



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

**COMMITTEE REPORT**  
NO. HLUUD-033-S-2025

Office of the Sangguniang Panlungsod  
Received by: Jenet Pring  
Date: 18 DEC 2025  
Time: 9:25 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 BACOOR AND MASAITO DEVELOPMENT CORPORATION FOR OPEN SPACES LOCATED AT BELLAZONA NAVARRE SUBDIVISION, BARANGAY MOLINO 3, BACOOR CITY, CAVITE. (PCR 226-2025 dated October 27, 2025).**

This committee report pertains to the committee hearing conducted on November 6, 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 careful evaluation of the documents and deliberation during the Committee's review, the following findings are hereby presented:

- The City Treasury Office and the City Assessor's Office confirmed that all Real Property Taxes (RPT) due on the six (6) subject lots have been fully paid and are current, with no outstanding RPT liabilities.





- The Assessor's Office confirmed that previous idle land tax concerns relative to the subject properties have already been resolved and no longer pose an issue.
- The six (6) Transfer Certificates of Title (TCTs) pertain to a single, contiguous open-space area within the subdivision, where a multipurpose facility has already been constructed. The lots were converted from regular lots to open spaces to comply with subdivision open-space requirements.

| Lot Classification | Location       | Transfer Certificate of Title No. | Lot Area (sqm) |
|--------------------|----------------|-----------------------------------|----------------|
| Open Space         | Block 16 Lot 1 | 057-2024006289                    | 125            |
| Open Space         | Block 16 Lot 1 | 057-2024006288                    | 110            |
| Open Space         | Block 16 Lot 1 | 057-2024006287                    | 140            |
| Open Space         | Block 16 Lot 1 | 057-2024006286                    | 90             |
| Open Space         | Block 16 Lot 1 | 057-2024044451                    | 163            |
| Open Space         | Block 16 Lot 1 | 057-2024006284                    | 129            |

- The developer manifested that a Homeowners Association (HOA) Resolution interposing no objection to the proposed donation has been submitted. The committee noted that while said document exists, final verification and confirmation by the appropriate offices is still required.

**RECOMMENDATION:**

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommends the **APPROVAL** of 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 Masaito Development Corporation for open spaces located at Bellazona Navarre Subidivision, Barangay Molino 3, Bacoor City, Cavite on the Second Reading and to be calendared on the Third Reading on the next regular session.

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

Signed this 18<sup>th</sup> day of December 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*

HON. SIMPLICIO G. DOMINGUEZ  
*Member*

HON. RANDY C. FRANCISCO  
*Member*

