



**COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT**

COMMITTEE HEARING REPORT
NO. HLUUD 090 S-2024

Office of the Sangguniang Panlungsod
Received by: *[Signature]*
Date: *[Signature]*

Subject: **BARANGAY REAL: RESOLUTION NO. 04-2024: A RESOLUTION DECLARING THE ABANDONMENT OF THE VILLANUEVA AND REALVILLE SUBDIVISION, BARANGAY REAL, CITY OF BACOOR, CAVITE. (PNOA 572-2024 dated 05 August 2024)**

Acting on the Barangay Real Resolution No. 04-2024, dated 19 August 2024. The aforementioned resolution was referred to the committee by the Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola, during the 102nd regular session held on 05 August 2024.

The entire barangay council has expressed the need for the utilization and development of the Villanueva and Realville Subdivisions in Barangay Real, City of Bacoor, Cavite. This priority project is considered vital and relevant for the residents of the said subdivisions, as well as for the adjacent barangay. It was noted that there is currently no existing homeowners' association (HOA) for these subdivisions. The Council of Real has agreed to declare the abandonment of the said subdivisions.

FINDINGS:

During the committee hearing held on 16 August 2024, the following were discussed:

- The Department of Human Settlements and Urban Development (DHSUD) is the sole authority empowered to declare a subdivision abandoned. The legal framework emphasizes that neither the local government nor the barangay council has the jurisdiction to issue such a declaration.
- For a formal declaration of abandonment, the homeowners or residents must file a petition with the DHSUD's regional adjudicator. Essential documentation includes proof that the developer has been unlocatable for at least ten (10) years and has demonstrated no intention of completing the project.
- While the City Government and the Barangay Council can support the process by providing necessary documentation and coordinating with relevant parties, the





DHSUD must manage the initiation and adjudication of the abandonment process.

- The committee recognized the complexity of the legal process involved in declaring a subdivision abandoned. The importance of accurate and thorough documentation, as well as strong collaboration between homeowners, barangay officials, and the city government, was underscored.

RECOMMENDATION:

After a comprehensive evaluation, the committee recommends that the proposed resolution be **ARCHIVED**. The rationale for this recommendation is as follows:

Based on the legal opinion provided by the Office of the City Legal Services, the City Government of Bacoor does not have the authority to issue a Certification of Abandonment. The power to declare a subdivision abandoned and issue such certification lies solely with the Department of Human Settlements and Urban Development (DHSUD), as mandated by law.

Further Action:

The committee suggests that the barangay council and the residents of Villanueva and Realville Subdivisions be guided to file the appropriate petition with the DHSUD to initiate the formal process. The city government may assist in this effort by facilitating communication and providing any necessary documentation to support the petition.

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

Signed this 19th day of August 2024 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



SCAN ME





**COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT**

Office of the Sangguniang Panlungsod
Received by SEP 2024
Date: 21/8/24
Time: 2:11 pm

COMMITTEE HEARING MINUTES
NO. HLUUD 090 S-2024

Subject: **BARANGAY REAL: RESOLUTION NO. 04-2024: A RESOLUTION DECLARING THE ABANDONMENT OF THE VILLANUEVA AND REALVILLE SUBDIVISION, BARANGAY REAL, CITY OF BACOOR, CAVITE. (PNOA 572-2024 dated 05 August 2024)**

Committee Hearing Minutes Summary

16 August 2024 / 10:00 a.m.

Present:

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. SIMPLICIO G. DOMINGUEZ	-	Member
HON. ALEJANDRO F. GUTIERREZ	-	Member

Also Present:

MR. BRIAN C. AGANUS	-	Brgy. Real Captain
ENGR. ALLAN C. QUINATADCAN	-	City Assessors Office
ENGR. ARTHUR S. SAN JOSE	-	Zoning and Land Dev't. Dept.
ENGR. JICKY D. JUTBA	-	Office of the City Engineer
ATTY. NATHANIEL DE LEON	-	Office of the City Legal Services

The hearing of the Committee on Housing, Land Utilization, and Urban Development was called to order by Hon. Pagulayan. The Chairperson recognized the members of the committee and various representatives. The Chairperson introduced the agenda item, Barangay Resolution No. 04-2024, a resolution declaring the abandonment





of the Villanueva and Realville subdivision in Barangay Real, City of Bacoor. The Chairperson invited the resource persons to identify themselves and state their offices.

The resolution sought the abandonment of the Villanueva and Realville subdivision due to the failure of the developer to complete the project, as a clamor for utilization and development has risen among the residents.

