



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

**JOINT COMMITTEE REPORT
NO. HLUUD 008 S-2025**

Office of the Sangguniang Panlungsod
Received by: Jeanette P. Aring
Date: 27 SEP 2025
Time: 4:55 pm

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, ON BEHALF OF THE CITY GOVERNMENT OF BACOOR TO SIGN A DEED OF DONATION WITH NEW PACIFIC RESOURCES MANAGEMENT INC. REGARDING THE DONATION OF OPEN SPACES, ROAD LOTS, AND OTHER EXCLUDED AREAS OF SOLVIENTO VILLAS PHASE 1, PHASE 2 AND PORTION OF PHASE 3 AT BACOOR BLVD., MAMBOG IV, BACOOR CITY, CAVITE. (PCR 057-2025 dated August 4, 2025).*

The committee held a joint committee hearing on August 27, 2025, at 11:23 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.

Pursuant to Presidential Decree No. 957, as amended by Presidential Decree No. 1216, a subdivision developer may manifest willingness to donate open spaces, road lots, and other reserved areas to the local government unit (LGU) for public use and community welfare. Such donation requires the execution of a Deed of Donation, which must be formally accepted by the LGU through a Sangguniang Panlungsod or Sangguniang Bayan resolution, and accompanied by documentary requirements including the approved subdivision plan, corresponding land titles, tax clearance, and relevant permits to ensure proper transfer and legal recognition of the donated property.





FINDINGS:

The New Pacific Resources Management Inc. has formally expressed its collective desire and intention to donate the designated open spaces, road lots, and other excluded areas of Solviento Villas Phase 1, Phase 2, and a portion of Phase 3 to the City Government of Bacoor.

During the committee hearing, it was emphasized that certain documentary and development requirements must first be complied with prior to the processing and approval of said donation. However, the proponents have not yet submitted the following:

1. Homeowners' Association Board Resolution of No Objection;
2. Certified copies of the land titles and tax declarations;
3. DHSUD Certificate of Completion, or in the absence thereof, an Affidavit of Undertaking with proof of application filed before DHSUD;
4. Local Government Unit inspection report for DHSUD issuance;
5. Documentary stamp tax and other applicable fees;
6. Draft Deed of Donation; and
7. Tax Clearance.

RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommend to **TEMPORARILY ARCHIVE** the proposed city resolution authorizing the City Mayor, Hon. Strike B. Revilla, on behalf of the City Government of Bacoor to sign a deed of donation with New Pacific Resources Management Inc. regarding the donation of open spaces, road lots, and other excluded areas of Solviento Villas Phase 1, Phase 2 and portion of Phase 3 at Bacoor Blvd., Mambog IV, Bacoor City, Cavite.

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

Signed this 25th day of September 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 THE JOINT COMMITTEE HEARING
NO. HLUUD 008 S-2025

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 25 SEP 2025
Time: 1:15 PM

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, ON BEHALF OF THE CITY GOVERNMENT OF BACOOR TO SIGN A DEED OF DONATION WITH NEW PACIFIC RESOURCES MANAGEMENT INC. REGARDING THE DONATION OF OPEN SPACES, ROAD LOTS, AND OTHER EXCLUDED AREAS OF SOLVIENTO VILLAS PHASE 1, PHASE 2 AND PORTION OF PHASE 3 AT BACOOR BLVD., MAMBOG IV, BACOOR CITY, CAVITE (PCR 057-2025 dated August 4, 2025).*

The joint committee hearing was executed on August 27, 2025, at 11:23 AM at the Sangguniang Panlungsod Session Hall, 6th 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, Honorable Horacio Brillantes, Jr. and proceeded with the roll call.

Before proceeding with the committee hearing, Honorable Reynaldo Palabrica inquired about the real property tax status of Solviento Villas. Ms. Carol Marges from the Treasury Department reported that, based on the tax declaration of Solviento Villas, the real property taxes have been paid up to the current year.

With regard to the donation to the City Government, it was clarified that before proceeding, New Pacific Resources Management, Inc. must comply to the list of requirements for the approval of the donation. All essential development requirements must first be complied with.

