



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 Mayor
ON-LEAVE
HON. MIGUEL N. BAUTISTA
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor/Acting City Vice Mayor

HON. MANOLO S. GALVEZ JR.
City Councilor

HON. RICARDO F. UGALDE
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City Councilor

HON. RANDY C. FRANCISCO
City Councilor/ABC President

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

Attested by:

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

Certified by:

HON. ADRIELITO G. GAWARAN
Acting City Vice Mayor

Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

CITY ORDINANCE NO. 486-2025
Series of 2025

AN ORDINANCE RECLASSIFYING THE 59,002-SQUARE METER PORTION OF THE LOT REGISTERED UNDER THE NAME OF HOUSEHOLD DEVELOPMENT CORPORATION FROM "AGRICULTURAL ZONE" TO "RESIDENTIAL ZONE" FOR THE CONSTRUCTION AND DEVELOPMENT OF THE PROPOSED SIENA RESIDENTIAL DEVELOPMENT PROJECT SITUATED AT BARANGAY MOLINO 6, CITY OF BACOR, CAVITE SUBJECT TO THE COMPLIANCE OF THE SAID DEVELOPER TO CERTAIN CONDITIONS AND IMPOSING PENALTIES FOR VIOLATIONS HEREOF.

Sponsored by:

Hon. Horacio M. Brillantes Jr.

Co-Sponsored by:

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

WHEREAS, on 17 November 2025, the Office of the City Mayor endorsed for the review and appropriate action of the Sangguniang Panlungsod the request of the Household Development Corporation (HDC) to reclassify a 59,002-square meter portion of the parcel of land situated at Barangay Molino 6, Bacoor City, Cavite (the "subject property").

WHEREAS, on 19 November 2025, the Zoning and Land Development Department (ZLDD) of the City Government submitted the following documents to the Sangguniang Panlungsod in relation to the aforementioned application for reclassification:

1. Project Proposal with Company/Proponent's Profile
2. Securities and Exchange Commission (SEC)-Certificate of Incorporation
3. Notarized Secretary's Certificate
4. Notarized Deed of Absolute Sale
5. Affidavit of Non-Tenancy
6. Transfer Certificates of Title
7. Tax Declaration of Land
8. Joint Development Agreement



1 City Ordinance No. 486-2025, 12 December 2025



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9. Real Property Tax Receipts for 2025 (Tax Declaration Nos. 19-238-0062-10149, 19-238-004-01795 and 19-238-0062-05695)
10. Tax Clearance of Real Property (Tax Declaration Nos. 19-238-004-01795 and 19-238-0062-05695)
11. Site Development Plan with Land Use Allocation Data (blueprint)
12. Vicinity Map (blueprint)
13. Site Topographic Map (blueprint)
14. Road Layout Plan
15. Road Profile (blueprint)
16. Road Section (blueprint)
17. Site Grading (blueprint)
18. Perimeter Fence Layout (blueprint)
19. Pavement Details (blueprint)
20. Water Distribution Plan (blueprint)
21. Drainage Systems Details (blueprint)
22. Thrust Block Details (blueprint)
23. Affidavits of Undertaking issued by various officials of HDC essentially promising to submit the following documents to the ZLDD: Department of Agrarian Reform (DAR) Clearance, Water Retarding Basin Plan and Layout, CCTV Plan and Layout, Materials Recovery Facility (MRF) Plan, Electrical Plan, Sewage Treatment Plan, Certificate Authorizing Registration (CAR) and Environmental Compliance Certificate, and others.

WHEREAS, a thorough evaluation of the said documents revealed that the rationale behind the application for reclassification of the said agricultural land for residential use is the intention of HDC to construct and develop a residential subdivision on the subject property to be referred to as "SIENA Subdivision".

WHEREAS, the Site Development Plan submitted by HDC to the ZLDD revealed that Siena Subdivision shall have a gross area of 59,002 square meters, an "excluded area" of 1,117 square meters, a "net area" of 57,885 square meters, a "saleable area" of 35,165 square meters, a "non-saleable area" of 22,721 square meters, an "open space" of 4,206 square meters, and lots devoted to roads and alleys consisting of a total of 18,515 square meters.

WHEREAS, the same Site Development Plan further shows that Siena Subdivision shall have 158 residential lots for sale to the public with the following lot sizes:



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Lot Sizes (in square meters)	Number of Lots	Percentage
180	49	31%
200	49	31%
300	35	22%
Irregular sized lots	25	16%

WHEREAS, the same Site Development Plan further shows that Siena Subdivision shall have "Tuscany style architecture" and shall offer the following amenities: (a) a clubhouse, (b) a sports pavilion, (c) a garden courtyard, and (d) a playground.

WHEREAS, Section 20(a) of Republic Act No. 7160 (the "Local Government Code of 1991") provides, inter alia, that "a city or municipality may, through an ordinance passed by the sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases: (1) when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or (2) where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the sanggunian concerned: Provided, That such reclassification shall be limited to the following percentage of the total agricultural land area at the time of the passage of the ordinance:

(1) For highly urbanized and independent component cities, fifteen percent (15%);

(2) For component cities and first to the third class municipalities, ten percent (10%); and

(3) For fourth to sixth class municipalities, five percent (5%): Provided, further, That agricultural lands distributed to agrarian reform beneficiaries pursuant to Republic Act Numbered Sixty-six hundred fifty-seven (R.A. No. 6657), otherwise known as "The Comprehensive Agrarian Reform Law", shall not be affected by the said reclassification and the conversion of such lands into other purposes shall be governed by Section 65 of said Act."

