



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE REPORT
NO. HLUUD 023 S-2023

Office of the Sangguniang Panlungsod
Received by OCT 2024
Date: 14 OCT 2024
S. Y. Tum

Subject: **AN ORDINANCE REQUIRING RESIDENTIAL SUBDIVISION DEVELOPERS TO REGISTER THE TITLE OF ROAD LOTS UNDER THE NAME OF THE CITY GOVERNMENT BEFORE THE SAME ARE DONATED OR TURN OVER. (PCO 2023-123 dated 23 August 2023)**

This report regarding the requirement for residential subdivision developers to register the title of road lots under the name of the City Government. It was referred to the committee by the Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola during the 57th regular session, dated 23 August 2023. Thus, the committee respectfully reports that:

The subject title was previously numbered PCR 375-2023, "A RESOLUTION REQUIRING RESIDENTIAL SUBDIVISION DEVELOPERS TO REGISTER THE TITLE OF ROAD LOTS UNDER THE NAME OF THE CITY GOVERNMENT BEFORE THE SAME ARE DONATED OR TURNED OVER," dated 23 August 2023. It was later changed into Proposed City Ordinance 2023-123 on 02 October 2023.

Requiring subdivision developers to register the title of road lots under the name of the city government before donation or turnover can have several benefits:

- The city government assumes responsibility for maintaining road infrastructure within subdivisions, guaranteeing proper upkeep and regular maintenance for the benefit of residents and the city.
- This requirement prevents future disputes regarding ownership of the road, providing clear legal ownership rights.
- It ensures that roads remain accessible to the public, preventing developers from restricting access to private gain.
- Incorporating subdivision roads into the city's overall planning and development strategies facilitates efficient infrastructure growth.
- By holding the city government responsible for maintaining road standards and quality, the ordinance promotes safety and proper infrastructure management.



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FINDINGS:

It is evident that requiring subdivision developers to register the title of road lots under the name of the City Government of Bacoor can provide various advantages, particularly in terms of maintenance, legal clarity, public access, infrastructure planning, and accountability.

RECOMMENDATION:

After a thorough evaluation, the committee respectfully recommends that the proposed ordinance be TEMPORARILY ARCHIVED and returned to the Office of the City Legal Services for further harmonization with other relevant proposed ordinances concerning this matter.

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

Signed this 05th day of December 2023 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development

COUN. ALDE JOSELITO F. PAGULAYAN
Chairman

COUN. ADRIELITO G. GAWARAN
Vice Chairman

COUN. SIMPLICIO G. DOMINGUEZ
Member

COUN. ALEJANDRO F. GUTIERREZ
Member



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Office of the Sangguniang Panlungsod
Resolved by Janet Pring
Date 6 OCT 2024
J.P.

EXCERPT FROM THE MINUTES OF THE 70TH REGULAR SESSION
NO. HLUUD 023 S-2023

Subject: **AN ORDINANCE REQUIRING RESIDENTIAL SUBDIVISION DEVELOPERS TO REGISTER THE TITLE OF ROAD LOTS UNDER THE NAME OF THE CITY GOVERNMENT BEFORE THE SAME ARE DONATED OR TURN OVER. (PCO 2023-123 dated 23 August 2023)**

The Presiding Officer, Hon. Vice-Mayor Rowena Bautista-Mendiola presided over the 70th Regular Session of the 5th Sangguniang Panlungsod, dated 28 November 2023. Hon. Alde Joselito F. Pagulayan proposed the TEMPORARY ARCHIVING on the abovementioned subject matter. The proposal was to return it to the City Legal Services Office for further review and harmonization with other relevant ordinances. The motion was seconded unanimously by the committee members, and the chair declared the motion *APPROVED*.

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