



COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT
AND
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

JOINT COMMITTEE REPORT
NO. HLUUD 003 S-2025

Office of the Sangguniang Panlungsod
Received by: Janet P. [Signature]
Date: 1/20/25
Time: 9:25 AM

Subject: A **RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH VILLA VIEJA HOMEOWNERS' ASSOCIATION, INC. REGARDING THE DONATION OF OPEN SPACES ON VILLA VIEJA SUBDIVISION LOCATED AT BARANGAY MOLINO IV, BACOOR CITY, CAVITE. (PCR 016-2025 dated July 14, 2025).**

The committee held a joint committee hearing on July 17, 2025, at 11:40 am. It was presided over by the Chairperson of the Committee on Housing, Land Utilization and Urban Development, Hon. Horacio M. Brillantes Jr. The minutes, attendance sheets, and pictures taken during the said hearing are attached hereto and shall be made integral parts of this report.

FINDINGS:

The Villa Vieja Homeowners Association (HOA) has formally expressed its collective desire and intention to donate the designated open spaces located within their subdivision to the local city government. The primary purpose of this proposed donation is to ensure that these open spaces are preserved, developed, and utilized for public and community benefit, in accordance with urban development standards and in furtherance of the residents' welfare.

The Homeowners Association (HOA) envisions that, upon successful donation, the city government may consider constructing a basketball court or similar recreational facility within the open space area. This initiative aims to provide residents, especially the youth, with access to a safe and dedicated area for physical activity, sports, and social interaction, which in turn would foster a stronger sense of community and promote public health.

In support of their intention, the Villa Vieja HOA has already passed a formal Board Resolution which authorizes the association's Board of Directors to take all the necessary





legal and administrative steps to effectuate the donation of the said open spaces to the city government. This resolution was adopted during an official board meeting and reflects the collective will of the association's leadership to relinquish all interests in the open space areas for the greater good of the subdivision and the wider community.

However, despite the existence of the board resolution and the Homeowners' Association (HOA) good faith efforts, the donation process is currently facing several significant legal and procedural obstacles which must be addressed before the donation can be legally consummated.

Firstly, the Homeowners Association (HOA) is currently not in possession of the original certificate of title covering the open spaces they intend to donate. Instead, they only hold a photocopy of the original land title. This poses a substantial legal challenge, as the original or at least a certified true copy of the title is generally required by the Registry of Deeds and other government agencies to verify ownership and to proceed with any formal transfer or donation of real property.

Secondly, and more critically, it has been determined that the title of the property is still legally registered under the name of Fadcon Builders, the original developer of the subdivision. The title lists Mr. Ferdinand A. De Castro, in his capacity as President of Fadcon Builders, as the representative of the registered owner. As such, the Villa Vieja HOA is not yet the legal owner of the open space property, and therefore does not currently possess the legal standing to donate the said property unless the title is first transferred in their name or unless they are granted a special authority by Fadcon Builders to make such donation on its behalf.

Adding to the complexity of the situation is the existence of outstanding Real Property Tax (RPT) obligations on the property. Based on records and available documents, the open space property has unpaid real property taxes amounting to ₱24,582.17, covering a period of eleven years, from 2014 up to 2024. These unpaid taxes are a form of legal encumbrance on the property and must be fully paid and settled prior to any attempt to donate or transfer the land.

Until these actions are successfully completed, the Villa Vieja Homeowners Association (HOA) is not yet in a legal position to donate the open spaces. However, their proactive efforts and good faith intention to contribute to the improvement of community infrastructure are commendable. The HOA hopes that with proper coordination, legal compliance, and support from both the developer and local authorities, the open space donation—and the eventual construction of a basketball court—will soon become a reality for the benefit of all residents.





RECOMMENDATION:

In view of the foregoing, the committees respectfully recommends that the proposed city resolution mentioned above be **TEMPORARILY ARCHIVED**.

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

Signed this 18th day of July 2025 at the City of Bacoor, Cavite.

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

HON. HORACIO M. BRILLANTES JR.
Chairman

HON. ADRIELITO G. GAWARAN
Vice-Chairman

Member – Committee on Rules, Privileges, Laws and Ordinances

HON. SIMPLICIO G. DOMINGUEZ
Member

HON. RANDY C. FRANCISCO
Member

COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

HON. REYNALDO D. PALABRICA
Chairman

HON. LEVY M. TELA
Vice-Chairman

HON. REYNALDO M. FABIAN
Member





COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

MINUTES OF JOINT COMMITTEE HEARING

NO. HLUUD 003 S-2025

Office of the Sangguniang Panlungsod
Received by: Janet P. Pina
Date: 29 July 2025
Time: 1:00 PM

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOR WITH VILLA VIEJA HOMEOWNERS' ASSOCIATION, INC. REGARDING THE DONATION OF OPEN SPACES ON VILLA VIEJA SUBDIVISION LOCATED AT BARANGAY MOLINO IV, BACOR CITY, CAVITE. (PCR 016-2025 dated July 14, 2025).*

The joint committee hearing was executed on July 17, 2025, at 11:40 am at the Sangguniang Panlungsod Session Hall, 6th floor, Bacor Legislative & Disaster Resilience Building, Bacor Government Center, Bacor Boulevard, Brgy. Bayanan, City of Bacor, Cavite. It was presided over by Committee on Housing, Land Utilization and Urban Development Chairman, Hon. Horacio Brillantes Jr., Vice-Chairman Hon. Adrielito Gawaran, Member Hon. Simplicio Dominguez.

Also Present:

- Hon. Reynaldo Palabrica
- Hon. Levy Tela
- Hon. Reynaldo Fabian
- Hon. Manolo Galvez
- Elmine Dela Cruz - CAD
- Engr. Arthur San Jose - Zoning
- Atty. Salve Valenciano - OCLS
- Atty. Edith Napalan - Treasurer's Office
- Normalyn Lim
- Ma. Theresita Parmisano - HOA Member
- Romelito Caganan - HOA Member
- Bienvenido De Leon - HOA Member





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



CGBR-SPBac-F01.02

01/20/2025

Villa Vieja Subdivision is under FadCom Development. Attorney Salve Valenciano informed that the lot title intended for donation is still under the developer's name.

The Homeowners' Association must make a resolution that the deed of donation of the aforementioned open spaces be made direct to the City Government of Bacoor by coordinating with Atty. Valenciano.

The Homeowners' Association (HOA) must prepare and formally adopt a Board Resolution stating that it interposes no objection to the proposed Deed of Donation to be executed by Fadcon, which intends to directly donate certain property or rights in favor of the City Government of Bacoor. This resolution shall serve as the official expression of the HOA's consent to the intended donation and may be submitted to the relevant parties as part of the documentary requirements for the processing and execution of said donation.

There is also a liability in the Real Property Tax of Php24,582.17 from 2014 to 2025, which must be paid first before proceeding with the deed of donation.

Honorable Reynaldo Palabrica moved for the suspension of the Joint Committee Hearing duly seconded by the presiding officer City Councilor Honorable Horacio Brillantes, Jr. The Joint Committee Hearing was adjourned at exactly 11:52 AM.

Prepared by

ROSETTE M. LARUA
Local Legislative Staff Assistant 1

Attested by

COUN. HORACIO M. BRILLANTES, JR.
Chairman
Committee On Housing, Land Utilization and Urban Development





Republic of the Philippines
Province of Cavite
CITY OF BACOOR
OFFICE OF THE SANGGUNILANG PANLUNGSOD



CGBR-SPBac-F01.02

01/20/25



COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

ATTENDANCE OF JOINT COMMITTEE HEARING

(PROOF OF RECEIPT)

(July 17, 2025 11:00 AM)

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 18 JUL 2025
Time: 10:20

(MSBR Conference Room 4th Floor, Bacoor Legislative & Disaster Resilience Building,
Bacoor Government Center, Bacoor Boulevard, Brgy Bayanan, City of Bacoor, Cavite)

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH VILLA VIEJA HOMEOWNERS ASSOCIATION, Inc. REGARDING THE DONATION OF OPEN SPACES ON VILLA VIEJA SUBDIVISION LOCATED AT BARANGAY MOLINO IV, BACOOR CITY CAVITE. (PCR 016-2025 dated July 14, 2025).*

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
Hon. Adriellito Gawaran	SP		
Hon. Simplicio Dominguez	SP		
Hon. Randy Francisco	SP		
Hon. Reynaldo Palabrica	SP		
Hon. Levy Tela	SP		
Hon. Reynaldo Fabian	SP		
Ms. Elmine Dela Cruz	CAD	09276 435273	
Engr. Arthur San Jose	Zoning	09276 43493	
Atty. Kim Nyca Lofranco	OCLS		
Atty. Edith Napalan	Treasurer's Office		
Ms. Maria Theresita Parmisano	VILLA VIEJA SUBD	09613695035	
Mr. Ferdinand De Castro			
Mr. Romelito Caganan	VILLA VIEJA	0914-391-3124	7-17-25

ATTENDANCE OF JOINT COMMITTEE HEARING NO. HLUUD 005 S-2025
PCR 016-2025 – DOD WITH VILLA VIEJA HOMEOWNERS ASSOCIATION, Inc.



Address: Bacoor Legislative and Disaster Resilience Bldg,
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Telephone: (046) 417 0722
Website: www.bacoorcitynp.com



Cell no. 34/141600



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Province of Cavite
CITY OF BACOOR
OFFICE OF THE SANGGUNIAN PANLUNGSOD



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01/20/2025

8 years
in a row!

