



COMMITTEE ON FINANCE AND BUDGET APPROPRIATION
COMMITTEE ON HOUSING, LAND UTILIZATION, AND URBAN
DEVELOPMENT
and
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

**JOINT COMMITTEE REPORT
NO. FBA2-002-S-2025 (6TH SP)**

Office of the Sangguniang Panlungsod
Received by: Jenot Pring
Date: 23 SEP 2025
Time: 9:16 AM

Subject: AN ORDINANCE AMENDING CITY ORDINANCE NO. 3-2016 ("A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOR"). - **PCO 2025-003 (PCO 2024-229)** dated July 7, 2025

Referred to the Joint Committee on the 1st Regular Session of 6th Sangguniang Panlungsod the above-subject matter for appropriate action and recommendation.

INFORMATION:

In the letter dated December 11, 2024 of the Office of the City Mayor, Bacoor City addressed to Hon. Rhowena Baustista-Mendiola, City Vice Mayor/Presiding Office of the Sangguniang Panlungsod, Bacoor City, the City Mayor, Hon. Strike B. Revilla, sought for the enactment of an ordinance particularly to amend City Ordinance No. 3-2016 to make effective of the following measures, as follows:

1. Blacklisting all natural and juridical person doing unsound real estate business within the situs of the local government of Bacoor City.
2. Requiring real estate developers to post a security bond, to be released, or to be appropriated upon their default.
3. To protect the rights and interest of the real estate buyers in Bacoor City.

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FACTS/ISSUES:

The city government is very much concerned with the reported illicit activities and/or complaints from the public of the alleged scheming perpetrated by real estate developers, as well as, the rampant evasion in the payment of real property taxes, fees and charges imposed by the city government on real estate development businesses in Bacoor City.

Some of the reported and/or alleged illegal acts committed by real estate developers are as follows

1. Real property tax evasion in violation of existing local and national laws, rules and regulations.
2. Showing and laying down attractive deals on sham housing, subdivision and condominiums, farm lots and memorial park development.
3. Aggressively offering the unit/s belonging to existing projects at prices lower than their market value, and then quickly become out of reach by their victims after the payment has been received.
4. Selling certain housing, subdivision and condominium project unit/s, farm lot/s memorial lot/s to two (2) or more persons without the issuance of the corresponding deeds of conveyance.

REFERENCE:

In the Legal Opinion No. 113, Series of 2024, rendered by the Office of the City Legal Services, Bacoor City, as well as, the proposed city ordinance amending City Ordinance No. 3-2016 invoked and discussed the following citations or legal references to support the proposed legislative measure.

1. **In cases of non-payment of real property taxes (RPTs), the provision of Local Government Code (R.A. 7160) which empowers the LGU to commence administrative or judicial proceedings to collect unpaid RPTs from delinquent taxpayers are hereunder presented and quoted:**

- **Section 254.** *Notice of Delinquency in the Payment of the Real Property Tax.* -

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(a) When the real property tax or any other tax imposed under this Title becomes delinquent, the provincial, city or municipal treasurer shall immediately cause a notice of the delinquency to be posted at the main entrance of the provincial capitol, or city or municipal hall and in a publicly accessible and conspicuous place in each barangay of the local government unit concerned. The notice of delinquency shall also be published once a week for two (2) consecutive weeks, in a newspaper of general circulation in the province, city, or municipality.

• **Section 258. Levy on Real Property. –**

After the expiration of the time required to pay the basic real property tax or any other tax levied under this Title, real property subject to such tax may be levied upon through the issuance of a warrant on or before, or simultaneously with, the institution of the civil action for the collection of the delinquent tax. The provincial or city treasurer, or a treasurer of a municipality within the Metropolitan Manila Area, as the case may be, when issuing a warrant of levy shall prepare a duly authenticated certificate showing the name of the delinquent owner of the property or person having legal interest therein, the description of the property, the amount of the tax due and the interest thereon. The warrant shall operate with the force of a legal execution throughout the province, city or a municipality, within the Metropolitan Manila Area. The warrant shall be mailed to or served upon the delinquent owner of the real property or person having legal interest therein, or in case he is out of the country or cannot be located, the administrator or occupant of the property. At the same time, written notice of the levy with the attached warrant shall be mailed to or served upon the assessor and the Registrar of Deeds of the province, city or municipality within the Metropolitan Manila Area where the property is located, who shall annotate the levy on the tax declaration and certificate of title of the property, respectively.

• **Section 260. Advertisement and Sale. –**

Within thirty (30) days after service of the warrant of levy, the local treasurer shall proceed to publicly advertise for sale or auction the property or a usable portion thereof as may be necessary to satisfy the tax delinquency and expenses of sale. The advertisement shall be effected by posting a notice at the main entrance of the provincial, city or municipal building, and in a publicly accessible

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and conspicuous place in the barangay where the real property is located, and by publication once a week for two (2) weeks in a newspaper of general circulation in the province, city or municipality where the property is located. The advertisement shall specify the amount of the delinquent tax, the interest due thereon and expenses of sale, the date and place of sale, the name of the owner of the real property or person having legal interest therein, and a description of the property to be sold. At any time before the date fixed for the sale, the owner of the real property or person having legal interest therein may stay the proceedings by paying the delinquent tax, the interest due thereon and the expenses of sale. The sale shall be held either at the main entrance of the provincial, city or municipal building, or on the property to be sold, or at any other place as specified in the notice of the sale

