



**Filinvest Eastville Homeowners Association, Inc. (FEHAI)**

Filinvest East, Marcos Highway, Cainta/Antipolo City  
Tel: 7745-5167 / 8288-6990 eastvillehoa@gmail.com

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February 28, 2022

Atty. Ma. Lorina J. Rigor  
OIC – Director, HACD  
DHSUD Building, Kalayaan Avenue  
Corner Mayaman St., Diliman, Q.C.

Attention: SHERIFF SANTIAGO B. UNDECIMO JR.

**RE: WRIT OF EXECUTION PROGRESS REPORT**

Dear Atty. Rigor:

We are forwarding to you the enclosed THIRD PROGRESS REPORT on the ongoing and pending projects by Filinvest Land, Inc. (FLI) in their compliance with the Writ of Execution<sup>1</sup>.

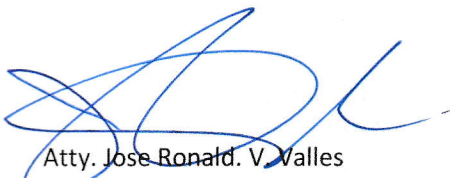
Up to this date, FLI has failed to complete the scope of works, and timelines of the works that they are supposed to do in purported compliance with the Decision of the HLURB (now DHSUD).

Sincerely,

Thank you.

Very truly yours,

FEHAI BOARD OF DIRECTORS

By:   
Atty. Jose Ronald V. Valles  
FEHAI President

cc: Hon. Johnielle P. Nieto  
Cainta Municipal Mayor

Filinvest Land, Inc.  
Engr. Jeffrey Cortes

Atty. Jann Roby R. Otero  
Regional Officer  
DHSUD-HOA Office Region IV-A

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<sup>1</sup> HLURB Case No. REM-082211-14575



## Filinvest Eastville Homeowners Association, Inc. (FEHAI)

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### CONSTRUCTION PROGRESS – WRIT OF EXECUTION<sup>1</sup>

#### THIRD REPORT

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<b>Subject:</b>	Writ of Execution	<b>Date:</b>	February 28, 2022
<b>Project Site:</b>	Eastville Subdivision	<b>Developer:</b>	Filinvest Land, Inc. (FLI)
<b>Distribution:</b>	Atty. Ma. Lorina J. Rigor Atty. Marife C. Doblada-San Pedro Sheriff Santiago B. Undecimo Jr. Atty. Jann Roby R. Otero		

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The following summary of work includes the construction progress from March 11, 2021 up to February 28, 2022 as well as the status of individual projects. Photos of completed projects executed by FEHAI are provided.

FLI's deliberate inaction to enforce the writ of execution for more than two (2) years clearly shows an intent to flagrantly disregard the law. It constitutes grave misconduct that corrodes respect for the courts.

FLI had adequate time to implement and complete the writ, but failed to do it. FLI's excuse merely demonstrates their insincere stance towards the writ being implemented.

#### Project Status:

- **Manila Water Reticulation System**
  - The repiping, upgrading and standardization of the water system within Eastville Subdivision was done at the expense of the homeowners in coordination with Manila Water in 2016. It is therefore inappropriate for FLI to include it in their so-called "compliance report" as 100% COMPLETE.
- **Eastville Clubhouse**
  - No activity since last progress report.
- **Basketball Court**
  - Need one (1) more flood light on each post.
  - *Remarks:* Two (2) flood lights were installed on each post before, but replaced it with a single flood light. The proper basketball court lighting is essential to a successful game at

night. Eastville players love to practice or play tournaments at night to avoid the heat of the sun. It is only appropriate to provide proper lightings.



- **Tennis Court**

- Requires re-micro-surfacing on court pavement.
- Need one (1) more flood light on each post.

- *Remarks:* Two (2) flood lights were installed on each post before, but replaced it with a single flood light. The proper tennis court lighting is essential to a successful game at night. Eastville players love to practice or play tournaments at night to avoid the heat of the sun. It is only appropriate to provide proper lighting.

