



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

**JOINT COMMITTEE REPORT**

NO. HLUUD 001 S-2025

Office of the Sangguniang Panlungsod  
Received by: Jeneil Pring  
Date: 21 JUL 2025  
Time: 9:51am

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH ECOTREND SUBDIVISION PHASE 5 HOMEOWNERS' ASSOCIATION RELATIVE TO THEIR INTENT TO DONATE OPEN SPACES TO THE CITY GOVERNMENT OF BACOOR. (PCR 036-2025- dated July 14, 2025).*

The committee held a joint committee hearing on July 17, 2025, at 9:45 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 company has been under court-supervised rehabilitation for the past fifteen (15) years due to financial challenges and operational difficulties. Initially, the management of the company was handled by its founders, the late Mr. Enrique Trinidad and the late Mrs. Aurora Trinidad. Since both have passed away, the company is now being managed by their children, who have assumed full responsibility for overseeing the business and ensuring compliance with the rehabilitation plan.

The current management is continuing efforts to stabilize the company's financial position, address outstanding obligations, and restore the company's viability. However, it is important to note that despite the ongoing rehabilitation process, there remain unresolved financial liabilities, particularly in relation to real property tax obligations.

One significant issue that the company currently faces is the status of the real property





tax for properties under its name, particularly those within Ecotrend Subdivision Phase 5 located in Barangay Ligas 3.

As of this writing, the payment of real property taxes is not up to date. The company has not settled its obligations for several years, and the current management has admitted that they are uncertain whether the company has the financial capacity to pay the accumulated real property taxes at this time.

This unresolved tax liability poses a potential obstacle to formal processes such as the donation or turnover of open spaces to the local government, as real property tax clearance is typically a requirement for such legal transactions. The company is currently assessing its financial standing and exploring possible options, including negotiation with the local government for possible settlement schemes, condonation, or restructuring of the unpaid taxes.

Ecotrend Subdivision Phase 5 was officially turned over to the Homeowners' Association (HOA) in 1996. Since then, the HOA has taken on the responsibility of maintaining the subdivision and promoting the welfare of its residents. The HOA has recently expressed the intention to formalize the donation of open spaces within the subdivision to the City Government, as part of efforts to legitimize and preserve these areas for public use, especially for recreational and community activities. These spaces are essential for the health and well-being of the residents and serve as communal areas for gatherings, leisure, and environmental preservation.

The company has no objection to the intention of the Homeowners' Association (HOA) to donate these open spaces to the city government, provided that the areas being referred to are properly identified and confirmed to be genuinely used for recreational or community purposes. It is essential that the classification of these spaces aligns with their actual use specifically, that they are functioning as parks, playgrounds, or similar community spaces that benefit the residents.

Proper documentation, site validation, and a formal agreement process will need to be undertaken to ensure that the donation complies with local government regulations and urban planning standards. The company, through its current management, has expressed its willingness to cooperate fully with the Homeowners' Association (HOA) and relevant government offices in order to facilitate this process.

#### RECOMMENDATION:

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







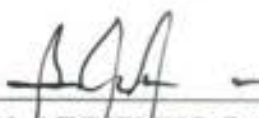
WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this 18<sup>th</sup> 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 001 S-2025

Office of the Sangguniang Panlungsod  
Received by: Janet P. ...  
Date: 2 July 2025  
Time: 9:45 am

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH ECOTREND SUBDIVISION PHASE 5 HOMEOWNERS' ASSOCIATION RELATIVE TO THEIR INTENT TO DONATE OPEN SPACES TO THE CITY GOVERNMENT OF BACOOR. (PCR 036-2025 - dated July 14, 2025).*

