



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

**JOINT COMMITTEE REPORT
NO. HLUUD-019-S-2025**

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 07 NOV 2025
Time: 1:58 PM

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 HOMEMARK INC. PERTAINING TO THE DONATION OF VARIOUS ROAD LOTS, COMMUNITIES AND FACILITIES SITUATED AT GREENLANE VILLAS LOCATED IN BARANGAY SAN NICOLAS, BACOOR CITY, CAVITE. (PCR 171-2025 dated September 29, 2025).*

The committee held a joint committee hearing on October 9, 2025, at 2:14 p.m. 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:

After careful evaluation of the documents and deliberation during the Committee's review, the following findings are hereby presented:

- Homemark Inc. confirmed that the donation includes road lots, open areas, parks and playgrounds, and community facilities, specifically a multi-purpose hall and basketball court, located within Greenlane Villas, Barangay San Nicolas, Bacoor City.





- Upon verification by the City Assessor and Treasury Departments, the donated properties have outstanding real property tax liabilities amounting to P458,434.48 covering the years 2012 to 2025.
- The City Legal Office, through Atty. Salve Valenciano, noted that while the draft Deed of Donation is in proper form, the developer must still submit the following documents before final execution: Certificate of Completion (COC) from the Department of Human Settlements and Urban Development (DHSUD); Verified copies of titles of the properties subject to donation; Resolution of No Objection from the Greenlane Villas Homeowners Association (GLV HOA).

After careful consideration, the Committee finds that the proposed donation by Homemark Inc. is in accordance with Presidential Decree No. 957 and PD 1216, which mandate developers to allocate and donate open spaces and road lots within subdivision projects for public use.

However, the Committee also notes the presence of unpaid real property taxes on the subject properties. Given the developer's manifestation to donate and the city's policy of promoting public infrastructure, the Committee agrees that the authority to determine the waiver or payment of the said RPT should be vested in the City Mayor, subject to the existing laws and fiscal policies of the city.

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 Homemark Inc. pertaining to the donation of various road lots, communities and facilities situated at Greenlane Villas located in Barangay San Nicolas, Bacoor City, Cavite pending submission of the required documents.

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

Signed this 7th day of November 2025 at the City of Bacoor, Cavite.





**COMMITTEE ON HOUSING, LAND UTILIZATION AND
URBAN DEVELOPMENT**

HON. HORACIO M. BRILLANTES JR.

Chairman

HON. ADRIELLO 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
AND
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES**

**MINUTES OF THE JOINT COMMITTEE HEARING
NO. HLUUD-019-S-2025**

Office of the Sangguniang Panlungsod
Received by Janet Pring
Date 05-30-2025
Time 3:40 PM

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 HOMEMARK INC. PERTAINING TO THE DONATION OF VARIOUS ROAD LOTS, COMMUNITIES AND FACILITIES SITUATED AT GREENLANE VILLAS LOCATED IN BARANGAY SAN NICOLAS, BACOOR CITY, CAVITE. (PCR 171-2025 dated September 29, 2025).*

The joint committee hearing was executed on October 9, 2025, at 2:14 p.m. 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, Hon. Horacio Brillantes, Jr. and proceeded with the roll call.

The Chair opened the discussion by stating that the purpose of the hearing was to deliberate on the proposed resolution authorizing the City Mayor to sign a Deed of Donation with Homemark Inc., which involves the donation of road lots, open spaces, and community facilities located in Greenlane Villas, Barangay San Nicolas, Bacoor City. Hon. Reynaldo Palabrica initiated the inquiry by asking for clarification on the specific properties being donated. Atty. Mariel Yamashita confirmed that the donation covers road lots, open areas, parks and playgrounds, and community facilities, particularly a multi-purpose hall and basketball court.

The issue of unpaid real property taxes (RPT) on the subject properties was raised during the discussion. Atty. Yamashita admitted that the RPT payments were not updated. The Assessor's Office, through Ms. Therese Leoncio, initially estimated the





unpaid RPT at ₱131,155.00 (excluding penalties) since 2012. However, upon further verification by the Treasury Department, Ms. Normalyn Lim reported that the total tax liability amounts to ₱458,434.48 covering the period from 2012 to 2025. When asked about their position on this matter, Atty. Yamashita, on behalf of Homemark Inc., requested that the City Council consider waiving the payment of the real property taxes. Hon. Palabrica noted that while the amount was relatively minimal, the final decision on the matter should be left to the City Mayor's discretion, as it may affect the city's target revenue collection.

Atty. Salve Valenciano, representing the Office of the City Legal Service, stated that the Deed of Donation submitted by Homemark Inc. was in proper legal format. However, she noted that several documentary requirements must still be completed before execution, including the Certificate of Completion (COC) from the Department of Human Settlements and Urban Development (DHSUD), verification of titles of the properties by the Zoning and Land Development Department, and a Homeowners Association Resolution of No Objection to the donation. She emphasized the importance of ensuring that all legal and technical requirements are in order prior to the acceptance of the donation.

