



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

**JOINT COMMITTEE REPORT  
NO. HLUUD-013-S-2025**

Office of the Sangguniang Panlungsod  
Received by: Jenett P. Ping  
Date: 11/11/2025  
Time: 3:00 PM

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH F.E. DE CASTRO CORPORATION PERTAINING TO THE DONATION OF A PARCEL OF LAND LOCATED IN BARANGAY LIGAS, BACOOR CITY, CAVITE WITH TRANSFER CERTIFICATE OF TITLE NO. T-126269. (PCR 119-2025 dated August 26, 2025).*

The committee held a joint committee hearing on September 18, 2025, at 4:14 PM. 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 Articles 748 and 749 of the Civil Code of the Philippines, Section 35(b) of the Local Government Code (RA 7160), and COA Circular No. 2016-006, the donation of real property must be formalized through a duly executed and notarized Deed of Donation and Acceptance (DODA) supported by complete documentary requirements.

**FINDINGS:**

During the deliberation, it was found that while the intent to donate was established, several documentary requirements necessary for the formalization of the donation were not yet complete. These include the original Transfer Certificates of Title (TCTs), Certificate of Completion, and proof of compliance with donor's tax and





documentary stamp tax obligations. Minor discrepancies in the property's technical description were also noted and must be rectified prior to acceptance.

#### 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, to sign a Deed of Donation and Acceptance on behalf of the City Government of Bacoor with F.E. De Castro Corporation pertaining to the donation of a parcel of land located in Barangay Ligas, Bacoor City, Cavite with Transfer Certificate of Title No. T-126269.

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

Signed this 13<sup>th</sup> day of October 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-013-S-2025

Office of the Sangguniang Panlungsod  
Received by: Janet Pring  
Date: 10/1/2025  
Time: 1:30 pm

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH F.E. DE CASTRO CORPORATION PERTAINING TO THE DONATION OF A PARCEL OF LAND LOCATED IN BARANGAY LIGAS, BACOOR CITY, CAVITE WITH TRANSFER CERTIFICATE OF TITLE NO. T-126269. (PCR 119-2025 dated August 26, 2025).*

The joint committee hearing was executed on September 18, 2025, at 4:14 PM 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. and proceeded with the roll call.

The hearing began with Hon. Reynaldo Palabrica inquiring about the property being donated by F&E De Castro to the city government. Ms. Rosemarie Sotaridon explained that a Deed of Donation had already been executed during the term of Mayor Castillo, covering the open spaces and road lots within F&E De Castro Village, which includes areas in Ligas, Niog, and Aniban. She added that a new Deed of Donation was later prepared since the previous documents could no longer be located. The new deed, signed by the heirs of Mr. De Castro, includes an updated format and acceptance clause. Ms. Sotaridon committed to verifying whether the original titles have been turned over to the city and to coordinate with management for their release.

Hon. Palabrica emphasized that a deed of donation is incomplete without the submission of the original land titles, as these are essential for full transfer of ownership. He requested a timeline for the turnover, which Ms. Sotaridon estimated could be within







the next month. He also raised the issue of unpaid real property taxes, to which Ms. Sotaridon appealed for possible tax waiver consideration since the property had already been donated.

The representative from the Assessor's Office, Ms. Therese Leoncio, was instructed to verify the tax declaration status of the property. Meanwhile, Atty. Salve Valenciano from the Legal Service Department confirmed that while the format of the Deed of Donation and Acceptance was acceptable, some documentary requirements were still missing. These include the Transfer Certificates of Title (TCTs), Certificate of Completion, and proof of compliance with donor's tax and documentary stamp tax. She recommended that these documents be submitted before the formalization of the donation.

Engr. Sherwin Valeroso of the Zoning and Land Development Department reported that the location and technical descriptions of the property had been verified. However, minor discrepancies in the plotted boundaries were noted, which need to be corrected to ensure accuracy. He also mentioned that the BIR advised the city to ensure compliance with donor's tax and documentary stamp tax requirements prior to acceptance.

Punong Barangay George Medina of Ligas I confirmed that the donated property currently houses an existing basketball court built during Mayor Castillo's term. However, a portion of approximately 700 square meters of the total 1,732 square-meter lot is illegally occupied, locally known as "putohan." The Housing and Urban Development Regulatory Division (HUDRD) has already conducted an assessment to address the issue.

After discussions, Hon. Palabrica expressed appreciation to F&E De Castro for supporting the City Government of Bacoor and recognized the importance of the donated property to the residents. He moved for the approval of a resolution authorizing the City Mayor to accept the Deed of Donation and Acceptance, subject to the completion of all documentary and legal requirements. Ms. Sotaridon raised a final concern regarding the signatories, clarifying whether the new board resolution signatories should be used. Hon. Palabrica advised that the current corporate president and board-approved signatories should execute the document, accompanied by a Secretary's Certificate and other necessary corporate documents.

With no further matters to discuss, Hon. Palabrica moved to suspend the hearing, and the motion was duly seconded. The hearing was officially suspended at 4:34 PM.





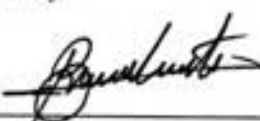
Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



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**  
CITY ADMINISTRATOR'S OFFICE



## INDORSEMENT

**TO : HON. ROWENA BAUTISTA-MENDIOLA**  
City Vice Mayor

**THRU: ATTY. KHALID A. ATEGA, JR.**  
Sangguniang Panlungsod Secretary

OFFICE OF THE  
SANGGUNANG PANLUNGSOD  
BACOR CITY, CAVITE

LYN Q. AINZA  
ADMIN. ASSISTANT I  
TIME: 9:29 DATE: 8/19/25

**SUBJECT : FOR APPROPRIATE ACTION**  
DRAFT DEED OF DONATION AND ACCEPTANCE BETWEEN  
THE CITY GOVERNMENT OF BACOR AND F & E DE CASTRO  
CORPORATION, PERTAINING TO THE DONATION OF A PARCEL  
OF LAND LOCATED IN BARANGAY LIGAS, BACOR CITY,  
CAVITE

**DATE : 18 AUGUST 2025**

Attached herewith the draft Deed of Donation and Acceptance by and between the City Government of Bacor and F & E De Castro Corporation covering a parcel of land located in Barangay Ligas, Bacor City, Cavite, with an area of 1,731 square meters, more or less, and covered by a portion of Transfer Certificate of Title (TCT) No. T-126269.

Relative thereto, we hereby endorse the same for your approval and issuance of the required City Resolution authorizing the Hon. Strike B. Revilla, City Mayor, to sign and enter therein for and on behalf of the City Government of Bacor.

Thank you.

Respectfully,

**ATTY. AIMEE TORREFRANCA-NERI**  
City Administrator



Address: Bacor Government Center, Bacor Blvd.,  
Brgy. Bayanan, City of Bacor, Cavite  
Trunkline: 434-1111  
Website: [www.bacor.gov.ph](http://www.bacor.gov.ph)



Cert. no. 24/181809

# DEED OF DONATION AND ACCEPTANCE

## KNOW ALL MEN BY THESE PRESENTS:

This Deed of Donation and Acceptance ("**Deed**") entered into this \_\_\_\_\_ day of \_\_\_\_\_ at the City of Bacoor, Cavite, by and between:

**F & E DE CASTRO CORPORATION**, a domestic corporation duly organized and existing under the laws of the Republic of the Philippines with principal office at Talon, Las Piñas Cit, represented in this act by its Director/President, **FREDERIC A. DE CASTRO**, duly authorized for this purpose, hereinafter referred to as "**DONOR**";

and

The **CITY GOVERNMENT OF BACOR**, a local government unit duly organized and existing under the laws of the Republic of the Philippines, with its principal office and postal address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Province of Cavite, represented herein by its City Mayor, **HON. STRIKE B. REVILLA**, pursuant to his authority conferred and embodied in City Resolution No. \_\_\_\_\_ Series of \_\_\_\_\_, approved by the City Council of Bacoor dated \_\_\_\_\_, and hereinafter referred to as "**DONEE**"

## WITNESSETH: THAT

**WHEREAS**, the **DONOR** is the absolute owner of a parcel of land situated in Barangay Ligas, City of Bacoor, Cavite and covered by Transfer Certificate of Title No. T-126269 of the Registry of Deeds for the Province of Cavite (Trece Martirez City) described as follows:

TCT No. T-126269  
Registry of Deeds for the Province of Cavite

A parcel of land (Blk. 5 of the subd. Plan Psd.-04-003445, being a portion of lot 4996, Imus Estate, LRC Rec. No. 8843), situated in the Bo. Of Ligas, Mun. of Bacoor, Prov. Of Cavite. Bounded on the SW., NW and NE., by along lines 1 to 5 Creek (10.00 m. wide); on the SE., along line 6-7 by Basement-1; along line 7-8 by lot 26, Blk 1; along line 8-9 by Road Lot 1 along line 9-10 by Lot 20, Blk. 2 all of the subd. Plan; and on the SW., along line 10-1 by Lot 53447 Imus Estate. Beginning at a pt. marked "1" on plan, being S. 69 deg. 03'E., 491.05 m. from Mon. No. 186, Imus Estate thence N, 21 deg. 07'W., 19.24 m. to pt. 2; thence N. 18 deg. 40' E., 59.05 m. to pt. 3; thence N. 58 deg. 04' E., 17.23 m. to pt. 4; thence