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

NOTICE OF JOINT COMMITTEE HEARING
(PROOF OF RECEIPT)

(July 17, 2025 11:00 AM)

Office of the Sangguniang Panlungsod
Received by: Juanet 2025
Date: 18 July
Time: 10:30 AM

(MSBR Conference Room 4th Floor, Bacoor Legislative & Disaster Resilience Building,
Bacoor Government Center, Bacoor Boulevard, Brgy. Bayanan, City of Bacoor, Cavite)

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH VILLA VIEJA HOMEOWNERS ASSOCIATION, Inc. REGARDING THE DONATION OF OPEN SPACES ON VILLA VIEJA SUBDIVISION LOCATED AT BARANGAY MOLINO IV, BACOOR CITY CAVITE. (PCR 016-2025 dated July 14, 2025).

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
Hon. Adriellito Gawaran	SP		<i>[Signature]</i> 7/15/25
Hon. Simplicio Dominguez	SP		<i>[Signature]</i> 7-15-25
Hon. Randy Francisco	SP		<i>[Signature]</i> 7/15/25
Hon. Reynaldo Palabrica	SP		<i>[Signature]</i> 7/15/25
Hon. Levy Tela	SP		<i>[Signature]</i> 7/15/25
Hon. Reynaldo Fabian	SP		<i>[Signature]</i> 7/15/25
Ms. Elmine Dela Cruz	CAD		<i>[Signature]</i> 7/15/25
Engr. Arthur San Jose	Zoning		<i>[Signature]</i> 7-15-25
Atty. Kim Nyca Lofranco	OCLS		<i>[Signature]</i> 7-15-25
Atty. Edith Napalan	Treasurer's Office		<i>[Signature]</i> 7-15-25
Ms. Maria Theresita Parmisano			
Mr. Ferdinand De Castro			
Mr. Romelito Caganan			

NOTICE OF JOINT COMMITTEE HEARING NO. HLUUD 005 5-2025
PCR 016-2025 - DOD WITH VILLA VIEJA HOMEOWNERS ASSOCIATION, Inc.



Address: Bacoor Legislative and Disaster Resilience Bldg.
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Telephone: (046) 417-4722
Website: www.bacoorcity.gov.ph



Call us 24/7 1800



01/20/2025

State of
Good
Local
Governance
AWARDEE
8 years
in a row

[illegible]

NOTICE OF THE MEETING NO. HLUUD 005 S-2025

PCR 016-2025 – A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACORR WITH VILLA VIEJA HOMEOWNERS ASSOCIATION, Inc. REGARDING THE DONATION OF OPEN SPACES ON VILLA VIEJA SUBDIVISION LOCATED AT BARANGAY MOLINO IV, BACORR CITY CAVITE.



The logo for the Strike As One campaign, featuring the words "Strike" and "As One" in a stylized, bold font. The "1" in "As One" is significantly larger and more prominent than the other characters.

Address: Baccor Legislative and District Residence Bldg
Baccor Blvd., Hwy. 84/2000, City of Baccor, Davis
Tennessee, 37403, 417-7727
Web site: www.baccorcityusa.com



Cert. no. 24/181809



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Province of Cavite
CITY OF BACOOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD

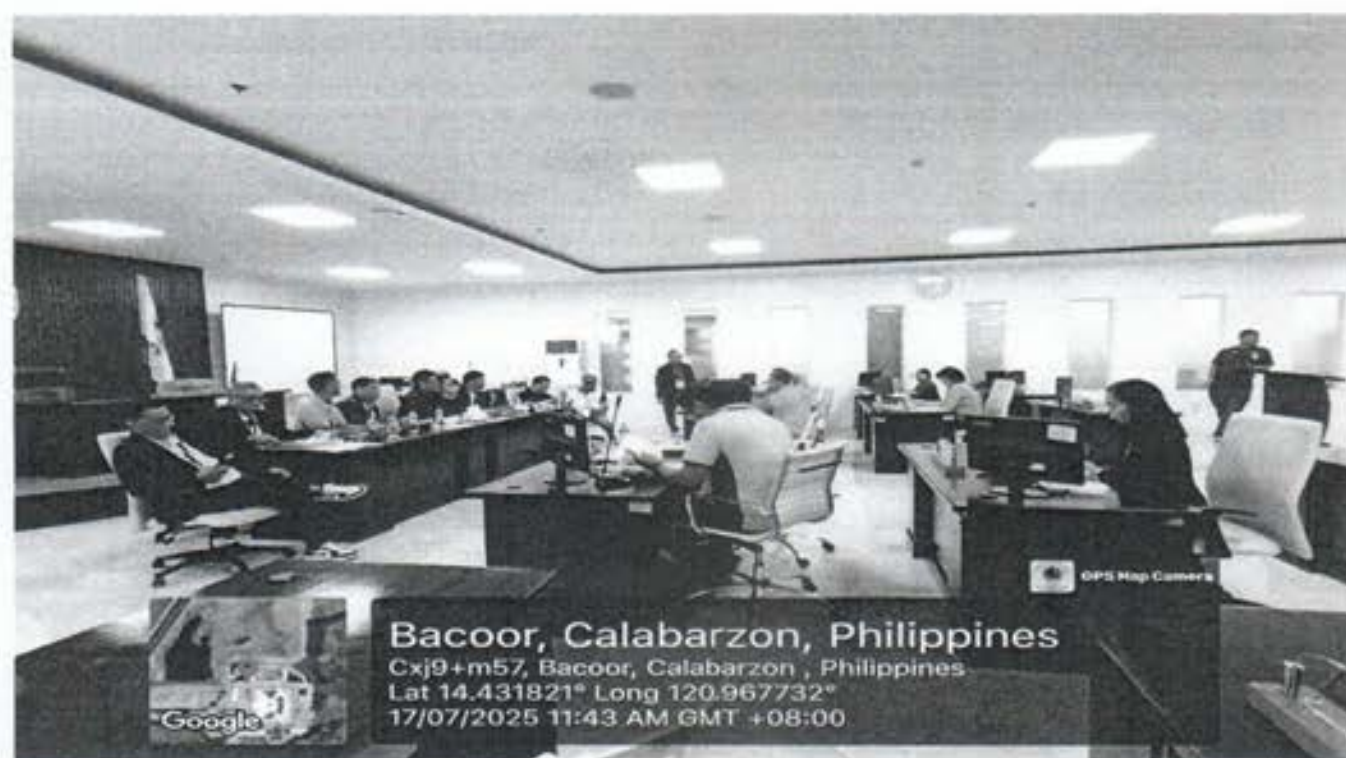


CGBR-SPBac-F01.02

01/20/2025

5
Years
AWARDEE
Years
in a row!

Office of the Sangguniang Panlungsod
Received by: Jegor Ring
Date: 11/11/2025
Time: 10:30 am





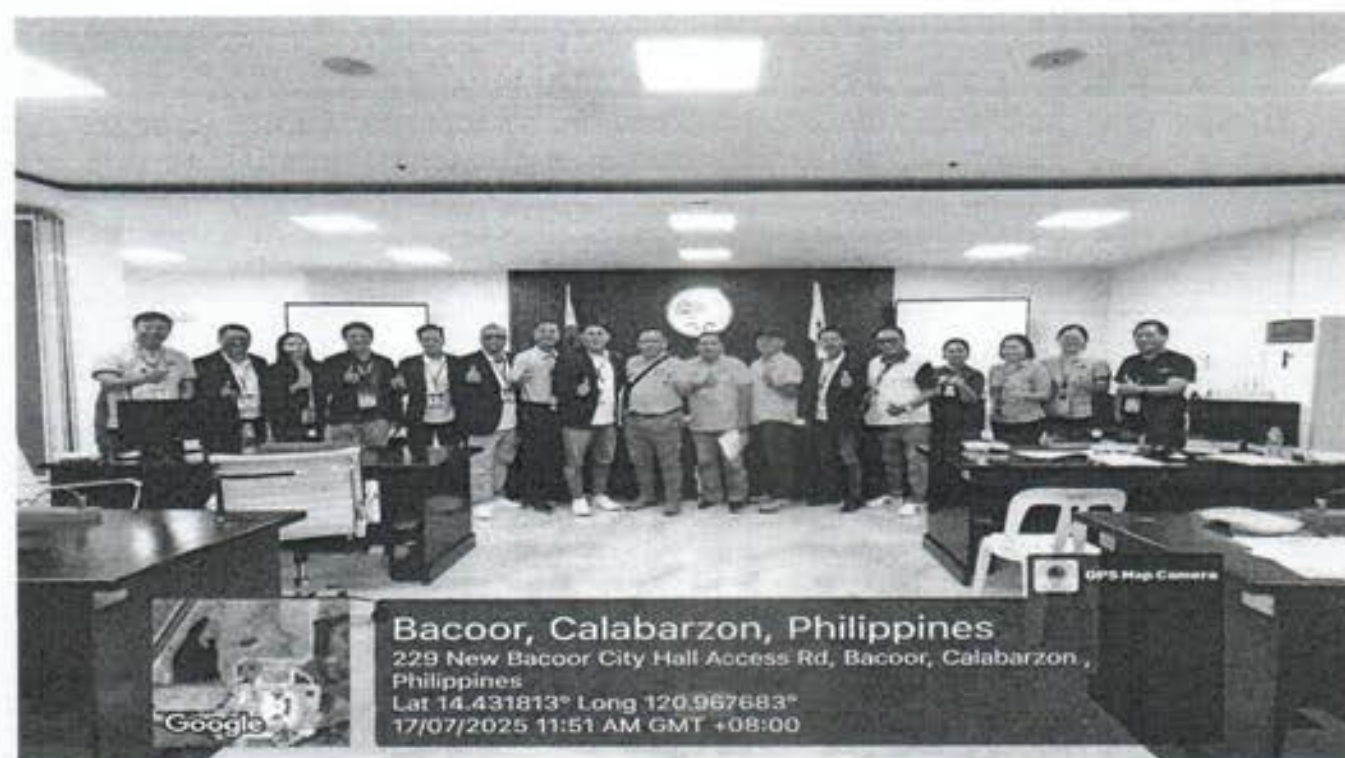
Republic of the Philippines
Province of Cavite
CITY OF BACOR
OFFICE OF THE SANGGUNANG PANLUNGSOD



CGBR-SPBac-F01.02
01/20/2025



Bacoor, Calabarzon, Philippines
Cxj9+m57, Bacoor, Calabarzon, Philippines
Lat 14.431823° Long 120.967717°
17/07/2025 11:43 AM GMT +08:00



Bacoor, Calabarzon, Philippines
229 New Bacoor City Hall Access Rd, Bacoor, Calabarzon, Philippines
Lat 14.431813° Long 120.967683°
17/07/2025 11:51 AM GMT +08:00

PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD 005 S-2025
PCR 016-2025 – DOD WITH VILLA VIEJA HOMEOWNERS ASSOCIATION, Inc.

