



**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION  
AND  
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND  
ORDINANCES**

**JOINT COMMITTEE REPORT  
NO. FBA-320-S-2024**

Office of the Sangguniang Panlungsod  
Received by: Jenet Pring  
Date: 4/23/2024  
Time: 4:42 pm

Subject: **REQUEST FROM THE CITY ADMINISTRATOR'S OFFICE: AN ORDINANCE AMENDING SECTION 193.1, ARTICLE 34 OF CITY ORDINANCE NO. 2013-060, OTHERWISE KNOWN AS THE 2013 REVENUE CODE OF THE CITY OF BACOOR – PCO 2024-181 dated April 22, 2024**

Referred to this Committee on the 87<sup>th</sup> Regular Session is the above-subject matter for appropriate action and recommendation.

**LEGAL REFERENCE:**

"[REPUBLIC ACT NO. 10160]

**AN ACT CONVERTING THE MUNICIPALITY OF BACOOR IN THE PROVINCE OF CAVITE INTO A COMPONENT CITY TO BE KNOWN AS THE CITY OF BACOOR**

**ARTICLE IV**

**THE SANGGUNIANG PANLUNGSOD**

X X X

SEC. 11. *Powers, Duties, Functions and Compensation.* – (a) The sangguniang panlungsod, as the legislative body of the City, shall enact ordinances, approve resolutions and appropriate funds for the general welfare of the City and its inhabitants pursuant to Section 16 of the Local Government Code of 1991 and in the proper exercise of the corporate powers of the City as provided for under Section 22 of the Local Government Code of 1991, and shall:

X X X

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**PCO 2024-181 – AN ORDINANCE AMENDING SECTION 193.1, ARTICLE 34 OF THE 2013 REVENUE CODE OF BACOOR CITY.**





(2) Generate and maximize the use of resources and revenues for the development plans, program objectives and priorities of the City With particular attention to agro-industrial development and citywide growth and progress and, relative thereto, shall:

X X X

(ix) Enact integrated zoning ordinances in consonance with the approved comprehensive land-use plan, subject to existing laws, rules and regulations establish fire limits or zones particularly in populous centers; and regulate the **construction, repair or modification of buildings** within said limits or zones in accordance with the provisions of the Fire Code of the Philippines;

X X X

(4) Regulate activities relative to the use of land; buildings and structures within the City in order to promote the general welfare and, for the said purpose, shall:

(ii) Require that buildings and the premises thereof and any land within the City be kept and maintained in a sanitary condition; impose penalties for any violation thereof or upon failure to comply with the said requirement, have the work done at the expense of the owner, administrator or tenant concerned; and require the filling up of any land or premises to a grade necessary for proper sanitation;”

#### OBJECTIVE OF THE PROPOSED AMENDMENT:

It has been observed by the City Government of Bacoor that there are unauthorized construction activities, particularly the absence of required building permits, which pose risks to public safety, orderly urban development and the integrity of zoning regulations.

In order to strengthen regulatory oversight, promote responsible development practices, and uphold public safety and welfare, and to deter unauthorized construction activities within the territorial jurisdiction of Bacoor City, there is a need for the Sangguniang Panlungsod to enact a city ordinance amending Section 193.1, Article 34 of 2013 Revenue Code of Bacoor City.

Under the “2013 Revenue Code of Bacoor City”, and the succeeding “2022 Revised Revenue Code of Bacoor City”, Section 193.1 of Article 34 states that:

#### “ARTICLE 34 ZONING AND/OR LOCATIONAL CLEARANCE FEES

SECTION 193.1. **Fine and Penalty.** – Upon conviction by a court of law, a fine of Two Thousand Pesos (P2,000.00) shall be paid by the President or General Manager of the company developing a project, or by the contractor of the said project, covered by a development permit issued by the City Government for each that violate the various conditions of the said permit. However, if the

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**PCO 2024-181 – AN ORDINANCE AMENDING SECTION 193.1, ARTICLE 34 OF THE 2013 REVENUE CODE OF BACOOR CITY.**







developer or the contractor complies with the said conditions upon its receipt of a notice of violation, the fine shall be limited to Five Thousand Pesos (P5,000.00) and no complaint shall be filed against them in court."

