



Dasmariñas Village Association
INCORPORATED
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D. V. A. Circular 2021-52

December 3, 2021

FAQ RE DUES

How much are the DVA dues and how do DVA's dues compare to the dues assessed by other villages?

DVA's dues were increased from ₱28.00 per square meter to ₱35.00 per square meter effective 2021. We believe this is a reasonable amount especially considering that the last increase was in 2012, when dues were increased from ₱23.00 per square meter to ₱28.00 per square meter.

Even after the increase in dues, DVA still charges one of the lowest annual association dues among comparable Makati villages. Please refer to the table below, which summarizes the dues charged by the comparable Makati villages in 2021. We understand that some of the villages are even contemplating an increase in their dues for 2022.

Village	2021 Annual Dues per sq. m.
Dasmariñas	₱35.00
Forbes	₱40.50
Bel-Air	₱24.90 – ₱37.40
Urdaneta	₱46.00

Have the members of DVA approved the increase in dues?

Yes. At the Annual General Meeting of DVA held on March 14, 2021, majority of the members present approved the increase in dues from ₱28.00 to ₱35.00 per square meter.

Should I pay my dues for 2022 at the rate of ₱35.00 per square meter?

Yes. Despite the rumors certain people may be irresponsibly spreading, there has been no order from any government agency preventing DVA from collecting the 2022 dues.

What is the Cease and Desist Order relating to the increase in dues?

On February 1, 2021, the Estate of Sabino Padilla, Jr. and Atty. Sabino Jose M. Padilla, III ("Padilla") filed a complaint with the Department of Human Settlements and Urban Development ("DHSUD") seeking to stop DVA from collecting dues for 2021 in the increased amount. The key argument of Padilla was that the increase in dues by ₱7.00 per square meter, or from ₱28.00 to ₱35.00, was not approved by the members of DVA. The complaint also included an application for a cease and desist order.

On July 27, 2021, despite the approval of the increase in dues at the Annual General Meeting of DVA held on March 14, 2021, the DHSUD issued a Cease and Desist Order enjoining DVA from collecting association dues for 2021 at ₱35.00 per square meter. DVA received the Cease and Desist Order on September 3, 2021, almost six months after the increased dues were approved by DVA members.

The Cease and Desist Order is meant to preserve the status quo while the DHSUD considers the merits of the case. The Cease and Desist Order:

- Does NOT declare the increase in dues to be illegal.
- Does NOT affect the collection by DVA of dues for 2022.
- Does NOT require DVA to return the dues already paid by close to 100% of members prior to DVA's receipt of the CDO.

The Cease and Desist order is, for practical purposes academic, since close to 100% of DVA members have already paid the 2021 dues. Nevertheless, DVA is complying with the Cease and Desist Order even if it believes that the Cease and Desist Order was illegally issued. DVA does not understand why the Cease and Desist Order was issued, considering that the increase in dues was approved by the members of DVA before the issuance of the Cease and Desist Order. DVA has filed a Petition with the DHSUD seeking the nullification of the Cease and Desist Order.

Further, the Cease and Desist Order stated that it was issued to prevent supposed "grave and irreparable injury" that may be suffered by Padilla; and the Cease and Desist Order was issued only after Padilla posted a bond in the amount of ₱50,000.00. To put things into perspective, an increase in dues by ₱7.00 per square meter results in a total increase of ₱7,000.00 for a 1,000 square meter lot – a disproportionately small amount considering today's property values. DVA, on the other hand, has been constrained to incur legal fees to respond to the complaint and ensure that the will of the majority is respected.

DVA MANAGEMENT