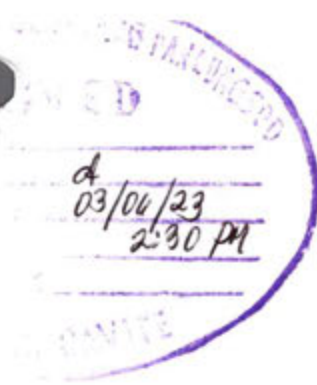




Republic of the Philippines  
Province of Cavite  
City of Bacoor



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

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
<i>Committee on Housing, Land Utilization and Urban Development</i>		FROM CITY ZONING OFFICER ARTHUR SAN JOSE – RESOLUTION APPROVING THE APPLICATION FOR ALTERATION PERMIT OF HOUSEHOLD DEVELOPMENT CORPORATION (HDC) FROM OPEN SPACE TO RESIDENTIAL PORTIONS OF BLOCK 18, LOT 2 (PARKS AND PLAYGROUND AND RESIDENTIAL TO OPEN SPACE OF VARIOUS RESIDENTIAL LOTS OWNED BY HDC AND ALMIREZ LOCATED AT SPRINGVILLE EXECUTIVE 2, BARANGAY MOLINO IV, BACOOR CITY, CAVITE.	PCR-184-2023	
V E N U E	<i>S.P. Session Hall, 2<sup>ND</sup> Floor, Bacoor Government Center</i>		D A T E / T I M E	<i>January 16, 2023 12:00 P.M. (Regular Session)</i>

#### COMMITTEE REPORT NO. HLUUD-001-S-2023

The 26<sup>th</sup> regular session of the 5<sup>th</sup> Sanggunian Panlungsod was held on 16 January 2023 and was presided over by Hon. Reynaldo Palabrica. In attendance were Acting City Vice Mayor, Catherine Sarino-Evaristo, the twelve Councilors and SP Secretary Atty. Khalid Atega Jr.

The following documents were submitted and found to be compliant with the revised rules, design standards, requirements and technical guidelines of the **PD-957**:

1. Letter of Request for Alteration
2. Detailed Summary of Affected Area, Block 18, Lot 2 (Lot Plan-White-Print)
3. Subdivision Plan of Block 18, Lot 2, Pcs-04-012232 (White Print)
4. Lot plan of portions of Lot 6951-F, Block 5A, 5B & 1 (White Print)
5. Secretary's Certificate
6. Computation of Expenses
7. Certified True Copy of TCT No. T-725703 (Block 18, Lot 2-Parks & Playground)
8. Copy of TCT Nos. T-725402, T-725403, T-1113082, T-725423, T-725521, T-725522, T-725523, T-725524, T-725525, T-725526, T-704547



Republic of the Philippines  
Province of Cavite  
City of Bacoor

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

9. Tax Declarations of Real Property (Land) of the above-mentioned Lots (except T-725523, T-725525, T-725526).

### RECOMMENDATION:

The presented documents were reviewed by the committee and through the Committee Chairperson, he declared before the City Council that they were in favor to **GRANT THE REQUEST** for the application of the alteration permit.

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

Signed this 20<sup>th</sup> day of February 2023 at the City of Bacoor, Cavite.

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

**COUN. ALDE JOSELITO PAGULAYAN**  
Chairman

**COUN. ADRIELITO GAWARAN**  
Vice Chairman

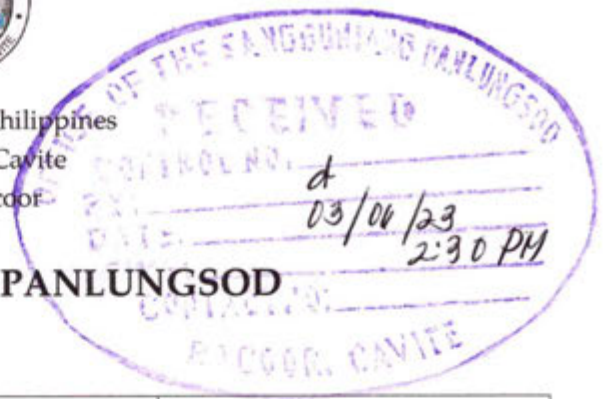
**COUN. VICTORIO GUERRERO JR.**  
Member

**COUN. SIMPLICIO DOMINGUEZ**  
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>		FROM CITY ZONING OFFICER ARTHUR SAN JOSE – RESOLUTION APPROVING THE APPLICATION FOR ALTERATION PERMIT OF HOUSEHOLD DEVELOPMENT CORPORATION (HDC) FROM OPEN SPACE TO RESIDENTIAL PORTIONS OF BLOCK 18, LOT 2 (PARKS AND PLAYGROUND AND RESIDENTIAL TO OPEN SPACE OF VARIOUS RESIDENTIAL LOTS OWNED BY HDC AND ALMIREZ LOCATED AT SPRINGVILLE EXECUTIVE 2, BARANGAY MOLINO IV, BACOR CITY, CAVITE.	PCR-184-2023	
V E N U E	<i>S.P. Session Hall, 2<sup>ND</sup> Floor, Bacoor Government Center</i>		D A T E / T I M E	<i>January 16, 2023 12:00 P.M. (Regular Session)</i>