Page 2 of 2



Address: Bacoor Legislative and Disaster Resilience Bldg.
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: (046) 417-6727
Website: www.bacoorcitynp.com



Cert no. 24/181805



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



27 June 2025

HON. ROWENA BAUTISTA-MENDIOLA
Vice Mayor, City of Bacoor
6th Floor, New Bacoor Legislative Building
Bacoor City, Province of Cavite

THRU : **Atty. KHALID A. ATEGA JR.**
Sanggunian Panlungsod Secretary
Sangguniang Panlungsod

SUBJECT : **ENDORSEMENT LETTER**

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
BACOOR CITY, CAVITE
SHERRILYN F. GARDENAS
ADMIN. ASSISTANT II
TIME 11:45 DATE 6/27/25

Dear Hon. Bautista-Mendiola,

Greetings in the name of public service!

The undersigned respectfully endorses to the esteemed members of the Sanggunian Panlungsod for appropriate action the letter, dated 28 May 2025, from Ms. Maria Theresita P. Parmisano, Administrative Head of Villa Vieja Homeowners Association, Inc., relative to the intention of the said Homeowners Association to donate open spaces located in its area to the City Government of Bacoor.

Attached herewith is its aforementioned letter for your immediate reference.

I trust that you give this matter your utmost consideration.

Sincerely yours,


STRIKE B. REVILLA
City Mayor *



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



28 MAY 2025

HON. STRIKE B. REVILLA


City Mayor
City of Bacoar

Dear Mayor Strike,

We, the Board of Directors of Villa Vieja Homeowners Association, Inc., respectfully submits this Board Resolution No. 002, Series of 2025, "A Resolution Donating the Open Spaces of Villa Vieja Subdivision to the Municipality of Bacoar."

Attached herewith is the original copy of Board Resolution No. 002, Series of 2025, this serves to confirm the authority granted by the Board of Directors of Villa Vieja Subdivision for the donation in favor of Bacoar City.

Thank you so much.



MARIA THERESITA P. PARMISANO
Administrative Head
Villa Vieja Homeowners Association Inc.



BOARD RESOLUTION No.002, Series of 2025.

A RESOLUTION DONATING THE OPEN SPACES OF VILLA VIEJA SUBDIVISION TO THE MUNICIPALITY OF BACOR

WHEREAS, the 2024 Revised Implementing Rules and Regulations of Republic Act No. 9904, otherwise known as the Magna Carta for Homeowners and Homeowners Association, established the rules that govern the rights and responsibilities of duly registered homeowners associations, including the use, administration, and disposition of common areas within subdivisions;

WHEREAS, Rule 2 of the 2024 Revised IRR granted the homeowners associations the authority to manage and maintain community facilities and open spaces for the benefit of their members, provided such administration is consistent with existing laws and with the approval of the general membership;

WHEREAS, the Villa Vieja Subdivision has been owned by the FADCON Realty and Development Corporation for years, during which it retained ownership of the subdivision's open spaces as part of its approved development plan;

WHEREAS, the ownership of Villa Vieja Subdivision, including its open spaces, has been officially transferred to the Villa Vieja Homeowners Association through the execution of a Deed of Transfer and other legal instruments, in accordance with relevant provisions of Republic Act No. 9904 and land use regulations;

WHEREAS, the residents of Villa Vieja Subdivision, through the Homeowners Association, have expressed their collective intent to donate the said open spaces to the Municipality of Bacor to ensure their long-term maintenance, preservation, and integration into the city's urban planning and public service agenda;

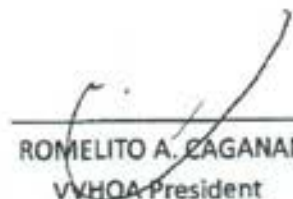
WHEREAS, the General Assembly of the Villa Vieja Homeowners Association, convened on December 8, 2024, voted in favor of the donation through a majority decision, as recorded in the official minutes of the meeting;

NOW, THEREFORE, BE IT RESOLVED, as it is hereby resolved by the Villa Vieja Homeowners Association:

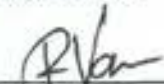
1. **To formally donate** the designated open spaces within Villa Vieja Subdivision to the Municipality of Bacor, Cavite, for public use, consistent with the intent of the general membership and applicable laws;
2. **To authorize** the President and/or duly designated officers of the Association to sign and execute the Deed of Donation and all necessary documents, and to coordinate with the Municipal Government of Bacor and other appropriate agencies to ensure the successful transfer and administration of the said open spaces;
3. **To request** that the Municipality of Bacor uphold its responsibility in preserving and maintaining the donated open spaces for the benefit of the community;
4. **To furnish** copies of this Resolution to the Municipality of Bacor, the Housing and Land Use Regulatory Board (or its successor agency), and other relevant government offices for their information and appropriate action.

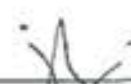
CERTIFICATION

I, **ROMELITO A. CAGANAN**, the duly elected President of **VILLA VIEJA HOMEOWNERS ASSOCIATION, INC.** do hereby certify that the Board of Directors in a meeting held on May 14, 2025 approved the foregoing resolution in favor hereof.


ROMELITO A. CAGANAN
VVHOA President

APPROVED BY:


ROLLY B. VARRON
VVHOA Vice President


JUAN LUCAS C. GARCIA
VVHOA Secretary


RITCHELLE B. GERARDO
VVHOA Treasurer


BERNARDO S. DE LEON
Maintenance Head


MILAGROS F. PASION
VVHOA Auditor


LETICIA C. TAGAT
GAC Committee Head


IN WITNESS WHEREOF, I, **ROMELITO A. CAGANAN** in my capacity as the President and Chairman of the Board have signed these presents this MAY 14 day of MAY at LAS PIÑAS, CITY


VVHOA President

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public for and in LAS PIÑAS, CITY this MAY 28 day of MAY 2025
of _____, affiant presented to me _____ issued at _____.

NOTARY PUBLIC

Doc. No. 431
Page No. 8
Book No. XXI
Series of 20 26


ATTY. NORBERTO R. MALIT JR.
NOTARY PUBLIC
Until December 31, 2025
PTR No. 12854604-J / 01-03-25
I.P.C. IBP No. 245157 / 07-07-22-Pasig City
Roll No. 32541 / S-3-83 APPT. NO. LP 19-009
MCLE-V 0026410 / 02-02-18
MALIT LAW OFFICE RM 201 NAVARRO BLDG.,
REAL ST., PAMPLONA III, LAS PIÑAS CITY



(02) 8971539, (046) 4542011 BLOCK 34 LOT 16, ELISA HOMES PHASE 3, MOLINO 4, BACOR CITY, PROVINCE OF CAVITE, PHILIPPINES 4102

April 30, 2025

MERALCO

Bacoor Business Center

Subject: **TRANSFER OF OWNERSHIP of Meralco Line Service ID No. 403240280101
from Fadcon Realty and Devt Corp to Villa Vieja Homeowners Association**

Dear Sir/Madam;

We, Fadcon Realty and Development Corporation, registered consumer in the Electric Connection with service ID No. 403240280101, is pleased to submit this letter of request to transfer the ownership of Connection from Fadcon Realty and Development Corporation to Villa Vieja Homeowners Association.

Please find the attached reference, Board Resolution No. 2023-001, in support of the aforementioned transfer request.

We hereby waive and release any rights, ownership and interest that Fadcon Realty and Devt Corp may have over the aforementioned line and that the electric bill be transferred into the name of Villa Vieja Homeowner's Association.

Moreover, we hereby transfer the authority to the Homeowner's Association for the collection and management of water services effective April 2025, while the application for Maynilad water services is being processed.

Thank you very much.

Sincerely,

Mr. Ferdinand A. De Castro
President and CEO

BOARD RESOLUTION No. 2023-001


A Resolution granting completion of development of
Fadcon Realty and Development Corporation
for Villa Vieja Phase 1 and Phase 2, Brgy Molino 4, Bacoar, Cavite

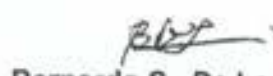
The Board of Officers, in accordance with the mandate given by the members of the association, hereby adopts and promulgates this Resolution to be effective upon signing hereof of its board of officers.