On behalf of the Greenlane Villas Homeowners Association, Mr. Florante Falgui, the association president, expressed full understanding and consent that once the donation is accepted by the City Government of Bacoor, ownership and control of the donated properties will be vested in the local government. He further explained that the homeowners have long awaited the turnover of the subdivision's facilities and are in favor of the donation, believing it will bring improvements and better management of public facilities within their community.

Engr. Sherwin Valeroso from the Zoning and Land Development Department recommended that all transfer-related fees and expenses be shouldered by Homemark Inc., and that the required HOA Resolution of No Objection be submitted to formalize the consent of the homeowners. He also suggested that all relevant documents and communications be centralized under the Office of the City Legal Service to ensure proper coordination and documentation.

Following thorough deliberation, Hon. Reynaldo Palabrica moved that the committee recommend the approval of the proposed resolution authorizing Hon. Strike B. Revilla, City Mayor of Bacoor, to sign the Deed of Donation on behalf of the city, subject to compliance with the documentary requirements and subject further to the discretion of the City Mayor on whether to grant the waiver of the ₱458,434.48 RPT liability of Homemark Inc. The motion was duly supported by the members of the committee.





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



CGBR-SPBac-F01.02

01/20/2025



Before adjournment, Atty. Salve Valenciano reiterated the readiness of the City Legal Office to assist in the review and finalization of the Deed of Donation upon submission of the required documents. She also acknowledged the efforts of Homemark Inc. and other developers who continue to coordinate with the city government in donating open spaces and facilities in compliance with PD 957 and PD 1216.

There being no further questions or objections, Hon. Reynaldo Palabrica moved for the adjournment of the hearing. With no objection raised, the motion was approved, and the hearing was formally adjourned by Hon. Horacio Brillantes, Jr., Committee Chairperson. The Joint Committee Hearing was suspended at exactly 2:34 p.m.

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
AND
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

NOTICE OF COMMITTEE HEARING

(Proof of Receipt)
(October 9, 2025 2:00 PM)

Office of the Sangguniang Panlungsod
Received by: Janet Biring
Date: 10/09/2025
Time: 2:00 PM

(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, TO SIGN A DEED OF DONATION ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH HOMEMARK INC. PERTAINING TO THE DONATION OF VARIOUS ROAD LOTS, COMMUNITIES AND FACILITIES SITUATED AT GREENLANE VILLAS LOCATED IN BARANGAY SAN NICOLAS, BACOOR CITY, CAVITE. (PCR 171-2025 dated September 29, 2025)**

	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
1.	Hon. Adrielito G. Gawaran	SP		[Signature] 10/07/25
2.	Hon. Simplicio G. Dominguez	SP	2414	[Signature] 10-7-25
3.	Hon. Randy C. Francisco	LNB VICE PRESIDENT		[Signature] 10/7/25
4.	Hon. Reynaldo D. Palabrica	SP		[Signature] 10/07/25
5.	Hon. Levy M. Tela	SP		[Signature] 10/07/25
6.	Hon. Reynaldo M. Fabian	SP		[Signature] 10/7/25
7.	Atty. Kim Nyca Lofranco	OCLS		
8.	Engr. Arthur S. San Jose	ZONING		[Signature] 10/7/2025
9.	Atty. Edith Napalan	TREASURY		[Signature] 10-7-25
10.	Ms. Elmine Dela Cruz	ASSESSOR		[Signature] 10-7-25
11.	Mr. Nicholas Rios	HOMEMARK, INC.		[Signature] 10/9/25
12.	Ms. Evelyn Lacuata	HOMEMARK, INC.		[Signature] 10/9/25

NOTICE OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

Page 1

PCR 171-2025 - DEED OF DONATION WITH HOMEMARK INC. AT GREENLANE VILLAS LOCATED IN BARANGAY SAN NICOLAS, BACOOR CITY, CAVITE.





Republic of the Philippines
Province of Cavite

CITY OF BACOR

OFFICE OF THE SANGGUNIANG PANLUNGSOD



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01/20/2025

8 years
in a row!

	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
13.	Mr. Florante Falgui	HOA	09499816761	by: <i>[Signature]</i> ALCANTARA YAKIT
14.	PB Alfredo Arevalo	SAN NICOLAS III	09286097252	
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NOTICE OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

Page 2

PCR 171-2025 - DEED OF DONATION WITH HOMEMARK INC. AT GREENLANE VILLAS LOCATED IN
BARANGAY SAN NICOLAS, BACOR CITY, CAVITE.



Address: Bacoor Livelihood and Disaster Resilience Bldg.
Bacoor Blvd., Brgy. Bagumbayan, City of Bacoor, Cavite
Telephone: (046) 457-0727
Website: www.bacoorcity.gov.ph



Call no. 24/151805



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

ATTENDANCE OF COMMITTEE HEARING

(Proof of Receipt)
(October 9, 2025 2:00 PM)

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 10.10.2025
Time: 2:00 PM

(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, TO SIGN A DEED OF DONATION ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH HOMEMARK INC. PERTAINING TO THE DONATION OF VARIOUS ROAD LOTS, COMMUNITIES AND FACILITIES SITUATED AT GREENLANE VILLAS LOCATED IN BARANGAY SAN NICOLAS, BACOOR CITY, CAVITE. (PCR 171-2025 dated September 29, 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	LNB VICE PRESIDENT		
5.	Hon. Reynaldo D. Palabrica	SP		
6.	Hon. Levy M. Tela	SP		
7.	Hon. Reynaldo M. Fabian	SP		
8.	Engr / EnP. Sherril V. Valdez	ZONING	09277131257	
9.	normalyn Lim	TREASURY	09166674458	
10.	THEOSES C. LEONARDO	ASSESSOR	09178879246	
11.	ATTY. ALVE VALENCIANO	OCLS		
12.	ENRICO OLIVEROS		09086241972	

ATTENDANCE OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

Page 1

PCR 171-2025 - DEED OF DONATION WITH HOMEMARK INC. AT GREENLANE VILLAS LOCATED IN BARANGAY SAN NICOLAS, BACOOR CITY, CAVITE.





Republic of the Philippines
Province of Cavite

CITY OF BACOAR

OFFICE OF THE SANGGUNIANG PANLUNGSOD



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01/20/2025

AWARDEE
8 years
in a row!

	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
13.	ARLENE YAKIT	GLV	09499816701	
14.	RW NABES PAGON	GLV HOA	09153106062	
15.	OLIVE ELEFANT	GLV HOA	09109291416	
16.	Maniel Garcia Nhayin P. Yanesada	Homemark Inc.	09171541027	
17.	Lalaine Corde	Home mark	09161740267	
18.	NORMAN LIM	CFD	09166674458	
19.	HON. MANOLO GARCIA JR.			
20.	HON. RICARDO UGADE			
21.	HON. ROGELIO NOLASCO			
22.	James Laniza			
23.	Joseph de Jesus			
24.	Marlyn Ocampo			
25.	Marineta Miranda			
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ATTENDANCE OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

Page 2

PCR 171-2025 - DEED OF DONATION WITH HOMEMARK INC. AT GREENLANE VILLAS LOCATED IN BARANGAY SAN NICOLAS, BACOAR CITY, CAVITE.



Address: Bacoar Legislative and Executive Building
Bacoar Blvd. Bay, Bacoar, City of Bacoar, Cavite
Telephone: (046) 417-0727
Website: www.bacoarcity.gov.ph



Cert. no. 24/151609



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



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

AWARDEE
5 years
in a row!

Office of the Sangguniang Panlungsod
Received by: *Leat Pina*
Date: *9/10/2025*
Time: *11:00am*

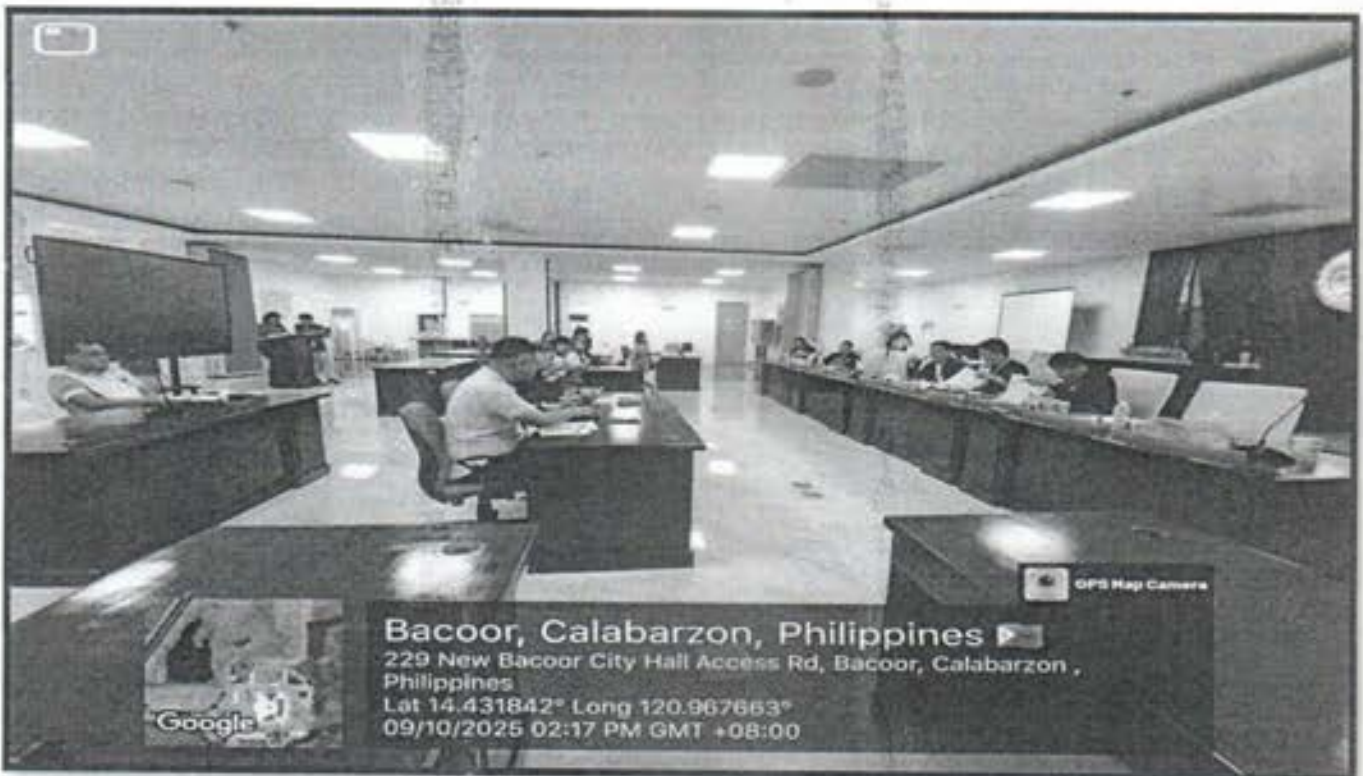
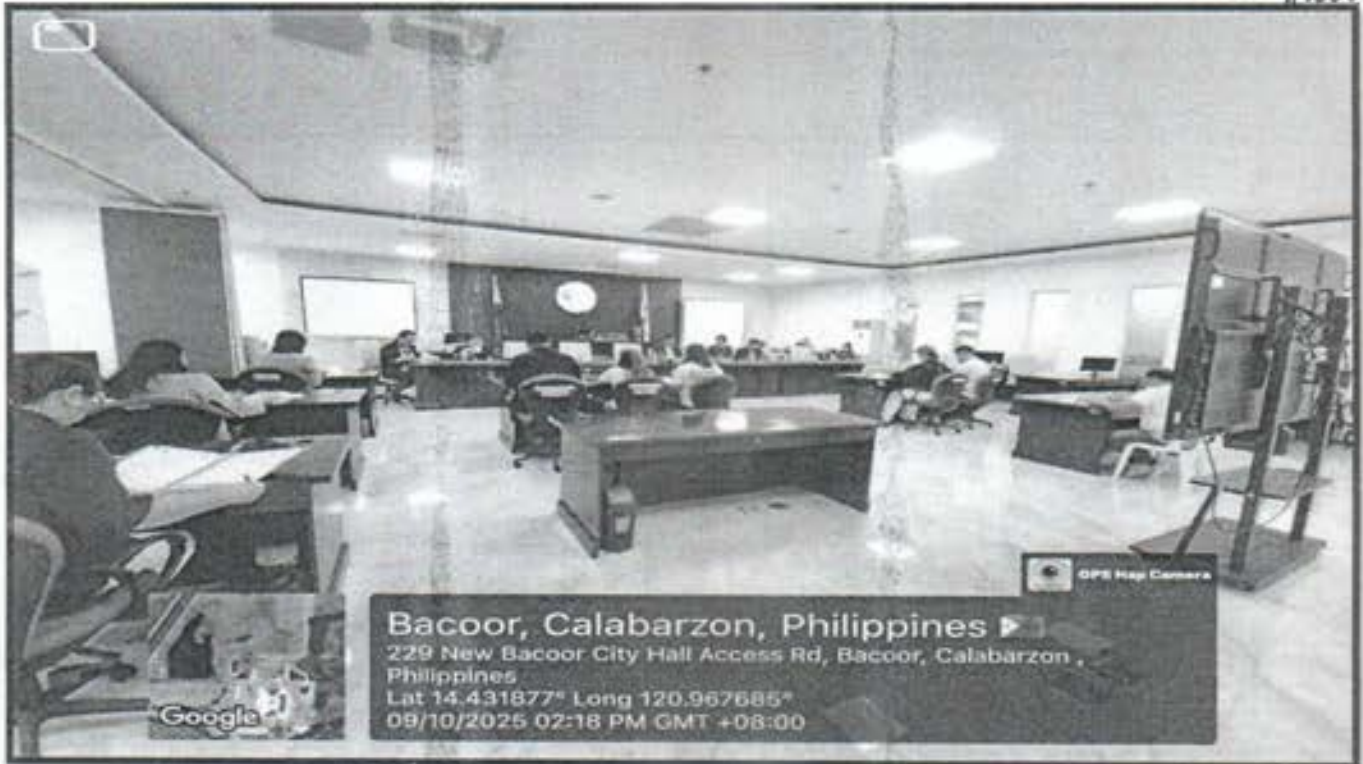


PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD S-2025
PCR 171-2025 - DEED OF DONATION WITH HOMEMARK INC. AT GREENLANE VILLAS LOCATED IN
BARANGAY SAN NICOLAS, BACOOR CITY, CAVITE.

Page 1



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



Cert no 24/181R06



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



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



PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD S-2025
PCR 171-2025 - DEED OF DONATION WITH HOMEMARK INC. AT GREENLANE VILLAS LOCATED IN
BARANGAY SAN NICOLAS, BACCOOR CITY, CAVITE.

Page 2



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



Cert. No. 24151R00



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



25 September 2025

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor, City of Bacoor
6th Floor, New Bacoor Legislative Building
Bacoor City, Province of Cavite

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

OFFICE OF THE
SANGGUNIAN PANLUNGSOD
BACOR CITY, CAVITE

LYN Q. AINZA
ADMIN. ASSISTANT
TIME: 2:32 DATE: 9/25/25

SUBJECT : **ENDORSEMENT OF CERTIFICATE OF COMPLETION
APPLICATION FOR GREENLANE VILLAS, BRGY. SAN
NICOLAS III / BAYANAN, BACOR CITY, CAVITE**

Dear Hon. Sarino-Evaristo,

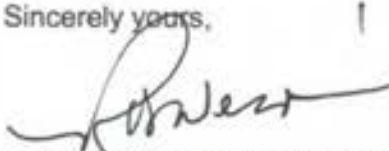
Greetings in the Name of Public Service!

The undersigned respectfully endorses to your good office the Certificate of Completion Application for Greenlane Villas, Brgy. San Nicolas III / Bayanan, Bacoor City, Cavite for your perusal and proper action.

Attached herewith is a copy of the said certificate.

Thank you very much.

Sincerely yours,


HON. ROWENA BAUTISTA-MENDIOLA
Acting 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



September 25, 2025

Hon. Edwin "Strike" B. Revilla
Mayor
City of Bacoor
Province of Cavite

Re: CERTIFICATE OF COMPLETION APPLICATION FOR GREENLANE VILLAS BRGY. SAN NICOLAS III /
BAYANAN, BACOR CITY CAVITE

Dear Mayor:

May we respectfully apply for a Certificate of Completion for **Greenlane Villas** located at Brgy. San Nicolas III / Bayanan, Bacoor, Cavite. We are pleased to submit herewith the following documents below for your reference.

No.	Description	Copies	Remarks
1	Deed of Donation	6 copies	Original, not yet notarized
2	Secretary Certificate	3 copies	Original, notarized
3	Thirteen (13) Titles	1 copy/title	Photocopy
4	Subdivision Plan (with highlighted areas of Donation)	1 copy	
5	Certificate of Registration (COR)	1 copy	Photocopy
6	License to Sell	1 copy	Photocopy
7	Development Permit	1 copy	Photocopy

We highly appreciate and look forward for your kind review and approval on the matter.

Thank you.


LALAIN E. CONDE
Asst. Manager
Estate Management Corporation
Homemark, Inc.

HOMEMARK INC.

DOCUMENTS FOR: **GREENLANE VILLAS**


ADDRESS: **BRGY. SAN NICOLAS BACOR CAVITE**

TRANSMITTAL OF REQUIREMENTS

NO.	REQUIREMENTS	COPIES	REMARKS
1	DEED OF DONATION	6 COPIES	ORIGINAL COPIES, NOT YET NOTARIZED
2	SECRETARY CERTIFICATE	3 COPIES	ORIGINAL COPIES, NOTARIZED
3	THIRTEEN (13) TITLE	1 COPY PER TCT	PHOTOCOPY
4	SUBDIVISION PLAN (WITH HIGHLIGHTED AREAS FOR DONATION)	1 COPY	
5	CERTIFICATE OF REGISTRATION (COR)	1 COPY	PHOTOCOPY
6	LICENSE TO SELL	1 COPY	PHOTOCOPY
7	DEVELOPMENT PERMIT	1 COPY	PHOTOCOPY
8	FACT SHEET	1 COPY	NOT YET NOTARIZED
9	SALES STATUS REPORT	1 COPY	NOT YET NOTARIZED

NOTE: FOR TURN-OVER OF PROJECT TO LGU

PREPARED BY:

 9.24.25
MARIE CRISTINE M. GOOSINO

CHECKED BY:


MS. LOURDES DAMIAN

RECEIVED BY:

SIGNATURE OVER PRINTED NAME



September 26, 2025

Hon. Edwin "Strike" B. Revilla
Mayor
City of Bacoor
Province of Cavite

Re: CERTIFICATE OF COMPLETION APPLICATION FOR GREENLANE VILLAS BRGY. SAN NICOLAS III /
BAYANAN, BACOR CITY CAVITE

Dear Mayor:

May we respectfully apply for a Certificate of Completion for **Greenlane Villas** located at Brgy. San Nicolas III / Bayanan, Bacoor, Cavite. We are pleased to submit herewith the following documents below for your reference.

No.	Description	Copies	Remarks
1	Greenlane Villas HOA ID	1 copy	Photocopy
2	Greenlane Villas HOA GIS	1 copy	Photocopy
3	Development Permit	1 copy	Photocopy

We highly appreciate and look forward for your kind review and approval on the matter.

Thank you.


LALAIN E. CONDE
Asst. Manager
Estate Management Corporation
Homemark, Inc.



Republic of the Philippines
Province of Cavite
MUNICIPALITY OF BACOR
Office of the Mayor

DP NO. BP-01-2010-01 San Nic
APPLICATION NO. BP-01-2010-01-San Nic
REFERENCE NO. -
DATE ISSUED: JANUARY 12, 2010

DEVELOPMENT PERMIT

☒ SUBDIVISION ☐ CONDOMINIUM
BP-220

NAME OF OWNER
HOMEMARK INCORPORATED

ADDRESS and TEL. NO.

UNIT C, SAN ANTONIO BLDG., 1595 QUEZON AVE., QUEZON CITY
TEL. NO. 414-2380/FAX NO. 920-3891

NAME OF DEVELOPER
HOMEMARK INCORPORATED

ADDRESS and TEL. NO.

UNIT C, SAN ANTONIO BLDG., 1595 QUEZON AVE., QUEZON CITY
TEL. NO. 414-2380/FAX NO. 920-3891

NAME OF PROJECT
GREENLANE VILLAS

LOCATION

SAN NICOLAS, BACOR, CAVITE

AREA (HAS.)
1.8935 HAS.

NO. OF SALEABLE LOTS/UNITS
233 LOTS

PROJECT CLASSIFICATION
BP-220 RESIDENTIAL (ECONOMIC SUBDIVISION)

RIGHT OVERLAND

TCT NO. T- 1049395

EVALUATION OF FACTS

The GREENLANE VILLAS is in conformity with the Zoning Ordinance of this Municipality and with the implementing standards, rules and regulations of BP-220.

DECISION

Development Permit GRANTED provided, it is within all existing rules and regulations, of all government agencies concerned, as per SB Resolution No. 135-S- 2009 dated October 5, 2009 series of 2009.

CONDITIONS

- [X] All conditions stipulated herein form part of the DECISION and are subject to monitoring.
[X] Non-compliance therewith shall be a cause for cancellation or legal action.
[X] Pertinent Provisions of PD 957 and PD 1098 and their implementing Rules and Regulations shall be complied with.
[] License to sell for the affected area is temporarily suspended.
[] Submit the altered subdivision plans to the Bureau of Lands/National Land Titles and Deeds for verifications and approval of the field survey returns. Upon approval same shall be re-applied to this office is for registration and issuance of License to Sell.
[X] Other conditions
1. This permit is not an authority to sell.
2. Any misrepresentation or material falsehood on your part shall be sufficient cause for the cancellation of this approval and or legal action.
3. Clearance/Permit does not exempt the project from pertinent requirements of other gov't. agencies.
4. Clear, Clean and rip-rap all existing creeks and natural water passageway
5. Prior to any kind of development from herein, you are directed to
1. The developer shall have paid the corresponding Municipal fees equivalent to the areas affected by its development before the permit is issued;
2. The developer must devote at least thirty percent (30%) of the total lot area for roads and other open recreational spaces in accordance with R.A. 7279.
3. The developer must devote and develop a parcel of land within the above-described development project where a materials recovery facility (MRF) will placed in accordance with the Republic Act, No. 9003 also known as



Republic of the Philippines
Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Mayor

DP-NO. IIP-01-2010-01-SAN NIC
APPLICATION NO. BP-01-2010-01-SAN NIC
DATE ISSUED: JANUARY 12, 2010

5. Non-compliance with the requirements of the Provincial Ordinance No. 2003-005, Municipal Resolution No. 35-S-98 and Municipal Ordinance No. 9-S-99 of the Sangguniang Bayan of Bacoar as well as with any of the conditions provided herein, or any misrepresentation committed by the developer in connection with its application for development permit, shall be deemed sufficient grounds for the revocation of any permit which may hereafter be issued in favor of the developer by virtue of this resolution;
6. For every hectare comprising the development project subject of this resolution, the developer shall construct a multi-purpose hall building, classroom building, daycare center, or health center at any place within the municipality of Bacoar the size, design, and location of which building shall be identified and approved by the Municipal Mayor. The said multi-purpose hall building, classroom building, daycare center or health center shall be donated by the developer to the municipality within (6) months after its completion;
7. The developer shall construct, within the development project subject of this resolution, a "catch basin or pond" based on the design approved by the Japan International Cooperation Agency (JICA) pursuant to the Flood Mitigation Project of the municipal government;
8. The developer shall require all its employees or the employees of its contractors or suppliers who will be reporting for work within the territorial jurisdiction of Bacoar, Cavite to obtain Work Permits from the Office of the Municipal Mayor;
9. The developer shall provide the municipal government through the Business Permits and Licensing Office (BPL O), with the list of the names and addresses of the various contractors/suppliers who will work on above-mentioned development project for purpose of assessing the proper Business Permit Fees that the municipal government should charge to the said contractors/suppliers. Moreover, the developer should pay a business permit for the operation of any utility (water, telephone, cable television, etc.) to be operated by the developer in the development project covered by this Resolution;
10. The developer shall plant at least one hundred (100) trees within the territorial jurisdiction of Bacoar, Cavite for every one (1) hectare of the area consisting the development project subject of this Resolution. Provided, that the type of trees, the manner and schedule of the planting of such trees, and the exact location where the said trees shall be planted by the developer and shall be subject to the prior approval of the Municipal Mayor. Provided, further, that the cost of planting and maintaining the said trees which include but shall not be limited to the watering and fertilizing of the said trees, shall be borne exclusively by the developer;
11. The developer should construct the ecotourism housing projects required of it under the law within the territorial jurisdiction of Bacoar, Cavite;
12. The developer shall design the road network located within the subdivision project mentioned above in such a way that it can be connected with the existing and planned road network/s of the municipal government;
13. The developer shall agree to place the entrance or exit gate/s of the subdivision project mentioned above at least thirty (30) meters away from the edge of the nearest national, provincial, or municipal road/s so that the vehicles entering or leaving the said subdivision project shall not impede the orderly flow of vehicular traffic on the said road/s;
14. The developer shall comply with other conditions that may be set forth by the Office of the Municipal Mayor in the Development Permit.

Upon completion of these, should further develop

The Municipality of Bacoar will pose every opposition to any attempt of pre-selling unless otherwise, these pre-requirements are satisfied.



GREENLANE VILLAS HOMEOWNERS ASSOCIATION, INC.
SAN NICOLAS III / BAYANAN, BACOR, CAVITE, PHILIPPINES 4102

GENERAL INFORMATION SHEET

FOR THE YEAR 2024

Association Name: GREENLANE VILLAS HOMEOWNERS ASSOCIATION, INC.	
Principal Office Address: SAN NICOLAS III/ BAYANAN, BACOR, CAVITE 4102	
Email Address: teng.falgui@yahoo.com	
Contact Number: 09494791846	
Reg. No. (SEC/HIGC/HLURB/DHSUD) 17724 (HLURB)	Issued on: MARCH 8, 2013
Re-reg. No. (HLURB/DHSUD)	Issued on:

BOARD OF DIRECTORS/TRUSTEES:

NAME	RESIDENCE	SEX
CHERYL F. RONA	B1 L20 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE
ARLENE A. YAKIT	B2 L19 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE
OLIVE GRACE A. ELEFANE	B4 L28 GLV-P1 BAYANAN, BACOR, CAVITE	FEMALE
FLORANTE C. FALGUI	B3 L8 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	MALE
AGNES F. AVELLANEDA	B2 L18 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE
JECelyn P. FERRER	B2 L27 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE
ARIEL P. HORLADOR	B1 L6 GLV-P1 BAYANAN, BACOR, CAVITE	MALE
JUDAN P. BALANE	B7 L40 GLV- P1 BAYANAN, BACOR, CAVITE	MALE
MENELIO M. PATAPAT JR.	B4 L7 GLV-P1 BAYANAN, BACOR, CAVITE	MALE
RODOLFO M. BARROZO JR.	B3 L5 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	MALE

DHSUD REGION 4A
RECORDS SECTION

RECEIVED

SEP 15 2025

By: _____

JOSE D. SINPAZ	B4 L43 GLV-P1 BAYANAN, BACOR, CAVITE	MALE
MICHAEL M. SALVADOR	B2 L22 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	MALE
EMMANUEL D. ANDAYA	B5 L34 GLV-P1 BAYANAN, BACOR, CAVITE	MALE
RYAN JAY M. DASCO	B1 L27 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	MALE

OFFICERS:

NAME	POSITION	RESIDENCE	SEX
ARIEL P. HORLADOR	PRESIDENT	B1 L6 GLV-P1 BAYANAN, BACOR, CAVITE	MALE
MENELIO M. PATAPAT JR.	VICE PRESIDENT	B4 L7 GLV-P1 BAYANAN, BACOR, CAVITE	MALE
FLORANTE C. FALGUI	SECRETARY	B3 L8 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	MALE
JECelyn P. FERRER	ASSISTANT SECRETARY	B2 L27 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE
OLIVE GRACE A. ELEFANE	TREASURER	B4 L28 GLV-P1 BAYANAN, BACOR, CAVITE	FEMALE
ARLENE A. YAKIT	ASSISTANT TREASURER	B2 L19 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE
AGNES F. AVELLANEDA	AUDITOR	B2 L18 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE

COMMITTEES:

NAME	POSITION	RESIDENCE	SEX
ERLINDA B. ADAMI	Election/GAD Comm. Chair	B1 L15 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE

JASMIN V. BATAKAN	Grievance Comm. Chair	B1 L5 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE
ANA B. DEL AGUA	Audit Comm. Chair	B3 L2 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE
PATRICIA R. DIONELA	DRRM Comm. Chair	B7 L32 GLV-P1 BAYANAN, BACOR, CAVITE	FEMALE
MARIAN M. BALANZA	Kasambahay Comm. Chair	B4 L30 GLV-EXTN. SAN NICOLAS III, BACOR, CAVITE	FEMALE

MEMBERS:

Total no.: 306


Attached is the updated list of members as of December 31, 2024, with sex disaggregated data.

I hereby certify that the information provided herein is true and accurate to the best of my knowledge.


FLORANTE C. FAIGUI
 (Signature over printed name)
 Association Secretary


SUBSCRIBED AND SWORN TO before me, this 09 SEP 2025 day of SEP 2025, affiant having exhibited to me his/her _____, issued on _____ at _____

Doc. No. 140
 Page No. 24
 Book No. 52
 Series of 2025


NOTARY PUBLIC
MA. SIGRID R. PINLAC
 NOTARY PUBLIC
 COMMISSION NO: 2023-08
 VALID UNTIL SEPTEMBER 19, 2025
 nit 4 Bacemco Bldg., Bayshan, Bacoor City, Cavite
 MCLE Compliance No.: VII-0021735 / Jun. 21, 2022
 Roll of Attorneys No.: 49488
 PIO: 2776783 / Jan. 2, 2023 / Bacoor City, Cavite
 ISP NO.: 490355 / Dec. 31, 2024

 **REPUBLIC OF THE PHILIPPINES**
Unified Multi-Purpose ID 

CRN: 0033-2759422-5



SURNAMES
PARAISO


FOREAL NAME
ANTHONY ALLAN


WORLD NAME
GOROSPE

DATE OF BIRTH 1975/01/29

RESIDENCE
85 L20 CHERRY ST. GREENLANE
VILLAS SAN NICOLAS 3 BACOR
CITY CAVITE PHIL 4102







 **REPUBLIC OF THE PHILIPPINES** 

JOSEPH L. LACOR

DATE OF BIRTH 1975/01/29

RESIDENCE
85 L20 CHERRY ST. GREENLANE
VILLAS SAN NICOLAS 3 BACOR
CITY CAVITE PHIL 4102





REPUBLIC OF THE PHILIPPINES
Department of the Interior
PAMBANSANG PANGKAKARILANGAN
Philippine Identification Card

NAME
Last Name: ELEFANE
First Name: OLIVE GRACE
Middle Name: ALVAREZ

DATE OF BIRTH
MARCH 11, 1982

ADDRESS
84 L28 P1 RANGE 07 GREENLAND VILLAGE, BARANGAY, CITY OF BAKUR,
DAVAO, PHILIPPINES, 4102

SEX
FEMALE

STATUS
MARRIED

PLACE OF ORIGIN
GLAN, SARANGANI

QR CODE

Republic of the Philippines
PROFESSIONAL REGULATION COMMISSION
PROFESSIONAL IDENTIFICATION CARD

LAST NAME ▶ FALGUI
FIRST NAME ▶ FLORANTE
MIDDLE NAME ▶ CALAMAYAN
REGISTRATION NO. ▶ 0087473
REGISTRATION DATE ▶ 06/20/2000
VALID UNTIL ▶ 02/25/2027

QR CODE

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION
LAND TRANSPORTATION AUTHORITY
DRIVER'S LICENSE

NAME
Last Name: FALGUI
First Name: FLORANTE
Middle Name: CALAMAYAN

DATE OF BIRTH
06/20/2000

SEX
F

ADDRESS
84 L28 P1 RANGE 07 GREENLAND VILLAGE, BARANGAY, CITY OF BAKUR,
DAVAO, PHILIPPINES, 4102

REGISTRATION NO.
0087473

REGISTRATION DATE
06/20/2000

VALID UNTIL
02/25/2027

STATUS
MARRIED

PLACE OF ORIGIN
GLAN, SARANGANI

QR CODE