### MINUTES OF COMMITTEE HEARING NO. HLUUD-001-S-2023

The Presiding Officer Hon. Reynaldo Palabrica, Pro-Tempore called the 26<sup>th</sup> Regular Session of the 5<sup>th</sup> Sanggunian Panlungsod to order at 12:00 P.M. Chairperson Hon. Alde Joselito Pagulayan informed the body that the Committee on Housing, Land Utilization and Urban Development had a thorough review of the documents submitted regarding the above-mentioned request. The City Zoning and Land Department Officer, Engr. Arthur S. San Jose attested that the submitted plans and documents had been properly evaluated, reviewed and found to be in accordance with the revised rules, design standards, requirements and technical guidelines of the **PD-957**. Hon. Pagulayan moved for the **APPROVAL** of the said resolution. It was unanimously seconded by the members of the Committee. After the discussion, the session adjourned at 2:30 P.M.



Republic of the Philippines  
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*



**G.13 For Committee Hearing: PCR 184-2023 – FROM CITY ZONING OFFICER ARTHUR SAN JOSE – RESOLUTION APPROVING THE APPLICATION FOR ALTERATION PERMIT OF HOUSEHOLD DEVELOPMENT CORPORATION (HDC) FROM OPEN SPACE TO RESIDENTIAL PORTIONS OF BLOCK 18, LOT 2 (PARKS AND PLAYGROUND) AND RESIDENTIAL TO OPEN SPACE OF VARIOUS RESIDENTIAL LOTS OWNED BY HDC AND ALMIREZ, LOCATED AT SPRINGVILLE EXECUTIVE 2, BARANGAY MOLINO IV, BACOR CITY, CAVITE.**


 Republic of the Philippines  
 Province of Cavite  
**City of Bacoor**  
*Zoning and Land Development Department*

**HON. ROWENA BAUTISTA-MENDIOLA**  
 City Vice Mayor  
 City of Bacoor, Cavite

**SUBJECT:** *Application for Alteration Permit of HOUSEHOLD DEV'T CORP. (HDC) from Open Space to Residential-Portions of Block 18 Lot 2 (Parks & Playground) and Residential to Open Space of Various Residential Lots owned by HDC and Almirez, located at Springville Executive 2, Barangay MOLINO IV, Bacoor City, Cavite.*

**Madam**

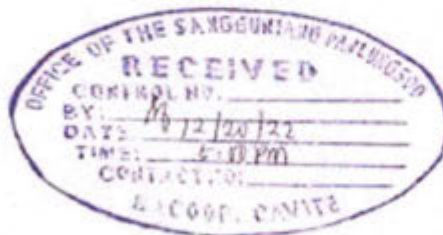
I am respectfully submitting to you herewith the application for Alteration Permit of **HOUSEHOLD DEV'T CORP.** for the approval of their application for **Alteration Permit**.

The undersigned attests that the submitted plans and documents hereto attached had been properly evaluated, reviewed and found to be in accordance with revised rules, design standards, requirements and technical guidelines of the **PD-957**.

Please find hereto attached documents to wit:

1. Letter of Request for Alteration
2. Detailed Summary of Affected Area, Block 18, Lot 2 (Lot Plan - White-print)
3. Subdivision Plan of Block 18, Lot 2, Pcs-04-012232 (White Print)
4. Lot Plan of portions of Lot 6951-F, Block 5A, 5B & 1 (White Print)
5. Secretary's Certificate
6. Computation of Expenses
7. Certified True Copy of TCT No. T-725703 (Block 18, Lot 2-Parks & Playground)
8. Copy of TCT Nos. T-725402, T-725403, T-1113082, T-725423, T-725521, T-725522, T-725523, T-725524, T-725525, T-725526, T-704547
9. Tax Declarations of Real Property (Land) of the above mentioned Lots (except T-725523, T-725525, T-725526)

For your final evaluation and approval.



  
**ENGR. ARTHUR S. SAN JOSE**  
 City and Zoning Officer



[BACK](#)





R/SINR/ CVET

## HOUSEHOLD DEVELOPMENT CORPORATION

Lower Ground Floor, Bldg. 8, Evia Lifestyle Center, Daang Hari Rd., Almaraz Dot, Las Piñas City

DATE : 20 JULY 2022

**SUBJECT** : APPLICATION FOR ALTERATION FROM OPEN SPACE TO RESIDENTIAL - PORTIONS OF BLOCK 18 LOT 2 and RESIDENTIAL TO OPEN SPACE OF VARIOUS RESIDENTIAL LOTS OWNED BY HOUSEHOLD DEVELOPMENT CORPORATION and ALMIREZ LOCATED IN SPRINGVILLE EXECUTIVE 2, MOLINO 4, BACOR CITY, CAVITE

HONORABLE MAYOR STRIKE REVILLA  
CITY MAYOR  
BACOR CITY, CAVITE

THRU: ENGR. ARTHUR S. SAN JOSE  
HEAD - ZONING AND LAND DEVELOPMENT DEPARTMENT  
BACOR CITY, CAVITE

Dear Engr. San Jose,

Good day!

