



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

**COMMITTEE HEARING REPORT**  
NO. HLUUD 101 S-2025

Office of the Sangguniang Panlungsod  
Received by: Janet B. ...  
Date: 28 FEB 2025  
Time: 11:35 am

**Subject: A CITY RESOLUTION RECOMMENDING THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT TO DECLARE THE GEORGETOWN SUBDIVISION AS ABANDONED FOR PURPOSES OF DELIVERING PUBLIC SERVICES THEREIN. (PCR 738-2025 dated 20 January 2025)**

The proposed resolution was referred to the committee during the 124<sup>th</sup> regular session on 20 January 2025. The resolution aims to recommend to the Department of Human Settlements and Urban Development (DHSUD) that Georgetown Subdivision is located in Barangay Molino IV, Bacoor City, Cavite, be declared abandoned due to its owner/developer failure to fulfill its obligations.

Hon. Alde Joselito F. Pagulayan, Chairperson of the Committee on Housing Land Utilization Development, reports the following:

The Local Government Code of 1991 (Republic Act (RA) No. 7160, Section 17) mandates that local government units (LGUs) ensure the provision of basic services and facilities to their constituents. However, subdivisions are responsible for ensuring compliance with development requirements. Under Presidential Decree (PD) No. 1216, real estate developers must donate open spaces and road lots to the LGU upon project completion.

The Implementing Rules and Regulations (IRR) of RA No. 11201 (DHSUD Act) define an abandoned subdivision as a project that has not been completed in accordance with the approved development plan for at least ten (10) years from the target completion date, where the developer shows no intention of finishing the project or has been unlocatable for at least five (5) years.

Furthermore, Section 34.1 (e) of RA No. 11201 states that only the DHSUD has the regulatory authority to officially declare a subdivision abandoned officially. Consequently, the City Government of Bacoor cannot unilaterally make such a declaration but may formally recommend that the DHSUD conduct an evaluation and take appropriate action.





## FINDINGS:

During the committee hearing on 09 January 2025, the following observations were discussed:

Georgetown Subd. residents have been experiencing persistent issues due to the non-compliance of Jomil Enterprises, Inc. (Owner) and F & E De Castro Corp. (Developer) in completing essential infrastructure.

Due to the developer's failure to fulfill its responsibilities, the subdivision lacks adequate access to basic public services. This situation has adversely affected the welfare of its residents.

The following documents were presented: (Attached hereto is the copy of documents for reference).

1. Deed of Donation between Jomil Enterprises, Inc. and the City of Bacoor, indicating the intent to turn over certain areas to the local government.
2. City Resolution No. CR 2017-017, which declared various subdivisions as "Open Communities."
3. Minutes of the Georgetown Heights Homeowners Association Board Meetings (dated 24 February 2014 and 07 October 2013), which documented ongoing concerns regarding subdivision maintenance and governance.

## RECOMMENDATIONS:

Upon thorough evaluation, the committee recommends the **APPROVAL** of the city resolution recommending the Department of Human Settlements and Urban Development (DHSUD) to declare Georgetown Subd. as abandoned due to the failure of the owner and developer to fulfill their obligations.

However, as stated in Section 34.1 (e) of RA No. 11201, the City Government of Bacoor does not have the authority to officially declare a subdivision abandoned. Its role is limited to formally recommending that the DHSUD conduct an assessment and take the appropriate legal and administrative action based on its findings.







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

Signed this 03<sup>rd</sup> day of February 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**

**COMMITTEE HEARING MINUTES  
NO. HLUUD 101 S-2025**

Office of the Sangguniang Panlungsod  
Received by Janet Bringsod  
Date: 28 FEB 2025  
Time: 10:12 am

**Subject: A CITY RESOLUTION RECOMMENDING THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT TO DECLARE THE GEORGETOWN SUBDIVISION AS ABANDONED FOR PURPOSES OF DELIVERING PUBLIC SERVICES THEREIN. (PCR 738-2025 dated 20 January 2025)**

**Committee Hearing Minutes Summary**

31 January 2025 / 09:30 a.m.

**Present:**

- |  |   |                  |
|--|---|------------------|
| <b>HON. ALDE JOSELITO F. PAGULAYAN</b> | - | Chairperson      |
| <b>HON. ADRIELITO G. GAWARAN</b>       | - | Vice Chairperson |
| <b>HON. SIMPLICIO G. DOMINGUEZ</b>     | - | Member           |
| <b>HON. ROGELIO M. NOLASCO</b>         | - | City Councilor   |