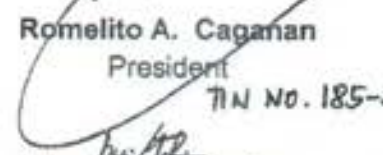
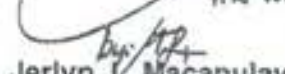
That the following resolution was made and approve to wit;


1. That, Fadcon Realty and Development Corporation had completely develop the project Villa Vieja Phase 1 and Phase 2 under License to Sell No. 24331 and 24937;
2. That, Fadcon Realty and Development Corporation has delivered its amenities to Villa Vieja Homeowners Association Incorporated.
3. That, during the meeting of the Board held on July 29, 2023 at Villa Vieja Subd, the Board agreed that the association accept the turnover of Fadcon Realty and Development Corporation.
4. Now therefore as it hereby resolved, the Board approved to grant a certification of completion to Fadcon Realty and Development Corporation for the project Villa Vieja Phase 1 and Phase 2.
5. Resolved Further, that the foregoing information is in accordance with the records of the Association.
6. Resolved Finally, that all things/act done and document executed and entered into by the authorized signatories pursuant to and in accordance with the foregoing authorities are hereby confirmed, affirmed and ratified.

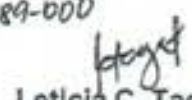
APPROVED this 29th of July 2023


Rolly B. Varron
Vice President
Driver's License No. 4-03-496461


Bernardo S. De Leon
Board of Director
OSCA ID No. 84085


Romelito A. Caganan
President
TIN No. 185-556-189-000

Jerlyn J. Macapulay
Secretary
BIR TIN: 282-833-563-000



Milagros F. Pasion
Board of Director
DSWD ID No. 042-103047-1369


Leticia C. Tagat
Treasurer
AFP ID 1365592

Board of Director

SUBSCRIBED AND SWORN to before me this AUG 18 2023 at Dasmarinas, Cavite
affiant exhibiting to me their competent evidence of identity by way of valid ID's stated .

Doc. No. 406
Page No. 93
Book No. XXX
Series of 20 23


ATTY. CHERRY LOU T. REYES-MUNIZ
Not. Conf. No. OC-072-21 valid until 31 December 2023
3F Unit H, MBT Building, South Promenade, Alabang Rd.,
Sawag, Dasmarinas City, Cavite
Roll of Attorneys No. 61224; IEP No. 360940; 8 January 2023
MCLE Compliance No. VI-0022667; 15 August 2022
PTR No. CD-3411554; 3 January 2023; Dasmarinas, Cavite

SN No. 0009964472

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE

Transfer Certificate of Title

No. T-1329722

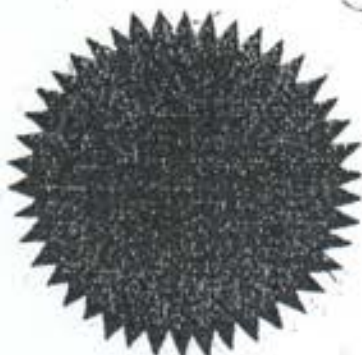
IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Bacoor, Province of Cavite, bounded and described as follows:

A parcel of land (Lot 11, Block 2 (Open Space) of the subdivision plan Psd-04-214773, being a portion of Lot 13, Pcs-04-003236), situated in the Barangay of Molino, Municipality of Bacoor, Province of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 2, Block 2; on the SE., along line 2-3 by Road Lot 2 (6.50 m. wide) both of the subd. plan; on the SW., along line 3-4 by Lot 12, Pcs-04-003236; on the NW. & SW., along lines 4-5-6 by Creek (20.00 m. wide); on the NW., along line 6-7) is registered in accordance with the provisions of the Property Registration Decree in the name of

FADCON BUILDERS, rep. by its Pres. FERDINAND A. DE CASTRO.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of January in the year nineteen hundred and six, in the Registration Book of the Office of the Register of Deeds of Trece Martires City, Volume 101200, page 1002, as Original Certificate of Title No. 8843, pursuant to Decree No. 1289780-6497, issued in L.R.C. Record No. 3843, in the name of FADCON BUILDERS, rep. by its Pres. FERDINAND A. DE CASTRO. This certificate is a transfer from transfer Certificate of Title No. 1289780-6497, which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at Trece Martires City
Philippines, on the 19th day of March
in the year two thousand and ten
at m.

ATTEST:

B34-116 Eliza Hones B.
Molino, Bacoor, Cavite

EDGAR P. SANTOS
Actg. 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.

OWNER'S DUPLICATE CERTIFICATE

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

T-1329722

Book- 6697

Page-122

by Road Lot 1 (6.50-8.00 m. wide), and on the NE., along line 7-1 by Lot 1, Block 2 both of the subd. plan. Beginning at a pt. marked '1' on plan, being N. 00 deg. 15'E., 4029.30 m. from Mon. 169, Imus Estate. thence S. 11 deg. 17'E., 11.50 m. to pt. 2; thence S. 78 deg. 45'W., 10.82 m. to pt. 3; thence N. 24 deg. 15'W., 10.50 m. to pt. 4; thence N. 31 deg. 39'E., 7.51 m. to pt. 5; thence N. 00 deg. 54'W., 7.39 m. to pt. 6; thence N. 78 deg. 45'E., 6.73 m. to pt. 7; thence S. 11 deg. 17'E., 11.50 m. to the pt. of beginning, containing an area of TWO HUNDRED THIRTY FIVE (235) SQUARE METERS, more or less. All pts. referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x40 cms. bearings true; date of original survey, July 27, 1916-June 11, 1917 and that of the subdivision survey, December 18-22, 2009 and was approved on March 4, 2010.

ED. D. SANTOS
 GEODETIC SURVEYOR
 IN OCT. 2009 BY NTA RD

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)



VILLA VIEJA HOMEOWNERS ASSOCIATION, INC.

Villa Vieja Subdivision, Molino IV, Bacoor, Cavite
HLURB Registration No. 20181

VVHOA OFFICER 2024 -2026

ROMELITO A. CAGANAN
President
Chairman of the Board

ROLLY B. VARRON
Vice President
Peace & Order Head

JUAN LUCAS C. GARCIA
Secretary

RITCHELLE B. GERARDO
Treasurer

BERNARDO S. DE LEON
Maintenance Head

MILAGROS F. PASION
Auditor

LETICIA C. TAGAT
Health * Grievance & Adjudication
Committee Head

MA. THERESITA P. PARMISANO
Administrative Head

OTHER COMMITTEES

Comelec Head
ARNALDO S. DUPLON

Members
KRISTIAN G. ORILLAZA
RICARDO A. HINLO
DARWIN A. FERRER

Peace & Order
ABELARDO A. NAVARRO JR
WILFREDO P. DELOS REYES

Social & Cultural Affair
JOVIT R. NOMA

Member
JUAN LUCAS C. GARCIA

GAC Member
EMERENCIANA C. GARCIA

Beautification Committee Head
CHRISTIE DE JESUS PABALAN

Members
MARY JANE B. BELDAD
JULIETA B. VARRON

Maintenance
ROSBELL A. CAGANAN
MARIANO S. CUNANAN
NOLI O. NEPOMUCENO
RODOLFO L. ALBUERO
CARLOS C. VERZOSA

Security
ANGEL B. JIMENEZ
JOSEPH M. OUMEDO

March 11, 2025

HON. MAYOR STRIKE B. REVILA
City Mayor of Bacoor
Bacoor Government Center

Good day!

I am writing this letter with the joint consent of the Board of Director and Members in reference to the memo issued on February 9, 2025 regarding the implementation of Peace & Order in our community. We are greatly concerned on the safety of all residents of Villa Vieja Subdivision as we have encountered series of untoward incidents of stealing in several houses, attempts of forced entry and damaging of CCTVs.

In this regard, may we request your good office to support our effort to further prevention of any form of criminal offenses that may be directed to our subdivision. As we propose to heighten security in the following areas in our subdivision:

- 1) Requesting that our MAIN ENTRANCE GATE to have higher perimeter fence to safeguard entries.
- 2) Our SHORT CUT ROUTE from the vacant lot parallel to the creek to have higher perimeter fence and its existing gate be fixed.
- 3) PERIMETER FENCE at the end road of MENESES ST., PHASE II be installed with barbwires as it is very much accessible to jumpers from nearby lot of connecting village.
- 4) END LOT OF BLOCK 5 PHASE II alongside of the creek to be installed with barbwires.
- 5) END LOT OF BLOCK 3 PHASE II alongside of the creek to be installed with barbwires.
- 6) CORNER LOT IN BLOCK I PHASE II to be installed with barbwires.
- 7) OPEN SPACE AT THE WATER TANK & END LOT OF BLOCK I PHASE I to be installed with barbwires.

We stand as one in our objective to apprehend these intruders and offenders who disrupt the peace and order of our community. As we vow to commit and observe diligent support in all your undertakings.

In addition to this, per your directive on Barangay Peacekeeping Action Team (BPAT) I would like to commend the efforts of our Board of Directors and Members who have given their time as volunteers to night roving duties in keeping peace and safety in our community, to name:

Rolly B Varron
Rosbell A. Caganan
Bernardo S. De Leon
Carlos C. Verzosa
Darwin A. Ferrer
Philip James A. Parrucho
Lourdes A. Parrucho
Ma. Theresita P. Parnisano
Adora Christie de Jesus Pabalan
Mary Jane B. Beldad
Marvin Suringa

RECEIVED BY:

BRGY. SEC. SOPHIA PARDO

3-11-2025



VILLA VIEJA HOMEOWNERS ASSOCIATION, INC.

Villa Vieja Subdivision, Molino IV, Bacoar, Cavite
HLURB Registration No. 20181

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MA. THERESITA P. PARMISANO
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Peace & Order
ABELARDO A. NAVARRO JR
WILFREDO P. DELOS REYES

Social & Cultural Affair
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Member
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GAC Member
EMERENCIANA C. GARCIA

Beautification Committee Head
CHRISTIE DE JESUS PABALAN

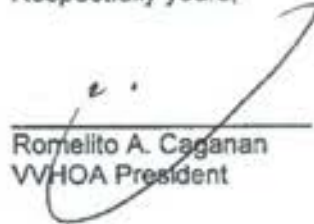
Members
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JULIETA B. VARRON

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NOLI O. NEPOMUCENO
RODOLFO L. ALBUERO
CARLOS C. VERZOSA

Security
ANGEL B. JIMENEZ
JOSEPH M. OLMEDO

Thank you and more power!

Respectfully yours,


Romelito A. Caganan
VVHOA President



VILLA VIEJA HOMEOWNERS ASSOCIATION, INC.

Villa Vieja Subdivision, Molino IV, Bacoar, Cavite
HLURB Registration No. 20816

VVHOAI OFFICERS 2023-2025

ROMELITO A. CAGANAN
President & Chairman
of Committees

ROLLY B. VARRON
Vice President

JERLYN J. MACAPULAY
Secretary

MILAGROS F. PASION
Treasurer

BERNARDO DE LEON
Maintenance Head

LETICIA C. TAGAT
Health and Grievance &
Adjudication Committee Head

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Maintenance

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MARIO CUNANAN
JERRY TAGAT
RODOLFO ALBUERO
NOLI NEPOMUCENO

Peace and Order

ROLLY VARRON
WILFREDO DE LOS REYES

Social and Cultural Affair

JOVIT NOMA

Health and Grievance &

Adjudication

EDNA DE LEON

Admin Assistant

Maria Theresita P. Parmisano

March 4, 2024

To: Honorable Mayor Strike Revilla
Municipal Mayor
City Of Bacoar, Bacoar Cavite

CC: Kap Jeffrey Sapanghila Campaña
Brgy. Captain
Molino 4, Bacoar Cavite

Requesting For Basketball Covered Court and the Restoration of Our Ring Court

Dear Mayor Strike Revilla,

I, Romelito A. Caganan HOA President of Villa Vieja Subd. Barangay Molino 4, Bacoar Cavite is hereby requesting your good office for the Construction of our Subdivision Half Covered Basketball Court.

Since 2015, our Subdivision is lacking a suitable venue to conduct our General Assembly meetings, other important Occassions and Activities. We remain hopeful to have our Basketball Court become a more comfortable area for our members, specially in times of the rainy season.

As HOA President, I noticed that Villa Vieja is one of Subdivisions in Barangay Molino 4 without a Covered Court. This brings us the Hoa Officers of our subdivision to coordinate our request with Kap Jeffrey Campaña and Council to assist us in terms of our concerned issue for our subdivision.

Last July 2023 with our Diligence and Dedication, our subdivision was finally turned over to us under the management of Fadcon Realty & Development Corporation. with attached document and photos of our turn over with Fadcon Developer Head Staff), which also includes our Hoa Office turn over. They noticed from the time they built all the housing units inside our subdivision, we never fail to continue building a strong foundation and good relationship with all our members. We highly envision great progress in our subdivision.

By this, I humbly knock to your good office to accommodate our request for the construction of our Covered Basketball Court and the Restoration of our Ring Court. This serves as one of our achievements in our subdivision and thereby fulfilling our promise to the members to render the best of our effort to provide them better and enjoyable amenities in our community.

Thank you and More Power.

God Bless Bacooreños!

Respectfully Yours,

OFFICE OF THE CITY MAYOR CITY OF BACOR, CAVITE

Reference no.: 2485

Received by: GIRLY TATING

Date / Time: 3/14 - 11:10 am

(046) 481-4100 Loc. 411 or 09271891751

REF NO: 2485

VILLA VIEJA HOMEOWNERS ASSOCIATION, INC.

Villa Vieja Subdivision, Molino IV, Bacoor, Cavite
HLURB Registration No. 20816

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LETICIA C. TAGAT
Health and Grievance &
Adjudication Committee Head

Mr. Romelito A. Caganan
Villa Vieja HOA President

Ms. Jerlyn J. Macapulay
VV HOA Secretary

Mr. Bernardo De Leon
VV HOA Maintenance Head

Mr. Rolly B. Varron
VV HOA Vice President

Ms. Milagros F. Pasion
VV HOA Treasurer

MS. Leticia C. Tagat
VV HOA Gac Head

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Social and Cultural Affair
JOVIT NOMA

Health and Grievance &
Adjudication
EDNA DE LEON

Admin Assistant
Maria Theresita P. Parmisano



Blk 34 Lot 16, Elisa Homes Ph3, Molino IV, Bacoor, Cavite
(02) 8897-1539 * (046) 454-2011
customercare@fadconrealty.com

July 25, 2023

Villa Vieja Homeowners Asso Inc.
Villa Vieja Subd
Molino 4, Bacoor, Cavite

Re : Turnover of VV HOA office

Dear Sir/Madam;

Greetings,

The management would like to thank for your continuous effort and dedication in handling Villa Vieja Subdivision and by maintaining its security, orderliness and beautification of the community.

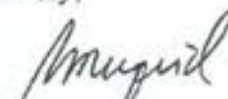
It is our pleasure to turnover the project under your management, with this, may we request from your good office a resolution of completion in which we will submit to DHSUD for the donation of road lots and open spaces.

The unfinished construction of the fence and gate in the water tank facility area, it would be completed on or before August 15, 2023.

The management suggests that it would be preferable to use Meralco streetlights rather than solar-powered lights. The payment made to Meralco for the Phase 2 streetlights in your association's name will also be refund by Meralco to HOA. With this, the management will not be able to issue a refund, instead, we will coordinate with Meralco to install an additional streetlight for Phase 2. Timeline for this shall be in accordance with the schedule of Meralco.

Thank you and More Power.

Sincerely,


Mylene S. Raquid
Acting PMO-in-Charge

Noted by:


Mr. Jerryl Barte
Admin Manager

Copy furnished:
President's Office

7-25-2023



BACCOOR HOMEOWNERS ASSOCIATION

COUNCIL, INC.

Office Address: National Agency Center (NAC) Building, City of Bacoor

CERTIFICATE OF AFFILIATION

This is to certify that

VILLA VERJA HOA
MOLINO 4

*has been affiliated and a bonafide member of Bacoor Homeowner's Association Council,
Incorporated (BHOACI)*

