



Republic of the Philippines
Province of Cavite
CITY OF BACOR

Office of the Sangguniang Panlungsod



CGBCR-SPBac-03-F01.03
07/01/2025



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
City Councilor

HON. MIGUEL N. BAUTISTA
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor

HON. MANOLO S. GALVEZ JR.
City Councilor

HON. RICARDO F. UGALDE
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HON. RANDY C. FRANCISCO
City Councilor-ABC President

HON. PALM ANGEL S. BUNCIO
City Councilor-SK Federation President

Attested by:
ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:
HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor



Approved by:
HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

CITY ORDINANCE NO. 441-2025
Series of 2025

AN ORDINANCE REGULATING PARKING ON ALL ROADS AND SIDEWALKS SITUATED WITHIN RESIDENTIAL SUBDIVISIONS IN THE CITY OF BACOR, CAVITE, DEPUTIZING DULY ELECTED OFFICERS OF DULY-ACCREDITED HOMEOWNERS ASSOCIATIONS IN THE IMPLEMENTATION HEREOF, GIVING THE SAID ASSOCIATIONS A SHARE IN THE FINES TO BE COLLECTED IN THE PROCESS OF IMPLEMENTING THE SAME, AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF.

Proposed by:

Hon. Strike B. Revilla

Sponsored by:

Hon. Reynaldo D. Palabrica

Co-Sponsored by:

Hon. Reynaldo M. Fabian, Hon. Adrielito G. Gawaran, Hon. Manolo S. Galvez, Jr., Hon. Rogelio M. Nolasco, and Hon. Levy M. Tela

WHEREAS, majority of the residents of the City of Bacoor reside in gated residential subdivisions. Many of the roads in the said subdivisions are too narrow and too jam-packed with parked motor vehicles to allow the unimpeded flow of vehicular traffic.

WHEREAS, majority of the residents of the said subdivisions park their cars on roads situated in front of their respective homes instead of within the confines of their owned lots.

WHEREAS, there are many instances when improperly parked cars and other motor vehicles have caused inconvenience, misunderstandings, frayed nerves, and hurt feelings among neighbors residing in the said subdivisions that sometimes lead to the filing of complaints before the Lupon Tagapamayapa of the barangays having jurisdiction over the said communities.

WHEREAS, fire trucks, ambulances, garbage collection trucks, and delivery trucks find it hard to pass through roads situated within the said residential subdivisions because of the



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improper way by which some privately owned motor vehicles have been parked thus posing a threat to public safety and to the general welfare as well.

WHEREAS, the homeowner's associations of most residential subdivisions in the City of Bacoor find it very difficult to solve the said problems due to lack of funds, technical expertise, resources, and a legal framework that will enable them to regulate the parking of motor vehicles on limited road spaces.

WHEREAS, Section 16 of Republic Act No. 7160 (the "Local Government Code of 1991") provides in part that every local government unit shall 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, Article II, Section 23 of the 1987 Constitution provides that "the State shall encourage non-governmental, community-based, or sectoral organizations that promote the welfare of the nation".

WHEREAS, the City Government must help solve the said problems because doing nothing is akin to abnegating its mandate to promote the general welfare.

NOW THEREFORE, be it ordained by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite that:

Section 1. Title. This Ordinance shall be known and referred to as the "**Parking Regulation Ordinance for Residential Subdivisions in the City of Bacoor**".

Section 2. Application. This ordinance shall only apply and shall only be implemented in residential subdivisions situated within the City of Bacoor that:

(a) has a homeowner's association (HOA), condominium corporation, condominium complex or similar gated communities that is duly-accredited by the Sangguniang Panlungsod.

(b) the majority of the members of the Board of Directors of the said HOA have passed a duly notarized Board Resolution agreeing to the execution of a Memorandum of Agreement between the said HOA and the City Government regarding the implementation of this Ordinance and other city ordinances related to traffic management such as — but



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not limited to — the Revised Traffic Code of the City of Bacoor (City Ordinance No. 47-2013 as amended) and the Expanded Solidarity Route Ordinance of the City of Bacoor (City Ordinance No. 255-2023 as amended) within the said subdivision. Provided that the said Board Resolution should have been duly approved by a majority of the members of the HOA who attended a general assembly called for the purpose of reviewing the same.

