



February 20, 2026

HRED CONCILIATION FORM NO. 002

OMNIBUS ORDER

RO7AFD1-2026-0127-029, MR. ALLAN WILSON vs TAFT PROPERTY VENTURE DEVELOPMENT CORPORATION is hereby **CLOSED AND TERMINATED**: Due to the parties' failure to reach an amicable settlement.

**HORIZON 101 TOWER 2
GENERAL MAXILUM AVE., CEBU CITY, CEBU**

ORDER OF IMPOSITION OF ADMINISTRATIVE SANCTION

Taft Property Venture Development Corporation have been invited to explain why the sanctions therein advised should not be imposed for the violations committed, thus:

- Failure to secure Development Permit
- Selling without License to Sell/ Certificate of Registration
- Non-delivery of title
- Incomplete/non development or project within the prescribed period
- Non-compliance with mortgage clearance requirement
- Failure to submit Semestral Report consisting of Sales Status Report certified as true and correct by the responsible officer of your company and duly accomplished Notarized Fact Sheet
- Failure to submit titles covering the open space, community facilities, etc.
- Failure to secure Additional Period of Time to Complete Development (APPTCD) of the project
- Advertisement without prior approval
- Project Alteration affected without prior approval
- Failure to maintain common facilities
- Broker: Violation of any provision of Section 12, PD 957 or related rules and regulations
- Other/s

Upon review of the records of the instant case, it has been verified that the complainant herein is a second buyer of the property involved in this complaint. As reviewed in the Order of Dismissal from Human Settlements Adjudication Commission - Regional Adjudication Branch VII and as admitted by the complainant, the main buyer is Roderick Dinoy Manatad, to whom the complainant purchased the property from, therefore a subsequent selling on the part of the main buyer. Considering the litigiousness of the subsequent selling and contractual obligations between the main buyer and the respondent, and between the main buyer and the complainant, this Office thereby holds no jurisdiction of the same.

WHEREFORE, in view of the foregoing, this Office hereby **DISMISSES** this complaint without prejudice to the right of the complainant to file a verified complaint with his cause of action before any **proper** courts.


ENGR. MARK ANTHONY L. LINDUGAN, D.M.
Regional Director - DHSUD Region VII

Ref. No. **RO7 AFD1-2026-0127-029**

Cc:

Name of Complainant: **MR. ALLAN WILSON**
Email Address: wilson.allan.d@gmail.com

Name of Respondent: **TAFT PROPERTIES VENTURES DEVELOPMENT CORPORATION**
Through the President, Vice-President or any of the members of the board/officers
Address: 8th Floor, Tower 1, Taft East Gate, Cardinal Rosales Avenue, Cebu City, Cebu
Email Address: customercare@taftproperties.com.ph



DHSUD Regional Office 7

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**RE: FOLLOW-UP TO CONCILIATION CONFERENCE ON
FEBRUARY 12, 2026; RESPONDENT'S NON-COMPLIANCE
WITH OMNIBUS NOTICE RO7AFD1-2026-0127-029; AND
REQUEST FOR ISSUANCE OF RESOLUTION**

DATE: February 17, 2026

TO: Department of Human Settlements and Urban Development (DHSUD) Regional Office VII,
Cebu City, Philippines

AND TO: Taft Property Venture Development Corporation 8th Floor, East Gate Cebu Tower 1,
Cardinal Rosales Avenue, Cebu City, Philippines

✓ COPIED TO: OMB- Visayas Area Office (Cebu City) Office of the Ombudsman for the Visayas
Department of Agriculture R0-7 Compound, M. Velez St. 6000 Guadalupe, Cebu City, Philippines

FROM: Allan Douglas Wilson Unit 45Q, Tower 2, 74 General Maxilom Avenue Cebu City 6000,
Cebu, Philippines Email: wilson.allan.d@gmail.com

Subject Property: Horizons 101, 74 General Maxilom Avenue, Tower 2, Unit 45Q, Cebu City

I. PURPOSE

This letter formally follows up on proceedings arising from Omnibus Notice RO7AFD1-2026-0127-029 dated February 4, 2026, and the Conciliation Conference held on February 12, 2026. It addresses two failures requiring immediate action: the respondent's continued non-compliance, and the absence of any resolution or official meeting document from DHSUD following the conference.

II. RESPONDENT'S NON-COMPLIANCE AND WAIVER OF RIGHT TO BE HEARD

Pursuant to Omnibus Notice RO7AFD1-2026-0127-029, the respondent was directed to submit a written explanation on or before February 12, 2026, stating why no administrative, civil, or other appropriate action should be taken against it. The respondent failed to comply. By this failure, the respondent has waived any right to be heard, and DHSUD is accordingly mandated to resolve this matter based on available records and without further notice to the respondent.

