Republic of the Philippines  
Province of Cavite  
MUNICIPALITY OF BACOOR  
Office of the Sangguniang Bayan  

RESOLUTION NO. 174  
Series of 2008  

A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT UNDER BP 220 TO MOLDEX REALTY, INCORPORATED FOR ITS SCIENZIA VILLAS SUBDIVISION PROJECT LOCATED AT MOLINO III, BACOOR, CAVITE.

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

Name of Project : Sciencia Villas  
Location : Molino III, Bacoor, Cavite  
Total Land Area : 131,293 square meters  
Net Developable Area : 131,293 square meters  
TCT Number : TCT No. T-164921  
Project Classification : BP 220

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 Moldex Realty, Inc. in accordance with the plans and specifications hereto attached and made an integral part hereof, for the project known as Sciencia Villas located at Molino III, Bacoor, Cavite, subject to the prescribed guidelines and regulations under BP 220 and other government agencies;

WHEREAS, the developer manifested before the Sangguniang Bayan that Moldex Realty, 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 12th 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 Moldex Realty, Inc. for the project known as “Sciencia Villas” 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 Sangguniang 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 BP 220;

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;

8. The developer shall require all its employees or the employees of its contractors or supplier-who will be reporting for work within the territorial jurisdiction of Bacoor, Cavite to obtain Work Permits from the Office of the Municipal Mayor;
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9. The developer shall provide the municipal 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 municipal government should charge to the said contractors/suppliers. Moreover, the developer should pay a business permit for the operation of any utility (water, telephone, cable television, etc.) to be operated by the developer in the development project covered by this Resolution.

10. The developer should construct the socialized housing projects required of it under the law within the territorial jurisdiction of Bacoor, Cavite;

11. The developer shall plant at least one hundred (100) trees within the territorial jurisdiction of Bacoor, Cavite for every one (1) hectare of the area consisting the development project subject of this Resolution. Provided, that the type of trees, the manner and schedule of the planting of such trees, and the exact location where the said trees shall be planted by the developer shall be subject to the prior approval of the Municipal Mayor. 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; and

12. The developer shall comply with other conditions that may be 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 December 4, 2008 at Bacoor, Cavite by the Sangguniang Bayan of Bacoor.

Prepared by:  
ATTY. KHALED A. ATEGA, JR.  
Sangguniang Bayan Secretary

Certified by:  
HON. ROLANDO S. REMULLA  
Acting Presiding Officer

Approved by: