



Republic of the Philippines
CITY OF BACOR
 Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

CITY RESOLUTION NO. 2016-013
 Series of 2016

A RESOLUTION AMENDING VARIOUS PROVISIONS OF CITY RESOLUTION NO. CR 2015-159, SERIES OF 2015, ENTITLED: "A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT FOR A PROPOSED CONDOMINIUM PROJECT OF DMCI PROJECT DEVELOPERS INC. TO BE KNOWN AS "ALEA RESIDENCES CONDOMINIUM" SITUATED AT BARANGAY ZAPOTE 5, CITY OF BACOR, CAVITE."

Sponsored by: Hon. Miguel N. Bautista, Hon. Venus D. De Castro, Hon. Bayani M. De Leon, Hon. Leandro A. De Leon, Hon. Reynaldo M. Fabian, Hon. Edwin G. Gawaran, Hon. Hernando C. Gutierrez, Hon. Roberto R. Javier, Hon. Gaudencio P. Nolasco, Hon. Reynaldo D. Palabrica and Hon. Avelino B. Solis.

WHEREAS, the Sangguniang Panlungsod passed City Resolution No. CR 2015-159 on 28 September 2015, entitled: "A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT FOR A PROPOSED CONDOMINIUM PROJECT OF DMCI PROJECT DEVELOPERS INC. TO BE KNOWN AS "ALEA RESIDENCES CONDOMINIUM" SITUATED AT BARANGAY ZAPOTE 5, CITY OF BACOR, CAVITE."

WHEREAS, on 11 January 2016, the Sangguniang Panlungsod received a letter of even date from Mr. Dennis O. Yap and Ms. Alma A. Florendo, Property Development Manager and Vice President for Project Development, respectively, of DMCI Project Developers Inc. ("DMCI") requesting a reconsideration of Sections 4, 6, 7, 11, 13, 14, 15, and 22 of City Resolution No. CR 2015-159 inasmuch as Alea Residences Condominium.

WHEREAS, the Sangguniang Panlungsod deliberated on the request of DMCI and decided to partially grant the same by amending certain provisions of City Resolution No. CR 2015-159 (the "Resolution").

NOW THEREFORE, upon motion of Hon. Edwin G. Gawaran, duly seconded by Hon. Bayani M. De Leon, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Panlungsod in regular session duly assembled to:

District I:

 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
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 City Councilor

 HON. LEANDRO A. DE LEON
 City Councilor

 HON. ROBERT R. JAVIER
 City Councilor

 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



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1. Section 4 of City Resolution No. CR 2015-159 is hereby amended and shall henceforth read as follows:

"The Developer undertakes that its non-compliance with the requirements of **Provincial Ordinance No. 2003-005** ("An Ordinance Requiring All Condominium Developers Doing Business In The Province Of Cavite To Provide Slope Protection, A One-Meter Path Walk And Two-Meter Plant Strip, To Be Placed At The Edge Of The Property Line Of The Three-Meter Easement Before Commencing Construction Of Any Housing Unit, And Providing Penalties For Violation Thereof"), **Municipal Resolution No. 82-S-95** ("Resolution Increasing The Payment Of Development Permit Fee From Its Present Rate Of P0.50 Per Square Meter To P10.00 Per Square Meter In Accordance With The General Guidelines, Rules, Regulations, And Standards Being Implemented By The Housing And Land Use Regulatory Board In The Processing And Approval Of Condominium Plan."), **Resolution No. 35-S-96** ("Resolution Requiring The Developers Of Condominium To Plant Trees On Both Side Of The Roads Of Their Condominium Including The Open Space After The Issuance Of A Development Permit Had Been Granted To The Owner Or Developer"), and **Municipal Ordinance No. 9-S-99** ("An Ordinance Requiring Condominium Owners Or Developers To Identify Specific Plan For Parks And Playground Space And to Construct The Necessary Amenities For Their Condominium Project In The Municipality And For Other Purposes") and other pertinent ordinances or resolutions approved by the Sangguniang Panlungsod (and by its predecessor, the Sangguniang Bayan of Bacoor), or any misrepresentation committed by the Developer in connection with its application for a Development Permit, shall be deemed sufficient grounds for the revocation of any development permit or non-issuance of an Occupancy Permit in its favor. **Provided, that the developer shall construct a sewage treatment plant within its condominium project pursuant to the minimum standards provided under pertinent environmental laws and regulations of the Republic of the Philippines.**"

2. Section 6 of City Resolution No. CR 2015-159 is hereby amended and shall henceforth read as follows:

"The Developer undertakes to comply with the pertinent provisions of Republic Act 9003 also known as the "Ecological Solid waste Management Act of 2000" particularly in the proper segregation of solid waste within its condominium project and to other related provisions of the prevailing ordinances of the City of Bacoor particularly with regard to the schedule and manner of disposing such solid wastes."

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 City Councilor - ABC Pres.
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Sections 7, 11, 13, and 15 of City Resolution No. CR 2015-159 are hereby revoked entirely in view of the inapplicability of the said provisions to Alea Residences Condominium.

4. Section 22 of City Resolution No. CR 2015-159 is amended and shall henceforth read as follows:

"The Developer shall provide parking slots sufficient to meet the requirements of the residents of its condominium project which shall not be less than a 42.81% parking ratio. The Developer shall also disallow any on road parking within the road network of its development project or on the public roads surrounding the said project. Otherwise, this Resolution shall be revoked."


RESOLVED FURTHER, in view of the revocation of Sections 7, 11, 13, and 15 of City Resolution No. CR 2015-159, the remaining sections of the said Resolution shall be correspondingly re-numbered and shall henceforth read as amended.

RESOLVED LASTLY, to furnish the DMCI Project Developers Inc., the City Planning and Development Office, the City Zoning and Land Development Department, the Office of the Building Official, the Office of the City Mayor, and all government agencies concerned with copies of this Resolution.

UNANIMOUSLY APPROVED this 18th day of January 2016 at the City of Bacoor, Cavite during the 124th regular session of the Sangguniang Panlungsod of the City of Bacoor, Cavite.

I hereby certify that the foregoing Resolution was duly approved in accordance with law and that its contents are true and correct.

Certified by:


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

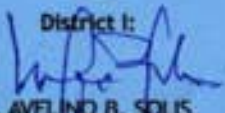
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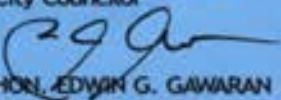

ATTY. KHALID A. ATEGA JR.
 Sangguniang Panlungsod Secretary

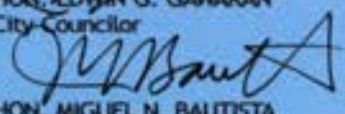
Noted by:



HON. STRIKE B. REVILLA
 City Mayor

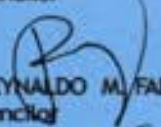
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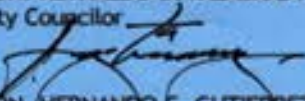

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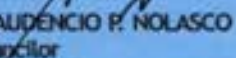

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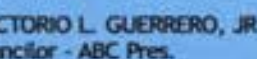

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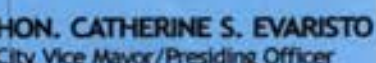

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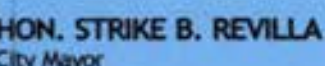
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