



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		From the Chief Operations Officer of ARB Construction, Miguel Rafael A. Molina: Request for amendment of City Resolution No. CR 2021-325 Series of 2021 to correct the typographical error under paragraph 2, from Block 10 (Lots 10 to 23), to Block 10 (Lots 8-20) which was submitted to the Bureau of Lands.	PCR-085-2022	
V E N U E	S.P. Session Hall, 2 nd floor, Bacoor Government Center		D A T E / T I M E	September 27, 2022/ 10:30 AM <i>(Regular Session)</i>

**COMMITTEE REPORT
No. HLUUD-CR-085-S-2022**

Before this committee conduct a hearing regarding the above-mentioned subject matter, Operation Officer of ARB Construction, Mr. Miguel Molina, send a letter to the Sangguniang Panlungsod Office dated September 22, 2022, stating that, "We would like to request that your good office no longer conduct a hearing on the letter request we have sent September 02, 2022 for the correction needed for the development permit". (Kindly see attached letter from ARB Construction for reference)

In line with this, the committee decided to archive the above-mentioned subject matter.

RECOMMENDATION:

In view of the foregoing, the Committee respectfully recommends to **ARCHIVED** the above-mentioned subject matter, and removed from the council's next order of business.


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



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD


Signed this 27th day of September 2022 at the City of Bacoor, Cavite.




COUN. ALDE JOSELITO F. PAGULAYAN
Chairman



COUN. ADRIELITO G. GAWARAN
Vice-Chairman



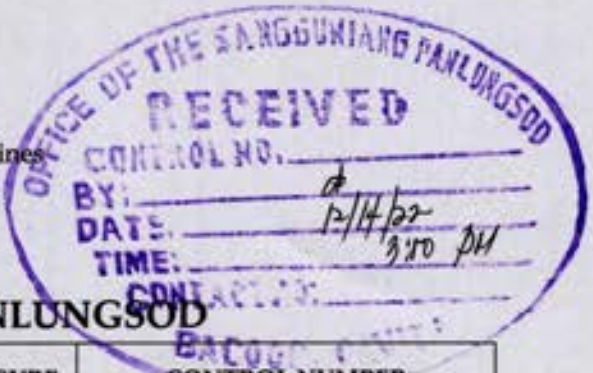
COUN. VICTORIO L. GUERRERO JR.
Member



COUN. SIMPLICIO G. DOMINGUEZ
Member



Republic of the Philippines
Province of Cavite
City of Bacoor



5th SANGGUNIANG PANLUNGSOD

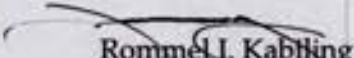
COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization and Urban Development		From the Chief Operations Officer of ARB Construction, Miguel Rafael A. Molina: Request for amendment of City Resolution No. CR 2021-325 Series of 2021 to correct the typographical error under paragraph 2, from Block 10 (Lots 10 to 23), to Block 10 (Lots 8-20) which was submitted to the Bureau of Lands.	PCR-085-2022	
VENUE	S.P. Session Hall, 2 nd floor, Bacoor Government Center		TIME / DATE	September 27, 2022/ 10:30 AM <i>(Regular Session)</i>

**MINUTES OF COMMITTEE HEARING
No. HLUUD-CR-080-S-2022**

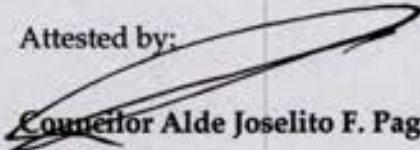
During the Regular Session of the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite, last September 27, 2022, Councilor Alde Joselito F. Pagulayan informed the council Mr. Miguel Rafael A. Molina, submitted a letter to the Sangguniang Panlungsod Office dated September 22, 2022 and stating that "We would like to request that your good office no longer conduct a hearing on the letter request we have sent September 02, 2022 for the correction needed for the development permit".

With the internal rules suspended committee chairman Councilor Pagulayan motion to archive the request city resolution and was unanimously seconded by the council.