Section 3. Prohibition. No driver shall park a motor vehicle, electric vehicle, or pedicab, whether attended or unattended, on any of the following places situated within a residential subdivision, condominium corporation, condominium complex or similar gated communities that is covered by this Ordinance:

- (a) Within an intersection;
- (b) On a crosswalk;
- (c) Within six meters of an intersection or street corner;
- (d) Within four meters of the driveway entrance to a fire station;
- (e) Within four meters of a fire hydrant;
- (f) In front of a private driveway;
- (g) On the roadway side of any vehicle stopped or parked at the curb or edge of a road;
- (h) At any place where there are official signs that says "**erected by the City Government**" or a sign that has the same meaning;
- (i) On sidewalks;
- (j) Along a road designated as part of the Solidarity Route from 5:00 am to 8:00 am and from 5:00 pm to 8:00 pm from Monday to Friday; and
- (k) Any road space not designated as a parking area by the Bacoor Traffic Management Department and City Engineering Office in consultation with the HOA within the said subdivision, condominium, or other gated community.

Section 4. Definition of Terms. As used in this Ordinance, the following terms shall be defined as:

1. **Residential Subdivisions** are privately-owned, gated communities that were developed and constructed based on plans approved by the City Government of the City of Bacoor.
2. **Homeowners Associations** are non-stock, non-profit corporations formed by residents/buyers of houses



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and/or lots within residential subdivisions situated within the City of Bacoor that are accredited as such by the Sangguniang Panlungsod of the City of Bacoor, Cavite.

3. **Motor Vehicles** are any vehicle propelled by any power other than muscle power such as cars, trucks, tricycles and motorcycles but excepting road rollers, trolley cars, street-sweepers, sprinklers, lawn mowers, bulldozers, graders, fork-lifts, amphibian trucks, and cranes if not used on public highways, vehicles which run only on rails or tracks, and tractors, trailers and traction engines of all kinds used exclusively for agricultural purposes.
4. **Electric Vehicles** are motor vehicles propelled by electric motors with power storage charged directly from external sources. This definition shall include hybrid motor vehicles.
5. **Pedicabs** are bicycles with sidecars propelled by muscle power alone.
6. **Intersections** are junctions on a road system where two or more roads of the same height converge, meet, diverge, or cross.
7. **Roads** are any thoroughfare within the City of Bacoor situated within a residential subdivision, condominium corporation, condominium complex or similar gated communities regardless of its length, width, denomination, or designation that are accessible to motor vehicles, electric vehicles, bicycles, or pedicabs.
8. **Crosswalk** are also known as "pedestrian lanes" and refers to any portion of a road at an intersection or elsewhere that is distinctly indicated for pedestrian crossing by lines or other markings installed by the City Government.
9. **Curb** refers to the edge of a sidewalk beside a road.
10. **Driveways** are paved areas from a private garage or home leading to a road within a residential subdivision, condominium corporation, condominium complex or similar gated communities.
11. **Fire Stations** are facilities owned by the government used to prevent or control the spread of fire.
12. **Fire Hydrants** are vertical pipes situated on a street or road from which firefighters get water to stop a fire.



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13. **Sidewalks** are spaces on the side of the road and are designed to be used exclusively by pedestrians and cyclists.

14. **Solidarity Route** are roads situated within residential subdivisions in the City of Bacoor identified as such under City Ordinance No. 255-2023 as amended; and

15. **Parking Areas** are places on a road marked and identified by the BTMD, the City Engineering Office, and the HOA concerned that may be used by homeowners in a residential subdivision upon payment of a fixed annual fee.

16. **Condominium Corporation** – a legal entity created under the provisions of R.A. No. 4726 or the Condominium Act, specifically formed to hold title to the common areas of a condominium project, such as land and shared facilities, and to manage the entire project, which is designed not to generate profit but exists solely for the benefit of the condominium unit owner.

17. **Condominium Complex** – a residential building or group of residential buildings with separate and distinct interest over a part of the building intended for any type of independent use or ownership, where portions of such complex are considered common areas.

18. **Similar Gated Communities** – any aggregation of residential buildings structures intended for habitation, characterized by: (i) a delineated geographical boundary; (ii) the existence of a resident association or organization established for the collective regulation and benefits of its members. Similar gated communities may include urban poor association organized for residential purposes, ordinary or low-cost residential compounds, awareness of ownership rights or usufructuaries under socialized housing projects by the national government of the local government, or low-cost and charitable housing projects initiated by the private sector, and such other similar associations.

19. **Clamping** – refers to immobilization of a vehicle by attaching a wheel clamp to prevent it from being driven, typically due to parking violations.

20. **Towing** – is the act of removing a disabled or illegally parked vehicle from a public or private area by



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attaching, lifting, pulling, or dragging it and storing it in a secure location.

21. **Impounding** – is the act of safekeeping a motor vehicle, pedicab, or e-vehicle in the impounding facility of the BTMD pursuant to relevant ordinances.

