



Republic of the Philippines  
**CITY OF BACOR**  
 Province of Cavite

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

District I:  
 HON. AVELINO B. SOLIS  
 City Councilor  
 HON. EDWIN G. GAWARAN  
 City Councilor  
 HON. MIGUEL N. BAUTISTA  
 City Councilor  
**ABSENT**  
 HON. ROWENA BAUTISTA- MENDIOLA  
 City Councilor  
 HON. REYNALDO M. FABIAN  
 City Councilor  
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 HON. ROBERTO R. JAVIER  
 City Councilor  
**ABSENT**  
 HON. VICTORIO L. GUERRERO, JR.  
 City Councilor - ABC Pres.

**CITY RESOLUTION NO. CR 2015-173**  
*Series of 2015*

**A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT UNDER BP 220 OF PHINMA PROPERTY HOLDINGS CORPORATION FOR ITS GRAND STRIKEVILLE IV SUBDIVISION PROJECT LOCATED AT MAMBOG 2, CITY OF BACOR, CAVITE.**

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

**WHEREAS**, an application for Development Permit was filed by **Phinma Property Holdings Corporation** for subdivision project herein described as:

Name of Project:	Grand Strikeville IV
Location:	Mambog 2, City of Bacoor, Cavite
Land Area:	45,518 sq. m.
Transfer Certificate of Title:	2015044821; 2015044822
Project Classification:	BP 220

**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 **Phinma Property Holdings Corporation** in accordance with the plans and specification hereto attached and made an integral part hereof, for the project known as **Grand Strikeville IV** located at Mambog 2, City of Bacoor, Province of Cavite, subject to the prescribed guidelines and regulations under **BP 220** and that of other government agencies;

**WHEREAS**, the developer manifested before the Sangguniang Panlungsod that **Phinma Property Holdings Corporation** is the registered owner of the properties 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 corporation has complied-and will continue to comply-with all the requirements for such

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



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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 112<sup>th</sup> 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 **Phinma Property Holdings Corporation** for the project to be known as "**Grand Strikeville IV**" covering the herein described property, **PROVIDED** that;

1. The Developer manifests that **Phinma Property Holdings Corporation** is the registered owner of the properties subject of the above-mentioned application for a 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;

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 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;

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."), **Resolution No. 35-S-96** (entitled: "Resolution Requiring The Developers Of Subdivision To Plant Trees On Both Side Of The Roads Of Their Subdivision Including The Open Space After The Issuance Of A Development Permit Had Been Granted To The Owner Or Developer"), **Municipal Ordinance No. 9-S-99** (entitled: "An Ordinance Requiring Subdivision Owners Or Developers To Identify Specific Plan For Parks And Playground Space And to Construct The Necessary Amenities For Their Subdivision Project In The Municipality And For Other Purposes"), **Municipal Ordinance No. 4-S-2011** (entitled:

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"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 Bayan 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 at least thirty percent (30%) of the total lot area for roads and other open recreational spaces in accordance with RA 7279;

6. 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. The said MRF shall have an area equivalent to 5% of the 30% open spaces for recreational facilities provided under RA 7279;

7. For every hectare comprising the residential subdivision 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 residents of the said residential subdivision project. 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 the 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 and by the homeowners' association 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;

8. 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 subject to Municipal Ordinance No. 33-S-2011;

9. 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 City of Bacoor, Cavite to obtain Work Permits from the Office of the City Mayor;

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10. 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;

11. 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;

12. The Developer undertakes to design its subdivision project 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 municipal road so that motor vehicles entering or exiting the said subdivision shall not impede the orderly flow of traffic;

13. 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;

14. The Developer undertakes to designate certain roads within its residential subdivision project to become part of the Municipal Government's "Solidarity Route" project as provided under **Municipal Ordinance No. 21-S-2009** ("An Ordinance Creating A Traffic Decongestion Scheme To Be Known As The "Solidarity Route" In The Municipality of Bacoor, Cavite) to help ease traffic on main thoroughfares within the municipality during certain periods of the day;

15. The Developer undertakes to comply with Section 18 of Republic Act No. 7279 which mandates that developers of proposed subdivision projects shall be required to develop an area for socialized housing equivalent to at least twenty percent (20%) of the total subdivision area or total subdivision project cost, at the option of the developer, within the same city or municipality, whenever feasible, and in accordance with the standards set by the Housing and Land Use Regulatory Board and other existing laws;

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Sangguniang Panlungsod Secretary

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16. The Developer undertakes to install closed circuit television cameras at the entrance or exit gates of its residential subdivision project 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.");

17. 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;

18. The Developer undertakes to complete the perimeter fence of the residential subdivision covered by its application for a Development Permit within one (1) year from the date of approval of the said permit to ensure the security of homeowners from criminal elements;

19. 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 Project for any justifiable reason, the said Developer shall request the Mayor for an extension of the aforementioned period before the same expires; and


20. 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 26<sup>th</sup> day of October 2015 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.*

Attested by:  
 ATTY. KHAID 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

Certified by:  
  
**HON. CATHERINE SARINO-EVARISTO**  
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Sangguniang Panlungsod Secretary

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