**Also Present:**

- |                                   |   |                                   |
|-----------------------------------|---|-----------------------------------|
| <b>MR. RENATO ROBLES</b>          | - | GEORGETOWN SUBD. HOA PRESIDENT    |
| <b>KGG. TATING</b>                | - | GEORGETOWN SUBD. RESIDENT         |
| <b>ENGR. ALLAN C. QUINATADCAN</b> | - | Office of the City Assessor       |
| <b>MS. ELVINIA S. GUERRERO</b>    | - | Office of the City Budget Officer |
| <b>MS. ELISA M. GREGORIO</b>      | - | HUDRD                             |
| <b>ARCH. LEI G. MACABUDBUD</b>    | - | HUDRD                             |
| <b>MS. ANNE DULLER</b>            | - | HUDRD                             |
| <b>MS. FLORIAN M. ROXAS</b>       | - | City Finance Department           |
| <b>ATTY. NATHANIEL DE LEON</b>    | - | Office of the City Legal Services |

The committee hearing was presided over by Hon. Pagulayan, Chairperson of the Committee on Housing, Land Utilization and Urban Development.





According to representatives of Georgetown Subd., residents have been experiencing ongoing concerns regarding the status of their subd. Jomil Enterprises, Inc. (the Owner) and F & E De Castro Corp. (the Developer) have failed to comply with their obligations related to the completion of essential infrastructure, including roads, drainage, parks & open spaces, and utilities.

Due to this non-compliance, residents have been left without adequate access to public services.

Further, representatives from Georgetown Subd. provided the following documents: (A copy of these documents is attached hereto for reference).

1. Deed of Donation (An agreement between Jomil Enterprises, Inc. and the City of Bacoor)
2. City Resolution No. CR 2017-017 (Declaring the various subdivisions as "Open Community")
3. Minutes of the Georgetown Heights Homeowners Association Board Meetings (dated 24 February 2014 and 07 October 2013)

The discussion focused on whether Georgetown Subd. could be declared abandoned, which would allow the local government to step in and provide the necessary public services.


However, the committee clarified that the City Government of Bacoor does not have the authority to declare the subdivision abandoned. Instead, the committee can only recommend that the Department of Human Settlements and Urban Development (DHSUD) assess the situation and take the necessary actions.

With no further comments or questions, the hearing was adjourned.

Prepared By:

  
\_\_\_\_\_  
**PETER ADRIAN F. BORJA**  
Local Legislative Staff I

Attested By:

  
\_\_\_\_\_  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
Chairman  
Committee on Housing, Land  
Utilization and Urban Development







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

Office of the Sangguniang Panlungsod  
Received by: *[Signature]*  
Date: **FEB 10 2025**  
Time: **10:13 am**





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

**NOTICE OF THE COMMITTEE HEARING  
(PROOF OF RECEIPT)**

31 January 2025 / 09:30 a.m.  
Bacoor Legislative and Disaster Resilience Building,  
MSBR Conference Hall, 4<sup>th</sup> Floor, Bacoor Government Center

Office of the Sangguniang Panlungsod  
Received by: Jenet P. Pineda  
Date: 28 FEB 2025  
Time: 10:30am

Subject: **A CITY RESOLUTION RECOMMENDING THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT TO DECLARE THE GEORGETOWN SUBDIVISION AS ABANDONED FOR PURPOSES OF DELIVERING PUBLIC SERVICES THEREIN. (PCR 738-2025 dated 20 January 2025)**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
 JOSEPH R. Pineda	SP	Local 5414 1-7675   1:00pm
 ROBBY BAY PADUA	SP	1-28-25 / 1:11 PM
 Dwayne C. Wining	Zoning	1-28-25 / 2:17pm
 Rafael A. Padoha	Assessor	JAN 28 2025
 Liza Cecilia	CFD	1-28-25
 MHay Pascual	SP	1-28-25







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

Office of the Sangguniang Panlungsod  
Received by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_

**ATTENDANCE OF THE COMMITTEE HEARING**

31 January 2025 / 09:30 a.m.

Bacoor Legislative and Disaster Resilience Building,  
MSBR Conference Hall, 4<sup>th</sup> Floor, Bacoor Government Center

Office of the Sangguniang Panlungsod  
Received by: \_\_\_\_\_  
Date: 28/1/2025  
Time: 11:35a

Subject: **A CITY RESOLUTION RECOMMENDING THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT TO DECLARE THE GEORGETOWN SUBDIVISION AS ABANDONED FOR PURPOSES OF DELIVERING PUBLIC SERVICES THEREIN. (PCR 738-2025 dated 20 January 2025)**

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ADRIELITO G. GAWARAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
Allan C. Quinsadacan	CAD	
EWINIA S. GUERRERO	CITY AUDITOR	







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



CGRR-SPBac-F01.02  
01/20/2025  
AWARDEE  
8 years  
in a row!

