



Republic of the Philippines
CITY OF BACOR
Province of Cavite

District I :

Absent

HON. AVELINO B. SOLIS
City Councilor

HON. EDWIN G. GAWARAN
City Councilor

HON. MIGUEL N. BAUTISTA
City Councilor

HON. ROWENA BAUTISTA-MENDIOLA
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. VENUS D. DE CASTRO
City Councilor

District II :

HON. REYNALDO D. PALABRICA
City Councilor

HON. HERNANDO C. GUTIERREZ
City Councilor

HON. GAUDENCIO P. NOLASCO
City Councilor

HON. BAYANI M. DE LEON
City Councilor

HON. LEANDRO A. DE LEON
City Councilor

HON. ROBERTO R. JAVIER
City Councilor

Absent

HON. MA. ELIZA H. BAUTISTA
City Councilor-SKF Pres.

Absent

HON. VICTORIO L. GUERRERO, JR.
City Councilor-ABC Pres.

Attested by:
ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. CATHERINE S. EVARISTO
City Vice Mayor/Presiding Officer

Approved by:

HON. STRIKE B. REVILLA
City Mayor

OFFICE OF THE SANGGUNIANG PANLUNGSOD
PRESENT:

HON. CATHERINE H. EVARISTO

City Vice Mayor
Presiding Officer

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CITY ORDINANCE NO. 2013-034
Series of 2013

A CITY ORDINANCE AMENDING MUNICIPAL ORDINANCE NO. 22, SERIES OF 2009, ENTITLED, "A PROPOSED ORDINANCE REGULATING THE DEVELOPMENT OF REAL ESTATE IN THE MUNICIPALITY OF BACOR.

Sponsored by : Councilor Edwin G. Gawaran, Councilor Bayani M. De Leon , Councilor Rowena Bautista-Mendiola, Councilor Venus D. De Castro, Councilor Reynaldo D. Palabrica & Councilor Roberto R. Javier

WHEREAS, on 9 November 2009, the Sangguniang Bayan enacted Municipal Ordinance No. 22, Series of 2009, entitled, "A Proposed Ordinance Regulating The Development Of Real Estate In The Municipality Of Bacoor."



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City Mayor

OFFICE OF THE SANGGUNIAN PANLUNGSOD

WHEREAS, there is a need to amend pertinent provisions of various municipal ordinances such as Municipal Ordinance No. 22-S-2009 pursuant to the ratification of Republic Act No. 10160 converting Bacoor into a component city of Cavite;

NOW, THEREFORE, during regular session assembled, upon motion of Councilor Edwin G. Gawaran duly seconded by Councilor Reynaldo D. Palabrica **BE IT ORDAINED AS IT IS HEREBY ORDAINED** by the Sangguniang Panlungsod to amend various section of this Ordinance to read as follows, to wit:

Section 1. The following provisions of Municipal Ordinance No. 22, Series of 2009 are hereby amended and shall read as follows:

"Section 1. Short Title. This Ordinance shall be known as the **"Real Estate Development Ordinance of the City of Bacoor"**.

Section 2. Scope. This Ordinance shall cover all juridical or natural persons engaged in the development of any residential, commercial, or industrial development project or any other developmental project within **the City of** Bacoor, Cavite.

Section 3. Prohibited Acts. The following acts shall be considered punishable under this Ordinance:

1. Failure or refusal to pay all the required **City** Fees including real estate taxes corresponding to the areas covered by all **existing development projects** located within **the City of** Bacoor, Cavite;

2. Willful violation of any of the conditions contained in the development permit issued to the developer or any misrepresentation in any of the documents submitted by the developer or its authorized representative in relation to its application for a subdivision plan or development permit;

3. Failure or refusal of the developer to devote at least thirty percent (30%) of the total lot area of its development project for roads and other open recreational spaces in accordance with either Presidential Decree No. 957 or Batas Pambansa Blg. 220 **in the case of residential subdivisions**;

4. Failure or refusal of the developer to build or maintain access roads or recreational facilities such as playgrounds, covered basketball courts, and the like within any development project located within the **City of** Bacoor prior to the turn over of the said roads or facilities to the homeowners association or the **City** government of Bacoor in **new residential subdivisions**;