The proposed amendment is hereunder presented and written as follows:

**"Section 193.1. Fine and Penalty. – In the event of non-compliance following the investigation conducted by the City, the President or general Manager of the entity undertaking a project, the Contractor engaged in said project, and the Owner of the building or property, whether subject to or exempt from a development permit issued by the City Government, shall incur a fine of Two Thousand Pesos (Php2,000.00) for each day of contravention of the conditions specified in the permit and/or each day of violation of the provisions delineated in City Ordinance No. 217-2022. Such fractions include, but are not limited to, failure to procure requisite permit and/or clearances prior to the commencement of the construction endeavor."**

#### FINDINGS:

During the Committee hearing attended by resource persons from the Office of the City Legal Services, Office of the Building Officials and Zoning and Land Use Department, the following facts and issues have been considered by the Honorable Members of the Joint Committee:

1. There are several unauthorized construction activities that have been inspected by the concerned city enforcement offices within the territorial jurisdiction of the City Government of Bacoor.
2. The Zoning and Land Use Department is already implementing the proposed amendment.
3. The filing of court cases involving the unauthorized construction activities takes time for the conviction of the perpetrators or violators.

The Joint Committee finds the request for the approval of the city ordinance amending Section 193.1, Article 34 of the 2013 Revenue Code of Bacoor City, and the succeeding "2022 Revised Revenue Code of Bacoor City" as timely, proper and justifiable.





**RECOMMENDATION:**

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommend **TO APPROVE** the City Ordinance amending Section 193.1, Article 34 of the 2013 Revenue Code of Bacoor City, and the succeeding "2022 Revised Revenue Code of Bacoor City", subject to the provision of existing laws.

**WE HEREBY CERTIFY** that the contents of the foregoing report are true and correct.

Signed this \_\_\_\_\_ day of May 2024 at the City of Bacoor, Cavite.

**THE COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION**

  
HON. ROGELIO M. NOLASCO  
Chairman

  
HON. CATHERINE S. EVARISTO  
Vice Chairperson

  
HON. ADRIELITO G. GAWARAN  
Member

JOINT COMMITTEE REPORT FBA-320-S-2024

**PCO 2024-181 – AN ORDINANCE AMENDING SECTION 193.1, ARTICLE 34 OF THE 2013 REVENUE CODE OF BACOOR CITY.**






**COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES**

  
**HON. REYNALDO D. PALABRICA**  
Chairman

  
**HON. LEVY M. TELA**  
Vice Chairman

  
**HON. ALEJANDRO F. GUTIERREZ**  
Member

Prepared by:

  
**ROBERTO A. DE GUZMAN**  
Local Legislative Staff Assistant I

JOINT COMMITTEE REPORT FBA-320-5-2024

**PCO 2024-181 – AN ORDINANCE AMENDING SECTION 193.1, ARTICLE 34 OF THE 2013  
REVENUE CODE OF BACOOR CITY.**







Committee on Finance, Budget and Appropriation

JOINT COMMITTEE HEARING MINUTES

NO. FBA-320-S-2024

Office of the Sangguniang Panlungsod  
Received by: Janet Pring  
Date: 4/11/2024  
Time: 4:00 pm

Subjects: *REQUEST FROM THE CITY ADMINISTRATOR'S OFFICE: AN ORDINANCE AMENDING THE FINE AND PENALTY OF SECTION 193.1, ARTICLE 34 OF THE CITY ORDINANCE NO. 2013-060, OTHERWISE KNOWN AS THE 2013 REVENUE CODE OF THE CITY OF BACoor. PCO-2024-181 dated April 22, 2024.*

Present:

**Committee on Finance, Budget and Appropriation**

Hon. Rogelio M. Nolasco - Chairman  
Hon. Adrielito Gawaran - Member

**Committee on Rules and Privileges, Laws and Ordinances**

Hon. Reynaldo Palabrica - Chairman  
Hon. Levy Tela - Vice Chairman  
Hon. Alejandro Gutierrez - Member

**5<sup>TH</sup> Sangguniang Panlungsod Members**

Hon. Simplicio Dominguez - Member

**Resource Persons:**

Atty. Joshua Flores - Office of City Legal Service  
Mr. Jerome Renomeron - Zoning & Land Dev. Dept.  
Engr. Ramesis E. Alhambra - Office of Building Officials  
Ms. Rona Grace G. Torrijos - City Finance Department

**Hon. Rogelio Nolasco:** "Good Afternoon, A Joint Committee Hearing, on Finance, Budget and Appropriation and Committee on Rules and Privileges, Laws and Ordinances regarding, **PCO-2024-181** "REQUEST FROM THE CITY ADMINISTRATOR'S OFFICE: AN ORDINANCE AMENDING THE FINE AND PENALTY OF SECTION 193.1, ARTICLE 34 OF THE CITY ORDINANCE NO. 2013-060, OTHERWISE KNOWN AS THE 2013 REVENUE CODE OF THE CITY OF BACoor is now court to order."



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**OFFICE OF THE SAGGUNIAN PANLUNGSOD**

**Hon. Rogelio M. Nolasco:** "For the record we acknowledge the presence of our Councilor's, nais ko pong ipakilala ang aking mga kasamang konsehal, Konsehal Reynaldo Palabrica, Konsehal Levy Tela, Konsehal Simplicio Dominguez, Konsehal Alejandro Gutierrez, and Konsehal Adrielito Gawaran for the record mag pakilala lang po ang ating mga resource persons."

**Hon. Rogelio M. Nolasco:** "So, actually mayroon na naman tayong na approved the revenue code 2022 pero ang author po nito ay si Atty. Neri pina aamend ang Ordinansa regarding doon sa Section 193.1."

**Hon. Reynaldo Palabrica:** "Mr. Chair, to enlighten the committee on the resource persons presently, this particular amendment or proposed amendments are mandated from the office of City Administrator, do we have any representative from the Office of the City Administrator? I supposed the City Legal Office is also representative from the City Administrator, so being a representative, may I ask Atty. Flores to enlighten the committee ano ba ang proposal na ito? Can you please mentioned or cite the previous, original provision and now the proposed to be amended para maunawaan namin itong lahat."

**Atty. Joshua Flores:** "Mr. Chair, with our existing revenue code po yung 2022, ang pinaguusapan po kasi natin right now ay yung **Section 193.1** yung **Fine and Penalty** with our existing revenue code po, a fine of **Php 2,000.00 pesos** convicting, however kailangan po makapag file ng case or upon conviction po ng court bago po tayo makapag fine. With this proposed ordinance kahit wala na pong case or wala na pong conviction by court, pwede na po tayong makapag fine ng per day. So, no cases or conviction it will be necessary under the law."

**Hon. Reynaldo Palabrica:** "So, meaning the same provision aalisin lang yung imprisonment? Instead imposed per day monetary penalty?"

**Atty. Joshua Flores:** "Yes po, actually Konsi regarding per day doon po sa existing natin per day din naman po, however, kailangan po may conviction bago siya ma implement, with this existing per day din siya po Php 2,000.00 pero upon investigation ng City."

**Hon. Reynaldo Palabrica:** "So, meaning there will be no filing of case in the court? Eh pabor ako diyan."

**Hon. Rogelio Nolasco:** "Pero Atty, ano po ba ang dapat nating maging subject ng amendment ang 2013 ba or yung June 2022 Revenue Code?"

**Atty. Joshua Flores:** "Mr. Chair, yung 2022 po."

**Hon. Rogelio M. Nolasco:** "Kasi ang nasa title natin 2013 di ba? Meron na kasi tayong revised noong 2022."





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**Hon. Alejandro Gutierrez:** "Eh mali yan, dapat doon tayo sa latest."

**Hon. Rogelio M. Nolasco:** "Isa rin yan sa comment ng ating Finance sa Provincial na hindi tayo pwedeng mag revised sa revenue at kailangang Ordinansa nga. Yan ang advise sa amin noong kami ay nag committee hearing kasama si Mam Elvie at yung Planning so, kaya kung may babaguhin tayo ay thru ordinansa."

