 7 Lot 5, the Company has completed the repairs on 27 June 2022, but not "for observation" for period of one (1) month. This is to ensure that the repairs made are successful.

Second, in so far as to the issue of non-delivery of promised amenities from the marketing brochures, the Company would like to point out that it declared in its brochures that "the developer reserves the right to alter plans, as may be deemed necessary, in the best interest of the development and the client." This means that features of the subdivision that were indicated in the brochures may be subject to change. Hence, it is not true that there is non-delivery of promised amenities.

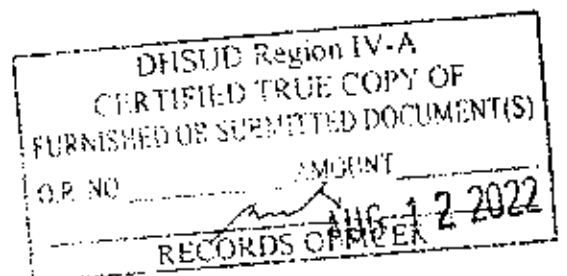
Third, in relation to the aforementioned and with regard to the amendment of Block 21 Lot 01 of the Camella Carson, the Company endeavors to apply for an Alteration Permit and Amendment of the Certificate of Registration and License to Sell (CR/LS). It is currently in the process of completing the requirements necessary for the approval of the applications for alteration and amendment of the CR/LS.

Fourth, insofar as to the submission of the Survey Report, the Company will submit the same as soon as we complete all the data.

Fifth, with regard to repair of the damaged road, the Company is in the planning stage, and it shall commence with the repairs as soon as possible.

Sixth, the Company undertakes to comply to the subdivision project insofar as it completes all the development and construction of all housing units, structures and amenities.

Lastly, in view of the foregoing, the Company seeks the good offices of the Honorable Office and pleads that no administrative fine or penalty be imposed against it. The Company is doing its best to complete the project despite the difficulties it faced during the past two (2) years. Also,





should the Company be required to submit additional requirements to satisfy its deficiencies, it is more than willing to cooperate and comply with the directives of this Honorable Office.

IN WITNESS WHEREOF, I have affixed my signature this 20 July 2022 at

Manila, Philippines

Household Development

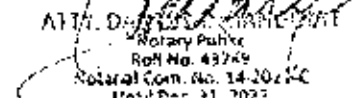
Commission

By:

  
Arvie A. Abad  
Technical Services Head

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_, personally known to me and abiding here Region IV-A and valid until 12 OCT 2022.

Doc. No. 498  
Page No. 66  
Book No. 183  
Series of 2022.

  
Atty. Delfino S. Jimenez  
Notary Public  
Roll No. 49249  
Notarial Com. No. 14-2022C  
Until Dec. 31, 2022  
P.T.R. OR No. 789456, 01-04-22, Cal City  
I.R.P. OR No. 170374-42-15-22, Calgas Center, Pasig City  
MCLE Compliance Cert. No. VI 0025105  
Issued on November 27, 2017  
Unit A Rechida Bldg., Brgy. Malang, City of Calamba,  
Laguna  
Telefax (049) 3061937

DHSUD Region IV-A  
CERTIFIED TRUE COPY OF  
FURNISHED OR SUBMITTED DOCUMENT(S)  
RECORDED  
INDEXED  
AUG 12 2022  
RECORDS OFFICER



## Department of Human Settlements and Urban Development

Kagawaran ng Pananahang Pantao at Pagpapaligid ng Kalunsuran

Regional Office 4A

2022 July 11

**Ms. Arvie A. Abad**

*Technical Services Head*

### HOUSEHOLD DEVELOPMENT CORPORATION

Camella Office, 9F Vista Mall Las Piñas, C.V. Starr Avenue

Philamlife Village, Pamplona II, Las Piñas City 1740

Project : CAMELLA CARSON

Location : Brgy. Molino 3, Bacoor City, Cavite  
CR No. : 27823 | 2016 December 16  
I.S No. : 32041 | 2016 December 16

### ORDER OF IMPOSITION OF ADMINISTRATIVE SANCTION (OIAS)

Dear Ms. Arvie A. Abad,

Pursuant to the **Notice of Violation (NOV)** issued by this Office on **2020 June 10** notifying you/your company of certain violations that this Office found during site monitoring within the premises of your above subdivision project, and of records of the project on file, this Office has directed you/your company to explain the monitored violations.

You or your company, however, have refused or failed to satisfactory explain why the sanctions therein advised should not be imposed for the violations committed, thus:

- Failure to secure Development Permit (DP).
- Selling without Certificate of Registration / License to Sell (CR/LS).
- Incomplete / non development of project within the prescribed period.
- Non-compliance with mortgage clearance requirements.
- Failure to submit Semestral Report consisting of Sales Status Report certified as true and correct by the responsible officer of your company and duly accomplished Notarized Fact Sheet *for ten (10) semesters*:
  - Period covered: 2016 December 16 to 2021 December 16, twice per year.
- Failure to submit titles covering the open spaces, community facilities, etc.
- Failure to secure Additional Period of Time to Complete Development (APTTCD) of the project.
- Advertisement without prior approval, *to quote from the marketing brochure*:
  - Clubhouse with function rooms, swimming pool, health & wellness area.
  - Basketball court, jogging trails that pass through nature parks, playground.
  - Gated community, well-guarded with (high) perimeter fence.
- Project alteration affected without prior approval, *specifically Block 21 Lot 01*.
- Failure to maintain common facilities, *specifically cracks on some roads*.
- Others:

20220711\_HouseholdCamellaCarson\_OIAS {PAGE 1/2}



WHEREFORE, in view of the foregoing findings of this Office, you or your company are hereby ordered to undertake the following actions within fifteen (15) days from receipt of this order, to wit:

1. Pay an *Administrative Fine of Fifty thousand Pesos (P 50,000.00)* for the above-cited violations detailed as follows:

a. Incomplete development of project within the prescribed period:	P 10,000.00
b. Failure to submit Semestral Reports:	P 10,000.00
c. Advertisement without approval:	P 10,000.00
d. Alteration without approval:	P 10,000.00
e. Failure to maintain common facilities:	P 10,000.00

**Total: P 50,000.00**

2. Show proof of application for Advertisement Approval with this Office;
3. Submit Semestral Reports consisting of Notarized Development Status Report (Factsheet) and Sales Status Report certified as true and correct by the responsible officer of your company, which should cover a six (6) month period reckoned from the date the License to Sell was issued and every six (6) months thereafter;
4. Show proof of application for Alteration Permit with the concerned Local Government Unit, then apply for Amendment of Certificate of Registration and License to Sell (CR/LS) with this Office to amend the designation of **Block 21 Lot 01**, originally Parks / Playground (open space), into **Community Facility** and double-check if the open space requirements of the subdivision project are still within compliance;
5. Repair the damaged roads; and
6. Complete the development of the above-mentioned subdivision project.

Non-compliance with this **ORDER OF ADMINISTRATIVE SANCTION (OIAS)** within the prescribed period shall cause this Office to immediately issue the corresponding **FINAL NOTICE TO COMPLY (FNC)** with the Order subject to the imposition of further appropriate administrative sanctions as may be warranted under existing laws.

IT IS SO ORDERED.

**ATTY. JANN ROBY R. OTERO**  
Director, DHSUD Region 4A

EGU: JDN: RDX  
OIAS-2022-0086  
Ref. No. 22-06-06-010 (email)  
REM No. 16-121-04





**Affidavit of Undertaking**

I, Arvie Abed of legal age, with address at 5th Floor Vista Mall Las Pinas Parkway 2 after having sworn in accordance with law, depose and say:

1. That I am the Head Technical Services Department of Household Development Corp. a corporation duly organized under the Philippine Laws with address at 5th Floor Vista Mall Las Pinas Parkway 2, Las Pinas City;
2. That under the License to Sell issued for our CANELLA CARSON MOUND, SACOR, CAVITE project, our company has until December 31, 2018 to complete the development of the project;
3. That the project has not been completed as scheduled which is why we are applying for an Extension of Time to Develop the project;
4. That I hereby undertake to refund to any buyer, who opts to exercise his/her right to be reimbursed all payments made, in accordance with the provisions of Section 25 of PD 957 which states that: "Such buyer, may at his option, be reimbursed the total amount paid including amortization interest but excluding delinquency-interests, with interest thereon at the legal rate", due to the failure of the developer to complete the project within the schedule stated in the License to Sell;
5. That I understand that the grant of any extension of time to complete the development of the project will be subject to the faithful compliance of the above undertaking.

Executed this 02 SEP 2022 day of 2022, 2011.

Arvie A. Abed  
(Affiant) P7851087B

Republic of the Philippines)  
JSS.

Subscribed and sworn to before me this 02 SEP 2022 day of 20 affiant exhibited to me his community tax certificate no. \_\_\_\_\_ issued on \_\_\_\_\_ at \_\_\_\_\_.

Doc. No. 85  
Page No. 18  
Book No. 26  
Series of 2011

ATTY. JOMAR P. FAJARDO  
NOTARY PUBLIC  
UNIT: DECEMBER 21, 2022 ROLL 69120  
PER No. 1226-11 J11-3-2022  
RPN No. 170-12-12-21-21 PASIG  
MCLE VI 0010439 Valid Until 4-14-2025  
3RD ACI BLDG. ALABANG ZAPOTE JPC  
C.F. 20-013



Republic of the Philippines  
 Province of Cavite  
 City of Bacoor

*Zoning and Land Development Department*

**CERTIFICATION**

With reference to the letter submitted to our office dated September 20, 2022 with subject: Notice of Violation/Stoppage Order dated August 22, 2022, do hereby certify that up to this date of October 7, 2022, the HOUSEHOLD DEVELOPMENT CORPORATION (Developer) has not applied nor requested for an Alteration of CANFIELD CARSON in Barangay Molino III upon checking our records on file.

This certification is being issued upon the request of Ms. LORELIE D. LUJARRIZ-HUA Administrator/Manager for whatever legal purposes it may serve.

Issued this 07<sup>th</sup> day of OCTOBER 2022 at the City of Bacoor Government Center.

ENGR. ARTHUR S. SAN JOSE  
 City Government Department Head I  
 Zoning and Land Development Department









Republic of the Philippines  
Province of Cavite  
City of Bacoor


*Zoning and Land Development Department*

## CERTIFICATION

With reference to the Letter submitted to our office dated September 29, 2022 with subject: Notice of Violation/Stoppage Order dated August 12, 2022, do hereby certify that up to this date of October 7, 2022, the HOUSEHOLD DEVELOPMENT CORPORATION (Developer) has not applied nor requested for an Alteration of CAMELIA CARSON in Barangay Molino III upon checking our records on file.

This certification is being issued upon the request of Ms. LORELIE D. GUTIERREZ-HOA Administrator/Manager for whatever legal purposes it may serve.

Issued this 07<sup>th</sup> day of OCTOBER 2022 at the City of Bacoor Government Center.

  
ENGR. ARTHUR S. SAN JOSE  
City Government Department Head I  
Zoning and Land Development Department



**Section 24. Easement.** Pursuant to the provisions of the Water Code: The following are the prescribed easements for banks of rivers. The banks of rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of three (3) meters in urban areas, and twenty (20) meters in agricultural areas along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage.

No person shall be allowed to stay in this zone longer than what is necessary for recreation, navigation, floatage, fishing or salvage or to build structures of any kind.

Natural waterways shall be assigned as a green easement that is landscaped or planted with grass, ornamentals and trees and free of permanent structures. Should there be a change in the existing shoreline or banks of the rivers, the easement shall be construed as moved and adjusted with the actual riverbanks or shorelines

**Section 25. Buffer Regulations.** A minimum buffer of 3 meters shall be provided along the entire boundary length between two or more conflicting zones (allocation 1.5 meters) allocating equal distances from each side of the district boundary. Such buffer strip may be fenced in but such fence shall not have a height more than one meter, shall not be encroached upon by any building or structure and should be a part of the yard or open space.

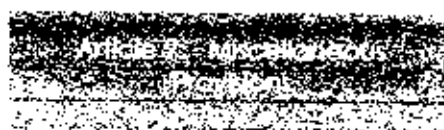
The developer of a more intense use shall provide the required buffer to protect a lesser intense/density use.

**Section 26. Specific Provisions in the National Building Code.** Specific provisions stipulated in the National Building Code (P.D. 1096) as amended thereto relevant to traffic generators, advertising and business signs, erection of more than one principal structure dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

#### Article 8: Innovative Techniques

**Section 27. Innovative Techniques or Designs.** For projects that introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Development, housing projects covered by New Town Development under R.A. 7279, BLISS Commercial Complexes, etc., the Zoning Officer shall on grounds of innovative development techniques forward application to the Sangguniang Panlungsod for appropriate action.





**Section 28. Projects of National Significance.** Projects may be declared by the NEDA Board as Projects of National Significance pursuant to Section 3 of Executive Order No. 72. Thus, when a project is declared by the NEDA Board as a Project of National Significance, the Locational Clearance shall be issued by the Housing and Land Use Regulatory Board pursuant to EO 72.

**Section 29. Environmental Compliance Certificate (ECC).** Notwithstanding the issuance of the Locational Clearance under Section 34 of this Ordinance, no environmentally critical projects nor projects located in Environmental Critical Areas shall be commenced, developed or operated unless the requirements of ECC have been complied with.

**Section 30. Subdivision Projects.** All owners and/or developers of the subdivision projects shall, in addition to securing a Locational Clearance under Section 34 of this ordinance, be required to secure a Development Permit pursuant to provisions of Presidential Decree 957 and its Implementing Rules and Regulations or Batasang Pambansa 220 and its Implementing Rules and Regulations in the case of Socialized Housing projects in accordance with the procedures laid down in Executive Order No. 71 Series of 1993.

**Section 31. Requirements for Issuance of Development Permits.** The developer of any residential, commercial, or institutional development project within the City of Bacoor must comply with the following requirements:

a. The Developer manifests that the property subject of the above-mentioned application for a Development Permit is the registered owner of the property or has a written consent from the registered owner that its title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the natural or juridical person has complied and will continue to comply with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;

b. The Developer hereby undertakes to pay or corresponding government fees and taxes equivalent to the credits covered by its application for a development permit before such permit is issued;

c. The Developer undertakes to hold the City Government, and all of its elected and appointed officials, free and harmless from any and all claims, demands, account or action arising out of any infirmity in its title/s to the above-mentioned property or to any person or tenant caused by the development or construction of the above-mentioned project;

d. The Developer undertakes that its non-compliance with the requirements of **Provincial Ordinance No. 2003-005** (entitled: "An Ordinance Requiring All Subdivision Developers Doing Business in The Province Of Cavite To Provide Space Protection, A One-Meter Palm Walk And Two-Meter Plant Strip, To Be Placed At The Edge Of The Property Line Of The Three-Meter Easement Before Commencing Construction Of Any Housing Unit, And Providing Penalties For Violation Thereof"), **Municipal Resolution No. 82-S-95** (entitled: "Resolution Increasing The Payment Of Development Permit Fee From Its Present Rate Of P0.50 Per Square Meter To P10.00 Per Square Meter, In Accordance With The General Guidelines, Rules, Regulations, And Standards Being Implemented By The Housing And Land Use Regulatory Board In The Processing And Approval Of Subdivision Plans"), **Resolution No. 35-S-96** (entitled: "Resolution Requiring The Developers Of Subdivision To Plant Trees On Both Side Of The Roads Of Their Subdivision Including The Open Space After The Issuance Of A Development Permit Had Been Granted To The Owner Or Developer"), **Municipal Ordinance No. 9-S-99** (entitled: "An Ordinance Requiring Subdivision Owners Or Developers To Identify Specific Plan For Parks And Playground Space And to Construct The Necessary Amenities For Their Subdivision Project In The Municipality And For Other Purposes"), **Municipal Ordinance No. 4-S-2011** (entitled: "An Ordinance Managing The Establishment Of A Water Impounding System In All Land Development Projects In Bacoor, Cavite"), and **Municipal Ordinance No. 5-S-2011** (entitled: "An Ordinance Requiring The Installation Of A Grease And Used Oil Waste Disposal System In All Business Establishments Operating In Bacoor, Cavite"), and other pertinent ordinances or resolutions approved by the Sangguniang Bayan of Bacoor or any misrepresentation committed by the Developer in connection with its application for a Development Permit, shall be deemed sufficient grounds for the revocation of any development permit or non-issuance of an Occupancy Permit in its favor.

e. The Developer undertakes to devote at least thirty percent (30%) of the total lot area for roads and other open recreational spaces in accordance with RA 7279, unless the development is covered by Batas Pambansa 220.

f. The Developer undertakes to devote and develop a parcel of, and within the above-described development project where a materials recovery facility (MRF) will be placed in accordance with Republic Act 9202 also known as the Ecological Solid Waste Management Act of 2000, within one (1) year after the issuance of the above-mentioned development permit. The said MRF shall have an area equivalent to 5% of the 30% open spaces for recreational facilities provided under RA 7279, unless the development is covered by Batas Pambansa 220.

g. For every hectare comprising the residential subdivision project subject of the application for a Development Permit, the Developer shall construct a multi-purpose hall building, classroom building, daycare center, or health center or any place within the City of Bacoor, the size, design, and location of which building shall be identified and approved by the City Mayor. The said multi-purpose hall building, classroom building, daycare center or health center shall then be donated by the developer to the city within six (6) months after its completion to enable the city government to effectively meet the needs of prospective residents of the said residential subdivision project. Provided, that in case the said multi-purpose hall building, classroom building, daycare center or health center to be donated to the City Government is located within the subdivision project, the homeowners of the said subdivision shall be given preference in using the same. Provided further that the City Government shall be allowed by the Developer and by the homeowners' association to use the said facility to be donated during special public occasions or during a public emergency. Provided

lastly; that the use, operation, and management of the said facility shall be subject to a Memorandum of Agreement between the City Government, the Developer, and the homeowners' association of the subdivision wherein the facility to be located is located;

h. The Developer undertakes to pay a one-hal percent (0.5%) tax on the assessed value of lands that it owns with an assessed value in excess of Fifty Thousand Pesos (PHP 50,000.00) pursuant to Republic Act No. 7279 subject to Municipal Ordinance No. 33-S-2011;

i. The Developer hereby undertakes to require of its employees—or the employees of its contractors or suppliers—who will be reporting for work within the territorial jurisdiction of City of Bacoor, Cavite to obtain Work Permits from the Office of the City Mayor;

j. The Developer undertakes to provide the City Government through the Business Permits and Licensing Office (BPLCO) with a list of the names and addresses of the various contractors/suppliers who will work on the above-mentioned development project for purposes of assessing the proper Business Permit Fees that the City Government should charge to the said contractors/suppliers. Moreover, the Developer hereby undertakes to secure a business permit for the operation of any utility (water, cable TV, etc.) to be operated by the Developer—or its affiliates—within its development project;

k. The Developer hereby undertakes to plant at least one hundred (100) trees within the territorial jurisdiction of City of Bacoor, Cavite for every one (1) hectare of the area consisting the development project subject of the above-mentioned application within one (1) year from the date of approval of the Development Permit. Provided; that the type of trees, the manner and schedule of planting of such trees, and the exact location where such trees shall be planted by the Developer shall be subject to the prior approval of the City Mayor. Provided further that types of trees to be planted by the Developer shall be subject to the recommendation of the Department of Environment and Natural Resources (DENR). Provided further that the cost of planting and maintaining the said trees which shall include but shall not be limited to the watering and fertilizing of the said trees, shall be borne exclusively by the Developer for the entire duration of one (1) year following its planting;

l. The Developer undertakes to design its subdivision project in such a way that its entrance/exit gates are at least ten (10) meters away from the edge of the nearest national, provincial, or municipal road so that motor vehicles entering or exiting the said subdivision shall not impede the orderly flow of traffic;

m. The Developer undertakes to design the roads inside its development project in such a way that they may be interconnected with the road network of the City Government and with that of adjoining residential subdivisions (if any);

n. The Developer undertakes to designate certain roads within its residential subdivision project to become part of the Municipal Government's "Solidarity Route" project as provided under **Municipal Ordinance No. 21-S-2009** ("An Ordinance Creating A Traffic Decongestion Scheme To Be Known As The "Solidarity Route" in The Municipality of Bacoor, Cavite) to help ease traffic on main thoroughfares within the municipality during certain periods of the day;



q. The Developer undertakes to comply with Section 18 of Republic Act No. 7279 which mandates that developers of proposed subdivision projects shall be required to develop an area for socialized housing equivalent to at least twenty percent (20%) of the total subdivision area or total subdivision project cost at the option of the developer within the same city or municipality whenever feasible and in accordance with the standards set by the Housing and Land Use Regulatory Board and other existing laws.

r. The Developer undertakes to install closed circuit television cameras at the entrance or exit gates of its residential subdivision project within one (1) year after the approval of its Development Permit in compliance with the Municipal Government's crime prevention program pursuant to **Municipal Ordinance No. 18-5-2009** which was passed by the Sangguniang Bayan on 10 October 2009 entitled: *An Ordinance Requiring Business Establishments And Residential Subdivisions Operating In Bacoor, Cavite To Install Closed Circuit Tv Cameras.*

s. The Developer undertakes to require any security agency that it wishes to guard the residential subdivision to register with the Office of the City Mayor and to pay the corresponding Business Permit Fee before it can operate.

t. The Developer undertakes to complete the perimeter fence of the residential subdivision covered by its application for a Development Permit within one (1) year from the date of approval of the said permit to ensure the security of homeowners from criminal elements.

u. The Developer undertakes to finish the development of the said project within one (1) year from the date of issuance of a development permit by the City Government. Provided that if the developer can not complete the Project for any justifiable reason, the said Developer shall request the Mayor for an extension of the afore-mentioned period before the same expires and

The Developer shall comply with all the foregoing and with other conditions that maybe set forth by the City Mayor in accordance with law. Otherwise, the City Government shall not approve the Developer's application for a Development Permit and/or shall not grant the Developer an Occupancy Permit.

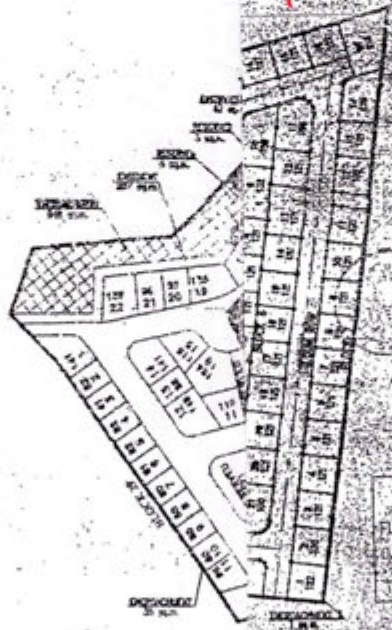


**Section 32. Deviation.** Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions are existing:

CAMELLA CARSON			
GROSS AREA	71,984	sq. m.	76.0%
EXCLUDED AREA	15,379	sq. m.	
ENCROACHMENT	7,199	sq. m.	
RESERVED AREAS	8,180	sq. m.	
NET AREA	54,606	sq. m.	84.6%
SALEABLE AREA	43,814	sq. m.	43.6%
RESIDENTIAL	43,598	sq. m.	43.6%
WATER FACILITY	216	sq. m.	
NON-SALEABLE	40,791	sq. m.	40.8%
OPENSOURCE	5,287	sq. m.	5.3%
ROADS AND ALLEYS	32,263	sq. m.	32.3%
EASEMENT	2,836	sq. m.	2.6%
MEP	405	sq. m.	0.4%
SALEABLE LOTS	373		
DENSITY	44		
YIELD ON GROSS	43.82%		
YIELD ON NET	61.77%		

*Verify land a*

*not checkmate + future may pass*

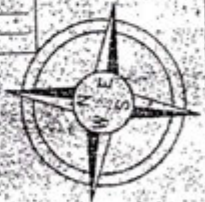


REPUBLIC OF THE PHILIPPINES  
CITY OF BACOR  
PROVINCE OF CAVITE

APPROVED FOR DEVELOPMENT

STRIKE B. REVILLA, PhD  
CITY MAJOR

DHSUD Region IV-A  
CERTIFIED TRUE COPY OF  
FURNISHED DOCUMENT(S)  
DATE: 5/20/22  
RECORDS OFFICER



*not securing proof*



EMOR  
PRC'S  
PRC PER. 18 RP  
PTR ADP'S  
DATE PLACE  
TIN NO.

SHEET CONTENT	SHEET NUMBER
SITE DEVELOPMENT PLAN LAND ALLOCATION DATA	3





Republic of the Philippines  
Office of the President

**HOUSING AND LAND USE REGULATORY BOARD**

Region IV - Southern Tagalog Region  
Dencris Business Center  
Brgy. Halang, Calamba City, Laguna

**LICENSE to SELL**

No. 032041

This license is issued for the sale of saleable lots/units/flats with units in  
CAMELLIA CARSON (280 lots/units)

located at Brgy. Molino III, Bacoor, Cavite pursuant to  
Sec. 5 of PD 957 and its rules and regulations.

