



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

JOINT COMMITTEE REPORT  
NO. HLUUD 002 S-2025

Office of the Sangguniang Panlungsod  
Received by: Janet Pring  
Date: 21 July 2025  
Time: 9:18 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 BACOR WITH CASIMIRO DEVELOPMENT CORPORATION RELATIVE TO THEIR INTENT TO DONATE OPEN SPACE LOCATED AT BLOCK 10 OF CASIMIRO WESTVILLE PHASE 3, CITY OF BACOR, CAVITE. (PCR 037-2025-dated July 14, 2025).*

The committee held a joint committee hearing on July 17, 2025, at 11:00 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:**

Casimiro Westville Phase 3 is a residential subdivision located in the City of Bacoor, Province of Cavite. The development is comprised of several blocks, with open spaces originally reserved by the developer for community or recreational use. Among these open spaces is a parcel located at Block 10, which has remained vacant and under-utilized over the years.

With the increasing need for public infrastructure to serve growing urban communities, the Homeowners' Association (HOA) has proposed to donate this property for the construction of a covered court, which will not only serve as a sports and recreational facility but will also function as a two-storey evacuation center during emergencies such as typhoons, earthquakes, or fire incidents.

The City of Bacoor, being part of the CALABARZON region, is exposed to multiple natural hazards. With limited public spaces available for large gatherings and emergency





evacuations, the construction of a covered court-cum-evacuation center within the subdivision would significantly improve disaster preparedness, community engagement, and social cohesion among residents.

The Homeowners' Association (HOA) of Casimiro Westville Phase 3 first raised the possibility of donating the open space for public infrastructure during internal meetings held in early 2025. After consultations with residents and barangay officials, the proposal was formally endorsed to the City Government of Bacoor through a letter addressed to Mayor Strike B. Revilla. The letter detailed the community's willingness to support the construction of the said facility and requested the city's assistance in the legal and engineering aspects of the project.

On April 3, 2025, the President of Casimiro Development Corporation responded with a letter addressed to the Homeowners' Association (HOA) President. In the said correspondence, the developer confirmed that the company's Board of Directors had unanimously approved the request to donate the subject open space (Block 10) for the purpose of constructing a covered court and evacuation center.

This approval was a crucial step, as Casimiro Development Corporation remains the legal owner and titleholder of the property, and thus the only entity legally authorized to execute the donation.

However, upon further review of the property's status, it was revealed that the land remains untitled in the name of the HOA or any government entity, and that Casimiro Development Corporation has not updated its Real Property Tax (RPT) payments for the said parcel. As of the latest assessment, the unpaid RPT due amounted to ₱70,218.75, it is a legal encumbrance on the property must be settled prior to any transfer or donation of the property as stated in the Local Government Code of 1991 (Republic Act No. 7160).

Although the HOA is the primary initiator and proponent of the project, it does not possess any legal claim over the land, as the title is still registered under Casimiro Development Corporation. For the donation to be recognized under Philippine laws, a Deed of Donation must be executed by the registered owner, the developer, in favor of the City Government of Bacoor.

The HOA and the developer must come to an agreement on how this obligation will be paid, whether by the developer, the HOA, or through negotiation with the City Government for possible tax relief or amnesty.







**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.

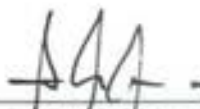
Signed this 18<sup>th</sup> day of July 2025 at the City of Bacoor, Cavite.

**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 002 S-2025

Office of the Sangguniang Panlungsod  
Received by: Jenny Prince  
Date: 21 July 2025  
Time: 9:10 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 BACOR WITH CASIMIRO DEVELOPMENT CORPORATION RELATIVE TO THEIR INTENT TO DONATE OPEN SPACE LOCATED AT BLOCK 10 OF CASIMIRO WESTVILLE PHASE 3, CITY OF BACOR, CAVITE. (PCR 037-2025-dated July 14, 2025).*

The joint committee hearing was executed on July 17, 2025, at 11:00 am at the Sangguniang Panlungsod Session Hall, 6<sup>th</sup> floor, 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
  - Hon. Rogelio Nolasco
  - Hon. Manolo Galvez
  - Hon. Ricardo Ugalde
  - Elmine Dela Cruz
  - Engr. Arthur San Jose
  - Atty. Salve Valenciano
  - Atty. Edith Napalan
  - Charlie Grace Porquez
  - Jorneleth Cervales
  - Angelica Tombio
- CAD
  - Zoning
  - OCLS
  - Treasurer's Office
  - PH3 CWH President
  - PH3 CWH Secretary
  - PH3 CWH Vice President







Block 10 of Casimiro Westville Phase 3 title has not been transferred. There is no letter of turnover of title and property to the Homeowners' Association Board of Directors. This is needed for the donation of the forenamed block to be donated to the City Government of Bacoor.