Prepared by:

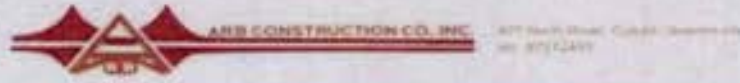

Rommel I. Kabling
Local Legislative Staff Assistant I

Attested by:


Councilor Alde Joselito F. Pagulayan
Chairman



F.7 For First Reading: PCR-085-2022 – From the Chief Operations Officer of ARB Construction, Miguel Rafael A. Molina: Request for amendment of City Resolution No. CR 2021-325 Series of 2021 to correct the typographical error under paragraph 2, from Block 10 (Lots 10 to 23), to Block 10 (Lots 8-20) which was submitted to the Bureau of Lands.



August 27, 2022

Office of the Mayor
Office of the Sanggunian Panglungsod
City of Bacoor, Cavite

Subject: **Typographical Error Correction**

As we are filing to complete the requirements for the building permit. Our company would like to request your office to **correct the granted resolutions typographical error of Block 10 Lots 10-23** and be changed to **Block 10 Lot 8-20 as submitted in the Bureau of Lands** (See attached).

This is for proper compliance with Bacoor City's building permit requirements.

hoping for your fast and favorable action.

Sincerely,


MIGUEL RAFAEL A. MOLINA
Chief Operations Officer

Cc: *City Zoning and Land Development Department
Office of Building Official*



[BACK](#)



September 22, 2022

TO: SANGGUNIANG PANGLINGSOD
BACOR C.TY, CAVITE

SUBJECT: PULL OUT LETTER OF REQUEST

Greetings! We would like to request that your office no longer conduct a hearing on the letter request we have sent September 2, 2022 for the corrections needed for the Development Permit.

To save time and efforts, the zoning department has agreed to mark the area of correction to compromise with the building official to the purposes it will serve. This has been agreed upon by both parties to speed up the process for the minor wording mishaps.

Hoping for your favorable action.

A handwritten signature in black ink, appearing to read 'Miguel Molina'.

MIGUEL MOLINA
Chief Operation Officer





CITY OF BACCOOR

Office of the Mayor

ALTERATION PERMIT

(Issued under the IRR of PD 957 as devolved to LGU under RA 7160 by E.O. 71)
DP-BAC-2021-ALT003

THIS IS TO CERTIFY THAT THE APPLICANT, ARB CONSTRUCTION COMPANY, INC. is hereby granted this ALTERATION PERMIT (AP) for their 2 STOREY 33-UNIT TOWNHOUSE IN SOLDIER'S HILLS IV Project located at Barangay Molino IV, City of Bacoor, Province of Cavite, by the Sangguniang Panlungsod pursuant to CITY RESOLUTION NO. CR-2021-325 Series of 2021.


PROJECT DESCRIPTION

2 STOREY 33-UNIT TOWNHOUSE IN SOLDIER'S HILLS IV Project (ALTERATION) of ARB CONSTRUCTION CO INC. shall cover a land area of Two Thousand Four Hundred Twenty Nine (2,429 SQ.M) located at Barangay Molino IV, Bacoor City, Cavite. The above-mentioned project intended to re-cut the number of saleable individual lots in the said subdivision to 33 lots (i.e. from 13 lots to 33 lots). The alteration will affect Block 10, Lots 10 to 23 that covers 2,429 square meters and is intended to make the said lots more affordable and to allow a more efficient work area for development.


This Certificate is issued in compliance with Presidential Decree No. 957 and its Implementing Rules and Regulation (IRR), as devolved under Executive Order No. 71 pursuant to R.A. 7160 or the Local Government Code. The City Government however, is not precluded from reevaluating, adding, removing and correcting any deficiencies or errors that may be found after issuance of this Certificate.

This Alteration Permit is subject to CONDITIONS below, which is made an integral part of this issuance.


Recommending Approval


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

NOTED BY:


JEROME V. OLIVEROS
City Administrator

APPROVED BY:


LAN MERCADO-REVILLA
City Mayor

Official Receipt No. 2158628 / 2158629
Amount Paid: Php 24,640.00 / Php 1,000.00
Date of Payment: 06-01-2021