• **Section 268. Payment of Delinquent Taxes on Property Subject of Controversy. –**

In any action involving the ownership or possession of, or succession to, real property, the court may, motu proprio or upon representation of the provincial, city, or municipal treasurer or his deputy, award such ownership, possession, or succession to any party to the action upon payment to the court of the taxes with interest due on the property and all other costs that may have accrued, subject to the final outcome of the action

2. In the rendered Legal Opinion No. 113, Series of 2024, the Prohibited Acts and Penalties provided under City Ordinance No. 2013-034, as amended, particularly under Section 3 and Section 4, are presented and cited. We quote:

"Section 3. Prohibited Acts.

x x x

1. Failure or refusal to pay all the required City fees including real estate taxes corresponding to the area covered by all existing development projects.

x x x

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10. Failure or refusal of the developer to pay all city fees and taxes within thirty days upon demand.

Section 4. Penalties.

- a. Any officer or employee of any developer covered by this Ordinance who violates any provision hereof shall be imprisoned for not more than six (6) months or be required to pay a fine or not more than PhP2,500.00 or both.
 - b. Any developer, project proponent, or contractor who violates this Ordinance shall be required to pay a fine of not more than Three Thousand Five Hundred Pesos (PhP3,500.00) for every violation of any provision hereof. Provided that, should the nature of the violation consist of non-payment or refusal to pay taxes or city fees or the selling of lots without the necessary development permit, the fine to be imposed upon the developer shall be multiplied by the number of houses already built or sold, or the number of square meters involved in the reclamation of the development project. Provided, further that should the nature of the violation consist of the development of a project without the necessary permit, a fine of Three Thousand Five Hundred Pesos (PhP3,500.00) for every one hundred (100) square meters of land comprising the development project shall be imposed upon the developer.
 - c. Aside from the foregoing penalties, the City Mayor is hereby empowered to revoke any development permit already granted, disapprove any application for development permit by any developer found to have violated any provision hereof, or revoke any permit issued by the city government." (sic)
3. The relevant provision in Presidential Decree No. 957 dated July 12, 1976, particularly Section 26, is presented and discussed in the said Legal Opinion No. 113, Series of 2024. We quote:

Title IV

PROCEDURE FOR REVOCATION OF REGISTRATION CERTIFICATE

X X X

"Section 26. Realty Tax. Real estate tax and assessment on a lot or unit shall be paid by the owner or developer without recourse to the buyer for as long as the title has not passed the buyer; Provided,

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however, that if the buyer has actually taken possession of and occupied the lot or unit, he shall be liable to the owner or developer for such tax and assessment effective the year following such taking of possession and occupancy."

4. The subject "Unsound Real Estate Business Practices" has been briefly discussed in the said Legal Opinion No. 113. We quote:

"There is no clear-cut definition of what is unsound real estate business practice. However, based on the context of PD 1344, it is inferable that an act by the real estate owner/developer that would cause prejudice upon its buyers may be classified as such. The policy of PD 1344 is to curb unscrupulous practices of the subdivision owners and developer in real estate trade and business that will prejudice the buyers."

PROPOSED AMENDMENTS:

The proposed amendments to existing City Ordinance No. 3-2016 are presented as follows:

1. Section 2 is amended to read:

"Section 2. This Ordinance shall cover all juridical or natural persons engaged in the development of any residential, commercial, or industrial development project or any other developmental project within the City of Bacoor, Cavite, including reclamation projects to be conducted on the municipal waters and various waterways of the City, regardless of whether a development permit was granted to them or not by relevant national and local agencies."

2. A new section is inserted to require the real estate developers to post bond.

The new "Section 4" is to be read as follows.

"Section 4. Bond Requirement. Developers applying for a residential subdivision development permit must pay a bond equivalent to 10% of the total development cost. This bond will be collected upon application

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and shall be released upon project completion. If the developer defaults or abandons the subdivision, the city government will appropriate the bond to maintain common area facilities in the donated subdivisions."

3. The prohibited acts provided under Section 3 are rectified, as follows:

"Section 3. Prohibited Acts. The following acts shall be considered punishable under this Ordinance:

1. Failure or refusal to pay all the required **City Fees, including** real estate taxes corresponding to the areas covered by all existing development projects located within the City of Bacoor, **Cavite, including Reclamation Fees** equivalent to One Thousand Pesos (PHP 1,000) per square meter of the area **subject to** the proposed reclamation project;

2. Willful violation of any of the conditions contained in the development permit issued to the developer or any misrepresentation in any of the documents submitted by the developer or its authorized representative in relation to its application for a subdivision plan or development permit;

3. Failure or refusal of the developer, project proponent, or contractor to devote at least thirty percent (30%) of the total lot area of its development project for roads and other open recreational spaces in accordance with either Presidential Decree No. 957 or Batas Pambansa Blg. 220 in the case of residential subdivisions;

4. Failure or refusal of the developer, project proponent, or contractor to build or maintain access roads or recreational facilities such as playgrounds, covered basketball courts, and the like within any development project located within the City of Bacoor prior to the turnover of the said roads or facilities to the homeowners' association or the City Government of Bacoor in new residential subdivisions;

