



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 035 S-2023

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

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, TO SIGN A DEED OF DONATION BETWEEN THE CITY GOVERNMENT OF BACOR AND PARKDALE 1 HOMEOWNERS ASSOCIATION REGARDING THE DONATION OF OPEN SPACE/COURT AT PARKDALE 1, PERPETUAL VILLAGE 7, CITY OF BACOR, CAVITE. (PCR 429-2023 dated 23 October 2023)**

Acting on the proposed resolution authorizing the city mayor to sign a deed of donation with Parkdale 1 Homeowner's Association (PIHOA) 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 PIHOA 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. ADRIELITO 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: Janet Pring
Date: APR 12 2024
Time: 10:45 am

EXCERPT FROM THE MINUTES OF THE 66TH REGULAR SESSION
NO. HLUUD 035 S-2023

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, TO SIGN A DEED OF DONATION BETWEEN THE CITY GOVERNMENT OF BACOR AND PARKDALE 1 HOMEOWNERS ASSOCIATION REGARDING THE DONATION OF OPEN SPACE/COURT AT PARKDALE 1, PERPETUAL VILLAGE 7, CITY OF BACOR, CAVITE. (PCR 429-2023 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. Reynaldo D. Palabrica, which was unanimously seconded by all members of the committee.

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 17, 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 11 July 2023, from Jo Ann Salamat, Parkdale 1 HOA President, manifesting its intention to donate the open space/court at Parkdale 1, Perpetual Village 7, Bacoor, Cavite.

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



SBR20231948

STRIKE
AS

Address: Bacoor Government Center, Bacoor Blvd., Brgy. Bayanisan, City of Bacoor, Cavite
Telephone: 434-1111 Website: www.bacoor.gov.ph



SCAN ME

Reference No. 2023- 4994



Republic of the Philippines
Province of Cavite
CITY OF BACOR
Office of the City Mayor



Date 12-11-23

- Endorsement
- Report
- Follow-up
- Information
- Invitation
- Legal
- Proposal/Business
- Request/Solicitation
- For Approval/Signature
- Others _____

MC JOAN SALAMAT

REMARKS: REQUEST TO GRANT REGARDING THE REVISION OF THE OPEN SPACE / LAND IN
PARKDALE & PENINSULA VILLAGES 7 BACOR CAVITE

For school

Endorse to SP

OK

For school

OFFICE OF THE MAYOR
CITY OF BACOR, CAVITE

Ref. No.: _____ Date: 7-11-23

Received by: _____ Time: 2:40 pm

Name: JOAN SALAMAT

Contract No.: 09171642164

Address: Parkdale 1 HOA Nambag E

July 11, 2023

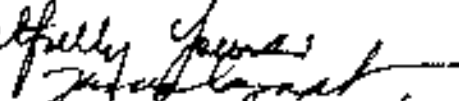
Hon. Mayor Strike B. Revilla
City Mayor
Tacson, Cavite

Dear Mayor Revilla,

May we request your good office to grant us
an audience with you regarding the donation of
the Open Space/ Court in Parkdale 1, Regentval Valley 7,
Tacson, Cavite.

We have tried reaching out with Shyell Homes for
several times already but the developer (Shyell)
has not reverted to us anymore.

We sincerely hope you can give us time despite your
busy schedule so we can talk about what would
be best as our next steps.

Respectfully,

Jo Ann Palaron
President
Parkdale 1 HOA
09171642164
09770075201

Accountable Form No. 32
(Revised 2008)



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

Date: 11/07/14
Entry/Ref No: 1027654734

ENTER RECEIPT

1027654734

Issuing Office: OFFICE OF THE CLERK OF COURT

Received From (Last Name, First Name, Middle Initial)

WILSON P. DELA CRUZ

Address (No., Street, City/Municipality, Province, Zip Code)

04010

PAYMENT DETAILS

DETAILED DESCRIPTION OF PAYMENT

PAYMENT DETAILS	DETAILED DESCRIPTION OF PAYMENT
<p>AMOUNT PAID PUNYANAYAN DEPARTMENT</p>	
<p>PAYMENT BY Barbara Lim...</p>	

NOTE: Write the number and date of this receipt on the back of check or money order received.