A.P. NO.: 003 Application No.: 2021-003-MOL4 Reference No.: D.P. NO. 16-04-0002 Date Issued: March 29, 2021	ALTERATION PERMIT (AP) RESIDENTIAL SUBDIVISION – PD 957
Name of Owner: ARB CONSTRUCTION CO. INC.	Address: #27 NORTH ROAD, CUBAO, QUEZON CITY TEL # 87224777, 87212493
Name of Developer: ARB CONSTRUCTION CO. INC.	Address: #27 NORTH ROAD, CUBAO, QUEZON CITY TEL # 87224777, 87212493
Name of Project: 2 STOREY 33-UNIT TOWNHOUSE IN SOLDIER'S HILLS IV	Location: Barangay Molino IV, City of Bacoor, Cavite
Area in Square Meters or Hectares: 2,429 square meters	No. of Lots/Units (INCREASED OF): 33 LOTS
Project Classification: PD 957-RESIDENTIAL SUBDIVISION	Right Over Land: Owner/Developer
Evaluation of Facts: ARB CONSTRUCTION CO. INC. – "2 STOREY 33-UNIT TOWNHOUSE IN SOLDIER'S HILLS IV PROJECT" is in conformity with the prescribed guidelines and regulations of P.D. 957 and the Zoning Ordinance of the City of Bacoor, Cavite.	
Decision: Alteration Permit (AP) GRANTED provided, it is within all the existing Rules and Regulations of other concerned Government Agencies, as per City Resolution No.: CR 2021-325 dated March 25, 2021 Series of 2021.	

I. GENERAL CONDITIONS

Proponent/affiant above has taken accountability to ensure the performance of the following conditions:

- i) That the proponent shall strictly comply with the provisions of the various laws and issuances pertinent to housing and subdivision development in the Philippines, such as but not limited to the following:
 - v. Presidential Decree No. 957: Regulating the Sale of Subdivision Lots and Condominiums, Providing Penalties for Violation Thereof (1976) and its IRR - and HLURB Administrative Order No. 03, Series of 2016 and Resolution No. R-926, S. of 2015 – Revised Implementing Rules and Regulations to Govern the Time of Completion of Subdivision and Condominium Projects under Presidential Decree No. 957, Otherwise known as "The Subdivision and Condominium Buyers' Protective Decree" and All Other Projects required by law to be registered with the Housing and Land Use Regulatory Board
 - vi. Republic Act No. 7279, Urban Development and Housing Act, particularly Section 18, on balanced housing.
 - vii. Section 18 of RA 7279, as amended by Republic Act No. 10884, requires that owners and/or developers of proposed subdivision and condominium projects develop an area for socialized housing, at the option of the developer, equivalent to: (its IRR is HLURB Resolution No. 990)
 - At least fifteen percent (15%) of the total subdivision area or subdivision project cost
 - At least five percent (5%) of condominium area or project cost.



- The balanced housing requirement should be accomplished within the same city or municipality, whenever feasible, and in accordance with the standards set by the Housing and Land Use Regulatory Board (HLURB) and other existing laws.
- iv. Section 43 authorizes local government units to impose an additional one-half (0.5%) tax on the assessed value of all lands in urban areas in excess of Fifty thousand pesos. (DOF Local Finance Circular 197)
- v. Batas Pambansa 220 – an act authorizing the Ministry of Human Settlements to establish and promulgate different levels of standards and technical requirements for economic and socialized housing projects in urban and rural areas from those provided under Presidential Decrees No. 957, 1216, 1096 and 1185.
- vi. P.D. 1216 – defining "Open Space" in residential subdivision and amending Sec. 31 of P.D. 957, requiring subdivision owners to provide roads, alleys, sidewalks and reserved open space for parks or recreational use. Rent Control Act of 2009 (RA 9653)-An Act Establishing Reforms in the Regulation of Rent of Certain Residential Units, Providing the Mechanisms Therefor and for Other Purposes
- vii. Design Standards should conform with HLURB Board Resolution No. 830 Series of 2008 – Minimum Level of Development Requirement in the Issuance of License to Sell for Subdivision and Condominium Projects
- viii. R.A. 9904: An Act providing for a Magna Carta for Homeowners and Homeowners' Associations, and for other Purposes and HLURB Board Resolution No. 877 Series of 2011: implementing Rules and Regulations of R.A. 9904
- ix. Executive Order No. 26 issued by President Benigno S. Aquino III mandating the implementation of a National Greening Program (NGP) as a government priority, where 1.5 Billion trees shall be planted in 1.5 Million hectares of lands in the public domain from 2011-2016
- x. Republic Act 4726 – The Condominium Act. An act to define condominium, establish requirements for its creation and govern its incidents.
- xi. Republic Act 6552 – Realty Installment Buyer Protection Act.
- xii. Provisions of PD 1096, PD 856, RA 4720, BP 344 and its IRR, as applicable should also be strictly complied with.

