



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

Office of the Sangguniang Panlungsod
Received by Jenet P...
Date: 11/11/2024
Time: 8:20 am

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

By: Jenet P...
Date: _____

COMMITTEE HEARING REPORT
NO. HLUUD 030 S-2023

Subject: *LETTER FROM MASAITO DEVELOPMENT CORPORATION AND RICHFIELD PROPERTIES, INC. PERTAINING TO ITS INTENTION TO DONATE THE ROAD LOTS OF ITS SUBDIVISION PROJECTS IN THE CITY OF BACOR TO THE LOCAL GOVERNMENT OF THE CITY OF BACOR, CAVITE. (PCR 416-2023 dated 16 October 2023)*

This report concerns a resolution authorizing the city mayor to sign a deed of donation and acceptance with Masaito Development Corporation and Richfield Properties, Inc. (the Developer), dated November 15, 2023. This matter was referred to the committee by the Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola, during the 65th Regular Session held on October 16, 2023.

FINDINGS:

The Sangguniang Panlungsod received a letter from the City Treasurer's Office, transmitted by the Mayor's Office, listing the paid and unpaid road lots of the Developer. While the Developer has expressed willingness to settle all unpaid dues for their road lots in the city.

RECOMMENDATION:

The committee recommends the **APPROVAL** of the matter, pending settlement of the Developer's unpaid dues.

Committee on Housing, Land Utilization and Urban Development


COUN. ALDE JOSELITO F. PAGULAYAN
Chairman



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD


COUN. ADIELITO G. GAWARAN
Vice Chairman


COUN. SIMPLICIO G. DOMINGUEZ
Member


COUN. ALEJANDRO F. 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

Office of the Sangguniang Panlungsod
Received by: [Signature]
Date: 11/1/2023

COMMITTEE HEARING MINUTES
NO. HLUUD 030 S-2023

Subject: *LETTER FROM MASAITO DEVELOPMENT CORPORATION AND RICHFIELD PROPERTIES, INC. PERTAINING TO ITS INTENTION TO DONATE THE ROAD LOTS OF ITS SUBDIVISION PROJECTS IN THE CITY OF BACOR TO THE LOCAL GOVERNMENT OF THE CITY OF BACOR, CAVITE. (PCR 416-2023 dated 16 October 2023)*

Committee Hearing Minutes Summary

27 October 2023 / 11:00 a.m.

Present:

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. SIMPLICIO G. DOMINGUEZ	-	Member
HON. LEVY M. TELA	-	City Councilor

Also Present:

MR. CONSTANTINO PERZ PAUS	-	MDC Representative
MR. ELMER H. SALADAS	-	MDC Representative
ENGR. ALLAN C. QUINATADCAN	-	City Assessors Office
MR. JEROME L. VELASQUEZ	-	Zoning Department
MS. NORMALYN LIM	-	City Treasurers Office
ATTY. SALVE VALENCIANO	-	City Legal Services
ATTY. JD GUTIERREZ	-	City Legal Services

The meeting commences with introductions by Hon. Pagulayan, chairperson of the Committee on Housing, Land Utilization, and Urban Development, along with committee members Hon. Gawaran and Hon. Dominguez.

The primary agenda item is the resolution authorizing the City Mayor to sign the deed of donation and acceptance between Masaito Development Corporation,



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

Richfield Properties Inc. (the Developer), and the City Government of Bacoor regarding the proposed donation of road lots and open spaces.

An endorsement letter is read, recommending the acceptance of the land donation despite of some issues. However, concerns arise about the completeness of submitted documents and the need for legal review.

Discussions focus on donor's tax, transfer tax, and documentary stamps, as well as transferring title ownership to the city and potential tax implications. Further discussion regarding the status of paid and unpaid road lots.

The committee agrees to review all documents and requirements thoroughly before approving the deed of donation and acceptance, ensuring completeness and compliance.

Representatives from the Developer express gratitude for the opportunity to donate and confirm the submission of required documents. The committee acknowledges the donation and emphasizes the need for a comprehensive review.


The committee suspends the hearing pending further review and confirmation of document completeness.

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
BACR 11 2024
8:30 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: 10/27/23
Time: 8:20 AM



5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

ATTENDANCE OF THE COMMITTEE HEARING

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

Subject: *LETTER FROM MASAITO DEVELOPMENT CORPORATION AND RICHFIELD PROPERTIES, INC. PERTAINING TO ITS INTENTION TO DONATE THE ROAD LOTS OF ITS SUBDIVISION PROJECTS IN THE CITY OF BACOOR TO THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE. PCR 416-2023 dated 16 October 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	
CONSTANTINO PAUS	MASAITO DEVT CORP	0927 0045678
ELMER H SAUNDAS	RICHFIELD PROPERTIES	09952640064



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
Allan C. Quinatadon	CAO	09209082822
Salve Valenciano	OCIS	09064072521
JD Gutierrez	OCIS	0920-459-5857
Norman Lim	CEO	09166844418
HOV. LEVY TELA		