This non-compliance is consistent with the respondent's longstanding pattern of non-engagement. The respondent has failed to respond to allegations in Complaint No. DHSUD2023-R7-EPA-0196 filed February 13, 2023, NPS Docket No. VII-09-INV-25H-03616-3618 filed August 27, 2025 with the Office of the Cebu City Prosecutor, and to the formal demand letter dated August 8, 2025, against which the respondent refused the complainant's demand for restitution of damages totaling PHP 1,645,514.31.

III. RESPONDENT'S CONDUCT AT THE FEBRUARY 12, 2026 CONFERENCE

The respondent's conduct at the February 12 conference warrants specific attention as it reflects a deliberate and continuing strategy to deny the complainant's property rights in order to avoid liability for damages.

A. Self-Contradictory Statements Regarding Title Delivery

At the conference, the respondent initially advised the complainant that "[the complainant] can pick up the title at the bank" and offered assistance in doing so. This statement constitutes an implicit acknowledgment that the property title exists and is retrievable. However, when confronted with the reality that this offer was being made six (6) years after full payment and following the respondent's prior refusal to pay damages, the respondent immediately reversed its position, stating that they would need to "figure out" whether the complainant has the right to the title.

This contradiction is not a matter of administrative confusion. The complainant has presented documentary proof of ownership — including the chain of title, Deed of Sale, and purchase documents — on no fewer than three prior occasions: directly to the respondent in August 2022, as part of the formal complaint record in prior HSAC proceedings, and before the Chief Prosecutor, Cebu, in connection with NPS Docket No. VII-09-INV-25H-03616-3618. The respondent's continued refusal to recognize these documents, after years of exposure to them, cannot be attributed to oversight. It is deliberate avoidance of the facts presented.

B. Pattern of Denial to Avoid Damage Claims

The respondent's strategy is transparent: by refusing to formally acknowledge the complainant's rights under the chain of ownership and Deed of Sale, the respondent avoids the legal consequence of those rights being recognized, specifically the extent of damages claimed. The respondent has refused to recognize the Special Power of Attorney transferring rights to the current owner, previously presented to the HSAC Commission. It has failed to notify either the original buyer, Roderick Manatad, or the current owner of the issuance of the property title at any point over six (6) years. It has further failed to acknowledge or address documentary evidence of fabricated title transmission, and reversed its offer to assist with the title the moment that issues of impropriety were raised, demonstrating that the offer was not made in good faith.

This pattern fits squarely within the grounds for revocation under Section 9 of PD 957, specifically:

- (b) Violation of PD 957 and applicable regulations;
- (c) Engagement in fraudulent transactions;
- (d) Misrepresentation in connection with the condominium project; and
- (f) Failure to conduct business in accordance with law or sound business principles.

IV. DHSUD'S FAILURE TO ISSUE A RESOLUTION OR MEETING DOCUMENT

At the February 12, 2026 conference, the Conciliator acknowledged that the Department's authority extends to revocation of the respondent's Certificate of Registration and License to Sell pursuant to PD 957, and that monetary damages may be pursued through the Municipal Trial Courts, Cebu. Despite these material acknowledgments, no conference report, minutes, or official document has been issued by DHSUD. The complainant formally requests the immediate issuance of such document, as it is necessary to record the proceedings, preserve the Conciliator's findings, and support further legal action in the appropriate courts.

V. REQUESTS AND NOTICE OF FURTHER ACTION

The complainant will await DHSUD's determination in the exercise of the Department's lawful authority under PD 957, and respectfully requests that the Department act as follows:

1. Issue immediately the conference report or minutes of the February 12, 2026 proceedings;
2. Proceed to formal resolution based on available records, consistent with the respondent's waiver;
3. Issue an order revoking the Certificate of Registration and License to Sell of Taft Property Venture Development Corporation pursuant to Section 9 of PD 957; and
4. Provide written confirmation of actions taken to the complainant at the address and email above.

Failure to recognize the established facts of this matter or to act in accordance with Philippine law will result in further action against both the Department and the respondent, including escalation to DHSUD Central Office and all other remedies available under law.

VI. AFFIRMATION

I, Allan Douglas Wilson, affirm that the foregoing statements are true and correct to the best of my knowledge and belief, based on personal knowledge and authentic records in my possession.



ALLAN DOUGLAS WILSON Complainant /
Unit Owner Unit 45Q, Tower 2, 74 General
Maxilom Avenue Cebu City 6000, Cebu,
Philippines Email: wilson.allan.d@gmail.com
Date: February 17, 2026

Copy Furnished: DHSUD Central Office,
Quezon City; Housing and Settlement
Adjudication Commission (HSAC); Office of the
Cebu City Prosecutor (Re: NPS Docket No. VII-
09-INV-25H-03616-3618); Horizons 101
Property Management Corporation; OMB-
Visayas Area Office (Cebu City) Office of the
Ombudsman for the Visayas.

