Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

Sangguniang Bayan Resolution No. 124D
Series of 2008

A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT UNDER PD 957 TO STA. LUCIA REALTY AND DEVELOPMENT, INC. FOR ITS MEADOWOOD EXECUTIVE VILLAGE PHASE 3-B SUBDIVISION PROJECT LOCATED AT REAL II, BACOOR, CAVITE.

WHEREAS, an application for Development Permit was filed by Sta. Lucia Realty and Development, Inc. for its subdivision project herein described as:

Name of Project: Meadowood Executive Village Phase 3-B
Location: Real II, Bacoor, Cavite
Total Land Area: 57,433 square meters
TCT Number: TCT No. T-1202259 (Lot No. 4727)
Project Classification: PD 957

WHEREAS, the Committee on Housing and Land Utilization through its Chairman, Hon. Bayani M. De Leon, 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 Sta. Lucia Realty and Development, Inc. in accordance with the plans and specifications hereto attached and made an integral part hereof, for the project known as Meadowood Executive Village Phase 3-B located at Real II, Bacoor, Cavite, subject to the prescribed guidelines and regulations under PD 957 and other government agencies;

WHEREAS, the developer manifested before the Sangguniang Bayan that Sta. Lucia Realty and Development, Inc. is the registered owner of the property 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 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;
WHEREFORE, on motion of Honorable Councilor Bayani M. De Leon unanimously seconded by all members present, in its 5th special session assembled, BE IT RESOLVED AS IT IS HEREBY RESOLVED by the Sangguniang Bayan of Bacoor, Province of Cavite to grant a Development Permit to Sta. Lucia Realty and Development, Inc. for the project known as “Meadowood Executive Village Phase 3-B” covering the herein described property, PROVIDED that;

1. The developer shall have paid the corresponding Municipal Fees equivalent to the areas affected by its development before the permit is issued;

2. The developer shall hold the municipal 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;

3. Non-compliance with the requirements of Provincial Ordinance No. 2003-005, Municipal Resolution No. 35-S-96 and Municipal Ordinance No. 9-S-99 of the Sangguniung Bayan of Bacoor as well as with any of the conditions provided herein, or any misrepresentation committed by the developer in connection with its application for development permit, shall be deemed sufficient grounds for the revocation of any development permit which may hereafter be issued in favor of the developer by virtue of this resolution;

4. The developer must devote at least thirty percent (30%) of the total lot area for roads and other open recreational spaces in accordance with PD 957;

5. The developer must 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 the Republic Act No. 9003 also known as the “Ecological Solid Waste Management Act of 2000” within three (3) years after the issuance of the above-mentioned development permit;
6. For every hectare comprising the development project subject of this resolution, the developer shall construct a multi-purpose hall building, classroom building, daycare center, or health center at any place within the municipality of Bacoor the size, design, and location of which building shall be identified and approved by the Municipal Mayor. The said multi-purpose hall building, classroom building, daycare center or health center shall then be donated by the developer to the municipality within six (6) months after its completion.

7. The Developer shall construct, within the development project subject of this resolution, a “catch basin or pond” based on the design approved by the Japan International Cooperation Agency (JICA) pursuant to the Flood Mitigation Project of the municipal government; and

8. The developer shall comply with other conditions that maybe set forth by the Office of the Municipal Mayor in the Development Permit.

RESOLVED FURTHER, that copies of this Resolution be furnished to all concerned offices.

ADOPTED on August 20, 2008 at Bacoor, Cavite by the Sangguniang Bayan of Bacoor.

Prepared by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Bayan Secretary

Certified by:

HON. ROSETE MIRANDA-FERNANDO
Vice Mayor/Presiding Officer

Approved by:

HON. STRIKE B. REVILLA
Municipal Mayor