



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

Office of the Sangguniang Panlungsod
Received by: Jenet Pring
Date: APR 12 2024
Time: 10: 10 am.

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE HEARING REPORT
NO. HLUUD 026 S-2023

Subject: *LETTER OF MS. GLENN RILLERA OF CAMELLA CARSON REQUESTING THE CITY COUNCIL AND THE CITY GOVERNMENT TO IMPLEMENT CITY RESOLUTION NO. 2023-192 AGAINST HOUSEHOLD DEVELOPMENT CORPORATION INCLUDING THE FILING OF THE APPROPRIATE LEGAL ACTION BY THE HEADS OF THE VARIOUS DEPARTMENTS OF THE LOCAL GOVERNMENT OF THE CITY OF BACOR, CAVITE. (PCR 400-2023 dated 25 September 2023)*

Acting upon Ms. Glenn Rillera's letter regarding the implementation of City Resolution No. 2023-192 against Household Development Corporation (HDC) and appropriate legal action during the 69th Regular Session dated 20 November 2023. The committee conducted hearings on 04 October 2023 and 16 November 2023. Additionally, a joint ocular inspection took place on 09 October 2023.

Ms. Rillera, representing Camella Carson Homeowners Association, Inc. (CCHOAI), sent a letter to the Office of the Mayor and Sangguniang Panlungsod concerning alleged violations by HDC. These violations include failure to provide proper easements along perimeter boundaries as required under PD 1216, PD 957, and PD 953, as well as non-compliance with Article 51 of PD 1067, which mandates a three-meter easement along riverbanks.

Upon the directive of the Committee on Housing, Land Utilization, and Urban Development chaired by Hon. Alde Joselito F. Pagulayan, a joint investigation/ocular inspection was conducted by various departments, including the Zoning and Land Development Department (ZLDD), City Engineering Office (CEO), Office of the Building Official (OBO), City Environment & Natural Resources Office (CENRO), and the Department of Environment and National Resources Region IV-A (DENR-IV-A). A copy of all the letters submitted by the inspection team to Hon. Pagulayan is attached hereto.

Findings:

The investigation revealed multiple violations by HDC, including failure to adhere to the three-meter legal easement, the presence of perimeter fences, the absence of suitable retention walls/rip-rap, the encroachment of houses near the creek, and erosion leading to structural damage to properties such as the structure located on BLK. 17 Lot 10.



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City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

Recommendation:

After thorough evaluation, the committee respectfully recommends that the matter **BE REFERRED** to the City Legal Office for further investigation.

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

Signed this 22nd day of November 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 E. GUTIERREZ
Member



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE HEARING MINUTES
HLUUD 026 S-2023

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 10-12-2023
Time: 10:00 am

Subject: *LETTER OF MS. GLENN RILLERA OF CAMELLA CARSON REQUESTING THE CITY COUNCIL AND THE CITY GOVERNMENT TO IMPLEMENT CITY RESOLUTION NO. 2023-192 AGAINST HOUSEHOLD DEVELOPMENT CORPORATION INCLUDING THE FILING OF THE APPROPRIATE LEGAL ACTION BY THE HEADS OF THE VARIOUS DEPARTMENTS OF THE LOCAL GOVERNMENT OF THE CITY OF BACOOD, CAVITE. (PCR 400-2023 dated 25 September 2023)*

Committee Hearing Minutes Summary

04 October 2023 / 10:00 a.m.

Present:

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. SIMPLICIO G. DOMINGUEZ	-	Member

Also Present:

MS. GLENN RILLERA	-	CCHOAI Representative
MS. LORELIE D. GUTIERREZ	-	CCHOAI Admin.
ENGR. CRISALDO L. TIGLAO	-	City Engineering Office
ENGR. FELICITO R. MEJIA	-	Office of Building Official
ATTY. REY MARCO B. MENDOZA	-	City Legal Services

The primary agenda revolved around a letter from Ms. Rillera, representing Camella Carson Homeowners, Incorporated (CCHOAI), regarding the implementation of Resolution No. 2023-192 against Household Development Corporation (HDC). This resolution mandates HDC to comply with the conditions outlined in its development permit for the Camella Carson subdivision.