City Councilor Honorable Reynaldo Palabrica also mentioned in providing supporting documents stating that the developer is not opposing the donation of the open space to the City Government.

Real Property Tax payment is not updated, according to the HOA Board of Directors. The Treasury Department confirmed that the Real Property Tax amount due is P70,218.75.

The HOA Board is requesting if they can avail of an installment plan in paying the Real Property Tax since they are not able to pay the full amount.

It has also been mentioned by Honorable Palabrica that the full amount of Real Property Tax must be paid first before it can be donated.

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 11:20 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 BACOR**  
OFFICE OF THE SANGGUNILANG PANLUNGSOD



CGBR-SPBac-F01.02

01/20/2025



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 10:00 AM)

Office of the Sangguniang Panlungsod  
Received by: Janet Pina  
Date: 8 JUL 2025  
Time: 10:00 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 BACOR WITH CASIMIRO DEVELOPMENT CORPORATION RELATIVE TO THEIR INTENT TO DONATE OPEN SPACE LOCATED AT BLOCK 10 OF CASIMIRO WESTVILLE PHASE 3, CITY OF BACOR, CAVITE. (PCR 037-2025 dated July 14, 2025).*

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
Hon. Adriellito Gawaran	SP		7/15/25
Hon. Simplicio Dominguez	SP		7-15-25
Hon. Randy Francisco	SP		7/15/25
Hon. Reynaldo Palabrica	SP		7/15/25
Hon. Levy Tela	SP		7/15/25
Hon. Reynaldo Fabian	SP		7/15/25
Ms. Elmine Dela Cruz	CAD		7/15/25
Engr. Arthur San Jose	Zoning		7-15-25
Atty. Kim Nyca Lofranco	OCLS		
Atty. Edith Napalan	Treasurer's Office		7-15-25
Mr. Juan Erasquin Jr.			
Ms. Charlie Grace Porquez			

NOTICE OF JOINT COMMITTEE HEARING NO. HLUUD 003 S-2025  
PCR 037-2025 - DOD WITH CASIMIRO DEVELOPMENT CORPORATION



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



Cert no 24/151826





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



CG8R-SPBac-F01.02

01/20/2025

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NOTICE OF THE MEETING NO. HLUUD 003 S-2025

NOTICE OF THE MEETING NO. HLUUD 003 S-2025  
PCR 037-2025 – 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 CASIMIRO DEVELOPMENT CORPORATION RELATIVE TO THEIR INTENT TO DONATE OPEN SPACE LOCATED AT BLOCK 10 OF CASIMIRO WESTVILLE PHASE 3, CITY OF BACOR, CAVITE.



# STRIKE

Address: Baycoor Englishmen and Disabled Resilience Bldg,  
Dennis Blvd., Bay, Bayswater, City of Bayswater, Canada  
Toll-free: (800) 417-0727  
Website: [www.baycoorcity.ca](http://www.baycoorcity.ca)



Case no. 22/181805



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



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



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 10:00 AM)

Office of the Sangguniang Panlungsod  
Received by: Janet Priya  
Date: 18 JUL 2025  
Time: 10:00 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 CASIMIRO DEVELOPMENT CORPORATION RELATIVE TO THEIR INTENT TO  
DONATE OPEN SPACE LOCATED AT BLOCK 10 OF CASIMIRO WESTVILLE PHASE 3, CITY  
OF BACOOR, CAVITE. (PCR 037-2025 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	09228147793	
Atty. Kim Nyca Iofranco	OCLS		
Atty. Edith Napalan	Treasurer's Office		
Mr. Juan Erasquin Jr.			
Ms. Charlie Grace Porquez	PH/CWA/PRESIDENT	09150680975	
JORNELETH B. CERVALES	PH/CWA/Secretary	09107978929	

ATTENDANCE OF JOINT COMMITTEE HEARING NO. HLUUD 003 S-2025  
PCR 037-2025 - DOD WITH CASIMIRO DEVELOPMENT CORPORATION



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



Cert. no. 74/121502





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



BAGONG PILIPINAS

CGAR-SPRac-FOI.02

01/20/2025

[illegible]

NOTICE OF JOINT COMMITTEE HEARING NO. HLUUD 003 S-2025

PCR 037-2025 - DOD WITH CASIMIRO DEVELOPMENT CORPORATION



# STRIKE 1

Address: Banner Legislative and Dealer Assistance Bldg.  
Barclay Blvd., Bldg. 800000, City of Bismarck, North  
Dakota 58105  
Telephone: (701) 417-0727  
Website: [www.bismarckinfo.com](http://www.bismarckinfo.com)



