



Republic of the Philippines  
Province of Cavite  
**MUNICIPALITY OF BACOR**  
*Office of the Sangguniang Bayan*

**MUNICIPAL ORDINANCE NO. 17**  
**Series of 2010**

**AN ORDINANCE MANDATING THE VERIFICATION OF ALL LAND SURVEYS OF ALL PRIVATELY OWNED REAL PROPERTIES LOCATED WITHIN BACOR, CAVITE BY THE MUNICIPAL GOVERNMENT AND THE PAYMENT OF A VERIFICATION FEE BY THE OWNERS OF SUCH PROPERTIES.**

Sponsored by **Councilor Venus D. De Castro**

WHEREAS, private property rights are impaired by the unlawful possession of private and public lands by informal settlers to the detriment of legitimate property owners.

WHEREAS, the municipal government is duty-bound to protect the interest of such property owners and curtail the illegal activities of professional squatting syndicates.

WHEREAS, erroneous land surveys also results in conflicting claims over the same property/ies that lead to protracted and expensive court litigation.

WHEREAS, the Implementing Rules and Regulations of Republic Act No. 8560 (also known as the "Philippine Geodetic Engineering Act of 1998") provides that no officer or employee of the national, provincial, or city municipal government charged with the enforcement of laws, ordinances or regulations relating to all Geodetic Engineering practices shall accept or endorse any survey plans or documents which have not been prepared and submitted in full accord with the provisions of Republic Act No. 8560 nor shall any payment to be approved by any such officer for any work, the plans and documents of which have not been so prepared, signed and sealed by a duly licensed Geodetic Engineer.

WHEREAS, the most effective way to protect the interests of legitimate property owners and prevent the above-mentioned legal complications is to require the verification of all land surveys by the duly-authorized officials of the municipal government.

**NOW, THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED** by the Sangguniang Bayan in regular session assembled:

Section 1. *Short Title.*- This Ordinance shall also be known as the **"Bacoor Survey Verification Ordinance of 2010"**.

ESWEN G. GAWARAN  
Councilor

AVELINO B. SOLIS  
Councilor

REYNALDO M. FABIAN  
Councilor

ATTY. VENUS D. DE CASTRO  
Councilor

JANAIRO C. SAN MIGUEL  
Councilor

REYNALDO D. PALABRICA  
Councilor

JAIME A. SAPANGHILA  
Councilor

BAYANI M. DE LEON  
Councilor

Absent  
CATHERINE H. SARINO  
Councilor ABC President

Absent  
GIANNE LOUISE A. OLEGARIO  
Councilor - SK President

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


Certified by:  
  
ROSETTE MIRANDA FERNANDO  
Municipal Vice Mayor/Presiding Officer


Approved by:  
  
STRIKE REVILLA  
Municipal Mayor




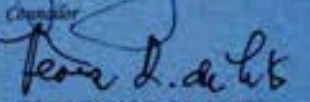


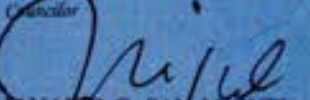
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 ROSETTE MIRANDA FERNANDO  
 Municipal Vice Mayor/Presiding Officer

Approved by:  
  
 STRIKE REVILLA  
 Municipal Mayor

Section 2. *Scope.*- This Ordinance shall cover all privately-owned real properties located within Bacoor, Cavite and all persons possessing proof of ownership over the same. Provided that all land surveys of all public lands owned or possessed by the municipal government shall also be verified by the duly-authorized officials of the municipal government. Provided further, that the municipal government and other government agencies shall be exempted from paying the verification fee/s specified hereunder.

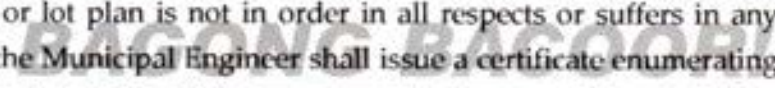
Section 3. *Mandatory Verification.*- No tax declaration of real property or any municipal permit (which shall include, but shall not be limited to, building, occupancy, fencing, or relocation permits) shall be issued by any department or unit of the municipal government to any privately-owned real property owner unless the latter submits a digital copy of the duly executed land survey or lot plan of the said property as contemplated under R.A. 8560 and subjects the said survey or lot plan to verification by the municipal government.

Section 4. *Verification Fee.*- Any person possessing proof of ownership of any real property covered by this Ordinance shall be required to pay a verification fee of not more than Two Hundred Pesos (PhP 200.00) for every property to be verified. The Municipal Treasurer's Office shall then issue the corresponding receipt for such payment.