This is to request for alteration of the following:

1. Portion of Open Space, Block 18 Lot 2 with Title No. T- T- 725703 into Residential.

The following would be the resulting lots from the open space:

No.	Block	Lot No.	Area (sq.m.)	Existing Use	To be altered into
1	18	2-A	375	Open Space - Community Facility	Open Space -Community Facility
2	18	2-B	490		Open Space -Community Facility
3	18	2-C	170		Residential
4	18	2-D	1,063		Residential
		<b>Total</b>	<b>2,098</b>		

Subject for alteration from Open Space to Residential are Block 18 Lot 2-C & Lot 2-D with a total area of 1,233 square meters.

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## HOUSEHOLD DEVELOPMENT CORPORATION

Lower Ground Floor, Bldg. 8, Evia Lifestyle Center, Daang Hari Rd., Almaria Div., Las Piñas City

### 2. Various residential lots for alteration to open space

No.	Block/Lot	Title No.	Reg. Owner	Affected Area
1	B1 L2- portion	T-725402	HDC	7
2	B1 L3- portion	T-725403	HDC	134
3	B1 L4	T-1113082	Edwin Almirez	154
4	B1 L29	T-725423	HDC	24
5	B5A L10- portion	T-725521	HDC	7
6	B5A L11- portion	T-725522	HDC	73
7	B5A L12	T-725523	HDC	166
8	B5A L13	T-725524	HDC	69
9	B5A L14	T-725525	HDC	3
10	B5B L14	T-725525	HDC	27
11	6951-F	T-704547	HDC	131
			<b>TOTAL</b>	<b>795</b>

The 795 square meter portion of lots would soon be donated to Brgy. Molino 4, in exchange of Block 18 Lot 2-C & Lot 2-D

Respectfully yours,

**ARJES M. VICENTE**

*Authorized Representative - Household Development Corporation*

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**COMPUTATION OF EXPENSES**  
**Springville Meadows & Executive 2**  
 Swapping of Open Space & Area occupied by

**I. SUMMARY**

Particulars	LGU	HDC	Total
1. Transfer Tax (HDC to LGU)	377,270.08		377,270.08
2. Transfer Tax (HDC to Edwin Almirez)	110,075.00		110,075.00
3. Survey & Approval of Plan (OS)	100,000.00		100,000.00
4. Survey & Approval of Plan (Brgy Hall)	100,000.00		100,000.00
5. RPT	384,732.52	131,663.14	516,395.66
<b>TOTAL</b>	<b>1,072,077.60</b>	<b>131,663.14</b>	<b>1,203,740.74</b>

**II. DETAILS**

**1. Transfer Tax (HDC to LGU)**

Donation : from HDC to LGU of Bacoor

	Brgy. Hall	Open Space	Total
Area	793.33	865	1,658.33
Zonal Value	7,000.00	7,000.00	7,000.00
Tax Base	5,553,310.00	6,055,000.00	11,608,310.00
Donor's Tax	-	-	-
DST	83,299.65	90,825.00	174,124.65
Transfer Tax	41,649.83	45,412.50	87,062.33
Reg Fee	55,533.10	60,550.00	116,083.10
<b>Subtotal</b>	<b>180,482.58</b>	<b>196,787.50</b>	<b>377,270.08</b>

**2. Transfer Tax (HDC to Private Owner,**

Swap : HDC to Private Owner (Edwin Almirez)

Area	170
Zonal Value	7,000.00
Tax Base	1,190,000.00
CGT	71,400.00
DST	17,850.00
Transfer Tax	8,925.00
Reg Fee	11,900.00
<b>Subtotal</b>	<b>110,075.00</b>

**3. Survey & Approval of Subdivision Plan (Open Space)**

Alteration Cost	
Approval of Plan	50,000.00
Survey	50,000.00
<b>Subtotal</b>	<b>100,000.00</b>

**4. Survey & Approval of Subdivision Plan (Brgy Hall)**

Note: To segregate area of road

Approval of Plan	50,000.00
Survey	50,000.00
<b>Subtotal</b>	<b>100,000.00</b>

**5. RPT**

Block/Lot	Amount	Remarks
B1B L2	384,732.52	Open Space (c/o LGU)
B1 L2	28,688.20	
B1 L3	33,708.10	
B1 L4	1,666.67	
BSA L10	23,655.08	
BSA L11	25,603.87	
BS L12		
BSA L13	18,341.32	
BS L14		
<b>Subtotal</b>	<b>516,395.66</b>	

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Republic of the Philippines  
Province of Cavite  
City of Bacoor

ELECTRONIC-CERTIFIED TRUE COPY

JOSE LITO M. MALLARE, REA 346  
CITY ASSESSOR  
Date: July 20, 2020  
O.R. No.