Atty. De Leon explained the legal framework surrounding the abandonment of subdivisions. He highlighted that, under current legislation, the authority to declare a subdivision abandoned lies with the Department of Human Settlements and Urban Development (DHSUD), not the city or barangay. He clarified that the homeowners of the subdivision must file a petition with the DHSUD's regional adjudicator for a formal declaration of abandonment.

The Chairperson inquired about the specific requirements for filing such a petition with the DHSUD, including the need for documentation proving that the developer has not been locatable for at least 10 years and has shown no intention of completing the project.

Atty. De Leon provided detailed steps, emphasizing that the petition must be filed by the homeowners and that the DHSUD regional office would handle the adjudication process. He also noted that once declared abandoned, the DHSUD would take over the subdivision in coordination with appropriate government agencies.

Engr. Quinatadcan and Engr. San Jose offered assistance to Brgy. Capt. Aganus in preparing the petition and organizing a meeting with DHSUD to expedite the process.

The Chairperson acknowledged the complexities of the legal process and stressed the need for accurate documentation and cooperation between the homeowners, barangay officials, and the city government. It was decided that a letter of inquiry would be sent to DHSUD to verify the existence of any registered homeowners' association (HOA) in the subdivision.

Engr. Quinatadcaan also raised the issue of the title of open spaces within the subdivision, noting that developers are responsible for the completion of promised developments and the payment of real property taxes (RPT) until they turn over these spaces to the city government.

The Chairperson concluded that the fastest and most expedient way to achieve the committee's objective—allowing city government projects to proceed in the subdivision—would be through the proper legal channels, starting with the homeowners filing a petition with DHSUD. The committee adjourned the meeting.






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





Office of the Sangguniang Panlungsod
Received by: *[Signature]*
Date: 10 SEP 2024
Time: 2:17 PM

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT





**COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT**

Office of the Sangguniang Panlungsod
Received by: *[Signature]*
Date: **10 SEP 2024**

**NOTICE OF THE COMMITTEE HEARING
(PROOF OF RECEIPT)**

16 August 2024 / 10:00 a.m.
Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: **BARANGAY REAL: RESOLUTION NO. 04-2024: A RESOLUTION DECLARING THE ABANDONMENT OF THE VILLANUEVA AND REALVILLE SUBDIVISION, BARANGAY REAL, CITY OF BACCOOR, CAVITE. (PNOA 572-2024 dated 05 August 2024)**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<i>[Signature]</i> JUCELYN BAUTISTA	SP	5145
<i>[Signature]</i> CRISTINA GONZALEZ	SP	8/14/24 9:30am 0920291744
<i>[Signature]</i> Riza <i>[Signature]</i> <i>[Signature]</i> Angelo	SPES	8/15/24 9:34am 090544225
<i>[Signature]</i> Nanda <i>[Signature]</i> St. Denis	CAO	8/15/24
<i>[Signature]</i> Lara <i>[Signature]</i> Foris	CEO	<i>[Signature]</i> 8/15/24
<i>[Signature]</i> Maria <i>[Signature]</i> Nantoya	SP	8/15/24 10:32AM





**COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT**

Office of the Sangguniang Panlungsod
Received by: [Signature]
Date: 11 August 2024
Time: 2:10pm

ATTENDANCE OF THE COMMITTEE HEARING

16 August 2024 / 10:00 a.m.
Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: **BARANGAY REAL: RESOLUTION NO. 04-2024: A RESOLUTION DECLARING THE ABANDONMENT OF THE VILLANUEVA AND REALVILLE SUBDIVISION, BARANGAY REAL, CITY OF BACOOR, CAVITE. (PNOA 572-2024 dated 05 August 2024)**

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	[Signature]
HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	[Signature]
HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	[Signature]





Republic of the Philippines
Province of Cavite
CITY OF BACCOOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD



CGBCR-SPBac-F01.01
05/30/2024



SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
 BRIAN "BJ" AGANUIS	PUNONG BARANGAY BRGY REAL	0939 9105621
Allan C. Quinataduan	CAD	09209092822
MARIUS D. SUMIPA	OCLS	09176385741
Normilyn Um	CFD	09166674478
 ARTHUR S. SAN JOSE	ZONING	0949 9988761





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



Seal of
Good
Local
Governance
2023 Awardee
7-YEAR IN A ROW
CGBCR-MO-02-F03.02
05/30/2024

July 30, 2024

HON. CATHERINE SARINO - EVARISTO

Acting City Vice Mayor,
Bacoor Government Center
Bacoor City, Cavite

Thru: Atty. Khalid Atega, Jr.
Sangguniang Panlungsod Secretary

Subject: Endorsement Letter

Dear Hon. Sarino - Evaristo:

I hereby endorse to the esteemed members of the Sangguniang Panlungsod for appropriate action Resolution No. 04-2024 issued by the Office of the Sangguniang Barangay, Barangay Real, Bacoor, Cavite, relative to its declaration of abandonment of the Villanueva and Reaville Subdivision, Barangay Real, Bacoor City.

