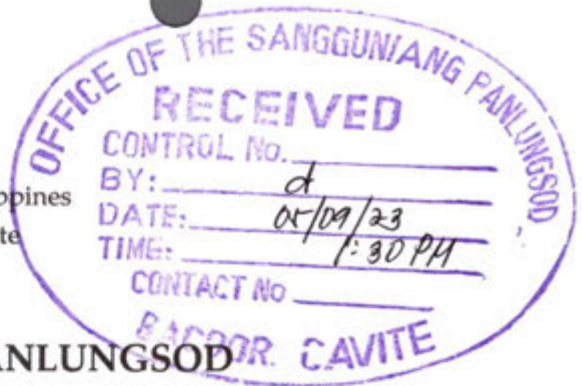




Republic of the Philippines  
Province of Cavite  
City of Bacoor



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

### COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

### COMMITTEE REPORT NO. HLUUD 005-S-2022

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Subject: **RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO SIGN THE DEED OF DONATION BETWEEN THE CITY GOVERNMENT OF BACOR AND HOUSEHOLD DEVELOPMENT CORPORATION FOR THE DONATION OF NON-SALEABLE LOTS FOR ITS SUBDIVISION PROJECT, LESSANDRA MOLINO, LOCATED AT BARANGAY SAN NICOLAS, BACOR CITY. PCR No. 259-2023 dated 27 March 2023.**

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This report resolves the application of Household Development Corporation in relation to the Donation of non-saleable lots for its subdivision, Lessandra Molino, dated 05 April 2023. The said application was referred to the Committee by the Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola, during the 36<sup>th</sup> Regular Session.

Hereunder are the pertinent facts related to the subject matter:

- Under Presidential Decree No. 1216, amending Presidential Decree 957: *THE ROADS, ALLEYS, SIDEWALKS AND PLAYGROUNDS SHALL BE DONATED BY THE OWNER OR DEVELOPER TO THE CITY AND IT SHALL BE MANDATORY FOR THE LOCAL GOVERNMENTS TO ACCEPT THE SAME;*
- The Inspection Report from the Office of the City Engineer dated 10 August 2022, with the following findings and recommendations: *THE ABOVE OBSERVATION/FINDINGS INDICATE THAT THE SAID SUBDIVISION IS GENERALLY IN FAIR CONDITION, USABLE AND LIVABLE AND SUBSTANTIALLY COMPLETED AS PER APPROVED DEVELOPMENT PLAN. THEREFORE, WE HEREBY RECOMMEND THE ISSUANCE OF CERTIFICATE OF COMPLETION AND TURNOVER OF THE SUBDIVISION IN THE CITY (a copy of an attachment hereto).*

#### Findings:

The foregoing discussion clearly showed that the Household Development Corporation is qualified to donate non-saleable lots for its subdivision to the City Government of Bacoor. However, in paragraph number 4 on their draft Deed of Donation: ***The DONEE undertakes to use the Subject Properties exclusively for the purpose of maintaining the concrete roads, alleys, easements and open spaces for the benefit of the homeowners of the Subdivisions, and shall not in any manner whatsoever, devote the Subject Properties for any other/use or purpose*** (a copy of an attachment hereto), which is not fair and it appears to be dictating to the City Government.



Republic of the Philippines  
Province of Cavite  
City of Bacoor

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

### RECOMMENDATION:

After a thorough review of the aforementioned matter, the Committee respectfully recommends for this subject matter be **ARCHIVED** until the Household Development Corporation changes or alters the sentence used in paragraph number 4 on the drafted Deed of Donation.

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

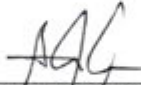
Signed this 05<sup>th</sup> day of April 2023 at the City of Bacoor, Cavite.