**TAX DECLARATION OF REAL PROPERTY**

TD No. **19-238-0066-18460**  
Owner: HOUSEHOLD DEV. CORP.

GR 2019 DOC/STAMP TAX PAID UNDER OR #

PIN 022-03-0015-41-165-0000

TIN: 44723

Email Address:

Telephone No.:

TIN:

Telephone No.:

Address: LAS PIÑAS M.M.

Administrator/Beneficial User:

Address:

Location of Property: SPRINGVILLE EXECUTIVE II  
(Number and Street)

MOLINO III  
(Barangay/District) (Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No. T-725703

Survey No. PCS-04-012232

Cadastral Lot: PORT. OF LOTS 1 TO 18, BLK 5; 1-35, BLK 6 1-42 BLK 9 1-24 BLK 10  
1-23 BLK 11 1-34 BLK 12 1-19 BLK 13 1-24 BLK 14 1-34 BLK 15 1-7  
BLK 16 1-9 BLK 17 1-25 BLK 18 BLK 19 BLK 22 BLK 23 RD LOTS 1-3

Lot No. 2

Blk No. 18(P&OS)

Boundaries: 9-12 14 16-23 & ALLEY 3-5 PCS-04-011540

North : REFER TO TITLE

South :

East :

West :

**KIND OF PROPERTY ASSESSED:**

LAND  
 BUILDING

MACHINERY

Brief

No of Storeys:

Others:  
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	2098.00000 sqm.	8,475,920.00	RESIDENTIAL	20%	847,590.00
Total: Php					<u>847,590.00</u>

Total Assessed Value EIGHT HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED NINETY AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment /Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. 2020-238-183889

City Assessor

Date

This declaration cancels TD No. 03-0015-41091

Owner: HOUSEHOLD DEV. CORP.

Previous AV. (Land) Php 553,870.00

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
RYAN ORTIZ  
FOR REFERENCE

Notes: \* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Sangguniang Panlungsod under City Ordinance No. CO 37-2019 dated October 28, 2019. It does not and cannot by itself alone confer any ownership or legal title to the property.

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Republic of the Philippines  
Province of Cavite  
City of Bacoor

ELECTRONIC CERTIFIED TRUE COPY

JOSE LITO M. MALLARE, REA 346  
CITY ASSESSOR

Date: Nov 18, 2022  
O.R. No.

**TAX DECLARATION OF REAL PROPERTY**

GR 2019 *DOC STAMP TAX PAID UNDER OR #*

TD No. **19-238-0066-18358**  
Owner: HOUSEHOLD DEV. CORP.

PIN **022-03-0015-39-357-0000**

TIN: 44723

Email Address:

Telephone No.:

TIN:

Telephone No.:

Address: LAS PIÑAS METRO MANILA

Administrator/Beneficial User:

Address:

Location of Property: SPRINGVILLE EXEC 2 (Number and Street) MOLINO III (Barangay/District) (MOLINO) CITY OF BACDOOR, CAVITE (Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No. J-725402

Survey No.

Cadastral Lot: PORT. OF LOTS 1 TO 18, BLK 5; 1-35, BLK 6 1-42 BLK 9 1-24 BLK 10 1-23 BLK 11 1-84 BLK 12 1-29 BLK 13 1-24 BLK 14 1-34 BLK 15 1-7 BLK 16 1-8 BLK 17 1-25 BLK 18 BLK 19 BLK 22 BLK 23 RD LOTS 1-3

Lot No. 2

Blk No. 1

Boundaries: 9-12 14 16-23 & ALLEY 3-5 PCS-04-011540

North: REFER TO TITLE

South:

East:

West:

**KIND OF PROPERTY ASSESSED:**

LAND  
 BUILDING

MACHINERY

Brief

No of Storeys:

Others:  
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	126.00000 sqm.	509,040.00	RESIDENTIAL	10%	50,900.00
Total: Php		<u>509,040.00</u>	Total: Php		<u>50,900.00</u>

Total Assessed Value FIFTY THOUSAND NINE HUNDRED AND 00 / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment

/Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. 2020-238-183779

City Assessor

Date

This declaration cancels TD No. 03-0015-40945

Owner: HOUSEHOLD DEV. CORP.

Previous AV. (Land) Php 33,260.00

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF

SVAN ORTIZ

FOR REFERENCE

Notes: \* This declaration is for real property taxation purposes only and the valuations indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance for the Sanggunian. Enacted under City Ordinance No. 03-17-2018 dated October 18, 2018. It does not and cannot be truth above certain any ownership or legal title for the property.

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Republic of the Philippines  
Province of Cavite  
City of Bacoor

ELECTRONIC CERTIFIED TRUE COPY  
JOSE LITO M. MALLARE, REA 346  
CITY ASSESSOR  
Date: July 19, 2022  
D.R. No.

**TAX DECLARATION OF REAL PROPERTY**

GR 2019 *DOC STAMP TAX PAID UNDER OR #*

TD No. **19-238-0066-18359**  
Owner: HOUSEHOLD DEV. CORP.