REPLY MEMORANDUM

To: The Regional Director
Department of Human Settlements and Urban Development (DHSUD)
Region VII

Re: Response to Omnibus Order – Failure to Address Complaint for Non-Delivery of
Condominium Title

Date: February 24, 2026

Director:

This Memorandum is respectfully submitted in response to the issued Omnibus Order in the above-referenced matter.

At the outset, it must be emphasized that the issue presented before your office was the failure of the developer to deliver or issue the condominium title despite full compliance by the current owner. Regrettably, the Order does not address this issue. Instead, it merely echoes the prior 2022 HSAC Court determination without conducting an independent administrative evaluation of the developer's statutory obligations.

I. Failure to Address the Actual Complaint

The complaint filed was not a petition to adjudicate property ownership, compensation, or title validity. The singular issue for determination was the developer's continuing failure to deliver the title to the lawful owner.

Your office has instead relied upon a prior HSAC ruling without analyzing the intervening chain-of-ownership and without evaluating whether the developer has complied with its continuing statutory obligations under Presidential Decree No. 957.

This omission constitutes a material deficiency. Administrative agencies are mandated to address the specific relief sought in a complaint. Failure to do so renders the Order procedurally infirm.

II. Recognition of Chain-of-Ownership Under Philippine Law

Philippine property law expressly recognizes the transfer of ownership rights, including rights acquired through purchase from a deceased owner. Under the Civil Code of the Philippines (particularly Articles 712 and 774), ownership and property rights may be transmitted by succession and by contract.

Once lawful proof of purchase was provided to Taft Properties, all rights pertaining to the condominium unit vested in the current owner. The right to negotiate, receive, and obtain issuance of the condominium certificate of title necessarily accompanied lawful ownership presented to Taft Properties with SPA and Quitclaim executed in 2022.

Taft's obligation to deliver the title commenced upon receipt of proof of purchase and remains unfulfilled to this day. The title has been withheld for six (6) years, with:

- No delivery of title;
- No formal recognition of the current owner's rights;
- No compensation for prolonged retention of the title;
- No lawful justification for transferring the title to a banking institution without notice to the owner.

Transferring a title to a bank for unknown reasons, without the owner's consent and without notification, does not constitute legal delivery. Delivery requires transfer of control and recognition of ownership rights. Neither the bank nor the previous owner hold claim to such rights.

III. DHSUD's Jurisdictional Limits

The Omnibus Order improperly ventures into matters of property rights adjudication. DHSUD is not a regular court of competent jurisdiction to conclusively determine property ownership disputes or civil compensation claims.

The mandate of the Department of Human Settlements and Urban Development under Presidential Decree No. 957 is regulatory and supervisory — specifically to ensure compliance of developers with statutory obligations, including title delivery.

The failure to address the developer's non-compliance while discussing matters outside the scope of the complaint creates the appearance that DHSUD's regulatory powers are being rendered ineffective in the public eye.

An administrative body cannot sidestep its enforcement function by deferring to prior determinations that did not address the continuing statutory violation presently raised.

IV. Criminal Liability Under PD 957

It must also be placed on record that the matter has been endorsed to the Cebu Prosecutor's Office. Upon resolution of the preliminary investigation, criminal charges pursuant to Presidential Decree No. 957 and related penal provisions may be referred to the Municipal Trial Court in Cities of Cebu (MTCC).

The continuing failure to deliver title, coupled with potential misrepresentation and unauthorized transfer of title custody, may constitute actionable violations under the Decree.

Additionally, ongoing investigative scrutiny concerning activities of Taft Properties and its property management affiliate may further inform prosecutorial action.

V. Request for Administrative Rectification

In light of the foregoing, it is respectfully requested that DHSUD:

1. Re-evaluate the complaint strictly within the issue raised — failure to deliver title;
2. Require the developer to produce documentary proof of lawful title transfer or legal impediment;
3. Exercise its enforcement authority under PD 957; and
4. Issue a revised determination addressing the specific statutory obligation at issue.

The present Order, as drafted, fails to address the operative violation and therefore warrants administrative reconsideration.

Respectfully submitted,



Allan Douglas Wilson
74 General Maxilom Ave Tower 2
Cebu City 6000 Philippines

Copy Furnished: Housing and Settlement
Adjudication Commission (HSAC);
Office of the Cebu City Prosecutor (Re:
NPS Docket No. VII-09-INV-25H-
03616-3618); Horizons 101 Property
Management Corporation; OMB-
Visayas Area Office (Cebu City) Office
of the Ombudsman for the Visayas.