- **Open Space 7 Lightings (Clubhouse area)**

- Numerous lightings (i.e., lamp post and bollard lights) still need to be installed around Open Space 7.
- FEHAI fabricated electric post to provide lightings around the clubhouse.
- FEHAI installed recycled four (4) lamp posts around the tennis court area.

*Remarks:* Lighting public playgrounds can extend play time when it gets dark. It illuminates the playground and keeps after dark play safe for children. This playground has been underutilized for the past several years due to poor to no lighting at all.





- **Perimeter Fence**

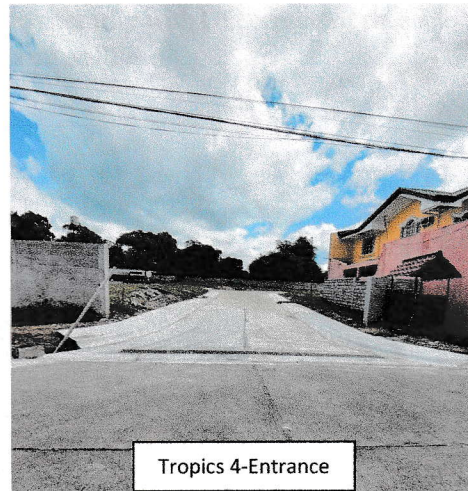
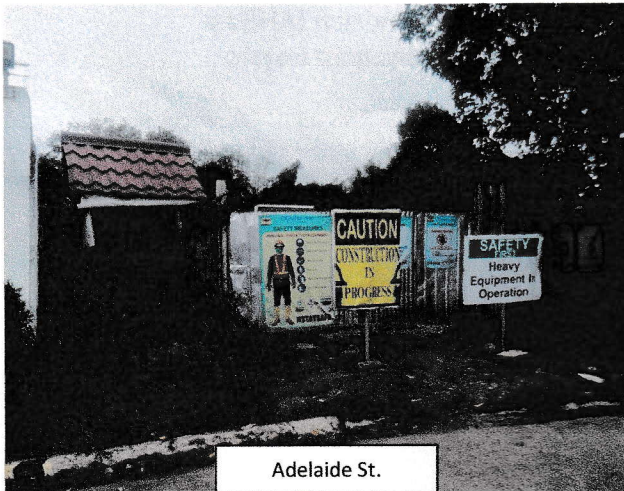
- Adelaide Street

- FLI demolished a section of the perimeter wall last June 2019 without association's approval.
    - FEHAI never had a chance to consult with the homeowners to get their approval.
    - *Remarks:* FLI caused the unlawful demolition of the perimeter wall separating Eastville Subdivision to the newly developed Tropics 4 Subdivision in complete disregard of the Decision of the Supreme Court.

In this connection, the FEHAI Board of directors immediately requested a CEASE and DESIST ORDER against FLI pursuant to Sec. 16 of PD 957 and its implementing rules. Letters were sent to HLURB (now DHSUD) with date stamped receipt on February 7, 2020. As of this date, no response has been received.

Section 22 of P.D. No. 957 states:

No owner or developer shall change or alter the roads, open spaces, infrastructures, facilities for public use and/or other form of subdivision development as contained in the approved subdivision plan and/or represented in its advertisements, without the permission of the HLURB (now DHSUD) and the *written conformity or consent of the duly organized homeowner's association*, or in the absence of the latter, by the majority of the lot buyers in the subdivision.





