



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

COMMITTEE REPORT
NO. HLUUD 102 S-2025

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 13 MAR 2025
Time: 10:15 am

Subject: **A RESOLUTION LIFTING CITY RESOLUTION NO. 2023-354, SERIES OF 2023 ENTITLED "A RESOLUTION REVOKING VARIOUS CITY RESOLUTION GRANTING DEVELOPMENT PERMITS TO OWNERS/DEVELOPERS OF VARIOUS RESIDENTIAL SUBDIVISIONS IN THE CITY OF BACOOR, CAVITE FOR THEIR FAILURE TO COMPLY WITH TERMS AND CONDITIONS OF THE SAID PERMITS. (PCR 735-2025 dated 13 January 2025)**

Acting on the proposed resolution to lift City Resolution No. 2023-354, Series of 2023 during the 123rd Regular Session on 13 January 2025, the Committee Chair on Housing, Land Utilization, and Urban Development, Hon. Alde Joselito F. Pagulayan reports the following:

City Resolution No. 2023-354 was originally approved on 16 October 2023 during the 65th Regular Session of the 5th Sangguniang Panlungsod of Bacoor. The resolution revoked development permits (DPs) granted to various real estate developers for their failing to comply with the terms and conditions specified in the permit.

Records from the City Zoning and Land Development Department (CZLDD) indicate that DPs had been issued to several real estate developers through various city resolutions passed by the City Council. However, the CZLDD reported non-compliance by these developers with the provisions outlined in their respective permits.

FINDINGS:

On 09 January 2025, the City Mayor, Hon. Strike B. Revilla, formally requested the Sangguniang Panlungsod to pass a resolution lifting City Resolution No. 2023-354 specifically for the Property Company of Friends, Inc. (PROFRIENDS). The request was made following the confirmation that PROFRIENDS had fully complied with the terms and conditions of the development permits previously issued to them by the City Government.

RECOMMENDATION:

After careful evaluation, the committee recommends the **APPROVAL** of the proposed resolution lifting City Resolution No. 2023-354, Series of 2023, as the Property Company of Friends, Inc. (PROFRIENDS) has demonstrated full compliance with the requirements set by the City Government.





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

Signed this 13th day of January 2025 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development

COUN. ALDE JOSELITO F. PAGULAYAN
Chairman

COUN. ADRIELITO G. GAWARAN
Vice Chairman

COUN. SIMPLICIO G. DOMINGUEZ
Member

COUN. ALEJANDRO F. GUTIERREZ
Member





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

Office of the Sangguniang Panlungsod
Received by: *[Signature]*
Date: 13 MAR 2025
Time: 3:11 pm

**EXCERPT FROM THE MINUTES OF THE 123RD REGULAR SESSION
NO. HLUUD 102 S-2025**

Subject: **A RESOLUTION LIFTING CITY RESOLUTION NO. 2023-354, SERIES OF 2023 ENTITLED "A RESOLUTION REVOKING VARIOUS CITY RESOLUTION GRANTING DEVELOPMENT PERMITS TO OWNERS/DEVELOPERS OF VARIOUS RESIDENTIAL SUBDIVISIONS IN THE CITY OF BACOOR, CAVITE FOR THEIR FAILURE TO COMPLY WITH TERMS AND CONDITIONS OF THE SAID PERMITS. (PCR 735-2025 dated 13 January 2025)**

The Presiding Officer, Hon. Rowena Bautista-Mendiola presided over the 123rd Regular Session of the 5th Sangguniang Panlungsod on 13 January 2025. While the internal rules were already suspended, Hon. Pagulayan subsequently proposed the APPROVAL of the proposed resolution to lift City Resolution No. 2023-354, Series of 2023, as the Property Company of Friends, Inc. (PROFRIENDS) has demonstrated full compliance with the requirements set by the City Government. The members of the Committee on Housing, Land Utilization, and Urban Development that were present unanimously seconded the motion, and the Chair declared it APPROVED.

