



Republic of the Philippines

CITY OF BACOOR

Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

PRESENT:

District I
HON. AVELINO B. SOLIS
 City Councilor

HON. EDWIN G. GAWARAN
 City Councilor

HON. MIGUEL N. BAUTISTA
 City Councilor

HON. ROWENA BAUTISTA- MENDIOLA
 City Councilor

HON. REYNALDO M. FABIAN
 City Councilor

HON. VENUS D. DE CASTRO
 City Councilor

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HON. ROBERTO R. JAVIER
 City Councilor

HON. MA ELIZA H. BAUTISTA
 City Councilor - SKF Pres.

HON. VICTORIO L. GUERRERO, JR.
 City Councilor - ABC Pres.

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

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

Approved by:
HON. STRIKE B. REVILLA
 City Mayor

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

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HON. VICTORIO L. GUERRERO, JR. ----- Councilor
 (ABC-Pres.)

CITY RESOLUTION NO. 2014-044
Series of 2014

A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT OF SOUTH STREAM COMMERCIAL DEVELOPMENT INC. FOR ITS SEASONS MALL PROJECT LOCATED AT MOLINO BLVD., MOLINO III, CITY OF BACOOR, CAVITE.

Sponsored by: Hon. Avelino B. Solis, Hon. Edwin G. Gawaran, Hon. Miguel N. Bautista, Hon. Rowena B. Mendiola, Hon. Reynaldo M. Fabian, Hon. Venus D. De Castro, Hon. Reynaldo D. Palabrica, Hon. Hernando C. Gutierrez, Hon. Gaudencio P. Nolasco, Hon. Bayani M. De Leon, Hon. Leandro A. De Leon, Hon. Roberto R. Javier, and Hon. Victorio L. Guerrero, Jr.

WHEREAS, an application for Development Permit was filed by **South Stream Commercial Development Corporation** (the "developer") for a commercial mall project herein described as:

Name of Project: Seasons Mall
 Location: Molino Blvd., Brgy. Molino III,
 City of Bacoor, Cavite
 Land Area: 108,951 sq. m.
 Transfer Certificate of Title: T-1128769
 **Leased portion of the lot equivalent to 25,778 sq.m.



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Sangguniang Panlungsod Secretary

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City Vice Mayor/Presiding Officer

Approved by:

HON. STRIKE B. REVILLA
City Mayor

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 **South Stream Commercial Development Corporation** in accordance with the plans and specification hereto attached and made an integral part hereof, for the project known as **Seasons Mall** located at Molino Blvd., Molino III, City of Bacoor, Province of Cavite, subject to the prescribed guidelines and regulations under pertinent laws;

WHEREAS, the developer manifested before the Sangguniang Panlungsod that **South Stream Commercial Development Corporation** is the lessee of the property owned by Addas Development Corporation (the "land owner") 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 Councilor Edwin G. Gawaran unanimously seconded by all members present, in its 25th 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 **South Stream Commercial Development Corporation** for the project to be known as "**Seasons Mall**" covering the herein described property, **PROVIDED** that;

1. The Developer manifests that **South Stream Commercial Development Corporation** is the lessee of the property subject of the above-mentioned application for a Development Permit, that Addas Development Corporation'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 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/s to the above-mentioned property or to any person or tenant caused by the development or construction of the above-mentioned project;



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City Vice Mayor/Presiding Officer

Approved by:

HON. STRIKE B. REVILLA
City Mayor

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, 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 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 shopping mall 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 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;

8. The Developer hereby undertakes to require all its employees—or the employees of its contractors or suppliers—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;



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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 one (1) hectare of the area consisting the development project 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 types of trees to be planted by the Developer shall be subject to the recommendation of the Department of Environment and Natural Resources (DENR). 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 shopping mall 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 city road so that motor vehicles entering or exiting the said mall shall not impede the orderly flow of traffic. Provided, further, that the Developer shall provide sufficient space for the construction of various vehicle stops, traffic stop lights, parking lots, public transport terminals and other devices/structures/systems that will mitigate traffic congestion within and around the said shopping mall;

12. 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. Provided, further, that the design of the said roads should contribute to the mitigation of traffic congestion within and around the said shopping mall;

13. The Developer undertakes to install high-definition, all weather closed circuit television cameras at strategic locations within the shopping mall within one (1) year after the approval of its Development Permit in compliance 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 residential subdivision 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 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 can not complete the

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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. 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.

ADOPTED UNANIMOUSLY by the Sangguniang Panlungsod this 10th day of February 2014 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.


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