Attached herewith is the aforementioned resolution for your immediate reference.

I trust that you give this matter your utmost consideration.

Sincerely Yours,

HON. ROWENA BAUTISTA - MENDIOLA
Acting City Mayor

Page 1 of 1



**STR1KE
AS**

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



Cert. no. 24 181809



BARANGAY REAL

TELEPHONE NO. (046) 414-4296 / (046) 414-4829



OFFICE OF THE SANGGUNIANG BARANGAY

EXPERTS FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BARANGAY HELD AT THE BARANGAY HALL ON JULY 5, 2024

PRESENT

BRIAN C. AGANUS	PUNONG BARANGAY
DANILO A. SAGENES	BARANGAY KAGAWAD
PATRICK DAINE E. REYES	BARANGAY KAGAWAD
EDGARDO A. SAGENES	BARANGAY KAGAWAD
DEXTER E. TALINGTING	BARANGAY KAGAWAD
RYAN O. AQUINO	BARANGAY KAGAWAD
ANGELITO S. BERNARDO	BARANGAY KAGAWAD
FERNANDO L. SAGENES	BARANGAY KAGAWAD
PATRICK RUIZ A. LEDESMA	SK CHAIRPERSON
CASIMIRA L. GALLARDO	BARANGAY TREASURER
MEAN S. BORRAS	BARANGAY SECRETARY

RESOLUTION NO. 04-2024

A RESOLUTION DECLARING THE ABANDONMENT OF THE VILLANUEVA AND REAVILLE SUBDIVISION BARANGAY REAL CITY OF BACOR

WHEREAS, CLAMORED BY THE WHOLE BARANGAY COUNCIL FOR THE UTILIZATION AND DEVELOPMENT OF SAID VILLANUEVA AND REAVILLE SUBDIVISION BARANGAY REAL CITY OF BACOR, CAVITE

WHEREAS, SUCH PRIORITY PROJECT WILL BE VITAL AND RELEVANT FOR THE RESIDENTS OF THE VILLANUEVA AND REAVILLE SUBDIVISION BARANGAY REAL AS WELL AS THE ADJACENT BARANGAY

WHEREAS, VILLANUEVA AND REAVILLE SUBDIVISION HAS NO EXISTING HOMEOWNERS ASSOCIATION AS OF TODAY.

WHEREAS, DUE DELIBERATION, THE COUNCIL AGREED TO DECLARE THE ABANDONMENT OF THE VILLANUEVA SUBDIVISION, BARANGAY REAL, CITY OF BACOR, CAVITE

NOW THEREFORE, IN MOTION OF BARANGAY KAGAWAD DEXTER E. TALINGTING, BE IT, AS IT IS HEREBY

RESOLVED, WE REQUEST THE CITY GOVERNMENT OF BACOR, CAVITE TO DECLARE THE ABANDONMENT OF VILLANUEVA AND REAVILLE SUBDIVISION, BARANGAY REAL, CITY OF BACOR, CAVITE

WE HEREBY CERTIFY THAT THIS RESOLUTION WAS DULY APPROVED BY THE SANGGUNIANG BARANGAY REAL AT THE CITY OF BACOR, CAVITE ON JULY 5, 2024

UNANIMOUSLY CARRIED

DANILO A. SAGENES
Barangay Kagawad

PATRICK DAINE E. REYES
Barangay Kagawad

EDGARDO A. SAGENES
Barangay Kagawad

DEXTER E. TALINGTING
Barangay Kagawad

RYAN O. AQUINO
Barangay Kagawad

ANGELITO S. BERNARDO
Barangay Kagawad

FERNANDO L. SAGENES
Barangay Kagawad

PATRICK RUIZ A. LEDESMA
SK Chairperson

CASIMIRA L. GALLARDO
Barangay Treasurer

ATTESTED BY:

MEAN S. BORRAS
Barangay Secretary

APPROVED BY

BRIAN C. AGANUS
Punong Barangay