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5. Failure or refusal of the developer to require its employees working on any development project within the City of Bacoor, which shall include security guards and maintenance crews working or assigned to the site of the development project concerned, to apply and secure a working permit from the Office of the City Mayor of Bacoor;

6. Failure or refusal of the developer or any of its authorized representatives or employees to allow city employees and officials to enter the site of any development project within the City of Bacoor for purposes of monitoring compliance by the developer with any law, ordinance, or government regulation;

7. Failure or refusal of the developer to devote a parcel of land within its development project for a materials recovery facility (MRF) in accordance with the Republic Act No. 9003 also known as the "Ecological Solid Waste Management Act of 2000" within three (3) years after the issuance of a development permit;

8. Failure or refusal of the developer to provide the city government through the Business Permits and Licensing Office (BPLO), with a list of the names and addresses of the various contractors/suppliers who will work on the above-mentioned development project for purposes of assessing the proper Business Permit Fees and Work Permits that the city government should charge against the said contractors/suppliers within sixty (60) days from the date of approval of its development permit;

9. Failure or refusal of the developer to plant at least one hundred (100) trees within the territorial jurisdiction of the City of Bacoor, Cavite for every one (1) hectare of the area consisting the development project concerned within sixty (60) days after the approval of a development permit;

10. Failure or refusal of the developer to pay all city fees and taxes within thirty (30) days after written demand;

11. Failure or refusal of the developer to build access roads within its development project which is interconnected or may be interconnected with existing public road systems or still to be constructed within the City of Bacoor, if applicable; and

13. Failure or refusal of the developer to comply with any city ordinance, resolution or executive order that has a relation to the operation of a residential subdivision, or of an industrial or commercial establishment;

Section 4. Penalties.



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a. Any officer or employee of any developer covered by this Ordinance who violates any provision hereof shall be imprisoned for not more than six (6) months or be required to pay a fine of not more than Two Thousand Five Hundred Pesos (PhP 2,500.00) or both.

b. Any developer who violates this Ordinance shall be required to pay a fine of not more than **Three Thousand Five** Hundred Pesos (PhP 3,500.00) for every violation of any provision hereof. Provided, that should the nature of the violation consist of non-payment or refusal to pay taxes or city fees or the selling of lots without the necessary development permit—the fine to be imposed upon the developer shall be multiplied by the number of houses already built or sold. Provided, further that should the nature of the violation consist of the development of a project without the necessary permit, a fine of **Three Thousand Five** Hundred Pesos (PhP 3,500.00) for every one hundred (100) square meters of land comprising the development project shall be imposed upon the developer.

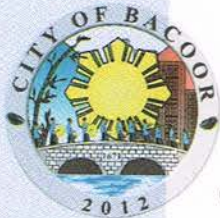
c. Aside from the foregoing penalties, the City Mayor is hereby empowered to revoke any development permit already granted, disapprove any application for development permit by any developer found to have violated any provision hereof or revoke any permit issued by the city of government

Section 5. Exemptions. Applicants for a development permit for purposes of qualifying under the Community Mortgage Program of the government are exempted from the provisions of this Ordinance. The Sangguniang **Panlungsod** reserves the right to grant additional exemptions as the public welfare so requires it."

Section 2. Separability Clause---Any provision of this Ordinance found void by a court of competent jurisdiction shall not affect the rest of this Ordinance not affected by the said judicial finding of invalidity.

Section 3. Effectivity---This Ordinance shall take effect immediately after it has been posted in at least three (3) conspicuous places within the City of Bacoor, Cavite.

Section 4. Repealing Clause---Any ordinance in conflict with this Ordinance is hereby repealed and/or modified.



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City Mayor

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OFFICE OF THE SANGGUNIANG PANLUNGSOD

ORDAINED by Sangguniang Panlungsod of Bacoor,
Province, Cavite this 16th day of September 2013.

Certified by:

HON. CATHERINE S. EVARISTO
City Vice Mayor/Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA JR.
Secretary to the Sangguniang Panlungsod

Approved by:

HON. STRIKE B. REVILLA
City Mayor