Case no. 24/151629



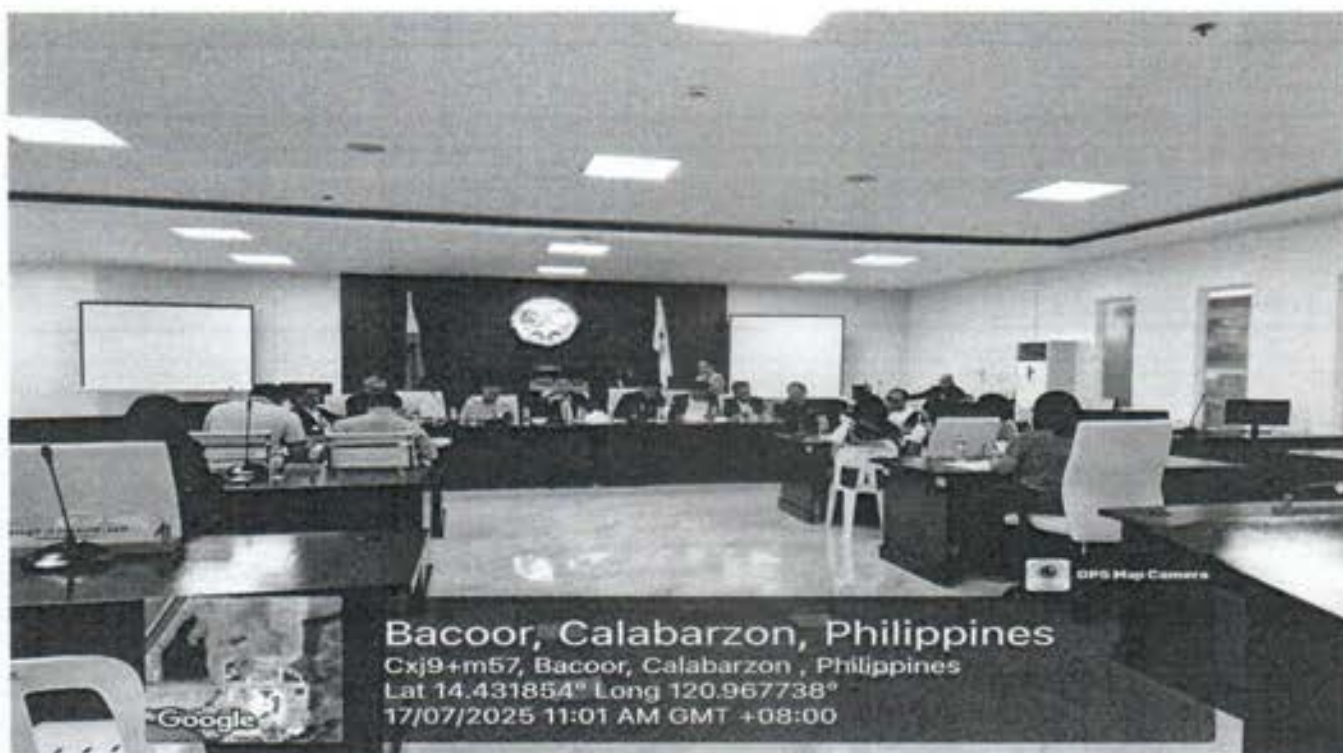
Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



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



Office of the Sangguniang Panlungsod  
Received by: Janel Pina  
Date: 17/07/2025  
Time: 11:01 AM



**Bacoor, Calabarzon, Philippines**

Cxj9+m57, Bacoor, Calabarzon, Philippines  
Lat 14.431854° Long 120.967738°  
17/07/2025 11:01 AM GMT +08:00



**Bacoor, Calabarzon, Philippines**

Cxj9+m57, Bacoor, Calabarzon, Philippines  
Lat 14.431825° Long 120.967766°  
17/07/2025 11:02 AM GMT +08:00







