A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT UNDER PD 957 OF CROWN ASIA PROPERTIES, INC. FOR ITS PONTICELLI GARDENS 2 SUBDIVISION PROJECT LOCATED AT MOLINO, CITY OF BACOOR, CAVITE.


WHEREAS, an application for Development Permit was filed by Crown Asia Properties, Inc. (the “developer”) for a subdivision project herein described as:

- **Name of Project:** Ponticelli Gardens 2
- **Location:** Molino, City of Bacoor, Cavite
- **Land Area:** 37,500.0 sq.m.
- **Transfer Certificate of Title:** T-891775
- **Project Classification:** PD 957

WHEREAS, the Committee on Housing and Land Utilization through its Chairman, Hon. Edwin G. Gawaran, 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 Crown Asia Properties, Inc. in accordance with the plans and specifications attached and made an integral part hereof, for the project known as Ponticelli Gardens 2 located at Molino, City of Bacoor, Province of Cavite, subject to the prescribed guidelines and regulations under PD 957 and that of other government agencies;

WHEREAS, the developer manifested before the Sangguniang Panlungsod that Crown Asia Properties, Inc. bought the properties subject of the application for the above-mentioned development permit from its registered owner, 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 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.
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WHEREFORE, on motion of Honorable Councilor Edwin G. Gawaran unanimously seconded by all members present, in its regular session assembled, BE IT RESOLVED AS IT IS HEREBY RESOLVED by the Sangguniang Panlungsod of the City of Bacoor, Province of Cavite to grant a Development Permit to Crown Asia Properties, Inc. for the project to be known as "Ponticelli Gardens 2" covering the herein described property, PROVIDED that:

1. The Developer manifests that Crown Asia Properties, Inc. bought the property subject of the above-mentioned application for a Development Permit from its registered owner, 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 City Government, and all of its elected and appointed officials, free and blameless 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.") 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 Panlungsod of Bacoor, or any misrepresentation committed by the 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;

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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 City of Bacoor, the size, design, and location of which building shall be identified and approved by the City Mayor. The said multi-purpose hall building, classroom building, daycare center orhealth center shall then be donated by the developer to the city within six (6) months after its completion to enable the city 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 City 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 City 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 City 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 (PhP 50,000.00) pursuant to Republic Act No. 7279 subject to Municipal Ordinance No. 33-S-2011;

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 City of Bacoor, Cavite to obtain Work Permits from the Office of the City Mayor;

10. The Developer undertakes to provide the City 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 City Government should charge to the said contractors/suppliers. Moreover, the Developer hereby undertakes to secure a business permit for the operation of any utility (water, cable TV,

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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 City 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
City 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 City 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
Decongestion 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. 7279 which mandates that developers of proposed
subdivision projects shall be required to develop an area for socialized
housing equivalent to at least twenty percent (20%) of the total
subdivision area 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 undertakes 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 Residential Subdivisions Operating
In Bacoor, Cavite To Install Closed Circuit TV Cameras.”);
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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 City 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 City 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 aforementioned 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 City Mayor in accordance with law. Otherwise, the City 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.

RESOLVED MOREOVER, that this Resolution shall be published once at a local publication of general circulation in order to become effective.

RESOLVED LASTLY, that any misrepresentation made by the Developer shall result in the revocation hereof.

ADOPTED UNANIMOUSLY by the Sangguniang Panlungsod this 1st day of December 2014 at the City of Bacoor, Cavite.

VOTING RECORD

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ATTENDANCE RECORD

| PRESENT | 13 |
| ON LEAVE | None |
| ABSENT | Hon. Avelino B. Solis. |
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I hereby certify that the foregoing Resolution was approved in accordance with law and that the contents hereof are true and correct.

Certified by:

HON. CATHARINES. EVARISTO
Vice Mayor/Presiding Officer

Attested by:

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

Approved by:

HON. STRIKE B. REVILLA, PhD
City Mayor