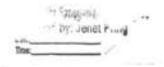




OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT



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 BACOOR TO THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, 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



OFFICE OF THE SANGGUNIANG PANLUNGSOD

COUN. ADMELTO G. GAWARAN

Vice Chairman

COUN. SIMPLICIO G. DOMINGUEZ

Member

COUN. ALELANDRO F. CUTIERREZ

Member



OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

Office of the Sauggresiang Fanlungsod Received by Alexandria

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 BACOOR TO THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, 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	17	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 Treasusrers 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,



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



OFFICE OF THE SANGGUNIANG PANLUNGSOD



COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT







Office of the Sangguniang Panlangsod Repeived by: Jenet Pring

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	Ang
HON, ALEJANDRO F, GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
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5th SANGGUNIANG PANLUNGSOD

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
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JD GHIDIEZ	OCLS	0900-424-28-24
moremany um	cro	0916044448
HOD. LEVY GELA		



Office of the Sangguniang Panlungsod Received by: Jenet Pring

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.

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5th SANGGUNIANG PANLUNGSOD

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BACOOR

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.

Office of the Mayor Strike 8. Revilla

SBR20231904

Sincerely yours.

STRIKE B. REVILLA
City Mayor





CITY OF BACOOR



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

SEP 19 033

ATTY, EDITH C. NAPALAN City Treasurer City of Bacoor C a v i t e

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



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City of Bacoor Office of the City Treasurer

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City of Bacoor Office of the City Treasurer

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