Prepared By:

[Signature]
PETER ADRIAN F. BORJA
Local Legislative Staff I

Attested By:

[Signature]
COUN. ALDE JOSELITO F. PAGULAYAN
Chairman
Committee on Housing, Land Utilization
and Urban Development





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



EXBCR-MO-03-F03.02
05/30/2024

ENDORSEMENT

TO : HON. ROWENA BAUTISTA-MENDIOLA
Vice Mayor

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

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
RECEIVED
BY: RUTH/HE
DATE: 01/09/25 TIME: 2:55
BACOOR CITY, CAVITE

SUBJECT : FOR APPROPRIATE ACTION
CERTIFICATE OF COMPLIANCE OF PROPERTY COMPANY OF
FRIENDS, INC. (PROFRIENDS)

DATE : 08 JANUARY 2025

This has reference to City Resolution (C.R.) No. 2023-354, Series of 2023, dated 16 October 2023, entitled "A RESOLUTION REVOKING VARIOUS CITY RESOLUTIONS GRANTING DEVELOPMENT PERMITS TO OWNERS/DEVELOPERS OF VARIOUS RESIDENTIAL SUBDIVISIONS IN THE CITY OF BACOOR, CAVITE FOR THEIR FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE SAID PERMITS".

On 13 December 2024, this Office issued a Certificate of Compliance to Property Company of Friends, Inc. (Profriends) relative to its compliance with the relevant provision in the Development Permit issued in its favor and/or in the Sworn Acknowledgement of Accountability it submitted to the City Government of Bacoor, for the construction and subsequent donation of multi-purpose hall building, classroom building, daycare center or healthcare center. Attached herewith a copy thereof, for your reference.

In view of the foregoing, we hereby endorse the same to your good office for approval and issuance of the required resolution lifting C.R. No. 2023-354 insofar as Profriends is concerned and/or granting the latter the permission to apply for development permit for its subsequent subdivision project/s within the City of Bacoor.

Thank you.

Respectfully,




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. 34/181008



Republic of the Philippines
Province of Cavite
CITY OF BACOR
CITY ADMINISTRATOR'S OFFICE



CERTIFICATE OF COMPLIANCE

This certificate is granted to

PROPERTY COMPANY OF FRIENDS, INC. (PROFRIENDS)

for complying with the relevant provision in the Development Permit issued in its favor and/or in the Sworn Acknowledgment of Accountability it submitted to the City Government of Bacoor, to wit: that, for every hectare comprising the residential subdivision project subject of the application for a development permit, the developer shall construct a multi-purpose hall building, classroom building, daycare center or healthcare center at any place within the City of Bacoor, the size, design and location of which building shall be identified and approved by the City Mayor. The said multi-purpose hall building classroom building, daycare center or health center shall then be donated by the developer to the City within six (6) months after its completion to enable the City Government to effectively meet the needs of prospective residents of the said residential subdivision project. Provided: that in case the said multi-purpose hall building, classroom building, daycare center or health center to be donated to the City Government is located within the subdivision project, the homeowners of the said subdivision shall be given preference in using the same. Provided further: that the City Government shall be allowed by the Developer and by homeowners' association to use the said facility to be donated during special public occasions or during a public emergency. Provided lastly: that the use, operation, and management of the said facility shall be subject to a Memorandum of Agreement between the City Government, the Developer, and the homeowners' association of the subdivision wherein the facility to be donated is located.

Issued this 13th day of December, 2024, in the City of Bacoor, Province of Cavite, Philippines, for whatever legal purpose this may serve.

ATTY. AIMEE TORREFRANCA-NERI
City Administrator



Address: Bacoor Government Center, Bacoor Blvd.,
Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: 434-1111
Website: www.bacoor.gov.ph





Republic of the Philippines
Province of Cavite
CITY OF BACOOR
CITY ADMINISTRATOR'S OFFICE



INDORSEMENT

TO : HON. STRIKE B. REVILLA
City Mayor

SUBJECT : FOR APPROPRIATE ACTION
DRAFT ENDORSEMENT TO SANGGUNIANG PANLUNGSOD RE:
CERTIFICATE OF COMPLIANCE OF PROPERTY COMPANY OF
FRIENDS, INC. (PROFRIENDS)

DATE : 08 JANUARY 2025

Respectfully forwarding to your good office the draft Endorsement to Sangguniang Panlungsod for appropriate action on the Certificate of Compliance in favor of Property Company of Friends, Inc. (Profriends) relative to its compliance with the relevant provision in the Development Permit issued in its favor and/or in the Sworn Acknowledgement of Accountability it submitted to the City Government of Bacoor, for the construction and subsequent donation of multi-purpose hall building, classroom building, daycare center or healthcare center. Attached herewith a copy thereof, for your reference. The main purpose hereof is to request a resolution lifting C.R. No. 2023-354 insofar as Profriends is concerned and/or granting the latter the permission to apply for development permit for its subsequent subdivision project/s within the City of Bacoor.