PIN **022-03-0015-39-358-0000**  
TIN: 44723  
Email Address:

Address: LAS PIÑAS METRO MANILA

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: SPRINGVILLE EXEC 2 (Number and Street) MOLINO III (Barangay/District) (MOLINO) CITY OF BACOOD, CAVITE (Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No. T-725403

Survey No.

Cadastral Lot: PORT. OF LOTS 1 TO 18, BLK 5; 1-35, BLK 6 1-42 BLK 9 1-24 BLK 10 1-23 BLK 11 1-34 BLK 12 1-19 BLK 13 1-24 BLK 14 1-34 BLK 15 1-7 BLK 16 1-9 BLK 17 1-25 BLK 18 BLK 19 BLK 22 BLK 23 RD LOTS 1-3

Lot No. 3  
Blk No. 1

Boundaries: 9-12 14 16-23 & ALLEY 3-5 PCS-04-011540

North : REFER TO TITLE

South :

East :

West :

**KIND OF PROPERTY ASSESSED:**

LAND  
 BUILDING

MACHINERY  
Brief

No of Storeys:

Others:  
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	154.00000 sqm.	622,160.00	RESIDENTIAL	10%	62,220.00
Total: Php		<u>622,160.00</u>	Total: Php		<u>62,220.00</u>

Total Assessed Value SIXTY-TWO THOUSAND TWO HUNDRED TWENTY AND XX / 100  
(Amount in Words)

Taxable   
Exempt

Effectivity of Assessment /Reassessment:  
1st 2020  
Qtr. Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. 2020-238-183780

City Assessor

Date

This declaration cancels TD No. 03-0015-40946

Owner: HOUSEHOLD DEV. CORP.

Previous AV. (Land) Php 40,660.00

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
RYAN ORTIZ  
FOR REFERENCE

Note: \* This declaration is for real property tax purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Sanggunian. Issued under City Ordinance No. CS 37-2019 dated October 24, 2019. It does not void and cannot be null and void for any ownership or legal title to the property.

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LAND REGISTRATION AUTHORITY CCV FORM  
UNOFFICIAL COPY IS NOT IN BLUE COLOR

Official Form No. 109

TCT No.: 167-0010390

Page No.: 15

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2015037018

Date: August 10, 2015 01:07:18PM

CANCELLATION : OF THE REAL ESTATE MORTGAGE ANNOTATED IN THIS TITLE UNDER ENTRY NO. 5599, AS PER RELEASE OF MORTGAGE EXECUTED BEFORE THE NOTARY PUBLIC FOR TAGUIG CITY: ATTY. RUEL CLAUDIO A. AMBOY UNDER (DOC. NO.101; PAGE NO. 22; BOOK NO. LXVII; SERIES OF 2012015), ON FILE IN THIS REGISTRY.  
DATE OF INSTRUMENT -01/28/2015

Dominic B. Robosa  
Deputy Register of Deeds

NOTICE :

THIS CERTIFICATE OF TITLE ORIGINALLY ON FILE IN THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE WAS TRANSFERRED TO THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE, BACOR CITY BRANCH ON JULY 10, 2019, PURSUANT TO LRA CIRCULAR NO. 30-2017. THE NEW TITLE NUMBER FOR THIS TITLE IS TCT NO. 0010390.

THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR CTITLE (PREVIOUSLY CALLED eTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE



This is a Certified True Copy of TCT 0010390 on file at Registry of Deeds of Province of Cavite, Bacoor City Branch. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: NIKKO VISTALAND

Ref No: 2021080949 OR No: 1024253372  
Date: 19/08/2021 OR Date: Oct 20 2021  
Time: 11:29:41 AM Amt Paid: 1131.59

Page 5 of 5

LTCP Form No.: (015 revised) 2  
(previous date: 2017 08 03)

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Republic of the Philippines  
Province of Cavite  
City of Bacoor

ELECTRONIC CERTIFIED TRUE COPY  
JOSE LITO M. MALLARE, REA 346  
CITY ASSESSOR  
Date: July 25, 2022  
D.B. No.

**TAX DECLARATION OF REAL PROPERTY**

GR 2019 DOC STAMP TAX PAID UNDER OR #

TD No. **19-238-0066-01295**

Owner: ALMIREZ, EDWIN M/TO ALMIREZ, THERESA GAYLE

PIN 022-03-0015-18-385-0000

TIN: 111053

Email Address:

Address: 67 DAD RD, PILAR VILLAGE, LAS PIÑAS CITY

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: SPRINGVILLE EXECUTIVE II (Number and Street) MOLINO III (Barangay/District) (MOLINO) CITY OF BACOR, CAVITE (Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No. J-1113082

Survey No. PCS-04-012232

Cadastral Lot: PORT. OF LOTS 1 TO 18, BLK 5; 1-35, BLK 6 1-42 BLK 9 1-24 BLK 10 1-29 BLK 11 1-34 BLK 12 1-19 BLK 13 1-24 BLK 14 1-34 BLK 15 1-7 BLK 16 1-9 BLK 17 1-25 BLK 18 BLK 19 BLK 22 BLK 23 RD LOTS 1-3