22. **Mixed Use Parking Facilities** – are infrastructure consisting of one or more levels to be developed, constructed, operated and/or maintained by the City Government which may be used to park motor vehicles, pedicabs, and/or e-vehicles and for various recreational purposes for the use of residents of the subdivision, condominium, or gated community where it is located.

23. **On-Road Parking** – is the parking of motor vehicles, pedicabs, e-vehicles on any road or street within a residential subdivision, situated within the City of Bacoor.

24. **Obstruction** – any motor vehicles, pedicab, e-vehicles or any other object that was parked, placed, abandoned, or left unattended for a period in excess of thirty (30) minutes on any spot on any public road within a subdivision, condominium complex, or gated community not identified as a parking space by the BTMD.

25. **Bacoor Traffic Management Department (BTMD)** – the department under the Office of the City Mayor mandated to implement all laws and city ordinances related to traffic management which include regulating the parking of various motor vehicles, pedicabs, e-vehicles on all public and private roads within the City of Bacoor.

26. **City Engineering Office (CEO)** – the department under the Office of the City Mayor mandated by law to implement various laws and ordinances related to the maintenance, construction, use, and development of various public infrastructures and facilities within the City of Bacoor.

27. **Office of the Building Official (OBO)** – the department under the Office of the City Mayor mandated by law to implement the National Building Code and other laws or ordinances regulating the safety and habitability of various privately owned buildings within the City of Bacoor.

Section 5. Duty of the BTMD and the City Engineering Office to Assist HOA and residents. The Bacoor Traffic Management Department is hereby directed to assist the HOAs of residential subdivisions, condominium corporation,





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condominium complex or similar gated communities that agreed to be covered by this Ordinance by:

5.1. Identifying and marking parking areas and no-parking areas within the said subdivisions, condominium corporation, condominium complex or similar gated communities.

5.2. Training members of the said HOAs on the rudiments of traffic management and how to implement this Ordinance effectively.

5.3. Installing various traffic signs and signals within the said subdivisions, condominium corporation, condominium complex or similar gated communities.

5.4. Clamping, towing, and/or impounding illegally parked motor vehicles, e-vehicles, and pedicabs within the said subdivisions, condominium corporation, condominium complex or similar gated communities in coordination with the officers of the said HOAs.

5.5. Entrusting Ordinance Violation Receipts (OVR) with the members of the HOA who have been duly deputized by the City Mayor to implement this Ordinance; and

5.6. Performing such other tasks related to the effective implementation of this Ordinance as may be formally requested by the officers of the said HOAs or as may be ordered by the City Mayor.

Section 6. Power of the HOA to Implement Ordinance and Seek Assistance from Barangay Official, BTMD, and the Bacoor Police. The members of the HOAs covered by this Ordinance, as well as the members of such associations that were duly deputized by the City Mayor to implement this Ordinance, shall have the power to implement this Ordinance, issue OVRs to persons who have violated this Ordinance, and to seek the assistance of officials of the barangay/s having jurisdiction over their subdivision, condominium corporation, condominium complex or similar gated communities, the BTMD, and the Bacoor City Police in the implementation hereof. The officials of the barangay/s concerned, the BTMD and the Bacoor City Police are hereby directed to give their immediate and full assistance to the HOAs whenever needed in a manner that conforms with applicable laws.

Section 7. The One-House, One-Car On-Road Parking Rule - In view of limited road space in the residential



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subdivisions, condominiums, and other gated communities covered by this Ordinance and as a general rule, no resident or visitor of the said places shall be allowed to park more than one motor vehicle, pedicab, or e-vehicle on any road within the said subdivisions, condominiums, or communities. No person — regardless if he/she is a member of the HOA or just a visitor in a particular subdivision, condominium, or gated community — shall be allowed to park any motor vehicle, pedicab, or e-vehicle on any sidewalk or open space within all subdivisions, condominiums, or other gated communities covered by this Ordinance. The HOA shall designate the parking slot/s to be leased by its members or by visitors to the said subdivisions, condominiums, or communities subject, however, to the supervision and approval of the BTMD. In case of conflict between the HOA and the BTMD with regard the location and designation of parking slots for residents and visitors, the opinion of the BTMD that was based on a technical study of the area in question and the impact of the HOA's suggestion on the flow of traffic shall prevail.

Provided that: in case there are more available parking slots within a subdivision, condominium complex, or gated community than the number of motor vehicles, pedicabs, or e-vehicles that require on-road parking, the general rule mentioned above may be waived and residents who are willing to pay the required annual parking fee mentioned below and to adhere to the other provisions of this Ordinance and its IRR may be allowed to lease more than one parking slot within the same subdivision, condominium or gated community where the registered owner/s of the said motor vehicles, pedicabs, or e-vehicles reside.

