

Republic of the Philippines  
**HOUSE OF REPRESENTATIVES**  
Quezon City



**FOURTEENTH CONGRESS**  
First Regular Session

**HOUSE RESOLUTION NO. 468**

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**INTRODUCED BY**  
**GABRIELA WOMEN'S PARTY REPRESENTATIVE LIZA LARGOZA-MAZA**

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**RESOLUTION**  
**DIRECTING THE COMMITTEE ON HOUSING AND URBAN DEVELOPMENT TO CONDUCT AN INVESTIGATION, IN AID OF LEGISLATION, ON THE ALLEGED FAILURE AND WANTON DISREGARD BY PHINMA PROPERTY HOLDINGS CORPORATION TO PROVIDE CLEAN, AND DESIRABLE WATER SUPPLY AND ON THE DELAY/FAILURE IN THE ISSUANCE OF TRANSFER CERTIFICATE OF TITLE, TRANSFER TAX DECLARATION TO THE UNIT OWNERS OF SUNNY VILLAS CONDOMINIUM AND TO RECOMMEND REMEDIAL MEASURES THERETO**

WHEREAS, PHINMA Property Holdings Corporation, formerly the FCI Development Corporation, is engaged in the general business of construction, management, financing and investment, particularly in the field of real estate and allied industries, and is the developer of Sunny Villas Condominium in Pearl Street Corner Camaro Street, East Fairview, Quezon City;

WHEREAS, since 2005, the unit owners of Sunny Villas Condominium have been complaining that the water supply in their area is not potable as it is rusty and has unsavory smell. The residents of the area are already suffering from different skin diseases and hair loss apparently due to undesirable water supply;

WHEREAS, the unit owners have already brought their water supply problem to the attention of PHINMA, the developer of Sunny Villas, and have sent letters for assistance to the Metropolitan Waterworks and Sewerage System (MWSS), the National Water Resources Board (NWRB), the Housing Land and Urban Regulatory Board (HLURB), and the Office of the Mayor of Quezon City, but their complaints continue to be left unattended;

WHEREAS, the National Water Resources Board (NWRB) had already released orders for PHINMA to secure a Certificate of Public Convenience (CPC) as required by the board for their continuous operation of the waterworks system in Sunny Villas Condominium, but PHINMA's failure to comply with the orders within the required period of time resulted to a penalty of only P5,000.00 pursuant to the NWRB revised fees and charges;

WHEREAS, Executive Order No.688, which strengthens the role of the Metropolitan Waterworks and Sewerage System (MWSS) and mandates the agency to "oversee the development and upgrading of the water distribution system directly to housing subdivision projects, including the take over of the centralized water system" upon petition of the homeowners' association or the owner/developer, is very consistent to the preference of the unit owners in Sunny Villas Condominium which is to transfer the control and management of their water system to MWSS instead of PHINMA;

WHEREAS, considering that the property in Sunny Villas had already been paid by PAG-IBIG Fund, titles and tax declarations should have already been transferred in the name of the unit owners after two years subject to the full payment thereof from PAG-IBIG Fund;

WHEREAS, the Sunny Villas residents are appealing to the proper authorities and government agencies concerned to heed their call for help for the speedy resolution of their problems because PHINMA remains unresponsive to their complaints and fails to act positively on the matter;

**BE IT RESOLVED THEREFORE BY THE HOUSE OF REPRESENTATIVES**, to direct the Committee on Housing And Urban Development to conduct an investigation, on the alleged failure and wanton disregard by PHINMA Property Holdings Corporation to provide clean, potable and desirable water supply and transfer certificate of title, tax declaration to the rightful unit owners of Sunny Villas Condominium and to recommend remedial measures thereto.

Adopted,

  
**LIZA LARGOZA MAZA**