



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/Acting City Vice Mayor

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. LEVY M. TELA
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HON. HORACIO M. BRILLANTES JR.
City Councilor

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. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor/Presiding Officer

Approved:

HON. ROWENA BAUTISTA-MENDIOLA
Acting City Mayor

CITY ORDINANCE NO. 480-2025
Series of 2025

AN ORDINANCE DIRECTING THE OFFICE OF THE BUILDING OFFICIAL AND THE CITY ENGINEERING OFFICE TO PROVIDE STANDARDIZED BUILDING PLANS TO LOW-INCOME BACOOOREÑOS AS CERTIFIED BY THE CITY MAYOR TO FACILITATE THE ISSUANCE OF BUILDING PERMITS AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF.

Proposed by:
Hon. Strike B. Revilla

Sponsored by:

Hon. Horacio M. Brillantes, Jr.

Co-sponsored by:

Hon. Simplicio G. Dominguez, Hon. Adrielito G. Gawaran, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Reynaldo D. Palabrica, and Hon. Levy M. Tela.

WHEREAS, enshrined in Article XIII, Section 9 of the 1987 Constitution is the mandate of the State to undertake a continuing program of urban land reform and housing to make available at affordable cost, decent housing and basic services to underprivileged and homeless citizens in urban centers and resettlement areas.

WHEREAS, Republic Act No. 7279 (the "Urban Development and Housing Act of 1992") aims to uplift the conditions of the underprivileged and homeless citizens by providing them with access to decent housing, basic services, and employment opportunities.

WHEREAS, the Ease of Doing Business and Efficient Government Service Delivery Act (Republic Act No. 11032) mandated the Philippine government to streamline its processes to improve efficiency and deliver better public services.

WHEREAS, the City Government has the fundamental duty to streamline its processes by making its various services more accessible and transparent to the public.

WHEREAS, many low-income Bacooreños who dream of building decent homes for their families cannot secure building permits from the Office of the Building Official because they cannot afford to hire licensed architects, engineers, and master plumbers who will make the required building plans and are thus



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forced to construct edifices that are not compliant with the National Building Code.

WHEREAS, the City Mayor believes strongly that it is the duty of the City Government to make it easier for low-income Bacooreños to secure building permits from the Office of the Building Official by helping them choose from standardized building plans to be made available online that will enable every Bacooreño to build homes that are aesthetically pleasing, environment friendly, disaster-resilient, and structurally sound.

WHEREAS, the Sangguniang Panlungsod shares and supports the vision of the City Mayor and resoundingly approved this ordinance that aims to fast track the approval of building permits for residential buildings owned by low-income Bacooreños.

NOW THEREFORE, be it ordained by the 6th Sangguniang Panlungsod of the City of Bacoor that:

Section 1. Title. This Ordinance shall be known as the "Standardized Building Plans Ordinance of the City of Bacoor".

Section 2. Purpose. This Ordinance aims to streamline the process of securing a building permit, provide low-cost standardized building plans consisting of various design parameters from which low-income Bacooreños can choose from, and improve the aesthetic value, disaster-resilience, ecological impact and structural soundness of low-cost, self-built housing within the City of Bacoor.

Section 3. Coverage. The persons who may utilize the building plans mentioned above are only low-income Bacooreños as certified by the City Mayor or by the Head of the City Social Services Department who are registered voters of the City of Bacoor.

Section 4. Directive to the Office of the Building Official and the City Engineering Office. Within 120 days from the date of effectivity of this Ordinance, the Head, or Acting Head as the case may be, of the Office of the Building Official and the City Engineering Office are hereby directed to submit for the approval of the City Mayor a series of house designs to be made available for downloading online from the official website of the City Government. The said plans must conform with the following design parameters and procedures:

4.1. There must be at least 3 designs for each of the following construction budget categories: [a] Php 300,000.00 to Php 500,000.00, [b] Php 501,000 to Php 700,000.00, and [c] Php 700,000 to Php 1,000,000.00.

4.2. The said designs must accommodate the following floor area parameters for single storey or two-storey buildings: [a] 10 to 25 square meters, [b] 26 to 50 square meters, [c] 51 to 100 square meters and above.



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Acting City Mayor

4.3. The materials to be used for the said standardized building designs should not only contribute to the structural integrity of the said homes but must also lessen the carbon footprint of the same while enhancing their disaster-resilience and reducing the cost of building them. Consequently, the Head of the Office of the Building Official and of the City Engineering Office must ensure that the use of construction materials such as cement fiber boards, glass fiber reinforced polymer (GFRP), solar panels, and the like shall be incorporated in the said standardized building plans.