Attached herewith the draft endorsement for your appropriate action.

Thank you.

Very truly yours,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator



Address: Bacoor Government Center, Bacoor Blvd.,
Brgy. Bayanan, City of Bacoor, Cavite
Traveling: 434-1111
Website: www.bacoor.gov.ph



Call no: 24-581859



Republic of the Philippines

Province of Cavite

CITY OF BACOR

Office of the Sangguniang Panlungsod

DISTRICT I

HON. CATHERINE SABINO EVARISTO

City Councilor

HON. MICHAEL E. SOLIS

City Councilor

HON. ADRIELITO G. GAWARAN

City Councilor

HON. VICTORIO L. GUERRERO, JR.

City Councilor

HON. ALEJANDRO F. GUTIERREZ

City Councilor

HON. LEVY M. TELA

City Councilor

DISTRICT II

HON. ROBERTO L. ADVINCULA

City Councilor

HON. REYNALDO D. PALABRICA

City Councilor

HON. REYNALDO M. LABIAS

City Councilor

HON. ROGELIO M. SOLANCA

City Councilor

ON LEAVE

HON. ALDE JOSE LITO E. PAGTAVAN

City Councilor

HON. SIMPLICIO G. DOMINGUEZ

City Councilor

HON. RAMON N. BAULISTA

League of Cities, Municipalities and Provinces President

HON. MAC RAVEN ESPIRITU

SK Federation President

ATTY. KHARID A. MEGA, JR.

Sangguniang Panlungsod Secretary

Certified by:

HON. BEVERLY BAULISTA MENDOZA

City Vice Mayor

Signed by:

HON. STRIKE B. REVILLA

City Mayor

CITY RESOLUTION NO. 2023-354
Series of 2023

A RESOLUTION REVOKING VARIOUS CITY RESOLUTIONS GRANTING DEVELOPMENT PERMITS TO OWNERS/DEVELOPERS OF VARIOUS RESIDENTIAL SUBDIVISIONS IN THE CITY OF BACOR, CAVITE FOR THEIR FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE SAID PERMITS.

Sponsored by:

Hon. Adrielito G. Gawaran

Co-sponsored by:

Hon. Roberto L. Advincula, Hon. Ramon N. Baulista, Hon. Simplicio G. Dominguez, Hon. Mac Raven Espiritu, Hon. Catherine S. Evaristo, Hon. Reynaldo M. Fablan, Hon. Alejandro F. Gutierrez, Hon. Rogelio M. Nolasco, Hon. Reynaldo D. Palabrica, Hon. Michael E. Solis, and Hon. Levy M. Tela

WHEREAS, the City Administrator, Atty. Aimee Neri requested the Sangguniang Panlungsod in writing on October 11, 2023 to pass a Resolution revoking the development permits issued by the City Government who violated the terms and conditions of the said permits.

WHEREAS, records submitted by the City Zoning and Land Development Department (CZLDD) to the Sangguniang Panlungsod showed that it issued Development Permits to the following real estate developers by virtue of various city resolutions passed by the City Council:

Resolution No.	Development Permit No.	Date of Issuance	Owner/Developer
CR 2017-132	17-04-0005	11/22/2017	New Pacific Resources Management, Inc.
CR 2014-120	PD-12-2014-03-MDL	12/03/2014	Crown Aza Properties, Inc.
SB 53-S-2009	PD-05-2009-023-MDL IV	06/09/2009	Property Company of Friends, Inc.
CR 2013-75	PD-04-2013-02-MDL 3	06/25/2013	Richfield Properties, Inc.

WHEREAS, the CZLDD reported to the Sangguniang Panlungsod that the above-mentioned developers failed or refused to comply with the relevant provisions in the



Office of the Sangguniang Panlungsod

DISTRICT I

HON. CATERINE SARINOLA ARINTE
City Councilor

HON. MICHAEL E. SOLIS
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor

HON. VICTORIO I. GUTIERRO, JR.
City Councilor

HON. ALEJANDRO F. LUTHERREZ
City Councilor

HON. LEYLA M. TEJA
City Councilor

DISTRICT II

HON. ROBERTO L. ADVINCLA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. REYNALDO M. TABAN
City Councilor