(Sec. 11, Revised IRR of 2001)

The project owner(s), HOUSEHOLD DEVELOPMENT CORPORATION  
and developer(s), HOUSEHOLD DEVELOPMENT CORPORATION

is (are) obliged to comply strictly with the following.

- 1 Complete the project in accordance with the approved development plan therefore not later than Dec. 31, 2019 and advise buyers in writing of such time frame for development. *The date of completion and delivery of the housing component\* (see back)*
- 2 Maintain the common facilities until their turnover is authorized pursuant to PD 1216.
- 3 Register the instrument relative to any sale with the Registrar of Deeds, whether or not the price is fully paid, within 180 days from execution.
- 4 Deliver the title free from the liens and encumbrances to fully paid buyers or, if mortgaged, redeem and deliver the same within six months from full payment.
- 5 Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name of ownership.
- 6 Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupancy is taken by the buyer.
- 7 Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development.
- 8 Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester.
- 9 Sell only at the maximum selling price of N/A.
- 10 Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer.
- 11 Initiate the organization of home/unit owners.
- 12 Refrain from levying any fee for an alleged community benefit upon the buyers, and,
- 13 Comply with other provisions of the pertinent laws, rules and regulations.

Additional Condition(s)

Non-Saleable:

Parks/Playground - Blk.1, Lot 6; Blk.2, Lot 9; Blk.9, Lot 40; Blk.13, Lot 30; Blk.18, Lot 1; Blk.19, Lot 1; Blk.20, Lot 1; Blk.21, Lot 1; Blk.22, Lot 1; Blk.23, Lot 1

Materials Recycling Facility (MRF) - Blk.21, Lot 3

- OVER -

Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Calamba City, this 12<sup>th</sup> day of December, year 2016.

O.R.No. 3579327

Date Issued 10/26/2016

Amount Paid ₱ 336,372.00

TIN (Owner) 001-221-703-000

TIN (Developer) 001-221-703-000

DHSUD Region IV-A  
CERTIFIED TRUE COPY OF Arch.  
CHECKED OR SUBMITTED DOCUMENT(S)  
O.R. NO. 3579327  
AUG 12 2022

By Authority of the Board:

JOSE O. PEÑA, JR.

Regional Officer



\*1. shall be explicitly provided in the contract to sell or any purchase agreement. In the absence of such provision or in case of failure to indicate the same the period of completion and delivery of the housing unit shall in no case exceed one (1) year from the date purchase.

**Non-Saleable:**

Water Tank Site - Blk.7, Lot 15

Excluded/Reserved Lots - Blk.13, Lot 31; Blk.13, Lot 32;

Blk.21, Lot 2 & Blk.21, Lot 4

Encroachment - Blk.7, Lot 16; Blk.17, Lot 22 & Blk.21, Lot 6

All road lots

RA 1219 Compliance assigned to RUPRUSA under SAN FERNANDO located in Bigy, Calulut, San Fernando, Pampanga consisting of 216 lots/units.

Area 1 - Blk.11, Lots 1 to 40;

Area 2 - Blk.1, Lots 1 to 6; Blk.2, Lots 1 to 6;

Blk.4, Lots 1 to 57; Blk.6, Lots 1 to 40;

Blk.7, Lots 1 to 40; & Blk.8, Lots 1 to 25

DHSUD Region IV-A	
CERTIFIED TRUE COPY OF	
FURNISHED OR SUBMITTED DOCUMENT(S)	
O.R. NO. _____	AMOUNT _____
AUG 12 2022	
RECORDS OFFICER	



# Department of Human Settlements and Urban Development

Kagawaran ng Pananahang Panrao at Pagnapaunlad ng Kalunsuran  
Regional Office 4A

2022 July 11

Ms. Arvie A. Abad  
Technical Services Head

**HOUSEHOLD DEVELOPMENT CORPORATION**  
Camella Office, 9F Vista Mall Las Piñas, C.V. Starr Avenue  
Philamlife Village, Pamplona II, Las Piñas City 1740

Project : **CAMELLA CARSON**  
Location : Brgy. Molino 3, Bacoor City, Cavite  
CR No. : 17823 | 2016 December 16  
LS No. : 32041 | 2016 December 16

## ORDER OF IMPOSITION OF ADMINISTRATIVE SANCTION (OIAS)

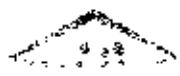
Dear Ms. Arvie A. Abad,

Pursuant to the **Notice of Violation (NOV)** issued by this Office on **2020 June 10** notifying you/your company of certain violations that this Office found during site monitoring within the premises of your above subdivision project, and of records of the project on file, this Office has directed you/your company to explain the monitored violations.

You or your company, however, have refused or failed to satisfactory explain why the sanctions therein advised should not be imposed for the violations committed, thus:

- Failure to secure Development Permit (DP).
- Selling without Certificate of Registration / License to Sell (CR/LS).
- Incomplete / non development of project within the prescribed period.
- Non-compliance with mortgage clearance requirements
- Failure to submit Semestral Report consisting of Sales Status Report certified as true and correct by the responsible officer of your company and duly accomplished Notarized Fact Sheet *for ten (10) semesters*:
  - Period covered: 2016 December 16 to 2021 December 16 twice per year.
- Failure to submit titles covering the open spaces, community facilities, etc.
- Failure to secure Additional Period of Time to Complete Development (APTICD) of the project.
- Advertisement without prior approval, *to quote from the marketing brochure*:
  - Clubhouse with function rooms, swimming pool, health & wellness area.
  - Basketball court, jogging trails that pass through nature parks, playground
  - Gated community, well-guarded with (high) perimeter fence.
- Project alteration affected without prior approval, *specifically Block 21 Lot 01.*
- Failure to maintain common facilities, *specifically cracks on some roads.*
- Others:

20220711\_HouseholdCamellaCarson\_OIAS (PAGE 1/2)



WHEREFORE, in view of the foregoing findings of this Office, you or your company are hereby ordered to undertake the following actions within fifteen (15) days from receipt of this order, to wit:

1. Pay an *Administrative Fine of Fifty thousand Pesos (P 50,000.00)* for the above-cited violations detailed as follows:

a. Incomplete development of project within the prescribed period:	P 10,000.00
b. Failure to submit Semestral Reports:	P 10,000.00
c. Advertisement without approval:	P 10,000.00
d. Alteration without approval:	P 10,000.00
e. Failure to maintain common facilities:	P 10,000.00

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**Total: P 50,000.00**
  
2. Show proof of application for Advertisement Approval with this Office;
  
3. Submit Semestral Reports consisting of Notarized Development Status Report (Factsheet) and Sales Status Report certified as true and correct by the responsible officer of your company, which should cover a six (6) month period reckoned from the date the License to Sell was issued and every six (6) months thereafter;
  
4. Show proof of application for Alteration Permit with the concerned Local Government Unit, then apply for Amendment of Certificate of Registration and License to Sell (CR/LS) with this Office to amend the designation of **Block 21 Lot 01**, originally Parks / Playground (open space), into **Community Facility** and double-check if the open space requirements of the subdivision project are still within compliance;
  
5. Repair the damaged roads; and
  
6. Complete the development of the above-mentioned subdivision project.

Non-compliance with this **ORDER OF ADMINISTRATIVE SANCTION (OIAS)** within the prescribed period shall cause this Office to immediately issue the corresponding **FINAL NOTICE TO COMPLY (FNC)** with the Order subject to the imposition of further appropriate administrative sanctions as may be warranted under existing laws.

IT IS SO ORDERED.

**ATTY. JANN ROBY R. OTERO**  
Director, DHSUD Region 4A

REC-10: RDA  
09/18/2022 10:56





REPUBLIC OF THE PHILIPPINES

**Department of Human Settlements and Urban Development**

*Kagawaran ng Pananahang Pantao at Pagpapaunlad ng Kalunsuran*  
Regional Office 4A

20 September 2022

**Ms. Arvie A. Abad**

*Technical Services Head*

**HOUSEHOLD DEVELOPMENT CORPORATION**

Camella Office, 9F Vista Mall Las Piñas, C.V. Starr Avenue  
Philamlife Village, Pamplona II, Las Piñas City 1740

Project : **CAMELLA CARSON**  
Location : Brgy. Molino 3, Bacoor City, Cavite  
CR No. : 23823 | 2016 December 16  
LS No. : 32041 | 2016 December 16

Dear **Ms. Arvie A. Abad**,

This has reference to the letter from Ms. Lorchie D. Gutierrez informing this Office that the above-mentioned subdivision project's clubhouse and swimming pool has been issued a *Notice of Illegal Construction* by the Bacoor City Building Official.

In connection therewith, you are hereby **directed** to submit sworn explanation & comment copy furnished the complainant within **ten (10) days** upon receipt hereof.

For your compliance,

**ENGR. EMMANUEL G. GLIPO, EnP**  
*Division Chief, HREDRD*

EGG/DTN/KDA

Ref. No. 2204051/PH (letter)  
REM. No. 16-12/K04

Copies furnished:

Ms. Lorchie D. Gutierrez & Ms. Glenn Rillera  
Block 07 Lot 05 Camella Carson at Vista City  
Brgy. Molino 3, Bacoor City, Cavite  
0939 391 9900 / 0956 881 0744  
0905 820 0303

**Engr. Felicito R. Mejia**  
*City Gov't Dept. Head (Building Official)*  
Office of the Building Official  
Bacoor City Hall, Bacoor City, Cavite Province  
(046) 481 4121 / (046) 451 4100 loc. 215

DHSUD - Public Assistance Division (PAD)

Republic of the Philippines  
**Human Settlements Adjudication Commission**  
**REGIONAL ADJUDICATION BRANCH NO. IV-A**  
Units 207-208, 2<sup>nd</sup> Floor, Dencris Business Center  
National Highway, Brgy. Halang, Calamba City, Laguna 4027

**CAMELLA CARSON HOA, INC.**, by  
majority of the Board of Directors  
represented by Glenn Rillera,  
*Complainant,*

-versus-

**HSAC Case No. RIVA-REM-220726-  
00522**

**HOUSEHOLD DEVELOPMENT  
CORPORATION, and GLOBALLAND  
PROPERTY MANAGEMENT, INC.,**  
*Respondents.*

X-----X

## ORDER

Finding the complainant's MOTION TO GRANT JOINT OCULAR INSPECTION to be impressed with merit, the same is hereby **GRANTED**.

**ACCORDINLY**, the Department of Human Settlements and Urban Development – Regional Office 4A – Housing and Real Estate Development Regulation Division (DHSUD - Regional Office 4A-HREDRD) is hereby ordered to conduct an ocular inspection of the Camella Carson Subdivision located at Vista City, Molino 3, Bacoor City, Cavite and determine the alleged incomplete development thereof and likewise, make a report within ten (10) days from the date of inspection. Parties are hereby directed to coordinate with the said DHSUD - Regional Office 4A-HREDRD regarding the scheduled ocular inspection.

**SO ORDERED.**

Calamba City, Laguna, 28 November 2022.

  
**JOSELITO F. MELCHOR**  
*OIC, Assistant Regional Adjudicator*

Copy Furnished:  
GLENN RILLERA  
Representative of the Complainant  
c/o Block 7 Lot 5 Camella Carson  
Subdivision, Molino 3, Bacoor City  
Cavite

ROSERO LAZARO SABILLO & CARINO LAW OFFICES  
Counsel for Respondent HDC  
Vista Corporate Center, Upper Ground Floor  
Worldwide Corporate Center, Shaw Boulevard  
Mandaluyong City

ENGR. EMMANUEL G. GLIPO  
Head, DHSUD-Region 4A-HREDRD  
Dencris Business Center, National Highway  
Barangay Halang, Calamba City, Laguna

CARLA MAE E. BADI  
Counsel for Respondent GPMI  
Globalland Office, Mezzanine Floor  
Starmall EDSA-Shaw, Shaw Boulevard  
Brgy. Wack Wack, Mandaluyong City 1552

**CAMELLA CARSON HOMEOWNERS' ASSOCIATION, INC.**

**JOINT OCULAR INSPECTION  
IN COLLABORATION WITH THE AUTHORIZED REPRESENTATIVES  
FROM OFFICE OF THE ZONING & LAND DEVELOPMENT OF DEPT. OF  
BACOR CITY / DHSUD REGIONAL OFFICE 4A - HOUSING & REAL ESTATE  
DEVELOPMENT REGULATION DIV. (HREDRD) / HDC AND CCHOAI  
MANAGEMENT WITH AIF MS. GLENN RILLERA**

**WEDNESDAY, 11 JANUARY 2023**

**CLUBHOUSE, 9:00 A.M.**

NAME	COMPANY / Dept.	Contact No./E-mail Address	Signature
Takeyoshi Fuchigami	Camella - Adm Relations	09989667718 / Takeyoshi - Fuchigami@camella.com.ph	
NIKRO ANTHONY MICO	Camella - Technical Services	09173260157 nikroanthonymico@camella.com.ph	
Yvonne Magcambol	Camella - Technical Services	09360820583 yvonne.magcambol@kiondra.com.ph	
Vanisa May Ganesa	Globaland	0998 2900783 vanisamay.ganesa@globaland.com.ph	
Jerome D. Delacruz	Bacor LGU	0925 8899378 jerome-delacruz@bacor.gov.ph	
Jerome D. Delacruz	- do -	09171643935 jeromedelacruz@bacor.gov.ph	
MA. THERESA REBANDA	Happy Housekeepers	theresa.rebando@happyhousekeepers.com.ph	
RAPHAEL ALBA	DHSUD	monitoring@region4a@dhsud.gov.ph	
Ken Magalana	Camella - Production Dept	0918227585 ken-magalana@camella.com.ph	
Glenn Rillera	AIF - Compliance	0995 2078710 glenn.rillera@air.com.ph	
Lores D. Patino	CCHOAI Admin	0938 2919909 lores.patino@choai.com.ph	
Glenn Rillera	AIF - Compliance	0995 2078710 glenn.rillera@air.com.ph	
Glenn Rillera	AIF - Compliance	0995 2078710 glenn.rillera@air.com.ph	
Glenn Rillera	AIF - Compliance	0995 2078710 glenn.rillera@air.com.ph	
MARK ANTHONY ILAAN	Globaland	09190521589 markanthony.ilaan@globaland.com.ph	





Republic of the Philippines  
 Province of Cavite  
 City of Bacoor

*Zoning and Land Development Department*

January 20, 2023

Atty. Joselito F. Melchor  
 OIC, Assistant Regional Adjudicator  
 HUMAN SETTLEMENTS ADJUDICATION COMMISSION (HSAC)  
 Regional Adjudication Branch 4A (RAB 4A)  
 Units 207-208, 2<sup>nd</sup> Floor, Dencris Business Center  
 National Highway, Barangay Helang, Calamba City, Laguna  
 (049) 503 4771 / (049) 306 2038 / [rab4a@hsac.gov.ph](mailto:rab4a@hsac.gov.ph)

Project : **CAMELLA CARSON**  
 Location : **Brgy. Molino 3, Bacoor City, Cavite**

Dear Atty. Melchor,

Good day!

With reference to the Order on HSAC Case No. RIVA-REM 220726 00522 by HSAC RAB 4A dated 28 November 2022 ordering DHSUD Regional Office 4A-HREDRD to conduct an ocular inspection dated January 11, 2023 (Wednesday) on the above-mentioned subdivision project on the complaint from CAMELLA CARSON HOA, INC. regarding the alleged incomplete development by the developer, HOUSEHOLD DEVELOPMENT CORPORATION (HDC) and GLOBAL LAND PROPERTY MANAGEMENT, INC.

Please find attached copy of the INSPECTION REPORT prepared by our department for your information and review.

Thank you and God bless.

Sincerely yours,

  
**JEROME L. VELASCO** 1/20/23  
 Investigating Officer  
 Zoning and Land Development Department





Republic of the Philippines  
Province of Cavite  
City of Bacoor

## Zoning and Land Development Department

### INSPECTION REPORT

Inspection Report Number : IR2023-001-0111\_MOLINO 3  
Date of Inspection : JANUARY 11, 2023  
Name of Subdivision : CAMELLA CARSON  
Location : BARANGAY MOLINO 3, BACOR CITY, CAVITE  
Owner/Developer : HOUSEHOLD DEVELOPMENT CORPORATION (HDC)  
Project Classification : PD 957 - RESIDENTIAL SUBDIVISION  
Project Area : 99,984.00 SQUARE METERS  
Number of Saleable Lots : 373  
City Resolution No. : CITY RESOLUTION NO. 2015-191, 07 DECEMBER 2015  
Date Prepared : JANUARY 20, 2023

#### I. PURPOSE OF INSPECTION:

To check and verify the completion of the above-mentioned subdivision as stated on the conditions of their Development Permit/SP Resolution

#### II. FINDINGS/COMMENTS/OBSERVATION:

- No Alteration of plans had been applied and extension of the exp-ired Development Permit to the Zoning and Land Development Department.
- Slope protection structures for safety and help prevent damages within the subdivision area were not erected.
- Perimeter fence surrounding the subdivision property for security and privacy of homeowners was not entirely built.
- MRF was not appropriately constructed at the designated area.
- Basketball court should be padlocked to avoid any accidents because of the erosion underneath
- Clubhouse was constructed but not to the full satisfaction of the HOA board members

#### III. RECOMMENDATIONS:

- The Developer, HOUSEHOLD DEVELOPMENT CORPORATION (HDC) must comply and deliver what was clearly indicated and undertaken based on their Development Permit/SP Resolution No. CR-2015-191 Series of 2015

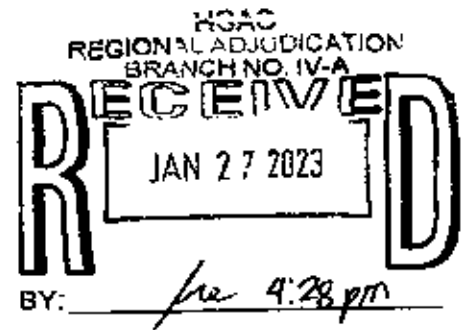
Prepared by:

  
JEROME VELABQUEZ  
Investigating Officer  
Zoning and Land Development Department



# Department of Human Settlements and Urban Development

Kagawaran ng Pamamahatang Pantao at Pagpapaligid ng Kalunsuran  
Regional Office 4A

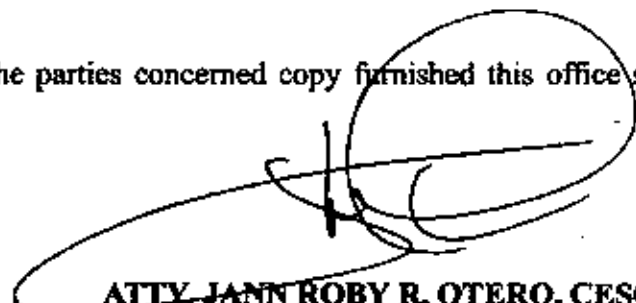


## INDORSEMENT

18 January 2023

Respectfully referred to Atty. Joselito F. Melchor, *OIC Assistant Regional Adjudicator*, HUMAN SETTLEMENTS ADJUDICATION COMMISSION (HSAC) Regional Arbitration Branch 4A (HSAC RAB4A), for his appropriate action the attached *Site Investigation Report* from DHSUD Region 4A Housing and Real Estate Development Regulation Division (HREDRD) regarding Order on HSAC Case No. RIVA-REM-220726-00522 to conduct an ocular inspection on the subdivision project subject of the complaint from CAMELLA CARSON HOA, INC. regarding **alleged incomplete development** thereof by HOUSEHOLD DEVELOPMENT CORPORATION and GLOBALAND PROPERTY MANAGEMENT, INC. located in Brgy. Molino 3, Bacoor, Cavite.

Advice of action direct to the parties concerned copy furnished this office shall be highly appreciated.

  
**ATTY. JANN ROBY R. OTERO, CESO III**  
*Director, DHSUD Region 4A*

EGG / DTN / RDA  
REM No. 16-121-04





# Department of Human Settlements and Urban Development

Kagawaran ng Pananahang Pantao at Pagpapalad ng Kalunsuran

Regional Office 4A

<b>HREDRD—EMES   SITE INVESTIGATION REPORT (SIR)</b>	
DHSUD R4A REM NO.	: 16-121-04
Project Name	: CAMELLA CARSON
Project Location	: Brgy. Molino 3, Bacoor, Cavite
Classification / Area / No. of Units	: PD 957   280 lots/units   64,590 m <sup>2</sup>
Certificate of Registration No. / Date	: 27823 issued on 2016 December 16
License to Sell No. / Date issued	: 32041 issued on 2016 December 16
Completion date per License to Sell	: 2019 December 31
Owner / Developer	: HOUSEHOLD DEVELOPMENT CORPORATION
Date of Monitoring	: 2023 January 11, Wednesday, 9:30 AM to 1:00 PM
Purpose of Monitoring	: Request of HSAC RAB4A re: Order on HSAC Case No. RIVA-REM-220726-00522

## NOTES:

- ◆ **2016 December 16:** Issuance of Certificate of Registration and License to Sell (CR/LS).
  - The License to Sell indicates that the completion date is 2019 December 31.
  - The License to Sell indicates that Block 21 Lot 01 is designated as Parks/Playground.
- ◆ **2022 June 04:** Email complaint from Ms. Lorelie D. Gutierrez, resident of Block 7 Lot 5 alleging:
  - Lapsed development period without notification for development extension.
  - False advertising in the marketing brochures given to buyers:
    - Clubhouse with function rooms, swimming pool, health & wellness area.
    - Basketball court, “jogging trails that pass through nature parks,” playground.
    - “Gated community, well-guarded with (high) perimeter fence.”
  - Materials Recovery Facility (MRF) located at Block 21 Lot 03 is not yet constructed.
  - Various issues regarding her residence to be further explained during the inspection.
- ◆ **2022 June 10:** Joint inspection of the house and subdivision with Ms. Lorelie (complainant) with Ms. Yvonne and Engr. Leo (respondents from Household Development Corporation).
- ◆ **2022 June 10:** Notice of Violation (NOV) for incomplete development, failure to submit Semestral Reports, advertisement without approval, project alteration without prior approval, and failure to maintain common facilities with ten (10) days to respond.
- ◆ **2022 June 21:** Developer submitted requirements for the application of Additional Period of Time to Complete Development (APTTCD), to wit: Application Letter, Application Form (fortuitous event), and copy of Notification to Buyers about the APTTCD (but there was no proof of receipt).
- ◆ **2022 June 30:** Developer submitted a Sworn Reply to the 2022 June 10 NOV stating that:
  - a. Ms. Lorelie’s family house has been repaired on 2022 June 27 “but are for *observation* for period of 1 week” to ensure the success of repairs;
  - b. They have put “the developer reserves the right to alter plans, as may be deemed necessary, in the best interest of the development and the client” in the marketing brochures and that “it is not true that there is non-delivery of promised amenities;”
  - c. They are currently in the process of completing requirements for alteration approval and CR/LS amendment;
  - d. They will submit Semestral Reports as soon as they have completed all data;
  - e. They will commence with the repairs of the roads; and
  - f. They “endeavor to complete the subdivision project”
- ◆ **2022 July 11:** Order of imposition of Administrative Sanction (OIAS) for the 2022 June 10 NOV.

20230111\_HouseholdCamellaCarson\_CamellaCarsonHOAI\_HSAC\_SIR (PAGE 1/5)

**REMARK & OBSERVATION:**

- ◆ Site inspection was done during a sunny day.
- ◆ Present during the inspection are: Arch. Raphaello Alba of DHSUD Region 4A; Mr. Jerome D. Renomeron and Mr. Jerome L. Velasquez of Bacoor City Zoning & Land Development Office; Respondents Ms. Vanisa May Garcesa of Global Land Property Management, Inc.; Engr. Takeyoshi B. Fuchigami, Engr. Nikko Anthony R. Mico, Ms. Yvonne A. Magsombol, and Ms. Kay Ann A. Magplie of Household Development Corporation; and Complainants Mr. Christopher S. Raymundo, Ms. Lorelie Gutierrez, and Ms. Glenn Rillera of Camella Carson HOA Incorporated.
- ◆ It appears that the main contention is the clubhouse (community facility) of the subdivision project because the basketball court and swimming pool are not yet completed, and that the surrounding area is filled with overgrown grass and vines. The underneath of the basketball court slab has been eroded and is only supported by a stack of concrete hollow blocks (see appendix).
- ◆ Complainant pointed out that they constructed their own perimeter wall inside their property.

**FINDING & RECOMMENDATIONS:**

- ◆ Since the community facility of this subdivision project has not yet completed as of date, and that the developer has still an on-going application for Additional Period of Time to Complete Development, the project is still incomplete thus cannot be granted Certificate of Completion.
- ◆ Due to the on-going construction of the basketball court and the swimming pool, the Camella Carson HOA, Incorporated has been verbally advised to not let anyone near its premises.
- ◆ Household Development Corporation has also been reminded to submit their lacking documents for their application of Additional Period of Time to Complete Development with DHSUD 4A.

Prepared / inspected by:



**ARCH. RAPHAELLO D.A. ALBA, ENP.**  
Inspector, Enforcement Monitoring  
and Evaluation Section (EMES)

Inspected by:



**ENGR. DAPHINE GRACE T. NUÑEZ**  
OIC for Batangas, Cavite, & Quezon  
EMES, HREDRO

Noted by:



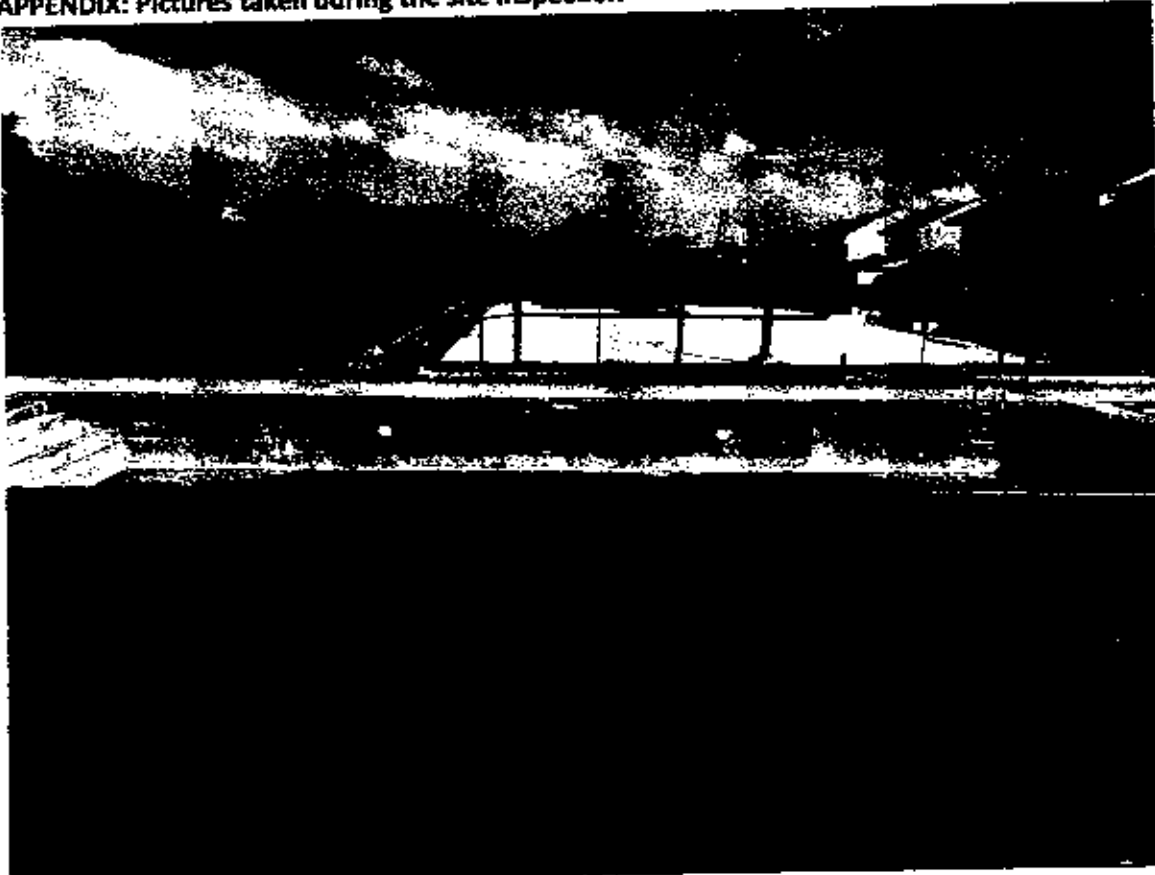
**ENGR. EMMANUEL G. GUIPO, ENP.**  
Head, Housing and Real Estate  
Development Regulation Division

Noted by:



**ATTY. JANN ROBY B. OTERO, CESO III**  
Director, DHSUD Region 4A

**APPENDIX: Pictures taken during the site inspection**



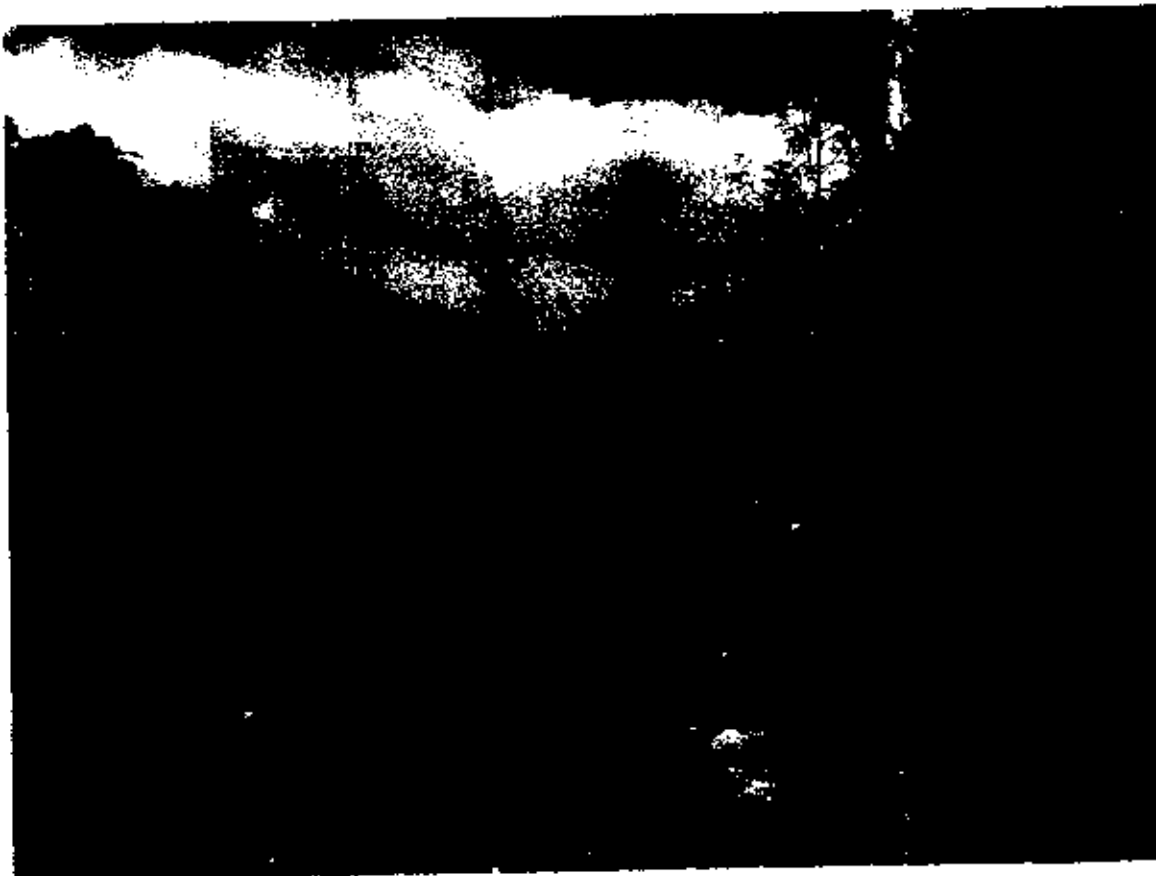
View of the swimming pool and basketball court from the clubhouse.



Two swimming pool is not filled with water.



The rest of the open space / community facility area is filled with overgrown grass and vines.

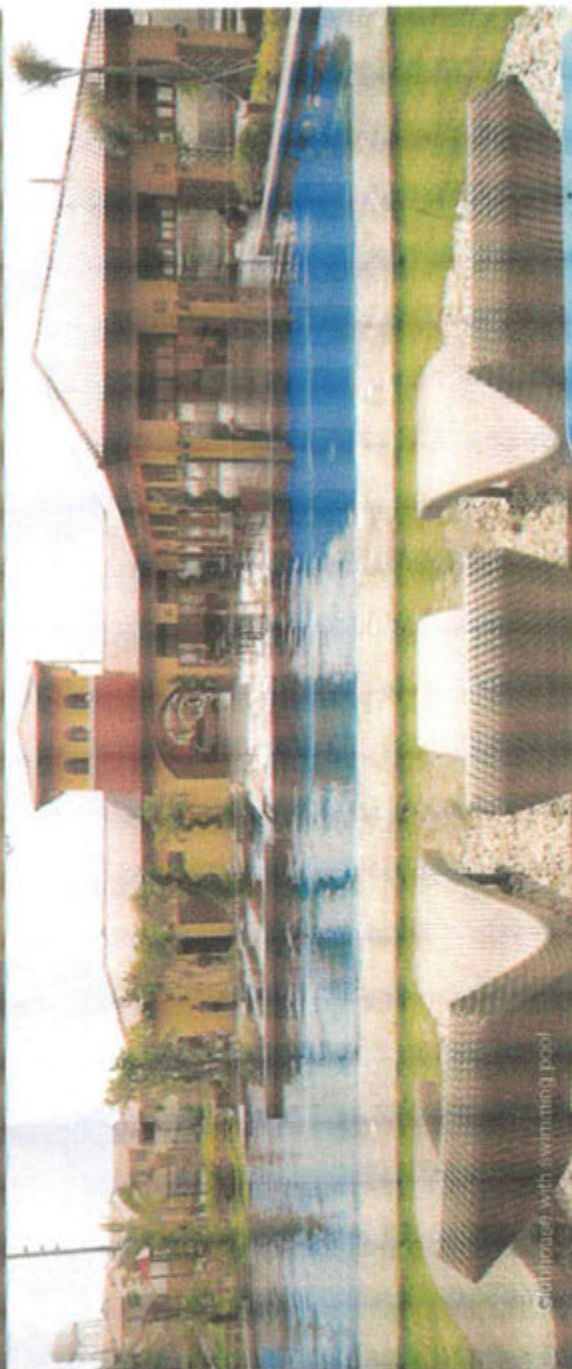


The area adjacent to the wall has been cleared.



amenities

The ease of being



Clubhouse with swimming pool



Basketball Court

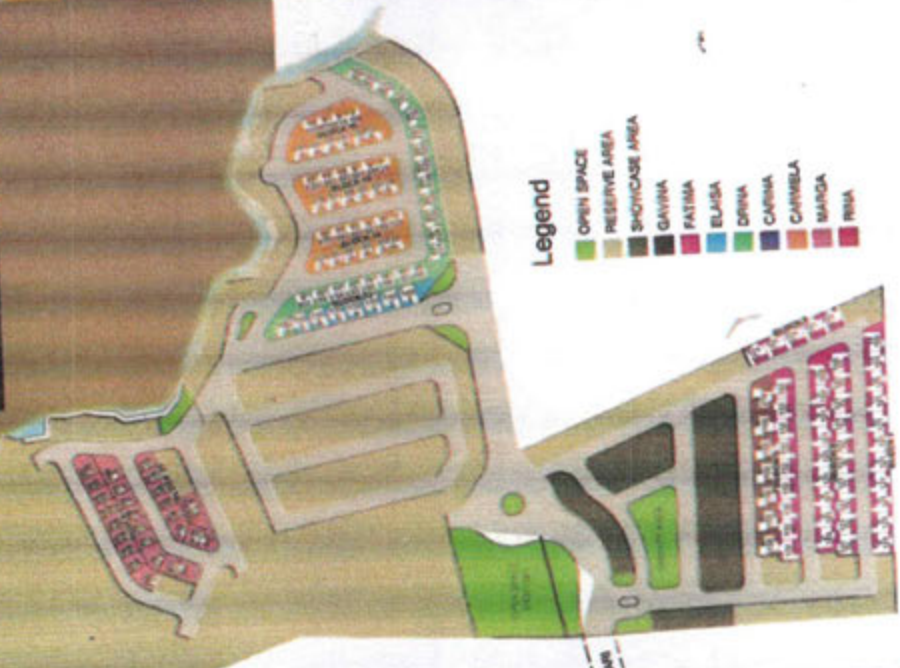
Life is full  
of wonder  
and surprise.

Located in the heart of Camella Carson at Vista City is its amenity center, an Italian-inspired Clubhouse that houses the function rooms, swimming pool, and the health and wellness area. Get your daily vitamin pumping at the adjacent basketball court, hit the jogging trail that pass through nature parks, or spend an afternoon of fun with the little ones at the playground, all these in the privacy and security of your very own community.



Carefully laid out enclaves of choice home models are interspersed with amenities open for residents, homeowners and guests.

## Site development plan



Cafes & Restaurant

## Why Camella Carson at Vista City is your most sensible choice?

- 1. Excellent Location**  
Camella only chooses property sites near schools, hospitals and medical centers, places of worship, shopping malls and leisure centers, government institutions, transportation hubs and main access roads.
- 2. Convenient**  
An upgraded lifestyle with modern facilities and friendly amenities – an impressive grand entrance, clubhouse, swimming pool, basketball court, playground, jogging paths, and landscaped parks and gardens.
- 3. Safe and Secure**  
A gated-community, well-guarded with perimeter fence. Standard features include patrolled entrances with CCTV, high perimeter fence, and round-the-clock, roving security guards.
- 4. Wise Investment**  
Every Camella home is a landmark of quality and a product of modern technology, built to appreciate in value over time. As more communities are developed, the land value likewise increases, propelling your home investment to profit.
- 5. Affordable and value-for-money**  
Owning your home is easy through flexible financing schemes and payment options. The money to pay for rent now can be invested in your own dream home.







Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**

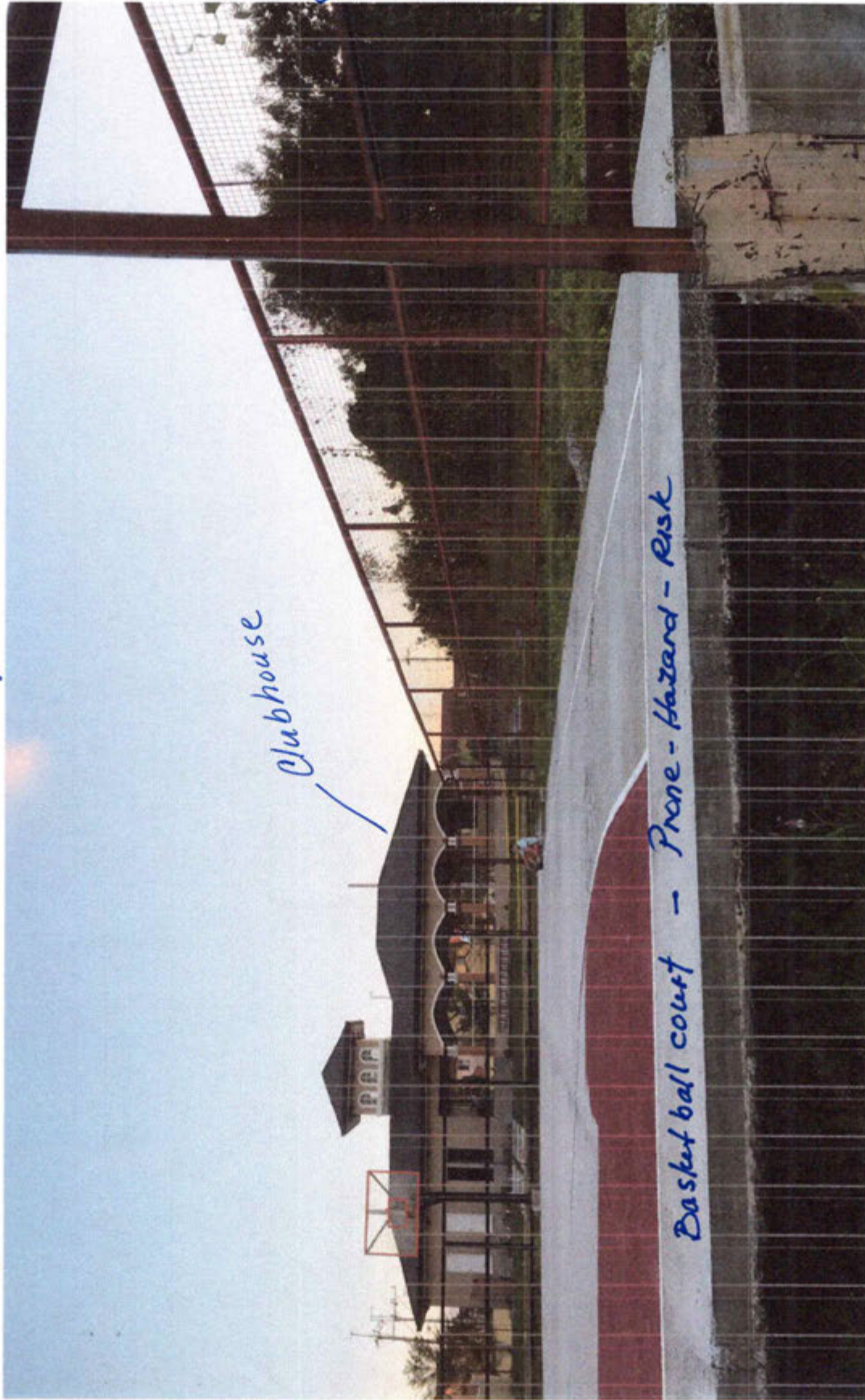
**OFFICE OF THE BUILDING OFFICIAL**

SEPTEMBER 21, 2022





Taken by Pres Cris and Sec Rod January 29, 2023



Clubhouse

Basketball court - Prone - Hazard - Risk

Surrounding unmaintained





not maintained  
Spit-up of bushes before boundary

532cm.

Swimming Pool

Basketball court





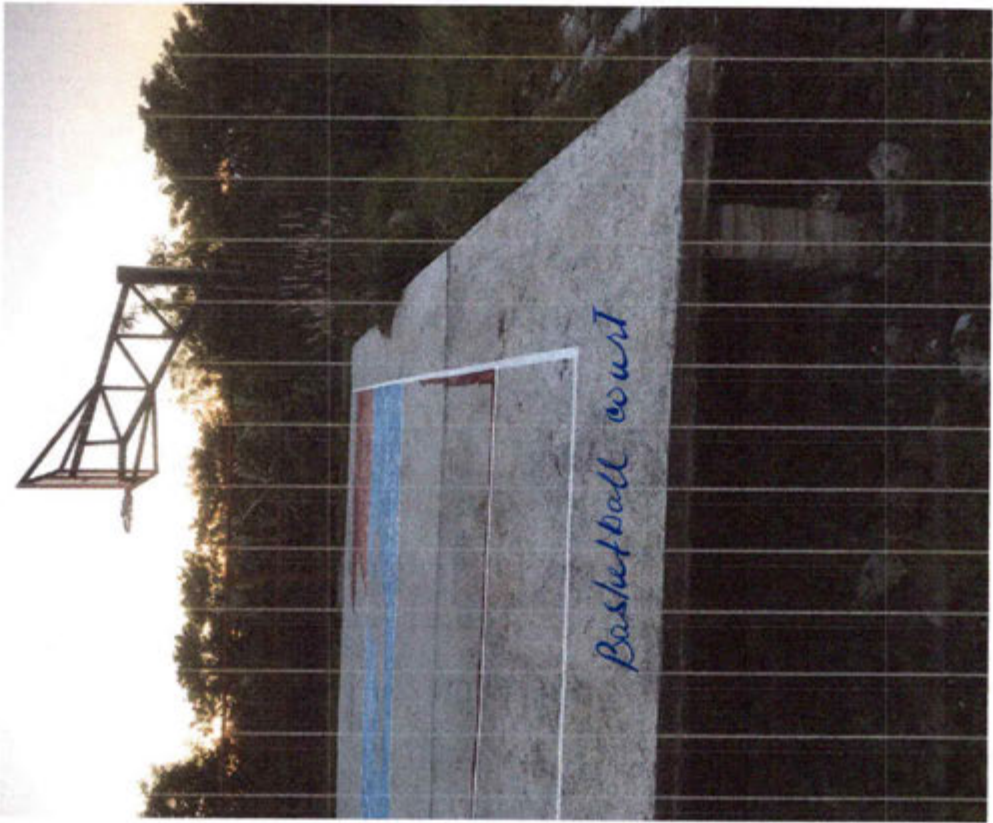
532cm.

Swimming Pool



532 cm.





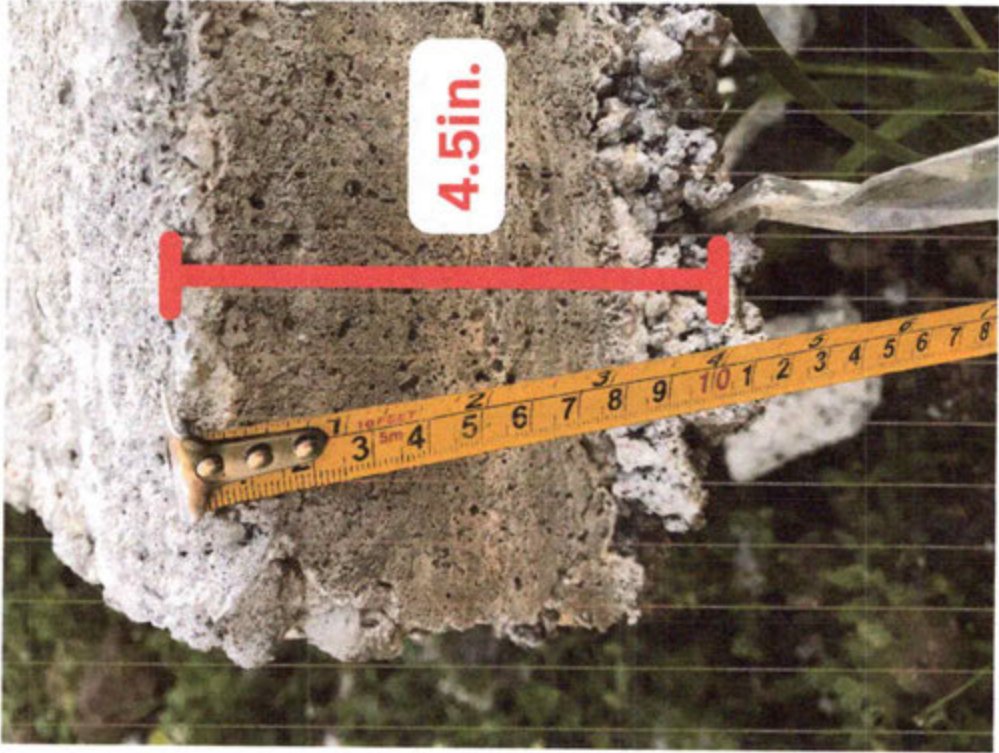






farther down to boundary  
Slope protection / not elevated  
at risk

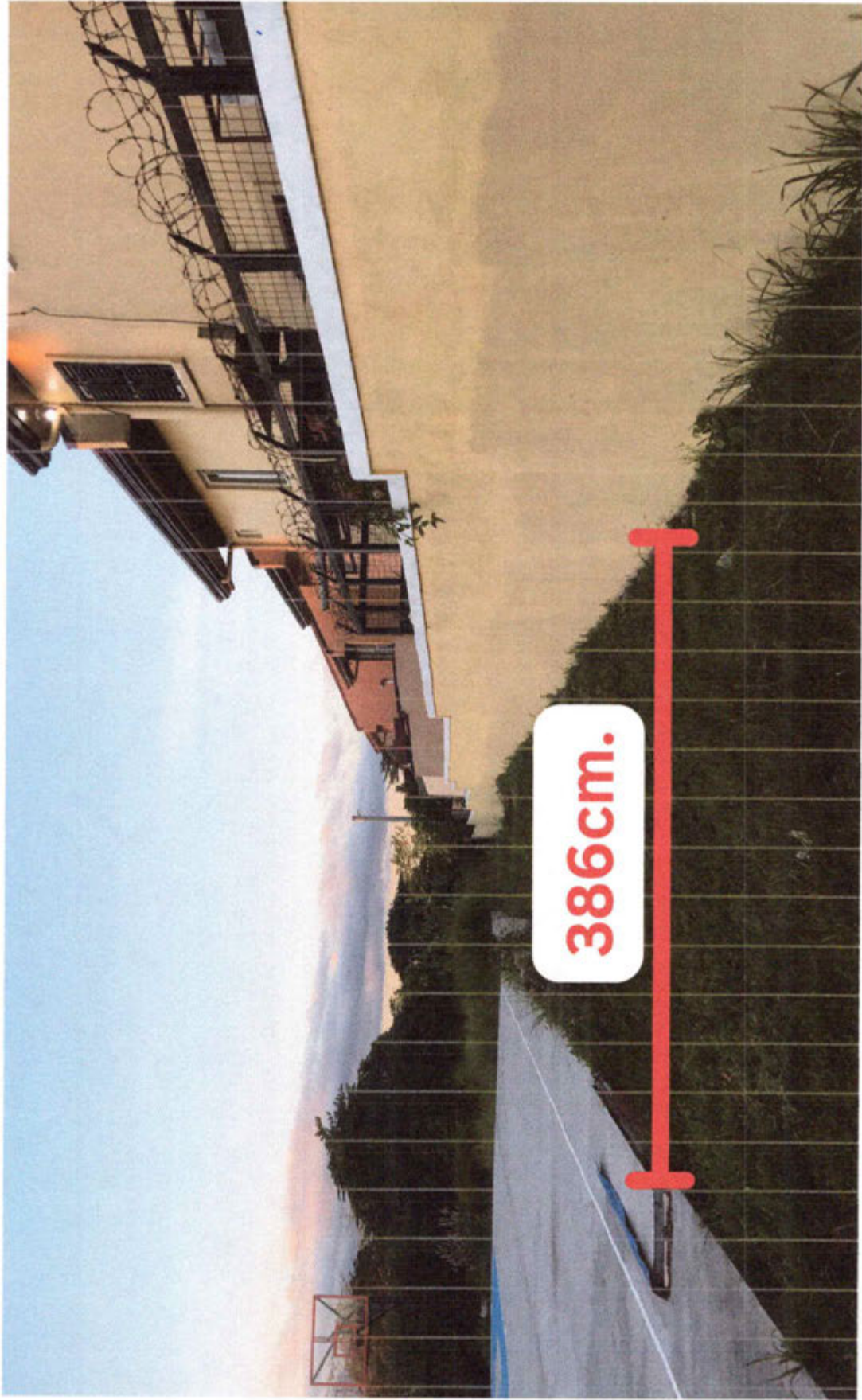






← Basket ball  
Court



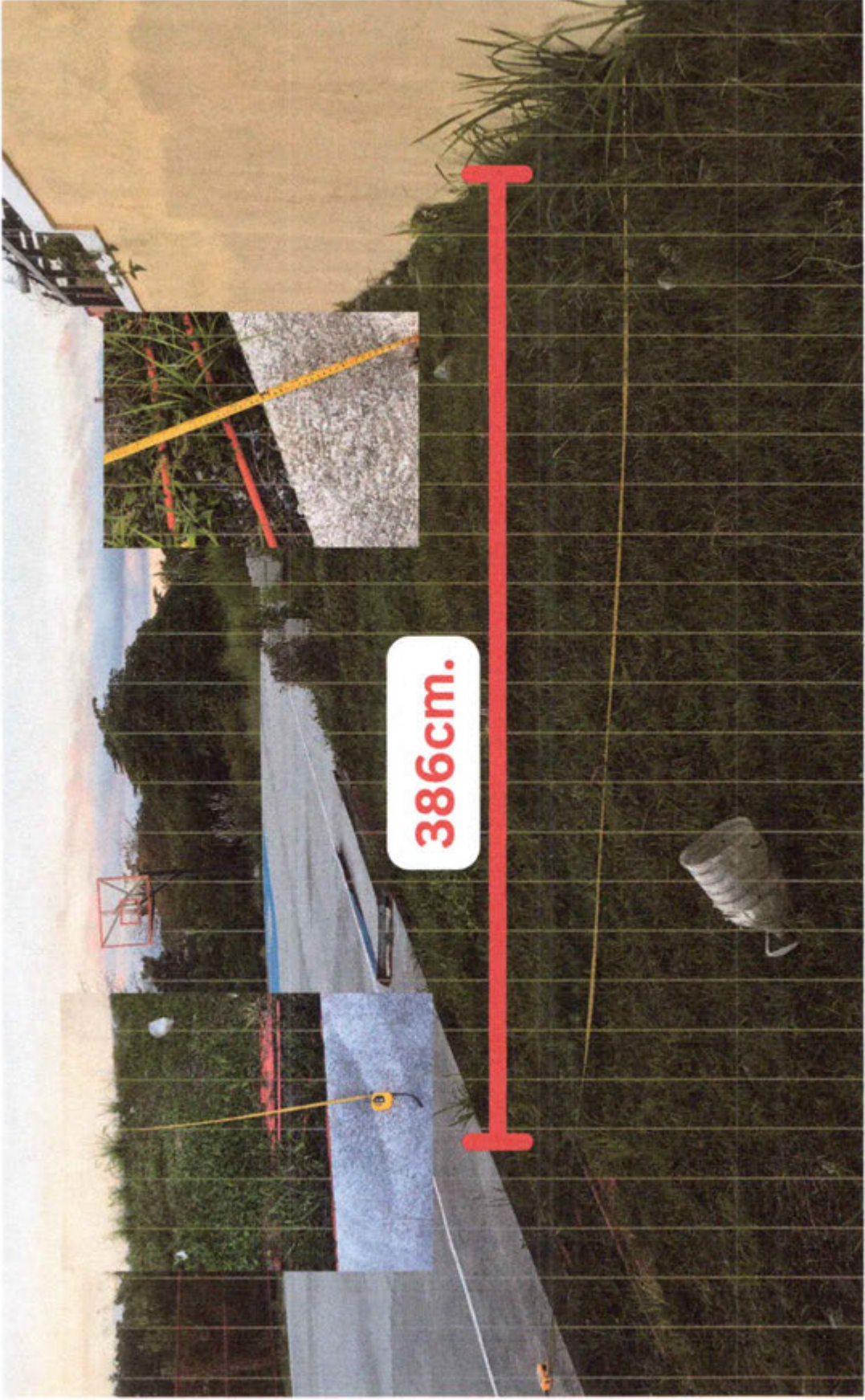


386cm.









386cm.



Department of Transportation  
 National Highway Traffic Safety Administration  
 Federal Motor Vehicle Safety Council  
 Federal Motor Vehicle Safety Council  
 Federal Motor Vehicle Safety Council

BY: CAMELLA CARSON  
 (MSY) MEX 1961111, INALUORE LAVITE  
 Director, Office of Registration and Title  
 Department of Transportation, Washington, D.C. 20590

10/10/2016

Date

no project is filed.

Mark pertinent items by check or cross (✓ or ✗) of the list of items below which are required to be FILED OR RECORDED WITH THE BOARD OF REGISTRATION AND TITLE OF THE ABOVE-MENTIONED PROJECT.

Please consider the attached documents listed below with check or cross (✓ or ✗) consistent with the list of requirements stated in the Implementing Rules and Regulations of PD 957 and numbered consecutively to support the application for CR/LS:

- Sworn Registration Statement (PREL 0092-A 02 or PREL 0092-B 02)
- Certified True Copy of Transfer Certificate of Title (TCT) or Original Certificate of Title (OCT) duly stamped with original marking "CERTIFIED TRUE COPY" by the proper Registrar of Deeds and bearing its serial or security number
- Duly audited balance sheet
- Articles of Incorporation, by-laws and latest annual corporate report to SEC
- A copy of any circular, prospectus, brochure, advertisement, or communication used to be used for public offering of subject project and for circulation upon approval by this Board
- Sample copy of Contract to Sell
- Certified true copy of Environmental Compliance Certificate (ECC) ~~(Certified of Non-Coverage (CNC))~~
- Certificate of Approval from the Bureau of Fire Engineering (BFFE) *(10000/1000)*
- Certificate of Approval from the Bureau of Fire Engineering (BFFE) *(10000/1000)*
- Certificate of Approval from the Bureau of Fire Engineering (BFFE) *(10000/1000)*
- Certificate of Approval from the Bureau of Fire Engineering (BFFE) *(10000/1000)*
- Project Study (to include tabulation of areas)
- Program of development (bar chart with S-curve, Gantt Chart, PERT, CPM, etc.) signed and sealed by licensed engineer or architect indicating work activities, duration and costing
- Affidavit to change project name. [PREL 0092-A 02]
- Duly accomplished and notarized fact sheet [PREL 0092-A 02 or PREL 0092-B 02]
- PREL 1000S Certification

**For Condominium Projects:**

- Master Deeds with Declaration of Condominium (PD 1586-10) duly signed and stamped by the proper authority of said jurisdiction, and a copy of such deed or declaration of such project
- Certificate of Approval from the Bureau of Fire Engineering (BFFE) *(10000/1000)*
- Affidavit of Undertaking to build Condominium Certificate of Title. [PREL 0092-A 02]

**For Subdivision Projects:**

- Master Deeds with Declaration of Condominium (PD 1586-10) duly signed and stamped by the proper authority of said jurisdiction, and a copy of such deed or declaration of such project
- Certificate of Approval from the Bureau of Fire Engineering (BFFE) *(10000/1000)*

DEPARTMENT OF TRANSPORTATION  
 OFFICE OF REGISTRATION AND TITLE  
 FEDERAL MOTOR VEHICLE SAFETY COUNCIL  
 WASHINGTON, D.C. 20590  
 77122



- Certified True Copy of original residential building for the proposed residential development
- Plans in compliance to Res. Ord. R.A. 7279
- One (1) set of Subdivision Development Plan
- Approved Technical Plan and Specifications
- Affidavit of Undertaking to submit Transfer Certificate of title (parks, playground, community facilities and other open spaces) [PRD 0004-A 02]

If the Property is already mortgaged:

- Mortgage Certificate [PRD 0007-A 02]
- Release of Mortgage [PRD 0008-A 02]

The Board of Assessors:

Office No. 001 221-763400

In this connection, I attest to the fact that (1) The number identifying the documents listed above under respective applications corresponds to each of the attached documents, (2) Duplicate copies are the authentic and faithful reproduction of the original documents; and (3) Documents conforms strictly to the official checklist of requirements and the detailed description thereof.

I understand that additional requisites including but not limited to subdivision approval and other pertinent documents of the compliance project per R.A. 7279 (20% socialized housing under Section 18) if covered, the performance bond, and the balance of the processing fee of P5, may be required only through a written notice signed by an authorized official and that further action on subject applications may be withheld if there is an unfavorable decision (final and executor) in case before this Board or an order in connection with a violation against the undersigned applicant which has not been complied with.

I can be reached at:  
 Home No. \_\_\_\_\_  
 Telephone No. \_\_\_\_\_

Or through my representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone No. \_\_\_\_\_

Address of citizen \_\_\_\_\_  
 (Name) \_\_\_\_\_  
 OFFICE FOR REGISTRATION OF VOTERS, DIVISION OF ELECTORAL TRAINING AND REGISTRATION  
 2nd Floor, 1000 JICA Bldg.  
 1000 Manila, Philippines

Very truly yours, *[Signature]*  
**ARLENE R. GILBERT** / **LETICIA M. TORREALBA**  
 (Printed Name and Signature)  
 (Printed Name and Title)

**DIVISION Region IV-A**  
**REGISTRATION OF VOTERS**  
**RECORDS OFFICER**  
**12 20**

**OCT 18 2010**

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Affiant exhibiting his/her Residence Certificate No. \_\_\_\_\_ issued at \_\_\_\_\_ on \_\_\_\_\_.

*[Signature]*  
**NOTARY PUBLIC**

Doc. No. 4774  
 Page No. 11  
 Book No. 18  
 Series of 1711



Republic of the Philippines  
Office of the President  
**HOUSING AND LAND USE REGULATORY BOARD**  
Region IV - Southern Tagalog Region  
Dencris Business Center  
Brgy. Malang, Calamba City, Laguna

**LICENSE to SELL**

No. 032041

This license is issued for the sale of saleable lots/units/lots with units in  
CAMELLA CARSON (280 lots/units)  
located at Brgy. Molino III, Bacoor, Cavite pursuant to  
Sec. 5 of PD 957 and its rules and regulations.  
(Sec. 11, Revised IRR of 2001)

The project owner(s), HOUSEHOLD DEVELOPMENT CORPORATION  
, and developer(s), HOUSEHOLD DEVELOPMENT CORPORATION  
is (are) obliged to comply strictly with the following.

1. Complete the project in accordance with the approved development plan if entire not later than Dec. 31, 2019 and advise buyers in writing of such time frame for development. **The date of completion and delivery of the housing component\*(see back)**
2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216.
3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid, within 100 days from execution.
4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged, redeem and deliver the same within six months from full payment.
5. So long as the title is in any mortgage, attachment of plaintiff, administrative or judicial sale or otherwise, the real estate and assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer.
6. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of non-compliance with the approved development plan.
7. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester.
8. Sell only at the maximum selling price of N/A
9. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer.
10. Indicate the organization of home lot owners.
11. Refrain from levying any fee for an alleged community benefit upon the buyers and
12. Comply with other provisions of the pertinent laws, rules and regulations.

Additional Condition(s)  
**Non-Saleable:**  
**Parks/Playground** - Blk.1, Lot 6; Blk.2, Lot 9; Blk.9, Lot 40; Blk.13, Lot 50; Blk.18, Lot 1; Blk.19, Lot 1; Blk.20, Lot 1; Blk.21, Lot 1; Blk.22, Lot 1; Blk.23, Lot 1  
**Materials Recycling Facility (MRF)** - Blk.21, Lot 3

*Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.*

IN WITNESS WHEREOF, I have hereunto, set my hand and cause the seal of this Board to be affixed at Calamba City this 12<sup>th</sup> day of December, year 2016

O.R.No. 3579321  
Date Issued 10/26/2016  
Amount Paid ₱ 336,372.00  
TIN (Owner) 001-221-703-000  
TIN (Developer) 001-221-708-000

By Authority of the Board:  
  
**JOSE O. PEÑA, JR.**  
Regional Officer

**DHSUD Region IV-A**  
CERTIFIED TRUE COPY OF Arch. DOCUMENTS  
OR SUBMITTED DOCUMENTS

**RECORDS OFFICER**  
JUG 12 2022

\*1. shall be explicitly provided in the contract to sell or any purchase agreement. In the absence of such provision or in case of failure to indicate the same, the period of completion and delivery of the housing unit shall be as soon as possible and (1) year from the date purchase.

**Non-Saleable:**

Excluded/Unsold lots - B1k.13, Lot 3; B1k.16, Lot 2;  
B1k.21, Lot 2 & B1k.21, Lot 4  
B1k.21, Lot 2 & B1k.21, Lot 4  
B1k.21, Lot 2 & B1k.21, Lot 4

RA 7279 Compliance checked to EMPRESA HOMES SAN FERNANDO located at  
B1k.13, Lot 3; B1k.16, Lot 2; B1k.21, Lot 2 & B1k.21, Lot 4  
Area 1 - B1k.11, Lots 1 to 60;  
Area 2 - B1k.1, Lots 1 to 6; B1k.2, Lots 1 to 6;  
B1k.4, Lots 1 to 30; B1k.5, Lots 1 to 30;  
B1k.7, Lots 1 to 40; & B1k.8, Lots 1 to 25

DHSUD Region IV-A  
CERTIFIED TRUE COPY of  
FURNISHED OR SUBMITTED DOCUMENT(S)  
JUL 12 2022  
REGISTERED OFFICER





Republic of the Philippines  
Office of the President

**Housing and Urban Development Coordinating Council**  
**HOUSING AND LAND USE REGULATORY BOARD**  
**SOUTHERN TAGALOG REGION - (STR)**

**MS. ARRIANNE DE GUZMAN**  
Technical Services Supervisor  
**HOUSEHOLD DEVELOPMENT CORPORATION**  
3/F Right Wing Camella Centre  
Starmall Alabang  
Muntinlupa City

**Re: CAMELLA CARSON**  
**Regy. Malina III, Bacoor, Cavite**

Dear Ms. De Guzman:

This has reference to your affidavit of undertaking dated 18 October 2016 wherein you committed to submit among others, the following:

1. Proof of filing of proper and complete request of application with the concerned Register of Deeds for the issuance of individual TCT's for the *Two Hundred Eighty (280)* saleable lots/units shall be submitted within *Fifteen (15)* calendar days from release of License to Sell for the abovementioned project.
2. Certified True Copy of titles for all the common areas each of which shall specify the particular purpose for which the lot shall be used within *One Hundred Twenty (120)* calendar days from release of License to Sell for the abovementioned project, specifically for the following, to wit:
  - a. Parks/Playground – Blk.1, Lot 6; Blk.2, Lot 9; Blk.9, Lot 48; Blk.13, Lot 30; Blk.18, Lot 1; Blk.19, Lot 1; Blk.20, Lot 1; Blk.21, Lot 1; Blk.22, Lot 1; & Blk.23, Lot 1
  - b. Materials Recycling Facility (MRF) – Blk. 21, Lot 3
  - c. Water Tank Site – Blk.7, Lot 15
  - d. Excluded/Reserved Lots – Blk.13, Lot 31; Blk.13, Lot 32; Blk.21, Lot 2 & Blk.21, Lot 4
  - e. Encroachment – Blk.7, Lot 16; Blk.17, Lot 22 & Blk.21, Lot 6
  - f. All road lots
3. Semestral Report consisting of development and sales status report within *Six (6)* months from release of License to Sell.

Please be informed that, since the same was a precondition for the issuance of the License to Sell (LS) for the abovementioned project, you are, therefore obliged to strictly comply therewith, otherwise we shall be constrained to impose appropriate administrative sanctions as warranted under the premises.

Furthermore, the release of your LS is without prejudice to any case pending before any of the Regional Offices of HLURB and those pending resolution on appeal with the Board of Commissioners.

Very truly yours,

  
**ARCH. JOSE O. PEÑA, JR.**  
Regional Officer

Edith

**ENVIRONMENTAL COMPLIANCE CERTIFICATE**  
(Issued under Presidential Decree 1586)  
ECC OL-R1A-2017-0023

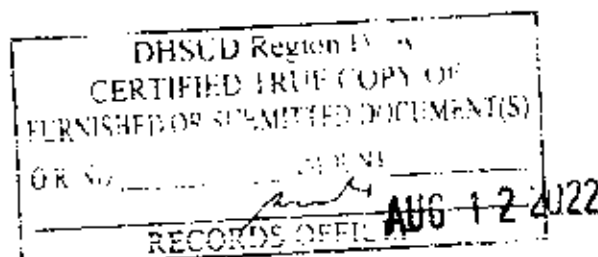
THIS IS TO CERTIFY THAT THE PROPONENT, **HOUSEHOLD DEVELOPMENT CORPORATION**, is granted this Environmental Compliance Certificate (ECC) for their **CAMELLA CARSON PROJECT** to be located at **Barangay Molino 3, Bacoor City, Cavite** by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau (EMB), CALABARZON Region.

SUBJECT ONLY to the conditions and restrictions set out in this Certificate with the following details:

**PROJECT DESCRIPTION**

The Camella Carson Project shall cover a total land area of One Hundred Sixty Seven Thousand Nine Hundred Sixty (167,960) square meters of parcels of land embraced by TCT Nos. T-852623, T-852622, T-852624, T-852647, T-852646, T-852625, T-852621, T-852612, T-852628, T-852614, T-852627, T-852631, T-852610, T-852640, T-852626, T-852639, T-852644, T-852643, T-852633, T-852609, T-852637, T-852638, T-852636, T-852635, T-852634, T-852632, T-852619, T-852611, T-852613, T-851756, T-852635, T-851757, T-852641, T-852630, T-852603, T-852642, T-851775, T-467874, T-851774, T-467875, T-467876, T-467877, T-467878, T-467879, T-467880, T-467881, T-467882, T-467883, T-467884, T-851777, T-852616, T-852615, T-852618, T-852617, T-852629, T-852620, T-852645, T-467885, T-467886, T-851771, T-851770, T-851769, T-851768, T-851773, T-851772, T-849031 & T-851712 located at Barangay Molino 3, Bacoor City, Cavite. The project shall have Three Hundred Seventy Three (373) saleable lots within a saleable area of Ninety Nine Thousand Nine Hundred Eighty Four (99,984) square meters with amenities/facilities such as residential lots, landscape open space, parks & playgrounds, community facilities, road system, elevated water tank, water and electrical facility, drainage system, wastewater management facilities, materials recovery facility and other support facilities.

This Certificate is issued in compliance to the requirements of Presidential Decree No. 1586, in accordance to Department Administrative Order No. 2003-39. The Bureau, however, is not precluded from re-evaluating, adding, removing, and correcting any deficiencies or errors that may be found after issuance of this Certificate.







**CERTIFICATION**

I, Mia Rose Marasigan, Filipino, of legal age, with postal address of CAMELIA CARSON SUBDIVISION, BRGY. MOLINO III, PASIG, CAVITE, do hereby make the registration of Camelia Carson Homeowners' Association, Inc., under oath do hereby state and certify that:

1. The territorial jurisdiction of Camelia Carson Homeowners' Association, Inc. covers:

- a) the entire **34,149 sqm** of the subdivision;
- b) Phases composed of **2**, including all future phases;
- c) Unsubdivided parcel of land evidenced by a vicinity map hereto attached;
- d) License to Sell No. 032041 and Certificate of Registration No. 27823

RECEIVED  
BOARD  
AUG 12 2022

2. No Homeowners' Association presently exists within our subdivision/community, as presently registered with the Home and Land Use Regulatory Board, Home Loan Guaranty Commission, Department of Social Welfare and Security, Commission on Audit, Bureau of Fire, Bureau of Health, and regulatory agencies.

3. There is no other association existing in the subdivision/community, as presently registered with the Home and Land Use Regulatory Board, Home Loan Guaranty Commission, Department of Social Welfare and Security, Commission on Audit, Bureau of Fire, Bureau of Health, and regulatory agencies.

4. The nearest homeowners' association existing is CAHMOB 2 HOMEOWNERS' ASSOCIATION, INC., established in Br. Molino III, Pasig, Cavite, which is not a community-wide association.

5. I am a resident and a member of the Board of the subdivision and for purposes of the registration of the document of Association.

**AFFIANT: MRS. MIA ROSE MARASIGAN**

My witnesses, MRS. MIA ROSE MARASIGAN, a member, affix my signatures on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_.

DNISCU Region IV-A  
CERTIFICATE OFFICE  
MANILA  
RECORDED OFFICE  
AUG 12 2022

MIA ROSE MARASIGAN  
Board Secretary



G.1 For Committee Hearing: PCR 139-2022 – LETTER FROM MR. GLEN RILLERA OF CAMELLA CARSON SUBDIVISION, MOLINO III, BACOOR CITY: PETITION OF CAMELLA CARSON HOMEOWNERS' ASSOCIATION, INC. AGAINST ALL VIOLATIONS TO THE CONDITIONS PROVIDED ON THE DEVELOPMENT PERMIT ISSUED TO THE DEVELOPER, HOUSEHOLD DEVELOPMENT CORPORATION.



Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**

*Office of the Mayor*

November 2, 2022

**ROWENA BAUTISTA-MENDIOLA**  
City Vice Mayor of Bacoor  
Bacoor Government Center  
Bacoor, Cavite

**THRU:** Atty. Khalid Atega, Jr.  
Sanggunian Panlungsod Secretary

**SUBJECT:** Petition of Camella Carson HOA against Household  
Development Corporation

Dear Hon. Bautista-Mendiola:

Greetings!

I hereby furnish your good office copy of the letter, dated October 28, 2022, from Glenn Rillera of Camella Carson HOA, Inc., concerning the above-mentioned subject for your appropriate action.

Copy of the letter, including its attachments, is hereto attached for your immediate reference.



Sincerely yours,

  
**STRIKE B. REVILLA**  
City Mayor

Office of the Mayor  
Strike B. Revilla



**STRIKE!**  
SA GENSIBO!

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

Official Website



October 28, 2022

✓ The Hon. Strike B. Revilla  
Office of the Mayor  
The Hon. Rowena Zamora Mendola  
Office of the Vice Mayor  
Bacoor Government Center  
Brgy. Boparan, Bacoor City, Cavite

Re: Attached Petition to Stop pending Parliament  
And Annexes.

To our beloved Public Officials:

For your personal attention, please refer the Petition to the Sangguniang Panglungsod for your reference  
together with pertinent supporting documents.

Your continuing support and assistance are most highly appreciated.

More power and God Bless.

Sincerely,  


Glens Wilern  
Authorized Representative  
By the Majority of the HOA

Lucella Chatterez  
HOA Administrator

Camella Carson HOA Inc.  
Molino 3, Bacoor City, Cavite

[BACK](#)



THE HON. ROWENA BAUTISTA MENDIOLA &  
THE CITY COUNCILS  
OFFICE OF THE SANGGUNIANG PANLUNSOD  
Bacoor Government Center  
Brgy. Bayanan, Bacoor City, Cavite

*Glen Rillera*  
0917 820 0303  
*grillera.ph@gmail.com*  
Mrs. Glen Rillera  
*g.rillera.ph@gmail.com*  
0995-820-0303

Thru: Atty. Khalid A. Atcga Jr.  
Secretary to the Sangguniang Panlunsod  
Re: Development Permit 12-2015-04-MOI.3  
December 11, 2015  
Camella Carson Subdivision (project)  
HOUSEHOLD DEVELOPMENT CORPORATION (developer)  
"PETITION OF THE CAMELLA CARSON HOA INC  
AGAINST ALL VIOLATIONS WITHIN THE CONDITIONS  
PROVIDED AND FOR IMPOSITION OF SANCTIONS & FOR  
A COMMITTEE HEARING".

Madam and Sirs:

Greetings.

