



*Office of the Sangguniang Panlungsod*

DISTRICT I  
ABSENT

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

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City Councilor

HON. ALDE JOSELITO F. PAGULAYAN  
City Councilor

HON. SIMPLICIO G. DOMINGUEZ  
City Councilor

HON. RANDY C. FRANCISCO  
Ligang mga Barangay Vice President

HON. PALM ANGEL S. BUNCIO  
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. 2024-426  
SERIES OF 2024**

**A RESOLUTION REVOKING THE PREVIOUS RESOLUTIONS GRANTING A DEVELOPMENT PERMIT TO MOLDEX REALTY, INC. FOR ITS FAILURE TO COMPLY WITH THE VARIOUS CONDITIONS RELATED TO THE DEVELOPMENT OF THE SCIENTIA VILLAS SUBDIVISION PROJECT.**

Sponsored by:

**Hon. Alde Joselito F. Pagulayan**

Co-Sponsored by:

**Hon. Roberto L. Advincula, Hon. Palm Angel Buncio, Hon. Randy C. Francisco, Hon. Simplicio G. Dominguez, 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**, 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 Moldex Realty, Inc. for the residential subdivision project to be known as the Scientia Villas project.

**WHEREAS**, on November 30, 2023, the Office of the City Mayor sent a letter of request to the Office of the Sangguniang Panlungsod, seeking a resolution to revoke the development permit previously granted to Moldex Realty, Inc. for its failure to comply with the terms and conditions of the said permit.

**WHEREAS**, the City Government has the authority to impose conditions on development permits based on the principle that it has the 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



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Sangguniang Panlungsod Secretary

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City Vice Mayor

Approved by  
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City Mayor

regulated by the terms of the permit, including resolatory conditions. One of these conditions is the construction and donation of specific buildings for each hectare of the developed subdivision to the City Government of Bacoor.

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

**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 Moldex Realty, Inc. to comply with the said 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 Moldex Realty, 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 Government of Bacoor is committed to ensuring the welfare and development of its communities, and non-compliance by developers with obligations like those of Moldex Realty, Inc. cannot be overlooked as it directly affects the city's growth and the quality of life of its citizens.

**NOW THEREFORE**, upon the motion of Hon. Alde Joselito F. Pagulayan, unanimously seconded by the rest of the body in regular session duly assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 5<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Cavite to revoke the development permit previously issued to Moldex Realty, Inc. for its failure to adhere to the stipulated terms and conditions of the said permit.



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City Vice Mayor

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HON. STRIKE B. REVILLA  
City Mayor

**RESOLVE LASTLY**, to furnish Moldex Realty, Inc., the Office of the City Mayor, the University of the Philippines-Office of the National Administrative Register (UP-ONAR) and other government agencies concerned with copies of this Resolution.

**APPROVED** this 29<sup>th</sup> day of January 2024 by the 5<sup>th</sup> Sangguniang Panlungsod 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.  
Sangguniang Panlungsod Secretary

Approved by:

HON. STRIKE B. REVILLA  
City Mayor