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



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



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



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



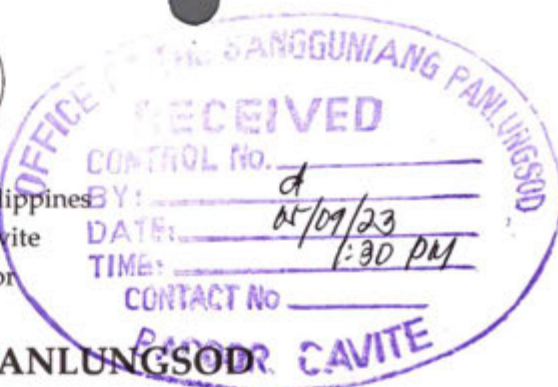
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**COUN. REYNALDO D. PALABRICA**  
Member





Republic of the Philippines  
Province of Cavite  
City of Bacoor



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

### COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

### COMMITTEE HEARING MINUTES

NO. HLUUD 005-S-2023

---

Subject: **RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO SIGN THE DEED OF DONATION BETWEEN THE CITY GOVERNMENT OF BACOOR AND HOUSEHOLD DEVELOPMENT CORPORATION FOR THE DONATION OF NON-SALEABLE LOTS FOR ITS SUBDIVISION PROJECT, LESSANDRA MOLINO, LOCATED AT BARANGAY SAN NICOLAS, BACOOR CITY. PCR No. 259-2023 dated 27 March 2023.**

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The committee hearing was presided over by the Committee Chairman on Housing, Land Utilization and Urban Development, Hon. Councilor Alde Joselito F. Pagulayan. Due to the unavailability of the Sangguniang Panlungsod Session Hall, the hearing was held in the National Agency Center Building. In attendance were Household Development Corporation (HDC) representatives, the Office of the City Legal Services represented by Marius D. Sumira, the City Planning and Development Coordination Office represented by Jose Henry J. Baluyot, the Office of the City Assessor represented by Elmine C. Dela Cruz and the Local Legislative Staff of Hon. Councilor Adrielito G. Gawaran, Marinette P. Montoya. Coun. Pagulayan called the roll, and he asked the HDC representatives to explain to the committee their plan regarding the donation of non-saleable lots for its subdivision.

According to Engr. Jennelyn Bidol of HDC, the Lessandra Molino located at Barangay San Nicolas has a certificate of completion from the Department of Human Settlements and Urban Development (DHSUD) and it was inspected by the Office of the City Engineer of Bacoor on 10 August 2022. The said findings are that the subdivision is in fair condition and usable. Engr. Nikko Anthony Mico continued by stating that their plan to donate is a requirement of their agreement with the City Government of Bacoor.

Atty. Sumira remarked on paragraph number 4 in his comment that: **The DONEE undertakes to use the Subject Properties exclusively for the purpose of maintaining the concrete roads, alleys, easements and open spaces for the benefit of the homeowners of the Subdivisions, and shall not in any manner whatsoever, devote the Subject Properties for any other/use or purpose** (a copy of an attachment hereto). He asserts that it is against the donation agreement because the said paragraph appears to be dictating to the City Government. He suggested changing or altering the sentence used in paragraph number 4. Coun. Pagulayan added that there is exclusivity in the said paragraph and it appears that the City Government lost its rights. He continued by saying that any project the City Mayor undertakes will undoubtedly benefit the residents.



Republic of the Philippines  
Province of Cavite  
City of Bacoor

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

Without any comments, advice or suggestions, The committee hearing was *ADJOURNED*, according to Coun. Pagulayan's motion.

Prepared By:

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





Republic of the Philippines  
Province of Cavite  
City of Bacoor



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

### COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

### ATTENDANCE OF THE HEARING

11 April 2023 / 02:00 P.M.

Sangguniang Panlungsod Session Hall, 2<sup>nd</sup> Floor, Bacoor Government Center

Subject: **RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO SIGN THE DEED OF DONATION BETWEEN THE CITY GOVERNMENT OF BACOOR AND HOUSEHOLD DEVELOPMENT CORPORATION FOR THE DONATION OF NON-SALEABLE LOTS FOR ITS SUBDIVISION PROJECT, LESSANDRA MOLINO, LOCATED AT BARANGAY SAN NICOLAS, BACOOR CITY. PCR No. 259-2023 dated 03 April 2023.**

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ADRIELITO G. GAWARAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. VICTORIO L. GUERRERO, JR.	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
ENGR. NIKKO ANTHONY MICO	TECHNICAL SERVICES HEAD CAMELLA / HOUSEHOLD DEVT CORP	nikkoanthony-mico@ camella.com.ph
ENGR. JENNIFER BIDL	TECHNICAL SERVICES OFFICER CAMELLA / HOUSEHOLD DEVT CORP	jennifer-bidl@ camella.com.ph