The joint committee hearing was executed on July 17, 2025, at 9:45 am at the 6th floor, Sangguniang Panlungsod, Bacoor Legislative & Disaster Resilience Building, Bacoor Government Center, Bacoor Boulevard Brgy. Bayanan, City of Bacoor, 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    |   |
| • Elmine Dela Cruz        | - CAD                                   |
| • Engr. Arthur San Jose   | - Zoning                                |
| • Atty. Salve Valenciano  | - OCLS                                  |
| • Hon. Pablo Morales      | - Brgy. Captain Ligas II                |
| • Engr. Potenciano Ramos  | - HOA President                         |
| • Tess Pasturan           | - HOA Member                            |
| • Nenita Masiglat         | - HOA Member                            |
| • Agnes Tria              | - HOA Member                            |
| • Reynaldo Tria           | - HOA Member                            |
| • Agnes Pacio             | - Representative of Ecotrend Developers |







With the passing of the founders of Ecotrend Development, the company was inherited and now being managed by their children; it is also under rehabilitation for fifteen (15) years.

Open spaces of Ecotrend Subdivision Phase 5 are intended to be donated to the City Government of Bacoor. Titles of the aforementioned open spaces have not been turned over to the Homeowners' Association Board of Directors and must be handed over to them by the developer.

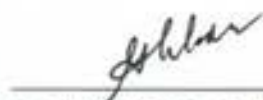
City Councilor Reynaldo Palabrica instructed the City Assessor's Office to help the HOA Board of Directors to identify the intended open spaces for donation in order to secure the copies of lot titles from the developer.

Ms. Agnes Pacio also advised that the subdivision plan is not updated when they verified it from the City Assessor's Office, an approved plan must be submitted for the tax declaration and settlement of the Real Property Tax.

Ms. Agnes Pacio will schedule a meeting with her employer to discuss the outcome of the hearing to work out on all of the concerns.

Honorable Reynaldo Palabrica moved for the suspension of the Joint Committee Hearing and was duly seconded by the presiding officer City Councilor Honorable Horacio Brillantes, Jr. The Joint Committee Hearing was suspended at exactly 10:15 AM.

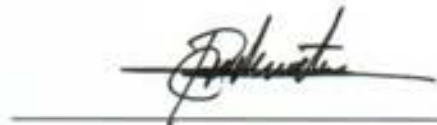
Prepared by



**ROSETTE M. LARUA**

Local Legislative Staff Assistant 1

Attested by



**COUN. HORACIO M. BRILLANTES, JR.**

Chairman

Committee on Housing, Land Utilization and Urban Development





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 9:30 AM)

Office of the Sangguniang Panlungsod  
Received by: [Signature]  
Date: 10-8-25

(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, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION ON BEHALF OF THE CITY GOVERNMENT OF BACOR WITH ECOTREND SUBDIVISION PHASE 5 HOMEOWNERS'S ASSOCIATION RELATIVE TO THEIR INTENT TO DONATE OPEN SPACES TO THE CITY GOVERNMENT OF BACOR. (PCR 036-2025 dated July 14, 2025).**

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
Hon. Adriellito Gawaran	SP		[Signature] 7/15/25
Hon. Simplicio Dominguez	SP		[Signature] 7-15-25
Hon. Randy Francisco	SP		[Signature] 7/15/25
Hon. Reynaldo Palabrica	SP		[Signature] 7/15/25
Hon. Levy Tela	SP		[Signature] 7/15/25
Hon. Reynaldo Fabian	SP		[Signature] 7/15/25
Ms. Elmine Dela Cruz	CAD		[Signature] 7/15/25
Engr. Arthur San Jose	Zoning		[Signature] 7-15-25
Atty. Kim Nyca Lofranco	OCLS		[Signature] 7-15-25
Atty. Edith Napalan	Treasurer's Office		[Signature] 7-15-25
Engr. Potenciano Y. Ramos			
Hon. Pablo N. Morales			
Ms. Mercedes Victoria Lotillo			