Lot No. 4

Blk No. 1

Boundaries: 9-12 14 16-23 & ALLEY 3-5 PCS-04-011340

North : NE LOT 29

South : SW LOT 3

East : SE RD LOT 1

West : NW LOTS 11, 12 & 13

**KIND OF PROPERTY ASSESSED:**

LAND BUILDING

MACHINERY

No of Storeys:

Brief

Brief Description:

Others:

Specify:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	154.00000 sqm.	622,160.00	RESIDENTIAL	10%	62,220.00
Total: Php		<u>622,160.00</u>	Total: Php		<u>62,220.00</u>

Total Assessed Value SIXTY-TWO THOUSAND TWO HUNDRED TWENTY AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment /Reassessment:

1st 2020  
Qtr. Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. 2020-238-148544

City Assessor

Date

This declaration cancels TD No. 03-0015-02568

Owner: ALMIREZ, EDWIN M/TO ALMIREZ, THERESA GAYLE

Previous AV. (Land) Php 40,660.00

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
RWIN ORTIZ  
FOR REFERENCE

\* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly recorded into an Ordinance by the Sanggunian. Prepared under City Ordinance No. CG 87 2019 dated October 26, 2019. It does not and cannot by itself alone confer any ownership or legal title to the property.

[BACK](#)



SPV EXEC 2

SN No. 4728723

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
Land Registration Authority  
QUEZON CITY

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE

### Transfer Certificate of Title

No. T-725423

Province of Cavite certain land situated in the Mun. of Bacoor

bounded and described as follows:

A Parcel of Land (Lot 29, Block 1, of the consolidation-subd. plan Pes-04-012237, being a portion of Lots 1 to 18, Blk. 5; Lots 1 to 35, Blk 6; Lots 1 to 42, Blk 9; Lots 1 to 24, Blk 10; Lots 1 to 23, Blk 11; Lots 1 to 34, Blks. 12; Lots 1 to 19, Blk 13; Lots 1 to 24, Blk 14; Lots 1 to 34, Blk 15; Lots 1 to 7, Blk 16; Lots 1 to 7, Blk 17; Lots 1 to 25, Blk 18; Blk 19; Blk 22; Blk 23; Road Lots 1 to 3, 9 to 17, 14, 16 to 23; & Alley 3 to 5, Pes-04-015540, L.R.C. Record No. ) situated in Scgy. Molino, Municipality of Bacoor, Province of Cavite, Island of Luzon. Bounded on the SW.

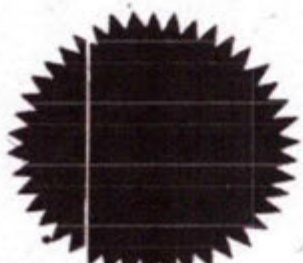
is registered in accordance with the provisions of the Property Registration Decree in the name of

HOUSEHOLD DEVT. CORP.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to It is hereby specifically agreed that notwithstanding the prov. of Art. 567 of the Civil Code the Rep. of the Phil. is exempted from the oblig. to grant a right of way to the grantee herein.

IT IS HEREBY CERTIFIED that said land was originally registered on the 27th day of twentyone in the year nineteen hundred and in the Registration Book of the Office of the Register of Deeds of Cavite Volume A-6 in the page as Original Certificate of Title No. 8843 pursuant to Decree No. 101200 issued in L. R. C. Record No. in the name of transfer

This certificate is a transfer from Certificate of Title No. See back which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at Trece Martires City  
Philippines, on the 22nd day of MAY  
in the year nineteen hundred and ninety seven  
at 1:20 p.m.

ATTEST:

Las Pinas City

(Owner's postal address)

VICENTE A. GARCIA

(Register of Deeds)

\*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

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**MEMORANDUM OF ENCUMBRANCES**

(When necessary use this page for the continuation of the technical description)

Entry No. cont. of T.D.

....., along line 1-2 by Lot 14, Blk 5A; on the NE., along line 2-3 by Lot 2-3 by Lot 5, Blk 1 both of the consolidation-subdivision plan on the SE., along line 3-4 by Road Lot 1; and on the SW., along line 4-1 by Lot 4, Blk 1 of the consolidation-subd.plan. Beginning at a point marked "1" on plan, being N. 64 deg. 07' E., 1337.17 M. from Mon. 175, Imus, Estate. thence N. 43 deg. 07' E., 2.00 M. to point 2; thence S. 48 deg. 27' E., 12.02 M. to point 3; thence S. 43 deg. 45' W., 2.00 M. to point 4; thence N. 48 deg. 27' W., 12.00 M. to point of beginning containing an area of TWENTY FOUR (24) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by "PS" Cyl. Conc. Mons. 15 x 40 cm. BEARINGS TRUE : Date of Original Survey : July 27, 1905- June 1, 1908 and that of the subdivision survey; January 2-11, 1997 and was approved on; March 21, 1997.