**Atty. Joshua Flores:** "Yes po."

**Hon. Rogelio M. Nolasco:** "Kaya yun ang gusto kong malinawan kung 2013 or 2022?"

**Hon. Reynaldo Palabrica:** "Kung ano yung ina amend?"

**Atty. Joshua Flores:** "Yung 2022 po."

**Hon. Reynaldo Palabrica:** "Are you familiar with the particular provision subject for amendment yung 2022 and 2013 version?"

**Atty. Joshua Flores:** "Yun pong sa section 193.1 po Konsi?"

**Hon. Reynaldo Palabrica:** "Oo iyan. Familiar ka ba? Kasi may dalawang version 2022 and 2013."

**Atty. Joshua Flores:** "Yung 2013 I'm not familiar na po kasi hindi ko na po siya binasa, since na amend na po siya ng 2022."

**Hon. Reynaldo Palabrica:** "Eh hindi na natin basihan ang 2013 kasi kung sa 2022 sa repealing clause nakalagay doon all provision with conflict to this version are automatically amended. So, ang basis na lang natin ngayon Mr. Chair ay ang 2022 revenue code."

**Hon. Rogelio M. Nolasco:** "Yun nga iniisip ko dahil kasi kapag dumating din ito sa probinsya bakit ang binasihan nyo ay 2013 sa ordinansa eh mayroon na tayong revision."

**Hon. Alejandro Gutierrez:** "Dapat yung latest."

**Hon. Reynaldo Palabrica:** "Mas maganda magkaroon tayo ng clarification. Hindi kasi naka attached dito, nabanggit ba dito yung specific provision. In general kasi lahat ng ginamit dito eh, para sana matumbok natin kung ano talaga pinag uusapan natin. Dito sa letter nila, wala kasi akong Makita kanina ko pa tinitignan eh."

**Hon. Alejandro Gutierrez:** "Ang reference nya 2013 dapat 2022 na ito."





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**OFFICE OF THE SAGGUNIANG PANLUNGSOD**

**Hon. Reynaldo Palabrica:** "So, 2013 and 2022 ay parehas, so yung explanation ni Atty., ang i oomit lang dito ay upon conviction of the court? So, wala na tayong paguusapan."

**Hon. Rogelio M. Nolasco:** "Pero Atty. ang gagawin natin sa Ordinance amending ay 2022 hindi 2013."

**Atty. Joshua Flores:** "Yes po."

**Hon. Reynaldo Palabrica:** "Pero kahit ilagay natin dyan ay 2013, according to the letter submitted by the City Administrator na nakita naman natin na the same ang provision ng 2013 at 2022 walang problema doon, basta dito sa amendment sa repealing clause ng amended version ng ordinance ng amendment nakalagay doon sa repealing clause na **"All provisions under the revenue code in contradict with this amendment is automatically repeal."** Para ang pagbabasihan yung latest na. Tama Atty. no? ginagawa naman sa Kongreso yan eh."

**Hon. Rogelio M. Nolasco:** "Any other opinion?"

**Hon. Reynaldo Palabrica:** "Ang enforcing office nito Mr. Chair ay ang City Assesors Office, ang Zoning at OBO so sila ang enforcing office nito? So, hingian natin sila ng comments. Dadaan pa ba sa office nyo? Or enforce na natin directly?"

**Mr. Jerome Renomeron:** "Sa amin po sa Zoning, matagal na po naming iniimplement yan."

**Hon. Reynaldo Palabrica:** "So, kung iniimpliment na nila na hindi pa napapasa ang ordinansa, pwede silang kasuhan ng abuse of authority."

**Hon. Adrielito Gawaran:** "So, na implement nyo na? maganda itong ordinansang ito pwede nyo ng gawain ng walang pinipile, mayaman or mahirap. Basta para sa lahat, baka pag sinabing ito kay Villar ito baka hindi gawin ito maganda na ito pwede ng gawin."