Given this 30th day of May 2014 at Bacoor City, Cavite


Ronaldo N. Digo
Secretary, BHOACI


Guia J. Oller
President, BHOACI



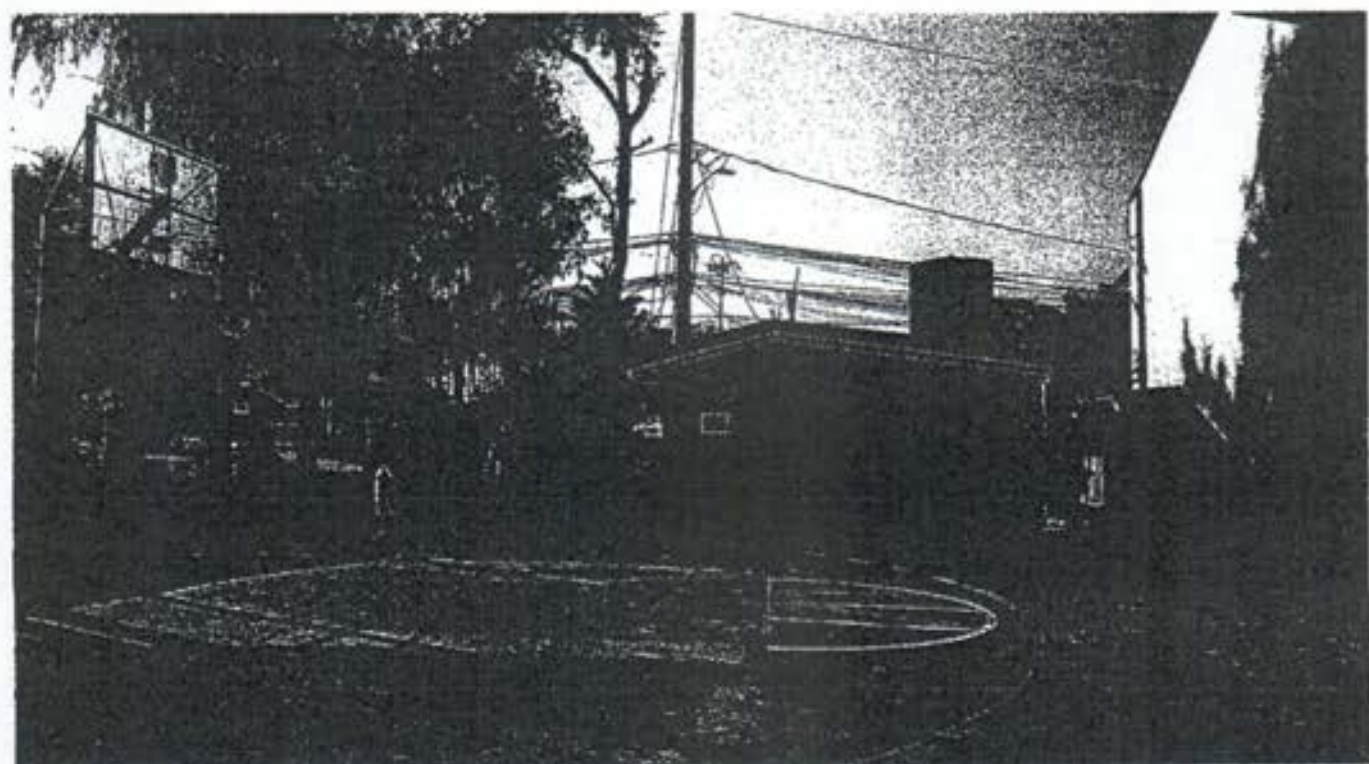
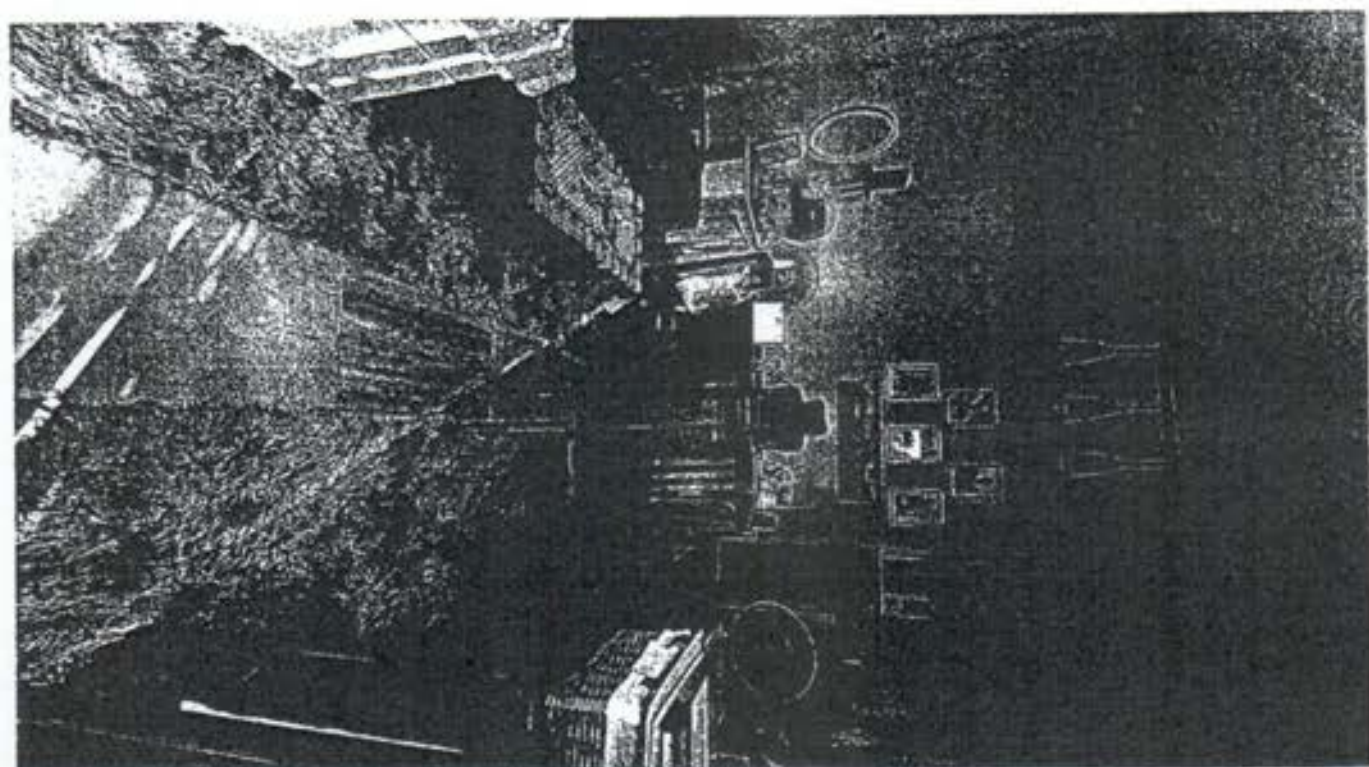
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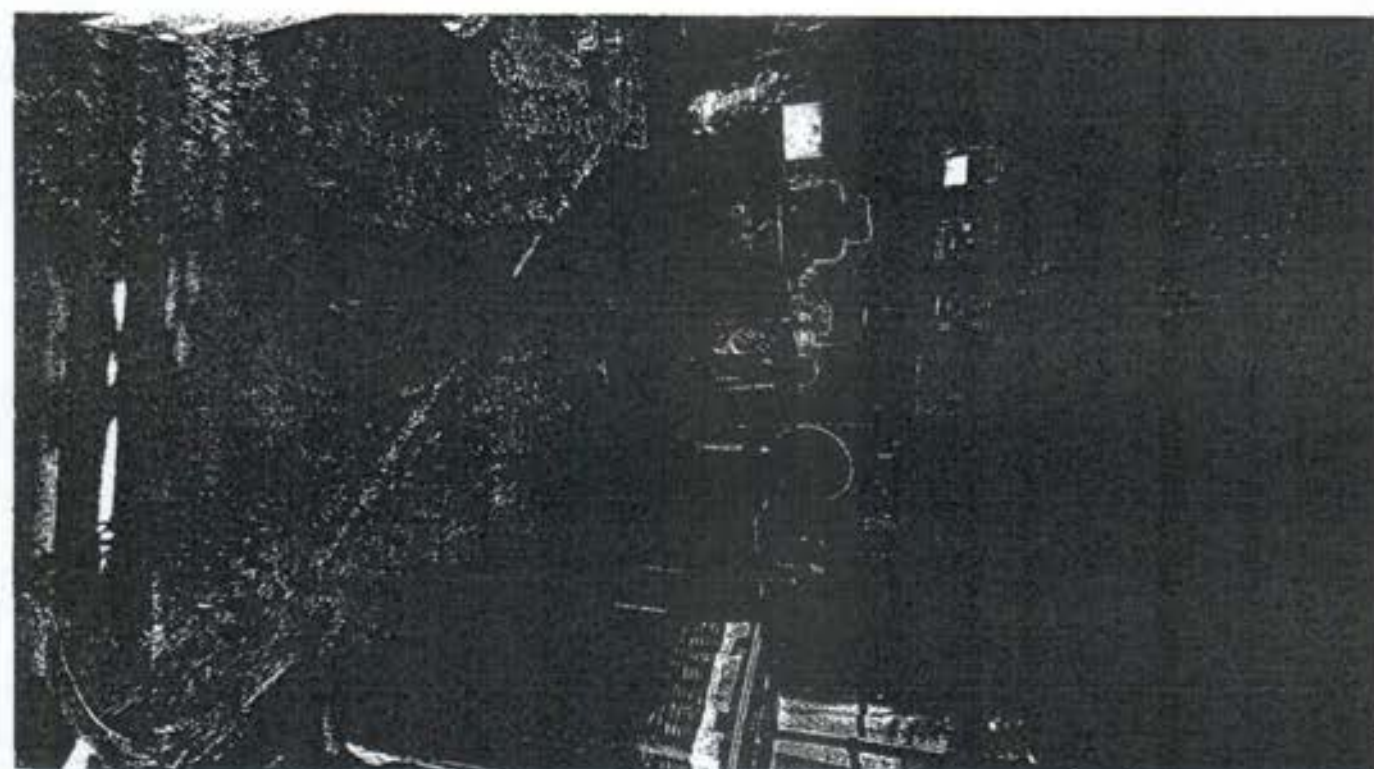
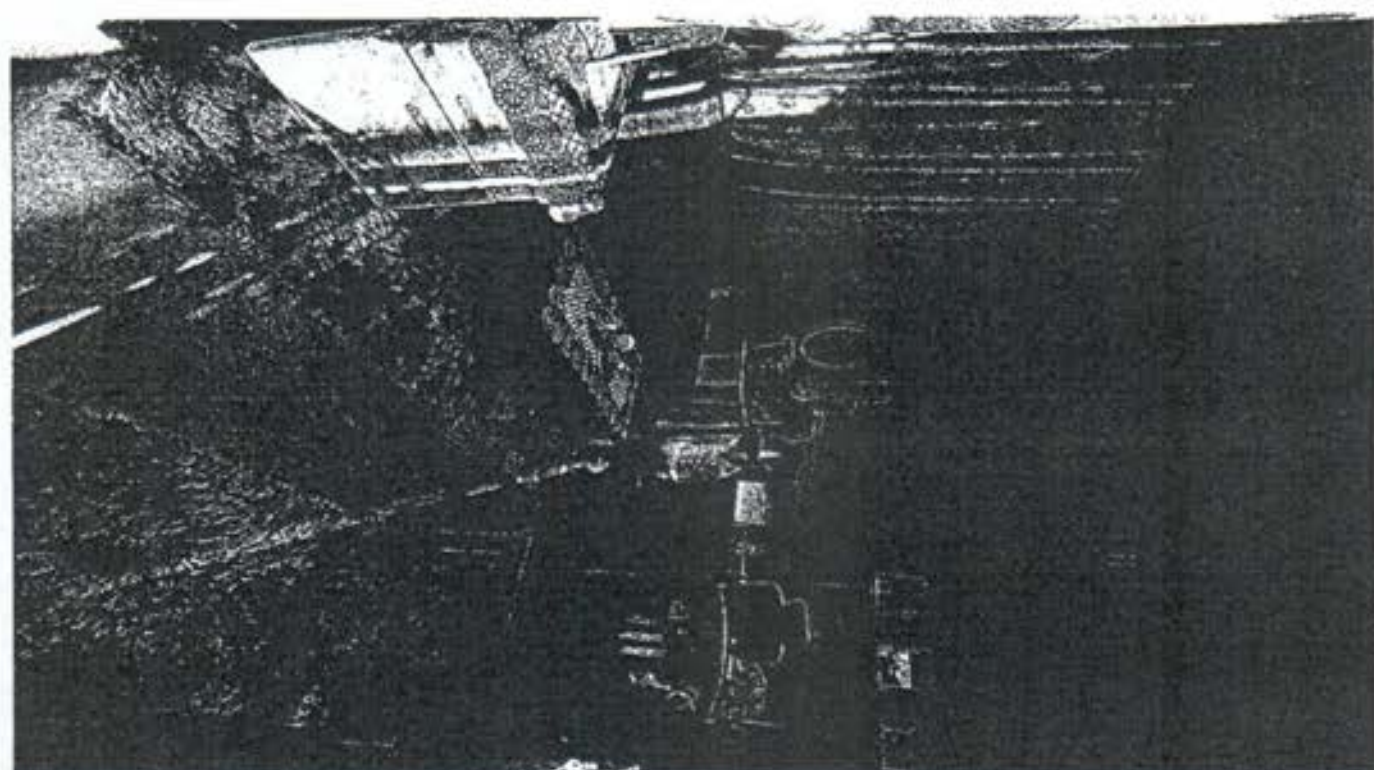
Realty & Development Corporation