5. Failure or refusal of the developer, project proponent, or contractor to require its employees working on any development project within the City of Bacoor, which shall include security guards and maintenance crews working or assigned to the site of the development project concerned, to apply and secure a working permit from the Office of the City Mayor of Bacoor;

6. Failure or refusal of the developer, project **proponent, contractor,** or any of its authorized representatives or employees to allow city

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employees and officials to enter the site of any development project within the City of Bacoor for purposes of monitoring compliance by the developer with any law, ordinance, or government regulation;

7. Failure or refusal of the developer to devote a parcel of land within its development project for a materials recovery facility (MRF) 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 a development permit;

8. Failure or refusal of the developer, project proponent, or contractor 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 abovementioned development project for purposes of assessing the proper Business Permit Fees and Work Permits that the city government should charge against the said contractors/suppliers within sixty (60) days from the date of approval of its development permit;

9. In the case of residential subdivision projects, failure or refusal of the developer to plant at least one hundred (100) trees within the territorial jurisdiction of the City of Bacoor, **Cavite**, for every one (1) hectare of the area consisting of the development project concerned, within sixty (60) days after the approval of a development permit;

10. Failure or refusal of the developer to pay all city fees and taxes within thirty (30) days after written demand;

11. Failure or refusal of the developer to build access roads within its development project, which is interconnected or may be interconnected with existing public road systems or still to be constructed within the City of Bacoor, if applicable;

12. In the case of reclamation projects, failure of the developer, project proponent, or contractor to submit a hydrological report to the City Environment and Natural Resources Office (CENRO) and the City Engineering Office at least sixty (60) days prior to the start of any development work made by an acknowledged expert in the said field that shows that the said reclamation project would not worsen flooding within the City; and





13. Failure or refusal of the developer to comply with any city ordinance, resolution, or executive order that has a relation to the operation of a residential subdivision, or of an industrial or commercial establishment."

4. **Section 4 (Penalties) under City Ordinance No. 3-2016, Series of 2016 is renumbered and amended with the insertion of a provision authorizing the City Mayor to declare the developer as blacklisted. We quote:**

Section 4 is renumbered as "Section 5" to be read as follows:

"Section 5. Penalties.

- a. Any officer or employee of any developer covered by this Ordinance who violates any provision hereof shall be imprisoned for not more than six (6) months or be required to pay a fine of not more than Two Thousand Five Hundred Pesos (PHP 2,500.00) or both.
- b. Any developer, project proponent, or contractor who violates this Ordinance shall be required to pay a fine of not more than Three Thousand Five Hundred Pesos (PHP 3,500.00) for every violation of any provision hereof. Provided that, should the nature of the violation consist of non-payment or refusal to pay taxes or city fees or the selling of lots without the **necessary development permit, the fine** to be imposed upon the developer shall be multiplied by the number of houses already built or sold, or the number of square meters involved in the reclamation of **the development** project. Provided, further that should the nature of the violation consist of the development of a project without the necessary permit, a fine of Three Thousand Five Hundred Pesos (PHP 3,500.00) for every one hundred (100) square meters of land comprising the development project shall be imposed upon the developer.
- c. Aside from the foregoing penalties, the City Mayor is hereby empowered to revoke any development permit already granted, disapprove any application for a development permit by any developer found to have violated any provision hereof, or revoke any permit issued by the city government.
- d. Any City Government employee who issues any permit in favor of any person despite the latter's violation of this Ordinance or non-

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compliance herewith shall be subjected to the appropriate administrative penalty.

- e. The City Mayor may also declare a developer as blacklisted as a consequence of its violations of any provision of this ordinance, provided that such declaration may be lifted upon correction of the violation.

FINDINGS:

1. The Office of the City Legal Services submitted the final draft of the proposed city ordinance amending City Ordinance No. 3-2016, Series 2016, as requested during the last joint committee hearing held on September 17, 2025.
2. The amendments as proposed, including the related issues, were discussed and deliberated during the series of joint committee hearings attended by the concerned city officials, as resource persons.
3. We quote the dispositive portion of DILG Opinion No. 18, Series of 2018:

x x x

"Further, not all ordinances require conduct of public hearing. In DILG Opinion No. 54 series of 2007, the Department discussed that "under the Local Government Code of 1991 (RA 7160), prior public hearings are required where: (1) local government site, offices and facilities are to be transferred (par. B and par. C, Section 11, RA 7160); (2) reclassification of agricultural lands (Sec. 20, *ibid*); (3) contribution of funds, real estate, equipment, and other kinds of property and appointment or assignment of personnel in support of undertakings commonly beneficial to local government units which have grouped themselves, consolidated or coordinated their efforts, services and resources (Sec. 33, *ibid*); **(4) levy of taxes, fees or charges on any base or subject not otherwise specially enumerated in the Local Government Code as taxed under the NIRC.**" x x x





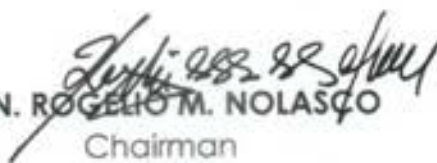
RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommend **TO APPROVE** the proposed amendment to City Ordinance No. 3-2016, Series of 2016, which to include the insertion of a new provision authorizing the City Mayor to declare, as blacklisted, certain real estate developer for non-payment of the real property taxes, subject further to existing laws, national policies, rules and regulations for that matter.

