



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

rev'd by
Jeney
3/14/2024
3:08 P.M.

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE HEARING REPORT

NO. HLUUD 038 S-2023

Subject: *A RESOLUTION REVOKING THE SANGGUNIANG BAYAN RESOLUTION NO. 15-S-2008 ISSUED IN FAVOR OF WOODRIDGE PROPERTIES INC. ON 22 NOVEMBER 2008 FOR ITS FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS THEREOF DESPITE DUE NOTICE. PCR 441-2023 dated 13 November 2023.*

This report hereby resolves to revoke the Sangguniang Bayan Resolution in favor of Woodridge Properties, Inc., dated 21 November 2023. The aforementioned proposed resolution was referred to the committee by the Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola, during the 68th Regular Session held on 13 November 2023.

The Committee on Housing, Land Utilization, and Urban Development, under the esteemed chairmanship of the Hon. Alde Joselito F. Pagulayan, reports that:

Pursuant to Sections 48, 49(a), and 456(a)(1) of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, in consequence of the following resolutions, the corresponding Development Permits have been issued by the Zoning and Land Development Department (ZLDD) to certain Owners/Developers in pursuance of the relevant provisions of Presidential Decree No. 957, as amended.

Findings:

The foregoing discussion clearly showed that, based on the attached report of the ZLDD, Woodridge Properties, Inc. (Owner/Developer), has failed or refused to comply with the relevant provisions of their Development Permits and Sworn Acknowledgment of Accountability, among others:

- [x] For every hectare comprising the residential subdivision project subject to the application for a development permit, the developer shall construct a multi-purpose hall building, classroom building, daycare center, or health center at any place within the City of Bacoor, the size, design, and location of which building shall be identified and approved by the City Mayor. The said multi-purpose hall building, classroom building, daycenter, or health center shall then be donated by the developer to the city within six (6) months after its completion to enable the city government to effectively meet the needs of prospective residents of the said residential subdivision



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project. Provided that in case the said multi-purpose hall building classroom building, daycare center, or health center to be donated to the city government is located within the subdivision project, the homeowners of the said subdivision shall be given preference in using the same. Provided further: that the City Government shall be allowed by the Developer and by the Homeowners' Association to use the said facility to be donated during special public occasions or during a public emergency. Provided lastly: that the use, operation, and management of the said facility shall be subject to a Memorandum of Agreement between the city Government, the Developer, and the Homeowners' Association of the subdivision wherein the facility to be donated is located.

RECOMMENDATION:

Upon thorough evaluation, the committee *recommends the APPROVAL* of revoking Sangguniang Bayan Resolution in favor of Woodridge Properties, Inc. for its failure to comply with the terms and conditions.

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



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PROVINCE OF CAVITE
City of Bacoor

rec'd by
JENST
3/14/2024
3:28 P.M.

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE HEARING MINUTES

NO. HLUUD 038 S-2023

Subject: *A RESOLUTION REVOKING THE SANGGUNIANG BAYAN RESOLUTION NO. 15-S-2008 ISSUED IN FAVOR OF WOODRIDGE PROPERTIES INC. ON 22 NOVEMBER 2008 FOR ITS FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS THEREOF DESPITE DUE NOTICE. PCR 441-2023 dated 13 November 2023.*

Present:

Hon. Alde Joselito F. Pagulayan	-	Chairperson
Hon. Adrielito G. Gawaran	-	Vice Chairperson
Hon. Alejandro F. Gutierrez	-	Member

Resource Persons:

Raquel G. Coro	-	Woodridge Properties, Inc.
Lita D. Despi	-	Woodridge Properties, Inc.
Allan C. Quinatadcan	-	City Assessors Office
Arthur S. San Jose	-	Zoning Department
Atty. Marius D. Sumira	-	Office of the City Legal Services

Coun. Pagulayan initiated the committee hearing, calling the meeting to order for the Committee on Housing and Land Utilization and Urban Development. The item on the agenda was the resolution revoking Sangguniang Bayan Resolution 15-S-2008, dated November 22, 2008, favoring Woodridge Properties, Incorporated due to non-compliance with the specified terms and conditions.

During the hearing, Engr. San Jose explained that Woodridge Properties failed to fulfill the conditions of their development permit, particularly regarding the construction of multi-purpose buildings on the 4.27-hectare property. The committee raised concerns about Woodridge's compliance, financial rehabilitation, and tax payments.

The discussion also touched upon the implications of canceling the development permit, potential sanctions, and the need for Woodridge to fulfill its obligations. The committee recommended a personal investigation into Woodridge's properties and urged them to meet with the city government to address the issues raised.



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Coun. Gawaran emphasized the importance of compliance, suggesting any alternatives if multi-purpose buildings couldn't be constructed. The committee expressed its inclination to submit a report favoring the revocation of Woodridge's development permit, but urged them to rectify the situation.


In conclusion, the committee hearing was adjourned, thanking the resource persons for their attendance and urging Woodridge to take prompt action to comply with the conditions and terms outlined in their development permit.