Prior hearings had been conducted by the committee on this issue, resulting in the issuance of Resolution No. 2023-192, which temporarily suspended all development permits for HDC until specified conditions were met.



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

Ms. Rillera raised concerns regarding various issues, including non-compliance with alteration permit, ongoing legal disputes, and deficiencies in amenities such as basketball court rendered unusable due to legal proceedings.

Discussions predominantly centered on easements near creeks and bodies of water, with concerns raised about encroachments, soil erosion, and failure to comply with setback regulations.

The committee deliberated potential actions to address the issues, including mandating HDC to comply with permits, conducting thorough inspections, and seeking legal counsel based on documented evidence.

A plea for collaboration between local and national government such as the Human Settlements Adjudication Commission (HSAC), Housing and Land use Regulatory Board (HLURB), Department of Human Settlements and Urban Development (DHSUD) and HDC (Developer), was made to effectively tackle the identified issues.

Special attention was given to safety concerns related to soil erosion on the basketball court, potential flood risks, and ensuring that housing developments near the creek comply with environmental regulations.

Visual aids, including photographs and inspection reports, were presented to emphasize the seriousness of the issues, including encroachments and erosion. In addition, the committee formed an inspection team comprising representatives from the City Environment Office (CEO), City Planning and Development Coordination Office (CPDC), Office of the Building Official (OBO), Zoning and Land Development Department (ZLDD). This inspection is scheduled to take place on the 09th of October 2023.


In summary, the committee aims to address the multifaceted concerns regarding land use and housing, emphasizing the importance of regulatory compliance and safeguarding the welfare of residents.

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

OFFICE OF THE SANGGUNIANG PANLUNGSOD

Office of the Sangguniang Panlungsod
Received by: Jane P. Pring
Date: 10/20/2023
Time: 10:00am

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT





Republic of the Philippines
 Province of Cavite
 City of Bacoor

5th SANGGUNIANG PANLUNGSOD

Office of the Sangguniang Panlungsod
 Received by: Jenet Pring
 Date: APR 12 2024
 Time: 10:20 AM

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

ATTENDANCE OF THE COMMITTEE HEARING

04 October 2023 / 10:00 a.m.
 Bacoor Legislative and Disaster Resilience Building,
 MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: LETTER OF MS. GLENN RILLERA OF CAMELLA CARSON REQUESTING THE CITY COUNCIL AND THE CITY GOVERNMENT TO IMPLEMENT CITY RESOLUTION NO. 2023-192 AGAINST HOUSEHOLD DEVELOPMENT CORPORATION INCLUDING THE FILING OF THE APPROPRIATE LEGAL ACTION BY THE HEADS OF THE VARIOUS DEPARTMENTS OF THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE. PCR 400-2023 dated 25 September 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. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 Glenn Rillera	Asst to POO Hoq - Casnelia	
 Dorelie D. Gutierrez	HOA Admin/Manager - CCITDAI	



Republic of the Philippines
 Province of Cavite
 City of Bacoor

5th SANGGUNIANG PANLUNGSOD

Office of the Sangguniang Panlungsod
 Received by: Jenet Pring
 Date: PR 12 2024
 Time: 10:20 am

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

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

04 October 2023 / 10:00 a.m.
 Bacoor Legislative and Disaster Resilience Building,
 MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: LETTER OF MS. GLENN RILLERA OF CAMELLA CARSON REQUESTING THE CITY COUNCIL AND THE CITY GOVERNMENT TO IMPLEMENT CITY RESOLUTION NO. 2023-192 AGAINST HOUSEHOLD DEVELOPMENT CORPORATION INCLUDING THE FILING OF THE APPROPRIATE LEGAL ACTION BY THE HEADS OF THE VARIOUS DEPARTMENTS OF THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE. PCR 400-2023 dated 25 September 2023.