**Hon. Reynaldo Palabrica:** "Mr. Chair, I would like to insist na mabigyan natin ng pagkakataon na ang mga enforcing offices ay makapag salita. So, lkaw ba ngayon ang incharge sa OBO? What is your opinion about this proposal?"

**Engr. Ramesis E. Alhambra:** "Doon po sa **PD 1096** ang iniimpliment po namin ay base sa offense, nag start na siya doon po lumalabas yun sa PD 1096 yung mga violation fees doon po natin i coconsider kung magkano yung violation amount unless mabigat yung penalty yun po ang pinagbabasihan ng computation namin."

**Hon. Adrielito Gawaran:** "Ang penalty ba ninyo base sa offense?"



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City of Bacoor



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**Engr. Ramesis E. Alhambra:** "Yes po."

**Hon. Reynaldo Palabrica:** "Ang pinagbabasihan nila ay Presidential Decree."

**Hon. Adrielito Gawaran:** "Tanong ko lang Engr. ang lahat ba ng building structure di ba lahat maroon kayong record tama? Di ba nag sa submit sila ng building permit, requirements lahat ina appruban nyo?"

**Engr. Ramesis E. Alhambra:** "Yes po."

**Hon. Adrielito Gawaran:** "Sana nga, pati mga malalaking kumpanya dito sumusunod ba sila at may mga record kayo?"

**Engr. Ramesis E. Alhambra:** "Yes po."

**Hon. Rogelio M. Nolasco:** "Kasi kami sa sanggunian i di dig naming lahat yan kung talagang tunay na bawat taxes dito sa ating City Government tulad ng Engineering number 1, Zoning, Assessors, Treasury. Ngayon kapag ano sasabihin namin umpisa sa mga konsehal na tama maging fair ang lahat. Kasi unfair sa mga nagbabayad na malilit na tao eh kung talagang ginagawan ng paraan di tulad noong mga mayayaman. I justified ninyo kung talagang nagbabayad kung mayroong building permit dahil alam ko wala. Thank you."

**Hon. Reynaldo Palabrica:** "Si Treasury taga tanggap lang naman yan."

**Ms. Rona Grace Torrijos:** "Basta may order of payment na dinadala sa amin, tinatanggap po namin."

**Hon. Reynaldo Palabrica:** "Basta may dumating sa inyo na for payment tanggapin ninyo."

**Hon. Rogelio M. Nolasco:** "Ano po ang masasabi ng Zoning?"

**Mr. Jerome Renomeron:** "Mas maganda na po ito kasi kahit papano may ngipin na po talaga. Mapaparusan po agad sila."

**Hon. Reynaldo Palabrica:** "Kasi na implement nyo na?"

**Hon. Rogelio M. Nolasco:** "Atty. any other comment po?"

**Atty. Joshua Flores:** "Okey na po Mr. Chair."

**Hon. Alejandro Gutierrez:** "Since there is no other special matter to be discussed, I move for the adjournment of this hearing."





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City of Bacoor

OFFICE OF THE SAGGUNIANG PANLUNGSOD



The hearing adjourned at 4:00 P.M.

Prepared By:

**EDGARDO B. NOLASCO**  
CLERK

Attested By:

**COUN. ROGELIO "BOK" M. NOLASCO**  
Chairman  
Committee on Finance, Budget and Appropriation







COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION  
&  
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES

NOTICE OF JOINT COMMITTEE HEARING  
(PROOF OF RECEIPT)

May 16, 2024 / 3:30 P.M.

MSBR Conference Room at 4<sup>th</sup> Floor, Bacoor Legislative and Disaster Resilience Building

Office of the Sangguniang Panlungsod  
Received by: Janet Pring  
Date: 5/14/2024  
Time: 4:42 pm

Subject: - **REQUEST FROM THE CITY ADMINISTRATOR'S OFFICE: AN ORDINANCE AMENDING THE FINE AND PENALTY OF SECTION 193.1, ARTICLE 34 OF THE CITY ORDINANCE NO. 2013-060, OTHERWISE KNOWN AS THE 2013 REVENUE CODE OF THE CITY OF BACOOR. PCO 2024-181 dated April 22, 2024**

NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
HON. REYNALDO D. PALABRICA	SP	09567462279	[Signature] 5/14/24 1:59 pm
HON. ADRIELITO G. GAWARAN	SP	[Signature]	[Signature] 5/14/24 1:37 pm
HON. LEVY M. TELA	SP	LOC. 5418	[Signature] 05/14/24
HON. ALEJANDRO F. GUTIERREZ	SP	09672632869	[Signature] 05/14/24
ENGR. RAMESIS E. ALHAMBRA	OBO	local 214/236	ALVIN [Signature] 5/14/24 1:59 pm
ENGR. ARTHUR S. SAN JOSE	ZONING	4814139	[Signature] 5/14/24



Republic of the Philippines  
**PROVINCE OF CAVITE**  
**City of Bacoor**



**OFFICE OF THE SAGGUNIANG PANLUNGSOD**

CGBCR-SPBac-F003.01  
 04/05/2024



**PICTURES OF JOINT COMMITTEE HEARING FBA-320-S-2024**

PCO 2024-181 – AN ORDINANCE AMENDING THE FINE AND PENALTY OF SECTION 193.1, ARTICLE 34 OF THE CITY ORDINANCE NO. 2013-060, OTHERWISE KNOWN AS THE 2013 REVENUE CODE OF THE CITY OF BACOR.





Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**  
CITY ADMINISTRATOR'S OFFICE



CGBCR-AO-01-F01.01  
04/05/2024

**ENDORSEMENT**

Office of the Sangguniang Panlungsod  
Received by: Ariel  
Date: 04 JUL 2024  
Time: 4:52 PM

**FOR** : **HON. ROWENA BAUTISTA-MENDIOLA**  
*City Vice-Mayor/ Presiding Officer-Sangguniang Panlungsod*

**THRU** : **ATTY. KHALID A. ATEGA, JR.**  
*Sangguniang Panlungsod Secretary*

**SUBJECT** : **PROPOSED CITY ORDINANCE**  
AN ORDINANCE AMENDING THE FINE AND PENALTY OF SECTION 193.1,  
ARTICLE 34 OF CITY ORDINANCE NO. 2013-060, OTHERWISE KNOWN AS  
THE 2013 REVENUE CODE OF THE CITY OF BACOR.

**DATE** : **15 APRIL 2024**

Respectfully endorsing to your Office, the draft proposed city Ordinance amending the fine and penalty of Section 193.1, Article 34 of City Ordinance No. 2013-060, otherwise known as the 2013 Revenue Code of the City of Bacoor<sup>1</sup> for your consideration. This Ordinance seeks to amend the fine and penalty provisions outlined in Section 193.1, Article 34 of City Ordinance No. 2013-060, also known as the "2013 Revenue Code of the City of Bacoor." The amendment is driven by the powers vested in the Sanggunian to regulate land use, building activities, and revenue generation within its jurisdiction.

Key considerations include:

1. **City Charter and Sanggunian Authority:** The ordinance aligns with the provisions of the City Charter of Bacoor and the powers vested in the Sanggunian to regulate land use, building activities, and revenue generation within the municipality. These powers empower the Sanggunian to enact measures that promote the general welfare and ensure compliance with regulatory frameworks. Enclosed with this

<sup>1</sup> The proposed City Ordinance is attached as "ANNEX A."

OFFICE OF THE  
SANGGUNANG PANLUNGSOD  
RECEIVED  
BY: ARIEL

DATE: 4/15/24 TIME: 3:58  
BACOR CITY, CAVITE



Address: Bacoor Government Center, Bacoor Blvd.,  
Brgy. Bayanan, City of Bacoor, Cavite  
Trunkline: 434-1111  
Website: [www.bacoor.gov.ph](http://www.bacoor.gov.ph)



Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**  
CITY ADMINISTRATOR'S OFFICE



CGBCR-AO-01-F01.01  
04/05/2024

letter is the City Legal Opinion<sup>2</sup> written by the City Legal Office, which delineates the legal basis for the proposed amendment or supplement aimed at resolving the issue pertaining to the Bacoor City Revenue Code.