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*



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PROVINCE OF CAVITE
City of Bacoor

*nc'd by
JNET
3/14/2024
3:08 PM.*

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT





Republic of the Philippines
Province of Cavite
City of Bacoor

rec'd by:
Jeneth
9/11/2024
3:05 P.M.

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

ATTENDANCE OF THE COMMITTEE HEARING

16 November 2023 / 08:30 a.m.
Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: **A RESOLUTION REVOKING THE SANGGUNIANG BAYAN RESOLUTION NO. 15-S-2008 ISSUED IN FAVOR OF WOODRIDGE PROPERTIES INC. ON 22 NOVEMBER 2008 FOR ITS FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS THEREOF DESPITE DUE NOTICE. PCR 441-2023 dated 13 November 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	
 RAQUEL G. CORO	S/FABT 1214 ACACIA AVE MPP AYALA ALABANG	772-2794 lc.10
Lira D. Despi	Woodridge Properties, Inc Alabang, Muntinlupa City	09992248647



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Province of Cavite
City of Bacoor

rec'd by:
JENNY
3/14/2024
3:08 PM.

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

NOTICE OF THE COMMITTEE HEARING (PROOF OF RECEIPT)

16 November 2023 / 08:30 a.m.
Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: *A RESOLUTION REVOKING THE SANGGUNIANG BAYAN RESOLUTION NO. 15-S-2008 ISSUED IN FAVOR OF WOODRIDGE PROPERTIES INC. ON 22 NOVEMBER 2008 FOR ITS FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS THEREOF DESPITE DUE NOTICE. PCR 441-2023 dated 13 November 2023.*

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<i>Trixie Dominguez</i>		<i>11-15-23</i>
<i>MARY MALINIC</i>		<i>11-15-23</i>
<i>Marinette Montoya</i>		<i>11/15/23</i>
<i>Vivienne Fernandez</i>		<i>11/15/23</i>
<i>RODOLFO PARRILLA</i>	<i>ASSESSOR</i>	<i>11-15-23</i>



Republic of the Philippines
Province of Cavite
CITY OF BACOR

OFFICE OF THE CITY ADMINISTRATOR

06 November 2023

HON. ROWENA B. MENDIOLA
Vice Mayor/Presiding Officer
Sangguniang Panlungsod
Bacoor City, Cavite



SUBJECT : REQUEST TO PASS A RESOLUTION REVOKING THE PREVIOUS RESOLUTIONS GRANTING DEVELOPMENT PERMITS TO CERTAIN OWNERS/DEVELOPERS FOR THEIR FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS THEREOF DESPITE DUE NOTICE

Dear **HON. MENDIOLA**:

Greetings! We write in respect of the local legislative power of the Sangguniang Panlungsod as presided by your good office pursuant to Sections 48, 49(a) and 456(a)(1) of Republic Act No. 7160, otherwise known as the Local Government Code of 1991.

In consequence of the following resolutions, the corresponding Development Permits have been issued by the Zoning and Land Development Department (Department) to certain Owners/Developers herein listed below pursuant to the relevant provisions of Presidential Decree No. 957, as amended:

Resolution No.	Development Permit No.	Date of Issuance	Owner/Developer
SB 15-S-2008	PD-10-2008-09-MOL III	11/22/2008	Woodridge Properties, Inc.

Based on the attached report of the Department, the above-mentioned Owners/Developers have failed or refused to comply with the relevant provisions of their Development Permits and Sworn Acknowledgment of Accountability, among others:

- [x] For every hectare comprising the residential subdivision project subject of the application for a development permit, the developer shall construct a multi-purpose hall building, classroom building, daycare center or health center at any place within the City of Bacoor, the size, design and location of which building shall be identified and approved by the City mayor. The said multi-purpose hall building, classroom building, daycare center or health center shall then be donated by the developer to the City within six (6) months after its completion *to enable the City Government to effectively



BY: R. ORCENA
DATE: 11/06/23
TIME: 2:15 pm
BACOR, CAVITE





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OFFICE OF THE CITY ADMINISTRATOR

meet the needs of prospective residents of the said residential subdivision project. Provided: that in case the said multi-purpose hall building, classroom building, daycare center or health center to be donated to the City Government is located within the subdivision project, the homeowners of the said subdivision shall be given preference in using the same. Provided further: that the City Government shall be allowed by the Developer and by the homeowners' association to use the said facility to be donated during special public occasions or during a public emergency. Provided lastly: that the use, operation, and management of the said facility shall be subject to a Memorandum of Agreement between the City Government, the Developer, and the homeowners' association of the subdivision wherein the facility to be donated is located.

*Not included in the Development Permit of Woodridge Properties, Inc.

Attached herewith the copy of the notices sent to the above-mentioned Owners/Developers.