NOTICE OF JOINT COMMITTEE HEARING NO. HLUUD 002 S-2025

PCR 036-2025 – DOD WITH ECOTREND SUBDIVISION PHASE 5 HOMEOWNERS'S ASSOCIATION









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 9:30 AM)

Office of the Sangguniang Panlungsod  
Received by: Janet P. Pina  
Date: July 17, 2025  
Time: 9:30 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, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH ECOTREND SUBDIVISION PHASE 5 HOMEOWNERS'S ASSOCIATION RELATIVE TO THEIR INTENT TO DONATE OPEN SPACES TO THE CITY GOVERNMENT OF BACOOR. (PCR 036-2025 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	09276435273	
Engr. Arthur San Jose	Zoning	09278197393	
Atty. Kim Nyca Lofranco	OCLS		
Atty. Edith Napalan	Treasurer's Office		
Engr. Potenciano Y. Ramos			
Hon. Pablo N. Morales			
Ms. Mercedes Victoria Lofillo			

ATTENDANCE OF JOINT COMMITTEE HEARING NO. HLUUD 002 S-2025

PCR 036-2025 - DOD WITH ECOTREND SUBDIVISION PHASE 5 HOMEOWNERS'S ASSOCIATION









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



Office of the Sangguniang Panlungsod  
Received by: Janet Pring  
Date: 17/07/25  
Time: 10:00am



PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD 002 S-2025

Page 1 of 2

PCR 036-2025 – DOD WITH ECOTREND SUBDIVISION PHASE 5 HOMEOWNERS'S ASSOCIATION



Address: Bacoor Legislative and Disaster Resilience Bldg.  
Bacoor Blvd. Bgy. Bayanan, City of Bacoor, Cavite  
Trunkline: (046) 417-6727  
Website: www.bacoorcity.gov.ph



Cert no. 24/181809





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



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

AWARDEE  
8 years  
in a row!



Bacoor City, Cavite, Philippines  
Nomo Avenue, Bayanan, Bacoor City, Cavite 4102,  
Philippines  
Lat 14.431172, Long 120.967376  
07/12/2025 10:02 AM GMT+08:00  
Note : Captured by GPS Map Camera



Bacoor City, Cavite, Philippines  
Nomo Avenue, Bayanan, Bacoor City, Cavite 4102,  
Philippines  
Lat 14.432135, Long 120.967055  
07/17/2025 10:17 AM GMT+08:00  
Note : Captured by GPS Map Camera

PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD 002 S-2025  
PCR 036-2025 – DOD WITH ECOTREND SUBDIVISION PHASE 5 HOMEOWNERS'S ASSOCIATION

Page 2 of 2



Address: Bacoor Legislative and Disaster Resilience Bldg.  
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite  
Telefon: (046) 417-0727  
Website: www.bacoorcitynp.com



Cell no. 24/181809



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



09 July 2025

**HON. ROWENA BAUTISTA-MENDIOLA**  
Vice Mayor, City of Bacoor  
6<sup>th</sup> 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  
BACOR CITY, CAVITE  
SHERRILYN F. GARDENAS  
ADMIN. ASSISTANT IV  
TIME 4:31 DATE 7/9/25

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 25 May 2025, from Engr. Potenciano Y. Ramos, President of Ecotrend Subdivision Phase 5 Homeowners' Association, relative to their intention to donate all of their open space 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](http://www.bacoor.gov.ph)



Cert no. 24161829



**ECOTREND SUBDIVISION PHASE 5 HOMEOWNER'S ASSOCIATION (ESPVHA)**

Ilang-Ilang St., Bgy. Ligas 2 (Formerly Ligas 3), Bacoor City, Cavite

25 May 2025

**HON. MAYOR STRIKE B. REVILLA**

City Mayor

City of Bacoor, Cavite

Subject : **Turn Over of Open Space to City Government of Bacoor**

Dear Mayor Strike B. Revilla,

Greetings of peace and good health.

We informed that our subdivision have been experiencing excessive flooding due to insufficient and improper drainage system endangering the health and life of our family / community.