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

Signed this 1st day of September 2025 at the City of Bacoor, Cavite.

THE COMMITTEE ON FINANCE AND BUDGET APPROPRIATION


HON. ROGELIO M. NOLASCO
Chairman


HON. CATHERINE S. EVARISTO
Vice Chairperson


HON. RICARDO F. UGALDE
Member

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Republic of the Philippines
Province of Cavite
CITY OF BACOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD



THE COMMITTEE ON HOUSING, LAND UTILIZATION, AND URBAN DEVELOPMENT

HON. HORACIO M. BRILLANTES, JR.
Chairman

HON. ADRIELITO G. GAWARAN
Vice Chairman

HON. RANDY C. FRANCISCO
Member

HON. SIMPLICIO G. DOMINGUEZ
Member

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COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES

HON. REYNALDO D. PALABRICA
Chairman

HON. LEVY M. TELA
Vice Chairman

HON. REYNALDO M. FABIAN
Member

Prepared by:

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COMMITTEE ON HOUSING AND LAND UTILIZATION AND URBAN
DEVELOPMENT
&
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES**

**MINUTES OF JOINT COMMITTEE HEARING
NO. FBA2-002-S-2025**

Office of the Sangguniang Panlungsod
Received by SEP 10 2025
Date: 9.10.25
Time: 9:00 AM

Subject: *AN ORDINANCE AMENDING CITY ORDINANCE NO. 3-2016 ("A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOR"). - PCO-2025-003 (2024-009). Dated July 7, 2025.*

Present:

Committee on Finance, Budget and Appropriation

n
Hon. Rogelio M. Nolasco - Chairman
Hon. Ricardo F. Ugalde - Member

Committee on Housing and Land Utilization and Urban Development

Hon. Horacio Brillantes, Jr. - Chairman
Hon. Adrielito Gawaran - Vice Chairman
Hon. Simplicio Dominguez - Member
Hon. Randy C. Francisco - Member

Committee on Rules and Privileges, Laws and Ordinances

Hon. Reynaldo Palabrica - Chairman
Hon. Levy Tela - Vice Chairman
Hon. Reynaldo Fabian - Member

6th Sangguniang Panlungsod Members

Hon. Miguel Bautista - Member
Hon. Manolo S. Galvez, Jr. - Member

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Resource Persons:

Engr. Crisaldo Tiglao	-	CPDC
Atty. Kim Lofranco	-	Office of City Legal Services
Ms. Therese Leoncio	-	City Assessor's Department
Engr. Roberto Tiglao	-	OBO

Hon. Rogelio Nolasco: "Good afternoon, A Joint Committee Hearing, on Finance and Budget Appropriation, Housing and Land Utilization and Urban Development and Rules and Privileges, Laws and Ordinances regarding, **PCO-2025-003** - AN ORDINANCE AMENDING CITY ORDINANCE NO. 3-2016 ("A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOOR"), is court to order."

Hon. Reynaldo Palabrica: "Mr. Presiding Officer, I respectfully move to dispense the recognition of the opening for the councilors presents kasi kanina nakapag salita na naman sila to expedite the proceedings."

Hon. Rogelio Nolasco: "There is a motion to dispense, for the record we acknowledge the presence of our representative from City Assessors Office, City Legal Office, City Planning Development Council and OBO. So, mayroon kayong kopya ng ordinance sa section 4?"

Hon. Reynaldo Palabrica: "Mr. Chair, ito naman ay existing ordinance na this is subject to amendment lang, kung may question sa insertion of the proposed amendment is to insert the provision which says **"Bond Requirement, Developers applying for a residential subdivision development permit must pay a bond equivalent to blank % nakalagay dito of the total development cost. This bond will be collected upon application and shall be released upon project completion. If the developer defaults or abandons the subdivision, the city government will appropriate the bond to maintain common area facilities in the donated subdivisions."** If my recollection is correct Mr. Chair, noong nakaraang hearing we already agreed that the percentage subject to bond is **10% of the cost** ang napag usapan natin. As per suggestion of the Zoning Department, this nobody opposed, so ibig sabihin nag agree naman tayo sa 10%, Para mapag usapan po natin Mr. Chair."

Hon. Rogelio M. Nolasco: "So, okey yung bond ang napag usapan natin last time sabi nga ni Engineer San Jose ng Zoning ay 10% ang kanyang required, suggestion. Atty. Mayroon ba kayong masasabi dito?"





Atty. Kim Lofranco: "Actually, may suggestion po ako, I think ano po kasi parang dalawa na po yung nagreklamo kay Mayor just last Month, technically hindi po sila considered na developer kasi wala pa silang permit na nakuha pero nag dedevelop na po sila. Pwede po kayang i consent natin yung definition ng real estate developer na kung kahit walang permit tapos nag co construct sila ng subdivision or housing dito sa Bacoor i require po natin sila ng bond kasi ang naging issue po doon sa dalawa na nagreklamo is hindi po na turn over sa kanila yung mga bahay na fully paid po nila tapos kulang kulang din po yung open spaces na nakalagay doon sa contract. So, yun lang naman po Sir. Para po in the future kung may mga ganon na lalapit kay mayor mayroon na po tayong pambalang ordinansa sa kanila."