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



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

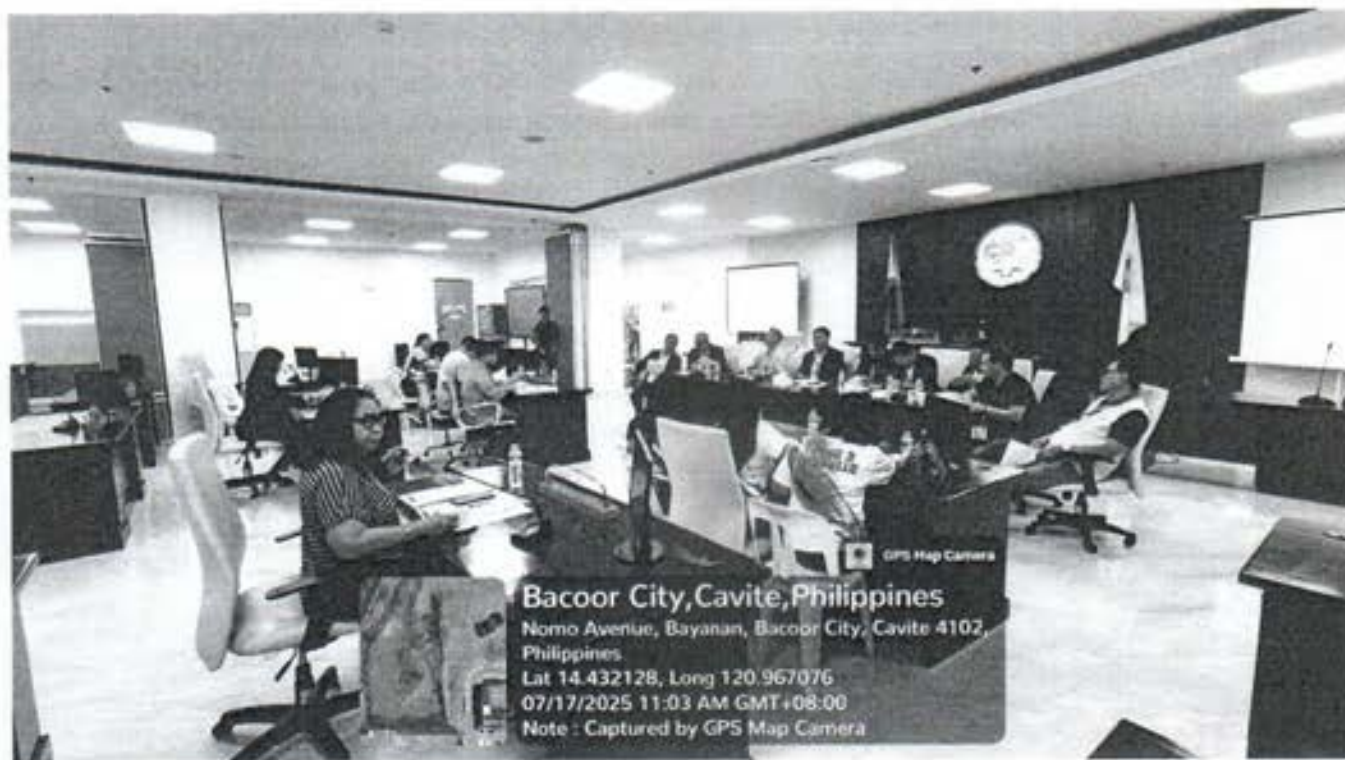


PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD 003 S-2025  
PCR 037-2025 – DOD WITH CASIMIRO DEVELOPMENT CORPORATION

Page 2 of 2



Address: Bacoor Legislative and Disaster Resilience Bldg.  
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite  
Telephone: (046) 417 0727  
Website: www.bacoorcity.gov.ph



Card no. 24/181805



SN No. 6164899

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

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-943099

Mun. of Bacoor

IT IS HEREBY CERTIFIED that certain land situated in the Prov. of Cavite bounded and described as follows:

A parcel of land (Bk. 10 of the cons. subd. plan, Pos-04-016093, being a portion of the cons. of lot 4941-C (LRC) Psd-225993 & lot 4954-G, Psd-04-018538, LRC Re c. no. 8843) sit. in the Bo. of Ligas, Mun. of Bacoor, Prov. of Cavite. Bounded on the SE., & NE., along lines 1-2-3-4-5-6 by Rd. lot 1 (8.00 m. wide) on the SE., along line 6-7-8 by Alley 1 (4.00 m. wide) both of the cons. subd. plan; on the SW., along lines 8-9-10-11 by lot 4941-B (LRC) Psd-225993 and on the NW., along line 11-1 by lot 4945-J (Alley) Psd-04-018538. Beginning at a pt. marked "1" on plan, being S. 0 deg. 30'W., 655.18 m.

is registered in accordance with the provisions of the Property Registration Decree in the name of  
CASIMIRO DEVELOPMENT CORPORATION

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 Jan. A.D. in the year nineteen hundred and twenty-one in the Registration Book of the Office of the Register of Deeds of Cavite Volume A-8 page 232 as Original Certificate of Title No. 1002 pursuant to Decree No. 151200 issued in L. R. C. Record No. 8843 in the name of

This certificate is a transfer from transfer Certificate of Title No. T-911424-4598 which is cancelled by virtue hereof in so far as the above-described land is concerned. T-113376-734



Entered at Trece Martires City  
Philippines, on the 4th day of Jan.  
in the year two thousand and one  
at 1:54 p. m.