Republic of the Philippines
Province of Cavite
City of Bacoor

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 10/26/23
Time: 4:00 pm

5th SANGGUNIANG PANLUNGSOD





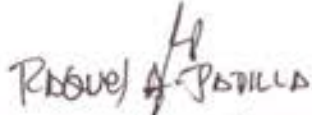

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

NOTICE OF THE COMMITTEE HEARING (PROOF OF RECEIPT)

27 October 2023 / 4:00 p.m.

Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center



Subject: **LETTER FROM MASAITO DEVELOPMENT CORPORATION AND RICHFIELD PROPERTIES, INC. PERTAINING TO ITS INTENTION TO DONATE THE ROAD LOTS OF ITS SUBDIVISION PROJECTS IN THE CITY OF BACOOR TO THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE. PCR 416-2023 dated 16 October 2023.**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
 JOCELYN R. MONTAÑA	SP	0927579728 / 984552690 10/26/23
 CHRIS SOROSOR	SP	10/26/23 0905762860
 Marinette Montaña	SP	10/26/23
 KIMBERLEY	ZONING	10/26/23 3:52 PM
 Rabeul A. PADILLA	Assessor	10-26-23 4:00
 Angel Medina	CU	10-26-23 4:05



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
		



Republic of the Philippines
Province of Cavite

CITY OF BACOOR

Office of the Mayor



October 11, 2023

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

THRU: Atty. Khalid Atega, Jr.
Sangguniang Panlungsod Secretary

SUBJECT: Endorsement Letter

Dear Hon. Bautista-Mendiola:

I hereby endorse to the esteemed members of the Sangguniang Panlungsod for appropriate action the letter, dated 9 October 2023, from Atty. Edith C. Napalan, City Treasurer of the City of Bacoor, relative to the intention of Masaito Development Corporation and Richfield Properties, Inc. to donate the road lots of its subdivision project to the Local Government of Bacoor.

Attached herewith is the aforementioned letter from the Office of the City Treasurer, including its attachments, for your immediate reference.

I trust that you give this matter your utmost consideration.

Sincerely yours,


STRIKE B. REVILLA
City Mayor

 Office of the Mayor
Strike B. Revilla



SBR20231904



Address: Bacoor Government Center, Bacoor Blvd., Ilog, Bayanan, City of Bacoor, Cavite
Trunkline: 434 1111 Website: www.bacoor.gov.ph

SCAN ME



CITY OF BACOOD



OFFICE OF THE CITY TREASURER

October 9, 2023

HON. MAYOR STRIKE B. REVILLA
CITY MAYOR
THIS CITY

Dear Mayor:

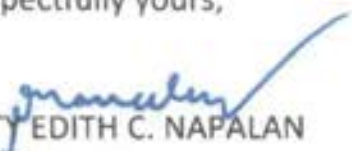
Good day.

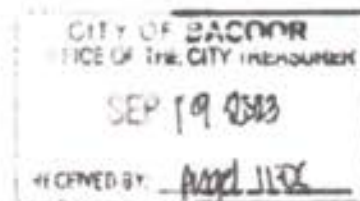
Respectfully endorsed to your good office the attached letter from ENGR. MARVIN M. MEJICO, Land Acquisition & Survey Manager of Masaito Development Corp, relative to the intention to donate the road lots of their subdivision projects.

Please see attached list of paid and unpaid roads lots for your reference.

Thank you very much.

Respectfully yours,


ATTY EDITH C. NAPALAN
City Treasurer



September 19, 2023

ATTY. EDITH C. NAPALAN
City Treasurer
City of Bacoor
Cavite

Dear Atty. Napalan:

In behalf of Masaito Development Corporation and Richfield Properties, Inc., we would like to inform your office that we are donating the following Road Lots of our subdivision project in favor of the Local Government of Bacoor.

Attached herewith is the list of the Road Lots being donated with their corresponding Lot No., Title No. and location for your ready reference.

Thank you for your kind consideration and preferential attention regarding this matter,

Respectfully yours,


ENGR. MARVIN M. MEJICO
Land Acquisition & Survey Manager



City of Bacoor
Office of the City Treasurer
MASAITO DEV CORP
PAID ROADLOTS



Tax Disc. No./NA	Name of Owner	Mailing Address	Chart of Prop.	Area	Location	File Number	ASSESSED VALUE		Year	Grand Total	
							Land	Imp.			
19-28-0066-26598	MASAITO DEV CORP	MASAITO CITY	LAND	1,628.00	MOLINO 3	7-1237938	948,830.00			PAID	
19-28-0066-26603	MASAITO DEV CORP	MASAITO CITY	LAND	1,480.00	MOLINO 3	7-1237941	598,730.00			PAID	
19-28-0066-26600	MASAITO DEV CORP	MASAITO CITY	LAND	397.00	MOLINO 3	7-1237939	180,790.00			PAID	
19-28-0066-26601	MASAITO DEV CORP	MASAITO CITY	LAND	213.00	MOLINO 3	7-1237940	86,050.00			PAID	
19-28-0066-26603	MASAITO DEV CORP	MASAITO CITY	LAND	288.00	MOLINO 3	7-1237942	118,350.00			PAID	
19-28-0066-26598	MASAITO DEV CORP	MASAITO CITY	LAND	275.00	MOLINO 3	7-1237943	111,100.00			PAID	
TOTAL											