- 2. Observations and Concerns:** The Ordinance addresses concerns regarding unauthorized construction activities within Bacoor, particularly the absence of necessary permits, which pose risks to public safety, orderly urban development, and the integrity of zoning regulations.
- 3. Purpose of Amendment:** By amending the fine and penalty provisions, the Ordinance aims to deter unauthorized construction activities by imposing penalties on responsible parties, including company presidents, contractors, and property owners, found non-compliant with permit requirements outlined in City Ordinance No. 217-2022.
- 4. Fine and Penalty Specification:** The amended section sets a fine of Two Thousand Pesos (Php 2,000.00) for each day of violation, encompassing non-compliance with permit conditions and provisions of the ordinance.

In summary, the Ordinance seeks to strengthen regulatory oversight, promote responsible development practices, and uphold public safety and welfare through the imposition of fines on parties engaging in unauthorized construction activities in Bacoor, in line with the authority granted by the City Charter and the powers vested in the Sanggunian.

Thank you.

Respectfully,

**ATTY. AIMEE TORREFRANCA-NERI**  
City Administrator

<sup>2</sup> City Legal Opinion No. 44, Series of 2024 dated 05 April 2024, attached as "ANNEX B."





Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNSOD

**CITY ORDINANCE No. \_\_\_\_\_**  
**Series of 2024**

**AN ORDINANCE AMENDING THE FINE AND PENALTY OF SECTION 193.1, ARTICLE 34 OF CITY ORDINANCE NO. 2013-060, OTHERWISE KNOWN AS THE 2013 REVENUE CODE OF THE CITY OF BACCOOR**

Sponsored by:

\_\_\_\_\_

Co-sponsored by:

\_\_\_\_\_

**WHEREAS**, recognizing the provisions of Sections 2 and 5, Article X of the Constitution, which affirm the autonomy of territorial and political subdivisions and grant each local government unit the power to establish its own revenue sources and levy taxes, fees, and charges in line with the principles of local autonomy;

**WHEREAS**, Section 16 of the Local Government Code acknowledges the authority of Local Government to exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare;

**WHEREAS**, in accordance with Section 11(a)(4)(ii), Article IV of Republic Act No. 10160, commonly referred to as the ["Charter of the City of Bacoor"], the Sanggunian is empowered to regulate activities related to the use of land, buildings, and structures within the City to promote the general welfare, may also mandate that buildings, premises, and any land within the City be kept and maintained in a sanitary condition, has the authority to impose penalties for violations or for failure to comply with these requirements, and if necessary, to have the work done at the expense of the owner, administrator, or tenant concerned;

**WHEREAS**, on 25 August 2022, the Sangguniang Panlungsod passed City Ordinance No. 217-2022 amending certain provisions of the Bacoor Revenue Code ["City Ordinance No. 2013-060"];

**WHEREAS**, the Zoning and Land Development Department of the City of Bacoor has observed a prevalent and concerning trend wherein individuals/contractors engage in the construction of buildings or houses without complying with the necessary legal procedures and obtaining the required permits, including but not limited to locational clearances and building permits;

**WHEREAS**, the failure to secure such essential permits not only contravenes established regulatory frameworks but also poses significant risks to public safety, undermines orderly urban development, and jeopardizes the overall integrity of zoning regulations and building standards;

**WHEREAS**, the unauthorized construction of buildings or houses without proper oversight and approval has the potential to lead to structural deficiencies, environmental hazards, and other adverse consequences that may endanger the well-being of occupants, neighboring properties, and the broader community;

**WHEREAS**, the enforcement of fines or penalties for non-compliance with permit requirements is vital to deter unauthorized construction activities, uphold the rule of law, and safeguard the interests of both present and future residents of the City of Bacoor;

**WHEREAS**, it is imperative for Sanggunian to take decisive action to address this issue and ensure strict adherence to regulatory protocols, thereby promoting responsible development practices, preserving the integrity of urban landscapes, and fostering a safe and sustainable built environment for all.

