ORDINANCE NO. 9-99
Series of 1999

Sponsored by: EDRALIN G. GAWARAN
Chairman, Committee on
Housing and Land Utilization

AN ORDINANCE REQUIRING SUBDIVISION
OWNER OR DEVELOPER 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

WHEREAS, there are subdivisions in the municipality which has no
recreational facilities/amenities being constructed and or not incorporated in their
approved subdivision plan;

WHEREAS, existing rules and guidelines for the approval of subdivision
development plan requires the mere allocation of parks and playground space but not
mandatory to require such identification of specific plan;

WHEREAS, subdivision owner or developer desires to attract prospective
clients/buyers plans to construct extravagant amenities have it incorporated in their
application/subdivision plan and are required for construction after its approval, hence
no definite period prescribed by HLURB;

WHEREAS, it is the responsibility of the owner or developer to give
satisfaction to its clients/buyers thereby giving back what they had gained or profited
from them;

WHEREAS, a community without having a recreational facilities have a
tendency to focus their attention to other activities may even be attractive to unlawful
acts or victims of drug addictions specially the youth;

WHEREAS, the local government is empowered to regulate, approve and
monitor subdivision development within his jurisdiction as mandated in RA 7160;

BE IT ORDAINED BY THE SANGGUNIANG BAYAN OF BACOOR,
PROVINCE OF CAVITE, IN REGULAR SESSION ASSEMBLED, THAT:

Section 1. Subdivision Owner or Developer is required to identify specific plan for
Parks and Playground Space and to construct the necessary amenities in their
subdivision project. The specific plan shall be incorporated in their propose subdivision
plan applying development permit in the municipality.

Section 2. Identifying Specific Plan for Parks and Playground refer hereto are the
recreational facilities such as Basketball Court, Tennis Court, Multi-Purpose Hall,
Children’s Playground or Swimming Pool.

Section 3. Approved subdivision plan with amenities/recreational facilities hereby
required to construct within One (1) year from the date of the issuance of Development
Permit but not after the completion of the dwelling units to be constructed therein.

Section 4. PENALTY- Subdivision owner or developer who violated this violated this
ordinance shall be penalized of;
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(a) Failure to identify such specific plan shall be the basis of disapproval of their application for development permit.

(b) Violation of Section 3 of this ordinance shall be penalized for the suspension of the issuance of Occupancy Permit by the Office of the Building Official of this municipality.

Section 5: This ordinance shall take effect upon its approval.

ADOPTED by the Sangguniang Bayan of Bacoor, Province of Cavite at its regular session, April 20, 1999.

HON. GERTRUDES M. OCAMPO  HON. CESARIO R. DEL ROSARIO, JR.
Member  Member

HON. EDRALENE G. GAHWARAN  HON. LORENZO P. NOLASCO
Member  Member

HON. SATURNINO E. ENRIQUEZ, JR.  HON. ROBERTO R. JAVIER
Member  Member

HON. ROGELIO M. CORTEZ  HON. JOSEFINO T. BAÑAS
Member  Member

HON. AVELINO B. SOLIS  HON. HUBERT V. GERVACIO
Member  Member

ATTESTED BY:

HON. EDWIN E. MALVAR
Presiding Officer

APPROVED BY:

HON. JESSIE B. CASTILLO
Municipal Mayor