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
	SP	10/3/23 2:45pm
	SP	10/3/23
Cecilia Jimenez	CEO	10/3/23
 ALVIN A. TORTONA	OBO	10/3/23
	20N126	10/12/23



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE HEARING MINUTES
HLUUD 026 S-2023

Office of the Sangguniang Panlungsod
Received by: Jenel Pring
Date: 10/20/2023
Total: 10/20/2023

Subject: *LETTER OF MS. GLENN RILLERA OF CAMELLA CARSON REQUESTING THE CITY COUNCIL AND THE CITY GOVERNMENT TO IMPLEMENT CITY RESOLUTION NO. 2023-192 AGAINST HOUSEHOLD DEVELOPMENT CORPORATION INCLUDING THE FILING OF THE APPROPRIATE LEGAL ACTION BY THE HEADS OF THE VARIOUS DEPARTMENTS OF THE LOCAL GOVERNMENT OF THE CITY OF BACOR, CAVITE. (PCR 400-2023 dated 25 September 2023)*

Committee Hearing Minutes Summary

Date / Time:

16 November 2023 / 10:45 a.m.

Present:

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. ALEJANDRO F. GUTIERREZ	-	Member

Also Present:

MS. GLENN RILLERA	-	CCHOAI Representative
MS. LORELIE D. GUTIERREZ	-	CCHOAI Admin.
ENGR. CRISALDO L. TIGLAO	-	City Engineering Office
ENGR. JICKY JUTBA	-	City Engineering Office
MR. JEROME L. VELASQUEZ	-	Zoning Department
MR. JOSE HENRY BALUYOT	-	City Planning
ENGR. FELICITO R. MEJIA	-	Office of Building Official
MR. ROLANDO VOCALAN	-	City Environment Office
ATTY. REY MARCO B. MENDOZA	-	City Legal Services
ATTY. JD GUTIERREZ	-	City Legal Services

The meeting commenced with Hon. Pagulayan presiding and introducing the agenda item regarding PCR 400-2023, pertaining to the request by Ms. Rillera, representing Camella Carson Homeowners Association, Inc. (CCHOAI), to implement



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City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

City Resolution No. 2023-192 against Household Development Corporation (HDC). Hon. Gawaran introduced the committee members and attendees.

A recap of the previous committee hearing and the joint ocular inspection conducted by various departments on 09 October 2023 was presented.

Attendees, including Ms. Rillera and Ms. Gutierrez, raised concerns regarding compliance with local government regulations, particularly concerning development permits, zoning ordinances, and issues of abandonment.

City Officials, including Hon. Gutierrez addressed the concerns raised, discussing the limitations of extensions for development permits and violations of building codes.

Acknowledgment was made regarding significant challenges in compliance and enforcement of regulations, particularly concerning non-compliance by the HDC. The committee agreed to explore potential solutions and actions, including further consultations with relevant city departments and the national government unit such as the Human Settlements Adjudication Commission (HSAC), the Department of Human Settlements and Urban Development (DHSUD), and the Department of Environment and National Resources Region IV-A (DENR IV-A).

The committee opted to hold follow-up consultations to address the concerns raised and develop a comprehensive plan of action. The meeting adjourned, as directed by Hon. Gawaran.

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

OFFICE OF THE SANGGUNIANG PANLUNGSOD

Office of the Sangguniang Panlungsod
Received by: Janet Pineda
Date: APR 12 2024
Time: 10:20 AM

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT





Republic of the Philippines
 Province of Cavite
 City of Bacoor

Office of the Sangguniang Panlungsod
 Received by: Janet Pring
 Date: 12-16-2024
 Time: 10:20 am

5th SANGGUNIANG PANLUNGSOD

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

ATTENDANCE OF THE COMMITTEE HEARING

16 November 2023 / 10:45 a.m.
 Bacoor Legislative and Disaster Resilience Building,
 MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: **LETTER OF MS. GLENN RILLERA OF CAMELLA CARSON REQUESTING THE CITY COUNCIL AND THE CITY GOVERNMENT TO IMPLEMENT CITY RESOLUTION NO. 2023-192 AGAINST HOUSEHOLD DEVELOPMENT CORPORATION INCLUDING THE FILING OF THE APPROPRIATE LEGAL ACTION BY THE HEADS OF THE VARIOUS DEPARTMENTS OF THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE. PCR 400-2023 dated 25 September 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. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
<i>Jerome D. Velasquez</i>	<i>Zoning</i>	0925 889 9378
CRISALDO L. TIGLAD	ENGINEER-III CEB	09338678592