Provided further that: in case there are not enough on-road parking slots within a subdivision, condominium complex, or gated community covered by this Ordinance to accommodate the motor vehicles, e-vehicles, and pedicabs owned by members of the HOA that require on-road parking, the City Government may upon the written request of at least a majority of the members of a HOA develop, construct, operate, and/or maintain mixed-use parking facilities on the various publicly owned open spaces within the said subdivision, condominium, or gated community. Provided that the design of the said mixed use parking facility/ies shall be subject to the approval of at least a majority of all members of the HOA who attended a general assembly called for the said purpose as evidenced by a Board Resolution issued by the Board of the Directors of the said HOA. The amount of parking fees to be collected from users of the said parking spaces shall be determined by the Sangguniang Panlungsod on a case-to-case basis



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depending on the cost of developing, constructing, operating, and/or maintaining the said mixed use parking facility/ies.

Provided lastly that the BTMD shall designate — whenever possible — at least two (2) parking spaces on every publicly owned road in subdivisions, condominium complexes, or communities covered by this Ordinance for the exclusive use of visitors, emergency vehicles, or delivery vehicles entering the said places.

Section 8. Mandatory Off-Road Parking Spaces. To address the lack of off-road parking spaces within the City of Bacoor, the City Engineering Office (CEO) and the Office of the Building Official (OBO) shall ensure that all commercial establishments, houses, residential subdivisions, condominiums, and other gated communities to be developed, constructed, or renovated within the City of Bacoor shall have sufficient off-road parking spaces for all of its customers, residents and/or visitors.

Section 9. Collection, Disposition and Use of Annual Parking Fees. The City Government is hereby authorized to collect parking fees of P 1,200.00 per year from residents of subdivisions, condominium corporation, condominium complex or similar gated communities who wish to be covered by this Ordinance. The said amount shall be collected by the City Treasurer's Office and shall entitle the payee to make use of a parking slot identified by BTMD and designated by HOA resident for a period of one year or more depending on the amount paid by the payee to the City Treasurer's Office. The said period may be renewed upon the expiration of the period indicated in the official receipt to be issued by the City Treasurer's Office.

The HOA may collect directly from registered owners or drivers of motor vehicles, pedicabs, or e-vehicles of visitors who will park on designated parking spaces for visitors a parking fee of Php 50.00 for the first two hours it has been used and an additional Php 10.00 for every succeeding hour. The owner and/or driver of delivery trucks that used the said spaces for less than thirty (30) minutes shall be exempted from paying the said parking fee. A parking fee of Php75.00 shall be collected from the driver or registered owner of a delivery truck that used a parking slot in excess of 10 minutes for the first 2 hours of such use. An additional Php 10.00 shall be collected from the owner/driver of the said delivery truck for every succeeding hour that a parking slot is used. Provided that: The fees collected from the said visitors or delivery truck



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CGBCR-SPBac-03-F01.03
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City Councilor- SK Federation President

Attested by:

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

Certified by:

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Acting City Vice Mayor

Approved by:

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Acting City Mayor



drivers/owners shall become part of the funds of the said HOA and shall be subject to accounting procedures to be implemented by the HOA concerned.

Seventy (70) percent of the said annual parking fees shall be deposited in a special trust account to be opened by the City Government for the benefit of each homeowner's association that will agree to be included in the implementation of this ordinance. The remainder of the said parking fees shall be retained by the City Government and shall be deposited in the special account fund of the BTMD created by virtue of City Ordinance No. 405-2024.

The officers of the HOAs concerned shall only use its share in the annual parking fees mentioned above for purposes related to the maintenance, safety, and development of the residential subdivision concerned. However, the City Government shall retain the right to audit the manner by which the said HOAs used the said amounts.

Section 10. Penalties. The following penalties shall be imposed against any person who shall park any motor vehicle, electric vehicle, or pedicab on any place not allowed under this Ordinance:

First Offense: Clamping of illegally parked motor vehicles, electric vehicles, or pedicabs until a fine of **One Thousand Pesos (Php 1,000.00)** is paid by the registered owner or authorized driver of the said motor vehicle, electric vehicle, or pedicab with the City Treasurer's Office.

Second Offense: Towing and impounding of illegally parked motor vehicles, electric vehicles, or pedicabs until a fine of **Two Thousand Pesos (P2,000.00)** is paid by the registered owner or authorized driver of the said motor vehicle, electric vehicle, or pedicab with the City Treasurer's Office. Provided that: no motor vehicle, electric vehicle, or pedicab impounded by the BTMD shall be released to its registered owner unless the implementing rules and regulations of City Ordinance No. 419-2025 have been complied with.