Hon. Reynaldo Palabrica: "Ah ang ibig mo bang sabihin Atty. To be determined, kasi ang proposal dito mag rerequire tayo ng bond na 10% doon sa developer, pero ang developer ay hindi siya ang applicant ng development permit natin, yun ba ang ibig mong sabihin?"

Atty. Kim Lofranco: "Ano po wala po Talaga silang permit tapos nalalaman na lang po natin na nag co construct na po sila ng housing project tapos wala po silang building permit so, kung бага kung mahuhuli po natin sila i rerequire na po natin sila na magbayad ng bond otherwise po kung бага makakasuhan na po agad sila kasi po kung real estate developer lang po ang coverage nitong ordinance makakalusot po sila."

Hon. Reynaldo Palabrica: "Are you familiar of this real estate developer ordinance natin?"

Atty. Kim Lofranco: "Yes po."

Hon. Reynaldo Palabrica: "Hindi sila covered doon?"

Atty. Kim Lofranco: "Hindi po kasi wala po silang registration at all."

Hon. Reynaldo Palabrica: "So, meaning, your suggestion is to insert another provision?"

Atty. Kim Lofranco: "Yes po kasi hindi sila covered."

Hon. Reynaldo Palabrica: "Para to cover those, at para magbayad ang developer? Ayun okey yun Mr. Chair, ipasuyo na lang natin ito kay City Legal total abogado naman eh, para sila na gumawa ng provision, sila din naman kasi ang mag iimpliment kapag nag kasuhan, sila rin naman ang haharap. It is better or it is the best na sila na rin ang gumawa ng provision para perfectly interpreted yung provision na yun."





Atty. Kim Lofranco: "Okey na po, Kasi po kapag may lumapit kay mayor wala po kaming isasagot kung paano po namin makakasuhan yung mga violator, inspite marami naman pong hindi matangihan na lumalapit kay mayor, okey lang po kami na po ang mag revise."

Hon. Rogelio M. Nolasco: "Nang insertion at revision?"

Hon. Reynaldo Palabrica: "Other than that Mr. Chair, wala na po akong masasabi. So okey na ako sa 10% okey na rin ako sa suggestion ni Atty. Kim Lofranco na mag lagay pa ng another provision para doon sa mga violators na hindi developers aside from that wala na Mr. Chair sa akin okey na ito."

Hon. Rogelio M. Nolasco: "Any other opinion from the council?"

Hon. Reynaldo Palabrica: "Letter E of Section 2, ***The City Mayor may also declare a developer as blacklisted.***" ito yung mga developer na kumuha ng development permit tapos nag violate sila so, ang mayor binibigyan natin ng authority o kapangyarihan para ma blacklist yung mga developer kung mapapansin nyo general term naman ang ginamit developer kahit hindi ka nag apply as developer pasok na rin dito lahat. So, with letter E we are authorizing the mayor to blacklist that kind of developer."

Hon. Rogelio M. Nolasco: "Okey thank you for the clarification. Any opinion from the council? Atty. Wala na po kayong other opinion regarding this?"

Atty. Kim Lofranco: "Okey na po."

Hon. Rogelio M. Nolasco: "Thank you."

Hon. Reynaldo Palabrica: "With no more issues raise Mr. Chair, I respectfully move to approve this proposed revision or amendments to the real estate development ordinance of Bacoor to the committee level and again subject to, coordination of the Sanggunian Secretary and City Legal services in additional provision before we approve these local amendments to our regular session. Thank you, Mr. Chair."

Hon. Rogelio M. Nolasco: "There is a motion to approve this proposed ordinance subject to the coordination of city legal and sanggunian secretary before we approve to our regular session. Any seconded?"





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Hon. Levy Tela: "Second. If there is no other matter or issue to discuss, I move for the adjournment of this hearing."

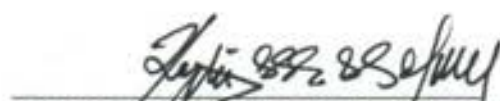
Hon. Rogelio M. Nolasco: "There is a motion for adjournment of this committee hearing. Motions approve."

The hearing adjourned at 3:15 P.M.

Prepared By:


EDGARDO B. NOLASCO
CLERK

Attested By:


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





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Province of Cavite

CITY OF BACOOR

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BAGONG PILIPINAS

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01/20/2025



**COMMITTEE ON FINANCE AND BUDGET APPROPRIATIONS,
COMMITTEE ON HOUSING AND LAND UTILIZATION AND URBAN
DEVELOPMENT
&
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES**

**ATTENDANCE OF 2ND JOINT COMMITTEE HEARING
(PROOF OF RECEIPT)**

September 17, 2025 / 1:30 P.M.