(Memorandum of Encumbrances continued on Page ..... -B)  
(Technical Description continued on Additional Sheet ..... Page ..... -)

Register of Deeds

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Republic of the Philippines  
Province of Cavite  
City of Bacoor

ELECTRONIC CERTIFIED TRUE COPY

JOSE LITO M. MALLARE, REA 346  
CITY ASSESSOR

Date: July 15, 2020

C.F. No.

**TAX DECLARATION OF REAL PROPERTY**

GR 2019 *DO NOT STAMP TAX PAID UNDER OR #*

TD No. **19-238-0066-18367**

Owner: HOUSEHOLD DEV. CORP.

PIN **022-03-0015-39-376-0000**

TIN: 44723

Email Address:

Address: LAS PIÑAS METRO MANILA

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: SPRINGVILLE EXEC 2

MOLINO III

(MOLINO) CITY OF BACOR, CAVITE

(Number and Street)

(Barangay/District)

(Old Barangay)

(City & Province)

OCT/TCT/CCT/CLOA No. T-725423

Survey No.

Cadastral Lot: PORT. OF LOTS 1 TO 18, BLK 5; 1-35, BLK 6 1-42 BLK 9 1-24 BLK 10  
1-23 BLK 21 1-34 BLK 12 1-19 BLK 12 1-24 BLK 14 1-34 BLK 15 1-7  
BLK 16 1-9 BLK 17 1-25 BLK 18 BLK 19 BLK 22 BLK 23 RD LOTS 1-3

Lot No. 29

Blk No. 1

Boundaries: 9-12 14 16-23 & ALLEY 3-5 PCS-04-011540

North: REFER TO TITLE

South:

East:

West:

**KIND OF PROPERTY ASSESSED:**

LAND  
 BUILDING

MACHINERY

Brief

No of Storays:

Others:

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	24.00000 sqm.	96,960.00	RESIDENTIAL	10%	9,700.00
Total: Php		<u>96,960.00</u>	Total: Php		<u>9,700.00</u>

Total Assessed Value NINE THOUSAND SEVEN HUNDRED AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment /Reassessment:

1st 2020  
Qtr. Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. 2020-238-183788

City Assessor

Date

This declaration cancels TD No. 03-0015-40956

Owner: HOUSEHOLD DEV. CORP.

Previous AV. (Land) Php 6,340.00

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
JOYAN ORTIZ  
FOR REFERENCE

Notes: \* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Sanggunian. Pursuant under City Ordinance No. 13 87 2019 dated October 28, 2019. It does not and cannot be held liable under any ownership or legal title to the property.

[BACK](#)





Republic of the Philippines  
Province of Cavite  
City of Bacoor

ELECTRONIC CERTIFIED TRUE COPY

JOSE LITO M. MALLARE, REA 346  
CITY ASSESSOR

Date: July 25, 2022

Q.R. No.

**TAX DECLARATION OF REAL PROPERTY**

GR 2019 DOC STAMP TAX PAID UNDER OR #

TD No. **19-238-0066-18396**

Owner: HOUSEHOLD DEV. CORP.

PIN **022-03-0015-39-767-0000**

TIN: 44723

Email Address:

Address: LAS PIÑAS METRO MANILA

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: SPRINGVILLE EXEC 2

MOLINO III

(MOLINO) CITY OF BACOR, CAVITE

(Number and Street)

(Barangay/District)

(Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No. T-725522

Survey No. PCS-04-012232

Cadastral Lot: PORT. OF LOTS 1 TO 18, BLK 5; 1-35, BLK 6 1-42 BLK 9 1-24 BLK 10  
1-23 BLK 11 1-34 BLK 12 1-19 BLK 13 1-24 BLK 14 1-34 BLK 15 1-7  
BLK 16 1-9 BLK 17 1-25 BLK 18 BLK 19 BLK 22 BLK 23 RD LOTS 1-3

Lot No. 11

Blk No. 5-A

Boundaries: 9-12 14 16-23 & ALLEY 3-5 PCS-04-011540

North : REFER TO TITLE

South :

East :

West :

**KIND OF PROPERTY ASSESSED:**

LAND  
 BUILDING

MACHINERY

No of Storeys:

Brief

Others:  
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed value
RESIDENTIAL	110.00000 sqm.	444,400.00	RESIDENTIAL	10%	44,440.00
Total: Php		<u>444,400.00</u>	Total: Php		<u>44,440.00</u>

Total Assessed Value                     FORTY-FOUR THOUSAND FOUR HUNDRED FORTY AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment  
/Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. 2020-238-183818

City Assessor

Date

This declaration cancels TD No. 03-0015-40999

Owner: HOUSEHOLD DEV. CORP.

Previous AV. (Land) Php 29,040.00

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
RYAN ORTIZ  
FOR REFERENCE

Note: \* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Legaspiang Parliament under City Ordinance No. 03-17-2019 dated October 28, 2019. It does not and cannot be held alone as evidence of ownership or legal title to the property.