ATTEST:

Real St., Las Pinas City

(Owner's postal address)

REYNALDO A. AQUINO  
REGISTERED 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.



## MEMORANDUM OF ENCUMBRANCES

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

Entry No. ....

fr. Mon. no. 184, Imus Es t. thence S. 7 deg. 50'W., 5.14 m. to pt. 2; thence S. 0 deg. 50'W., 5.10 m. to pt. 3; thence S. 12 deg. 55'E., 5.10 m. to pt. 4; S. 26 deg. 40'E., 5.10 m. to pt. 5; thence S. 33 deg. 38'E., 9.38 m. to pt. 6; thence S. 15 deg. 50'W., 2.02 m. to pt. 7; thence S. 65 deg. 06'W., 18.88 m. to pt. 8; thence N. 38 deg. 02'W., 5.73 m. to pt. 9; thence N. 57 deg. 57'E., 1.85 m. to pt. 10; thence N. 27 deg. 10'W., 20.85 m. to pt. 11; thence N. 57 deg. 57'E., 24.77 m. to the pt. of beginning, containing an area of FIVE HUNDRED FIFTY & SEVENTY FIVE (550.75) SQ. MTS. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15 x 40 cm; bearings true; date of the orig. sur. July 11 & 27, 1905-June 11 & 27, 1908 and that of the cons. subd. sur. Mar. 25-27, 2000, Approved on Sept. 29, 2000.

RECORDED & INDEXED  
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page ..... -B)

(Technical Description continued on Additional Sheet ..... Page ..... -)

# MEMORANDUM OF ENCUMBRANCES

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

Entry No. ....

fr. Mon. no. 184, Imus Es t. thence S. 7 deg. 50'W., 5.14 m. to pt. 2; thence S. 0 deg. 50'W., 5.10 m. to pt. 3; thence S. 12 deg. 55'E., 5.10 m. to pt. 4; S. 26 deg. 40'E., 5.10 m. to pt. 5; thence S. 33 deg. 38'E., 9.38 m. to pt. 6; thence S. 15 deg. 50'W., 2.02 m. to pt. 7; thence S. 65 d eg. 06'W., 18.88 m. to pt. 8; thence N. 38 deg. 02'W., 5.73 m. to pt. 9; thence N. 57 deg. 57'E., 1.85 m. to pt. 10; thence N. 27 deg. 10'W., 20.85 m. to pt. 11; thence N. 57 deg. 57'E., 24.77 m. to the pt. of beginning, containing an are a of FIVE HUNDRED FIFTY & SEVENTY FIVE (550.75) SQ. MTS. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15 x 40 cm; bearings true; date of the orig. sur. July 11 & 27, 1905-June 11 & 27, 1908 and that of the cond. subd. sur. Mar. 25-27, 2000, Approved on Sept. 29, 2000.

  
 NOTARIAL DISPOSITION  
 Register of Deeds

(Memorandum of Encumbrances continued on Page ..... -B)  
 (Technical Description continued on Additional Sheet ..... Page ..... -)



(Continuation of the Memorandum of Encumbrances from Page ..... -A)

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(Continued on Page ..... -C

Register of Deeds

(Continuation of the Memorandum of Encumbrances from Page .....-B)



SN No. 6164810

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

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-943010

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Bacoor  
Prov. of Cavite

Com. bounded and described as follows:

A parcel of land (Lot 10 Blk. 1 of the cons./subd. plan, Pcs-04-71693 being a portion of the cons. of lots 4941-2, (LRC) Pcd-225993 & Lot 4954-7 Pcd-04-018536, LRC Rec. No. 8843), sit. in the Bo. of Ligas, Mun. of Bacoor, Prov. of Cavite. Bounded on the SW., & NW., along lines 1-2-3-4-5 by Rd. lot 1 (8.00 m. wide); on the NE., along line 5-6 by lot 11 (Enchreochmont); and on the SE., along line 6-1 by lot 1 Blk. 1, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 0 deg. 14 'E., 668.85 m. fr. Mon. No. 184, Imus Estate; thence N. 26 deg. 56 'W.,

is registered in accordance with the provisions of the Property Registration Decree in the name of

CASIMIRO DEVELOPMENT CORPORATION

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 Jan. A.D. in the year nineteen hundred and one in the Registration Book of the Office of the Register of Deeds of Quezon City Volume 101205 page 5343, as Original Certificate of Title No. 5343, pursuant to Decree No. 111426-4598 issued in L. R. C. Record No. 111426-4598, in the name of T-911426-4598

This certificate is a transfer from Transfer Certificate of Title No. T-113376-734 which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at Trece Martires City  
Philippines, on the 4th day of Jan.  
in the year two thousand and one  
at one m.