SP Session Hall at 6th Floor, Bacoor Legislative and Disaster Resilience Building

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: _____
Time: _____

Subject: **AN ORDINANCE AMENDING CITY ORDINANCE NO. 3-2016 ("A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOOR"). PCO 2025-003 (2024-229) dated July 07, 2025**

NO.	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
1	HON. ROGELIO M. NOLASCO	SP		
2	HON. CATHERINE S. EVARISTO	SP		
3	HON. REYNALDO D. PALABRICA	SP		
4	HON. RICARDO F. UGALDE	SP		
5	HON. HORACIO M. BRILLANTES, JR.	SP		
6	HON. ADRIELITO G. GAWARAN	SP		
7	HON. LEVY M. TELA	SP		
8	HON. REYNALDO M. FABIAN	SP		
9	HON. SIMPLICIO G. DOMINGUEZ	SP		
10	HON. RANDY C. FRANCISCO	LNB VICE PRESIDENT		
11	ATTY. EDITH C. NAPALAN	CFD		
12	ENGR. JICKY D. JUTBA	OBO		
13	ENGR. ARTHUR S. SAN JOSE	ZONING		
14	MS. ELMINE DELA CRUZ	CAD		
15	MS. RHOWENA D. ALCANTARA	CPDC	CRIS TIGLAO	
16	HON. MAURLO GALVEZ JR.	SP		
17	ATTY. KIM NYCA LOPEZ			
18	REYNALDO M. WILBERTA JR.	OBO		
19				
20				
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22				
23				

ATTENDANCE OF 2ND JOINT COMMITTEE HEARING FBA2-002-S-2025

PCO-2025-003 - A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOOR."



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Bacoor Blvd., Brgy. Bayan, City of Bacoor, Cavite
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Website: www.bacoorcity.gov.ph



Cert no. 24/181805



**COMMITTEE ON FINANCE AND BUDGET APPROPRIATIONS,
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HON. REYNALDO D. PALABRICA	SP		<i>[Signature]</i>
HON. RICARDO F. UGALDE	SP		<i>[Signature]</i> 9/16/25
HON. HORACIO M. BRILLANTES, JR.	SP		<i>[Signature]</i> 9/16/25
HON. ADRIELITO G. GAWARAN	SP		<i>[Signature]</i> 9/16/25
HON. LEVY M. TELA	SP		<i>[Signature]</i> 9/16/25
HON. REYNALDO M. FABIAN	SP		<i>[Signature]</i>
HON. SIMPLICIO G. DOMINGUEZ	SP	8414	<i>[Signature]</i> 9/16/25
HON. RANDY C. FRANCISCO	LNB VICE PRESIDENT		<i>[Signature]</i>
ATTY. EDITH C. NAPALAN	CFD	224	<i>[Signature]</i> 9-16-25
ENGR. JICKY D. JUTBA	OBO	236	<i>[Signature]</i> 9-16-25
ENGR. ARTHUR S. SAN JOSE	ZONING	09453081165	<i>[Signature]</i> 9-16-25
MS. ELMINE DELA CRUZ	CAD	202	<i>[Signature]</i> 9-16-2025
MS. RHOWENA D. ALCANTARA	CPDC		<i>[Signature]</i> 9-16-25

NOTICE OF 2ND JOINT COMMITTEE HEARING FBA2-002-S-2025

PCO-2025-003 - A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOOR.





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01/20/2025

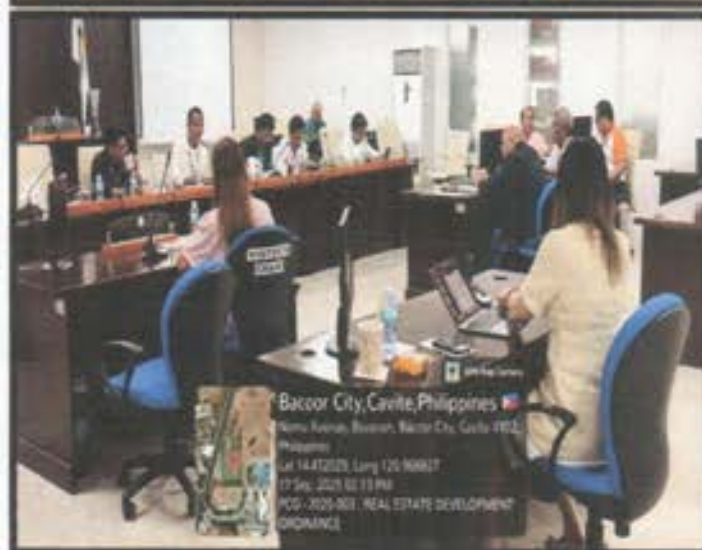


**COMMITTEE ON FINANCE AND BUDGET APPROPRIATIONS,
COMMITTEE ON HOUSING AND LAND UTILIZATION AND URBAN
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&
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES**

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PICTURES OF 2ND JOINT COMMITTEE HEARING FBAZ-002-S-2025

PCO-2025-003 - A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOR.



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01/20/2025
8th
AWARDEE
8 years
in a row!

**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION,
COMMITTEE ON HOUSING AND LAND UTILIZATION AND URBAN
DEVELOPMENT
&
COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES**

**ATTENDANCE OF JOINT COMMITTEE HEARING
(PROOF OF RECEIPT)**

July 31, 2025 / 3:00 P.M.