Republic of the Philippines
Province of Cavite
City of Bacoor

TD No. **19-238-0036-01207**

Owner: SHAPPELL HOMES INCORPORATED

PN 022-03-0014-08-962-0000

TIN: 83740

Email Address:

Address: 9-B EDSA COR. EVANGELISTA ST. MAKATI MANILA

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property=PERPETUAL VILLAGE 5
(Number and Street)

REAL II (MAMBOG) CITY OF BACDOR, CAVIT
(Barangay/District) (Old Barangay) (City & Province)

OCT/TCT/LCT/CLOA No. T-28096A

Survey No. PSD-04-022102

Cadastral Lot: PORT OF LOTS 4740-A FLS-1689-D

Lot No. 27

Blk No. 2

Boundaries:

North : REFER TO TITLE

South :

East :

West :

KIND OF PROPERTY ASSESSED:

LAND
 BUILDING

MACHINERY
Brief

No of Storeys:

Others:
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	851.00000 sqm.	5,037,920.00	RESIDENTIAL	10%	503,792.00
Total: Php		<u>5,037,920.00</u>	Total: Php		<u>503,792.00</u>

Total Assessed Value FIVE HUNDRED THREE THOUSAND SEVEN HUNDRED NINETY AND 00/100
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment
/Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

JOSE LITO M. MALLARE, REA 348

01/21/2020

NOA No. 2020-238-040515

City Assessor

Date

This declaration cancels TD No. 03-0014-17594

Owner SHAPPELL HOMES INCORPORATED

Previous AV. (Land) Php 84,250.00

Memoranda:

Notes: This declaration is for real property taxation purposes and the values reported herein are based on the schedule of unit market values prepared for the purposes and duly enacted into law by the Sangguniang Panlungsod under City Ordinance No. 03-0014 issued December 28, 2018. It does not, and cannot be used as a basis for the assessment or liquidation of the property.

Official Form No. 109
(Revised January 1990)

Date: 15/04/2023
Page: 01

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

No. 289864
REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
(Land Registration Authority)
QUEZON CITY
PROVINCE OF CAVITE
REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. 289864

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Aliphan, Province of Cavite, bounded and described as follows:

A parcel of land (Lot 27, Open space), 611.70 sq. m. of the subd. plan, Part-2, being a portion of lot 4740-A, Plan No. 100, S.E. of Twp. 1, 21, situated in the M. of Aliphan, Mun. of Aliphan, Prov. of Cavite, bounded on the N. along line 1-2 by Bd. lot 7; on the E., along line 2-3 by lot 9 & 10, by Plk. 2; on the S., along line 3-4 by Bd. lot 2; and along lines 4-5-6 by lots 6, 7 & 8 of Plk. 2; & on the W., along line 6-1 by lot 26 of Plk. 2; all of the subd. plan, beginning at a pt. marked "1" on plan, being 1.58 deca, 49.77, 50.00 m. from N. 15 deg. 23' W., 10.00 m. to

is registered in accordance with the provisions of the Property Registration Decree in the name of EMPELL HOUSE INCORPORATED, - - -

as owner thereof in the sample, subject to such of the circumstances mentioned in Section 48 of said Decree as may be applicable, and to "Exemption from the levy, of art. 567 of the Civil Code as it is hereby amended."

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of April, 1954, in the year number hundred and 54 in the Register of Deeds of the Province of Cavite, Volume 100, page 107, as Original Certificate of Title No. 1312, pursuant to Deed No. 1000 issued in L. R. C. Record No. 3883 in the name of EMPELL HOUSE INCORPORATED.