Section 5. *Verification/ Verification Certificate.*- The Municipal Engineering Office shall conduct a verification of the survey of the real property concerned based on the digital copy of such survey within ten (10) business days after payment of the verification fee mentioned above. If the survey or lot plan is in order in all respects, the Municipal Engineer shall issue a certificate stating that the said survey or lot plan is in order and that the owner of the said property is qualified to be issued a tax declaration of real property or any municipal permit contemplated in this Ordinance.

However, if the Municipal Engineering Office discovers after verification that the survey or lot plan is not in order in all respects or suffers in any legal infirmity, the **Municipal Engineer shall issue a certificate enumerating the various defects of the said survey or lot plan as contemplated in Republic Act No. 8560, its implementing rules, or any other related law or ordinance.** No tax declaration of real property or any municipal permit contemplated in this Ordinance shall be issued by any department or unit of the municipal government unless all the errors or legal infirmities enumerated in the certification above mentioned has been corrected or remedied by the property owner concerned.

No officer or employee of the municipal government charged with the enforcement of laws, ordinances or regulations relating to all Geodetic Engineering practices shall accept, sign, endorse, any survey plans or







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documents which have not been prepared and submitted in full accord with the provisions of Republic Act No. 8560 nor shall any payment to be approved by any such officer for any work, the plans and documents of which have not been so prepared, signed and sealed by a duly licensed Geodetic Engineer.

Section 6. *Administrative Liability.*- Any municipal employee who fails to comply with any provision of this Ordinance shall be subjected to the proper administrative sanction/s provided under the law.


Section 7. *Cancellation of Permit.*- Any municipal permit that was issued in violation of this Ordinance after the effectivity hereof shall be cancelled or revoked by the Municipal Mayor. Provided, that such cancellation or revocation shall only be done after the property owner concerned has been notified of such violation in writing and has been given the chance to explain why the above-mentioned permit should not be cancelled or revoked. Provided, further, that the Municipal Mayor shall have the power to give the property owner concerned sufficient time to comply with the provisions of this Ordinance.

Section 8. *Appeal.*- Any property owner who receives a negative certification as contemplated in the second paragraph of Section 5 hereof may appeal the findings contained in the said certification to the Municipal Mayor within five (5) business days after receipt of the said certification.

Section 9. *Assistance to Owners of Properties Being Subjected to Illegal Surveys.*- The Municipal Mayor, or the Punong Barangay of the barangay having jurisdiction over a particular property covered by this Ordinance, shall extend legal assistance to the legitimate owner or possessor of any privately-owned property being subjected to a survey in violation of Republic Act No. 8560 or of its implementing rules and regulations, and other related laws or ordinances. Such assistance may consist of, but shall not be limited to, the immediate arrest of any individual/s found to be in the act of violating Republic Act No. 8560, or the implementing rules and regulations of RA No. 8560, or any other related laws or ordinances.

Section 10. *Separability.*- Any provision of this Ordinance declared unconstitutional shall not affect the validity or enforceability of any other provision hereof not affected by such declaration.

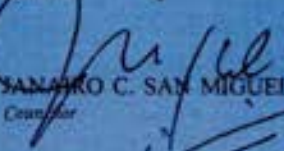
Section 11. *Repealing Clause.* - Any provision of any ordinance, resolution, executive order, rules and regulations and/or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed and/or modified accordingly.

  
EDWAR G. GAWARAN  
Councillor

  
AVELING B. SOLIS  
Councillor

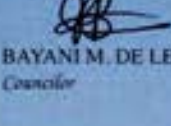
  
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Secretary to the Sanggunian

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Approved by:  
  
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Section 12. *Effectivity.*- This Ordinance shall be published in a newspaper of general circulation at least once after its approval by the Sangguniang Panlalawigan. This Ordinance shall then become effective immediately after the said publication.

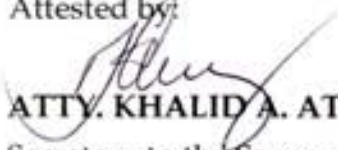
ENACTED by the Sangguniang Bayan of Bacoor this 15<sup>th</sup> day of November 2010.

I hereby certify that the foregoing Ordinance is true and correct.

Certified by:

  
**HON. ROSETTE M. FERNANDO**  
 Municipal Vice Mayor & Presiding Officer

Attested by:

  
**ATTY. KHALID A. ATEGA JR.**  
 Secretary to the Sangguniang Bayan

Approved by:

  
**HON. STRIKE B. REVILLA**  
 IV Municipal Mayor

**BAGONG BACOOR!**  
 Tapat sa Serbisyo, Nagkakaisa sa Pagbabago...

  
 EDWING G. GAWARAN  
 Councilor

  
 AVELINO B. SOLIS  
 Councilor

  
 REYNALDO M. FABLAN  
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