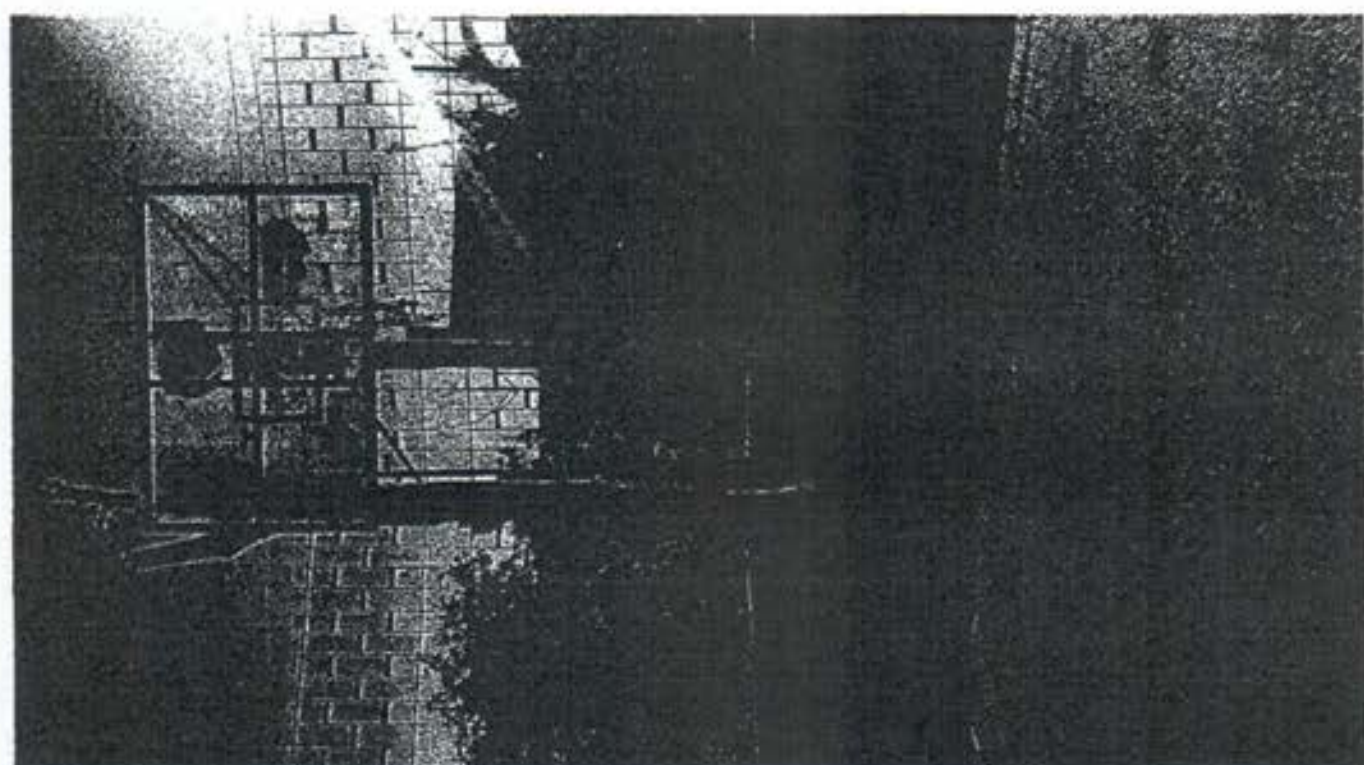
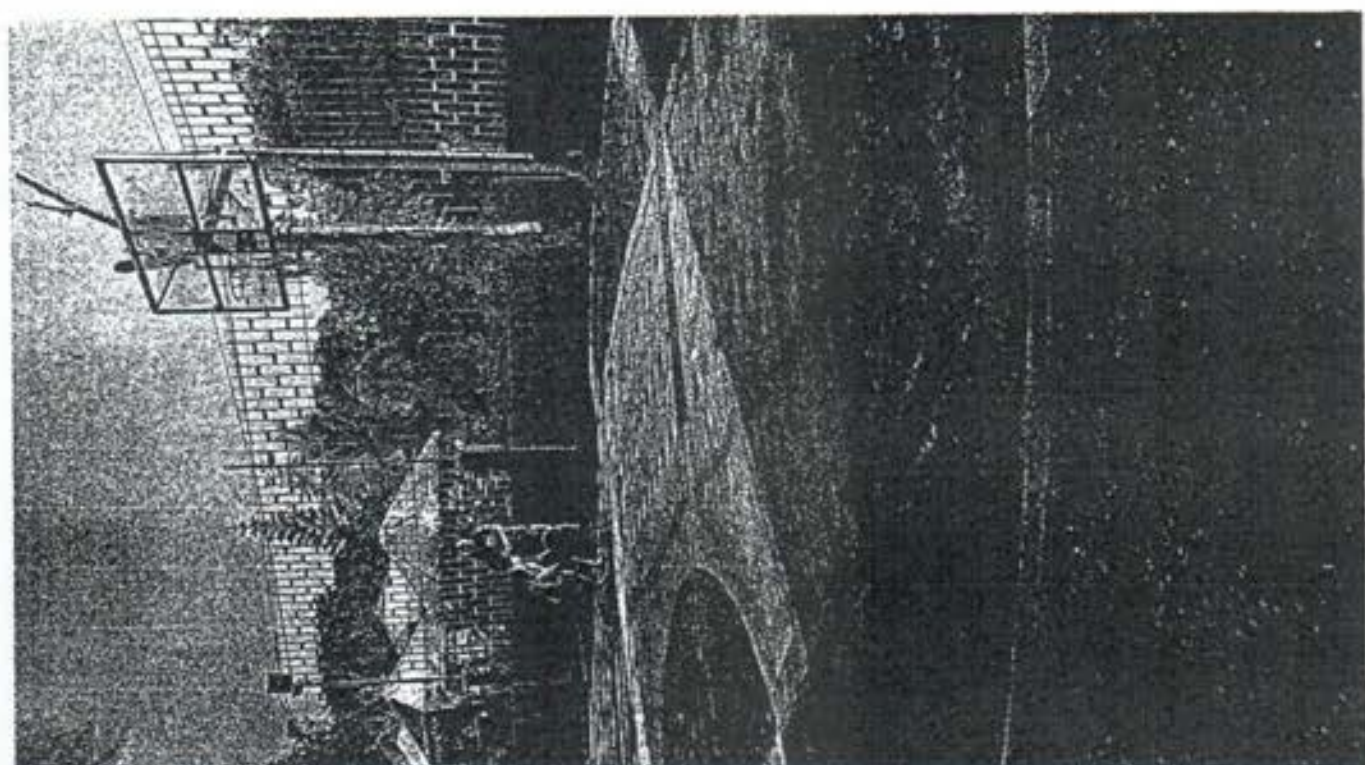
Where Everything is Within Reach...