Office of the Sangguniang Panlungsod  
Received by: Janet 2025  
Date: 28 FEB 2025

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
Nathaniel De Leon	OCUS	09175510911
ELISA M GREGORIO	HWORO	0961024245
MR. LEO G. MACABIGOS, III	HWORO	0917-201-2941
Anna Dava	HWORO	09657615929
FLORIAN M. ROXAS	CITY FINANCE DEPT. (CITY TREASURER'S OFFICE)	0933-8547285
Renata Pobles	HOA President	0956 987 7045
Mr. TATING		-



Address: Bacoor Legislative and District Residency Bldg.  
Sector Blvd., Brgy. Bayanan, City of Bacoor, Cavite  
Telephone: (048) 417-5727  
Website: www.bacoor.gov.ph



Cert. no. 24/181809

Greetings in the name of public service!

Under Section 17 of Republic Act No. 7160, a local government unit is mandated to endeavor to be self-reliant and shall continue exercising the powers and



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



10 January 2025

**HON. ROWENA BAUTISTA-MENDIOLA**  
City Vice Mayor  
City Government of Bacoor

OFFICE OF THE  
SANGGUNIANG-PANLUNGSOD  
RECEIVED  
BY: RUTH/STC  
DATE: 01/13/25 TIME: 11:25  
BACOOR CITY, CAVITE

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

**SUBJECT: REQUEST FOR A CITY RESOLUTION RECOMMENDING THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT TO DECLARE THE GEORGETOWN SUBDIVISION AS ABANDONED FOR PURPOSES OF DELIVERING PUBLIC SERVICES THEREIN**

Dear Hon. Bautista-Mendiola,

*Greetings in the name of public service!*

Under Section 17 of Republic Act No. 7160, a local government unit is mandated to endeavor to be self-reliant and shall continue exercising the powers and discharging the duties and functions currently vested upon them. It shall likewise exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to efficient and effective provisions of the basic services and facilities including infrastructure facilities intended primarily to service the needs of the residents of the municipality and which are funded out of city funds. Likewise, Section 458 (a)(5) of the Local Government Code, provides the Sangguniang Panlungsod power to enact ordinances that will ensure efficient and effective delivery of basic services and facilities to its constituents.

It has come to the attention of the undersigned that an open space, approximately 5,000 square meters in area, located within Georgetown Subdivision, appears to have been abandoned. At present, a public school occupies a portion of this space, while other areas remain vacant. Pursuant to Presidential Decree No. 1216, developers are mandated to donate open spaces and road lots to the local government unit upon the completion of a subdivision project. In line with the city government's objective to optimize land resources for the benefit of the public and its intention to establish additional public facilities within the area, it is imperative to take action, particularly in light of the inability to locate the subdivision's owner.



Address: Bacoor Government Center, Bacoor Blvd.,  
Brgy. Bayanan, City of Bacoor, Cavite  
Tele. No. 434-1111  
Website: www.bacoor.gov.ph



Cert. no. 24181809





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



To this end, the city government intends to seek the assistance of the Department of Human Settlements and Urban Development (DHSUD) in declaring the subdivision abandoned, in accordance with applicable laws and regulations. Thus, I respectfully request your support through the issuance of a resolution backing this initiative.

In consideration of the foregoing, I respectfully request the esteemed members of the Sangguniang Panlungsod to enact a resolution recommending that the DHSUD declare the Georgetown Subdivision as an abandoned subdivision for purposes of the delivery of public service therein.

Thank you.

Respectfully yours,

**STRIKE B. REVILLA**  
*City Mayor*



Address: Bacoor Government Center, Bacoor Blvd.,  
Brgy. Bayanan, City of Bacoor, Cavite  
Trunkline: 454-1111  
Website: [www.bacoor.gov.ph](http://www.bacoor.gov.ph)



Cell no. 22-181828

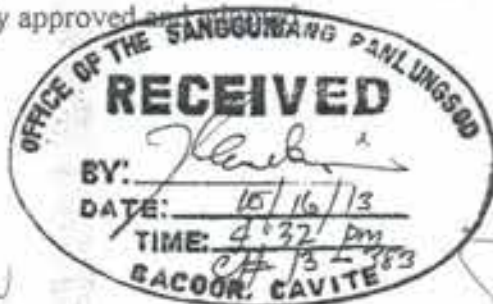
Minutes of the Board Meeting of the Georgetown Heights Homeowners Association held on October 7, 2013 at Georgetown Heights office at which a quorum was present and acting throughout, the following resolutions were duly approved and adopted:

Present:

Felix Harold A. Delmo, President/Director  
Elsa A. Tupas, Director  
Wilfredo V. Tating, Director  
Reynaldo A. Alejandro, Director  
BERNARD P. DING, Director

Absent:

Dennis Blanco, Vice President/Director



#### RESOLUTION No. 2013-055

"RESOLVED, that the Association hereby declare that the subdivision owner, Jomil Enterprises, Inc. and developer, F & E De Castro Corp, failed to maintain the road lots and to complete the development of the open space and other subdivision facilities provided in the development plan and permit if the subdivision GEORGETOWN HEIGHTS SUBDIVISION located at Molino IV, City of Bacoor, Cavite, within the prescribed period under the law; that said failure to maintain and complete the development of the subdivision is tantamount to abandonment;

RESOLVED FURTHER, that the Board of Directors hereby agree to request the City Government of Bacoor for the additional turnover of the 1,900 square meter for the school building, under the following conditions:

- (a) The management of the subdivision facilities shall be retained by the Association;
- (b) The approximately TWO THOUSAND (2,000) square meters wherein the chapel is currently erected shall maintain its present location;

*Tating*

*Felix H. Delmo*

*Chito*

*[Signature]*



- (c) That the area for the church be exempted from real property taxes;
- (d) That the churchgoers be allowed to use the parking lot allocated for the school building;
- (e) The City Government of Bacoor shall maintain the road lots, drainage and open spaces of the subdivision;
- (f) The City Government of Bacoor shall assist the Association in the relocation of the illegal settlers within the subdivision;
- (g) That the expenses for the transfer of title be shouldered by the City of Bacoor.
- (h) That the school building be built in the creek side.

RESOLVED FURTHER, that a copy of this Board Resolution be submitted to the Sangguniang Panlungsod of the City of Bacoor for its appropriate action."

IN WITNESS WHEREOF, we have hereunto affixed our signature this \_\_\_\_\_ in the City of Bacoor, Cavite.

Prepared by:

  
**MA. YVETTE C. MORTERA**  
Secretary









SIGNED AND APPROVED BY:

  
**FELIX HAROLD A. DELMO**  
President/Director

---

**DENNIS M. BLANCO**  
Vice-President/Director

---

  
**ELSA A. TUPAS**  
Director

---

  
**WILFREDO V. TATING**  
Director

---

  
**REYNALDO A. ALEJANDRO**  
Director

---

**BERNARD D. DINO**  
Director

---

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_  
in \_\_\_\_\_, affiants exhibiting to their respective competent  
evidence of identification.

Doc. No. \_\_\_\_\_

Page No. \_\_\_\_\_

Book No. \_\_\_\_\_

Series of 2013.





Minutes of the Board Meeting of the Georgetown Heights Homeowners Association held on February 24, 2014 at Georgetown Heights office at which a quorum was present and acting throughout, the following resolution were duly approved and adopted:

Present:

Felix Harold A. Delmo, President/Director  
Elsa A. Tupas, Director  
Wilfredo V. Tating, Director  
Reynaldo A. Alejandro, Director  
Esperanza Celada, Treasurer  
Maria Dumon, PR Manager  
Ma. Yvette C. Mortera, Secretary

Absent:

Dennis Blanco, Vice President/Director

**RESOLUTION No. 2014-018**

"RESOLVED, that the Association hereby declare that the subdivision owner, Jomil Enterprises, Inc. and developer, F & E De Castro Corp, failed to maintain the road lots and to complete the development of the open space and other subdivision facilities provided in the development plan and permit of the subdivision GEORGETOWN HEIGHTS SUBDIVISION located at Molino IV, City of Bacoor, Cavite, within the prescribed period under the law; that said failure to maintain and complete the development of the subdivision is tantamount to **ABANDONMENT**;

RESOLVED, that the Board of Directors hereby declare that GEORGETOWN HEIGHTS SUBDIVISION be classified as an **OPEN COMMUNITY**;

RESOLVED, that the Board of Directors hereby agree to request the City Government of Bacoor for the turnover of all road lots and sidewalks for MAYNILAD purposes;

RESOLVED FURTHER, that a copy of this Board Resolution be submitted too the Sangguniang Panlungsod of the City of Bacoor for its appropriate action."

Board Resolution No. 2014-018  
Turnover of all road lots and sidewalks

IN WITNESS WHEREOF, we have hereunto affixed our signature this \_\_\_\_\_  
in the City of Bacoor, Cavite.

