



Office of the Sangguniang Panlungsod

DISTRICT I

HON. CATHERINE SARINO-EVARISTO
City Councilor

HON. MICHAEL E. SOLIS
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor

HON. VICTORIO L. GUERRERO, JR.
City Councilor

HON. ALEJANDRO F. GUTIERREZ
City Councilor

HON. LEVY M. TELA
City Councilor

DISTRICT II

HON. ROBERTO L. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor / President Pro-Tempore

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City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. ALDE JOSELITO F. PAGULAYAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

ON-LEAVE

HON. RAMON N. BAUTISTA
Liga ng mga Barangay President

HON. MAC RAVEN ESPIRITU
SK Federation President

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

Certified by:
HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Approved by:
HON. STRIKE B. REVILLA
City Mayor

CITY RESOLUTION NO. 2023-381 Series of 2023

A RESOLUTION REVOKING SANGGUNIANG BAYAN RESOLUTION ISSUED IN FAVOR OF WOODRIDGE PROPERTIES INC. FOR ITS FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS THEREOF DESPITE DUE NOTICE.

Sponsored by:

Hon. Alde Joselito F. Pagulayan

Co-Sponsored by:

Hon. Roberto L. Advincula, Hon. Simplicio G. Dominguez, Hon. Mac Raven Espiritu, Hon. Catherine S. Evaristo, Hon. Reynaldo M. Fabian, Hon. Adrielito G. Gawaran, Hon. Alejandro F. Gutierrez, Hon. Rogelio M. Nolasco, Hon. Reynaldo D. Palabrica, Hon. Michael E. Solis and Hon. Levy M. Tela .

WHEREAS, on 6 November 2023, the Office of the City Administrator sent a letter-request to the Office of the Sangguniang Panlungsod, seeking a resolution to revoke the development permits previously granted to Woodridge Properties, Inc. for their failure to comply with the terms and conditions of said permit.

WHEREAS, records from the Zoning and Land Development Department indicate that Woodridge Properties Inc. was granted Development Permit No. PD-10-2008-09-MOL III.

WHEREAS, the terms of the development permit obligate the developer to construct and donate a multi-purpose hall, classroom building, daycare center, or health center within the City of Bacoor for every hectare of the residential subdivision project, with the locations of these structures to be approved by the City Mayor and donated to the City within six months after completion.

WHEREAS, on 19 October 2023, the Office of the City Administrator informed Woodridge Properties Inc. of their failure to comply with the aforementioned obligation under the development permit and provided a fifteen-day period for compliance, which Woodridge Properties Inc. failed to meet.

WHEREAS, the City Government has the authority to impose conditions on development permits based on the principle that it is its inherent responsibility to regulate land use and development in the interest of public welfare and sustainable urban planning.

WHEREAS, such regulatory powers are vested in the City Government as a means to ensure that development projects align with the city's comprehensive land use plans, zoning ordinances, and environmental sustainability goals.

WHEREAS, the right to develop a subdivision under a development permit is, therefore, not absolute. Rather, it is regulated by the terms of the permit, including resolutory

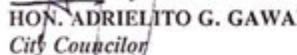



Office of the Sangguniang Panlungsod

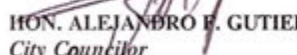
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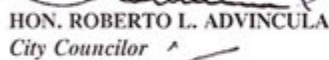

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City Councilor

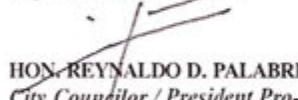

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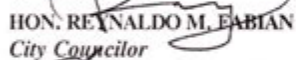

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City Councilor

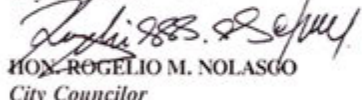

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City Councilor

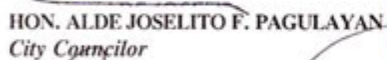
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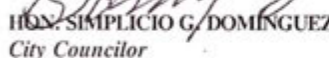

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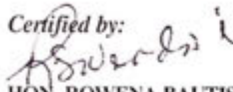
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Liga ng mga Barangay President


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SK Federation President

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Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Approved by:

HON. STRIKE B. REVILLA
City Mayor

conditions. One of these conditions is the construction and donation of specific buildings for each hectare of the developed subdivision to the City Government.

WHEREAS, these conditions are essential for balancing developmental benefits with the community's needs, thereby promoting equitable growth and development in the city.

WHEREAS, the imposition of these conditions by the City Government is a manifestation of its duty to safeguard the interests of its citizens, particularly in terms of providing accessible public services, amenities, and ensuring a high quality of urban life.

WHEREAS, this regulatory authority is also a mechanism to ensure that developers contribute to the social and infrastructural development of the city, in line with the principles of responsible and ethical urban development.

WHEREAS, the failure of Woodridge Properties Inc. to comply with this condition significantly undermines the general welfare of the City, depriving its residents of critical community infrastructure.

WHEREAS, these infrastructural developments such as multi-purpose halls, classrooms, daycare centers, and health centers are essential for the holistic development of communities, addressing educational, health, and social needs.

WHEREAS, the absence of such facilities due to non-compliance by Woodridge Properties Inc. hinders the City's efforts to provide accessible public services and amenities to its residents.

WHEREAS, the lack of these critical infrastructures impacts the most vulnerable segments of the population, including children, the elderly, and low-income families, who rely on the City's provision of essential services.

WHEREAS, the City of Bacoor is committed to ensuring the welfare and development of its communities, and non-compliance by developers with obligations like those of Woodridge Properties Inc. cannot be overlooked as it directly affects the city's growth and the quality of life of its citizens.

NOW THEREFORE, upon motion of Hon. Alde Joselito F. Pagulayan Pagulayan, unanimously seconded by the rest of the Body, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite to revoke the development permits previously issued to Woodridge Properties Inc. for its failure to adhere to the stipulated terms and conditions.

RESOLVED LASTLY, to furnish Woodridge Properties, Inc., the University of the Philippines-Office of the National Administrative Register (UP-ONAR), and other government agencies concerned with copies of this Resolution.

APPROVED on the 20th day of November 2023 at the City of Bacoor, Cavite by the Sangguniang Panlungsod of the City of Bacoor.



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Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Approved by:

HON. STRIKE B. REVILLA
City Mayor

I hereby certify that the foregoing Resolution is true and correct and that it was passed in accordance with law.

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Approved by:

HON. STRIKE B. REVILLA
City Mayor