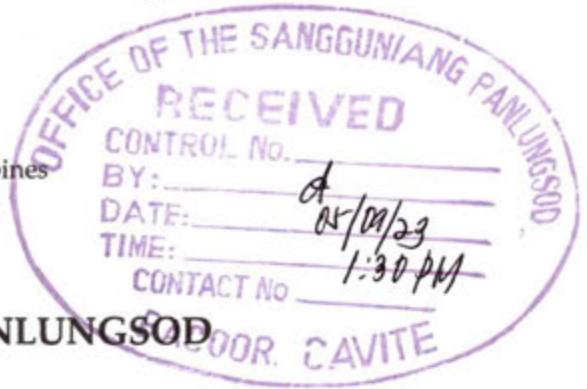
Republic of the Philippines  
Province of Cavite  
City of Bacoor

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

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
JEDUFFAY LUMABAS	TECHNICAL SERVICES OFFICER CAMELLA/HOUSEHOLD DEV'T CORP	jeduffay_lumabas @ camella.com.ph
ELMINE C. DELA CRUZ	LAO I / CITY ASSESSOR'S OFFICE	elmixe.dela.cruz @ gmail.com / 091606356587
JOSE HENRY J. BALUYOT	Proj. DW4 OFFICER II / CPDC OFFICE	091874366604
MARIUS SUMIRA	OCLS	09176385741
Peter Borja	LEG STAFF Sangguniang Panlungsod	petradrlunborja@gmail.com



Republic of the Philippines  
Province of Cavite  
City of Bacoor



**5th SANGGUNIANG PANLUNGSOD**

**COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT**

**NOTICE OF COMMITTEE HEARING  
(PROOF OF RECEIPT)**

11 April 2023 / 02:00 P.M.  
Sangguniang Panlungsod Session Hall, 2nd Floor, Bacoor Government Center

Subject: **RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO SIGN THE DEED OF DONATION BETWEEN THE CITY GOVERNMENT OF BACOOR AND HOUSEHOLD DEVELOPMENT CORPORATION FOR THE DONATION OF NON-SALEABLE LOTS FOR ITS SUBDIVISION PROJECT, LESSANDRA MOLINO, LOCATED AT BARANGAY SAN NICOLAS, BACOOR CITY. PCR No. 259-2023 dated 03 April 2023.**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<i>J. Francisco</i> 4/4/23	Staff / CPDC	4/4/23 / 1:20pm
<i>Jeane Velasquez</i> 4/4/23	Staff / Zoning 0925 889 9378	artpice09@yahoo.com 04/04/23 / 3:30pm
<i>Roguy Padilla</i>	Assessor	4-4-23 09978102526
<i>ARON HERNANDEZ</i>	REG. STAFF	4-4-2023
<i>Marinette Montoya</i>	leg staff	4/4/23
<i>Jenifer Lezari</i>	LLSA-1 SANGGUNIANG PANLUNGSOD	4/5/2023/3:25AM 09171831891







**G.7.1 PCR 259-2023 – RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO SIGN THE DEED OF DONATION BETWEEN THE CITY GOVERNMENT OF BACOR AND HOUSEHOLD DEVELOPMENT CORPORATION FOR THE DONATION OF NON-SALEABLE LOTS OF ITS SUBDIVISION PROJECT, LESSANDRA MOLINO, LOCATED AT BARANGAY SAN NICOLAS, BACOR CITY.**



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

*Office of the Mayor*

24 March 2023

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



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

**SUBJECT: Request for Authority to Enter Into and Sign the Deed of Donation with HDC**


Dear Hon. Bautista-Mendiola:

Pursuant to Presidential Decree No. 1216, amending Presidential Decree No. 957, the roads, alleys, sidewalks and playgrounds shall be donated by the owner or developer to the city and it shall be mandatory for the local governments to accept the same. Now, the Household Development Corporation (HDC), through a letter addressed to the undersigned, are requesting to accept their donation of non-saleable lots of its subdivision project, particularly Lessandra Molino, located at Brgy. San Nicolas, Bacoor City, Cavite.