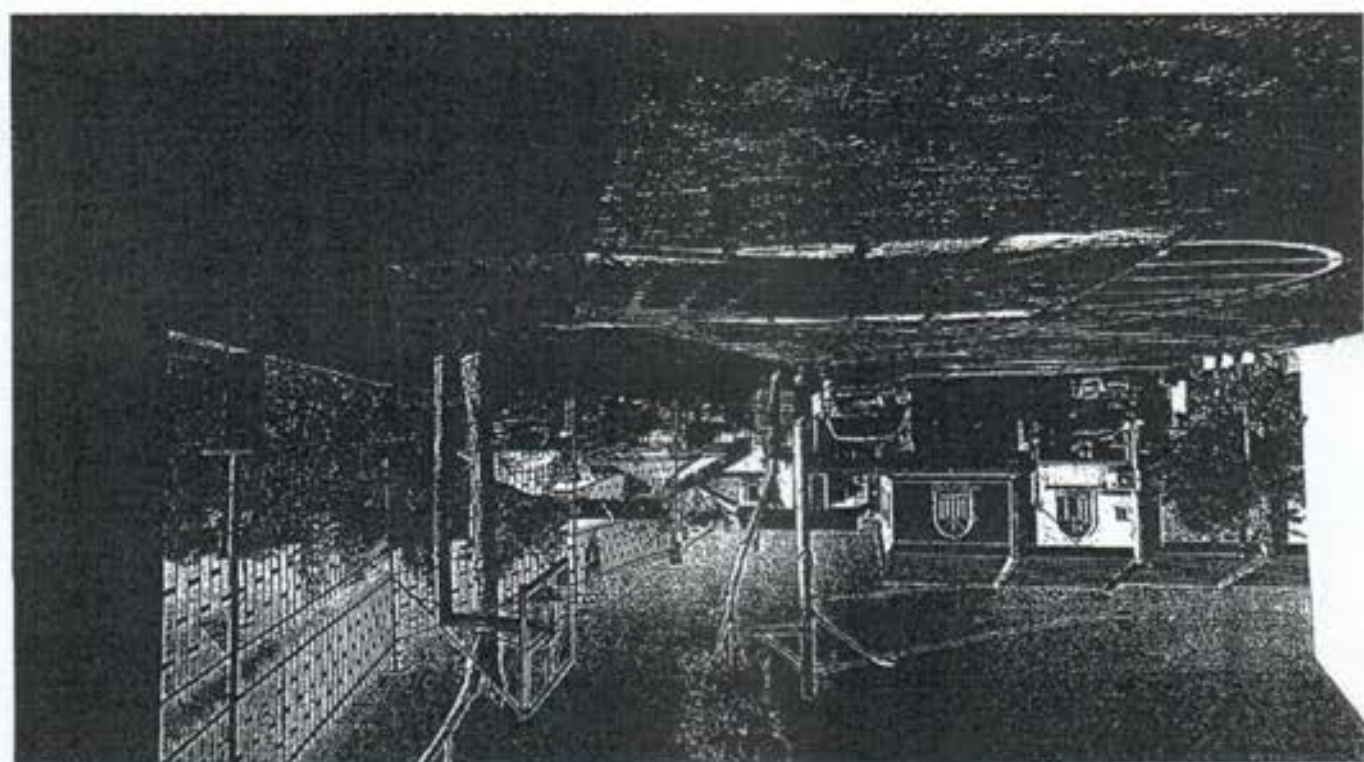
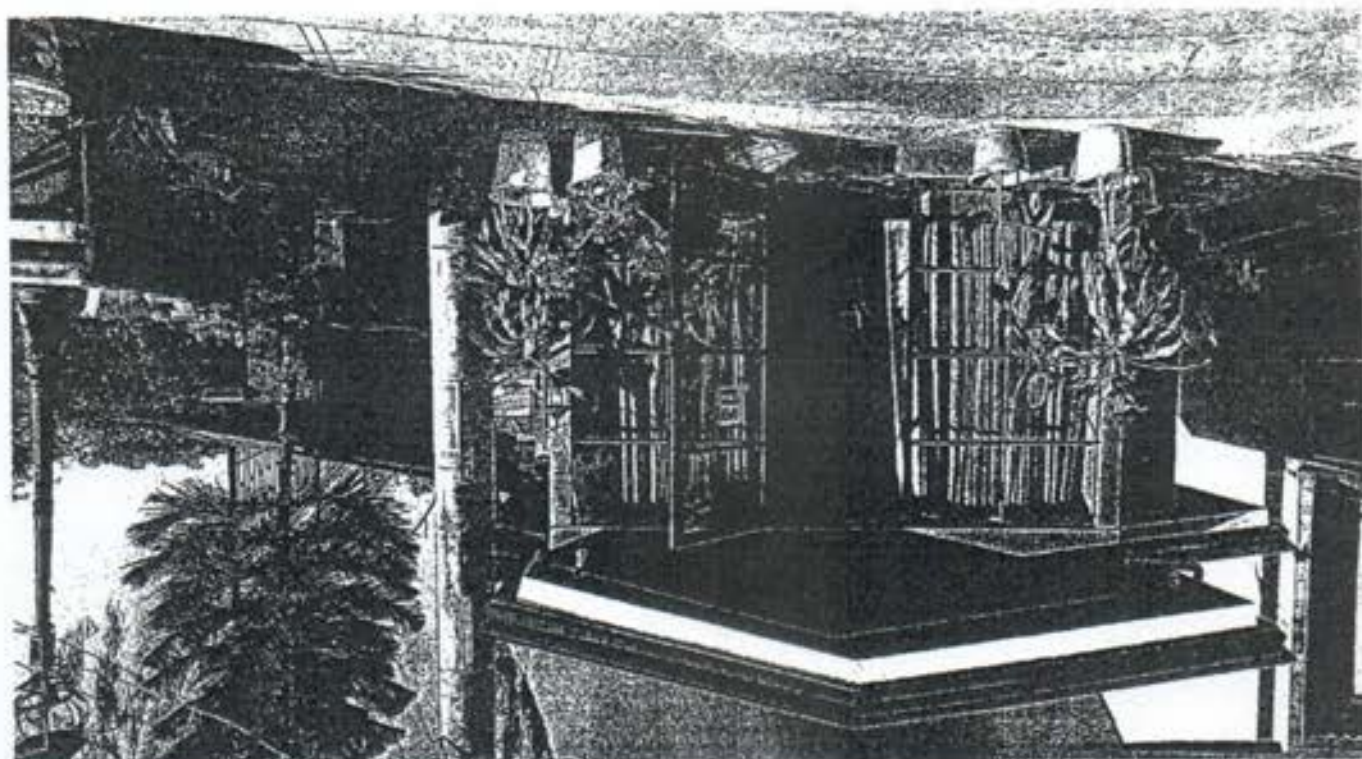
VILLA









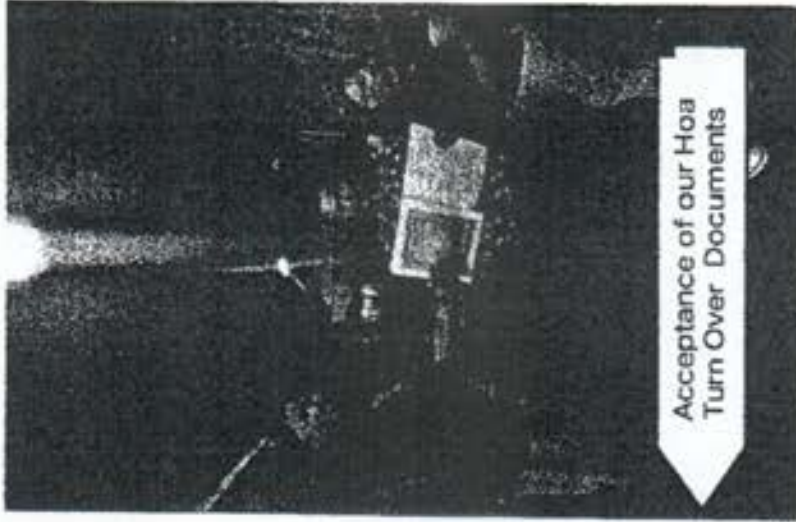




Meeting for the Turn Over
of Our Subd.



Signing and Turn Over of
our WHoa Office



Acceptance of our Hoa
Turn Over Documents



Turn Over of our
Hoa Office Key
& Turn Over Subd.





REPUBLIC PROPERTY TAX BILL
CITY OF BACOR

CGBCR-OCT-01-F01.00
10/20/2023

OFFICE OF THE CITY TREASURER

REAL PROPERTY TAX BILL
(NOTICE OF REAL PROPERTY TAX DELIQUENCY)
REAL PROPERTY TAX DIVISION
Computation As of August 11, 2025

Name of Tax Payer: FADCON BUILDERS				Location of Property: VILLA VIEJA			Area: 235.00	
Address: BLK 34 L16 ELISA HOMES MOLINO 4 BACOR CAVITE				Title No: T-1329722			Scope: 2014-2025	
				PIN: 022-03-0015-79-069-0000			Lot/Blk No. 11/2	
ARP	Kind	Assessed Value	Year	Basic	SEF	Penalty	Discount	Total Tax
03-0015-87907	LAND	42,300.00	2014-2020	2,961.00	2,961.00	0.00	0.00	5,922.00
19-238-0067-16383	LAND	105,520.00	2021-2022	2,110.40	2,110.40	0.00	0.00	4,220.80
	LAND	105,520.00	2023	1,055.20	1,055.20	0.00	0.00	2,110.40
	LAND	105,520.00	2024	1,055.20	1,055.20	590.92	0.00	2,701.32
	LAND	105,520.00	2025	1,055.20	1,055.20	337.66	0.00	2,448.06
Sub Total:								17,402.58

Bill Reference No: RPTC-01269230

SHT	2,638.00
SHT PENALTY	221.59
EPSF	4,320.00
IDLE LAND TAX	0.00
IDLE LAND TAX PENALTY	0.00
GRAND TOTAL	24,582.17

NOTE:

1. Kindly inform this office of any error or omission that you have discovered in this Bill.
2. Please present this Bill to this Office when payment is made.
3. Interest on Unpaid Real Property Tax at the rate of two percent (2%) per month on the unpaid amount not exceeding thirty-six (36) months. Sec. 255 of R.A. 7160.
4. Failure to pay the aforementioned real property taxes within ____ days from receipts hereof of will force this office to apply the remedial measures provided under Sec. 256 of R.A. 7160 to enforce collection of the same.
5. Please disregard this Bill in case you have paid taxes.

Computed By:

Normilyn Lim

Certified Correct By:

ATTY. EDITH C. NAPALAN
CITY TREASURER

ACKNOWLEDGEMENT

Date: _____

Signature: _____

Printed Name: _____

Property Owner/Administrator/Representative: _____