According to Atty. Marco Mendoza, they must also submit certified copies of the land titles and tax declarations. The Zoning and Land Development Department, through Engr. Arthur San Jose, likewise requested additional requirements to be submitted before the donation may proceed:





1. A Homeowners' Association Board Resolution of No Objection regarding the donation.
2. A Certificate of Completion issued by DHSUD (Department of Human Settlements and Urban Development), or if the project is still ongoing, an Affidavit of Undertaking together with a duly received application by DHSUD.
3. The Local Government Unit's inspection report as a requirement for the issuance of the DHSUD Certificate of Completion, along with other provisions related to documentary stamp tax, other applicable fees.
4. The draft of the Deed of Donation, Tax Declarations, and the Tax Clearance.

The City Legal Department will conduct a presentation of the actual documents for comparison purposes. The same process will be observed in the execution of the Deed of Donation for Solviento Villas.

Honorable Reynaldo Palabrica stated that once the Legal Department reports that all requirements have been fully complied with, the Committee shall reconvene for possible approval of the proposed donation. He then moved for the suspension of the joint committee hearing, which was duly seconded by the Presiding Officer, Honorable Horacio Brillantes, Jr.

The joint committee hearing was adjourned at exactly 11:40 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)

(August 27, 2025 11:00 AM)

Office of the Sangguniang Panlungsod
Received by: Janet P. Pina
Date: 8/27/25
Time: 11:00am

(Sangguniang Panlungsod Session Hall, 6th 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, ON BEHALF OF THE CITY GOVERNMENT OF BACOOR TO SIGN A DEED OF DONATION WITH NEW PACIFIC RESOURCES MANAGEMENT INC. REGARDING THE DONATION OF OPEN SPACES, ROAD LOTS, AND OTHER EXCLUDED AREAS OF SOLVIENTO VILLAS PHASE 1, PHASE 2 AND PORTION OF PHASE 3 AT BACOOR BLVD., MAMBOG IV, BACOOR CITY, CAVITE. (PCR 057-2025 dated August 04, 2025).*

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
Hon. Adrielfito G. Gawaran	SP		[Signature] 8-20-25
Hon. Simplicio G. Dominguez	SP		[Signature] 8-20-25
Hon. Randy C. Francisco	SP		[Signature] 8-20-25
Hon. Reynaldo D. Palabrica	SP	09385929105	[Signature] 8/20/25
Hon. Levy M. Tela	SP		[Signature] 8/20/25
Hon. Reynaldo M. Fabian	SP		[Signature] 8/20/25
Ms. Elmine Dela Cruz	CAD		[Signature] 8-20-25
Engr. Arthur San Jose	Zoning	09067641047	[Signature] 8-20-25
Atty. Edith Napalan	Treasury	2251	[Signature] 8-20-25





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

ATTENDANCE OF JOINT COMMITTEE HEARING

(PROOF OF RECEIPT)

(August 27, 2025 11:00 AM)

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 28 AUG 2025
Time: 11:10 am

(Sangguniang Panlungsod Session Hall, 6th 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, ON BEHALF OF THE CITY GOVERNMENT OF BACOR TO SIGN A DEED OF DONATION WITH NEW PACIFIC RESOURCES MANAGEMENT INC. REGARDING THE DONATION OF OPEN SPACES, ROAD LOTS, AND OTHER EXCLUDED AREAS OF SOLVIENTO VILLAS PHASE 1, PHASE 2 AND PORTION OF PHASE 3 AT BACOR BLVD., MAMBOG IV, BACOR CITY, CAVITE. (PCR 057-2025 dated August 04, 2025).*

	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
1	Hon. Horacio M. Brillantes Jr.	SP		
2	Hon. Adrielito G. Gawaran	SP		
3	Hon. Simplicio G. Dominguez	SP		
4	Hon. Randy C. Francisco	SP		
5	Hon. Reynaldo D. Palabrica	SP		
6	Hon. Levy M. Tela	SP		
7	Hon. Reynaldo M. Fabian	SP		
8	Ms. Elmine Dela Cruz	CAD		
9	Engr. Arthur San Jose <i>Engr. / Engr. Sherrin V. Hrs.</i>	Zoning		