Prepared by:

NCC II

Noted by:

ATTY EDITH MARASIGAN
City Treasurer



City of Bacoor
Office of the City Treasurer
RICHFIELD PROPERTIES INC
ROADLOTS



Tax Dist No./JIR	Name of Owner	Mailing Address	Class of Prop.	Area	Location	Tax Number	ASSESSED VALUE		YEAR	Grand Total
							Land	Imp		
19-218-0066-14856	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	1,418.00	MOJINDO 3	057-20120186954	509,000.00		2023	13,031.80
19-218-0066-14855	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	900.00	MOJINDO 3	057-20120186953	96,600.00		2023	11,268.00
19-218-0066-14855	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	3,050.00	MOJINDO 3	057-20120186951	1,101,700.00		2023	33,431.10
19-218-0066-14859	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	246.00	MOJINDO 3	057-20120186957	86,100.00		2023	3,009.90
19-218-0066-14861	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	328.00	MOJINDO 3	057-20120186959	112,700.00		2023	3,892.50
19-218-0066-14862	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	927.00	MOJINDO 3	057-20120186960	322,700.00		2023	10,343.70
19-218-0066-14864	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	48.00	MOJINDO 3	057-20120186962	17,200.00		2023	791.52
19-218-0066-14865	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	535.00	MOJINDO 3	057-20120186968	188,400.00		2023	6,012.40
19-218-0066-14865	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	1,494.00	MOJINDO 3	057-20120186968	536,500.00		2023	16,455.50
19-218-0066-14866	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	292.00	MOJINDO 3	057-20120186968	117,970.00		2023	3,899.10
19-218-0066-14867	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	324.00	MOJINDO 3	057-20120186965	116,100.00		2023	3,888.60
19-218-0066-14868	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	1,402.00	MOJINDO 3	057-20120186964	503,100.00		2023	15,655.80
19-218-0066-14863	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	2,389.00	MOJINDO 3	057-20120186961	850,400.00		2023	25,874.10
19-218-0066-15115	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	531.00	MOJINDO 3	057-20140495402	190,600.00		2023	6,078.90
19-218-0066-15142	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	433.00	MOJINDO 3	057-20140495409	151,800.00		2023	4,913.80
19-218-0066-15134	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	646.00	MOJINDO 3	057-20140495401	211,900.00		2023	7,312.30
19-218-0066-15134	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	174.00	MOJINDO 3	057-20140495402	62,470.00		2023	2,234.10
19-218-0066-15144	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	2,240.00	MOJINDO 3	057-20140495401	800,500.00		2023	24,377.10
19-218-0066-15144	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	445.00	MOJINDO 3	057-20140495407	159,700.00		2023	5,152.80
19-218-0066-15152	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	1,108.00	MOJINDO 3	057-20140495405	393,700.00		2023	12,293.10
19-218-0066-15158	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	834.00	MOJINDO 3	057-20140495471	248,400.00		2023	7,812.90
19-218-0066-15146	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	709.00	MOJINDO 3	057-20140495475	294,400.00		2023	9,342.30
19-218-0066-15148	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	802.00	MOJINDO 3	057-20140495476	254,500.00		2023	7,995.90
19-218-0066-15148	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	602.00	MOJINDO 3	057-20140495478	216,100.00		2023	6,543.60
19-218-0066-15149	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	796.00	MOJINDO 3	057-20140495484	141,100.00		2023	4,624.80
19-218-0066-15149	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	390.00	MOJINDO 3	057-20140495480	242,070.00		2023	8,222.10
19-218-0066-15144	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	3,033.00	MOJINDO 3	057-20140495474	110,300.00		2023	11,485.50
19-218-0066-15147	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	667.00	MOJINDO 3	057-20140495477	235,450.00		2023	7,541.50
19-218-0066-15150	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	282.00	MOJINDO 3	057-20140495478	101,200.00		2023	3,193.20
19-218-0066-15151	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	899.00	MOJINDO 3	057-20140495483	322,740.00		2023	10,042.20
19-218-0066-14877	RICHFIELD PROPERTIES INC	PHIL LIFE BLDG DR, PUNAT AVE, MAAKATI CITY	LAND	5,177.00	MOJINDO 3	057-20140495498	1,446,110.00		2023	43,713.90

Approved by:

ATTY EDITH-ANGELA LIM
City Treasurer

Noted by:

ATTY EDITH-ANGELA LIM
City Treasurer

338,271.62

