

THIRTEENTH CONGRESS OF THE REPUBLIC)
OF THE PHILIPPINES)
Second Regular Session)

6 JAN 26 1995

RECEIVED BY

SENATE

Resolution No. 421

Introduced by Senator Ramon Bong Revilla, Jr.

RESOLUTION

REQUESTING THE COMMITTEE ON URBAN PLANNING, HOUSING AND RESETTLEMENT TO INVESTIGATE, IN AID OF LEGISLATION, STA. LUCIA DEVELOPMENT CORPORATION FOR ITS FAILURE TO COMPLY WITH ITS DEVELOPMENT UNDERTAKINGS AS WELL AS VIOLATION OF VARIOUS LAWS RULES AND REGULATIONS AT IT'S PINWOOD GOLF AND COUNTRY CLUB PROJECT IN BAGUIO CITY, PROVINCE OF BENGUET

WHEREAS, in sometime n 1995, the Sta. Lucia Development Corporation offered for sale to the public-at-large subdivision and fairways lots, golf shares and other world class amenities including a GARY PLAYER designed fairway golf course and a country club hotel complex in its Pinewood Golf And Country Club Project In Baguio City, Province Of Benguet.

WHEREAS, said Sta. Lucia development Corporation assured its buyers that titles over the property were free from any liens, encumbrances and claims and that within a three year period, full development to the state shall have taken place.

WHEREAS, several individuals all over the country were convinced by the offer of Sta. Lucia Development Corporation to purchase a lot or two and parted away with hard earned money to fully pay or pay the 90% down payment to have a chance to belong to an exclusive country club in the summer capital of the Philippines.

WHEREAS, evidence shows that it was only in 1998 that the Housing Land Use and Regulatory Board (HLURB) issued the License to Sell for the Pinewood Golf and Country Club project of the Sta. Lucia Development Corporation, thereby making the re-selling activities of the same illegal and contrary to law.

WHEREAS, the alleged simple illegal act of pre-selling in bad faith would have made the corporation liable for violation of laws and subject itself to the revocation of its license to sell and to develop, however, it merely paid miniscule fines while collecting large sums of money from its patrons and possibly the same for projects elsewhere.

WHEREAS, almost ten years have passed and despite full or required 90% down payment, individual titles have not been delivered, no fairway lots or promised country club constructed and no development in general, has been performed.

WHEREAS, for purposes of amending the current laws on Housing and Land use there is a need for more protection to subdivision buyers and introduce stiffer penalties and sanctions for developers as well as enhancing the quasi-judicial powers of the Housing and Land Regulatory Board. *Now, therefore be it*

RESOLVED BY THE SENATE OF THE PHILIPPINES, THAT THE COMMITTEE ON URBAN PLANNING, HOUSING AND RESETTLEMENT INVESTIGATE, IN AID OF LEGISLATION, STA. LUCIA DEVELOPMENT CORPORATION FOR ITS FAILURE TO COMPLY WITH ITS DEVELOPMENT UNDERTAKINGS AS WELL AS VIOLATION OF VARIOUS LAWS RULES AND REGULATIONS AT IT'S PINWOOD GOLF AND COUNTRY CLUB PROJECT IN BAGUIO CITY, PROVINCE OF BENGUET.

Adopted,



RAMON BONG REVILLA, JR.
Senator