ATTEST:

Real St., Las Pinas City

(Owner's postal address)

REYNALDO S. AQUINO  
REGISTER OF DEEDS  
(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. ....

1.39 m. to pt. 2; N. 12 deg. 54'W., 3.18 m. to pt. 3; N. 9 deg. 54'E.,  
3.18 m. to pt. 4; N. 7 deg. 50'E., 8.44 m. to pt. 5; S. 33 deg. 38'E.,  
13.29 m. to pt. 6; S. 56 deg. 20'W., 8.68 m. the pt. of beginning,  
containing an area of SEVENTY (70) SQ. METERS. All pts. referred to  
are indicated on the plan and are marked on the ground by P.S. cyl. conc.  
mons. 15 x 40 cm.; bearings true; date of orig. sur. July 11-27, 1905-  
June 11-27, 1908 and that of the cons./subd. sur., March 25-27, 2000  
Approved on Sep. 29, 2000.

ANTONIO L. ORRACION III  
REGISTER OF DEEDS  
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page ..... -B)

(Technical Description continued on Additional Sheet ..... Page ..... -)



(Continuation of the Memorandum of Encumbrances from Page ..... -A)

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(Continued on Page ..... -C ..... )  
Register of Deeds

(Continuation of the Memorandum of Encumbrances from Page ..... -B)



**CASIMIRO WESTVILLE PHASE 3 HOMEOWNERS' ASSOCIATION INC.**  
Ligas II, Bacoar, Cavite 4102

**BOARD RESOLUTION NO. 14**  
**Series of 2025**

**“A RESOLUTION EXPRESSING NO OBJECTION TO THE TURNOVER  
OF OPEN SPACE TO THE CITY OF BACOR GOVERNMENT”**

**WHEREAS**, pursuant to existing laws, rules and regulations, particularly those relating to land development and open space allocation under the Urban Development and Housing Act (RA 7279) and the rules of the Department of Human Settlements and Urban Development (DHSUD), open spaces such as parks, playgrounds, and green areas may be turned to the local government unit (LGU) for proper maintenance and management;

**WHEREAS**, the Casimiro Westville Phase 3 Homeowners' Association Inc., includes open space areas that are intended for public use and welfare.

**WHEREAS**, the Casimiro Westville Phase 3 Homeowners' Association Inc., recognizes the benefits of such turnover to ensure sustainable upkeep, safety, and enjoyment of said areas by the community.


**WHEREAS**, after due discussion and deliberation during the Board of Directors' meeting held on March 19, 2025, it was unanimously resolved that the Board expresses **no objection** to the turnover of the open space within Casimiro Westville Phase 3, to the City of Bacoar Government.

**NOW, THEREFORE, BE IT RESOLVED**, as it is hereby resolved, that the Board of Directors of Casimiro Westville Phase 3 Homeowners' Association Inc. hereby **expresses no objection to the turnover** of the designated open space areas to the City of Bacoar Government, and authorizes the President and/or duly authorized representative to coordinate and sign all necessary documents to facilitate the turnover.

**RESOLVED FURTHER**, that copies of this resolution be furnished to the City of Bacoar Government, the HLURD or DHSUD, and other relevant agencies for their information and appropriate action.

Done this 2<sup>nd</sup> Day of August 2025 at Casimiro Westville Homes Phase 3, Ligas II, City of Bacoar, Cavite.


CERTIFIED CORRECT:


  
JORNELETH B. CERVALES  
Corporate Secretary


Attested by:


  
CHARLIE GRACE PORQUEZ  
President


With concurrence:

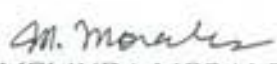
  
ANGELICA B. TORIBIO  
Vice-President

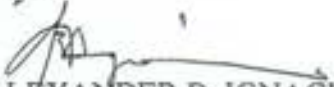
  
LORELEY G. GREGORIO  
Treasurer


  
CATHERINE G. ZAMORA  
Auditor


  
ANABEL G. REFORMINA  
BOD

  
VILMA DELA ROSA  
BOD

  
MELINDA MORALES  
BOD


  
ALEXANDER B. IGNACIO  
BOD

  
NELIDA S. SENDIN  
BOD

  
MOISES T. VERDEJO  
BOD

SUBSCRIBED AND SWORN to before me this 14 AUG 2025 at  
Bacoor City  
affiant exhibiting to me his/her identification  
bearing no. \_\_\_\_\_ issued on \_\_\_\_\_ at  
\_\_\_\_\_

Doc No. : 420  
Page No. : 26  
Book No. : 51  
Series of : 2025

  
ATTY. MA. SIGRID M. PINLAC  
NOTARY PUBLIC  
COMMISSION NO. 2023-08  
VALID UNTIL SEPTEMBER 19, 2025  
Unit 4 Bacemco Bldg., Bayanan, Bacoor City, Cavite  
MCLE Compliance No.: VII-0021736 / Jan. 21, 2022  
Roll of Attorneys No.: 49488  
TR NO.: 2776783 / Jan. 2, 2025 / Bacoor City, Cavite  
IBP NO.: 490258 / Dec. 31, 2024



REPUBLIC PROPERTY TAX BILL  
CITY OF BACOR  
OFFICE OF THE CITY TREASURER

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

**REAL PROPERTY TAX BILL**  
(NOTICE OF REAL PROPERTY TAX DELIQUENCY)  
REAL PROPERTY TAX DIVISION  
Computation As of July 16, 2025

Name of Tax Payer: CASIMIRO DEV'T CORP.				Location of Property:		Area: 550.75		
Address: REAL ST., LAS PIÑAS CITY				Title No: T-943099		Scope: 2002-2025		
				PIN: 022-03-0011-03-983-0000		Lot/Blk No. /		
ARP	Kind	Assessed Value	Year	Basic	SEF	Penalty	Discount	Total Tax
03-0011-01332	LAND	78,750.00	2002-2010	7,087.50	7,087.50	0.00	0.00	14,175.00
03-0011-01322	LAND	121,170.00	2011-2020	12,117.00	12,117.00	0.00	0.00	24,234.00
19-238-0017-00991	LAND	175,140.00	2021-2022	3,502.80	3,502.80	0.00	0.00	7,005.60
	LAND	175,140.00	2023	1,751.40	1,751.40	0.00	0.00	3,502.80
	LAND	175,140.00	2024	1,751.40	1,751.40	910.72	0.00	4,413.52
	LAND	175,140.00	2025	1,751.40	1,751.40	490.40	0.00	3,993.20
Sub Total:								57,324.12

Bill Reference No: RPTC-01264260

SHT	4,984.35
SHT PENALTY	350.28
EPSF	7,560.00
IDLE LAND TAX	0.00
IDLE LAND TAX PENALTY	0.00
GRAND TOTAL	70,218.75

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:

Norman Lim

Certified Correct By:

1 ATTY. EDITH C. NAPALAN  
CITY TREASURER

ACKNOWLEDGEMENT

Date: 7.17.2025

Signature:

Printed Name: CHARLIE GRACE POLOVIA

Property Owner/Administrator/Representative:



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. CARDENAS  
ADMIN. ASSISTANT IV  
TIME 4:37 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 03 April 2025, from Mr. Juan C. Erasquin, Jr., President of Casimiro Development Corporation, relative to their intention, to donate the open space property located at Block 10 of Casimiro Westville Phase 3.

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. 24151809



**Charles Grace Porque**  
President



**WESTVILLE PHASE 3 HOMEOWNERS ASSOCIATION INC.**  
Ligas II, Bacoor, Cavite 4102

**Angelica Toribio**  
Vice President

June 30, 2025

**Board of Directors**

**Angelica Reforaming**  
**Vilma Gela Rosa**  
**Alan Ignacio**  
**Velida S. Sencin**  
**Manes T. Verdara**  
**Stellinda Marjale**

**Hon. Mayor Strike B. Revilla**  
City Mayor of Bacoor

**Thru: Ms. Guia J. Oller**  
BHOACT President

**Ferneloth B. Consola**  
Secretary

**Subject: Request for Approval of two-story Building Project**

**Catherine G. Zamora**  
Auditor


Dear Mayor Strike:

I hope this letter finds you well. I am writing to formally request approval for a proposed two-story building project to be constructed at Block 1 Lot 10, Phase 3, Casimiro Westville Homes, Ligas II, City of Bacoor, Cavite.

**Lorelei Gregorio**  
Treasurer

The proposed development benefits the whole Phase 3 HOA and can be used as an evacuation center.

Thank you for your time and support. I look forward to your favorable response.