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
JIMMY JIMBA	CEO	0917 821493
JOSE HENRY PALUYOT	Project DW4. OFFICER II	09187436664
Donelie D Gutierrez	HOA Admin/ Manager Camella Carson HOA, Inc.	09393919909
Polondo Vocalan	OIC CENRO	
FENCATO P. MORA	OBA	09285003553
Ray Masw Merdy	OLIC	
JD Gutierrez	OLCS	091744 007
Glena Pilleran	ME HW7	0925820 888



Republic of the Philippines
Province of Cavite
City of Bacoor

Office of the Sangguniang Panlungsod
Received by: Jenet Pring
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Time: 10:20 am

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

NOTICE OF THE COMMITTEE HEARING (PROOF OF RECEIPT)

16 November 2023 / 10:45 a.m.
Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: *LETTER OF MS. GLENN RILLERA OF CAMELLA CARSON REQUESTING THE CITY COUNCIL AND THE CITY GOVERNMENT TO IMPLEMENT CITY RESOLUTION NO. 2023-192 AGAINST HOUSEHOLD DEVELOPMENT CORPORATION INCLUDING THE FILING OF THE APPROPRIATE LEGAL ACTION BY THE HEADS OF THE VARIOUS DEPARTMENTS OF THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE. PCR 400-2023 dated 25 September 2023.*

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<i>Trixie Dominguez</i>		<i>11-15-23</i>
<i>MARY MALINIG</i>		<i>11-15-23</i>
<i>Marinette Montoya</i>		<i>11-15-23</i>
<i>Cecille Jimenez</i>	<i>CEO</i>	<i>11-15-23</i>
<i>Ranau Espinoza</i>	<i>CPDC</i>	<i>11-15-23</i>
<i>Mikka Palmon</i>	<i>CENRO</i>	<i>11-15-23</i>



Republic of the Philippines
Province of Cavite
City of Bacoor

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 10/5/2023
Time: 10:25am



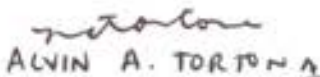
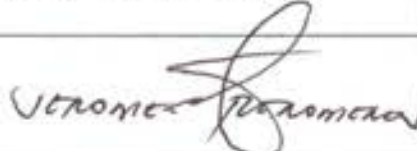
5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

NOTICE OF THE JOINT OCULAR INSPECTION (PROOF OF RECEIPT)

09 October 2023 / 09:30 a.m. – 11:00 a.m.
Camella Carson Subd., Molino 3, City of Bacoor, Cavite

Subject: *RISK FACTORS OF THE HOUSES LOCATED NEAR THE CREEK AT THE CAMELLA CARSON SUBD. MOLINO 3, CITY OF BACOOR, CAVITE.*

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
 Cecilia Jimenez	CEO	10/5/23
 J. Francisco	OPAC	10/5/23
 ALVIN A. TORTORA	OBO	10/5/23
 Veronica	ZONING	10/5/23



Republic of the Philippines

Province of Cavite

City of Bacoor

Zoning and Land Development Department

SITE INVESTIGATION REPORT

Investigation Report Number : IR2023-003-1009_MOLINO 3
Date of Investigation : OCTOBER 09, 2023
Name of Subdivision : CAMILLA CARSON
Location : Barangay MOLINO 3, BACoor CITY, CAVITE
Owner/Developer : HOUSEHOLD DEVELOPMENT CORPORATION (HDC)
Project Classification : P.D. 957 - RESIDENTIAL SUBDIVISION
Subject : RISK FACTORS OF THE HOUSES LOCATED NEAR THE CREEK

I. PURPOSE OF INSPECTION:

To re-check and re-verify the completion of the above-mentioned subdivision as stated on the conditions of their Development Permit/SP Resolution issued before the issuance of a Certificate of Completion (COC) based on the above-mentioned subject.

❖ In reference to the OFFICE OF THE SANGGUNIANG PANLUNGSOD - NOTICE OF THE JOINT OCULAR INSPECTION dated October 05, 2023 which was conducted together with Engr. Cris Tiglao (CEO), Engr. Bong Marbella (OBD), Engr. Arman Baluyot (CPDC), Arch. Ralph Alba (DHSUD HREDRD-EMES) and PENRO representatives in connection to the letter of Ms. Glenn Rillera requesting appropriate legal action to be filed by LGU-BACoor against the above-mentioned developer.