In view of the foregoing, this Office most respectfully requests the Sangguniang Panlungsod through the Office of the City Vice Mayor to issue the necessary City Resolution revoking the resolutions issued to the above-mentioned Owners/Developers previously granting them development permits, for their failure to comply with the terms and conditions thereof.

Thank you and we are hoping that this will merit your consideration.

Sincerely,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator





Republic of the Philippines
Province of Cavite
CITY OF BACOOD
OFFICE OF THE CITY ADMINISTRATOR

19 October 2023

WOODRIDGE PROPERTIES, INC.
Melrose Park, Molino III,
Bacoor City, Cavite

Dear **Sir / Ma'am**,

The City of Bacoor strives to provide its residents basic services to its residents for a better quality of life especially to those who will be constructing their house in the City. The City of Bacoor through Hon. Mayor Strike B. Revilla opts to partner with residential subdivision developers to be able to achieve this goal. And with these partnerships, commitments are made by both parties to be able to make sure the delivery of this basic service for the benefit of the residents of the City.

In order to properly assist these real estate developers on the execution of their commitment under the Deed of Undertaking and as part of their participation in construction of multi-purpose building, classroom, daycare center or health center for the residents of the City of Bacoor. Thus, on 17 March 2023, the City Government of Bacoor through the Office of the City Mayor issued Memorandum Order No. 39-A, Series of 2023 entitled, "An Order Restructuring the Guidelines for the Donation of Multi-Purpose Building, Classroom, Day-Care Center, or Health Center and the Planting of Trees by Residential Subdivision Developers to the City Government in Compliance with the Various Conditions of the Development Permit Granted to them by the Local Government of the City of Bacoor, Cavite" whereby Real Estate Developers are provided the guidelines for compliance on its various undertaking under the Development Permit granted by the City Government of Bacoor. Compliance with Memorandum Order No. 39-A is a condition sine qua non before Certificate of Compliance shall be issued in favor of the developer.

Based on available records, Woodridge Properties, Inc. are among the real estate developers in Bacoor who were granted the said Permit, however, records show that Woodridge Properties, Inc. has not complied with its undertaking to date. The following are your company's undertaking based on Memorandum Order No. 39-A, Series of 2023, to wit:

- i. A real estate developer through its duly authorized representative, evidenced by a notarized Board Resolution issued by its Board of Directors, shall submit a letter of intent addressed to the City Mayor declaring its intention to construct and donate a multi- purpose building, classroom, daycare center, or health

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



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center in favor of the City Government. The real estate developer or its duly authorized representative shall attach the following documents to the said letter, to wit:

- a) A duly signed and notarized Board Resolution;
 - b) A draft Deed of Donation;
 - c) A proposed building design;
 - d) A bill of materials duly certified by a licensed professional and based on the prevailing market value of construction materials;
 - e) A Certified True Copy of the Transfer Certificate of Title of the land on which the building would be built; and
 - f) Location map of the proposed site of the multi-purpose building, classroom, daycare center, or health center.
- ii. The City Mayor shall meet with the representative/s of the real estate developer to discuss the proposed donation and to determine whether the design and location of the said building conforms with the development plans of the City.
- II. The City Engineer shall conduct the necessary inspection and review of building design to ascertain whether the multi-purpose building, classroom, daycare center, or health center to be erected conforms with pertinent laws, city ordinances and regulations, and bill of materials to ascertain whether it is based on the prevailing market value of construction materials.
- III. The real estate developer, through its duly authorized representative as evidenced by a notarized Board Resolution issued by its Board of Directors, shall submit a letter of intent addressed to the City Mayor declaring its intention to plant at least 100 trees for every one (1) hectare of land it has developed or intends to develop. The real estate developer or its duly authorized representative shall attach the following documents to the said letter, to wit:
- a) The number of trees to be planted;
 - b) The common name and scientific name of the trees;
 - c) The manner and schedule of planting of such trees;
 - d) The proposed location within the subdivision project where the said trees would be planted; and
 - e) A draft Memorandum of Agreement (MOA) between the City Government and the real estate developer on the planting, care and upkeep of the said trees.

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And if, for justifiable reason/s, the real estate developer cannot construct a multi-purpose building, classroom, daycare center, or health center within its subdivision project or cannot identify any place within the City, the real estate developer may request in their letter of intent that, as an alternative compliance, it will accordingly make arrangements with the City of Bacoor on other possible means of compliance.

In case of non-compliance with the abovementioned undertaking, kindly coordinate **with Engr. Arthur San Jose, head of the Zoning Department and the focal person of the City of Bacoor for an alternative means of complying with your company's undertaking.** Kindly comply and / or coordinate with the abovementioned focal person within **fifteen (15) days from receipt of this Letter** otherwise the City of Bacoor will be constrained to terminate its agreement with your company which may result to the cancellation of the permits issued in your favor

The undersigned trusts that you will give this matter your immediate consideration.

Thank you for your cooperation.

Sincerely,

ATTY. AIMEE TORRE FRANCA-NERI
City Administrator

**STRIKE
AS**

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COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