We are to bring into your attention that on December 11, 2015 Household Development Corporation was granted a development permit under PD 957 with conditions and that "Non-compliance with any of the foregoing conditions, and any misrepresentation or material falsehood by the developers in connection with the Permit shall be sufficient ground for revocation of the Permit and /or any other permit hereinafter issued to the Developer, and for all appropriate legal action".

The following are what we would like to reiterate:

- 2.1 The Developer undertakes to finish the development of the said project within one year from the date of issuance of the Development Permit by the City Government. Provided that, if the developer cannot complete the project for any justifiable reason, the said developer shall request the Mayor for an extension of the aforementioned period before the same expires, (Annex "A")
- The rest of the conditions can be enumerated during the schedule of committee hearing.

Whether or not the developer has requested extension of time it will all be official in writing for record purposes.

Knowing that developers are required by Housing and Land Use Regulatory Board (HLURB now DHSUD) to submit copy of the Development Permit together with the SP Resolution; however, on December 11, 2015 letter of HLURB Regional Officer to the developer and the City Planning & Devt. Office of Bacoor City was also notified (Annex "B") that without a Development Permit from LGU the developer is to cease from selling lots/units and required to submit all necessary requirements. Likewise on December 23, 2015 HLURB Regional Officer informed in writing the GM and or the Deputy of Register of Deeds of the imposition of sanctions against the developer (refer to Annex "C")

The dates of transactions may only have described that the reason for the developer have applied on December 2015 the Development Permit could have been the issuance of CDO due to the well-founded violations under Section 4,5, and 19 of the PD 957. Likewise proof of non-compliance to any violations resulted for the October 7, 2016 Letter of reminder by HLURB Regional Officer to the developer was also made (Annex "D") *and other attachments*

Household Development Corporation have several projects before Camella Carson and this actions of failure to timely secure all the necessary permits and licenses can be sufficient to assume business is not in good repute. Therefore, we are appealing in this petition as Prayer No. 1 to issue for a suspension of license to sell addressed to the attention of the Department of Human Settlement and Urban Development for not securing an extension of time to complete the project in lieu of the Development Permit conditions.



Likewise the developer failed to secure for an extension of time to complete the project in order for its License to Sell amendments and unless reports of violations from buyers to result to an ocular inspection Household Development Corporation could have continue disregarding the mandates of the regulatory agencies which is both from the local government and the national government agencies.

Prayer No. 2 is the clarifications regarding the land area declared in the ECC and the DP with the License to Sell and what the reserved areas for and the policies applied for having use of the Road Right of Way .

Prayer No. 3 for safety measures along easement/s within perimeter boundaries where body of waters are identified and for environmental compliance.

Prayer No. 4 who shall be maintaining and safeguarding the RROW and the common grounds , amenities and facilities while the official turn over / deed of donation is not yet executed ,

Prayer No. 5 . the illegal construction of the clubhouse and swimming pool within the parks and playground. Alteration of plan should secure approval from the homeowner's association.

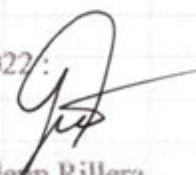
Notice of Violations issued both by LGU and DHSUD shall not be affected because of verified complaints filed by personalities. Compliance to pertinent laws and regulations shall be enforce without cause of delay within the mandates of the local government and the national government agencies which are all stipulated n issuance of development permit.

This petition covers the prayers of the constituents under the general welfare clause which affecting the wellbeing of the community of the Camella Carson and the welfare of the inhabitants. The completion of the Camella Carson and for HDC to enter into a Deed of Donation to the Local Government of Bacoor City, Cavite no later than a period of six (6) months from this date, a Certificate of Completion shall be secured.

May we be heard for all the above cause for this petition presents the burden of cause for the majority of the board of directors submit these prayers of the aggrieved constituents. May a Summons be serve to the person/s with the authority to represent Household Development Corporation in the presence of the Honorable Sangguniang Panlungsod to reach to a resolution favoring what is proper and just without any discriminations and partialities. Other documents will be presented during the called committee hearing and all other recommendations of the honorable executive office may be given consideration and can be highly appreciated when which is beneficial to matters addressed.

Respectfully submitted on this 28<sup>th</sup> day of October, 2022:

For the majority of the board of directors:

  
Glenn Rillera  
[grillera.ph@gmail.com](mailto:grillera.ph@gmail.com)  
+639958200303  
c/o HOA Administrator  
Block 7 Lot 5 Camella Carson subd.  
Molino 3, Bacoor City, Cavite



Province of Cavite  
**CITY OF BACOOR**

DEVELOPMENT PERMIT

APPLICATION NO. PD-12-2015-04- MOL 3 REFERENCE No. DATE ISSUED : December 03, 2014	DEVELOPMENT PERMIT <input checked="" type="checkbox"/> SUBDIVISION <input type="checkbox"/> CONDOMINIUM PD-957
NAME OF OWNER HOUSEHOLD DEVELOPMENT CORPORATION	ADDRESS and TEL. No. 3F CAMELLA CENTER, METROPOLIS STARMALL, ALABANG MUNTINLUPA TEL NO. 02-226-3552
NAME OF DEVELOPER HOUSEHOLD DEVELOPMENT CORPORATION	ADDRESS and TEL. No. 3F CAMELLA CENTER METROPOLIS STARMALL, ALABANG MUNTINLUPA TEL NO. 02-226-3552
NAME OF PROJECT CAMELLA CARSON	LOCATION MOLINO 3, BACOOR CITY, CAVITE
AREA (Has.) 9.9984 HAS.	NUMBER OF SALEABLE LOTS/UNITS 373 LOTS
PROJECT CLASSIFICATION PD-957- RESIDENTIAL SUBDIVISION	RIGHT OVERLAND TCT NOS. T-851712; 1-849031; Please see list of Pentacapital Titles Tabulation
EVALUATION OF FACTS	The CAMELLA CARSON is in conformity with the Zoning Ordinance of this City and with the implementing standards, rules and regulation of PD-957.
DECISION	Development Permit <u>GRANTED</u> provided, it is within all existing rules and regulations, of all government agencies concerned, as per SP Resolution No. 2015-191 dated December 07, 2015 series of 2015

**CONDITIONS**

- All conditions stipulated herein form part of the DECISION and are subject to monitoring by the Local Government OF Bacoor.
- All conditions stipulated in the aforementioned Sangguniang bayan Resolution shall form part of this Development Permit.
- All pertinent provisions of PD-957 and BP 220, and their Implementing Rules and Regulations must be complied with.
- Secure the necessary License to Sell from the HLURB.
- Other conditions:

1. This Permit is not an authority to sell.
2. The developer manifest that HOUSEHOLD Development Corp. is the registered owner of the property subject of the above mentioned application for a Development Permit, that its title over the same is free from any legal, infirmity, that it has not received any order issued by the court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the said corporation has complied and will continue to comply with all the requirements for such a development project set under prevailing laws and units and under the various policies of the national government and its various instrumentalities;
3. The Developer hereby undertakes to pay all corresponding government fees and taxes equivalent to the area/s covered by its application for a development permit before such permit is issued;
4. The Developer undertakes to hold the City Government, and all of its elected and appointed officials, free and harmless from any and all claims, demand account or action arising out of any infirmity in its titles to the above mentioned property or to any person or tenant caused by the construction of the above-mentioned

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**RECEIVED**  
CONTROL  
BY: J. AMELLES  
DATE: 10/28/22  
TIME: 11:22  
CONTACT NO: \_\_\_\_\_  
BACOOR CAVITE

**CERTIFIED TRUE COPY OF  
FURNISHED OR SUBMITTED DOCUMENT(S)**  
O.R. NO. \_\_\_\_\_ AMOUNT \_\_\_\_\_  
AUG 12 2022  
RECORDS OFFICER







PROVINCE OF CAVITE  
**CITY OF BACOR**

DEVELOPMENT PERMIT

APPLICATION PD-12-2015-04-MOL 3

REFERENCE No.

DATE ISSUED: December 11, 2015

SUBDIVISION      CONDOMINIUM  
PD-957

5. The Developer undertakes that its non-compliance with the requirements of Provincial Ordinance No. 2003-005 (entitled "An Ordinance requiring all subdivision Developers doing business in the Province of Cavite to provide slope protection, a one meter path walk and two meters wide meter plant strip, to be placed at the edge of the property line of the three meter easement before commencing construction of any housing unit, and providing penalties for Violation Thereof." Municipal Resolution No. 82-S-95 (entitled: "Resolution Increasing The Payment of Development Permit Fee from Its Present Rate of P 0.50 Per Square Meter to P 10.00 per Square Meters in Accordance With The General Guidelines, Rules, Regulations and Standards Being Implemented by the Housing and Land Use Regulatory Board in The Processing And Approval Of Subdivision Plan."), Resolution Np35-S-96 (entitled: Resolution Requiring The Developers of Subdivision To Plant trees on Both on Both Side of the roads of their Subdivision Including The Open Space After The Issuance Of A Development Permit Had Been Granted To The Owner Of Developer") Municipal Ordinance No. 9-S-99 (entitled: "An Ordinance Requiring Subdivision Owners Or Developers To Identify Scientific Plan For Parks And Playground Space And to Construct The Necessary Amenities For Their Subdivision Project in the Municipality and for other Purposes") Municipal Ordinance No. 4-S-2011 (entitled: "An Ordinance Mandating The Establishment of a water impounding system in all land development projects in Bacoor, Cavite") and Municipal Ordinance No. 5-S-2011 (entitled: "An Ordinance Requiring The Installation of A "Grease and Used Oil waste Disposal System" in all Business Establishment Operating In Bacoor, Cavite") and other pertinent ordinances or resolutions approved by the Sangguniang Bayan of Bacoor, or any misrepresentation committed by the Developer in connection with its application for a Development Permit, shall be deemed sufficient grounds for the revocation of any development permit or non-issuance of an Occupancy Permit in its favor;

6. The Developer undertakes to devote at least thirty percent (30%) of the total lot area for roads and other open recreational spaces in accordance with RA 7279.

7. The Developer undertakes to devote and develop a parcel of land within the above-described development project where a materials recovery facility (MRF) will be placed in accordance with Republic Act 9003, also known as the "Ecological Solid Waste Management Act of 2000" within one (1) year after the issuance of the above-mentioned development permit. The said MRF shall have an area equivalent to 5% of the 30% open spaces for recreational facilities provided under RA 7279.

8. For every hectare comprising the residential subdivision project subject of the application for a Development Permit the Developer shall construct a multi-purpose hall building, classroom building, daycare center, or health center at any place within the municipality of Bacoor, the size, design and location of which building shall be identified and approved by the Municipal Mayor. The said multi-purpose hall building, classroom building, daycare center or health center shall then be donated by the developer to the municipality within six (6) months after its completion to enable the municipal government to effectively meet the needs of prospective residents of the said residential subdivision project. Provided: that in case the said multi-purpose hall building, classroom building, daycare center or health center to be donated to the Municipal Government is located within the subdivision project, the homeowners of the said subdivision shall be given preference in using the same. Provided further: that the Municipal Government shall be allowed by the Developer and by the homeowners association to use the said facility to be donated during special public occasions or during a public emergency. Provided lastly: that the use, operation, and management of the said facility shall be subject to a Memorandum of Agreement between Municipal Government, the Developer and the homeowner's association of the subdivision wherein the facility to be donated is located;

9. The Developer undertakes to pay a one-half percent (0.5%) tax on the assessed value of lands that it owns with an assessed value in excess of Fifty Thousand Pesos (Php 50,000.00) pursuant to Republic Act No. 7279 subject to the applicable ordinance to be passed by the Sangguniang Panlungsod;

10. The Developer hereby undertakes to require all its employees or the employees of its contractors of, suppliers who will be reporting for work within the territorial jurisdiction of Bacoor, Cavite to obtain work Permits from the Office of the City Mayor.

11. The Developer undertakes to provide the City Government through the Business Permits and Licensing Office (BPLO), with a list of the names and addresses of the various contractors/suppliers who will work on the above-mentioned development project for purposes of assessing the proper Business Permit Fees that the Municipal Government should charge to the said contractors/suppliers. Moreover, the Developer hereby undertakes to secure a business permit for the operation of an establishment to be operated by the Developer or its affiliates within its development project.

**CERTIFIED TRUE COPY OF  
FURNISHED OR SUBMITTED DOCUMENT(S)**  
O.R. NO. \_\_\_\_\_ AMOUNT \_\_\_\_\_  
AUG 12 2022  
RECORDS OFFICER





Republic of the Philippines  
Province of Cavite

**CITY OF BACOR**

APPLICATION NO. 2015-04 MOL

REFERENCE No.

DATE ISSUED: December 11, 2015

DEVELOPMENT PERMIT

SUBDIVISION  CONDOMINIUM  
PD-957

12. The Developer hereby undertakes to plant at least one hundred (100) trees within the territorial jurisdiction of Bacoor, Cavite for every one (1) hectare of the area consisting the development project subject of the above-mentioned application within one (1) year from the date of approval of the Development Permit. Provided: that the type of trees, the manner and schedule of planting of such trees, and the exact location where such trees shall be planted by the Developer shall be subject to the prior approval of the Mayor. Provided further, that types of trees to be planted by the Developer shall be subject to the recommendation of the Department of Environment and Natural Resources (DENR). Provided further, that the cost of planting and maintaining the said trees, which shall include but shall not be limited to the watering and fertilizing of the said trees, shall be borne exclusively by the Developer for the entire duration of one (1) year following its planting;

13. ~~The developer undertakes to design its subdivision project in such a way that its entrance/exit gates are at least ten (10) meters away from the edge of the nearest national, provincial, or municipal road so that motor vehicles entering or exiting the said subdivision shall not impede the orderly flow of traffic;~~

14. The Developer undertakes to design the roads inside its development project in such a way that they may be interconnected with the road network of the City Government and with that of adjoining residential subdivision, if any;

15. The Developer undertakes to designate certain roads within its residential subdivision project to become part of the Municipal Government's "Solidarity Route" project as provided under Municipal Ordinance No. 21-S-2009. ("An Ordinance Creating A Traffic Decongestion Scheme To Be Known As The Solidarity Route" In the Municipality of Bacoor, Cavite) to help ease traffic on main thoroughfares within the municipality during certain periods of the day;

16. The Developer undertakes to comply with Section 18 of Republic Act No. 7279 which mandates that developers of proposed subdivision projects shall be required to develop an area for socialized housing equivalent to at least twenty percent (20%) of the total subdivision area of total subdivision project cost, at the option of the developer, within the same city or municipality, whenever feasible, and in accordance with the standards set by the Housing and Land Use Regulatory Board and other existing laws;

17. ~~The Developer undertakes to install closed circuit television cameras at the entrance or exit gates of its residential subdivision project within one (1) year after the approval of its Development Permit in compliance with the Municipal Government's crime prevention program pursuant to Municipal Ordinance No. 18-S-2009 which was passed by the Sangguniang Bayan on 22 October 2009 (entitled: "An Ordinance Requiring Business Establishments And Residential Subdivisions Operating in Bacoor, Cavite to install closed circuit TV cameras.")~~

18. The Developer undertakes to require any security agency that it will hire to guard the residential subdivision to register with the Office of the Municipal Mayor and to pay the corresponding Business Permit Fee before it can operate;

19. The Developer undertakes to complete the project and perimeter fence of the residential subdivision covered by its application for a Development Permit within one (1) year from the date of approval of the said permit to ensure the security of homeowners from criminal elements; and

20. That any authorized MPDC Personnel, with proper identification card and Travel Order shall be allowed unconditional access to conduct on-the-spot inspection and monitoring to oversee compliance with this conditions without the need for prior notice to the proponent.

21. The Developer undertakes to finish the development of the said project within one (1) year from the date of issuance of the development permit by the City Government. Provided that, if the developer can not complete the project for any justifiable reason, the said developer shall request the Mayor for an extension of the aforementioned period before the same expires; and

Non-compliance with any of the foregoing conditions and any misrepresentation of material falsehood by the developers in connection with this Permit shall be sufficient ground for revocation of this permit and/or any other permit hereinafter issued to the Developer, and for any appropriate legal action.

DHSUD Region IV-A  
CERTIFIED TRUE COPY OF  
FURNISHED OR SUBMITTED DOCUMENT(S)

STRIKE B. REVILLA  
City Mayor



Republic of the Philippines  
Office of the President  
Housing and Urban Development Coordinating Council

**HOUSING AND LAND USE REGULATORY BOARD  
SOUTHERN TAGALOG REGION - (STR)**

DEC 11 2015

ENGR. CRISTOPHER MEDALLO  
Head, Technical Services Department  
South Operations, Household Dev't. Corp.  
3F Camella Centre, Metropolis,  
Alabang, Metro Manila

**RE: CAMELLA CARSON RESIDENTIAL SUBDIVISION  
Brgy. Molino, Bacoor City, Cavite**

Dear Engr. Medallo:

It has come to the attention of this Office that you are developing the above project without the necessary Development Permit from the Local Government of Bacoor City, Cavite, as evidenced by the Resolution issued by the Office of the Sangguniang Panlungsod of Bacoor City, Province of Cavite, with City Resolution No. CR 2015-115, entitled, "A resolution directing the City Planning and Development Office to cause the issuance of a **CEASE and DESIST ORDER** from further developing **CAMELLA CARSON RESIDENTIAL SUBDIVISION** project without a **DEVELOPMENT PERMIT**", copy of which is hereto attached for your ready reference.

Moreover, an information was gathered that you are selling and advertising the same without the necessary Certificate of Registration, License to Sell and Advertisement Approval from this Office per certification issued by the Records Section of this Office dated 26 November 2015, and dissemination of leaflets / brochures without prior approval, which constitute a violation of Sections 4, 5 & 19 of PD 957 and its implementing rules and regulations.

Relative thereto, pursuant to the authority vested upon this Board under Executive Order No. 648, series of 1981 as amended by Executive Order No. 90, series of 1986, in relation to Sections 4, 5 & 19 of PD 957, you are hereby **INSTRUCTED** to undertake the following actions within ten (10) days from receipt hereof:

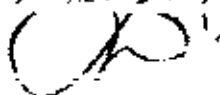
1. Submit to the Development Monitoring Unit of this Board a sworn statement stating both the reasons for violating the law.
2. Immediately **CEASE and DESIST** from:
  - a) Selling lots/unit therein.



- b) Collecting reservations / deposits and/or monthly amortizations from lot buyers of properties within the subdivision projects with a License to Sell has been issued by this Board, and
  - c) CEASE and DESIST from advertising and circulating advertisement materials of the above said project.
3. Submit a Certified True Copy of the Development Permit issued by the Local Government of Bacor City, Cavite,
  4. Pay a fine/penalty amounting to FORTY THOUSAND PESOS (P40,000.00) for the aforementioned violations of the provisions of the law,
  5. Secure a Certificate of Registration, License to Sell and Advertisement Approval with the Permits and Licensing Section of this Office

Non compliance with this Notice/Order within the given period of time shall constrains this Office to institute other administrative sanctions as may be warranted under existing laws.

Very truly yours,



Regional Officer - STR

Agairap

Uc: Mr. Jesus Francisco  
City Planning & Design Office

Ms. Adelia M. Mendoza  
Ms. Violeta B. M. M. M. M.  
8443 Gumamela St., Marcelo Green Village  
Parangue City

100 Aguirre St. Lungsod  
Trece Martires City, Cavite

HL/MR-Fag 1018  
Bgy. Halong, Calamba, Laguna



Republic of the Philippines  
Office of the President  
Housing and Urban Development Coordinating Council  
**HOUSING AND LAND USE REGULATORY BOARD**  
SOUTHERN TAGALOG REGION - (STR)

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DEC 23 2015:

**THE GENERAL MANAGER and/or  
THE DEPUTY REGISTRAR OF DEEDS**  
Register of Deeds of Trece Martires City  
Trece Martires City, Cavite

**RE: CAMELLA CARSON RESIDENTIAL SUBDIVISION**  
Brgy. Molino, Bacoor City, Cavite

Dear Sir/Madam:

This has reference to the above subdivision project which on 11 December 2015, this Office has issued a **CEASE and DESIST ORDER (CDO)** from selling subdivision lots/units therein against **Household Development Corporation**, owner/developer of the said project located at Brgy. Molino, Bacoor City, Cavite for violating Section 4, 5 & 19 of Presidential Decree No. 957 and Section 20 of its Implementing Rules and Regulation in relation to Board Resolution No. 808, Series of 2007, (Revised Rules and Regulations to Govern Advertisement Approval).

Relative to this, we would like to seek your assistance in the enforcement of the CDO by not allowing the transfer of titles from **Household Development Corporation** to its buyers unless cleared by this Office. The non-transfer of titles is necessary in order not to render nugatory and ineffectual the CDO issued by this Office.

Thank you for your support and cooperation on this matter.

Very truly yours,

**ARCH. JOSEF O. PEÑA, JR.**  
Regional Officer

Agairsp



Republic of the Philippines  
Office of the President  
Housing and Urban Development Coordinating Council  
**HOUSING AND LAND USE REGULATORY BOARD**  
SOUTHERN TAGALOG REGION - (STR)

OCT 07 2016

**ENGR. DAN KRISTOPHER C. MEDALLO**  
Technical Services Head  
South Operations  
Household Development Corporation  
3F Camella Centre, Metropolis  
Alabang, Muntinlupa City

**RE: NON-COMPLIANCE WITH THE ORDER OF  
IMPOSITION OF FINE**

Dear Engr. Medallo:

This has reference to the Order of Imposition of Fine issued by this Board against Household Development Corporation and/or its Technical Services Head, **ENGR. DAN KRISTOPHER C. MEDALLO** dated 11 December 2015 for its **CAMELLA CARSON RESIDENTIAL SUBDIVISION** project located at Brgy. Malinao, Bacoor City, Cavite. The Order required you to pay this Board a fine of **FORTY THOUSAND PESOS (P40,000.00)** within ten (10) days from receipt of the Order.

Per records on file, you have not yet complied with the said directives despite the lapse of a reasonable period of time. As such, said **ORDER** can now be considered **FINAL** and **EXECUTORY**.

In view thereof, you are hereby given ten (10) non-extendable days from receipt hereof to comply with the said Order and other directives as stipulated, otherwise we shall be constrained to issue **WRIT OF EXECUTION** addressed to the Clerk of Court and Ex-Officio Sheriff of the Regional Trial Court of Pasay City for the imposition of other administrative and/or criminal charges as may be warranted under the existing laws.

**FOR YOUR STRICT COMPLIANCE.**

  
**ARCH JOSE O. PENA, JR.**  
Regional Officer

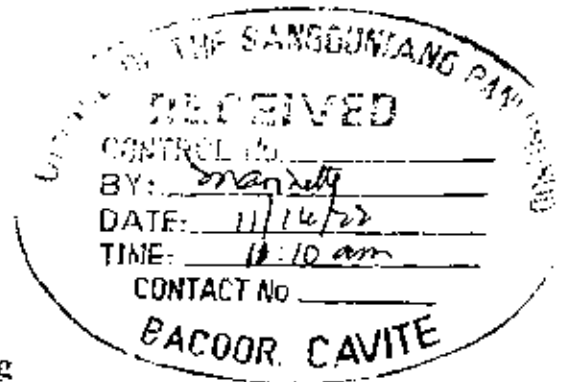
agw/rsp



November 16, 2022

**COMMITTEE ON HOUSING,  
LAND UTILIZATION AND  
URBAN DEVELOPMENT -  
CITY GOVERNMENT OF  
BACOR, CAVITE**

Sangguniang Paalingsod Office  
Bacoor Government Center  
Brgy. Bayanan  
Bacoor City, Cavite



Re: Notice of Committee Hearing

Mesdames and Sirs:

Greetings!

Household Development Corporation ("Company"), through the undersigned, is respectfully responding to the Notice of Committee Hearing from the Committee on Housing, Land Utilization and Urban Development (the "Honorable Committee") received through email on 14 November 2022, for a committee hearing scheduled on Wednesday, 16 November 2022, in relation to a letter from Camella Carson Homeowners' Association (the "Association").

The Company would like to inform the Honorable Committee that the subject matters raised by the Association are the same matters, or related thereon, that they raised in complaint currently pending and being heard (the "HSAC Case") in the Regional Adjudication Branch IV-A, Human Settlements Adjudication Commission ("HSAC, RAB IV-A"), with the following case details:

<b>Case Title</b>	<b>CAMELLA CARSON HOMEOWNERS ASSOCIATION INC., by majority of the Board of Directors, represented by GLENN RILLERA, vs. HOUSEHOLD DEVELOPMENT CORPORATION AND GLOBALLAND PROPERTY MANAGEMENT, INC.,</b>
<b>Case No.</b>	<b>HSAC Case No. RIVA-REM-220726-00522</b>

As proof, attached herewith is a copy of the "Summons" and "Complaint" filed by the Camella Carson Homeowners Association.