Prepared by:

  
**MA. YVETTE C. MORTERA**  
Secretary/GHHAI

**SIGNED AND APPROVED BY:**

  
**FELIX HAROLD A. DELMO**  
President/Director

**DENNIS M. BLANCO**  
Vice-President/Director

  
**ELSA A. TUPAS**  
Director

  
**WILFREDO V. TATING**  
Director

  
**REYNALDO A. ALEJANDRO**  
Director

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_  
in \_\_\_\_\_, affiants exhibiting to their respective competent  
evidence of identification.

Doc. No. \_\_\_\_\_  
Page No. \_\_\_\_\_  
Book No. \_\_\_\_\_  
Series of 2014.

# DEED OF DONATION

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Donation is entered into this 20th day of November at Bacoor, Cavite, Philippines, by and between:

**JOMIL ENTERPRISES, INC.**, a domestic corporation duly organized and existing pursuant to Philippine laws and regulations, with office address at Barangay Molino 4, Bacoor, Cavite, Philippines represented by its President, **MARIA HARIET Z. DUANA** hereinafter referred to as the DONOR;

**THE CITY OF BACOOR**, a local government unit located at the Province of Cavite, Philippines, represented by its City Mayor, **LANI MERCADO-REVILLA**, hereinafter referred to as the DONEE;

*R* WITNESSETH:

That the DONOR is the registered owner of twenty three (23) parcels of land located at Georgetown Subdivision, Barangay Molino IV, Bacoor, Cavite covered by the following Transfer Certificates of Title of the Registry of Deeds of the Province of Cavite, described as follows:

## **Transfer Certificate of Title No. T-219717**

A parcel of land (Road Lot 1 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of FIVE THOUSAND ONE HUNDRED TWENTY SEVEN (5,127) SQUARE METERS, more or less;

## **Transfer Certificate of Title No. T-219718**

*Duana*  
A parcel of land (Road Lot 2 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of THREE THOUSAND ONE HUNDRED THIRTY ONE (3,131) SQUARE METERS, more or less;

## **Transfer Certificate of Title No. T-219719**

A parcel of land (Road Lot 3 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of ONE THOUSAND EIGHT HUNDRED TWENTY EIGHT (1,828) SQUARE METERS, more or less;

## **Transfer Certificate of Title No. T-219720**

*gmo*  
A parcel of land (Road Lot 4 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of ONE THOUSAND EIGHT HUNDRED FORTY FOUR (1,844) SQUARE METERS, more or less;

*Lucy Pamban*  
8/10/18



**Transfer Certificate of Title No. T-219721**

A parcel of land (Road Lot 5 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of ONE THOUSAND EIGHT HUNDRED FIFTY NINE (1,859) SQUARE METERS, more or less;

**Transfer Certificate of Title No. T-219722**

A parcel of land (Road Lot 6 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of ONE THOUSAND SIX HUNDRED FORTY ONE (1,641) SQUARE METERS, more or less;

**Transfer Certificate of Title No. T-219723**

A parcel of land (Road Lot 7 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of FIVE HUNDRED EIGHTY FIVE (585) SQUARE METERS, more or less;

**Transfer Certificate of Title No. T-219724**

A parcel of land (Road Lot 8 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of FOUR THOUSAND FOUR HUNDRED SIXTY EIGHT (4,468) SQUARE METERS, more or less;

**Transfer Certificate of Title No. T-219725**

A parcel of land (Road Lot 9 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of SEVEN HUNDRED TWENTY SIX (726) SQUARE METERS, more or less;

**Transfer Certificate of Title No. T-219726**

A parcel of land (Road Lot 10 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of EIGHT HUNDRED SEVENTY SIX (876) SQUARE METERS, more or less;

**Transfer Certificate of Title No. T-219727**

A parcel of land (Road Lot 11 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of ONE THOUSAND SIX HUNDRED SIXTY NINE (1,669) SQUARE METERS, more or less;

**Transfer Certificate of Title No. T-219728**

A parcel of land (Road Lot 12 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of TWO THOUSAND NINETY SEVEN (2,097) SQUARE METERS, more or less;

*Solano*

*[Signature]*

**Transfer Certificate of Title No. T-219729**

A parcel of land (Road Lot 13 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of **THREE THOUSAND FOUR HUNDRED NINETY FOUR (3,494) SQUARE METERS**, more or less;

**Transfer Certificate of Title No. T-219730**

A parcel of land (Road Lot 14 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of **ONE THOUSAND SEVEN HUNDRED EIGHTY NINE (1,789) SQUARE METERS**, more or less;