ATTENDANCE OF JOINT COMMITTEE HEARING S-2025

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PCR 057-2025 - DODA WITH NEW PACIFIC RESOURCES MANAGEMENT INC. - SOLVIENTO VILLAS





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

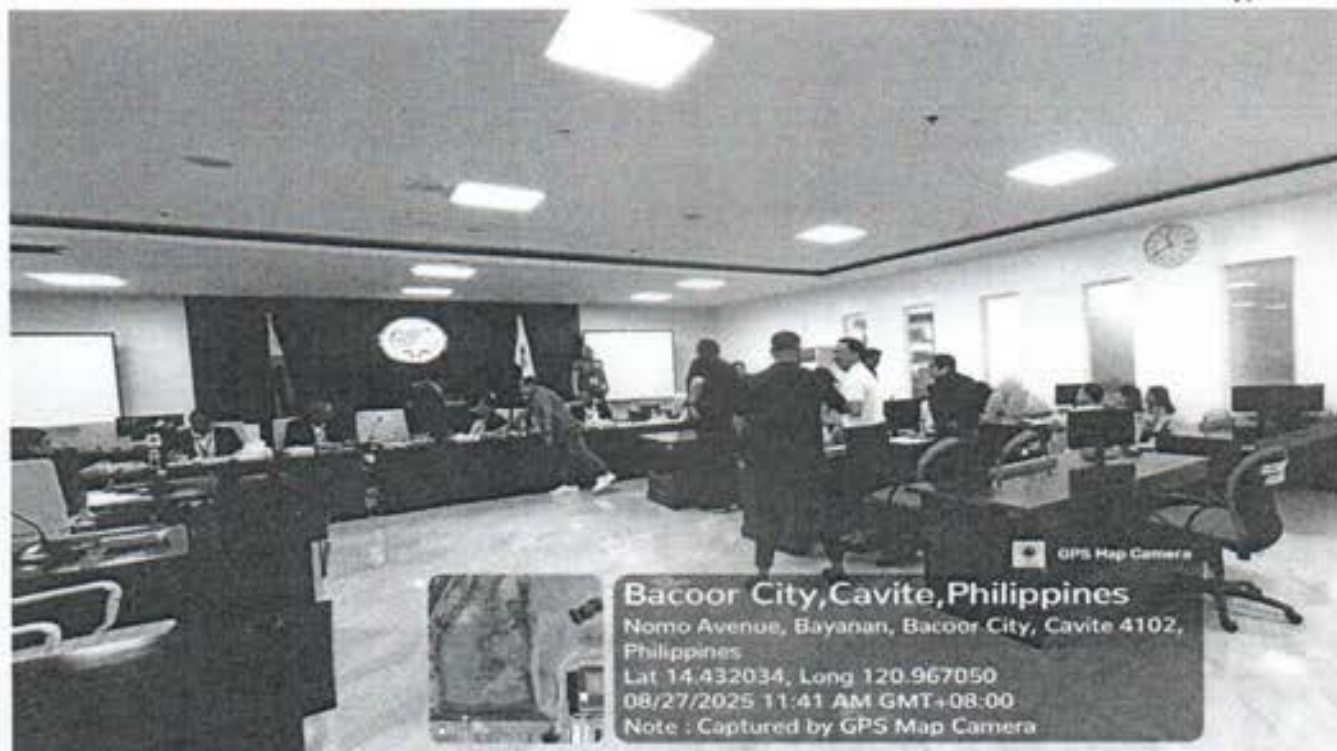


CGBR-SPBac-F01.02

01/20/2025



Office of the Sangguniang Panlungsod
Received by: Jenel Pring
Date: 28 AUG 2025
Time: 11:40am