This certificate is a transfer from EMPELL HOUSE INCORPORATED Certificate of Title No. 1312 which is cancelled by same herein in so far as the above-described land is concerned.

Entered at Tracy Martinez City, Philippines, on the 15th day of April, 2023, in the year number hundred and 23 at 10:11 a. m.

ATTENT:

Manuel J. Garcia

MAKATI, NEGRO MARILA
Owner's postal address

EMPELL HOUSE INCORPORATED
(Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

GOVERNMENT COPY - GOVERNMENT COPY - GOVERNMENT COPY



This is a Certified True Copy of TCT T-289864 on file at Registry of Deeds of Province of Cavite. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested by: MARIFI PRODIGO.

Ref No: 202304002 OR No: 1927654734
Date: 03/16/2023 OR Date: Apr 15 2023
Time: 10:11:56 AM Amt Paid: 729.35

7250964

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the re-confirmation of the technical description)

Entry No. _____ (Cont. of T. No. _____)

By Order of 10 deg. 43' 35.57" n. to pt. 3; thence S. 90 deg. 24' 3.27" w. to pt. 4; thence S. 1 deg. 31' 12.00" n. to pt. 5; thence S. 83 deg. 51' 00" w. to pt. 6; thence N. 71 deg. 03' 14" E. 28.09 m. to pt. of beginning, containing an area of **SIXTY EIGHT FIFTY ONE (5851) sq. METERS** plus referred to and indicated on the plan and are marked on the ground by 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Marion J. Calma
 ANTONIA S. CALMA
 Register of Deeds

RESTRICTIONS:

"That except by the way of Easement in favor of the National Government, Province, City or Municipality no portion of any street, passageway, waterway, open space, so delineated on the plan, shall be closed or otherwise disposed by the registered owner without the approval of the Court of First Instance.

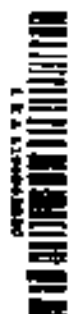
Marion J. Calma
 ANTONIA S. CALMA
 Register of Deeds

(Memorandum of Encumbrances continued on Page _____)
 (Technical Description continued on Additional Sheet _____)

Register of Deeds

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR EASIER TRANSACTIONS.

GOVERNMENT COPY - GOVERNMENT COPY - GOVERNMENT COPY



This is a Certified True Copy of TCT T-290984 on file at Registry of Deeds of Province of Cavite. This consists of 4 page(s) and does not require a manually signed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Basora City. Branch Requested By: MARIF PRODIGIO

Ref. No. 2023004002 CR No. 1027654734
 Date 03/15/2023 CR Date: Mar 15 2023
 Time 10:11:58 AM Amt. Paid: 721.35

Page ----- B

(Continuation of the Memorandum of Encumbrances from Page ----- A)

