



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: APR 27 2024
Time: 8:18 pm

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE REPORT
NO. HLUUD 060 S-2024

Subject: **A RESOLUTION REINSTATING REQUEST FOR THE DEVELOPMENT PERMIT OF RICHFIELD PROPERTIES INC. FOR LAKESIDE SUBDIVISION. (PCR 502-2024 dated 05 February 2024)**

This report hereby resolves a resolution reinstating a request for the Development Permit (DP) of Richfield Properties, Inc. (RPI) for its Lakeside Subdivision, dated 13 February 2024. The aforementioned resolution was referred to the committee by the Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola, during the 77th Regular Session held on 05 February 2024.

On 16 October 2023, the Sangguniang Panlungsod issued a City Resolution No. 2023-354 titled A RESOLUTION REVOKING VARIOUS CITY RESOLUTIONS GRANTING DEVELOPMENT PERMITS TO OWNERS/DEVELOPERS OF VARIOUS RESIDENTIAL SUBDIVISIONS IN THE CITY OF BACOR, CAVITE FOR THEIR FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE SAID PERMITS.

FINDINGS:

In accordance with Republic Act No. 10160, the City of Bacoor, grants a Certificate of Compliance (COC) to RPI for its Lakeside Subdivision project located in Molino 3. The Zoning and Land Development (ZLDD) validated that RPI has complied with all the requirements stipulated in the DP and issued a Certificate of Compliance dated 30 January 2024. Despite previous revocations of THE DP due to non-compliance, RPI has now fulfilled all requirements stipulated in the DP.

RECOMMENDATION:

After thorough evaluation, the committee recommends the **APPROVAL** of the resolution reinstating the Development Permit of Richfield Properties, Inc. for its Lakeside Subdivision.

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

Signed this 19th day of February 2024 at the City of Bacoor, Cavite.



Republic of the Philippines
PROVINCE OF CAVITE
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

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
Received by: [Signature]
Date: 2-5-2024
Time: 3:18 pm

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

EXCERPT FROM THE MINUTES OF THE 78TH REGULAR SESSION
NO. HLUUD 060 S-2024

Subject: **A RESOLUTION REINSTATING REQUEST FOR THE DEVELOPMENT PERMIT OF RICHFIELD PROPERTIES INC. FOR LAKESIDE SUBDIVISION. (PCR 502-2024 dated 05 February 2024)**

The Presiding Officer, Hon. Vice-Mayor Rowena Bautista-Mendiola presided over the 78th Regular Session of the 5th Sangguniang Panlungsod, dated 12 February 2024. During the session, the internal rules were temporarily suspended upon the motion of Hon. Reynaldo D. Palabrica, which received unanimous approval by the rest of the council through a show of hands. Following this, Hon. Alde Joselito F. Pagulayan proposed the APPROVAL of the aforementioned subject, which was seconded unanimously by the members of the committee. The Chair declared the motion 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



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

26 January 2024

HON. ROWENA BAUTISTA MENDIOLA

Vice Mayor / Presiding Officer
SANGGUNIANG PANLUNGSOD
City of Bacoor

THRU: ATTY. KHALID A. ATEGA JR.
Secretary
Sangguniang Panlungsod

SUBJECT: REQUEST FOR REINSTATEMENT OF THE DEVELOPMENT PERMIT FOR RICHFIELD PROPERTIES, INC.

Dear Hon. Rowena Bautista-Mendiola,

Greetings!

Relative to the issuance of City Resolution No. 2023-354 revoking various City Resolutions granting Development Permits to owners/developers of various residential subdivisions in the City of Bacoor for their failure to comply with the terms and conditions of the said permits. The said City Resolution revoked the development permit previously issued to Richfield Properties, Inc.

In view of the foregoing, the undersigned would like to most respectfully inform your honorable office of Richfield Properties, Inc. compliance with the terms and conditions of their permit and would like to request the reinstatement of the Development Permit issued in favor of Richfield Properties, Inc.

Attached herein is a Copy of City Resolution No. 2023-354 and the Certificate of Compliance issued in favor of Richfield Properties, Inc. by the Zoning Department for your reference.

Your utmost consideration of this request is greatly appreciated.

Thank you.