Third Offense: Towing and impounding of illegally parked motor vehicles, electric vehicles, or pedicabs until a fine of **Three Thousand Pesos (P3,000.00)** is paid by the registered owner or authorized driver of the said motor vehicle, electric vehicle, or pedicab with the City Treasurer's Office. Provided that: no motor vehicle, electric vehicle, or pedicab impounded by the BTMD shall be released to its



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Acting City Mayor



registered owner unless the implementing rules and regulations of City Ordinance No. 419-2025 have been complied with.

The imposition of the above-mentioned penalties shall not prevent the City Government from filing the appropriate criminal case against any person who may have assaulted a person duly deputized by the City Mayor to implement this Ordinance pursuant to the relevant provisions of the Revised Penal Code.

Section 11. Exemption of Minors or Mentally Incapacitated Persons from Criminal Liability. – Pursuant to Section 10 of City Ordinance No. 228-2022, minors and mentally incapacitated persons as determined by the City Health Office (CHO) shall not be penalized for any violation of any provision of this Code. Despite the exemption from criminal liability of the said minors or mentally incapacitated persons, the motor vehicle/s, e-vehicle/s, and/or pedicab/s illegally parked by the said minor or mentally incapacitated person shall still be clamped, towed, and/or impounded by the BTMD in accordance with the Revised Traffic Code and other applicable ordinances and/or laws. The procedures for the handling of child offenders provided in Section 11 of City Ordinance No. 228-2022 shall likewise be observed.

Section 12. Reduction/Waiver of Penalties by City Mayor – The City Mayor may motu proprio or upon the recommendation of any member of the Sangguniang Panlungsod including the City Vice Mayor, reduce or waive any penalty to be imposed against any natural or judicial person who may have violated any provision of the Ordinance for valid humanitarian, legal, or logistical reasons. Provided that the said privilege may be availed of only once by any person.

Section 13. Creation of the Subdivision Parking Regulation Penalty Appeals Board (SPR-PAB). – A body to be chaired by the Head of the BTMD for the purpose of hearing appeals regarding various penalties imposed by virtue of this Ordinance is hereby created. The said Board shall report directly to the City Mayor who shall have the power to either approve or disapprove the recommendations of the Board. The City Mayor shall have the power to appoint three (3)



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other members of the Board from among the employees or officials of the City Government who are known for their integrity, knowledge on legal and traffic management matters and for the expeditious and efficient manner by which they perform assigned tasks. The City Mayor shall also have the power to appoint to the Board a representative of homeowner's associations who must be a college graduate and who is known in the community for his/her sense of fairness, hard work, and integrity.

The Board shall have the power to formulate its own rules of procedures, summon witnesses and various forms of evidence and evaluate their probative value in accordance with pertinent provisions of the Rules of Court. The members of the Board shall also be entitled to receive an honorarium of not more than Php 1,000.00 per meeting or hearing actually attended by the said Board members. Provided that the amount of honorarium any member of the Board shall receive should not exceed Php 4,000.00 per month and its release shall be subject to availability of funds and pertinent accounting regulations.

Section 14. Implementing Rules and Regulations. The City Legal Services Office with the assistance of the BTMD, the City Engineering Office, and Office of the Building Official, the representatives of the various Bacoor Homeowners Associations appointed by the City Mayor, the City Accountant, and the City Treasurer's Office shall submit the implementing rules and regulations of this Ordinance for the approval of the City Mayor not later than thirty (30) days from the effectivity date hereof.

Section 15. Mandatory Review. This Ordinance and its IRR shall be subject of a mandatory review every three (3) years by the Sangguniang Panlungsod.

Section 16. Separability Clause. — If, for any reason, any provision or part of this Ordinance is declared invalid or unconstitutional, other provisions not affected thereby shall remain in full force and effect.

Section 17. Repealing Clause. Any provisions of ordinances, executive orders, issuances, or rules and regulations inconsistent with the provisions of this Ordinance are hereby repealed, amended, or modified accordingly.



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Acting City Mayor



Section 18. Effectivity. This Ordinance shall take effect fifteen (15) days after its approval and publication at least once in a newspaper of general circulation in the City of Bacoor. Copies of this Ordinance and its IRR shall be submitted to the University of the Philippines-Office of the National Administrative Register (UP-ONAR) in accordance with law.

APPROVED this 21st day of July 2025 in the City of Bacoor, Cavite.

I hereby certify that the foregoing Ordinance was duly approved in accordance with law.

Certified by:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Attested by:

ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Approved by:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

Date of Approval: 21 JUL 2025