THE RECEIVED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Page ----- C

Register of Deeds



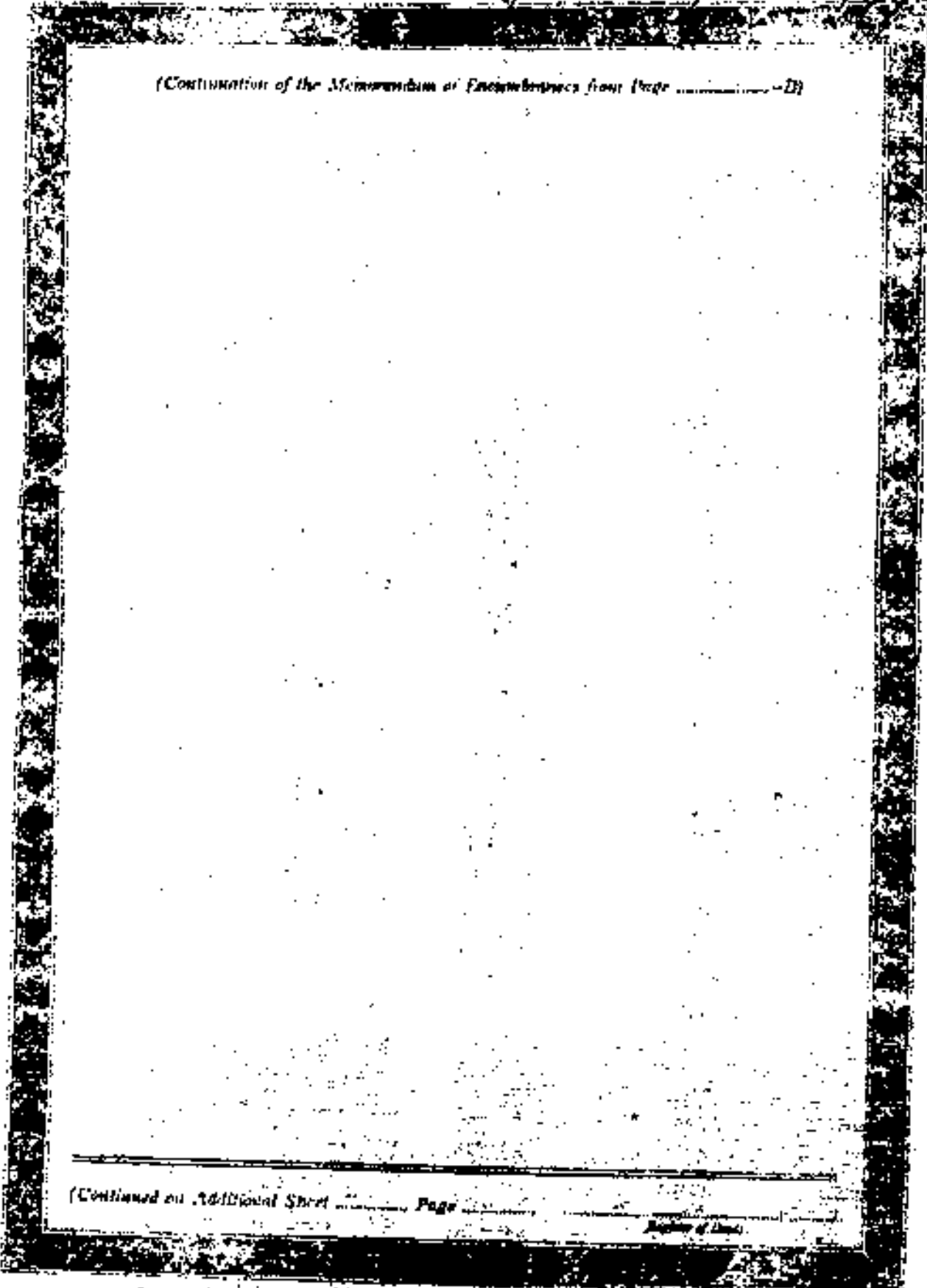
This is a Certified True Copy of TCT T-280964 on file at Registry of Deeds of Province of Cavite. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Baboer City Branch. Requested By: MARIFI PRODIGO.

Ref. No.: 2023004002 OR No.: 1027854734
Date: 03/16/2023 OR Date: Mar 15 2023
Time: 10:11:56 AM ATA Paid: 721.35

PAGE 6-2

7-260914

(Continuation of the Memorandum of Encumbrances from Page _____ - 1)



(Continued on Additional Sheet _____ Page _____)

Book of Deeds

THE REGISTERED OWNER IS REQUESTED TO UPGRADE THE PAPER TITLE TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



This is a Certified True Copy of TCT 7-260914 on file at Registry of Deeds of Province of Cavite. This consists of 4 page(s) and does not require a manually signed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: MARIF PRODIGO.

Ref. No. : 2023034002 OR No. : 1027654734
Date : 03/18/2023 OR Date : Mar 18 2023
Time : 10:11:58 AM Amt. Paid : 721.35