II. SPECIFIC CONDITIONS:

All conditions stipulated herein form part of the DECISION to Grant this Alteration Permit and are subject to monitoring. Non-compliance therewith shall be a sufficient cause for the cancellation of this AP and/or legal action. Specifically, proponent shall comply with the following conditions below:

- 1) The applicant shall have paid the corresponding fees equivalent to the areas affected by its alteration before the permit is issued;
- 2) The applicant shall 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 alteration or construction of the above-mentioned lots; and
- 3) The applicant shall comply with other conditions that may be set forth by the Office of the City Mayor in the Alteration Permit.

III. RESTRICTIONS:

- 1) That no activities shall be undertaken by the proponent developer other than that which are specified in this Alteration Permit and in all plans submitted to the City government. Should there be an amendment to the plans or an expansion/deviation there from, the same shall be subject of an application for Alteration Permit.
- 2) No trees shall be affected by the Project, or if there is any the proponent developer should apply for Tree Cutting Permit or Baling Permit and such other necessary permits from the DENR.
- 3) Proponent developer shall connect the project to the City drainage system/plan or final disposal of wastewater should be duly connected with the local sewer. During the construction phase the proponent shall install a temporary 2-stage settling pond for wastewater.



- 4) In case of transfer to another owner or management of this project the same conditions and restrictions shall apply and the transferee shall notify the City government with such transfer within fifteen (15) days from execution of applicable agreement or contract. Failing to do so shall require of the transferee to apply for a Development Permit anew.
- 5) The proponent developer shall comply strictly with all the conditions of its ECC issued by DENR and of its License to Sell issued by the Department of Human Settlements and Urban Development (DHSUD).

SWORN ACKNOWLEDGMENT OF ACCOUNTABILITY

BEFORE ME, a Notary Public for and in _____ personally appeared _____ with government-issued ID No. _____ issued by _____ on _____ valid until _____ known to me and to me known to be the same person who executed the foregoing instrument and she acknowledged to me that the same is her free and voluntary act and deed.

Affiant hereby certify that the information provided to the City government of Bacoor, Zoning and Land Development Department and the Sangguniang Panglungsod by ARB CONSTRUCTION CO. INC. pertinent to their 2 STOREY 33-UNIT TOWNHOUSE IN SOLDIER'S HILLS IV Project located at Barangay Molino IV, City of Bacoor, Province of Cavite are true and correct based on personal knowledge of the individual proponent/affiant signed below, and based on legal and verifiable records. Hence, affiant shall take solidary liability and full responsibility, for and in behalf of the Corporation in complying with the conditions set forth in this Alteration Permit (AP). Any misrepresentation or material falsehood on the part of affiant shall be sufficient cause for the cancellation of this AP and/or legal action by the issuer.

This instrument consisting of four (4) pages including the page on which this acknowledgment is written is a document pertaining to an Alteration Permit (AP).

WITNESS MY HAND AND SEAL on the date and place above written.

Authorized representative of proponent:

JAIME J. CATALAN

(Print name and sign above)

TIN 169-676-275

Date signed: 6-28-21

NOTARY PUBLIC:

Doc No. 11
Page No. 4
Book No. 1
Series of 2021

ATTY. ANTONIO T. NICOLAS
NOTARY PUBLIC
025 PAGTAKHAN ST., PDR.
BACOOD CAVITE
ROLL NO. 27875
PTR NO. 2064527/1-6-21-BACOOD
IBP NO. 145391-1-8-21
MCLE NO VI-001370/8-17-2018