HON. ROCELDO M. NARANJO
City Councilor

ON LEAVE
HON. ACDE JOSELITO F. PAGLAYAN
City Councilor

HON. EMILIO G. DOMINGUEZ
City Councilor

HON. RAMON S. RAUTISTA
Legal Representative President

HON. MAC RAVIN ESPRITU
NK Federation President

Attested by:
ATTY. MAURIO A. ARGA, JR.
Sangguniang Panlungsod Secretary

Certified by:
HON. ROWENA RAUTISTA MENDIOLA
City Vice Mayor

Noted by:
HON. STRINE B. REVILLA
City Mayor

respective Development Permits that were issued to them as well as those mentioned in Sworn Acknowledgement of Accountability that the said developers submitted to the City Government.

WHEREAS, according to Atty. Neri, the said violations consist of:

[x] For every hectare comprising the residential subdivision project subject of the application for a development permit, the developer shall construct a multi-purpose hall building, classroom building, daycare center or health center at any place within the City of Bacoor, the size, design, and location of which building shall be identified and approved by the City Mayor. The said multi-purpose hall building, classroom building, daycare center or health center shall then be donated by the developer to the City within six (6) months after its completion "to enable the City Government to effectively meet the needs of prospective residents of the said residential subdivision project. Provided: that incase the said multi-purpose hall building, classroom building, daycare center or health center to be donated to the City Government is located within the subdivision project, the homeowners of the said subdivision shall be given preference in using the same. Provided further: that the City Government shall be allowed by the Developer and by homeowners' association to use the said facility to be donated during special public occasions or during a public emergency. Provided lastly: that the use, operation, and management of the said facility shall be subject to a Memorandum of Agreement between the City Government, the Developer, and the homeowners' association of the subdivision wherein the facility to be donated is located.

*Not included in the Development Permit of Property Company of Friends, Inc.

WHEREAS, the City Council deliberated on the said request and found it meritorious.

NOW THEREFORE, upon motion of Hon. Adrielito Gawaran which was unanimously seconded by the City Council, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite in regular session duly assembled to pass a resolution revoking the following city/municipal resolutions granted to the real estate developers enumerated below for their failure to comply with the terms and conditions thereof despite due notice of such infractions and despite being given sufficient time to comply with the said conditions:



Office of the Sangguniang Panlungsod

DISTRICT I

HON. CATHERINE SARGENT-VARINTE
City Councilor

HON. MICHAEL F. SOLIS
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor

HON. VICTORIO L. GUERRERO, JR.
City Councilor

HON. ALEJANDRO F. GUTIERREZ
City Councilor

HON. LEYLA M. TETA
City Councilor

DISTRICT II

HON. ROBERTO L. ADVINELLA
City Councilor

HON. REYNALDO D. PALABOCA
City Councilor

HON. REYNALDO A. FARAN
City Councilor

HON. ROGELIO M. SOLASCO
City Councilor

ON LEAVE

HON. ALDE JOSEFITE PAGLIWAN
City Councilor

HON. SIMPLICE B. DOMINGUEZ
City Councilor

HON. RAMON A. BAUTISTA
President, Sangguniang Barangay Division

HON. MAC BAYE ESPINOSA
SA Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Noted by:

HON. STRIKE B. REVILLA
City Mayor

Resolution No.	Development Permit No.	Date of Issuance	Owner/Developer
CR 2017-132	17-04-0005	11/22/2017	New Pacific Resources Management Inc.
CR 2014-120	PD-12-2014-03-MDL	12/03/2014	Crown Asia Properties, Inc.
SB 53-E-2009	PD-05-2009-023-MDL IVDA/09/2009	06/09/2009	Property Company of Friends, Inc.
CR 2013-75	PD-09-2013-02-MDL 3	06/25/2013	Richfield Properties, Inc.

RESOLVED FURTHER, to furnish the City Mayor, New Pacific Resources Management Inc., Crown Asia Properties Inc., Property Company of Friends Inc., Richfield Properties Inc., the City Zoning and Land Development Department, the City Administrator, the University of the Philippines-Office of the National Administrative Register (UP-ONAR), and other government agencies concerned with copies of this resolution.

UNANIMOUSLY APPROVED, this 16th day of October 2023 during the 65th Regular Session of the 5th Sangguniang Panlungsod of the City of Bacoor.

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/ Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Noted by:

HON. STRIKE B. REVILLA
City Mayor