SP Session Hall at 6th Floor, Bacoor Legislative and Disaster Resilience Building

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: _____
Time: _____

Subject: **AN ORDINANCE AMENDING CITY ORDINANCE NO. 3-2016 ("A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOR"). PCO 2025-003 (2024-229) dated July 07, 2025**

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HON. RICARDO F. UGALDE	SP		
HON. HORACIO M. BRILLANTES, JR.	SP		
HON. ADRIELITO G. GAWARAN	SP		
HON. LEVY M. TELA	SP		
HON. REYNALDO M. FABIAN	SP		
HON. SIMPLICIO G. DOMINGUEZ	SP		
HON. RANDY C. FRANCISCO	LNB VICE PRESIDENT		
ATTY. EDITH C. NAPALAN	CFD	Rona Grace Tarrjos	
ENGR. JICKY D. JUTBA	OBO		
ENGR. ARTHUR S. SAN JOSE	ZONING	0949 4488 761	
MS. ELMINE DELA CRUZ	CAD	THELISE C. LOONCED	
MS. RHOWENA D. ALCANTARA	CPDC	0939-9346410	
HON. REYNALDO FABIAN	SP		
HON. MIGUEL BRUNISTA	SP		
HON. MAKOLO S. GALVEZ JR.	SP		
normalyn Lim	CFD	0916 6677 412	
ATTY. MARINUS SUMPA	OCLS		

ATTENDANCE OF JOINT COMMITTEE HEARING FBA2-002-S-2025

PCO-2025-003 - A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOR.



SCAN ME



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Cell no 24181808



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01/20/2025



**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION,
COMMITTEE ON HOUSING AND LAND UTILIZATION AND URBAN
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NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
HON. CATHERINE S. EVARISTO	SP		<i>[Signature]</i> 7/29/25
HON. REYNALDO D. PALABRICA	SP		<i>[Signature]</i> 7/29/25
HON. RICARDO F. UGALDE	SP		<i>[Signature]</i> 7-29-25
HON. HORACIO M. BRILLANTES, JR.	SP		<i>[Signature]</i> 7-29-25
HON. ADRIELITO G. GAWARAN	SP		<i>[Signature]</i> 7-29-25
HON. LEVY M. TELA	SP		<i>[Signature]</i> 7/29/25 1:40 pm
HON. REYNALDO M. FABIAN	SP		<i>[Signature]</i> 7/29/25
HON. SIMPLICIO G. DOMINGUEZ	SP		<i>[Signature]</i> 7/29/25
HON. RANDY C. FRANCISCO	LNB VICE PRESIDENT		<i>[Signature]</i> 7/29/25
ATTY. EDITH C. NAPALAN	CFD		<i>[Signature]</i> 7-29-25
ENGR. JICKY D. JUTBA	OBO		<i>[Signature]</i> 7-29-25
ENGR. ARTHUR S. SAN JOSE	ZONING		<i>[Signature]</i> 7/29/25
MS. ELMINE DELA CRUZ	CAD		<i>[Signature]</i> 7-29-25 2:14 PM
MS. RHOWENA D. ALCANTARA	CPDC		<i>[Signature]</i> 7-29-25 2:15 PM

NOTICE OF JOINT COMMITTEE HEARING FBA2-002-S-2025

PCO-2025-003 - A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOR."



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01/20/2025

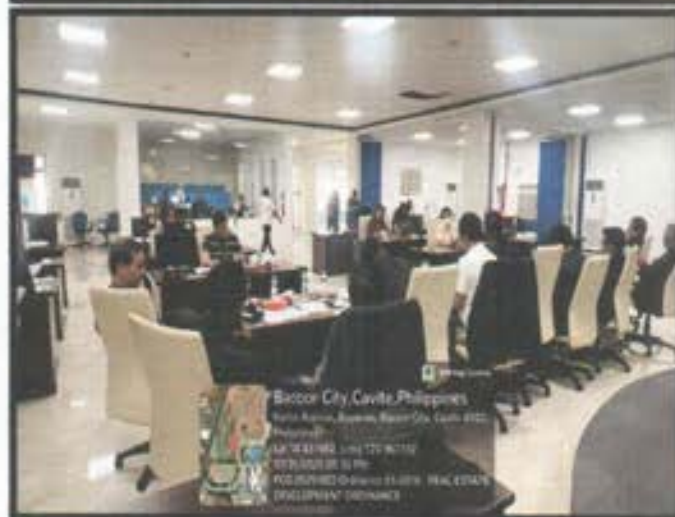


**COMMITTEE ON FINANCE, BUDGET AND APPROPRIATION,
COMMITTEE ON HOUSING AND LAND UTILIZATION AND URBAN
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COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES**

**PICTURES OF JOINT COMMITTEE HEARING
(PROOF OF RECEIPT)**

July 31, 2025 / 3:00 P.M.

SP Session Hall at 6th Floor, Bacoor Legislative and Disaster Resilience Building



PICTURES OF JOINT COMMITTEE HEARING FBA2-002-S-2025

PCO-2025-003 – A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE "REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOOR.



