



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

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City Councilor / President Pro-Tempore

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HON. SIMPLICIO G. DOMINGUEZ
City Councilor

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. 2023-385
Series of 2023

A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT OF KAREILA MANAGEMENT CORPORATION FOR THE CONSTRUCTION OF PROPOSED COMMERCIAL BUILDING LOCATED ALONG BACOR BOULEVARD, BARANGAY MOLINO II, CITY OF BACOR, CAVITE, TO BE KNOWN AS "S & R WAREHOUSE MEMBERSHIP SHOPPING BACOR".

Sponsored by:

Hon. Alde Joselito F. Pagulayan

Co-Sponsored by:

Hon. Roberto L. Advincula, Hon. Ramon N. Bautista, Hon. Simplicio G. Dominguez, Hon. Mac Raven Espiritu, Hon. Catherine Sarino-Evaristo, Hon. Reynaldo M. Fabian, Hon. Adrielito G. Gawaran, Hon. Alejandro F. Gutierrez, Hon. Reynaldo D. Palabrica, Hon. Michael E. Solis, and Hon. Levy M. Tela.

WHEREAS, an application for Development Permit was filed by **Kareila Management Corporation** (the "Developer") for the construction of a commercial mall project herein described as:

Name of Project:	S&R	WAREHOUSE
	MEMBERSHIP	SHOPPING
	BACOR	
Location:	Brgy. Molino II, City of Bacoor, Cavite	
Land Area:	23,872 square meters	
Floor Area:	24,094 square meters	
Transfer Certificate of Title:	TCT No. 167-2021007012	
Project Classification:	Commercial Mall	



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City Mayor

WHEREAS, after conducting an ocular inspection of the said project and after review and evaluation of the pertinent documents submitted to the Sangguniang Panlungsod, the Committee on Housing and Land Utilization through its Chairman, Hon. Alde Joselito F. Pagulayan, recommends the issuance of a Development Permit to **Kareila Management Corporation** for the construction of a commercial mall to be known as **S & R WAREHOUSE MEMBERSHIP SHOPPING BACOR** to be located at Barangay Molino II, City of Bacoor, Province of Cavite, subject to the developer's compliance with the prescribed guidelines and regulations under pertinent laws and with the various conditions hereunder set forth;

WHEREAS, the Developer manifested before the Sangguniang Panlungsod that **Kareila Management Corporation** is the lessee of a parcel of land covered by Transfer Certificate of Title No. 167-2021007012 with an area of 40,606 square meters- more or less- part of which is 23,872 square meters registered under the name of Addas Development Corporation which was leased from the lessor, now the subject of the application for the above-mentioned development permit, that the landowner's 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 developer and landowner 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 Pagulayan unanimously seconded by a majority of the members present, in regular session duly assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Panlungsod of the City of Bacoor, Province of Cavite to authorize the grant of a Development Permit to **Kareila Management Corporation** for the project to be known as "**S&R**



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WAREHOUSE MEMBERSHIP SHOPPING BACOR" PROVIDED that;

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1. The Developer manifests that **Kareila Management Corporation** is the lessee of a parcel of land subject of the above-mentioned application for 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 natural or juridical person shall be adversely affected by the said development, and that the said landowner and developer 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 to the above-mentioned real property or to any person or tenant caused by or resulting from the development or construction of the above-mentioned project;

4. The Developer undertakes that its non-compliance with the requirements of **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") **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", **City Ordinance No. 2013-035** (entitled: "An Ordinance Mandating the Prioritization of Employment of Bacoor Residents In All Establishments Operating Within the City of Bacoor, Cavite and For Other Purposes") and other



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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 permit issued by the city government in favor of the Developer, its contractors, sub-contractors, suppliers, or affiliates or the non-issuance of an Occupancy Permit in favor of the Developer;

5. The Developer undertakes to 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 Republic Act 9003 also known as the "Ecological Solid waste Management Act of 2000" within one (1) year after the issuance of the above-mentioned development permit;