Respectfully,


ATTY. AIMEE TORRENANCA-NERI
City Administrator

OFFICE OF
SANGGUNIANG PAN
RECEIVED
BY: ARIEL
DATE: 1/27/24 TIME: 11:27
BACOOR CITY, C





Republic of the Philippines
Province of Cavite
CITY OF BACOR

Office of the Sangguniang Panlungsod

DISTRICT I

HON. CATHERINE SARINOSKY MISTU
City Councilor

HON. MICHAEL E. SOLIS
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor

HON. VICTORIO I. GUERRERO, JR.
City Councilor

HON. ALEJANDRO F. GUERRERO
City Councilor

HON. LEVY M. TELA
City Councilor

DISTRICT II

HON. ROBERTO L. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. REYNALDO M. SOLIS
City Councilor

HON. ROBERTO M. SOLIS
City Councilor

ON LEAVE
HON. ALDO ROSELITO F. PAGULAYAN
City Councilor

HON. ROBERTO G. DOMESTICO
City Councilor

HON. RAMON N. BAULISTA
City Councilor

HON. MAC RAVEN ESPILTU
SA Education President

Mayor
ATTY. ALBERTO A. TELLA, JR.
Sangguniang Panlungsod Secretary

City Clerk
HON. ROMENA BALISTAS-MENDELA
City Vice Mayor

City Mayor
HON. STEPHEN R. REVILLA
City Mayor

CITY RESOLUTION NO. 2023-354
Series of 2023

A RESOLUTION REVOKING VARIOUS CITY RESOLUTIONS GRANTING DEVELOPMENT PERMITS TO OWNERS/DEVELOPERS OF VARIOUS RESIDENTIAL SUBDIVISIONS IN THE CITY OF BACOR, CAVITE FOR THEIR FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE SAID PERMITS.

Sponsored by:

Hon. Adrielito G. Gawaran

Co-sponsored by:

Hon. Roberto L. Advincula, Hon. Ramon N. Baulista, Hon. Simplicio G. Dominguez, Hon. Mac Raven Espiltu, Hon. Catherine S. Evaristo, Hon. Reynaldo M. Fabian, Hon. Alejandro F. Guierrez, Hon. Rogelio M. Nolasco, Hon. Reynaldo D. Palabrica, Hon. Michael E. Solis, and Hon. Levy M. Tela

WHEREAS, the City Administrator, Atty. Aimee Nel requested the Sangguniang Panlungsod in writing on October 11, 2023 to pass a Resolution revoking the development permits issued by the City Government who violated the terms and conditions of the said permits.

WHEREAS, records submitted by the City Zoning and Land Development Department (CZLDD) to the Sangguniang Panlungsod showed that it issued Development Permits to the following real estate developers by virtue of various city resolutions passed by the City Council:

Resolution No.	Development Permit No.	Date of Issuance	Owner/Developer
CR 2017-122	17-04-0005	11/22/2017	New Pacific Resources Management, Inc.
CR 2014-120	PD-12-2014-02-A02	12/03/2014	Crown Asia Properties, Inc.
SB 2005-2009	PD-05-2009-023-A02	7/26/09/2009	Property Company of Friends, Inc.
CR 2013-75	PD-09-2013-02-A02	06/25/2013	Richfield Properties, Inc.

WHEREAS, the CZLDD reported to the Sangguniang Panlungsod that the above-mentioned developers failed or refused to comply with the relevant provisions in the



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CITY OF BACOR

Office of the Sangguniang Panlungsod

DISTRICT I

HON. CATHERINE SARINO AYARDO
City Councilor

HON. MICHAEL E. SOLIS
City Councilor

HON. ADRIELLO G. GAWARAN
City Councilor

HON. VICTORIO L. GUERRERO, JR.
City Councilor

HON. ALEXANDRO F. FORTIERREZ
City Councilor

HON. LEY M. TELA
City Councilor

DISTRICT II

HON. ROBERTO L. ADVINTELA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. REYNALDO M. LABRAN
City Councilor

HON. ADRIELLO M. NARANCO
City Councilor

ON LEAVE

HON. ALFRED ROBERTO C. PAGULAYAN
City Councilor

HON. ANDERSON G. BERNARDO
City Councilor

HON. RAYMONA B. TIGTA
League of Women Voters President

HON. ALFRED BACUNESPITE
SK Federation President

Attended by:

ATTY. MARILYN A. MEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. ROYENA BAUTISTA MENDIGA
City Vice Mayor

Noted by:

HON. STRIKE B. REVILLA
City Mayor

respective Development Permits that were issued to them as well as those mentioned in Sworn Acknowledgement of Accountability that the said developers submitted to the City Government.

