



COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE REPORT NO. HLUUD-028-S-2025

Office of the Sangguniang Panlungsod
Received by: Janet P. Pineda
Date: 11/14/2025
Time: 3:41 pm

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION AND ACCEPTANCE BETWEEN THE CITY GOVERNMENT OF BACOR AND STA. LUCIA REALTY AND DEVELOPMENT, INC. FOR OPEN SPACES AND ROAD LOTS SITUATED AT VISTA VERDE SOUTH EXECUTIVE VILLAGE, BARANGAY MAMBOG 3 AND MEADOWOOD EXECUTIVE VILLAGE, BARANGAY P.F. ESPIRITU, BACOR CITY, CAVITE. (PCR 228-2025 dated October 27, 2025).*

This committee report pertains to the committee hearing conducted on November 14, 2025 relative to the above-stated subject matter. The hearing was presided over by the Chairperson of the Committee on Housing, Land Utilization and Urban Development, Hon. Horacio M. Brillantes Jr. and was held at the Sangguniang Panlungsod Session Hall situated on the 6th Floor of the BLDR Building, Bacoor Government Center, Barangay Bayanan, Bacoor City, Cavite. 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 a thorough deliberation and consultation, the Committee finds the following:

For Meadowood Executive Village:





- Sta. Lucia Realty and Development, Inc. proposed to donate nine (9) alleys, three (3) open canals, seven (7) easements, twenty-one (21) open spaces, and one hundred sixty-seven (167) road lots.
- The City Assessor confirmed that the properties proposed for donation were identified.
- The officers and board of directors of the Meadowood Homeowners' Association initially manifested no objection to the proposed donation.
- A homeowner, however, expressed concerns and opposition, particularly regarding the private nature of the subdivision, management of open spaces, and the presence of informal settlers.
- The Committee emphasized the requirement that there must be no opposition from the Homeowners' Association prior to acceptance of any donation.
- The Meadowood Homeowners' Association committed to conduct a general membership meeting to democratically determine the collective position of its members and to issue a resolution reflecting the result.

For Vista Verde Executive Village:

- Sta. Lucia Realty and Development, Inc. proposed to donate twenty-three (23) lots located in Phase 3, consisting of twenty-one (21) saleable lots with a total area of approximately 5,932 square meters and two (2) road lots.
- The proposed donation was intended to support a flood mitigation and water impounding project of the Department of Public Works and Highways.
- Representatives of the Vista Verde Homeowners' Association, through legal counsel, vehemently opposed the proposal, asserting that the subject properties are saleable lots allegedly owned by individual homeowners and therefore not proper subjects of donation.
- Legal and ownership issues were raised which require careful study and clarification.





- The Committee required the Homeowners' Association to submit a written position paper within ten (10) days, and likewise noted the manifestation of Sta. Lucia that the subject lots are saleable but unsold and remain registered in the name of the developer.

RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommends to **TEMPORARILY ARCHIVE** the Proposed City Resolution authorizing the City Mayor to sign a Deed of Donation and Acceptance between the City Government of Bacoor and Sta. Lucia Realty and Development, Inc. for open spaces and road lots situated at Vista Verde South Executive Village, Barangay Mambog 3 and Meadowood Executive Village, Barangay P.F. Espiritu, Bacoor City, Cavite.

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

Signed this 27th day of November 2025 at the City of Bacoor, Cavite.

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

HON. HORACIO M. BRILLANTES JR.
Chairman





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



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HON. ADRIELITO G. GAWARAN
Vice-Chairman

HON. SIMPLICIO G. DOMINGUEZ
Member

HON. RANDY C. FRANCISCO
Member

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