As we do not have the capacity to upgrade our drainage system and other major infrastructure improvements in our community, we seek your help and **turn over All Open Space to City Government of Bacoor** as per attached **Board Resolution # 2025-001** dated February 9, 2025.

Also, attached herewith is a copy of turnover certificate from developer, Ecotrend Developers Inc., to homeowners of ecotrend subdivision Phase 5, prior to the installation of water supply system inside our subdivision by Maynilad Water Services Inc. issued on July 17, 2012.

In these regard, **we request your good office to help us in expediting the turn-over of our roads, drainages and open space under the jurisdiction of City Government of Bacoor / Barangay and in so doing, we trust that our primary problem of excessive flooding be solved.**

We, the officers and board of directors representing Ecotrend Subd. Phase V Homeowners are thanking you in advance and affirming our full support on this subject.


Through your help and the cooperation among fellow homeowners and having one genuine goal, all issues and concerns for the good and welfare of our subdivision can be attained.

Sincerely,

  
**ENGR. POTENCIANO Y. RAMOS**

President - ESPVHA

Noted by:

  
**HON. PABLO N. MORALES**

Brgy. Captain, Ligas II

**Attachment:**

1. Copy of ESPVHA Board Resolution No. 2025-001
2. Copy of Turnover Certification from Developer to Homeowners (ESPVHA)
3. Copy of ESPVHA Letter to Developer Requesting Certification of Turnover

# ECOTREND SUBDIVISION PHASE 5 HOMEOWNER'S ASSOCIATION (ESVHA)

Ilang-Ilang St., Bgy. Ligas 3, City, Cavite

## BOARD RESOLUTION No.2025-001

### RESOLUTION FOR THE TURN OVER OF ALL OPEN SPACES SITUATED AT ECOTREND SUBDIVISION PHASE 5, ILANG-ILANG ST. LIGAS 3, CITY OF BACOR, CAVITE - TO THE CITY GOVERNMENT OF BACOR

**WHEREAS**, the Board of Directors of Ecotrend Subdivision Phase 5 Homeowners's Association (ESVHA) held their meeting last February 09,2025 at Ecotrend Subdivision Phase 5, Ligas 3, City of Bacoor, Cavite to discuss and to finalize the TURN OVER of ALL OPEN SPACES located at Ecotrend Subdivision Phase 5, Ligas 3, City of Bacoor, Cavite. However, the management, development, improvement and maintenance of the same shall be undertaken by Homeowners' Association.


**WHEREAS**, Ecotrend Subdivision Phase 5 with no information whatsoever has been abandoned by the developer. The drainage development were not completed as manifested by occurrence of excessive flooding inside Ecotrend Subdivision Phase 5 for more than 10years now. All open spaces are non-productive and useless, contrary to the Presidential Decree No.1216 defining "OPEN SPACE" in residential subdivision and amending section 31 of Presidential Decree No.957 requiring subdivision owners to provide roads, alleys, sidewalks and reserves open space for parks and recreational use.

**NOW, THEREFORE RESOLVED**, The Board of Directors of Ecotrend Subdivision Phase 5 Homeowner's Association (ESVHA) hereby passed a resolution to TURN OVER All OPEN SPACES of Ecotrend Subdivision Phase 5 to the City Government of Bacoor, Cavite.

**RESOLVED** This 9<sup>th</sup> of February 2025 during the Board Meeting held at Ecotrend Subdivision Phase 5, Ligas 3, City of Bacoor, Cavite.

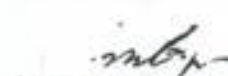
We hereby certify the correctness of the foregoing board resolution.

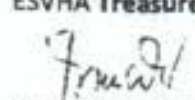
  
**POTENCIANO RAMOS**  
ESVHA President

  
**JENNY DE LEON**  
ESVHA Vice President


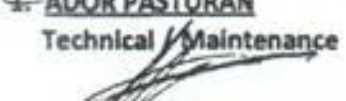
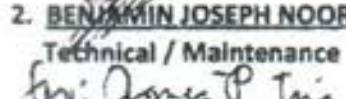
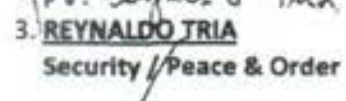

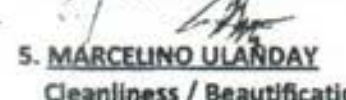
  
**CECELIA BAUTISTA**  
ESVHA Secretary

  
**NENITA MASIGLAT**  
ESVHA Treasurer 1

  
**ANITA BINGSON**  
ESVHA Treasurer 2

  
**AZUCENA CELINO**  
ESVHA Auditor

#### ESVHA BOARD MEMBERS:

1.   
**ADOR PASTURAN**  
Technical / Maintenance
2.   
**BENJAMIN JOSEPH NOORA**  
Technical / Maintenance
3.   
**REYNALDO TRIA**  
Security / Peace & Order
4.   
**ENRICO REYES**  
Security / Peace & Order
5.   
**MARCELINO ULANDAY**  
Cleanliness / Beautification
6.   
**DONALD LUMACAD**  
Cleanliness / Beautification





# Ecotrend Developers Inc.

106 P. Diego Cera Ave., Las Piñas City 1740, Philippines  
Tel Nos: +(63-2)-826-6605 \* +(63-2)-826-2058 Fax No: +(63-2)8295682  
Email address: ecotrend.developers@gmail.com

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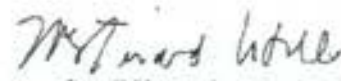
July 17, 2012

To Whom It May Concern:

## Certification of Turnover

This certifies that Ecotrend Subdivision Phase 5 located in Barangay Ligas 3 has been turned over to the homeowners since 1996.

This certification is issued upon the request of Mr. Ador R. Pasturan, President of ESPVHA in connection with the requirement of HLURB for the issuance of Certification to the Municipality of Bacoor that Ecotrend Developers, Inc. had already turned over Ecotrend Subdivision Phase 5 to the homeowners.

  
Mercedes Victoria T. Lotilla  
Chairman of the Board

## ECOTREND SUBDIVISION PHASE V HOMEOWNERS ASSOCIATION

Bgy. Ligas III, Bacoor Cavite

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June 21, 2012

### ECOTREND DEVELOPER'S INCORPORATED

Las Piñas City

Attention: **Atty. Rafael Chris Teston**  
VP Legal & Operation

**Dra. Mercedes Victoria T. Lotilla**  
Chairman of the Board

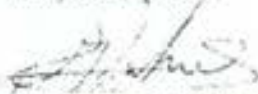
Dear Sir/Madam:

There is an on-going pipe laying being conducted by Maynilad in Barangay Ligas 3 where Ecotrend Subdivision Phase 5 is located. This is a perfect opportunity for all the homeowners to avail the services of Maynilad for clean and treated water supply. In this regard, we-homeowners would like to request from your good office a Certification of Turnover of Ecotrend Subdivision Phase 5.

We understand that Ecotrend Developer's Incorporated is currently operating under new management and has no more obligations and responsibilities with Ecotrend Subdivision Phase 5. Nevertheless, we would like to request this Certification of Turnover because this is required by Housing and Land Use Regulatory Board ( HLURB ) prior to their issuance of certification to the municipality of Bacoor declaring that Ecotrend Developer's Incorporated had already turned over Ecotrend Subdivision Phase 5 to the homeowners.

In behalf of Ecotrend Subdivision Phase 5 Homeowners Association, THANK YOU IN ADVANCE FOR YOUR SUPPORT and hoping for your positive response on this request!

Very truly yours,



**ADOR R. PASTURAN**  
ESPVHA-President