



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

Office of the Sangguniang Panlungsod
Received by: Jenet Pring
Date: 10/20/2023
Time: 11:00 am

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE REPORT
NO. HLUUD 033 S-2023

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION BETWEEN THE CITY GOVERNMENT OF BACOR AND VERAVILLE TOWNHOMES ARCADIA HOMEOWNER'S ASSOCIATION, INC. REGARDING THE DONATION OF ROAD LOTS, AND OPEN SPACES SITUATED AT VERAVILLE HOMES ARCADIA, DULONG BAYAN, CITY OF BACOR, CAVITE. (PCR 427-2023 dated 23 October 2023)*

Acting on the proposed resolution authorizing the city mayor to sign a deed of donation with Veraville Townhomes Arcadia Homeowner's Association, Inc. (VTAHA) during the 66th Regular Session dated 23 October 2023. The committee respectfully presents the following:

Presidential Decree No. 1216 defines "open spaces" as areas reserved exclusively for parks, playgrounds, recreational uses, schools, roads, places of worship, hospitals, health centers, barangay centers, and similar facilities and amenities for public use, beyond commercial purposes. The decree mandates that upon completion, certified by the National Housing Authority, roads, alleys, sidewalks, and playgrounds shall be donated by the owner/developer to the city. However, parks and playgrounds may be donated to the Homeowners Association with the city's consent.

Findings:

The VTAHA demonstrates a commitment to upholding best practices and norms of good governance in managing the association. Their vision aims to enhance the delivery of basic services, promote general welfare through livelihood programs, and advance common goals and activities for the benefit of residents both inside and outside the subdivision. However, the local government cannot initiate a project in their open spaces without proper turnover from the developer. Hence, a meeting between the HOA and the Developer is necessary to prepare all pertinent documents for submission to the local government.

RECOMMENDATION:

Upon discussion, the committee recommends **APPROVAL** of the resolution, pending the submission of all pertinent documents required by the Office of the City Legal Services.



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

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

Signed this 25th day of October 2023 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development



COUN. ALDE JOSELITO F. PAGULAYAN
Chairman

COUN. ADRIENTO 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
Received by: Jenet Pring
Date: 10/22/2023
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OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

EXCERPT FROM THE MINUTES OF THE 66TH REGULAR SESSION
NO. HLUUD 033 S-2023

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION BETWEEN THE CITY GOVERNMENT OF BACOR AND VERAVILLE TOWNHOMES ARCADIA HOMEOWNER'S ASSOCIATION, INC. REGARDING THE DONATION OF ROAD LOTS, AND OPEN SPACES SITUATED AT VERAVILLE HOMES ARCADIA, DULONG BAYAN, CITY OF BACOR, CAVITE. (PCR 427-2023 dated 23 October 2023)*

During the 66th Regular Session of the 5th Sangguniang Panlungsod held on October 23, 2023, Hon. Vice-Mayor Rowena Bautista-Mendiola presided over the session. While the internal rules were already suspended, the proposed resolution was declared APPROVED by the chair. This decision followed a motion put forward by Hon. Alde Joselito F. Pagulayan, which was unanimously seconded by all members present.

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 BACOR

Office of the Mayor



October 16, 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 16 October 2023, from Mr. Isagani P. Gotia, Veraville Townhomes Arcadia Homeowners' Association, Inc., attaching therewith the said HOA's Board Resolution No. 2023-07, manifesting its intention to donate the road lots and open spaces of its subdivision to the Local Government of Bacoor.

Attached herewith is the aforementioned letter, 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**
Strike B. Revilla



SBR20231950





**VERAVILLE TOWNHOMES ARCADIA
HOMEOWNERS' ASSOCIATION, INC.**
Barangay Dulong Bayan, City of Bacoor, Cavite

16 October 2023

HON. MAYOR STRIKE B. REVILLA
CITY MAYOR
City of Bacoor, Cavite

Dear Hon. Mayor Revilla:

Greetings!

We, the Veraville Townhomes Arcadia Homeowners' Association, Inc. (VTAHA), are manifested in our intention to operate with the best practices and norms of good governance in the management of the association.

In view of the foregoing, we are upgrading our vision in enhancing the delivery of basic services to promote the general welfare through livelihood program, furtherance of the common goals and activities for the benefit of the residents inside and outside the subdivision.

Furthermore, with the help and external assistance would further enhance our capability to achieve our goals in upgrading drainage systems, repairing road damages for safety reasons and aesthetics. We envision to utilize vacant lots for a beneficial Multipurpose Hall that caters educational and medical programs.

Extending gratitude in our fulfillment through interconnections with different sectors that help us discover tools and resources that uplift our energy and amplify our intentions.