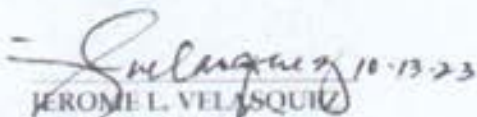
II. FINDINGS/COMMENTS/OBSERVATION:

- ❖ The concrete slope protection still appeared to be "not up to par" with the standard requirements and specifications.
- ❖ The legal easement of "3 meters" along the continuously flowing bank of Zapote river did not conform to and meet the guidelines under DENR Administrative Order (DAO) No. 2021-07. Moreover, part of the site/lot we investigated turned out to be scoured and weather-beaten.
- ❖ The perimeter fence surrounding the location of the above-mentioned property was not specifically constructed based on the thickness measurement to guarantee the privacy, security and protection of all the house and lot owners.
- ❖ No suitable retention wall/rip-rap was visibly constructed to reinforce the easement along the tributary of Zapote river.

III. RECOMMENDATIONS:

- THE OWNER/DEVELOPER - HOUSEHOLD DEVELOPMENT CORPORATION (HDC) SHOULD ENDEAVOR AND RELIGIOUSLY COMMIT TO UNDERTAKE THE PERSONAL COMPLAINTS/GRIEVANCES OF THE AFFECTED PROPERTY OWNERS THEN COME UP WITH A COMMUNAL RESOLUTION ACCEPTABLE TO BOTH PARTIES CONCERNED.

Prepared by:


JEROME L. VELASQUEZ
Zoning Investigator

Cc : Engr. Arthur S. San Jose
City Government Department Head I
Zoning and Land Development Department





Republic of the Philippines
Province of Cavite
CITY OF BACOR

October 9, 2023

HON. ALDE JOSELITO P. PAGULAYAN

City Councilor

SP Committee on Housing and Land Utilization and Urban Development

Dear Hon. Pagulayan,

This has reference to your letter re: Notice of the Joint Ocular inspection with the representative from the City Engineering Office, Office of the City Building Official, Zoning and Land Development Department and City Planning and Development Coordination Office regarding the risk factors of the houses located near the creek of Camella Carson Subd. Molino 3, City of Bacoor, Cavite.

During our joint ocular inspection dated October 9, 2023, we found out that there are existing houses near the creek, the creek seems like a dense area.

In this regard, we recommend to clear the creek by concerned agencies to verify if there is an existing easement and retaining wall.

For your information.

Thank you very much.

Very truly yours,

Jose Henry D. Baluyot
Project Dev't Officer II

Noted by:

Rhovena D. Acantara
Planning Officer III – OIC
City Planning and Development Coordinator



Republic of the Philippines
Province of Cavite
CITY OF BACOOR

OFFICE OF THE BUILDING OFFICIAL

October 10, 2023

Engr. Felicito R. Mejia

Building Official

Bacoor City, Cavite

INSPECTION REPORT

Dear Sir:

With regards with the complaint of the HOA leadership of Camella Carlson, upon ocular inspection of the said concern, I found that the structure located on Blk. 17 Lot 10 has visible cracks on the flooring and walls due to the erosion of the legal easement (Blk. 17 Lot 21 & 22). Lot 22 is almost eroded 100%. The inspection team wasn't able to conduct measurements on the easement because of considerable danger that it posed.

Attached herewith are the pictures taken during the site visit.

For your perusal.

Very Truly Yours,



Rodolfo M. Marbella, Jr.

Engineer III

Office of the Building Official

**STRIKE
AS**

Address: Upper Ground Floor, Bacoor City Hall, Bacoor Government Center,
Bacoor Blvd., Brgy. Bayanan, Bacoor City, Cavite
Telephone Nos.: (046) 481-4121 / (046) 481-4100 local 215
Website: www.bacoor.gov.ph



SCAN ME



November 7, 2023

HON. ALDE JOSELITO F. PAGULAYAN

City Councilor
City Government of Bacoor

Dear Councilor Pagulayan,

Good day!