Attached herewith, for your reference, are the following documents: (1) the January 4, 2023 Letter of HDC to the undersigned, and (2) the draft Deed of Donation and Acceptance between the City Government of Bacoor and HDC.

In view thereof, I respectfully request the esteemed members of the Sangguniang Panlungsod to perform the appropriate actions that will grant me the authority to enter into and sign the abovementioned Deed of Donation and Acceptance.

Respectfully yours,

  
**STRIKE B. REVILLA**  
City Mayor



[BACK](#)





Upper Ground Floor Worldwide Corporate Center  
Erasa Blvd., Mandaluyong City, Philippines  
3rd Floor High Wing Binamal Alabang  
Muntinlupa City, Philippines  
www.camella.com.ph  
Tel. (02) **CAMELLA**  
**88888888**

January 4, 2023

**HON. STRIKE REVILLA**  
City Mayor  
City of Bacoor, Cavite

Dear Mayor Revilla,

Greetings!

In behalf of our company, **Household Development Corporation**, I would like to inform your good office that the application for issuance of Certificate of Completion (COC) in Department of Human Settlements and Urban Development - Southern Tagalog Region (DHSUD) of our subdivision project **Lessandra Molino** located at Brgy. San Nicolas, Bacoor, Cavite is already granted.

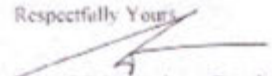
In line with the above-mentioned Certificate, we are hereby requesting for acceptance of the donation of the non-saleable lots of the said subdivision listed below.

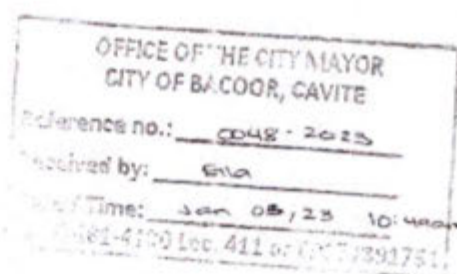
Attached herewith are the following documents for your reference.

1. Deed of Donation (for your signature)
2. Certified True Copy of DHSUD Certificate of Completion of Lessandra Molino
3. List of non-saleable lots subject for donation
4. Photocopy of Owner's Copy of Title of non-saleable lots subject for donation
5. Certified True Copy of Title of non-saleable lots subject for donation
6. Certified True Copy of Tax Declaration of non-saleable lots subject for donation
7. Photocopy of Official Receipts of payment of Real Property Taxes of non-saleable lots subject for donation
8. Photocopy of Approved Development Permit Plans
9. Secretary Certificate from the company regarding authority to sign
10. Photocopy of Valid ID

Thank you very much for your attention regarding this matter and should you have further queries, please don't hesitate to contact us at 0939-569-3511.

Respectfully Yours,

  
Engr. Nikko Anthony Ramirez  
Technical Services Head  
Household Development Corporation  
0939-569-3511



[BACK](#)



## DEED OF DONATION

### KNOW ALL MEN BY THESE PRESENTS:

This **Deed of Donation** (the "Deed") is entered into this \_\_\_ day of \_\_\_\_\_  
2022 at \_\_\_\_\_ by and between:

**HOUSEHOLD DEVELOPMENT CORPORATION**, a domestic corporation duly organized and established under the laws of the Republic of the Philippines, with principal office address at Worldwide Corporate Center, Shaw Boulevard, Mandaluyong City, and herein represented by its Division Head, **RIC A. PALLESCO** and its Chief Financial Officer, **BRIAN N. EDANG**, hereinafter referred to as the "**DONOR**";

- and -

The **CITY GOVERNMENT OF BACOR, CAVITE**, a local government unit existing under the laws of the Republic of the Philippines, as herein represented by its Mayor, **HON. STRIKE BAUTISTA REVILLA**, upon authorization by the Council for this purpose, hereinafter referred to as the "**DONEE**";

### WITNESSETH:

**WHEREAS**, the **DONOR** is the owner of the following parcels of lands located at Lessandra Molino, Brgy. San Nicolas, Bacoor, Cavite (the "Subdivision"), particularly described as follows:

