Republic of the Philippines
Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan
MUNICIPAL RESOLUTION NO. 42U
Series of 2011

A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT UNDER DP 957 TO WCA PROPERTIES AND DEVELOPMENT FOR ITS MEADOWWOODS RESIDENCES PROJECT LOCATED AT PANAPAAN VIII, BACOOR, CAVITE.

Sponsored by Hon. Bayani M. de Leon

WHEREAS, an application for Development Permit was filed by WCA Properties and Development for its subdivision project herein described as:

Name of Project: Meadowoods Residences
Location: Panapaan VIII, Bacoor, Cavite
Total Land Area: 10,000.00 square meters
Net Developable Area: 10,000.00 square meters
Excluded Area: 00.00 square meters
TCT Number: 057-2012026066; 057-2012026067; 057-2012026068; and 057-2012026069
Project Classification: PD 957

WHEREAS, the Committee on Housing and Land Utilization through its Vice-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 WCA Properties and Development in accordance with the plans and specification hereto attached and made an integral part hereof, for the project known Meadowoods Residences located at Panapaan VIII, 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 WCA Properties and Development 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 liability, 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 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 32nd regular session

Address: Evangelista St., Barangay Tabing Dagat, Bacoor, Cavite
Telefax No.: (046) 434-6716
Republic of the Philippines
Province of Cavite

MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

assembled, BE IT RESOLVED AS IT IS HEREBY RESOLVED by the
Sangguniang Bayan of Bacoor, Province of Cavite to grant a Development
Permit to WCA Properties and Development for the project known as
“Meadowoods Residences” covering the herein described property,
PROVIDED that;

1. The Developer manifests that WCA Properties and
Development is the registered owner of the property 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 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;

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 At A Rate Of One Tree Per Lot Of The Subdivision
Including The Open Space Area, The Issuance Of A Development Permit And Been
Granted To The Developers Of Subdivision Plan. (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: “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

Address: Evangelista St., Barangay Tabing Dagat, Bacoor, Cavite
Telefax No.: (046) 434-6716
Republic of the Philippines
Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

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 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 to enable the municipal 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 Municipal 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 Municipal 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 Municipal 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 (P50,000.00) pursuant to Republic Act No. 7279 subject to the applicable limitations as prescribed by the Sangguniang Bayan;

Tapat sa Serbisyo, Nagkakaisa sa Pagbabago...

9. The Developer hereby undertakes to require all its employees—or the employees of its contractors of suppliers—who will be reporting for work within the territorial jurisdiction of Bacoor, Cavite to obtain Work Permits from the Office of the Municipal Mayor;

10. The Developer undertakes to 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.

Address: Evangelista St., Barangay Taal, Bacoor, Cavite
Telefax No.: (046) 434-6716
Republic of the Philippines
Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

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 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
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 Municipal 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 Congestion 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. 267 which mandates that developers of proposed
subdivision projects shall be required to develop an area for socialized housing
equivalent to at least one (1) percent of the total floor area of the subdivision 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;

16. The Developer undertaking 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
Address: Evangelista St., Barangay Talipin Dagat, Bacoor, Cavite
Telefax No.: (046) 434-6716
Republic of the Philippines
Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

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 Municipal 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 Municipal 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 afore-mentioned period before the same expires; and

20. The Developer shall comply with all the foregoing and with other conditions that may be set forth by the Municipal Mayor in accordance with law. Otherwise, the Municipal 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 Bayan this 14th day of March 2011 at Bacoor, Cavite.

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

Certified by:

HON. EDWIN G. GAWARAN
Acting Vice Mayor/Acting Presiding Officer

Attested by:

ATTY. KHALIDA A. ATEGA, JR. 
Municipal Vice Mayor/Presiding Officer

Approved by:

HON. STRIKE B. REVILLA
Municipal Mayor