



Republic of the Philippines
Province of Cavite
City of Bacoor
OFFICE OF THE SANGGUNIAN PANLUNGSOD



DISTRICT I

HON. ROWENA BAUTISTA - MENDIOLA
City Councilor

HON. MIGUEL N. BAUTISTA
City Councilor

HON. EDWIN G. GAWARAN
City Councilor

HON. MICHAEL E. SOLIS
City Councilor

HON. VENUS D. DE CASTRO
City Councilor

HON. ALEJANDRO F. GUTIERREZ
City Councilor

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HON. HERNANDO C. GUTIERREZ
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City Councilor

HON. LEANDRO A. DE LEON
City Councilor

ABSENT

HON. ROBERTO R. JAVIER
City Councilor

HON. VICTORIO L. GUERRERO, JR.
City Councilor / ABC President

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

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

Approved by:

HON. LANI MERCADO - REVILLA
City Mayor

CITY RESOLUTION NO. CR 2017-085

Series of 2017

A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT UNDER PD 957 OF CBC ASIA REALTY AND DEVELOPMENT INC. FOR ITS 10-STOREY OFFICE BUILDING PROJECT LOCATED AT TALABA VII, CITY OF BACoor, CAVITE.

Sponsored by: Hon. Apolonio I. Advincula, Jr., Hon. Rowena Bautista-Mendiola, Hon. Miguel N. Bautista, Hon. Venus D. De Castro, Hon. Leandro A. De Leon, Hon. Edwin G. Gawaran, Hon. Victorio L. Guerrero Jr., Hon. Hernando C. Gutierrez, Hon. Alejandro F. Gutierrez, Hon. Gaudencio P. Nolasco, Hon. Reynaldo D. Palabrica, and Hon. Michael E. Solis.

WHEREAS, an application for Development Permit was filed by **CBC Asia Realty and Development Inc.** for a 10-storey office building project herein described as:

Name of Project	: 10-storey Office Building
Location	: Talaba VII, City of Bacoor, Cavite
Land Area	: 7,000 sq.m.
Transfer Certificate of Title	: No. 057-2016075126; No. 1193451
Project Classification	: PD 957

WHEREAS, the Committee on Housing and Land Utilization through its Chairman, Hon. Edwin G. Gawaran, after conducting an ocular inspection of the said project and after review and evaluation of the pertinent documents submitted herewith, recommends the issuance of a Development Permit to **CBC Asia Realty and Development Inc.** in accordance with the plans and specifications hereto attached and made an integral part hereof, for the project known as "10-storey Office Building" located at Talaba VII, City of Bacoor, Province of Cavite, subject to the prescribed guidelines and regulations under **Presidential Decree 957** and that of other government agencies;

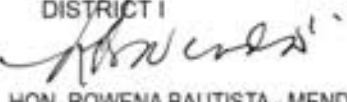
WHEREAS, the developer manifested before the Sangguniang Panlungsod that **CBC Asia Realty and Development Inc.** is the registered owner of the properties subject of the application for the above-mentioned development permit, that its title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the



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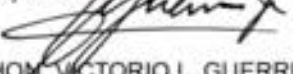
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Approved by:


HON. LANI MERCADO - REVILLA
City Mayor

development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the corporation has complied and will continue to comply with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities.

WHEREFORE, on motion of Honorable Councilor Edwin G. Gawaran unanimously seconded by all members present, in its regular session assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Panlungsod of the City of Bacoor, Province of Cavite to grant a Development Permit to **CBC Asia Realty and Development Inc.** for the project to be known as "10-storey Office Building" covering the herein described property, **PROVIDED** that:

1. The Developer manifests that **CBC Asia Realty and Development Inc.** is the registered owner of the properties subject of the above-mentioned application for a Development Permit, that its title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the said corporation has complied and will continue to comply with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;

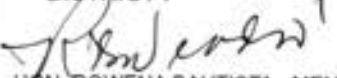
2. The Developer hereby undertakes to pay all corresponding government fees and taxes equivalent to the area/s covered by its application for a development permit before such permit is issued;

3. The Developer undertakes to hold the City Government, and all of its elected and appointed officials, free and blameless from any and all claims, demand, account or action arising out of any infirmity in its title/s to the above-mentioned property or to any person or tenant caused by the development or construction of the above-mentioned project;


4. The Developer undertakes that its non-compliance with the requirements of **Provincial Ordinance No. 2003-005** (entitled: "An ordinance Requiring All Subdivision 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** (entitled: "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,

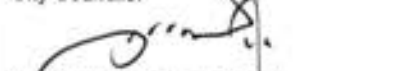


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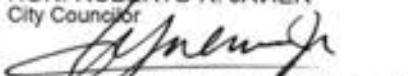