Lessandra Molino Subdivision

TITLE NUMBER	BLOCK	LOT	DESCRIPTION
0022256 (T-1288255)		Road Lot 2	Road Lot
0022271 (T-1288256)		Road Lot 3	Road Lot
0022272 (T-1288258)		Road Lot 5	Road Lot
0022258 (T-1288259)		Road Lot 6	Road Lot
0022259 (T-1288260)		Road Lot 7	Road Lot
0022273 (T-1288261)		Road Lot 8	Road Lot
0022260 (T-1288262)		Road Lot 9	Road Lot
0022274 (T-1288263)		Road Lot 10	Road Lot
0022275 (T-1288264)		Road Lot 11	Road Lot
0022239 (T-1288102)	4	41	Parks & Playground
0022240 (T-1288103)	4	42	Community Facility
0022241 (T-1288104)	4	43	Drainage
0022268 (T-1288246)	10	17	Easement
0022270 (T-1288249)	11	2	M.R.F.
0022254 (T-1288252)	11	5	Open Space

(the "Subject Properties");

Edang Page | 1





**WHEREAS**, as an act of liberality and generosity, the **DONOR** desires to donate the Subject Properties for the purpose expressed under the Deed;

**WHEREAS**, the **DONEE** agrees to accept such donation;

**NOW THEREFORE**, for and in consideration of the foregoing premises, the parties agree as follows:

1. The **DONOR** hereby voluntarily and freely gives, transfers and conveys, by way of donation unto the **DONEE**, all of the rights, titles and interest of the **DONOR** over the Subject Properties.
2. It is understood that the donation of the Subject Properties does not include the water, sewerage and septage facilities, power, telecommunication, information and communication technologies, internet connection and cable television facilities equipment and system, and the ownership of which shall remain with the **DONOR** and/or the pertinent utility service provider.

For this purpose, the **DONEE** hereby grants the **DONOR** and/or the utility service provider, the peaceful and uninterrupted entry to the Subject Properties for the purposes of maintaining, repairing, rehabilitating or replacing the aforesaid facilities, equipment and system, without need of prior notice to the **DONEE**.

3. It is further understood, and the **DONEE** hereby agrees and acknowledges that the **DONOR** and/or their subsidiaries and affiliates, their buyers, assigns and successors-in-interest shall have a perpetual right of way in and to the Subject Properties free of charge and without any hindrance, in order to access the existing and future subdivision projects of the **DONOR** and/or their subsidiaries and affiliates adjacent to the Subdivision, and to tap or connect to the service utilities and facilities located within the Subdivision for the benefit of the adjacent subdivision projects.
4. The **DONEE** undertakes to use the Subject Properties exclusively for the purpose of maintaining the concrete roads, alleys, easements and open spaces for the benefit of the homeowners of the Subdivisions, and shall not in any manner whatsoever, devote the Subject Properties for any other/use or purpose.
5. All taxes, fees, registration expenses, if any, national or local, arising from or in connection with execution of this Deed, including the registration of new titles in the name of the **DONEE** shall be for the sole account of the **DONEE**.
6. The **DONEE**, at its own expense, shall cause the cancellation of the existing titles covering the Subject Properties and the registration of new titles in its favor.
7. Upon execution of this Deed and prior to the transfer and registration of new titles in the name of the **DONEE**, the parties shall cause the annotation of this Deed, including the aforementioned condition, to the existing titles covering the Subject Properties.
8. Upon execution of this Deed, the **DONEE** shall thereafter be responsible for the real property taxes due on the Subject Properties.

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9. The **DONEE** hereby unconditionally accepts this donation made in its favor by the **DONOR**, including all the conditions herein stated.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this \_\_\_\_\_ at \_\_\_\_\_.

**DONOR**  
**HOUSEHOLD DEVELOPMENT CORPORATION**

By:

\_\_\_\_\_  
**RIC A. PALLESCO**  
Division Head

\_\_\_\_\_  
**BRIAN N. EDANG**  
Chief Finance Officer

**DONEE**  
**CITY GOVERNMENT OF BACOOD, CAVITE**

By:

\_\_\_\_\_  
**HON. STRIKE BAUTISTA REVILLA**  
Mayor

Signed in the presence of:

\_\_\_\_\_