Additionally, the Company would like to inform the Honorable Committee that it is currently in the process of completing the requirements necessary for the approval of the applications for extension of time to complete the construction of the Camella Carson Subdivision Project (the "Subdivision Project"). As soon as the requirements are ready, the Company shall submit the documents to the Bacoor City Government, through its relevant departments, for approval.

Lastly, and in relation to the immediately preceding paragraph, the Company endeavors to complete the Subdivision Project as soon as possible, and in accordance with the prevailing laws.

Very Truly Yours,

Household Development Corporation  
By:

  
**Nikko Anthony R. Mico**  
Head, Technical Services

  
KATH LORA GUSALAN  
11/16/22

Republic of the Philippines  
**Human Settlements Adjudication Commission**  
**REGIONAL ADJUDICATION BRANCH NO. IV-A**  
Units 207-208, 2<sup>nd</sup> Floor Dencris Business Center,  
National Highway, Brgy. Halang, Calamba City, Laguna 4027

**CAMELLA CARSON HOA,**  
**INC.,** by majority of the Board of  
Directors, Rep. by: **GLENN**  
**RILLERA,**  
Complainants,

- versus -

**HSAC CASE NO. RIVA-**  
**REM-220726-00522**

**HOUSEHOLD DEV'T. CORP.,**  
**& GLOBALLAND PROPERTY**  
**MANAGEMENT, INC.,**  
Respondents.

x-----x

**SUMMONS and NOTICE OF HEARING**

TO:

**PRESIDENT/GEN. MANAGER**  
**HOUSEHOLD DEV'T. CORP.**  
*Respondent*  
Camella Office, 9/F Vista Mall, Las Piñas,  
C.V. Starr Avenue, Philamlife Village,  
Pamplona II, Las Piñas City 1740

**PRESIDENT/GEN. MANAGER**  
**GLOBALLAND PROPERTY**  
**MANAGEMENT, INC.**  
*Respondents*  
Unit 3 & 4 Starmall Appartelle, Starmall  
Complex, EDSA cor., Shaw Blvd.,  
Mandaluyong City

**GREETINGS:**

You are hereby required within a **non-extendible period** of  
**TWENTY (20) CALENDAR DAYS** from receipt of this  
Summons to file with the REGIONAL ADJUDICATION BRANCH



*[The text in this section is extremely faint and illegible. It appears to be a list or a series of entries, possibly a table of contents or a list of items, but the specific words and numbers cannot be discerned.]*



Global Copy

Republic of the Philippines  
IRRIGATOR SETTLEMENTS ADJUDICATION COMMISSION  
Regional Adjudication Branch IVA  
Units 207-208 2<sup>nd</sup> Floor, Dencris Business Center  
National Highway, Brgy. Halang, Calamba City, Laguna

CAMELLA CARSON HOMEOWNERS  
ASSOCIATION INC. by majority of the  
Board of Directors. Rep. by Glenn Rillera  
Complainants

HSAC  
REGISTRATION  
BY: *[Signature]*

-VERSUS-

HOUSEHOLD DEVT. CORP and  
GLOBALAND PROPERTY  
MANAGEMENT, INC.  
Respondents

HSAC CASE NO. RIVA -  
RIM- 220726-00572  
Violation Under Sec. 19, Sec. 20,  
Sec. 27 and Sec. 30 of PD 957  
Cease and desist from collecting  
Amortizations until issuance of  
Certificate of Completion

And

HSAC CASE NO. RIVA  
HOA-  
Violation Under Sec. 97 of the  
2021 Revised IRR of RA 9904  
Reimbursements and turnover:

HSAC - IRRIGATOR SETTLEMENTS ADJUDICATION COMMISSION  
BRANCH NO. IVA  
O.R. #: 2035055  
AMOUNT: 6,388.05  
DATE: July 26, 2022  
ASSESSED BY: RVC

1. Collected Membership Fees, 459,000.00 pesos and Monthly Dues According to Records Semestrial Report from Dec. 2019 to March 2022
2. Buyers Expenses in the construction of perimeter fence approximate Three Hundred Fifty Thousand Pesos

X

X

COMPLAINT

1. The Camella Carson Homeowners Association Inc majority of the board of directors for the year 2022-2024 whose names and positions are Christopher S. Raymundo president, Rodrigo d. Cells Jr. Secretary and Sharon Joy S. Lacorte (treasurer) all of legal age, Filipino and are residents of Camella Carson, Brgy Molino 3, Bacoor City, Cavite do represent the Aggrieved Buyers- Members of the Homeowners Association and have given the authority for Glenn Rillera as their duly authorized representative representing the Complainants
2. HOUSEHOLD DEVELOPMENT CORPORATION, the developer of Camella Carson residential project with office address at Camella Office, 9F Vista Mall, Las Pinas, C.V. Starr Avenue, Philamlife Village, Pamplona II, Las Pinas City 1740 and GLOBALAND PROPERTY MANAGEMENT

INC) with office address at Unit 3 and 4 Starmall Appartelle Starmall Complex, FIDSA corner Shaw Blvd. Mandaluyong City or for Summons be sent to c/o Household Development Corporation to guarantee any summons will be received are the respondents.

3. This complaint are for:
  - 3.1 Violation of Presidential Decree:
    - Failure to provide facilities advertised
    - Incomplete Development
    - Unauthorized alteration of plan
    - Unauthorized collection of fees, dues
  - 3.2 Other acts /violations of the respondents complained of
    - Irregularities in initiating organizing the homeowners' association
    - Specific performance of contractual obligations from the sale of unit/lot
  - 3.3 Violation of 2021 Revised IRR of RA 9904 under Section 97.
4. The above violations were committed as follows:
  - 4.1 Failure to provide facilities advertised.

The Convenience of upgraded lifestyle with modern facilities and friendly amenities- an impressive grand entrance, swimming pool, basketball court, playgrounds, jogging paths, landscaped parks and playground and Italian inspired clubhouse that houses function rooms.

Buyers were deprived from date of moved in to present. The clubhouse is used by Globalland Property Management Inc representative as their office and seldom use by homeowners
  - 4.2 Safe and secure- the subdivision still have areas which is undeveloped and Not maintained. Still without high perimeter fence and insufficient security guard on roving. Most of the buyers constructed their own perimeter fence
  - 4.3 alteration of plan was identified during monitoring of EMIS
  - 4.4 Collection of membership fees were collected by the developer and turned over to Globalland Property Management representative which acting as collectors of monthly dues engaged by the developer. Likewise, representatives/employees were paid by the homeowners
  - 4.5 Globalland Property Management employees refused from usurpation of their positions and wish not for the board of directors to avail own HOA office and as instructed by the representative of the developer. Refused to officially turn over the association records, books, moneys, properties, etc.
5. As evidence of the forgoing facts and circumstances, attached are the following documents as annexes to these complaints.

Annexes:

Description of Documents:

- Notarized application (**Annex A**) of Certificate of Registration and License to Sell (**Annex B**) from the Household Devt. Corp. submitted by Arriannne De Guzman dated October 10, 2016 which described the required documents submitted specifically Copy of Brochures and advertisements, sample copy of contract to sell indicating buyers will be automatically become member of the HOA and copy of ECC (**Annex C**)

- dated February 21, 2017 describing that there are 373 saleable lots within the saleable area of 99, 984 for Camella Carson project of the Household Devt. Corp. with amenities, facilities, road system, landscape open space, parks and playgrounds, water tank, water and electrical facility, drainage system, wastewater management facilities, MRF and other support facilities.
- Development Permit (**Annex D**) issued by City of Bacoor on Dec. 3, 2014 with an area of 9,9984 has and with 373 saleable lots
- HLURB COR No. 27823 (**Annex E**) and License to Sell (**Annex F**) both dated Dec. 16, 2016 with an area of 64, 590 sq. m. and 280 lots/units
- Notarized Certification (**Annex G**) from Mia Rose Marasigan for registration of HOA describing entire 34, 149 sq.m. of the subdivision for Camella Carson
- Copy of advertisement (**Annex H**)
- Copy of buyers'/ homeowners demand for reimbursement of expenses paid for construction of their own perimeter fence (**Annex I and Annex J**)
- Copy of communication requested by the board of directors/ president of HOA for the turnover of record, books, funds, properties of the Association. (**Annex K** )
- Copy of membership list that paid the membership fee indicating the amount of membership fee collected (**Annex L**)

**6. Complaints are seeking for the following reliefs.**

- 6.1. For the completion of the Camella Carson project: To provide the proper facilities within the safety location and standards, full construction of the high perimeter fence for the safety of the residents and community within no less than 6 months after the issuance of Notice of Violation dated June 10, 2022,
- 6.2 Affidavit of undertaking duly signed both by a licensed geodetic engineer and the developer that the purchased lot have the correct technical description and without any encroachment to set back/ perimeter boundaries,
- 6.3 Affidavit of undertaking that the drainage and sewer line within the premises of their units are safe according to the national building code and sanitation code.
- 6.4 For HOUSEHOLD DEVT CORP. to provide the HOA its own place for HOA office and for GLOBALLAND PROPERTY MANAGEMENT INC cease and desist from intervening the affairs of the association
- 6.5 For Household Development Corporation and GLOBALLAND PROPERTY MANAGEMENT INC return all the collected fees and dues of the association for the fact that the owner developer cannot/ shall not collect maintenance fees from the homeowners association pending the issuance of a Certificate of Completion from the Department of Human Settlement and Urban Development (refer to DHSUD Regional Officer Nary O Amorsolo where she cite that "Fees to finance services for common comfort , security and sanitation" may be collected only by a properly -organized homeowners association and only with the consent of a majority of the lot or unit buyers actually residing in the subdivision. As to -NO owner or developer shall lev upon any lot or unit buyer a fee for an alleged community benefit. Audited Financial statement, bank statements and funds amounting to more or less Five Million Pesos for turnover to the HOA.



6.6 At present that the developer maybe required to file for extension of time for completion, this shall be accompanied by a revised work program duly signed and sealed by a licensed engineer or architect with project costing and financing scheme therefore. However, request for extension of time to complete development of the subdivision project may be granted only in cases where non completion of project is caused by fortuitous events, legal orders or such other reason that the board may deem fit/proper with the written notice to lot or unit buyers without prejudice to the exercise of their rights pursuant to Section 23 of the Decree.

7. Complainants also seek for all necessary relief and damages the Regional Arbitrator of the Commission may grant without prejudice.
8. Complainants also prays that pending the resolution of the case, the following provisional remedies be issued;

Provisional remedies prayed for:

- Cease and desist from collecting amortization from buyers until such time a certificate of completion is obtained. *and cease from operating as HOA Q.S.*
- for the immediate release of membership fees paid directly to Camella Office and transferred to Globalland Property Management Inc in the amount of Four hundred fifty-nine pesos on July 14, 2022. *₱459,000.00 Q.S.*
- For the HOA to be provided of its own office to manage the administration and affairs of the association.

*Re: reimbursement of amount for cost of provisional fees ₱350,000.00 Q.S.*

As proof of these circumstances, attached are the above documentary evidence as Annex "A" to "L".

Calamba City, Philippines this July 26, 2022.

For the Complainants:

Gilda Rillera

OSA ID 033378

Attorney-in-Fact/SPA

[grillera.ph@gmail.com](mailto:grillera.ph@gmail.com)

0995 820-0303

c/o Lorelie Gutierrez

Block 73, Lot 5 Camella Carson

Brgy. Molino 3, Bacoor City

Cavite

**SPECIAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:**

We, **CHRISTOPHER S. RAYMUNDO, RODRIGO D. CELLS, JR. and SHARON JOY S. LACORTE**, all Filipinos of legal age, residing at Camella Carson, Brgy. Molino III, Bacoor City, represent the majority of the Board of Directors and Exec. Officers of Camella Carson Homeowners Association, Inc. (The Association), which is located at Clubhouse, Camella Carso, Brgy. Molino III, Bacoor City, Cavite.

That we hereby appoint, name and constitute **MRS. GLENN RILLERA**, Filipino of legal age, as the Attorney-in-fact to act on behalf of the Board of Directors to do and perform the following acts and deeds:-

1. To file and institute the Complaints for and in our name, place and stead, and to execute such other papers to give full effect to the said complaint, including the Verification and Certification Against Forum Shopping for submission to Human Settlement Adjudication Commission (HSAC) Region 4A;

2. To act for and in our name, place and stead and to be present during the mandatory conference with full authority to enter into an amicable settlement under such terms and conditions as maybe acceptable to her, to make admissions or stipulations of facts and documents without further consultation from us.

3. Make representation in our behalf, sign all papers, and documents, demand and receive any papers so that our interest will be preserved, protected and maintained;

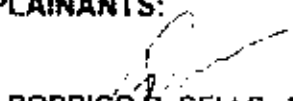
4. To do such other act/s or thing that may be required necessary or incidental to carry out effectively any and all purposes for which this authority is hereby given;

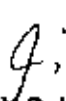
We hereby grant our representative the authority to execute and perform the necessary act as though ourselves have so performed it and hereby approve all that she may do by virtue of this present


**AFFIANTS FURTHER SAYETH NAUGHT.**

IN WITNESS WHEREOF, we hereunto set our hands this \_\_\_\_\_ at \_\_\_\_\_

**COMPLAINANTS:**

  
**RODRIGO D. CELLS, JR.**  
BOD Secretary  
Passport No. P8628643B  
Expires on 03 Jan. 2032, DFA Manila

  
**SHARON JOY S. LACORTE**  
BOD Treasurer  
Driver's License No. N01-90-104845  
Expires on 02.23.2024

  
**CHRISTOPHER S. RAYMUNDO**  
BOD President  
Driver's License No. NO3-02-003-150  
Expires on 12.06.2031

REPRESENTATIVE

GLENN MILLERA



ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

... ) S.S.

BEFORE ME, a Notary Public for and in ... , affiants represent their valid identification, known to me and to me known to be the same persons who executed the foregoing special Power of Attorney and they acknowledged to me that the same is their voluntary act and deed.

NOTARY PUBLIC

Doc No. 457  
Page No. 92  
Book No. VI  
Series of 2022







CHRISTOPHER S. RAYMUNDO

~~CHRISTOPHER S. RAYMUNDO~~  
~~CHRISTOPHER S. RAYMUNDO~~  
~~CHRISTOPHER S. RAYMUNDO~~


**IN OTHER COUNTRIES**  
**I WILL SUPPORT THE ARMY OF COMRADES**

**IN THE NAME OF EMERGENCY SUPPORT:**  
**WARRIORS, CELLS**  
**ADDRESS: 1989 MUNOZ ST PACO MANILA**  
**TEL. NO. 0917 8227988**

**1. INFORMATION:**  
 1. SUPPORT THE ARMY OF COMRADES  
 2. WARRIORS IN THE ARMY OF COMRADES  
 3. WARRIORS ARE THE ARMY OF COMRADES  
 4. WARRIORS ARE THE ARMY OF COMRADES  
 5. WARRIORS ARE THE ARMY OF COMRADES  
 6. WARRIORS ARE THE ARMY OF COMRADES  
 7. WARRIORS ARE THE ARMY OF COMRADES  
 8. WARRIORS ARE THE ARMY OF COMRADES

**2. SIGNATURE:**  
 A. SIGNATURE  
 B. SIGNATURE  
 C. SIGNATURE  
 D. SIGNATURE  
 E. SIGNATURE

**Book Number**  
**125270008**



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**DEPARTMENT OF EDUCATION**  
**LIBRARY AND DOCUMENTATION SERVICE**  
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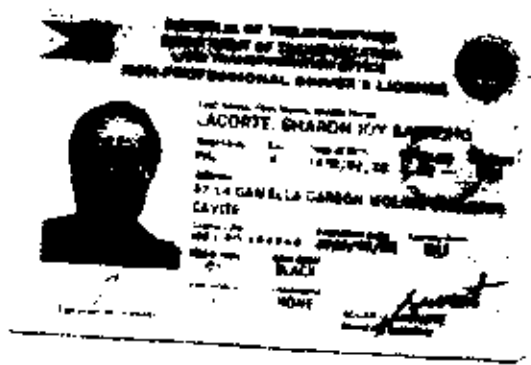


**License No. 1989 MUNOZ ST PACO MANILA**  
**CELLS, ADDRESS IN MANILA**  
**1989 MUNOZ ST PACO MANILA**

**License No. 1989 MUNOZ ST PACO MANILA**  
**1989 MUNOZ ST PACO MANILA**  
**1989 MUNOZ ST PACO MANILA**

**Signature of Librarian**

*[Handwritten signatures]*



SHARON JOY S. LACORTE

*[Handwritten signature]*

**VERIFICATION AND CERTIFICATION AGAINST FORUM SHOPPING**

Complainant Camella Carson HOAI thru its board of directors duly represented by Glenn Rillera, Filipino of legal age after having been duly sworn in accordance with law, hereby depose and state:

1. That the complainants in the above entitled case and have caused this complaint to be prepared;
2. That have read and understand its contents are true and correct based on true records and
3. That have not commenced any action or proceeding involving the same issue or subject matter in the Supreme court, the Court of Appeals or any other tribunal or agency; that to the best knowledge no such action or proceedings is pending in the supreme Court, the Court of appeals or any other tribunal or agency; and that it should learn thereafter that a similar action or proceeding has been filed or is pending before the courts or tribunal or agency, will undertake to report that the fact to the Commission within five (5) calendar days therefrom.

For the Complainants: Glenn Rillera  
OSC# 033378  
Authorized Rep./ SPA

Republic of the Philippines)  
CALAMBA CITY ) S.S.

SUBSCRIBED AND SWORN to before me, this  
with affiant exhibiting valid ID.

CALAMBA CITY  
JUL 26 2022

Notary Public

DOC. NO.  
PAGE NO.  
SERIAL NO.  
DATE OF

(Atty.) ROMMEL G. OLIVA  
PUBLIC  
LAGUNA

My Commission expires on December 31, 2023





Housing and Land Use Regulatory Board  
Southern Tagalog Field Office  
Dencris Business Center, National Highway,  
Brgy. Halang, Calamba City

RE: CAMELLA CARSON  
BOY. MOLINO II, SACOR, CARITE  
(Name of Project and its Location  
as indicated in the submitted Sworn Registration Statement)

18/10/2018  
Date

The Regional Officer

Pursuant to pertinent laws and the implementing rules and regulations of this Board, I am hereby applying for a **CERTIFICATE OF REGISTRATION (CR)** and a **LICENSE TO SELL (LS)** for the above-mentioned project.

Please consider the attached documents listed below with check or cross ("✓" or "X") consistent with the list of requirements stated in the Implementing Rules and Regulations of PD 957 and numbered consecutively to support the application for CR/LS.

- Sworn Registration Statement [PRLD 0002-A 02 or PRLD 0002-B 02]
- Certified True Copy of Transfer Certificate of Title (TCT) or Original Certificate of Title (OCT) duly stamped with original marking "CERTIFIED TRUE COPY" by the proper Register of Deeds and bearing its seal or security marker
- Duly audited balance sheet
- Articles of Incorporation, By-Laws, and latest annual corporate report to SEC
- A copy of any circular, prospectus, ~~brochure, advertisement,~~ or communication used/to be used for public offering of subject project and for circulation upon approval by this Board.
- Sample copy of Contract to Sell
- Certified true copy of Environmental Compliance Certificate (ECC)/Certified of Non-Coverage (CNC)
- Certified True Copy of DAR Conversion Order/Exemption Clearance *( zoning Cert )*
- Certification from MERA/COA local Franchise Holder
- Permit to operate a deepwell/water potability test results/Certification from Local Water District
- Project Study (to include tabulation of areas)
- Program of development (bar chart with S curve, Gantt Chart/PERT-CPM, etc.) signed and sealed by licensed engineer or architect indicating work activities, duration and costing.
- Affidavit to change project name [PRLD 0005 02]
- Duly accomplished and notarized fact sheet [PRLD 0006-A 02 or PRLD 0006-B 02]
- PHIL VOCS Certification
- Civil Aviation Authority of the Philippines (CAAP) Certification (if applicable)

**For Condominium Projects:**

- Master Deeds with Declaration of Registration and Declaration of Restrictions evidences by the proper annotation thereof in the title(s) of the property and the certified true copy of such title(s) from the Register of Deeds
- Building Permit
- Affidavit of Undertaking to submit Condominium Certificate of Title [PRLD 0004-B 02]

**For Subdivision Projects:**

- Verified Survey Returns (two copies)
- Sangguniang Resolution/Ordinance granting of Development Permit/Subdivision Development Plan

- Certified True Copy of resolution conferring authority to the mayor or other local government official to issue Development Permit
- Proof of Compliance to Sec. 18 of R.A. 7279
- One (1) set of Subdivision Development Plan
- Approved Electrical Plan and Specifications
- Affidavit of Undertaking to submit Transfer Certificate of Title (parks, playground, community facilities and other open spaces) [PRLD 0004-A.02]
- Others

If the Property is/are currently mortgaged:

- Mortgagee Undertaking [PRLD 0007-A.02]
- Mortgagor Undertaking [PRLD 0007-B.02]


Tax Identification Numbers  
 Landowner \_\_\_\_\_  
 Developer 001 271 703 000

In this connection, I attest to the fact that (1) The number identifying the documents listed above under perspective applications corresponds to each of the attached documents, (2) Duplicate copies are the authentic and faithful reproduction of the original documents, and, (3) Documents conforms strictly to the official checklist of requirements and the detailed description thereof

I understand that additional requisites, including but not limited to subdivision approval and other pertinent documents of the compliance project per R.A. 7279 (20% socialized housing under Section 18), if covered, the performance bond, and the balance of the processing fee or L.S. may be required only through a written notice signed by an authorized official and that further action on subject applications may be withheld if there is an unfavorable decision (final and executor) in case before this Board or an order in connection with a violation against the undersigned applicant which has not been complied with

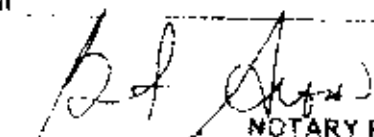
I can be reached at  
 Address \_\_\_\_\_  
 Telephone No. \_\_\_\_\_  
**3RD FLOOR RIGHT WING STARBUCK ALASANG, MUNTINLUPA CITY**  
TEL. 8552 1007, 8540

Or through my representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone No. \_\_\_\_\_  
**AHSANNE DE GUZMAN**  
 (Name)  
**3RD FLOOR RIGHT WING STARBUCK ALASANG, MUNTINLUPA CITY**  
TEL. 8552 1007, 8540

Very truly yours,   
 \_\_\_\_\_  
 (Printed Name and Signature)  
 (Designation/Position)

**OCT 18 2016**

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Affiant exhibiting his/her Residence Certificate No. \_\_\_\_\_ issued at \_\_\_\_\_ on \_\_\_\_\_

  
 \_\_\_\_\_  
 NOTARY PUBLIC

Doc. No. 373  
 Page No. 25  
 Book No. 64  
 Series of 2015



Republic of the Philippines  
Province of Cavite  
**CITY OF BAGOOR**

DEVELOPMENT PERMIT

APPLICATION NO. PD-12-2015-04- MOL 3 REFERENCE No. DATE ISSUED : December 03, 2014	DEVELOPMENT PERMIT <input checked="" type="checkbox"/> SUBDIVISION <input type="checkbox"/> CONDOMINIUM PD-957	
NAME OF OWNER HOUSEHOLD DEVELOPMENT CORPORATION	ADDRESS and TEL. No. 3F CAMELLA CENTER, METROPOLIS STARMALL, ALABANG MUNTINLUPA TEL. NO. 02-726-3552	
NAME OF DEVELOPER HOUSEHOLD DEVELOPMENT CORPORATION	ADDRESS and TEL. No. 3F CAMELLA CENTER METROPOLIS STARMALL, ALABANG MUNTINLUPA TEL. NO. 02-726-3552	
NAME OF PROJECT CAMELLA CARSON	LOCATION MOLINO 3, BAGOOR CITY, CAVITE	
AREA (Has.) 8.9984 HAS.	NUMBER OF SALEABLE LOTS/UNITS 373 LOTS	
PROJECT CLASSIFICATION PD-957- RESIDENTIAL SUBDIVISION	RIGHT OVERLAND TCT NOS. 7-8517123-849031; Please see list of Participating Titles Tabulation	
EVALUATION OF FACTS	The CAMELLA CARSON is in conformity with the Zoning Ordinance of this City and with the implementing standards, rules and regulations of PD-957.	
DECISION	Development Permit <b>GRANTED</b> provided, it is within all existing rules and regulations, of all government agencies concerned, as per SP Resolution No 2015-191 dated December 07, 2015 series of 2015.	