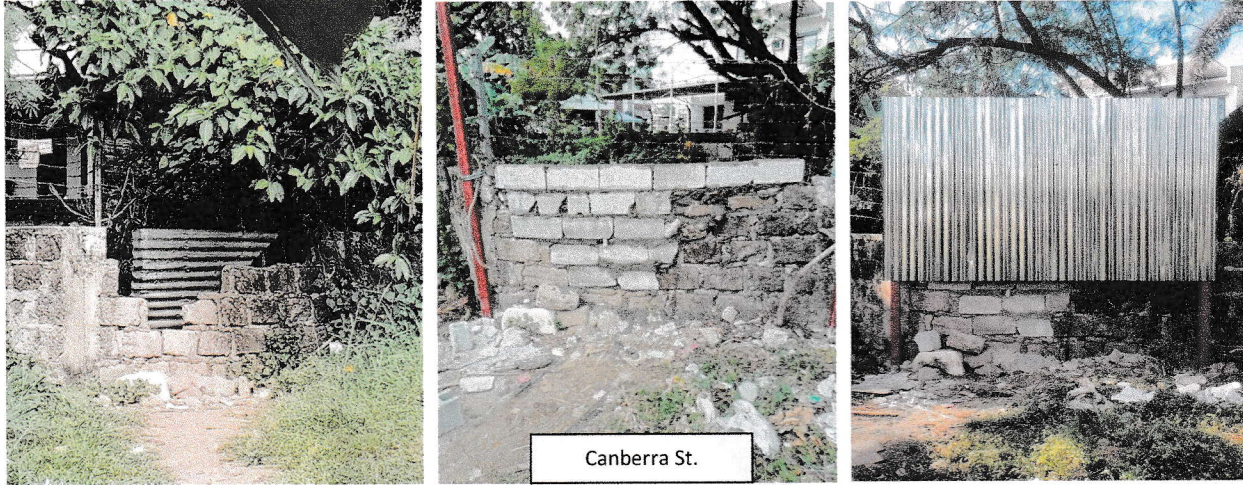


- Sofia Street
  - FLI demolished old perimeter wall and constructed a new one.
  - FEHAI reinforced the perimeter wall temporarily with GI corrugated sheets to prevent trespassers from scaling the fence wall.

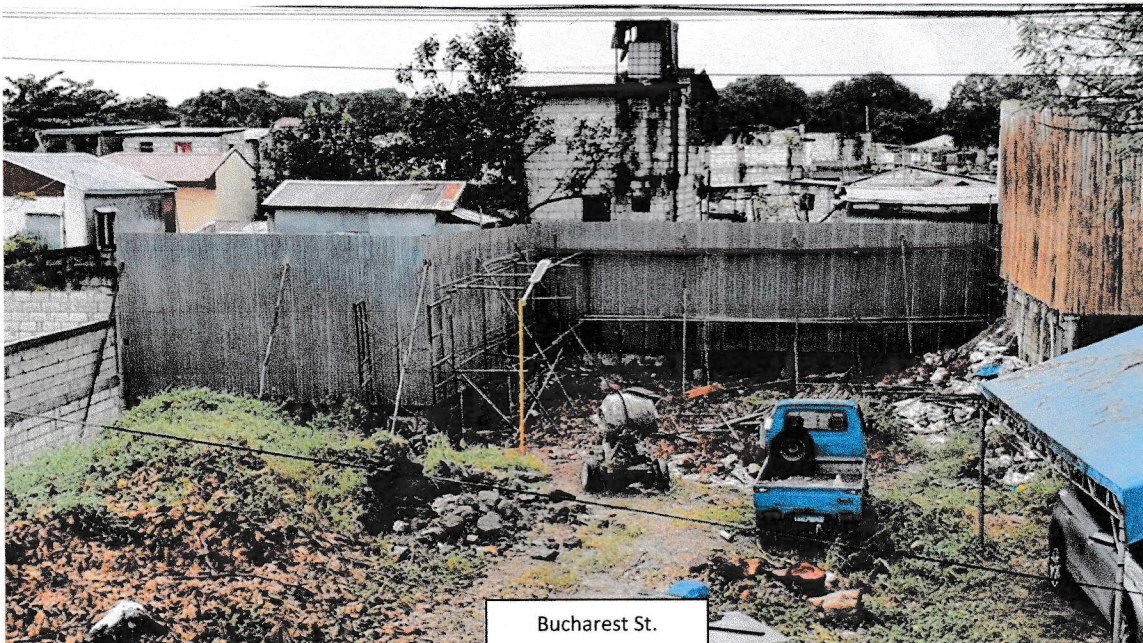




- Canberra Street
  - No activity since last progress report.
  - Several perimeter wall sections still need to be reinforced and requires installation of barbed wires.
  - FEHAI reinforced the perimeter wall temporarily with GI corrugated sheets to prevent trespassers from scaling the fence wall.