**Transfer Certificate of Title No. T-219731**

A parcel of land (Road Lot 15 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of **ONE THOUSAND SEVEN HUNDRED SEVENTY THREE (1,773) SQUARE METERS**, more or less;

**Transfer Certificate of Title No. T-219732**

A parcel of land (Road Lot 16 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of **ONE THOUSAND SEVEN HUNDRED FIFTY SEVEN (1,757) SQUARE METERS**, more or less;

**Transfer Certificate of Title No. T-219733**

A parcel of land (Road Lot 17 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of **ONE THOUSAND SEVEN HUNDRED THIRTY EIGHT (1,738) SQUARE METERS**, more or less;

**Transfer Certificate of Title No. T-219734**

A parcel of land (Road Lot 18 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of **ONE THOUSAND SEVEN HUNDRED TWENTY FIVE (1,725) SQUARE METERS**, more or less;

**Transfer Certificate of Title No. T-219735**

A parcel of land (Road Lot 19 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of **ONE THOUSAND TWO HUNDRED TWELVE (1,212) SQUARE METERS**, more or less;

**Transfer Certificate of Title No. T-219736**

A parcel of land (Road Lot 20 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of **NINE HUNDRED FORTY ONE (941) SQUARE METERS**, more or less;

*Bacoor*

*[Signature]*



**Transfer Certificate of Title No. T-219737**

A parcel of land (Road Lot 21 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of THREE THOUSAND NINE HUNDRED THIRTY THREE (3,933) SQUARE METERS, more or less;

**Transfer Certificate of Title No. T-219738**

A parcel of land (Road Lot 22 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of ONE THOUSAND FOUR HUNDRED FORTY FIVE (1,445) SQUARE METERS, more or less;

**Transfer Certificate of Title No. T-219739**

A parcel of land (Road Lot 23 of the subd. plan Psd-04-021697, being a portion of Lot 5834-B, Pls-945-D, LRC Rec. No. ), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite..... containing an area of TWO THOUSAND TWENTY EIGHT (2,028) SQUARE METERS, more or less;

That, as an act of gratitude and liberality on the part of the DONOR, the DONOR hereby voluntarily GIVES, TRANSFERS, and CONVEYS by way of donation, unto the said DONEE, the above described parcels of land;

That the DONEE hereby accepts and receives this donation made in its favor by the DONOR, and hereby manifests its gratefulness for the latter's generosity.

IN WITNESS WHEREOF, both the duly authorized representative of the DONOR & DONEE-have hereunder subscribed their names this 20<sup>th</sup> day of November at Bacoor, Cavite, Philippines.

FOR THE DONOR:  
JOMIL ENTERPRISES INC.

  
MARIA HARIET Z. DUANA  
PRESIDENT

FOR THE DONEE:  
CITY OF BACOR, CAVITE

  
HON. LAN MERCADO-REVILLA  
CITY MAYOR

WITNESSES:

  
ATTY. MARIA MELISSA G. TORRES

  
ELENA UJONA PAROHINA



**ACKNOWLEDGEMENT**

Republic of the Philippines . . . )  
City of Bacoor . . . . . ) s. s.

BEFORE ME, a Notary Public for and in the City of Bacoor, personally appeared:

Name	ID Number	Date/Place Issued
MARIA HARIET Z. DUANA	Driver's License #E0579000652	Expiry:12/31/2017/LTO Sorsogon

*CeD*  
**HON. LANI MERCADO-REVILLA** \_\_\_\_\_

known to me and to me known to be the same persons who executed the foregoing Deed of Donation and acknowledged to me that the same is their free and voluntary act and deed.

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

Doc. No. 492  
Page No. 100;  
Book No. I;  
Series of 2018.

*Duana*

*[Signature]*

**ATTY. TAHIMIK J. FILIO**  
**NOTARY PUBLIC**  
 UNTIL DEC. 31, 2019  
 ROLL NO. 18329  
 ID# NO. 020030-01-03-18, ILMUS CITY  
 MCLE NO. VI-0001272  
 COMMISSIONED IN BACOR, CAVITE



Republic of the Philippines  
 Province of Cavite  
 City of Bacoor

KHALID A. ATEGA JR  
 SP SECRETARY

OFFICE OF THE SANGGUNIANG PANLUNGSOD

**WHEREAS**, the afore-mentioned homeowners associations and private donors have requested the Sangguniang Panlungsod to declare them as open communities.

**WHEREAS**, the Sangguniang Panlungsod deliberated on the said request and found the same to be in accord with its mandate of promoting the general welfare.