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Website: www.bacoorcitysp.com



Cert no 24/161809

PROPOSED CITY ORDINANCE NO. 2025-003 (2024-229)

AN ORDINANCE AMENDING CITY ORDINANCE NO. 3-2016 ("A CITY ORDINANCE AMENDING CITY ORDINANCE NO. 2013-034 OTHERWISE KNOWN AS THE REAL ESTATE DEVELOPMENT ORDINANCE OF THE CITY OF BACOR")

WHEREAS, in 2013, City Ordinance No. 2013-034 was enacted, amending Municipal Ordinance No. 22, Series of 2009, entitled "An Ordinance Regulating the Development of Real Estate in the Municipality of Bacor;"

WHEREAS, City Ordinance No. 2013-034 was further amended in 2016 to include provisions on reclamation development projects;

WHEREAS, in 2019, City Ordinance No. 32-2019 introduced additional amendments to CO 3-2016, including certain requirements for reclamation projects;

WHEREAS, the Local Government Code authorizes the Sangguniang Panlungsod to process and approve subdivision plans for development and to collect processing fees and other related charges;

WHEREAS, several subdivision developers in the City of Bacor have failed to pay or update their real estate taxes, which may constitute a violation of the existing ordinance and be considered an unsound real estate practice;

WHEREAS, the Sanggunian is empowered to enact ordinances for the issuance of permits or licenses, as well as to impose taxes, fees, and charges for purposes that promote the general welfare of its constituents;

WHEREAS, there is a need to strengthen regulatory measures to ensure compliance with the existing ordinance, and to promote responsible real estate development beneficial to the community safety and balances the interests of all stakeholders;

NOW, THEREFORE, BE IT ORDAINED by the Sangguniang Panlungsod of the City of Bacor, Cavite, THAT:

Section 1. A new section is hereby inserted.

"Section 4. Bond Requirement. Developers applying for a residential subdivision development permit must pay a bond equivalent to % of the total development cost. This bond will be collected upon application and shall be released upon project completion. If the developer defaults or abandons the subdivision, the city government will appropriate the bond to maintain common area facilities in the donated subdivisions."

Section 2. The penalty provisions under Section 4 of City Ordinance No. 3-2016, Series of 2016 are hereby amended, renumbered and shall read as follows:

"Section 5. Penalties.

a. Any officer or employee of any developer covered by this Ordinance who violates any provision hereof shall be imprisoned for not more than

54 six (6) months or be required to pay a fine of not more than Two
55 Thousand Five Hundred Pesos (PHP 2,500.00) or both.
56
57
58

59 **Section 3. Prohibited Acts.** The following acts shall be considered punishable
60 under this Ordinance:
61

62 1. Failure or refusal to pay all the required City Fees including real estate taxes
63 corresponding to the areas covered by all existing development projects located
64 within the City of Bacoor, Cavite including Reclamation Fees equivalent to One
65 Thousand Pesos (PHP 1,000) per square meter of the area subject of the proposed
66 reclamation project;
67

68 2. Willful violation of any of the conditions contained in the development permit
69 issued to the developer or any misrepresentation in any of the documents
70 submitted by the developer or its authorized representative in relation to its
71 application for a subdivision plan or development permit;
72

73 3. Failure or refusal of the developer, project proponent, contractor to devote at
74 least thirty percent (30%) of the total lot area of its development project for roads
75 and other open recreational spaces in accordance with either Presidential
76 Decree No. 957 or Batas Pambansa Blg. 220 in the case of residential subdivisions;
77

78 4. Failure or refusal of the developer, project proponent, or contractor to build or
79 maintain access roads or recreational facilities such playgrounds, covered
80 basketball courts, and the like within any development project^o located within
81 the City of Bacoor prior to the turnover of the said roads or facilities to the
82 homeowners' association or the City Government of Bacoor in new residential
83 subdivisions;
84

85 5. Failure or refusal of the developer, project proponent, or contractor to require
86 its employees working on any development project within the City of Bacoor,
87 which shall include security guards and maintenance crews working or assigned
88 to the site of the development project concerned, to apply and secure a working
89 permit from the Office of the City Mayor of Bacoor;
90

91 6. Failure or refusal of the developer, project proponent, or contractor or any of
92 its authorized representatives or employees to allow city employees and officials
93 to enter the site of any development project within the City of Bacoor for purposes
94 of monitoring compliance by the developer with any law, ordinance, or
95 government regulation;
96

97 7. Failure or refusal of the developer to devote a parcel of land within its
98 development project for a materials recovery facility (MRF) in accordance with
99 the Republic Act No. 9003 also known as the "Ecological Solid Waste
100 Management Act of 2000" within three (3) years after the issuance of a
101 development permit;
102

103 8. Failure or refusal of the developer, project proponent, or contractor to provide
104 the city government through the Business Permits and Licensing Office (BPLO),
105 with a list of the names and addresses of the various contractors/suppliers who
106 will work on the abovementioned development project for purposes of assessing

the proper Business Permit Fees and Work Permits that the city government should charge against the said contractors/suppliers within sixty (60) days from the date of approval of its development permit;

9. In the case of residential subdivision projects, failure or refusal of the developer to plant at least one hundred (100) trees within the territorial jurisdiction of the City of Bacoor, Cavite for every one (1) hectare of the area consisting of the development project concerned within sixty (60) days after the approval of a development permit;

10. Failure or refusal of the developer to pay all city fees and taxes within thirty (30) days after written demand;

11. Failure or refusal of the developer to build access roads within its development project which is interconnected or may be interconnected with existing public road systems or still to be constructed within the City of Bacoor, if applicable;

12. In the case of reclamation projects, failure of the developer, project proponent, or contractor to submit a hydrological report to the City Environment and Natural Resources Office (CENRO) and the City Engineering Office at least sixty (60) days prior to the start of any development work made by an acknowledged expert in the said field that shows that the said reclamation project would not worsen flooding within the City; and

13. Failure or refusal of the developer to comply with any city ordinance, resolution, or executive order that has a relation to the operation of a residential subdivision, or of an industrial or commercial establishment.