6. For every hectare comprising the gross floor area of the commercial building project subject of the application for a Development Permit, the Developer shall construct a multi-purpose hall building, classroom building, daycare center, or health center at any place within the City of Bacoor, the size, design, and location of which building shall be identified and approved by the City Mayor. The said multi-purpose hall building, classroom building, daycare center or health center shall then be donated by the Developer to the city within six (6) months after its completion to enable the city government to effectively meet the needs of prospective customers of the said shopping mall. Provided: that in case the said multi-purpose hall building, classroom building, daycare center or health center to be donated to the City Government is located within a residential subdivision project, the homeowners of the said subdivision shall be given preference in using the same. Provided further: that the City Government shall be allowed by the Developer to use the said facility to be donated during special public occasions or during a public emergency. Provided lastly: that the use, operation, and management of the said facility shall be subject to a Memorandum of Agreement between the City Government, the Developer, and the homeowners' association of the subdivision wherein the facility to be donated is



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located in case the Developer decides on constructing the said property within a residential subdivision project;

7. 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 and to Municipal Ordinance No. 33-S-2011;

8. The Developer hereby undertakes to require all its employees—or the employees of its contractors or sub-contractors—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 prior to their engagement or employment by the Developer or by its contractors or sub-contractors;

9. 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;

10. The Developer hereby undertakes to plant at least one hundred (100) trees within the territorial jurisdiction of City of Bacoor, Cavite for every hectare of the gross floor area of the commercial mall subject of the above-mentioned application within one (1) year from the date of approval of the Development Permit. Provided: that the type of trees, the manner and schedule of planting of such trees, and the exact location where such trees shall be planted by the Developer shall be subject to the prior approval of the City Mayor. Provided further, that the types of trees to be planted by the Developer shall be subject to the recommendation of the Department of Environment and Natural



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Resources (DENR) or of the City Environment and Natural Resources Office (CENRO). 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 exclusively by the Developer for the entire duration of one (1) year following its planting;

11. The Developer undertakes to design its commercial building in such a way that its entrance/exit gates are at least forty (40) meters away from the edge of the nearest national, provincial, or city road so that motor vehicles entering or exiting the said mall shall not impede the orderly flow of traffic on such roads. Provided, further, that the Developer shall provide sufficient space for the construction of various vehicle stops, traffic stoplights, parking lots, public transport terminals and other devices/structures/systems that will mitigate traffic congestion within and around the said commercial mall. Provided lastly, that the design and location of such vehicle stops, traffic stoplights, parking lots, public transport terminals and other devices/structures/systems shall be subject to prior approval by the Bacoor Traffic Management Department (BTMD) and by the appropriate agencies of the national government;

12. The Developer undertakes to design the roads inside its development project, if any, in such a way that they may be interconnected with the road network of the City Government and with that of adjoining residential subdivisions. Provided, further, that the design of the said roads should contribute to the mitigation of traffic congestion within and around the said shopping mall. Provided, further, that the design of the said road network shall be subject to the prior approval of the BTMD and the Office of the Building Official (OBO). Provided, lastly, that the Developer shall allow the city government to open the said roads to vehicular traffic during the occurrence of public emergencies;

13. The Developer undertakes to install high-definition, all weather closed circuit television cameras at strategic locations within the commercial mall within one (1) year after the approval of its Development Permit in compliance



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with the Municipal 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.");

14. The Developer undertakes to require any security agency that it will hire to guard the commercial mall while it is being constructed and during its operation to register with the Office of the City Mayor and to pay the corresponding Business Permit Fee before it can operate;

15. The Developer undertakes to complete the perimeter fence of its shopping mall, if any, covered by its application for a Development Permit within one (1) year from the date of approval of the said permit;

16. The Developer undertakes to start 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 can not start the Project for any justifiable reason, the said Developer shall request the Mayor for an extension of the afore-mentioned period before the same expires; and

17. The Developer shall comply with all the foregoing and with other conditions that maybe set forth by the City Mayor in accordance with law as evidenced by the Deed of Undertaking executed by the duly authorized representative of the Developer, a copy of which is attached hereto as **Annex "A"**, which shall be deemed an integral part hereof. Otherwise, the City Government shall revoke the Development Permit herein granted as well as all other permits issued to the Developer in relation to the afore-mentioned development project.

RESOLVED FURTHER, that **Kareila Management Corporation** and all government offices concerned be furnished with copies of this Resolution.



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RESOLVED LASTLY, that any misrepresentation made by the Developer shall result in the revocation hereof.

ADOPTED by the Sangguniang Panlungsod this 29th day of November 2023 at the City of Bacoor, Cavite.

I hereby certify the truth and correctness of the above-quoted Resolution.

Certified by:

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

Attested by:

ATTY. KHALID A. ATEGA, JR.
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