**CONDITIONS**

- All conditions stipulated herein form part of the DECISION and are subject to monitoring by the Local Government of Bacoor.
- All conditions stipulated in the aforementioned Sangguniang bayan Resolution shall form part of this Development Permit.
- All pertinent provisions of PD-957 and BP 220, and their Implementing Rules and Regulations must be complied with.
- Secure the necessary License to Sell from the HLURB.
- Other conditions:

1. This Permit is not an authority to sell.
2. The developer manifests that HOUSEHOLD Development Corp. is the registered owner of the property subject of the above mentioned application for a Development Permit, that its title over the same is free from any legal infirmity, that it has not received any order issued by the court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the said corporation has complied and will continue to comply with all the requirements for such a development project, set under prevailing laws and rules and under the various policies of the national government and its various instrumentalities.
3. The Developer hereby undertakes to pay all corresponding government fees and taxes equivalent to the areas covered by its application for a development permit before such permit is issued.
4. The Developer undertakes to hold the City Government, and all of its elected and appointed officials, free and harmless from any and all claims, demand account or action arising out of any infirmity in its title to the above mentioned property or to any person or tenant caused by the development or construction of the same.



Republic of the Philippines  
 Office of the President  
**HOUSING AND LAND USE REGULATORY BOARD**  
 Region IV - Southern Tagalog Region  
 Dencris Business Center  
 Argy. Malang, Calamba City, Laguna

# Certificate of Registration

No. 27823

**BE IT KNOWN:**

THAT CAMELLA CARSON  
 a project covered by PCB-04-030629  
 and located at BARR. Malino III, Bacoor, Cavite  
 with an area of 64,590 sq.m. is hereby REGISTERED pursuant to Sec. 4 of PD 957  
 and its rules and regulation. (Sec. 10, Revised IRR of 2001)

THAT any misrepresentation or material falsehood made in connection with the application for this registration or the forgery or falsification of any of the supporting documents thereof and other legal grounds provided by law shall be a valid cause for revocation of this Registration.

THAT this Certificate of Registration is NOT an authority to sell any lot/unit in the abovementioned project.

AND THAT the project owner(s) HOUSEHOLD DEVELOPMENT CORPORATION  
 and the developer (s) HOUSEHOLD DEVELOPMENT CORPORATION  
 take the solidary responsibilities of complying with the law and the rules and regulations for the issuance of this CERTIFICATE and License to Sell, if any

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Calamba City this 10th day of December, year 2016

RECEIVED  
 HOA UNIT  
 NAME  
 DATE APR 02 2016  
 TIME

Authority of the Board:  
 Arch. JOSE O. PENA, JR.  
 Regional Director/Officer







Republic of the Philippines  
Office of the President

**HOUSING AND LAND USE REGULATORY BOARD**

Region IV - Southern Tagalog Region  
Declaris Business Center  
Brgy. Malang, Calamba City, Laguna

**LICENSE to SELL**

No. 032041

This license is issued for the sale of saleable lots/units/lots with units in  
CAMELLA CARSON (280 lots/units)  
located at Brgy. Molino III, Bacoor, Cavite pursuant to  
Sec. 5 of PD 957 and its rules and regulations.

(Sec. 11, Revised IRR of 2001)

The project owner(s), HOUSEHOLD DEVELOPMENT CORPORATION

and developer(s), HOUSEHOLD DEVELOPMENT CORPORATION

is (are) obliged to comply strictly with the following.

1. Complete the project in accordance with the approved development plan therefore not later than Dec. 31, 2019 and advise buyers in writing of such time frame for development. The date of completion and delivery of the housing component (see back)
2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216.
3. Register the instrument relative to any sale with the Registrar of Deeds, whether or not the price is fully paid, within 150 days from execution.
4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged, redeem and deliver the same within six months from full payment.
5. Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name of ownership.
6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer.
7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development.
8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester.
9. Sell only at the maximum selling price of N/A.
10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer.
11. Indicate the organization of humankind owners.
12. Refrain from levying any fee for an alleged community benefit upon the buyers, and.
13. Comply with other provisions of the pertinent laws, rules and regulations.

Additional Condition(s)

**Non-Saleable:**

**Parks/Playground** - Blk.1, Lot 6; Blk.2, Lot 9; Blk.9, Lot 40; Blk.13, Lot 30; Blk.18, Lot 1; Blk.19, Lot 1; Blk.20, Lot 1; Blk.21, Lot 1; Blk.22, Lot 1; Blk.23, Lot 1

**Materials Recycling Facility (MRF)** - Blk.21, Lot 3

*Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.*

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Calamba City, this 16<sup>th</sup> day of December, year 2016.

O.R.No. 3579327  
Date Issued 10/26/2016  
Amount Paid ₱ 336,372.00  
TIN (Owner) 001-221-703-000  
TIN (Developer) 001-221-703-000

By Authority of the Board:

Arch. JOSE O. PENA, JR.

Regional Officer

\*1. shall be explicitly provided in the contract to sell or any purchase agreement. In the absence of such provision or in case of failure to indicate the same the period of completion and delivery of the housing unit shall in no case exceed one (1) year from the date purchase.

**Non-Saleable:**

Water Tank Site - Blk.7, Lot 15

Excluded/Reserved Lots - Blk.13, Lot 31; Blk.13, Lot 32;

Blk.21, Lot 2 & Blk.21, Lot 4

Encroachment - Blk.7, Lot 16; Blk.17, Lot 22 & Blk.21, Lot 6

All road lots

RA 7279 Compliance charged to EMPRESA HOMES SAN FERNANDO located at Bigy, Calulut, San Fernando, Pampanga consisting of 216 lots/units.

Area 1 - Blk.11, Lots 1 to 40;

Area 2 - Blk.1, Lots 1 to 6; Blk.2, Lots 1 to 6;

Blk.4, Lots 1 to 5; Blk.6, Lots 1 to 40;

Blk.7, Lots 1 to 40; & Blk.8, Lots 1 to 25

6<sup>th</sup> Floor DENR by the Bay Bldg., 1515 Roxas Blvd., Ermita, Manila  
RT's Office 536-2808; 536-3095; Telefax No. 536-9784;  
Admin/Finance Division Telefax No. 404-1610  
PC Division 525-0343; 404-1610; EIA Division Telefax No. 522-8177  
E-mail Address: rmb rfa@denr.gov.ph

**ENVIRONMENTAL COMPLIANCE CERTIFICATE**  
(Issued under Presidential Decree 1586)  
**ECC-OL-R4A-2017-0068**

THIS IS TO CERTIFY THAT THE PROPONENT, **HOUSEHOLD DEVELOPMENT CORPORATION** is granted this Environmental Compliance Certificate (ECC) for their **CAMELLA CARSON PROJECT** to be located at **Barangay Molino 3, Bacoor City, Cavite** by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau (EMB), CALABARZON Region.

SUBJECT ONLY to the conditions and restrictions set out in this Certificate with the following details:

**PROJECT DESCRIPTION**

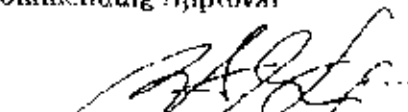
The Camella Carson Project shall cover a total land area of One Hundred Sixty Seven Thousand Nine Hundred Sixty (167,960) square meters of parcels of land embraced by TCT Nos. T-852623, T-852622, T-852624, T-852647, T-852646, T-852625, T-852621, T-852612, T-852628, T-852614, T-852627, T-852631, T-852610, T-852640, T-852626, T-852639, T-852644, T-852643, T-852633, T-852609, T-852637, T-852638, T-852636, T-852635, T-852634, T-852632, T-852619, T-852611, T-852613, T-851756, T-852655, T-851757, T-852641, T-852630, T-852603, T-852642, T-851775, T-467874, T-851774, T-467875, T-467876, T-467877, T-467878, T-467879, T-467880, T-467881, T-467882, T-467883, T-467884, T-851777, T-852616, T-852615, T-852618, T-852617, T-852629, T-852620, T-852645, T-467885, T-467886, T-851771, T-851770, T-851769, T-851768, T-851773, T-851772, T-849031 & T-851712 located at Barangay Molino 3, Bacoor City, Cavite. The project shall have Three Hundred Seventy Three (373) saleable lots within a saleable area of Ninety Nine Thousand Nine Hundred Eighty Four (99,984) square meters with amenities/facilities such as residential lots, landscape open space, parks & playgrounds, community facilities, road system, elevated water tank, water and electrical facility, drainage system, wastewater management facilities, materials recovery facility and other support facilities.

This Certificate is issued in compliance to the requirements of Presidential Decree No. 1586, in accordance to Department Administrative Order No. 2003-30. The Bureau, however, is not precluded from reevaluating, adding, removing, and correcting any deficiencies or errors that may be found after issuance of this Certificate.

This is to certify, further, that in issuing this **CERTIFICATE**, it should be understood that the same is a **PLANNING TOOL** and **NOT A PERMIT**. Hence, the proponent shall secure pertinent **PERMITS/CLEARANCES** from all concerned government agencies (i.e. HLPRB, NWRB, LGUs, NIA, DOE, DOD, EOP, DOLE, DPWH, PAHB, MGB, DCO, LWUA, DAR, DA, etc.) prior to the implementation of the project to be submitted to this Office within sixty (60) working days upon receipt thereof, otherwise this Office shall be constrained to take appropriate legal action. The issuance of the POC shall not be construed as resolving issues within the mandate of other Government Agencies.

Issued at EMB CALABARZON Region this **February 21, 2017**.

Recommending Approval:

  
**ROBERT ANGELO M. METIN**  
OIC, Clearance and Permitting Division

Approved by:

  
**DIR. NOEMI A. PARANADA**  
OIC Regional Director



By way of recommendation, the following have been taken notice of by the undersigned and are forwarding these recommendations to the parties and authorities concerned for proper appreciation and action.

REGULATORY CONDITIONS	CONCERNED AGENCIES
<p>1. The proponent shall comply with, but not limited to the following:</p> <p>1.1 P.D. 856 or the Sanitation Code of the Philippines;</p> <p>1.2 P.D. 442 or the Labor Code of the Philippines including occupational health and safety;</p> <p>1.3 R.A. 6541 or the National Building Code of the Philippines including adequate storm drainage system and other flood control measures and compliance to the Fire Safety and Emergency Preparedness;</p> <p>1.4 P.D. 1067 or the Water Code of the Philippines;</p> <p>1.5 P.D. 957 and B.P. 220;</p>	<p>DOH DOLE - Bureau of Working Condition City Planning &amp; Dev't. Office/Building Official/BFP/ LGUs Concerned</p> <p>NWRH/DPWH HLURB</p>
<p><b>ENVIRONMENTAL PLANNING RECOMMENDATIONS FOR THE PROPONENT</b></p>	
<p>2. Close monitoring should be undertaken by the proponent to maintain a high level of safety and efficiency at all stages of the project, and to immediately address any environmental hazard/change that may take place.</p>	

For dissemination and proper action of the parties concerned.

  
**ROBERT ANGELO M. METIN**  
 OIC, Clearance and Permitting Division

  
**DIR. NOEMI A. PARANADA**  
 OIC-Regional Director

Transmittal Form  
 Transmittal No.

PROJECT NO.  
 10280

Date: November 21, 2016

**CERTIFICATION**

I, Mia Rose Marasigan, Filipino, of legal age, with postal address at **CAMELLIA CARSON SUBDIVISION, BRGY. MOLINO III, BACOR, CAVITE**, in connection with the registration of **Camella Carson Homeowners' Association, Inc.**, under oath do hereby state and certify that:

1. The territorial jurisdiction of **Camella Carson Homeowners' Association, Inc.** covers:
  - a) The entire **34,149 sqm** of the subdivision;
  - b) Phases composed of **2**, including all future phases;
  - c) Unsubdivided parcel of land evidenced by a vicinity map hereto attached;
  - d) License to Sell No. 032041 and Certificate of Registration No. 27823
2. No Homeowners Association presently exists within our subdivision/community, or presently registered with the Housing and Land Use Regulatory Board, Home Financing Corporation, Home Insurance and Guaranty Corporation, Securities and Exchange Commission, or other regulatory agency.
3. Since the subdivision is divided by phases and/or the territorial boundaries may be delineated, there is no existing homeowners' association.
4. The nearest homeowners' association existing is **CERRITOS 2 HOMEOWNERS' ASSOCIATION, INC.**, situated at **Brgy. Molino III, Bacoor, Cavite**, which is some 1 kilometer away from us
5. I am executing this affidavit freely to attest to the truth of the foregoing and for purposes of the registration of the abovenamed Association.

HLURB - SOUTHERN TAGALOG REGION  
**RECEIVED**  
 HOA UNIT  
 NAME \_\_\_\_\_  
 DATE APR 11 2019  
 TIME \_\_\_\_\_

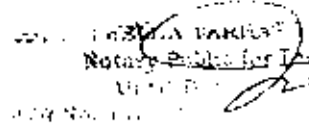
**AFFIANT FURTHER SAYETH: NAUGHT.**

IN WITNESS WHEREOF, I hereby affix my signature on this MAR 11 2019 day of \_\_\_\_\_, 2019 at **LAS PIÑAS CITY**

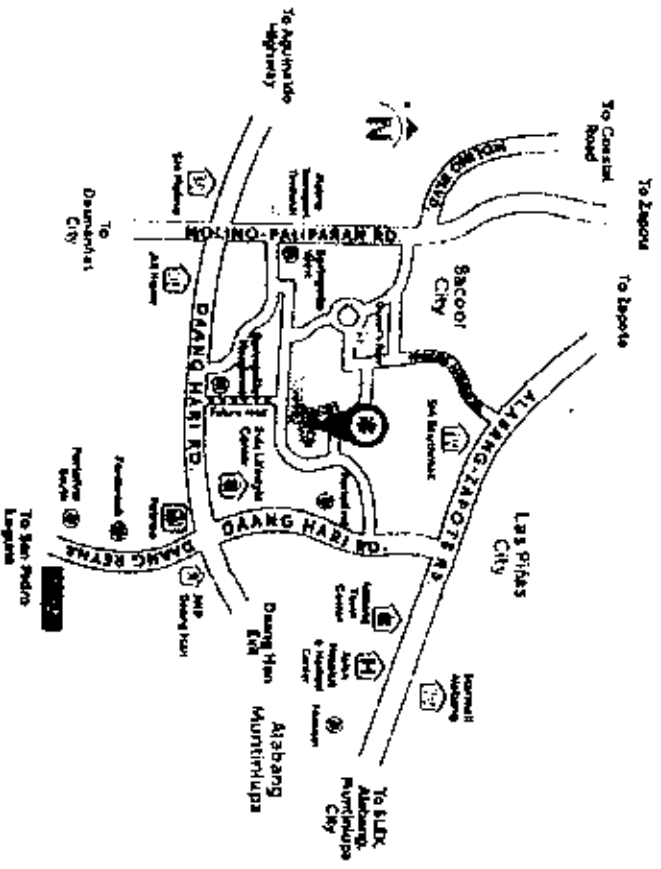
  
**Mia Rose Marasigan**  
 Board Secretary

SUBSCRIBED AND SWORN to before me this MAR 11 2019 day of \_\_\_\_\_, 2019 at **LAS PIÑAS CITY** affiant exhibiting to me his/her \_\_\_\_\_ issued on \_\_\_\_\_ at \_\_\_\_\_

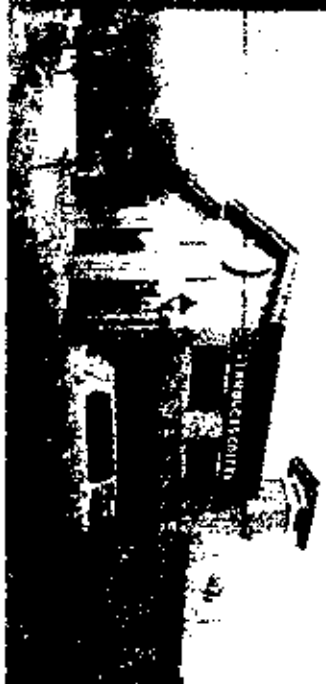
Doc. No. 164  
 Page No. 24  
 Book No. 42

 **NOTARY PUBLIC**  
 Notary Public for **LAS PIÑAS CITY**  
 My Comm. No. 1026  
 Exp. Date 2020

# Location



**FOR ANNOUNCEMENT PURPOSES ONLY**  
 The developer shall exert all efforts to conform to the specifications cited herein. However, the developer reserves the right to alter plans as may be deemed necessary in the best interest of the development and the client.



## Our Neighborhood

Schools:  
 San Bede College  
 De Jesusilla Zobel  
 Woodridge

St. Michaels of San Pedro

San Pedro  
 San Pedro  
 San Pedro

San Pedro

San Pedro

San Pedro

San Pedro

San Pedro

San Pedro

San Pedro

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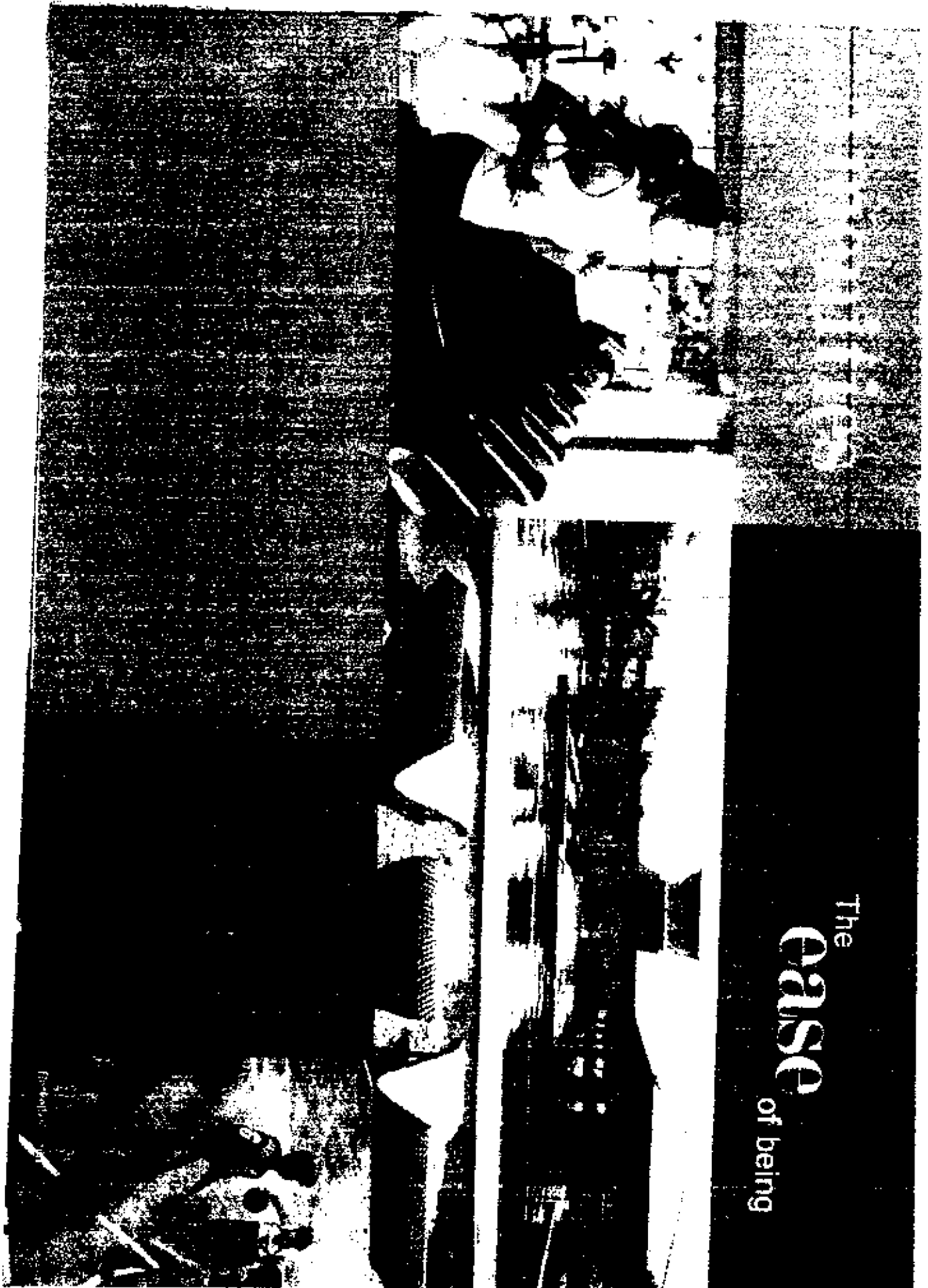
San Pedro

San Pedro

San Pedro

**Camella**  
 A First Land Company  
[www.camella.com.ph](http://www.camella.com.ph)

The  
**ease**  
of being



for-4011



# HOMES

that match your needs.

Choose from among Camelia's array of house and lot packages, from lowhouses to the most spacious Grande home series. Spacious and affordable and right within your intended investment package.



**FAVORITE**  
Floor Area: 140 sqm.  
Lot Area: 145 sqm.



Home Package:  
No. of Bedrooms: 3  
No. of Bathrooms: 2  
Living Area: 100 sqm.  
Kitchen: 20 sqm.  
Dining: 10 sqm.  
Bathroom: 10 sqm.  
Bedroom: 10 sqm.  
Terrace: 10 sqm.



**Pastime**  
Floor Area: 118 sqm.



Home Package:  
No. of Bedrooms: 3  
No. of Bathrooms: 2  
Living Area: 80 sqm.  
Kitchen: 15 sqm.  
Dining: 10 sqm.  
Bathroom: 10 sqm.  
Bedroom: 10 sqm.  
Terrace: 10 sqm.



**El Indio**  
Floor Area: 97 sqm.



Home Package:  
No. of Bedrooms: 3  
No. of Bathrooms: 2  
Living Area: 70 sqm.  
Kitchen: 15 sqm.  
Dining: 10 sqm.  
Bathroom: 10 sqm.  
Bedroom: 10 sqm.  
Terrace: 10 sqm.



**Dolphin**  
Floor Area: 88 sqm.



Home Package:  
No. of Bedrooms: 3  
No. of Bathrooms: 2  
Living Area: 60 sqm.  
Kitchen: 15 sqm.  
Dining: 10 sqm.  
Bathroom: 10 sqm.  
Bedroom: 10 sqm.  
Terrace: 10 sqm.



**CLASSIC**  
Floor Area: 72 sqm.



Home Package:  
No. of Bedrooms: 3  
No. of Bathrooms: 2  
Living Area: 50 sqm.  
Kitchen: 15 sqm.  
Dining: 10 sqm.  
Bathroom: 10 sqm.  
Bedroom: 10 sqm.  
Terrace: 10 sqm.



**Carroll**  
Floor Area: 68 sqm.



Home Package:  
No. of Bedrooms: 3  
No. of Bathrooms: 2  
Living Area: 45 sqm.  
Kitchen: 15 sqm.  
Dining: 10 sqm.  
Bathroom: 10 sqm.  
Bedroom: 10 sqm.  
Terrace: 10 sqm.



**Alma**  
Floor Area: 53 sqm.



Home Package:  
No. of Bedrooms: 3  
No. of Bathrooms: 2  
Living Area: 40 sqm.  
Kitchen: 15 sqm.  
Dining: 10 sqm.  
Bathroom: 10 sqm.  
Bedroom: 10 sqm.  
Terrace: 10 sqm.



**Alamo**  
Floor Area: 48 sqm.



Home Package:  
No. of Bedrooms: 3  
No. of Bathrooms: 2  
Living Area: 35 sqm.  
Kitchen: 15 sqm.  
Dining: 10 sqm.  
Bathroom: 10 sqm.  
Bedroom: 10 sqm.  
Terrace: 10 sqm.



**BEACH**  
Floor Area: 48 sqm.



Home Package:  
No. of Bedrooms: 3  
No. of Bathrooms: 2  
Living Area: 35 sqm.  
Kitchen: 15 sqm.  
Dining: 10 sqm.  
Bathroom: 10 sqm.  
Bedroom: 10 sqm.  
Terrace: 10 sqm.











11/11/2019  
11/11/2019  
11/11/2019

DETAIL OF WORKS	
Client: MS. MARIANNE TORAYO TORRES Project Location: BK 7 Lot 5, Canelan, Marikina, Metro Manila, Cavite	
Description of Works	Contract Price
A. Fence and Gate	
a.1. 1.5" tubular metal	
a.2. Fabricated Design as per architect's approved design	
a.3. Gate painting using automotive black	
a.4. Fence painting as per client's approved finished and color	
a.5. Electrical works for lamp post door bell	
a.6. Garage ramp repair with concrete finished	
<b>PLEASE START WORK TODAY 07/08/2019 - Total Labor and materials</b>	<b>PHP 70,000.00</b>
B. Interior Painting and Ceiling repair	
b.1. For 1st and 2nd floor excluding bed rooms and T & B	
b.2. Inclusive of fixing uneven wall surfaces using skim coat	
b.3. New sea flat as primer	
b.4. Boyson Davies Semi-gloss finished with color as per client's choice	
b.5. Additional re-enforcement for ceiling	
b.6. Flat white ceiling re-paint	
b.7. Dry wall re-enforcement, handles replacement and repair	
<b>TO BE REVISITED - Total Labor and materials</b>	<b>PHP 130,000.00</b>
C. Tiling	
c.1. Outdoor Patio only	
c.2. Using pebble design tiles size 40x40	
c.3. Concrete re-flooring	
<b>TO BE REVISITED - Total Labor and materials</b>	<b>PHP 50,000.00</b>
D. Zellys	
d.1. Garage area only	
d.2. 1.5" wall polycarbonate sheet	
d.3. 1.5" tubular metal	
d.4. Electrical works for lightings	
<b>PLEASE SEND IMAGE - Total Labor and materials</b>	<b>PHP 40,000.00</b>
E. Laundry area	
e.1. Concrete sink finished with tiles, size 30x60 and faucet	

1. Plumbing and electrical works	PHP 20,000.00
<b>PLEASE PROVIDE ROUGH SKETCH - Total Labor and materials</b>	
2. Paint color as per Catalogs preferences	
3. Polyester cloth hangings	
<b>PLEASE PROVIDE SKETCH - Total Labor and materials</b>	PHP 70,000.00
<b>Contract Price</b>	<b>PHP 90,000.00</b>

- Payment Terms
- 50% Down payment
- Additional 20% upon 50% price completion
- 30% Balance upon full completion

Project Completion - 45 days  
 Note: Projected completion is subject to change due to weather conditions.