For purposes of this Ordinance, **cement fiber boards** refer to composite building materials made from a mixture of cement, sand, and cellulose fibers known for their durability, fire resistance, and resistance to moisture, insects, and other weather elements, making them suitable for both interior and exterior applications. **Glass fiber reinforced polymer (GFRP)** is a composite material consisting of glass fibers embedded in a polymer matrix known for its high strength-to-weight ratio, corrosion resistance, and durability, making it a versatile material used in various industries. **Solar panels** are also known as photovoltaic (PV) panels and are devices that convert sunlight into electricity.

4.4. The exterior walls and roof of the houses to be constructed based on the said standardized building plans must be painted white to reflect sunlight, minimize heat absorption, lower temperatures within the home and help reduce power costs to be shouldered by homeowners; and

4.5. The exterior of the said building plans must not look identical and must evoke a unique, modern Filipino architectural aesthetic in line with the cultural and historical heritage of the City of Bacoor.

The said plans may be designed by licensed engineers, architects, electricians, and master plumbers contracted by the City Government from the private sector who shall be paid a standardized fee provided hereunder.

Section 5. Free Revisions/Penalty. The said building plans should be capable of being revised by the OBO upon the request of the homeowner/beneficiary based on their personal preferences, project location, and shape of the lot to be used at no cost to the said homeowner/beneficiary.

Any employee of the City Government who receives, accepts, asks for, or requests any fee, gift or any other consideration from the homeowner/beneficiary shall be deemed to have violated this Ordinance and shall be terminated from employment and shall be perpetually disqualified from holding public office or public employment pursuant to pertinent civil service rules.



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Acting City Mayor



Section 6. Standardized Building Plans Fee; Penalty.

Once the homeowner/beneficiary approves the building plan, the same shall be signed and sealed by the licensed architects, engineers, and master plumbers who made the said plans for a fee not exceeding P2,000.00. The said fee may be paid directly to the professional/s who designed/revised the said plans. The collection of any fee in excess of the said amount shall be deemed a violation of this Ordinance.

Any employee of the City Government who receives, accepts, asks for, or requests any fee, gift or any other consideration from the homeowner/beneficiary shall be deemed to have violated this Ordinance and shall be terminated from employment and shall be perpetually disqualified from holding public office or public employment pursuant to pertinent civil service rules.

Section 7. Issuance of Building Permit and Building Permit Fees/Penalty.

The process of applying and approving a building permit based on the standardized building plans indicated herein must not exceed 24 hours after the homeowner/beneficiary has paid the corresponding building permit fees. The building permit fees to be paid by the homeowner/beneficiary must be fixed and shall not be increased without the written permission of the City Mayor. The amount of the said fees shall be based on the amounts to be indicated in the implementing rules and regulations of this Ordinance pursuant to the applicable provisions of the Revenue Code and other applicable ordinances, laws and government regulations.

Any employee of the City Government who receives, accepts, asks for, or requests any fee in excess of the building permit fee indicated in the building permit application of the homeowner/beneficiary as well as any gift or any other consideration from the homeowner/beneficiary in exchange for the release of the building permit shall be deemed to have violated this Ordinance and shall be terminated from employment with perpetual disqualification from holding public office or public employment pursuant to pertinent civil service rules.

Section 8. Implementing Rules and Regulations. The OBO and the City Engineering Office shall assist the Office of the City Legal Services in the formulation of the implementing rules and regulations of this Ordinance which should be submitted for the review and approval of the City Mayor not later than sixty (60) working days after the date of approval hereof.

Section 9. Repeal. All ordinances or executive orders that are inconsistent with the provisions of this Ordinance are hereby repealed or modified accordingly.

Section 10. Separability. The provisions of this Ordinance not affected by a judicial declaration of unconstitutionality shall remain valid.



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Approved:

HON. ROWENA BAUTISTA-MENDIOLA
Acting City Mayor



Section 11. Effectivity. This Ordinance shall become effective immediately after it has been published in a newspaper of general circulation in the City of Bacoor, Cavite.

APPROVED this 24th day of November 2025 by the 6th Sangguniang Panlungsod of the City of Bacoor, Cavite at the City of Bacoor, Cavite.

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

Certified by:

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor

Attested by:

ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Approved by:

HON. ROWENA BAUTISTA-MENDIOLA
Acting City Mayor

Date of Approval: 24 NOV 2025