This pertains to the inspection conducted by our office dated October 25, 2023 at Camella Carson Subdivision Barangay Molino 3, Bacoor City Cavite regarding the complaint of Ms. Marilyn Desbarro concerning issues on soil erosion, foundation damage and uneven ground in the recreational area which was found having a low susceptibility to rain – induced landslides.

The Provincial Environment and Natural Resources Office (PENRO) referred this matter to our Office for continuous and stringent monitoring of the affected areas in Camella Carson Subdivision. (Please see the attached letter)

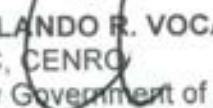
For safety purposes, the undersigned would like to recommend a technical conference with the following;

- Developer of Camella Carson Subdivision
- Complainant
- City Engineering Office
- City Planning Office
- Zoning and Land Development Office
- Office of Building Official
- Barangay Molino 3

May I also humbly request your office to facilitate the dissemination of invitation to all concerned.

Thank you very much.

Very truly yours,


ROLANDO R. VOCALAN
OIC, CENRO
City Government of Bacoor



Republic of the Philippines
Province of Cavite

CITY OF BACCOOR

Office of the Mayor

October 19, 2023

ENGR. JICKY JUTBA
OIC – City Engineering Office
Bacoor Government Center
Bacoor, Cavite

ROLANDO R. VOCALAN
OIC – CENRO
Bacoor, Cavite

RHOWENA ALCANTARA
OIC – City Planning and Development Office
Bacoor, Cavite

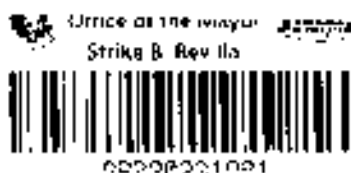
BRGY. CAPT. APOLONIO ADVINCULA, JR.
Barangay Molino 3
Bacoor, Cavite

Subject: Endorsement Letter

Dear Sirs and Madame:

I am forwarding to your good office the letter, dated 16 October 2023, from Januel Peras, OIC – PENR Officer, of the Department of Environment and Natural Resources Region IV-A, relative to the inspection conducted by its office in response to the concerns raised by the Camella Carson Homeowner's Association, Inc, for your appropriate action. Attached herewith is the copy of the said letter for your immediate reference.

I trust that you give this matter your utmost consideration.



Sincerely Yours,


STRIKE B. REVILLA
City Mayor



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION IV-A (CALABARZON)
Provincial Environment and Natural Resources Office (PENRO) Cavite

October 16, 2023

HON. STRIKE REVILLA
City Mayor
Bacoor City, Cavite

ATTN: The City ENR Officer - **Mr. Rolando Vocalan**
The City Planning and Development Coordinator - **Ms. Rhowena D. Alcantara**
The City Engineering Office - **Eugr. Jicky D. Jutba**
The Barangay Captain of Molino II - **Hon. Apolonia J. Advincula Jr.**

Dear Hon. Mayor Revilla:

Greetings from DENR-PENRO Cavite!

This pertains to the follow-up inspection conducted on October 9, 2023, regarding the Camella Carson Subdivision in Bacoor City, Cavite. This inspection was initiated in response to concerns raised by the Camella Carson Homeowners' Association, Inc. (CCHOAI) and has been carried out in collaboration with your good Office.

As background information, the initial inspection conducted on May 12, 2023, revealed various concerns, including issues with erosion, foundation damage, and uneven ground in the recreational activity area (Area 1), signs of erosion near Ms. Marilyn O. Desbaco's residence (Area 2), and an incomplete bridge construction and erosion in Area 3. While the Geohazard map classified these areas as having low susceptibility to rain-induced landslides, it was recommended to involve relevant parties to address the issues and engage qualified professionals to ensure safety and compliance with guidelines.

The Provincial Environmental Management Unit - Cavite Province (PEMU-Cavite) conducted an exit conference report and found violations related to the Environmental Compliance Certificate (ECC) for the Camella Carson Subdivision project. Recommendations included the developer's compliance with ECC conditions and submission of a compliance report.

Subsequently, a Technical Conference was held on September 20, 2023, involving the complainant, CCHOAI, and Household Development Corporation (HDC), during which HDC did not attend, and a decision is pending from EMB-IVA for the final disposition of the matter.

