



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

Rec'd by:
[Signature]
10/20/2023
4:26 P.M.

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE REPORT
NO. HLUUD 050 S-2023

Subject: **A RESOLUTION REVOKING CR-2022-449 GRANTING DEVELOPMENT PERMIT NO. DB-BAC-2002-002 TO JEIKA PROPERTIES CORPORATION, FOR FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS THEREOF DESPITE DUE NOTICE. (PCR 467-2023 dated 05 December 2023)**

In response to a proposed resolution revoking CR-2022-449 granting development permit no. DB-BAC-2002-002 to Jeika Properties Corporation, during 71st Regular Session dated 05 December 2023. The Committee Chair on Housing, Land Utilization, and Urban Development, 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, and in accordance with the following resolutions, the Zoning and Land Development Department (ZLDD) has issued corresponding development permits to certain Owners/Developers in compliance with the relevant provisions of Presidential Decree No. 957, as amended.

Findings:

The attached report of the ZLDD clearly shows that Jeika Properties Corporation (Owner/Developer) has failed or refused to comply with the relevant provisions of their development permit, 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, 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 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



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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 evaluation, the committee recommends for this subject matter **TO BE ARCHIVED** for its failure to comply with the terms and conditions thereof, despite notice and removed from the Council's next order of business.

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

Signed this 07th day of December 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



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J. J. J.
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COMMITTEE ON HOUSING, LAND UTILIZATION
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EXCERPT FROM THE MINUTES OF THE 71ST REGULAR SESSION
NO. HLUUD 050 S-2023

Subject: **A RESOLUTION REVOKING CR-2022-449 GRANTING DEVELOPMENT PERMIT NO. DB-BAC-2002-002 TO JEIKA PROPERTIES CORPORATION, FOR FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS THEREOF DESPITE DUE NOTICE. (PCR 467-2023 dated 05 December 2023)**


On December 5, 2023, the 71st Regular Session of the 5th Sangguniang Panlungsod was presided over by the President Pro-Tempore, Hon. Reynaldo D. Palabrica. During the session, internal rules were temporarily suspended upon the motion of Hon. Alde Joselito F. Pagulayan, receiving unanimous approval from the members through a show of hands. Following this, Hon. Pagulayan moved aforementioned item *TO BE ARCHIVED* and it was unanimously seconded by the members of the committee that were present. The Chair declared approved.

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