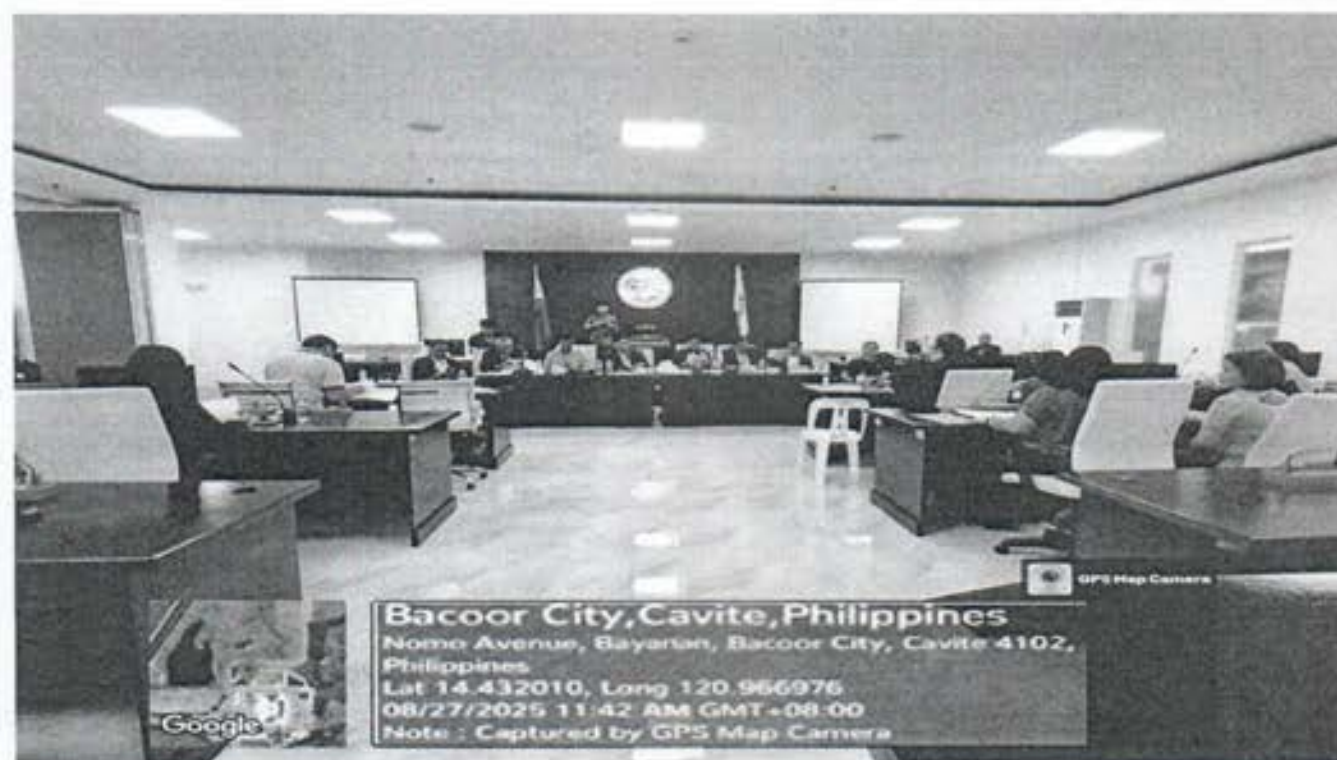
Bacoor City, Cavite, Philippines

Nomo Avenue, Bayanan, Bacoor City, Cavite 4102, Philippines

Lat 14.432034, Long 120.967050

08/27/2025 11:41 AM GMT+08:00

Note : Captured by GPS Map Camera



Bacoor City, Cavite, Philippines

Nomo Avenue, Bayanan, Bacoor City, Cavite 4102, Philippines

Lat 14.432010, Long 120.966976

08/27/2025 11:42 AM GMT+08:00

Note : Captured by GPS Map Camera

PHOTO DOCUMENTATION OF THE JOINT COMMITTEE HEARING HLUUD S-2025

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PCR 057-2025 – DODA WITH NEW PACIFIC RESOURCES MANAGEMENT INC. – SOLVIENTO VILLAS



Address: Bacoor Legislative and Disaster Resilience Bldg
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: (048) 417-0727
Website: www.bacoorcitynp.com



Cert no: 24/181809



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



CGBR-SPBac-F01.02

01/20/2025

Awardee
8 years
in a row!