The recent inspection on October 9, 2023, revealed the following:

- The immediate rehabilitation and implementation of mitigating measures in the affected areas, particularly in housing units Block No. 13 (Lot Nos. 28 and 29) have not taken place, resulting in the risk of scouring along the riverbanks.

- The legally mandated 3-meter easement between the tributary of the Zapone River and Ms. Marilyn O. Desbarro's residence in Block 17, Lot 10, has not been adhered to.

These findings underscore the serious safety concerns these violations pose to the residents of Camella Carson Subdivision, including the risk of rain-induced landslides in the affected areas and the safety hazard posed to Ms. Desbarro and her family due to the proximity of their home to the river.

In this regard, we refer the matter to your good Office through the City Environment and Natural Resources Office, City Planning and Development Office, and City Engineering Office in coordination with the Barangay Administration of Molino III for continuous and stringent monitoring of the affected areas in Camella Carson.

Thank you for your attention to this important issue. We look forward to a prompt and positive response.

Very truly yours,


JANUEL R. PERAS
DIC, PENR Office

cc DENR CALABARZON

EMB CALABARZON

PEMC Cavite

The Hon. Strike B. Revilla
City Mayor and
Office of the Sangguniang Panlungsod
City of Bacoor, Province of Cavite

Thru: Hon. Rowena Bautista Mendiola
Hon. Alde Joselito F. Pagulayan
Atty. Khalid A. Atega Jr.

Ref: Camella Carson Subdivision -Project
Household Land Development Inc - Developer
"Easements along the Riverbeds / Creek"



Dear City Government Officials:

Greetings.

The City Resolution No. 2023-192 copy was provided to us and we do not have any idea whether your honorable office serve copy to Household Development Corporation and officially to the DHSUD4A HREDRDD for their perusal because until now there is no progress or action from the part of the developer.

During the committee hearings, we did not cover a very critical topic which is now one of the buyer-homeowner reiterated to the board of directors to give assistance for DHSUD to conduct an inspection together with the LGU to determine the risk factors of the perimeter boundary of the subdivision.

The LGU was the one who granted the Development Permit and approved the subdivision plan of Camella Carson. There is a need to determine whether Household Development Corporation have provided proper easements along the stretch of the perimeter boundaries according to its verified survey returns. This easements as "strips of land shall be treated as open spaces as required under PD 1216 and PD 957 and shall be planted with trees to form greenbelts in accordance with PD 953.

Likewise, Article 51 of PD 1067 describes that a three (3) meters throughout the entire length should be provided when it is along the bank of river. The implementation to strictly observe the pertinent provisions of the laws; in this case of previously surveyed and titled properties bordering river, or creek when the surveys have been approved and processed for titling it is to demarcate the three (3) meters as separate lots clearly marked for river bank protection.

Again, we are to request for your intervention to call the attention of the developer to present to your honorable office the proof of:

- a. Was a 3 meters' easement provided along the entire stretch, shown on its approved survey returns so an assessment can be validated whether the portions of missing easements have eroded due to force majeure.
- b. If HDC can proved that along this 3 meters soil protection was provided as well .

The 3 meters' easement once provided, it was separated from the property line of the Camella Carson and this strips of land was then a public land and being considered automatically a property of the City of Bacoor, Cavite. Therefore, if findings of the LGU can proved that HDC

provided soil protection along this river bed / creek it is now that our prayer for the local government to cause the restoration of the eroded areas.

It is the policy of the State to ensure that the country's environment and natural resources are conserved, managed, developed and properly used including the protection of the people. As such the State shall establish safeguard measures on the establishments of legal easements along rivers, creeks, etc.

Therefore, the Prayer of your constituents is being Appeal to your honorable office. Thank you and God speed.

Respectfully submitted this 18th of September, 2023, City of Bacoor, Cavite.


By: Glenn Rillera

For the Homeowners represented by the Board of Directors and Ms. Lorelie Gutierrez
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cc: Atty. Jann Roby Otero, CESOIII
thru: Engr. Emmanuel Glipo
Head- HREDRD
DHSUD Region 4A