WHEREAS, according to Atty. Neri, the said violations consist of:

[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 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 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 Property Company of Friends, Inc.

WHEREAS, the City Council deliberated on the said request and found it meritorious.

NOW THEREFORE, upon motion of Hon. Adriello Gawaran which was unanimously seconded by the City Council, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite in regular session duly assembled to pass a resolution revoking the following city/municipal resolutions granted to the real estate developers enumerated below for their failure to comply with the terms and conditions thereof despite due notice of such infractions and despite being given sufficient time to comply with the said conditions:



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Province of Cavite
CITY OF BACOOD

Office of the Sangguniang Panlungsod

DISTRICT I

HON. CATHERINE SAMBOLEY ARISTO
City Councilor

HON. MICHAEL E. SOCS
City Councilor

HON. ABRIELITO G. GAWARAN
City Councilor

HON. VICTORIO L. GUTIERREZ, JR.
City Councilor

HON. ALEJANDRO I. GUTIERREZ
City Councilor

HON. LENA M. TEJA
City Councilor

DISTRICT II

HON. ROBERTO I. ADVANCELLA
City Councilor

HON. REYNALDO D. PALABREA
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. ROBERTO M. NOLANCO
City Councilor

ON LEAVE

HON. ALICER JOSE LITO C. PAGLAYAN
City Councilor

HON. ANTONIO S. DOMESTICO
City Councilor

HON. RAMON B. BUSTIA
Ego as Interim President

HON. MIGUEL RAVENESPITE
M. Feliciano President

Attested by:

CITY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Noted by:

HON. STRIKE B. REVILLA
City Mayor

Resolution No.	Development Permit No.	Date of Issuance	Owner/Developer
CR 2017-132	DP 04-0003	11/22/2017	New Pacific Resources Management Inc.
CR 2014-130	PD-12-2014-03-AAC3	12/03/2014	Crown Asia Properties, Inc.
SR 53-5-3009	PD-03-2009-023-AAC3	04/09/2009	Property Company of Friends, Inc.
CR 2013-75	PD-09-2013-02 MDK 3	04/25/2013	Richfield Properties, Inc.

RESOLVED FURTHER, to furnish the City Mayor, New Pacific Resources Management Inc., Crown Asia Properties Inc., Property Company of Friends Inc., Richfield Properties Inc., the City Zoning and Land Development Department, the City Administrator, the University of the Philippines-Office of the National Administrative Register (UP-ONAR), and other government agencies concerned with copies of this resolution.

UNANIMOUSLY APPROVED, this 16th day of October 2023 during the 65th Regular Session of the 5th Sangguniang Panlungsod of the City of Bacoor.

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/ Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Noted by:

HON. STRIKE B. REVILLA
City Mayor



Republic of the Philippines
Province of Cavite
CITY OF BACOR

CERTIFICATE OF COMPLIANCE
COC No. 0002

Pursuant to Republic Act No. 10160, otherwise known as the Charter of the City of Bacoor, the provisions of the Republic Act No. 7160 or the Local Government Code and other pertinent laws, ordinances and other issuances, the City hereby grants this Certificate of Compliance (COC) to

RICHFIELD PROPERTIES INC.

which, at the time of the issuance of this COC owned and developed this subdivision project

LAKESIDE SUBDIVISION, MOLINO 3

and, after a validation by the Zoning and Land Development Department, is found to have complied with all the requirements stipulated in the Development Permit granted to the abovenamed Developer by City Government of Bacoor

This COC is being issued pursuant to Memorandum Order No. 2p1, Series of 2023

Given this 30 day of JAN ~~2023~~ City of Bacoor, Cavite

STRIKE B. REVILLA
City Mayor

Validated by

Engr. Arthur S. San Jose
Head, Zoning and Land
Development Department

Office
of the City Mayor