Accepted and Accepted by

*[Signature]*  
 Contractor

Contractor Owner

Address: Kinabalu Drive, P.O. Box 100, San Juan, Manila  
 Contact: 09227 29446

For Marianne Lora Guerrero Client

*[Signature]*  
 MARIANNE LORA GUERRERO

*Balance - P10,000.00*

*[Signature]*  
 PHP 200,000.00  
 PHP 70,000.00  
 Received by  
 MARIANNE LORA GUERRERO

# Camella CARSON

Camella Carson Homeowners' Association, Inc.  
Camella Carson Subdivision, Brgy. Molino III, Pasig, Cavite  
HURF No. SIR - 1628

19 July 2022

## HOUSEHOLD DEVELOPMENT CORP.

9/F Vista Mall Las Piñas  
Brgy. Pamplona 2, Las Piñas City

Thru: Engr. Takeyoshi Fuchigami, Camella HOA Relations Officer  
Ms. Vanisa May Garcesa, Cluster Head-Cavite Cluster 1-GlobalLand  
Mr. Shirwon P. Nical, Property Manager

Dear Sirs/Madam,

Subject: Turnover of Management (Letter dated 05 July 2022)  
Camella Carson Homeowners' Association, Inc. (CCHOAI)

Good Day!

Please be advised that after our meeting with Ms. Vani and PM Shirwon last Friday (July 15<sup>th</sup>), they still refused to turnover the Association books, records, funds, etc to the Management of CCHOAI as according to them, they are only safeguarding/protecting the HOA properties under their custody

As we are to meet the service contractors on Thursday (July 21, 2022) at 10:00 a.m. at the Clubhouse, please request PM Shirwon Nical to photo copy the following documents needed for our discussions with them:

- 1) Duty signed/notarized Contracts with Jencko Security Services, Inc., Happy Housekeepers, Inc., Busyo Garbage Collector, etc with their respective proposals
- 2) Copies of Board Resolutions/Minutes of Meetings from 2019 to 2022 submitted to DHSUD R4A HOA-CUD on June 14, 2022
- 3) CCHOAI remaining Official Receipts

We will appreciate also if you or any representative from your company will be present at this meeting.

Thank you for your cooperation.

Regards,

Yours sincerely,

  
CHRISTOPHER S. RAYMUNDO  
COO/President

Abner Santos Verdán	13	14	99	HL	Absentee		
Verónica SAN Buenaventura Rigor	13	15	90	HL	not yet turn over		
Patricio Angelo Orosco De la Cruz	13	16	99	HL	Resident		
Hazel Rivera Nassim	13	18	108	HL	Absentee		
Kristopher Bryan Reyes Villaluzo	13	19	100	HL	Absentee		
Charlote Isabel Lagdameo	13	20	108	HL	Resident		
Adelena Wong Basard	13	21	108	HL	Resident	6/28/2018	3,000.00
Angelo Landa Margnado	13	22	108	HL	Resident		
Deahira Fohente Seb	13	23	108	HL	Resident	12/17/2018	3,000.00
John Daniel Gofrud Celuya	13	24	113	HL	Absentee		
Josefita Gelaga Galato	13	25	132	HL	Resident		
Lionido Sumalbag Martin Jr.	13	26	112	HL	Resident	1/18/2019	3,000.00
Mary Ann Delema Brunar	13	27	127	HL	Resident	4/7/2018	3,000.00
Angelbart Adel Bastaler	13	28	108	HL	Resident		
Gil Deocampo Celulay	13	29	187	HL	Absentee		
Rachel Dela Cruz Castillo	14	2	120	HL	Resident		
Ronald Romero De Leon	14	3	88	HL	Resident	6/22/2018	3,000.00
Dennis Enriquez Limbaras	14	3	88	HL	Resident	10/31/2018	3,000.00
Josephine M. Vergel de Dios	14	4	99	HL	Absentee	8/13/2018	3,000.00
Sheryl Grace De la Cruz Borja	14	5	99	HL	Absentee		
Bianca Farah Villaneta Ponce	14	6	132	HL	Resident	9/15/2018	3,000.00
Rufino Mendoza Bomas	14	7	100	HL	Resident	4/12/2019	3,000.00
Carlo Amor Carranza	14	8	88	HL	Resident	2/9/2019	3,000.00
Demar Bacay Pine	14	9	88	HL	Resident	2/20/2018	3,000.00
Gemma Agustin Tuazqui	14	10	88	HL	Absentee	6/22/2018	3,000.00
Bernard Edward B. De Guzman Jr.	14	11	88	HL	Absentee		
John Gerard Apuyan Villena	14	12	115	HL	Resident	5/2/2018	3,000.00
Melanie Lopez Bautista	15	1	116	HL	Absentee	2/11/2019	3,000.00
Angelica Natisha Pacheco Blasquez	15	2	88	HL	Resident	5/9/2018	3,000.00
Kenneth De Torres Sermonia	15	3	88	HL	Resident	4/6/2018	3,000.00
Kim Daban Tolentino	15	4	88	HL	Resident		
Jonah Magrilo Morador	15	6	115	HL	Absentee	10/10/2018	3,000.00
Maria Germaine Dimanlig Ty	15	7	125	HL	Resident	12/27/2018	3,000.00
Mark Jason Malina Mercado	15	8	88	HL	Resident	5/24/2018	3,000.00
Martin Louis Miasol Eberle	15	9	88	HL	not yet turn over		
Edwin Gonzales Ricardo	15	10	88	HL	Resident	5/16/2018	3,000.00
Aileen Rojas Despartado	15	11	88	HL	Absentee		
Hazel Bautista Tabladillo	15	12	139	HL	Resident		
Luna Agrippa Buano	16	1	146	HL	Resident	2/23/2019	3,000.00
Dennis Castillo Aligato	16	2	88	HL	Resident	6/30/2018	3,000.00
Giselle Valdez Alvarez	16	3	88	HL	Resident	11/5/2018	3,000.00
Paul Mantaring Baupista	16	4	88	HL	Absentee		
Mifa Silva Ledesma	16	5	99	HL	Absentee		
Naneth Magbuhat Mendoza	16	6	192	HL	Resident	7/20/2018	3,000.00
Romeo Ruedas Toledo Jr.	16	7	169	HL	Resident		
Rosmerald Clarice Bandong	16	9	105	HL	Resident	5/21/2018	3,000.00
Evangelina Santos Dominguez	16	10	131	HL	Absentee		
Sherlie Ortiz Managbanag	17	1	104	HL	Absentee		
Ma Rita Echaverra Guayana	17	9	89	HL	not yet turn over		
Marilyn Ong Desbarro	17	10	174	HL	Absentee		
Germaine Collantes Tuboc	17	11	124	HL	Absentee		
Rommel Mercado Belandran	17	12	89	HL	Resident	4/29/2019	3,000.00
Rodante Reyes Sindon	17	13	110	HL	Absentee		
Joel Vivas Mendoza	17	14	117	HL	Absentee		
Michael Jay Herrera	17	18	117	HL	Absentee		
Conceza De Guzman Tejero	17	20	136	HL	Absentee		

Francis Ibañ 3,000.00 Francis Manago  
459,000.00

Total

membership fee paid directly to  
Camella office in Manila  
4/14/19



Name	Blk	Lot	Lot Area	Class	Status	Date	Amount
	1	1	165	HL	Resident	6/4/2018	3,000.00
James Michael Aguelado Morales	1	2	168	HL	Resident	8/10/2018	3,000.00
Rogger Lyn Suero San Pedro	1	3	168	HL	Resident	1/17/2018	3,000.00
Marijose Yerna Bautista	1	4	148	HL	Resident	11/26/2018	3,000.00
Allan Snesa Lumban	2	1	192	HL	Resident	2/12/2018	3,000.00
Cecilia de Luna Holiday	2	2	143	HL	Absentee	7/10/2018	3,000.00
Terence Solano Gecayon	2	3	143	HL	Resident		
Reymon Yacop Quibac	2	4	143	HL	Resident	5/21/2018	3,000.00
Sheila Marie Jason Co	2	5	143	HL	Resident		
Corazon Angelina Lompeda Marrotes	2	6	143	HL	Resident		
Reiner Magpanto Roden	2	7	143	HL	Resident	3/25/2019	3,000.00
Joel Eugenio Marquez	2	8	143	HL	Resident		
Christopher Savilla Raymond	3	1	176	HL	Absentee	1/17/2019	3,000.00
Raymond Quaring Moncederamos	3	2	132	HL	Resident	3/13/2018	3,000.00
Paedricia Acibar Lerna	3	3	192	HL	Resident	8/6/2018	3,000.00
Leonido Agero Loyso III	3	4	163	HL	Resident	10/13/2018	6,000.00
Edna Gasmanitas Marcha	3	5	132	HL	Resident	3/30/2019	3,000.00
Vai Corneta Alog	3	6	132	HL	Resident	8/6/2018	3,000.00
Irma Jerome Gagona Felan	3	7	163	HL	Resident	9/5/2018	3,000.00
Emerson De Leon Salvador	4	1	197	HL	Resident		
Miriam Santidad Maramba	4	2	156	HL	Resident		
Bella Mediana Lameriano	4	3	137	HL	Resident	7/8/2019	3,000.00
Mary Ann Barolata Roveta	4	4	132	HL	Resident	3/7/2018	3,000.00
Rachelle Sactolo Espinosa	4	5	132	HL	Resident	1/7/2018	3,000.00
Jacqueline Cesar Watanabe	4	6	132	HL	Resident	7/3/2018	3,000.00
Lea Rosales Sakai	4	7	132	HL	Resident	6/13/2018	6,000.00
Dennis Yllanueva Fallarce	4	8	197	HL	Resident	12/15/2018	3,000.00
Armida Natividad Tortibola	4	9	194	HL	Resident	5/24/2019	3,000.00
Gasia Paralta Amador	4	10	156	HL	Resident		
Ryan Rene Penafar Abducula	4	11	156	HL	Resident	1/26/2018	3,000.00
Adria Rose Muñoz O'Connell	4	12	132	HL	Resident	3/20/2018	3,000.00
Alexis Ramos Jalocan	4	13	132	HL	Resident		
Beverly Dolores Nardo	4	14	156	HL	Resident		
Raphael Martinez Tacson	4	15	156	LOT	Absentee		
	4	16	177	HL	Absentee	12/4/2018	3,000.00
Romeo IV Ribal Esoro	5	1	207	HL	Absentee		
Andrea Gutierrez Cacho	5	2	156	HL	Absentee	11/19/2018	3,000.00
Rebecca Reyes Nuevo	5	3	156	HL	Resident	7/2/2018	3,000.00
Theresa Balmanda Aquino Amos	5	4	156	HL	Resident		
Emelita De Villa	5	5	156	HL	Resident	9/15/2018	3,000.00
Anna Kristine Lagman Adique	5	6	156	HL	Resident		
Joel Tambo Portugal	5	7	156	HL	Resident		
Francis Brian Cadayona Boraci	5	8	214	HL	Absentee		
Aldrin Gutierrez Arroyo	5	9	182	HL	Absentee	5/16/2019	3,000.00
Jeremy Joy Aquino Boraci	5	10	132	HL	Absentee		
Michael Dunga Perez	5	11	132	HL	Absentee	3/27/2018	3,000.00
Raymond Nicomedes Buenaventura	5	12	132	HL	Resident	8/8/2018	3,000.00
John Christian De Leon David	5	13	132	HL	Resident		
Bricel Ann Reyes Siso	5	14	132	HL	Absentee		
Benedict Martin Hidalgo	5	15	132	HL	Resident	9/24/2018	3,000.00
Anahm De Vera Hussain	5	16	132	HL	Resident	5/26/2018	3,000.00
Robert Angelo Pinales Roque	5	17	132	HL	Resident		
Noelle Zaragoza Brucal	5	18	168	HL	Absentee	9/14/2018	6,000.00
Anne Theresa Placencia Gallero	6	1	187	HL	Resident		
Kimmy Sanchez Alegria	6	2	143	HL	Resident	5/29/2018	3,000.00
Beehan Calacionan Eguerra	6	3	121	HL	Resident	6/11/2019	3,000.00
Abdul-Khaleq Jarata Domingo	6	4	121	HL	Absentee		
Leedy Magtibay Cabral	6	5	121	HL	not yet turn over	9/8/2018	3,000.00
Carlo Vala Ternida	6	6	121	HL	Resident		
Michelle Carlo Ylloza	6	7	121	HL	Absentee	9/16/2018	3,000.00
WILFREDO NOJO NAJENAS	6	9	132	HL	Resident	12/15/2018	3,000.00
Lyla De Vera Austria	6	10	188	HL	Resident		
Jose Lagman Bravo	6	11	166	HL	not yet turn over		
Naneta Pineta Abdulla							

Ernstina and Morales Ayop	6	12	131	HL	not yet turn over		
Georgette Alonzo Boston	6	13	121	HL	Resident		
Mihail Lim Salazar Onofre	6	14	121	HL	Resident	6/5/2018	3,000.00
Luzce Mirasol Bagan Langit	6	15	121	HL	Resident	8/28/2018	3,000.00
Lina Yuen Velarde	6	17	121	HL	Resident	1/19/2019	3,000.00
Rico Taguam Montehermoso	6	18	121	HL	Resident	12/15/2018	3,000.00
Edward John Macaraig Huab	6	19	121	HL	Absentee		
Edgar De Guzman Nicolas	6	20	121	HL	Resident	1/28/2019	3,000.00
Ailan James Gelacio Santos	6	21	160	HL	Resident	4/4/2018	3,000.00
Jelaine Agnro Bungal	7	1	121	HL	Absentee		
	7	2	120	LOT	Resident		
Charmelle Ignacio Panadero	7	3	121	HL	Resident		
Arnold Lacorte	7	4	121	HL	Resident	12/8/2017	3,000.00
MARILIANE LARA GUTIERREZ	7	5	121	HL	Resident	7/1/2019	3,000.00
Francisco Menn Ramos	7	6	121	HL	Absentee		
Kim Martin Gatchalian Tolentino	7	7	121	HL	Resident		
Kurt Ace Formanes Gable	7	8	121	HL	Resident	12/4/2017	3,000.00
Peter Bragasa Rivera	7	9	121	HL	Resident	6/4/2018	3,000.00
Anyho Cruz	7	10	121	HL	Resident	4/27/2018	3,000.00
Gemma Francisca Calala Suarez	7	11	171	HL	Resident	9/18/2018	3,000.00
Ma. Krisel Panahon Millas	7	12	121	HL	Resident		
Charles Andrew Santos Morales	7	13	121	HL	Resident		
Micafa Carrion Gabutan	7	14	159	HL	Resident		
Jason Nicolas Urmataj	8	1	169	HL	Resident	6/6/2018	3,000.00
Josephine Laureano Calalay	8	2	143	HL	Absentee		
Christina Camara De Leon	8	3	143	HL	Resident		
Angelo Batson Amariño	8	4	143	HL	Absentee		
Benjamin Sugiban De Dios	8	5	143	HL	not yet turn over		
Rachel Madellaine Benigno Tulod	8	6	143	HL	Absentee		
Raquel Gutones Pangarban	8	7	143	HL	Absentee		
Sheila Rea Jasta	8	8	143	HL	Resident		
Julius Taofiko Toliao Bagonia	8	9	143	HL	Resident	7/28/2018	3,000.00
Nemelyn Lagomata Rio	8	11	121	HL	Resident	8/5/2019	3,000.00
Mundhnest Incorporated	8	12	121	HL	Resident	10/15/2018	6,000.00
Lara Lorzame Fabian	8	13	121	HL	Resident		
Jeffrey Nuarin Mallari	8	14	121	HL	Resident	11/19/2018	3,000.00
Mary Catherine Redcliffe Pagbanawan	8	15	121	HL	Resident	1/28/2018	3,000.00
Jeffrey Camillas Balao	8	16	1/1	HL	Resident	5/28/2018	3,000.00
Evelyn Cardenas Bayona	9	1	176	HL	Resident	9/11/2018	3,000.00
Charity Dumanoan Ata	9	2	110	HL	Resident	6/1/2018	3,000.00
Karen Dela Cruz Villanueva	9	3	110	HL	Resident		
Diana Sokon Tayson	9	4	110	HL	Absentee		
Mando Rico Montano Camas	9	5	110	HL	Resident	12/17/2018	3,000.00
Josie Noble Ognio	9	6	110	HL	not yet turn over		
Ann Margaret Villares Palma	9	7	110	HL	Resident	7/30/2018	3,000.00
Dany Melgo Parias	9	8	110	HL	Resident		
Cynthia Albina Cabatu	9	9	110	HL	Resident	6/7/2018, 08	6,000.00
Adelina Parani Muncada-Stone	9	10	177	HL	Resident	8/3/2019	3,000.00
Darlene Joyce Bactol Gatcha	9	11	144	HL	Resident	12/14/2017	6,000.00
Darwin Rofche Alba Magdael	9	12	99	HL	Absentee		
Albert Rallo Ynitan	9	13	99	HL	Resident		
Kurt Vincent Pineda Bayangon	9	14	99	HL	Absentee		
Mary Rose Landrito Sobera	9	15	99	HL	Resident		
Ryan Teban	9	16	99	HL	Absentee		
Marcetha Aide Maganda	9	17	99	HL	Resident	1/19/2019	3,000.00
Jennilyn Mercado De Leon	9	18	99	HL	not yet turn over		
Michiko Trinidad Macaya	9	19	99	HL	Resident	9/11/2018	3,000.00
Geoffie Contemplacion Abundo	9	20	99	HL	Resident	3/16/2018	3,000.00
Vanessa Chermone Felipe Navarro	9	21	99	HL	Absentee		
Mirrer Francisco Navas	9	22	179	HL	Resident	10/4/2018	3,000.00
Mardou Pingot	9	23	118	HL	Resident	7/11/2019	3,000.00
Rommel Aguilar Morales	9	24	108	HL	Absentee		
Rollet Mejia Dela Cruz	9	25	108	HL	Resident	1/1/2028	3,000.00
Whisper Casique Ygnacio	9	26	108	HL	Resident	4/15/2019	3,000.00
Nesoclyn Geronilla Gerbuyos	9	27	108	HL	Resident	8/27/2018	3,000.00
Merrica Tan Tumalay	9	28	157	HL	Absentee		

Jean M. Benda	9	29	97	HL	Resident	4/16/2019	3,000.00
Jose Rogando Pajaron Jr.	9	30	157	HL	Absentee		
Fernando Tagle Urbina	9	31	108	HL	Resident	10/2/2018	3,000.00
Abigail Aniceto Sumangay	9	33	108	HL	Absentee		
Russel Pedro Balisera Torres	9	34	108	HL	Resident	5/27/2019	3,000.00
Gerardo C. Borjaquez	9	35	108	FR	Absentee		
Leonardo Tanchunguz Lagazon III	9	36	108	FR	Resident		
Gregor Christopher Uy Viscaya	9	37	108	HL	Resident	5/8/2018	3,000.00
Mary Ann Fernandez Olivares	9	38	108	FR	Resident	8/7/2018	3,000.00
Michael Gas Gajolan	9	39	136	HL	Resident	6/14/2018	3,000.00
Lella A. Rocamora	10	1	134	HL	Absentee	1/23/2018	3,000.00
Martha Alicia Torres	10	2	97	HL	Absentee		
Raquel Rivera Matos	10	4	99	HL	Resident	10/1/2018	3,000.00
Renan Tabo Ranon	10	5	99	FR	Absentee		
Joson Brian Gaspas Bautista	10	6	99	HL	Resident	12/15/2018	6,000.00
Perfecto Cruz Francisco Jr.	10	7	99	HL	Resident	4/30/2018	3,000.00
Ryan Bandola Bumanglag	10	8	99	HL	Resident	1/21/2019	3,000.00
Nell Ivan Baylon Tan	10	9	99	HL	Resident	7/2/2018	3,000.00
Jeremiah Santos Guala	10	10	99	HL	Resident		
Virginia Fernandez Miranah	10	11	113	HL	Absentee		
Anne Rosa Mendoza Manto	10	12	109	HL	Absentee	12/7/2018	3,000.00
Emmanuel Marvin Eusebio Natividad	10	13	88	HL	Resident	7/1/2018	3,000.00
Raquel Bustillo Cely	10	14	88	HL	Resident		
Mayblin Bandola Alba	10	15	88	HL	Resident		
Andrew Confesor Cruz	10	16	88	HL	Absentee		
Hartlett Babalis Mandula	10	17	88	HL	Resident	5/28/2018	3,000.00
Joshua Aguerra Carbonell	10	18	88	HL	Resident	4/5/2018	3,000.00
Kenneth Jural Gabuz Valencia	10	19	88	HL	Absentee	6/7/2018	3,000.00
Audie Benarito Pastrana Jr.	10	20	88	HL	Resident	2/23/2019	3,000.00
Reynaldo Borja Naga	10	21	88	HL	Resident	3/8/2019	3,000.00
Ms. Jonelle Sta. Maria Villan	10	22	88	HL	Resident	10/22/2018	3,000.00
Las Mari's Franco Gamero	10	23	125	HL	Resident	10/19/2018	3,000.00
Brenda Ortiz Gilay	11	1	146	HL	Absentee		
Donatell Borbe Infante	11	2	88	HL	Resident		
Marissa Peralta Ruiz	11	3	88	HL	Resident	12/14/2018	3,000.00
Rolando Pascual De Guzman	11	4	88	HL	Resident	8/30/2019	3,000.00
Brenda Ortiz Gilay	11	5	88	HL	Resident		
Brenda Ortiz Gilay	11	6	88	HL	Resident		
Brenda Ortiz Gilay	11	7	88	HL	Resident		
Renan Vesperas Vinluan	11	8	88	HL	Absentee	11/19/2018	3,000.00
Rembe Grace R. Reppolona	11	9	88	HL	Resident	6/16/2018	3,000.00
Markon Gonzalez Roganvilla	11	10	88	HL	Resident	8/6/2018	3,000.00
Aldwin Louie Viczonio Gallano	11	11	123	HL	Absentee		
Joseph San Buenaventura Lumbra	11	12	143	HL	Resident	10/20/2018	3,000.00
Sally Maquitan Ramaynal	11	13	88	FR	Absentee		
Maribel Ros Aquino	11	14	88	HL	Resident	7/7/2018	3,000.00
Heidelberg Borja Cruz	11	16	88	HL	Resident		
Zoilo Bravo Salud Jr.	11	17	88	HL	Resident	5/21/2018	3,000.00
Chris Castillo	11	18	88	HL	Resident	4/27/2019	3,000.00
Marvin Somo Valles	11	19	88	HL	Absentee	12/14/2018	3,000.00
Zoea Nifa Kathleen Gullon Diaz	11	20	88	HL	Resident	11/11/2017	3,000.00
Rodelyn Triangulino Balinasay	11	21	147	HL	Resident	6/5/2018	3,000.00
Virgilio Carbonell Rosandal	12	1	172	HL	Absentee		
Ken Vincent Gasay Pefalla	12	2	88	FR	Absentee		
Joshua Sapines Pico	12	3	88	HL	Absentee		
YAN MCJINT PATRON	12	4	88	HL	Resident	10/2/2018	3,000.00
Jocelyn Javier Floren	12	5	88	HL	Absentee	5/3/2018	3,000.00
Aldrin Dival Burgoye	12	6	88	HL	Resident	11/11/2018	3,000.00
Lawrence Maxwell Platero Martos	12	7	88	HL	Resident	11/8/2018	3,000.00
Regina Cabrera Padua	12	8	88	HL	Resident		
Grace Macarieta De Leon	12	9	123	HL	Resident	1/8/2018	3,000.00
Christian Bernard Morales Orso	13	1	169	HL	Absentee		
Jose Lagman Bravo	13	2	110	HL	Absentee		
Lucette Hagan Valencia	13	3	110	FR	Resident	12/21/2018	3,000.00
Raquel Surta Viray	13	4	110	HL	not yet turn over		
Rosalie Occasion Domestica	13	5	110	FR	Absentee		