[BACK](#)





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Republic of the Philippines  
Province of Cavite  
City of Bacoor

ELECTRONIC CERTIFIED TRUE COPY

JOSE LITO M. MALLARE, REA 346  
CITY ASSESSOR

Date: July 19, 2020

O.R. No.

TAX DECLARATION OF REAL PROPERTY

GR 2019 *DOC STAMP TAX PAID UNDER OR #*

TD No. 19-238-0066-17688  
Owner: HOUSEHOLD DEV CORP

PIN 022-03-0015-21-020-0000

TIN: 124524

Email Address:

Telephone No.:

Address: LAS PIÑAS METRO MANILA

Administrator/Beneficial User: S

TIN:

Telephone No.:

Address:

Location of Property: SPRINGVILLE EXEC 2 (Number and Street) MOLINO III (Barangay/District) (MOLINO) CITY OF BACOR, C (City & Provinc)

OCT/TCT/CCT/CLOA No. T-725524

Survey No. PCS-04-012232

Cadastral Lot: PORT OF LOTS TO 18 BLK 5 1-35 BLK 6 1-42 BLK 9 1-24 BLK 10 1-23

Lot No. 13

BLK 11 1-34 BLK 12 1-19 BLK 13 1-24 BLK 14 1-34 BLK 15 1-7 BLK

Blk No. 5-A

26 1-9 BLK 17 1-25 BLK 18 BLK 19 BLK 22 BLK 23 RD LOTS 1-3 9-12

Boundaries: 14 16-23 & ALLEY 3-5

North :

South :

East :

West :

KIND OF PROPERTY ASSESSED:

LAND  
 BUILDING

MACHINERY  
Brief

No of Storeys:

Others:  
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	69.00000 sqm.	278,760.00	RESIDENTIAL	10%	27,880.00
Total: Php		<u>278,760.00</u>	Total: Php		<u>27,880.00</u>

Total Assessed Value TWENTY-SEVEN THOUSAND EIGHT HUNDRED EIGHTY AND XX / 100  
(Amount in Words)

Taxable   
Exempt

Effectivity of Assessment /Reassessment:  
1st 2020  
Qtr. Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. 2020-238-183821

City Assessor

Date

This declaration cancels TD No. 03-0015-41001

Owner: HOUSEHOLD DEV CORP

Previous AV. (Land) Php 18,220.00

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
RYAN ORTIZ  
FOR REFERENCE

Notes: \* This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Sangguniang Panlungsod under City Ordinance No. CO 37-2019 dated October 28, 2019. It does not and cannot by itself alone confer any ownership or legal title to the property.



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Republic of the Philippines  
Province of Cavite  
City of Bacoor

ELECTRONIC CERTIFIED TRUE COPY  
For: SN  
JOSE LITO M. MALLARE, REA 346  
CITY ASSESSOR  
Date: July 27, 2022  
O.R. No.

TAX DECLARATION OF REAL PROPERTY

GR 2019 *DOC* STAMP TAX PAID UNDER OR #

TD No. **19-238-0066-17687**

Owner: HOUSEHOLD DEV CORP

PIN **022-03-0015-41-378-0000**

TIN: 44711

Email Address:

Address: TALON LAS PIÑAS M.M.

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: SPRINGVILLE GARDEN 4  
(Number and Street)

MOLINO III

(MOLINO) CITY OF BACOOR, CAVITE

(Barangay/District)

(Old Barangay)

(City & Province)

OCT/TCT/CCT/CLOA No. T-704547

Survey No.

Cadastral Lot: LOT 6951-F, PSD-328262, PORT OF LOT 6951 FLS-1848

Lot No.

Blk No.

Boundaries:

North : LOT 6951-D

South : LOT 6951-H

East : LOT 6951-E

West : LOT 6950

KIND OF PROPERTY ASSESSED:

LAND  
 BUILDING

MACHINERY

Brief

No of Storeys:

Others:

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	5773.00000 sqm.	23,322,920.00	RESIDENTIAL	10%	2,332,290.00
Total: Php		<u>23,322,920.00</u>	Total: Php		<u>2,332,290.00</u>

Total Assessed Value **23,322,920.00** (Amount in Words)  
TWO MILLION THREE HUNDRED THIRTY-TWO THOUSAND TWO HUNDRED NINETY AND XX / 1

Taxable

Exempt

Effectivity of Assessment /Reassessment:

1st 2020  
Qtr. Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NDA No. 2020-238-182619

City Assessor

Date

This declaration cancels TD No. 03-0015-38816

Owner: HOUSEHOLD DEV CORP

Previous AV. (Land) Php 1,524,070.00

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
RYAN ORTIZ  
FOR REFERENCE

Note: \* This declaration is for real property taxation purposes only and the valuation indicated herein was based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Sangguniang Panlungsod under City Ordinance No. 03-17-0018 dated October 18, 2018. It does not and cannot be held liable for any inaccuracy or inequity to the property.

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