- Bucharest Street
  - No activity since last progress report.
  - FEHAI reinforced the perimeter wall temporarily with GI corrugated sheets to prevent trespassers from scaling the fence wall.





- Wellington Street

- Several theft incidents were already reported by the residents in the area due to easy access because of the damaged perimeter wall.
- No activity since last progress report.
- Collapsed retaining wall on the rear side of homeowner's property near creek side.

○ *Remarks:* Retaining walls must be designed to resist the pressure of the soil it is retaining, avoid sliding, overturning, disintegrating and not to fail the soil it's standing on. The construction of gabion wall along Tropics 4 perimeter wall creates a good water flow on the creek but it also creates vortices at the farther end of the gabion wall especially during heavy rain. The moving water erodes the sides of the creek more than the bottom thus eroding the soil. The intensity of the heavy water weakened the surrounding soils leading to destruction of the wall. This must be corrected as soon as possible for there's a possibility that this will happen again on the nearby creek side areas.



- Leningrad Street (culdesac)

- No activity since last progress report.
- FEHAI reinforced the perimeter wall with GI corrugated sheets to prevent trespassers from scaling the fence wall.

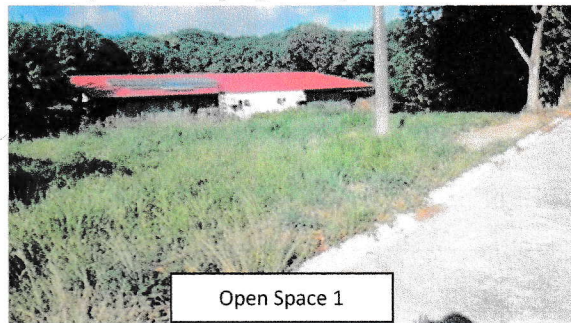
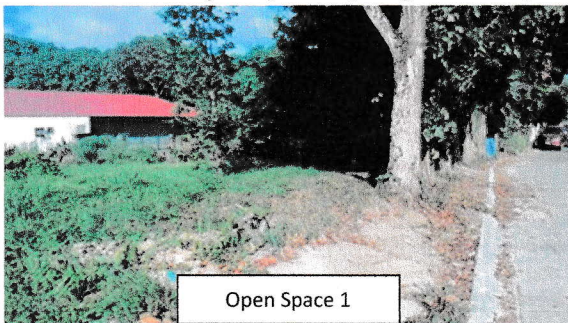




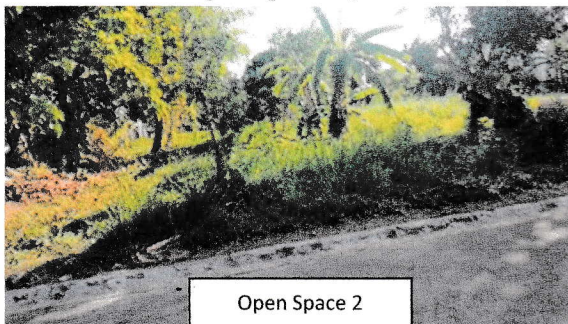
- **Kuala Lumpur Street**
  - No activity since last progress report.
  - Subdivision perimeter wall along Kuala Lumpur St. requires construction of perimeter fence wall. Existing fence wall was constructed and owned by the property owner of the vacant lot outside the subdivision.
  
- **Singapore Street**
  - No activity since last progress report.
  - A portion of subdivision perimeter wall along Singapore St. requires construction of perimeter fence wall. Existing fence wall was constructed and owned by the property owner of the vacant lot outside the subdivision.
  
- **Seoul Street**
  - No activity since last progress report.
  - A portion of subdivision perimeter wall along Seoul St. requires construction of perimeter fence wall. Existing fence wall was constructed and owned by the property owner of the vacant lot outside the subdivision.
  