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Regulations, And Standards Being Implemented By The Housing And Land Use Regulatory Board In The Processing And Approval Of Subdivision Plan."), **Municipal Ordinance No. 4-S-2011** (entitled: "An Ordinance Mandating The Establishment Of A Water Impounding System In All Land Development Projects In Bacoor, Cavite") and **Municipal Ordinance No. 5-S-2011** (entitled: "An Ordinance Requiring The Installation Of A "Grease And Used Oil Waste Disposal System" In All Business Establishments Operating In Bacoor, Cavite") and other pertinent ordinances or resolutions approved by the Sangguniang Panlungsod 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;

5. The Developer undertakes to pay a one-half percent (0.5%) tax on the assessed value of lands that it owns with an assessed value in excess of Fifty Thousand Pesos (PhP 50,000.00) pursuant to Republic Act No. 7279 subject to Municipal Ordinance No. 33-S-2011;

6. The Developer hereby undertakes to require all its employees—or the employees of its contractors of suppliers—who will be reporting for work within the territorial jurisdiction of City of Bacoor, Cavite to obtain Work Permits from the Office of the City Mayor;

7. The Developer undertakes 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 that the City Government should charge to the said contractors/suppliers. Moreover, the Developer hereby undertakes to secure a business permit for the operation of any utility (water, cable TV, etc.) to be operated by the Developer—or its affiliates—within its development project;

8. The Developer undertakes to design its office building project in such a way that its entrance/exit gates are at least ten (10) meters away from the edge of the nearest national, provincial, or municipal road so that motor vehicles entering or exiting the said office shall not impede the orderly flow of traffic;

9. The Developer undertakes to provide sufficient parking spaces for the buyers of its residential/commercial units so that no on road parking shall take place on roads within, or leading to, its land development project.



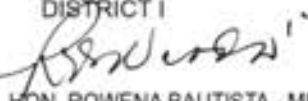
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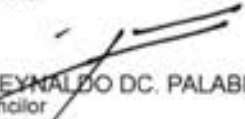

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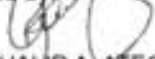

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City Vice Mayor / Presiding Officer

Approved by:


HON. LANI MERCADO - REVILLA
City Mayor

10. The Developer undertakes to design the roads inside its development project in such a way that they may be interconnected with the road network of the City Government and with that of adjoining residential subdivisions, if any;

11. The Developer undertakes to designate certain roads within its residential subdivision project to become part of the City Government's "Solidarity Route" project as provided under **Municipal Ordinance No. 21-S-2009** ("An Ordinance Creating A Traffic Decongestion Scheme To Be Known As The "Solidarity Route" In The Municipality of Bacoor, Cavite) to help ease traffic on main thoroughfares within the city during certain periods of the day;

12. The Developer undertakes to install closed circuit television cameras at the entrance or exit gates of its project within one (1) year after the approval of its Development Permit in compliance with the City Government's crime prevention program pursuant to **Municipal Ordinance No. 18-S-2009** which was passed by the Sangguniang Bayan on 22 October 2009 (entitled: "An Ordinance Requiring Business Establishments And Residential Subdivisions Operating In Bacoor, Cavite To Install Closed Circuit TV Cameras.");

13. The Developer undertakes to require any security agency that it will hire to guard the development project to register with the Office of the City Mayor and to pay the corresponding Business Permit Fee before it can operate;

14. The Developer undertakes to complete the perimeter fence of the project covered by its application for a Development Permit within one (1) year from the date of approval of the said permit to ensure the security of units from criminal elements;

15. The Developer undertakes to finish the development of the said project within one (1) year from the date of issuance of a development permit by the City Government. Provided that, if the developer cannot complete the Project for any justifiable reason, the said Developer shall request the Mayor for an extension of the aforementioned period before the same expires; and

16. The Developer shall comply with all the foregoing and with other conditions that maybe set forth by the City Mayor in accordance with law. Otherwise, the City Government shall not approve the Developer's application for a Development Permit and/or shall not grant the Developer an Occupancy Permit.

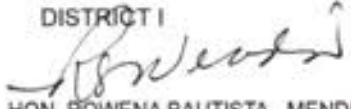
RESOLVED FURTHER, that copies of this Resolution be furnished to all concerned offices.



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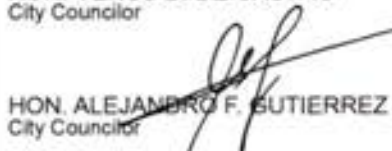

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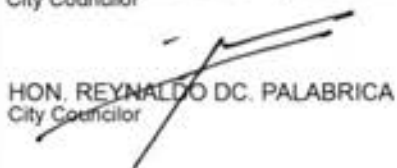

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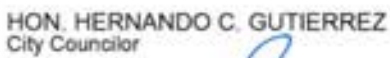

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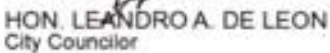
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HON. CATHERINE S. EVARISTO
 City Vice Mayor / Presiding Officer


Approved by:

HON. LANI MERCADO - REVILLA
 City Mayor

ADOPTED UNANIMOUSLY, by the Sangguniang Panlungsod this
 10th day of July 2017 at the City of Bacoor, Cavite.

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

Certified by:


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

Attested by:


 ATTY. KHALID A. ATEGA, JR.
 Sangguniang Panlungsod Secretary

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