



DISTRICT I

HON. MIGUEL N. BAUTISTA  
City Councilor

HON. MICHAEL E. SOLIS  
City Councilor

HON. ROWENA BAUTISTA-MENDIOLA  
City Councilor

HON. ADRIELITO G. GAWARAN  
City Councilor

HON. VICTORIO L. GUERRERO, JR.  
City Councilor

HON. ALEJANDRO F. GUTIERREZ  
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City Councilor

HON. ALDE JOSELITO F. PAGULAYAN  
City Councilor

HON. ROBERTO R. JAVIER  
City Councilor  
**OFFICIAL BUSINESS**

HON. REYNALDO D. PALABRICA  
City Councilor - Liga ng Brgy. President

HON. MAC RAVEN ESPIRITU  
City Councilor - SK FEDERATION PRESIDENT

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

Certified by:  
  
HON. CATHERINE SARINO-EVARISTO  
City Vice Mayor / Presiding Officer

Approved by:  
  
HON. LANI MERCADO - REVILLA  
City Mayor

CITY RESOLUTION NO. CR 2020-175  
SERIES OF 2020

**A RESOLUTION AMENDING MUNICIPAL RESOLUTION NO. 174 GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT UNDER BP 220 TO MOLDEX REALTY, INCORPORATED FOR ITS SCIENTIA VILLAS SUBDIVISION PROJECT LOCATED AT MOLINO III, BACOR, CAVITE.**

Sponsored by:

**Hon. Alde Joselito F. Pagulayan and Hon. Adrielito G. Gawaran**

**WHEREAS**, on December 4, 2008, the defunct Sangguniang Bayan of the then Municipality of Bacoor, Cavite passed Municipal Resolution No. 174-2008 granting a development Permit under Batas Pambansa No. 220 in favor of favor of Moldex Realty Inc. for the residential subdivision project to be known as the Scientia Villas project.

**WHEREAS**, despite the approval of the said Development Permit, the development of the Scientia Villas project did not push through due to various legal issues related to the title of the parcel of land comprising the said project.

**WHEREAS**, the delay in the development of the said project adversely affected the beneficiaries of the said housing projects most of whom are employees of various national government agencies as well as employees and officials of the City Government of Bacoor, Cavite.

**WHEREAS**, owing to the successful resolution of the said legal controversies in favor of the government, the Department of Science and Technology (DOST)- the rightful owner of the said parcel of land— requested the Sangguniang Panlungsod to amend certain provisions of Municipal Resolution No. 174 which tend to increase the cost of developing the Scientia Villas project.

**WHEEAS**, the Sanggunian deliberated on the said request and found the same to be reasonable, just, and well-founded in law.

**NOW THEREFORE**, upon motion of Hon. Alde Joselito F. Pagulayan duly seconded by Hon. Adrielito G. Gawaran, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Panlungsod in regular session duly assembled to amend Municipal Resolution No. 174, to wit:



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 City Vice Mayor / Presiding Officer

Approved by:  
  
 HON. LANI MERCADO - REVILLA  
 City Mayor

**"RESOLUTION NO. 174**  
**Series of 2008**

**WHEREAS**, an application for Development Permit was filed by **Moldex Realty, Inc.** for its subdivision project herein described as:

Name of Project : **Scientia Villas**  
 Location : **Molino III, Bacoor, Cavite**  
 Total Land Area : **131,293 square meters**  
 Net Developable Area: **131,293 square meters**  
 TCT Number : **TCT No. T-164921**

Project Classification : **BP 220**

**WHEREAS**, the Committee on Housing and Land Utilization through its Chairman, Hon. Bayani M. De Leon, 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 **Moldex Realty, Inc.** in accordance with the plans and specifications hereto attached and made an integral part hereof, for the project known as **Scientia Villas** located at Molino III, Bacoor, Cavite, subject to the prescribed guidelines and regulations under **BP 220** and other government agencies;

**WHEREAS**, the developer manifested before the Sangguniang Bayan that **Moldex Realty, Inc.** is the registered owner of the property 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 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;

**WHEREFORE**, on motion of Honorable Councilor Bayani M. De Leon unanimously seconded by all members present, in its 12<sup>th</sup> special session assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Bayan of Bacoor, Province of Cavite to grant a Development Permit to **Moldex Realty, Inc.** for the project known as "**Scientia Villas**" covering the herein described property, PROVIDED that:




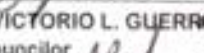
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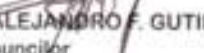
  
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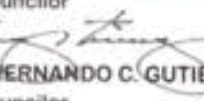
  
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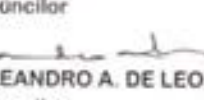
  
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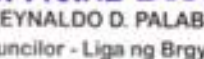
  
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Sangguniang Panlungsod Secretary

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City Vice Mayor / Presiding Officer

Approved by:

  
HON. LAN MERCADO - REVILLA  
City Mayor

1. The developer shall have paid the corresponding City Fees equivalent to the areas affected by its development before the permit is issued;

2. The developer shall hold the city government, and all of its elected and appointed officials, free and harmless 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;

3. Non-compliance with the requirements of Provincial Ordinance No. 2003-005, Municipal Resolution No. 35-S-96 and Municipal Ordinance No. 9-S-99 of the Sangguniang Panlungsod of Bacoor as well as with any of the conditions provided herein, or any misrepresentation committed by the developer in connection with its application for development permit, shall be deemed sufficient grounds for the revocation of any development permit which may hereafter be issued in favor of the developer by virtue of this resolution;

4. The developer must devote at least thirty percent (30%) of the total lot area for roads and other open recreational spaces in accordance with BP 220;

5. The developer must devote and develop a parcel of land within the above-described development project where a materials recovery facility (MRF) will be placed 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 the above-mentioned development permit;

6. The developer shall require all its employees-or the employees of its contractors or supplier-who will be reporting for work within the territorial jurisdiction of the City of Bacoor, Cavite to obtain Work Permits from the Office of the City Mayor;

1. The developer shall provide the municipal 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 municipal

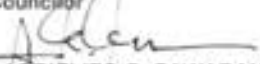


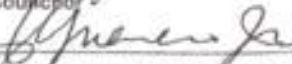
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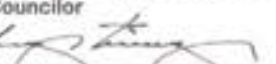
  
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City Mayor

government should charge to the said contractors/suppliers. Moreover, the developer should pay a business permit for the operation of any utility (water, telephone, cable television, etc.) to be operated by the developer in the development project covered by this Resolution.

- The developer shall plant at least one hundred (100) trees within the territorial jurisdiction of Bacoor, Cavite for every one (1) hectare of the area consisting the development project subject of this Resolution. Provided, that the type of trees, the manner and schedule of the planting of such trees, and the exact location where the said trees shall be planted by the developer shall be subject to the prior approval of the City Mayor. Provided, further, that the cost of planting and maintaining the said trees which shall include but shall not be limited to the watering and fertilizing of the said trees, shall be borne jointly by the developer and by the City Government; and
- The developer shall comply with other conditions that may be set forth by the Office of the City Mayor in the Development Permit."

**RESOLVED LASTLY**, that copies of this Resolution be furnished to the DOST, the Office of Congressman Strike B. Revilla, and all other government offices concerned.

**ADOPTED** on March 9, 2020 at Bacoor City, Cavite by the 4<sup>th</sup> Sangguniang Panlungsod of Bacoor.

Certified by:

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

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