- **Melbourne Street**
  - No activity since last progress report.
  - Several portions of subdivision perimeter wall along Melbourne St. requires construction of perimeter fence wall. This boundary line separates Eastville and Tropics 1 subdivisions.

- **Parks and Playground**

- **Open Space 1 (Bangkok Street) - No activity since last progress report.**



- **Open Space 2 (Jakarta Street) - No activity since last progress report.**





- Open Space 3 (Kuala Lumpur Street)
  - Planted carabao grass and installed concrete benches and nothing else.
  - FEHAI installed solar lights in the park.
  - No fence constructed to provide safety and security to the children running around the park.
  - No playground equipment installed.
  
- Open Space 4 (Bucharest Street) – No activity since last progress report.
  - No perimeter fence wall.
  - This open space (1,000 sqm) is included in the development plan as part of open spaces, but the property is now a private property.
  - Need to resolve this missing open space 4 which is allotted for a park and playground for Phase 2 residents.
  
- Open Space 5 (Eastville Avenue) – No activity since last progress report.
  - FEHAI took the initiative of clearing this open space.



- Open Space 6 (Open space at current pool area) – No activity since last progress report.
- Open Space 7 (Playground area near Clubhouse) – No activity since last progress report.
  
- **Remarks:** One of the most important aspects of land subdivision is the provision of public open spaces. Accessible parks and playgrounds are necessary to a good living environment. A well-developed parks and playgrounds encourage residents to outdoor activities that develop healthy kids, families and a better community. Except for Open Space 3, all other open spaces are underutilized.



- **Concrete Curbs, Gutters, and Sidewalk Construction**
  - FEHAI provided list to FLI of all vacant lots that will require sidewalk construction.
  - FLI received the list of homeowners to opt in to the sidewalk construction fronting their properties.
  - No activity since last progress report.
  - *Remarks:* Need to conduct actual measurements of the required sidewalk measurements on different streets within the subdivision.
- **Eastville Gate Facade**
  - The guardhouse is complete.
  - *Remarks:* It was totally different from what was advertised. The façade and landscape at main entrance should make a distinctive statement about the community and provide the resident with a sense of arrival.





- **Adequate street lights**

- No activity since last progress report.
- FEHAI installed several solar lights on different streets.
- FEHAI is co-paying the existing street lights electric bill since July 2021.
  
- *Remarks:* Adequately lit neighborhoods can increase community safety, health, and economic wellbeing. Well-lit communities also create a sense of community pride and confidence. There are so many dark streets in the subdivision that require additional lighting.

- **Integrated drainage system**

- No activity since last progress report.
- FEHAI constructed and repaired several catch basins to alleviate some of the main sewer lines problems.



*Remarks:* FLI ignored potential drainage problems in the construction of Tropics 4 housing projects; it will disturb drainage patterns inside the community. The ground elevation of Tropics 4 is much higher than the natural ground level of Eastville. This will cause water to divert or accumulate on Adelaide Street and to nearby streets. The grading of the road, sidewalk, and gutters inside Tropics 4 are visibly above the natural ground level and rainwater will definitely go inside Eastville. Roadway water ponding is highly possible due to the poor drainage system. Existing roadside catch basins and immediate outfalls are restricted. It is important to construct the required catch basins with a properly designed sewer lines system as shown in the approved sewer/drainage master plans.



- **Road repair**

- No activity since last progress report.
- Some streets are narrower than indicated in the approved subdivision plans.
- Roads along the end portion of Eastville Avenue at Phase 3 require immediate attention due to severe deterioration as time goes by.

*Remarks:* As of now, many roads are in miserable state, Eastville residents are enduring this unsafe road conditions for quite some time. Motorists, bikers, cyclists and especially joggers/walkers have been complaining on these roads.

Legally, subdivision roads are considered open spaces and when the subdivision owners/developers offer the spaces for donation to the local government, the roads must be in good condition before the acceptance.

End of Report