**NOW THEREFORE**, upon motion of Councilor Reynaldo D. Palabrica unanimously seconded by the rest of the council in regular session assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED**, by the Sangguniang Panlungsod to pass a resolution declaring the various subdivisions as "open community" by virtue of the donation of the lots and open spaces by the developers and/or homeowners of the said residential areas to the City Government of Bacoor.

**RESOLVED LASTLY**, to furnish the afore-mentioned homeowners associations, private donors and other government agencies concerned with copies of this resolution.


**UNANIMOUSLY ADOPTED** this 23<sup>rd</sup> day of January 2017 at the City of Bacoor during the 5<sup>th</sup> regular session of the 3<sup>rd</sup> Sangguniang Panlungsod of the City of Bacoor.

*I hereby certify that the foregoing Resolution was duly passed in accordance with law and that its contents are true and correct.*

Certified by:

  
**HON. CATHERINE S. EVARISTO**  
 City Vice-Mayor/ Presiding Office

Attested by:

  
**SHIELA SILAZO**  
 Supervising Admin. Officer

Approved by:

  
**HON. LANI MERCADO-REVILLA**  
 City Mayor

*[Faint text and signatures of council members on the left margin, including names like Hon. ...]*





Republic of the Philippines  
Province of Cavite  
City of Bacoor

KHALID A. MTEGA JR.  
SP. SECRETARY

OFFICE OF THE SANGGUNIANG PANLUNGSOD

CITY RESOLUTION NO. CR 2017-017  
Series of 2017

A RESOLUTION DECLARING THE VARIOUS SUBDIVISIONS AS "OPEN COMMUNITY" BY VIRTUE OF THE DONATION OF THE LOTS AND OPEN SPACES BY THE DEVELOPERS AND/OR HOMEOWNERS OF THE SAID RESIDENTIAL AREAS TO THE CITY GOVERNMENT OF BACOR.

Sponsored by: Hon. Apolonia Advincula, Jr., Hon. Miguel N. Baulista, Hon. Venus D. De Castro, Hon. Leandro A. De Leon, Hon. Edwin G. Gawaran, Hon. Victorio L. Guerrero, Jr., Hon. Alejandro F. Gutierrez, Hon. Hernando C. Gutierrez, Hon. Robert R. Javier, Hon. Gaudencio P. Nolasco, and Hon. Reynaldo D. Palabrica.

WHEREAS, the city government has accepted the turn-over or donation of the various open spaces and road lots from the following homeowners associations, individuals and/or real estate developers, by virtue of deeds of donation.

DONOR'S NAME	SUBDIVISION NAME/ PROJECT NAME	BARANGAY
CASIMIRO	WESTVILLE HOMES PHASE 2	LIGAS 2
F. & E. DE CASTRO CORPORATION	F. & E DE CASTRO SUBDIVISION	NIOG
HOME MARK, INC.	GREENSITE VILLAS SUBDIVISION	MOLINO
	GREENLANE VILLAS EXT. SUBDIVISION	SAN NICOLAS 3
	GREENSQUARE VILLAS SUBDIVISION	MAMBOG 1
N. E. MAGNO CONS. INC.	ST. MICHAEL SUBDIVISION	TALABA & NIOG
BORLAND DEVELOPMENT CORPORATION	SUMMERHILL TOWNHOMES SUBDIVISION	MOLINO 4
C.B. LIM CORP.	COUNTRY WEST	MOLINO 3
ACTIVE REALTY AND DEV'T. CORP.	TOWN & COUNTRY WEST	MOLINO 3
ADDAS VILLAGE IV-A HOA, INC.	ADDAS VILLAGE IV-A OPEN SPACE BASKETBALL COURT	MAMBOG 4
HONEYCOMB BUILDERS, INC.	RSG GUEVENTHOMES BACOR	PANAPAAN 1
ADDAS DEV'T.	MAMBOG 3	MAMBOG 3

City Resolution No. 2017-017 January 23, 2017

Page 1

District:

HON. JUDITHA BRITO - MANDULA  
City Councilor

HON. MIGUEL N. BAULISTA  
City Councilor

HON. EDWIN G. GAWARAN  
City Councilor

HON. MICHAEL S. SOLIS  
City Councilor

HON. VENUS D. DE CASTRO  
City Councilor

HON. ALEJANDRO F. GUTIERREZ  
City Councilor

District:

HON. REYNALDO D. PALABRICA  
City Councilor

HON. HERNANDO C. GUTIERREZ  
City Councilor

HON. GAUDENCIO P. NOLASCO  
City Councilor

HON. LEONARDO A. DE LEON  
City Councilor

HON. ROBERTO R. JAVIER  
City Councilor

HON. VICTORIO L. GUERRERO, JR.  
City Councilor

Presided by:

CHIEF CLERK: 170

Certified by:

HON. CATHERINE S. EVARISTO  
City Mayor/Presiding Officer

Approved by:

HON. LAM MERCADO - REVILLA  
City Mayor





District I

HON. EDWEN BAJISTA MENDOZA  
City Councilor

HON. INOUELA RAJISTA  
City Councilor

HON. DENNY G. GAWARAN  
City Councilor

HON. MICHAEL E. SOLIS  
City Councilor

HON. VENUS D. DE CASTRO  
City Councilor

HON. ALEXANDER S. GUTIERREZ  
City Councilor

District II

HON. APOLONIO L. ADVINCUJA JR.  
City Councilor

HON. SERENANDO D. PALANCA  
City Councilor

HON. HERMANO D. C. GUTIERREZ  
City Councilor

HON. GASTON D. ENCLASCO  
City Councilor

HON. TERESA A. DELEON  
City Councilor

HON. EDUARDO R. JAMES  
City Councilor

HON. OTONIO L. GUERRERO JR.  
City Councilor

Approved by:

2017-017

Certified by:

HON. CATHERINE S. EVARISTO  
City Vice Mayor/Chief of Staff

Approved by:

HON. LAMBERGADO - REVILLA  
City Mayor

CERTIFIED TRUE COPY

Republic of the Philippines  
Province of Cavite  
City of Bacoor

HELENE A. ATEGA JR.  
SP SECRETARY

OFFICE OF THE SANGGUNIANG PANLUNSOD

CORPORATION	SAN NICOLAS 3 ADDAS 4 SUBD. ADDAS GREENFIELDS HOA TESDA BUILDING	SAN NICOLAS 3 MAMBOG 3 MAMBOG SAN NICOLAS
LIFE BEYOND SANCTUARIUM AND GARDENS, INCORPORATED	BACOR CITY CREMATORIUM	MOLINO 4
HOUSEHOLD DEV'T. CORP.	SPRINGVILLE GARDENS 3/VARIOUS RESIDENTIAL SUBDIVISIONS	MOLINO
CAVITE VALLEYFIELD HOA	CAVITE VALLEYFIELD SUBDIVISION	MAMBOG 1
NORMA IGNACIO		ALIMA
CROWN ASIA PROPERTIES, INC.	CROWN ASIA	MAMBOG
RECRAA INT'L, INC.	ORIENTVILLE SUBD.	MOLINO 1
JAB REALTY AND DEV'T. CORP.	SAN MARTIN DE PORRES III SUBD.	PANAPAAN
BREEZEWOOD DEV'T CORP.	CHERRY HOMES SUBD. BREEZEWOOD DOS PHASE 2	MAMBOG 1 MAMBOG 1
MANUEL ESPIRITU		SALINAS
CONRADO & VALERIANA AGUSTIN		PANAPAAN
DELFIN HERMANOS. INC.	BAHAYANG PAGASA SUBDS. GREATWOODS SUBD.	MOLINO V
MELO REALTY	SAMPAGUITA VILLAGE SUBDIVISION I	MAMBOG
MARK ANTHONY MOLINA		MOLINO
WOOD ESTATE VILLAGE 1 HOA	WOOD ESTATE VILLAGE 1	MOLINO
WOOD ESTATE VILLAGE 2 HOA	WOOD ESTATE VILLAGE 2	MOLINO
LUCKYVILLE HOA, INC.	LUCKYVILLE SUBDIVISION	MOLINO 1
BAHAYANG PAGASA, INC.	BAHAYANG PAGASA MOLINO	MOLINO
JOMILENT, INC.	GEORGETOWN HEIGHTS	MOLINO 4 SAN NICOLAS
MARY JANE GAWARAN-CRUZ		
GARDENIA VILLAGE SUBD. HOA, INC.	GREEN VALLEY SUBD.	MOLINO 3
MACARIA HOMES HOA, INC.	MACARIA HOMES SUBD.	MOLINO 2
EL GRANDE DEVELOPMENT CORP.	BF EL GRANDE SUBD.	MOLINO VI
AURORA HOA, INC.	AURORA HOMES SUBD.	SALINAS 1
BAYANIHAN HOA, INC.	BAYANIHAN	SALINAS 1
JUANCHO ALBERT POBLETTE	STA. LUCIA VILLAGE	PANAPAAN 6
MARIETA SANTOS	SITIO KAWAYAN	HABAY 2