PHOTO DOCUMENTATION OF THE JOINT COMMITTEE HEARING HLUUD S-2025

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PCR 057-2025 – DODA WITH NEW PACIFIC RESOURCES MANAGEMENT INC. – SOLVIENTO VILLAS



STR1KE
AS1

Address: Bacoor Legislative and District Residence Bldg.
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: (046) 417-0727
Website: www.bacoorcity.gov.ph



Cell no. 24181809



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



28 July 2025

HON. ROWENA BAUTISTA-MENDIOLA

Vice Mayor, City of Bacoor
6th Floor, New Bacoor Legislative Building
Bacoor City, Province of Cavite

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
BACOR CITY, CAVITE
SHERRILYN P. CARDENAS
ADMIN. ASSISTANT
TIME: 2:30 DATE: 7/28/25

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

SUBJECT : **ENDORSEMENT LETTER**

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 21 July 2025, from Mr. Carlo L. Peterson, Vice President of Project Development Group of New Pacific Resources Management Inc., relative to their intention, to donate open spaces, road lots, and other excluded areas of Solviento Villas Phase 1, Phase 2, and portion of Phase 3 to the Bacoor Local Government.

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



Cert. no. 24/181809



NEW PACIFIC RESOURCES MANAGEMENT (SPV-AMC), INC.

July 21, 2025

Hon. Strike B. Revilla
City Mayor
Bacoor City Hall
Bacoor City, Cavite

Subject: Donation of Open Spaces and Road Lots – Solviento Villas Phase 1, Phase 2 and Portion of Phase 3

Dear Mayor Revilla:

Greetings!

New Pacific Resources Management Inc. is the owner/developer of "Solviento Villas Phase 1, Phase 2, and Phase 3" located along Bacoor Blvd. in Brgy. Mambog IV, Bacoor City, Cavite, with Development Permit Nos. 17-04-0005 and 2019-10-001, issued last November 22, 2017 and October 11, 2019, respectively. See the attached Development Permit for reference.

In relation to the above-stated project, we would like to formally inform your good office of our intention to donate the open spaces, road lots and other excluded areas of Solviento Villas Phase 1, Phase 2 and portion of Phase 3 to the Bacoor Local Government.

Details of the lots to be donated is herewith attached for your reference.

We are hoping for kind attention to this matter. Should you have any questions or concerns on this, please feel free to contact me through my mobile number at 0917-8980458 or my representative, Ms. Kareen M. Olea at 0917-8120055.

Thank you.

Sincerely yours,

Carlo L. Peterson
Vice President
Project Development Group

Copy furnished:

City Administration Office

SOLVIENTO VILLAS Phase 1

Bacoor Blvd. Brgy. Mambog IV, Bacoor City

Item	Block No.	Lot No.	Owner	Remarks	Area	TCT No.	Tax Dec No.
1	Block 1	Lot 1 (Excluded Area)	NPRMI	Excluded		29 167-2018001820	19-238-0062-05890
2	Block 2	Lot 1 (Excluded Area)	NPRMI	Excluded		82 167-2018001821	19-238-0062-05896
3	Block 4	Lot 6 (Open Space)	NPRMI	Open Space		119 167-2018001831	19-238-0062-06374
4	Block 5	Lot 18 (Open Space)	NPRMI	Open Space		217 167-2018001853	19-238-0062-05836
5	Block 8	Lot 1 (Open Space)	NPRMI	Open Space		3,874 167-2018001899	19-238-0062-13699
6	Block 8	Lot 1 (Clubhouse)	NPRMI	Clubhouse (Bldg)		640	19-238-0062-13700
7	Block 9	Lot 1 (Open Space)	NPRMI	Open Space		113 167-2018001900	19-238-0062-06148
8	Block 12	Lot 34 (Open Space)	NPRMI	Open Space		181 167-2018001973	19-238-0062-05856
9	Block 15	Lot 1 (Open Space)	NPRMI	Open Space		584 167-2018002000	19-238-0062-05936
10	Road Lot	Lot 1	NPRMI	Road		3,555 167-2018002054	19-238-0062-10449
11	Road Lot	Lot 2	NPRMI	Road		1,704 167-2018002055	19-238-0062-10450
12	Road Lot	Lot 3	NPRMI	Road		1,009 167-2018002056	19-238-0062-10451
13	Road Lot	Lot 4	NPRMI	Road		1,963 167-2018002057	19-238-0062-10452
14	Road Lot	Lot 5	NPRMI	Road		1,874 167-2018002058	19-238-0062-10453
15	Road Lot	Lot 6	NPRMI	Road		2,345 167-2018002059	19-238-0062-10454
16	Road Lot	Lot 7	NPRMI	Road		787 167-2018002060	19-238-0062-10455
17	Road Lot	Lot 8	NPRMI	Road		833 167-2018002061	19-238-0062-10456
18	Road Lot	Lot 9	NPRMI	Road		1,496 167-2018002062	19-238-0062-10457
19	Road Lot	Lot 10	NPRMI	Road		1,998 167-2018002063	19-238-0062-10458
20	Road Lot	Lot 11	NPRMI	Road		879 167-2018002064	19-238-0062-10459

SOLVIENTO VILLAS Phase 2

Brgy. Mambog IV, Bacoor City

Item	Block No.	Lot No.	Owner	Remarks	Area	TCT No.	Tax Dec No.
1	Block 18	Lot 8 (Open Space)	NPRMI	Open Space	100	167-2021001758	19-238-0062-10955
2	Block 28	Lot 1 (Excluded Area)	NPRMI	Excluded Area	111	167-2021001907	19-238-0062-11104
3	Block 29	Lot 1 (Reserved Area)	NPRMI	Excluded Area	214	167-2021001908	19-238-0062-11105
4	Road Lot 12		NPRMI	Road	1,082	167-2021001915	19-238-0062-11106
5	Road Lot 13		NPRMI	Road	354	167-2021001909	19-238-0062-11107
6	Road Lot 14		NPRMI	Road	1,805	167-2021001910	19-238-0062-11108
7	Road Lot 15		NPRMI	Road	1,039	167-2021001911	19-238-0062-11109
8	Road Lot 16		NPRMI	Road	1,045	167-2021001912	19-238-0062-11110
9	Road Lot 17		NPRMI	Road	982	167-2021001913	19-238-0062-11111
10	Road Lot 18		NPRMI	Road	885	167-2021001916	19-238-0062-11112
11	Road Lot 19		NPRMI	Road	597	167-2021001914	19-238-0062-11113

SOLVIENTO VILLAS PHASE 3A

Brgy. Mambog 4, Bacoor City, Cavite

Item	Block No.	Lot No.	Owner	Remarks	Area	TCT No.	TD No.
1		29 6 (OS)	NPRMI	Open Space	138	167-2021003612	19-238-0062-11761
2		37 NA (OS)	NPRMI	Open Space	1323	167-2021003723	19-238-0062-11872
3	Road Lot		1 NPRMI	Road	1220	167-2021003725	19-238-0062-11874
4	Road Lot		2 NPRMI	Road	1743	167-2021003726	19-238-0062-11875
5	Road Lot		3 NPRMI	Road	418	167-2021003727	19-238-0062-11876
6	Road Lot		4 NPRMI	Road	619	167-2021003728	19-238-0062-11877
7	Road Lot		5 NPRMI	Road	447	167-2021003729	19-238-0062-11878
8	Road Lot		6 NPRMI	Road	515	167-2021003730	19-238-0062-11879
9	Road Lot		7 NPRMI	Road	1056	167-2021003731	19-238-0062-11880
10	Road Lot		8 NPRMI	Road	474	167-2021003732	19-238-0062-11881
11	Road Lot		9 NPRMI	Road	1380	167-2021003733	19-238-0062-11882