NOW THEREFORE, upon majority vote of all the members of the 5<sup>th</sup> Sangguniang Panklungsod of the City of Bacoor, Cavite on regular session assemble, be it **ORDAINED** that:

**SECTION 1. Amendment to Section 193.1 of the Revenue Code of the City of Bacoor.** Section 193.1 of the Bacoor Revenue Code (the "Code") is hereby amended and shall henceforth read as follows:

"Section 193.1. Fine and Penalty. - In the event of non-compliance following an investigation conducted by the City, the President or General Manager of the entity undertaking a project, the Contractor engaged in said project, and the Owner of the building or property, whether subject to or exempt from a development permit issued by the City Government, shall incur a fine of Two Thousand Pesos (Php 2,000.00) for each day of contravention of the conditions specified in the permit and/or



each day of violation of the provisions delineated in City Ordinance No. 217-2022. Such infractions include, but are not limited to, the failure to procure requisite permits and/or clearances prior to the commencement of the construction endeavor."

**SECTION 2. Effectivity.** This Ordinance shall take effect immediately after it has been posted in at least three (3) conspicuous places and after it has been published in the newspaper of general circulation in the City of Bacoor, Cavite.

**SECTION 3. Separability.** In case any provision of this Ordinance is declared void or unconstitutional by a court of competent jurisdiction, the remaining provisions of this Ordinance or of Bacoor Revenue Code not affected by the said declaration shall remain valid and enforceable.

**APPROVED** this \_\_\_\_ day of \_\_\_\_ 2024 at the City of Bacoor, Cavite.

*I hereby certify that the foregoing Ordinance was duly approved by the 5<sup>th</sup> Sangguniang Pantungsood of the City of Bacoor, Cavite.*

Certified by:

**HON. ROWENA BAUTISTA-MENDIOLA**  
*City Vice Mayor/Presiding Officer*

Attested by:

**ATTY. KHALID A. ATEGA, JR.**  
*Sangguniang Pantungsood Secretary*

UNDER **PCO 2024-181**, THE SUBJECT OF AMENDMENT IS SECTION 193.1, ARTICLE 34 OF THE **"2013 REVENUE CODE OF THE CITY OF BACOR"**.

THE PROPOSED AMENDMENT IS TO BE READ AS FOLLOWS:

"Section 193.1. Fine and Penalty. – In the event of non-compliance following the investigation conducted by the City, the President or general Manager of the entity undertaking a project, the Contractor engaged in said project, and the Owner of the building or property, whether subject to or exempt from a development permit issued by the City Government, shall incur a fine of Two Thousand Pesos (Php2,000.00) for each day of contravention of the conditions specified in the permit and/or each day of violation of the provisions delineated in City Ordinance No. 217-2022. Such fractions include, but are not limited to, failure to procure requisite permit and/or clearances prior to the commencement of the construction endeavor."

ON AUGUST 25, 2022, THE SANGGUNIANG PANLUNGSOD APPROVED THE **"2022 REVISED REVENUE CODE OF THE CITY OF BACOR"** UNDER CITY ORDINANCE NO. 217-2022.

WE QUOTE SECTION 193.1, ARTICLE 34 OF THE **"2022 REVISED REVENUE CODE OF THE CITY OF BACOR"**, AS FOLLOWS:

"ARTICLE 34  
ZONING AND/OR LOCATIONAL CLEARANCE FEES

SECTION 193.1. **Fine and Penalty.** – Upon conviction by a court of law, a fine of Two Thousand Pesos (P2,000.00) shall be paid by the President or General Manager of the company developing a project, or by the contractor of the said project, covered by a development permit issued by the City Government for each that violate the various conditions of the said permit. However, if the developer or the contractor complies with the said conditions upon its receipt of a notice of violation, the fine shall be limited to Five Thousand Pesos (P5,000.00) and no complaint shall be filed against them in court."

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FOR CLARIFICATION:

ANO PO BA ANG DAPAT NA MAGING SUBJECT NG AMENDMENT, ANG **"2013 REVENUE CODE OF THE CITY OF BACOR"** O ANG **"2022 REVISED REVENUE CODE OF THE CITY OF BACOR"**?