  
**Ms. Charles Grace Porque**  
Phase 3 - President  
09150686975 / 09223853568

SN No. 6164899

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

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. 7-242092

Mun. of Bacoor

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Cavite bounded and described as follows

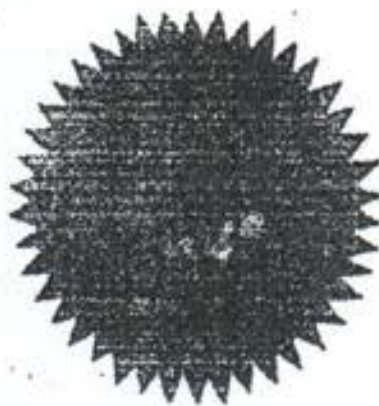
A parcel of land (LRC. 10 of the cons. subd. plan, Pos-04-016093, being a portion of the cons. of lot 4941-C (LRC) Pos-225993 & lot 4954-G, Pos-04-018538, LRC Ro c. no. 8843) sit. in the Bo. of Ligan, Mun. of Bacoor, Prov. of Cavite. Bounded on the SE., & NE., along lines 1-2-3-4-5-6 by Rd. lot (8.00 m. wide) on the SE., along line 6-7-8 by Alley 1 (4.00 m. wide) both of the cons. subd. plan; on the SW., along lines 8-9-10-11 by lot 4941-B Pos-225993 and on the NW., along line 11-1 by lot 4945-J (Alley) Pos-04-018538. Beginning at a pt. marked "1" on plan, being s. 0 deg. 30' W., 655.19 m.

is registered in accordance with the provisions of the Property Registration Decree in the name of

CASIMIRO DEVELOPMENT CORPORATION

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, 1902, in the year nineteen hundred and twenty-one in the Cavite Registration Book of the Office of the Register of Deeds of Cavite Volume 13120 page 1002 as Original Certificate of Title No. 1002 pursuant to Decree No. 13120 issued in L. R. C. Record No. 8843 in the name of James A. D. This certificate is a transfer from transfer Certificate of Title No. 7-911424-4598 who is cancelled by virtue hereof in so far as the above-described land is concerned 7-113376-774



Entered at Quezon City  
Philippines, on the 4th day of Jan.  
in the year two thousand and one  
at 1:57 p. m.

ATTEST

Local St., Las Pinas City

(Owner's postal address)

RECEIVED  
REGISTRY OF DEEDS  
Cavite

\*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.



## MEMORANDUM OF ENCUMBRANCES

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

Entry No. ....

fr. Mon. no. 184, Imus So t. thence S. 7 deg. 50'N., 5.14 m. to pt. 2; thence  
 S. 0 deg. 50'N., 5.10 m. to pt. 3; thence S. 12 deg. 55'E., 5.10 m. to pt. 4;  
 S. 26 deg. 40'E., 5.10 m. to pt. 5; thence S. 33 deg. 38'E., 9.38 m. to pt.  
 6; thence S. 15 deg. 50'W., 2.02 m. to pt. 7; thence S. 65 d eg. 06'N., 18.  
 88 m. to pt. 8; thence N. 38 deg. 02'W., 5.73 m. to pt. 9; thence N. 57 deg.  
 57'S., 1.85 m. to pt. 10; thence N. 27 deg. 10'W., 20.85 m. to pt. 11; thence  
 N. 57 deg. 57'E., 24.77 m. to the pt. of beginning, containing an area of  
 FIVE HUNDRED FIFTY & SEVENTY FIVE (550.75) SQ. MTS. All pts. referred to are  
 indicated on the plan and are marked on the ground by PJ cyl. conc. mono.  
 15 x 40 cm; bearings true; date of the orig. sur. July 11 & 27, 1905-June  
 11 & 27, 1908 and that of the cons. subd. sur. Mar. 25-27, 2000, Approved on  
 Sept. 29, 2000.

RECORDED  
 REGISTERED

(Memorandum of Encumbrances continued on Page ..... -B)

(Technical Description continued on Additional Sheet ..... Page ..... -)

## **CASIMIRO DEVELOPMENT CORPORATION**

2<sup>nd</sup> Floor Casimiro Building, Alabang-Zapote Road, Zapote, Las Piñas City

Tel. No. 873-0786 \* 874-0549 \* Fax 874-9944

E-mail: [casimirodev@yahoo.com](mailto:casimirodev@yahoo.com)

April 3, 2025

**CHARLIE GRECE T. PORQUEZ**

President

Casimiro Westville Homes Phase 3,  
Ligas, Bacoar City

Dear Ms. Porquez,


This pertains to your letter re-dated March 30, 2025 requesting a Deed of Donation of the open space property located at Block 10 of Casimiro Westville Phase 3 for the purpose of the project of the Bacoar City Government.

In our formal meeting with your Board of Directors last March 19, 2025, you mentioned the proposal plan by the Bacoar City Government is to construct a "Covered Court" in the said open space particularly located near the subdivision's main entrance.

In reply, our company's Board of Directors unanimously approved your request of Deed of Donation at the said open space for the proposed construction of the covered court by the Bacoar City Government.

Thank you!

Very truly yours,

  
**Juan C. Erasquin Jr.**  
President