FREDERIC A. DE CASTRO  
F & E DE CASTRO CORPORATION  
Donor

S. 53 deg. 13', 18.97 m. to pt. 5; thence S. 63 deg. 42', 3.81 m. to pt. 6; thence S. 25 deg. 10'W., 3.00m. to pt. 7; thence S.25 deg. 10'W., 16.85 m. to pt. 8; thence S.25 deg. 10. W., 10.00 m. to pt. 9; thence N. 25 deg. 10'W., 28.68 m. to pt. 10; thence N. 81 deg. 56'W., 14.06 m. to pt. of beginning; containing an area of ONE THOUSAND SEVEN HUNDRED THIRTY ONE (1,731) SQ. METER. All pts. Referred to are indicated on the plan and are marked on the ground by PS Cyl. Cone. Mons., except pts. 1 to 5 by old stake bearing trye; date of original survey, July 27, 1905- June 11, 1908. That of the subd. Dev. 19-21, 198. Approved on March 11, 1982.

(Hereinafter known as the "**Donated Property**");

**WHEREAS**, the DONOR is the owner and developer of F & E DE CASTRO SUBDIVISION located at Barangay Mambog I, Bacoor City, Cavite;

STRIKE B. REVILLA  
CITY GOVERNMENT OF BACOR  
Donee

**WHEREAS**, the DONOR, as the developer of the said subdivision, provided adequate open spaces inside the subdivision, pursuant to Presidential Decree No. 1216;

**WHEREAS**, the DONOR as the owner/developer, intends to donate to the DONEE the said open space;

**WHEREAS**, the DONOR has paid all the real property taxes of the Donated Property that will be donated to the DONEE;

ATTY. AIMEE T. NERI  
CITY GOVERNMENT OF BACOR  
Witness

**NOW, THEREFORE**, for and in consideration of the foregoing premises and as an act of gratitude and liberality on its part, the **DONOR** hereby **GIVES, TRANSFERS, CONVEYS, and DELIVERS** to the **DONEE** by way of donation in favor of the **DONEE**, and the **DONEE** agrees to accept such subject to the purpose and conditions set forth herein:

F & E DE CASTRO CORPORATION  
Witness

1. The DONOR hereby voluntarily and freely gives, transfers, and conveys by way of donation unto the DONEE, its successors, and assigns (as the case may be) all its rights, interests, titles, and participations over the Donated Property in the Subdivision together with all the improvements thereon, free from all liens and encumbrances.
2. The DONOR affirms that this donation is not made with intent to defraud its creditors, and that it has sufficient funds and properties reserved for itself.
3. The DONEE hereby receives and accepts the said gift and donation made in its favor by the DONOR and hereby expresses its gratitude to the DONOR.
4. All taxes, fees, charges, and expenses necessary for transferring the certificate of title and tax declaration, such as but not limited to donor's tax, documentary stamp tax, local transfer tax, etc., pertaining to this donation shall be exclusively borne by the DONOR.

IN WITNESS WHEREOF, the Parties have hereunto affixed their signatures this \_\_\_\_\_ in \_\_\_\_\_, Philippines.

**F & E DE CASTRO CORPORATION**

By:

**CITY GOVERNMENT OF BACOR**

By:

\_\_\_\_\_  
**MR. FREDERIC A. DE CASTRO**

Director/President

Donor

\_\_\_\_\_  
**HON. STRIKE B. REVILLA**

City Mayor

Donee

C.R. No. \_\_\_\_\_ dated \_\_\_\_\_

SIGNED IN THE PRESENCE OF:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

(Acknowledgment page follows)



REPUBLIC OF THE PHILIPPINES )  
 ) S.S.

ACKNOWLEDGMENT

BEFORE ME a notary public this \_\_\_\_\_ in \_\_\_\_\_, personally appeared the following persons, who are identified by me through competent evidence of identity:

Name	Competent Evidence of Identity	Validity Details
F & E DE CASTRO CORPORATION by: MR. FREDERIC A. DE CASTRO		
CITY GOVERNMENT OF BACOR by: HON. STRIKE B. REVILLA		

known to me and to me made known to be the same person who executed the foregoing instrument and acknowledged to me that the same is her own free voluntary act and deed.

This Deed consisting of \_\_\_\_\_ ( ) pages including the page on which this acknowledgement is written has been signed on the left margin of each and every page thereof by the party and her witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND NOTARIAL SEAL on the date and at the place first above written.

Doc. No. \_\_\_\_\_;  
Page No. \_\_\_\_\_;  
Book No. \_\_\_\_\_;  
Series of \_\_\_\_\_.

FREDERIC A. DE CASTRO  
F & E DE CASTRO CORPORATION  
Donor

STRIKE B. REVILLA  
CITY GOVERNMENT OF BACOR  
Donee

ATTY. AIMEE T. NERI  
CITY GOVERNMENT OF BACOR  
Witness

F & E DE CASTRO CORPORATION  
Witness