Respectfully yours,

MR. ISAGANI P. GOTIA
VTAHA President



**VERAVILLE TOWNHOMES ARCADIA
HOMEOWNERS' ASSOCIATION, INC.**

Barangay Dulong Bayan, City of Bacoor, Cavite
DHSUD Registration No. 09246-R4A-03-08

BOARD RESOLUTION NO. 2023-07

WHEREAS, the road lots and open spaces of this subdivision has not been donated or turned-over by the developer of Veraville Homes Arcadia to the City Government of Bacoor;

WHEREAS, Presidential Decree No. 1216 provides the term "open space" shall mean an area reserved exclusively for parks, playgrounds, recreational uses, schools, roads, places of worship, hospitals, health centers, barangay centers and other similar facilities and amenities which shall be for public use and are, therefore, beyond the commerce of men;

WHEREAS, the same Decree further provides that, upon their completion as certified to by the National Housing Authority, the roads, alleys, sidewalks and playgrounds shall be donated by the owner or developer to the city or municipality and it shall be mandatory for the local governments to accept provided, however, that the parks and playgrounds maybe donated to the Homeowners Association of the project with the consent of the city or municipality concerned. No portion of the parks and playgrounds donated thereafter shall be converted to any other purpose or purposes;

WHEREAS, it is in the best interest of this Association that these road lots and open spaces of this subdivision be turned-over to the Homeowners Association, in order to allow the Homeowners Association to administer and implement projects and programs for the benefit of our Association;

NOW, THEREFORE, BE IT RESOLVE, AS IT IS HEREBY RESOLVED that the following Officers of this Association, whose signature appear hereinbelow, AGREES and APPROVES to initiate and complete the process the turn over the road lots and open spaces to the City Government of Bacoor during June 3, 2023 Homeowner's Association meeting called for this purpose.



President

President



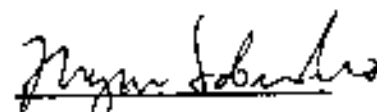
Vice President

Vice President



Secretary

Secretary



Treasurer

Treasurer

DEED OF DONATION

KNOW ALL MEN BY THESE PRESENTS:

This **DEED OF DONATION**, executed and entered into by and between:

VERAVILLE TOWNHOMES ARCADIA
HOMEOWNERS' ASSOCIATION, INC., a corporation duly organized and existing under by virtue of the laws of the Philippines, with business address at Barangay Dulong Bayan, City of Bacoor, Cavite, represented in this deed by its _____ Authorized Representative, hereinafter referred to as the **"DONOR"**;

-and-

The **CITY GOVERNMENT OF BACOOD**, a local government existing under the laws of the Republic of the Philippines with principal address Bacoor Government Center, Brgy. Bayanan, City of Bacoor, represented by its City Mayor, **STRIKE B. REVILLA**, acting pursuant to Sangguniang Panlungsod Resolution No. _____ Series of _____ dated _____, hereinafter referred to as the **"DONEE"**

WITNESSETH THAT

WHEREAS, the **DONOR** is the owner of road lots and open spaces at Veraville Homes Arcadia located at Barangay Dulong Bayan, City of Bacoor, Cavite;

WHEREAS, the **DONOR** as owner, intends to donate to the **DONEE** the said open spaces and road lots;

NOW, THEREFORE, the **DONOR** hereby voluntarily and freely gives, transfers and conveys by way of donation unto said **DONEE** all of its rights, titles and interest over the real properties, together with all the improvements, thereon, free from all liens and encumbrances, listed in Annex "A" hereof and made an integral part of this Agreement.

Also attached hereto are the copies of the Transfer Certificate of Titles and other documents of the properties that made integral parts of this Deed of Donation.

The **DONEE** hereby receives and accepts the donation made in its favor by the **DONOR** and expresses its appreciation and gratefulness to the **DONOR**.

IN WITNESS WHEREOF, the **DONOR** and the **DONEE** have hereunto subscribed and affixed their signatures on this ____ day of _____, 2023 at the City of Bacoor, Province of Cavite.

VERAVILLE TOWNHOMES ARCADIA
HOMEOWNERS' ASSOCIATION, INC.
(DONOR)

CITY GOVERNMENT OF BACOR
(DONEE)

ISAGANI P. GOTIA
President and General Manager

STRIKE B. REVILLA
City Mayor

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF BACOR) S.S.

BEFORE ME, this _____ day of _____ 2023, in the City of Bacor,
personally appeared:

| NAME | ID No. | Issued at | Issued on |
|-------------------|--------|-----------|-----------|
| Isagani P. Gotia | | | |
| Strike B. Revilla | | | |

known to me to be the same persons who executed the foregoing deed and they
acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND SEAL

Doc No. _____
Page No. _____
Book No. _____
Series of 2023.