SUBSCRIBE & SWORN TO
BEFORE ME THIS 28 JUN 2021



DISTRICT I

HON. MODELO N. BAUTISTA
City Councilor

HON. MICHAEL S. SOLIS
City Councilor

HON. ROWENA BAUTISTA-MENDOLA
City Councilor

HON. AGREUTO C. GARRAN
City Councilor

HON. VICTORIO L. QUERRERO, JR.
City Councilor

HON. ALEJANDRO F. GUTIERREZ
City Councilor

DISTRICT II

HON. ROBERTO L. ADVINCULA
City Councilor

HON. HERNANDO C. GUTIERREZ
City Councilor

HON. BALDENOR P. DELA CRUZ
City Councilor

HON. LEONOR S. DELSON
City Councilor

HON. ALDE JOSELITO F. PAGULAYAN
City Councilor

HON. ROBERTO K. JAMES
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor, League Brn. President

HON. ANDY RAVEN ESPRITO
City Councilor, SA-FEDERATION PRESIDENT

Executive

HON. ANILLO S. VITAGE, JR.
Engineering Fund Raising Secretary

Chairman

HON. CATHERINE SARINO EVERETS
City Vice Mayor, Planning Officer

Approved by

HON. LAY MERCADO-REVALLO
City Mayor

CITY RESOLUTION NO. CR 2021-325
Series of 2021

A RESOLUTION APPROVING THE ISSUANCE OF AN ALTERATION PERMIT TO ARB CONSTRUCTION COMPANY, INC. FOR "2 STOREY 33-UNIT TOWNHOUSE IN SOLDIER'S HILLS IV SUBDIVISION PROJECT" LOCATED AT BARANGAY MOLINO IV, CITY OF BACOR, CAVITE.

Sponsored by:
Hon. Alde Joselito F. Pagulayan

Co-Sponsored by:
Hon. Alejandro F. Gutierrez, Hon. Hernando C. Gutierrez, and Hon. Reynaldo D. Palabrica.

WHEREAS, on 26 August 1986, a development permit was issued by the Housing and Land Use Regulatory Board in favor of ARB Construction Company, Inc. for "2 Storey 33-Unit Townhouse in Soldier's Hills IV Project"

WHEREAS, an application for alteration permit was filed by the ARB Construction Company, Inc. for "2 Storey 33-Unit Townhouse in Soldier's Hills IV Project" situated at Barangay Molino IV, Bacoor City, Cavite, intended to increase the number of saleable individual lots in the said subdivision to 33 lots (i.e., from 13 lots to 33 lots). The alteration will affect Block 10, **Lots 10 to 23** that covers 2,429 square meters and is intended to make the said lots more affordable and to provide a more efficient work area for development.

WHEREAS, the Committee on Housing and Land Utilization, after conducting a hearing and thorough review of the pertinent papers submitted to the said committee and finding the application for alteration permit in conformity with the prescribed guidelines and regulations of RA 7261 and other government agencies recommended the issuance of an alteration permit to ARB Construction Company, Inc.

NOW THEREFORE in motion of Councilor Alde Joselito F. Pagulayan duly seconded by Councilors Alejandro F. Gutierrez, Hon. Hernando C. Gutierrez, and Hon. Reynaldo D. Palabrica in its 48th regular online session assembled, **IT IS RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Panlungsod of Bacoor, Province of Cavite to approve the issuance of an Alteration Permit to ARB Construction Company, Inc. for "2 Storey 33-Unit Townhouse in Soldier's Hills IV Subdivision Project" located at Barangay Molino IV, City of Bacoor, Cavite **PROVIDED** that:



NO. ACQUISITION NO. DATE TITLE OF DOCUMENT OTHER RELEVANT PAPERS REMARKS

TECHNICAL DESCRIPTIONS

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...
21	...
22	...
23	...
24	...
25	...
26	...
27	...
28	...
29	...
30	...
31	...
32	...
33	...
34	...
35	...
36	...
37	...
38	...
39	...
40	...
41	...
42	...
43	...
44	...
45	...
46	...
47	...
48	...
49	...
50	...

PLANNING AND ZONING DEPT. OFFICE
CITY OF BACOR

APPROVED

PLANNING AND ZONING DEPT. OFFICE
CITY OF BACOR

APPROVED FOR DEVELOPMENT

PLANNING AND ZONING DEPT. OFFICE
CITY OF BACOR

LOT TABULATION

NO.	AREA	LOT AREA
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

LOT ALTERATION PLAN (SUB-DIVIDED)

Scale: 1:1000

DATE: _____

PROJECT: _____

PREPARED BY: _____

CHECKED BY: _____

APPROVED BY: _____

DATE OF APPROVAL: _____