WHEREAS, the Committee on Housing, Land Utilization, and Urban Development of the Sangguniang Panlungsod conducted a series of public hearings on various dates



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attended by various relevant stakeholders with regard the said request for reclassification of the subject property.

WHEREAS, it was revealed during the said hearings that the subject property is no longer being tilled by tenants but is still being used for agricultural purposes and that the economic value of the subject property shall be substantially enhanced if it is reclassified as a "residential zone" and if the development of the Siena Subdivision pushes through.

WHEREAS, during the said hearings, representatives of the City Environment Services Department voiced out their concern about the possible impact of the proposed reclassification to the flood control and management program of the City Government considering that if the development of Siena Subdivision pushes through, roughly 59,002 square meters of agricultural land shall lose its capacity to absorb excess rainwater once it is covered with concrete and further worsen flooding in the City.

WHEREAS, representatives of the Bacoor Traffic Management Department (BTMD) on the other hand aired their concern about the impact of the proposed subdivision project to the over-all traffic management policies of the City Government considering that at least 150 additional motor vehicles to be owned by the persons who shall buy the 150 lots to be sold by HDC shall invariably use the already gridlocked public roads of the City of Bacoor.

WHEREAS, a review of the Comprehensive Land Use Plan of the City of Bacoor revealed that the subject property is part of the so-called "food basket" of the City intended to ensure food security and provide livelihood to its residents.

WHEREAS, the members of the Sangguniang Panlungsod weighed the various issues surrounding the proposed reclassification of the subject property and decided to approve the same subject, however, to the strict compliance of HDC to various measures hereunder set forth to mitigate the environmental and traffic management impacts of the proposed development of the Siena Subdivision.

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

Section 1. Conditional Reclassification of Subject Property. The subject property consisting of 59,002 square meters situated at Barangay Molino 6, City of Bacoor, Cavite registered under the name of Household Development Corporation is hereby authorized to be reclassified from



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"agricultural zone" to "residential zone". Provided that: the authority to reclassify the subject property is subject to the compliance of the developer/s of the said parcel of land to the various conditions set forth in Section 2 hereof.

Section 2. Mandatory Conditions for Reclassification of Subject Property. The reclassification of the subject property shall only take effect after the Household Development Corporation, or its agents, representatives, employees, contractors, sub-contractors, suppliers, business partners, and/or successors-in-interest (to be collectively referred to as "HDC") complies with the following conditions:

2.1. Design, construction, and maintenance of a rainwater catchment basin underneath, on, or near the open spaces of the proposed Siena Subdivision capable of accommodating at least 200,000 liters of rainwater. Provided that: the design of the said rainwater catchment basis shall be subject to the prior approval of the City Environment Services Department, the City Engineering Office, the Bureau of Fire Protection (BFP) and the Bacoor Disaster Risk Reduction and Management Office (BDRRMO). Provided further that: the design and design of the said rainwater catchment basin must be such that all rainwater harvested by the said facility may be effectively and conveniently used for the watering of plants and trees and for firefighting purposes during calamities.

2.2. Construction of rainwater harvesting system capable of accommodating at least 1,000 liters of rainwater for each house to be constructed on the subject property. Provided that: the design and construction of the said rainwater harvesting system shall be subject to the prior approval and concurrent supervision of the Office of the Building Official (OBO).

2.3. Planting of at least 500 endemic fruit-bearing trees such as but not limited to mangoes, rambutan, lanzones, suha, chico, and santol on various areas of the subject property. Provided that: to ensure the survival of the fruit tree seedlings to be planted by HDC, the said seedlings shall be planted under the direct and actual supervision of the City Agriculture Office while their maintenance and upkeep shall be monitored, recorded, and catalogued by the City Environment Services Department. Provided further that: the planting of the said trees must be completed within one year from the approval of the development permit of Siena Subdivision.

2.4. Design, formulation, and implementation of a traffic management plan by HDC subject to the prior approval



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and regular supervision of the Bacoor Traffic Management Department, the Philippine National Police, and the barangay officials and other persons deputized by the City Mayor to enforce various traffic management laws and ordinances in the City of Bacoor. Provided that: the said traffic management system must be approved by the BTMD before a development permit is issued by the City Government in favor of HDC.

2.5. All drainage pipes and culverts to be used in the construction and development of the subject property must have a minimum diameter of 910 millimeters and the minimum spacing between manholes or inlets shall be 20 meters pursuant to the provisions of Department of Public Works and Highways (DPWH) Memorandum No. 0977 dated 21 June 2011. To ensure compliance with this condition, all pipe and culvert laying activities of HDC shall be subject to the actual supervision and monitoring of the City Engineering Office (CEO) and the BDRRMO. Provided that: the drainage system to be designed and constructed on the subject property must be incorporated in the design and construction of the rainwater catchment basin provided in Section 2.1 hereof such that the entire rainwater detention system of Siena Subdivision shall be able to accommodate a 15-year flood with sufficient freeboard for a 25-year flood.

2.6. To enhance the rainwater absorptive capacity of the subject property, HDC shall use permeable paving solutions on all parking spaces to be constructed in all residential lots and open spaces within the proposed Siena Subdivision such as, but not limited to, the use of "two-strip" or "ribbon" driveways or parking slots. Provided that: the design and construction of the said permeable paving solutions shall be approved by the OBO and shall be subject to monitoring by personnel of the said office and/or by residents of Siena Subdivision.

2.7. Areas on the subject property identified as open spaces, parks, playgrounds and other recreational facilities shall not be sold, converted for other uses or purposes, and/or reduced in size without the written consent of majority of all the residents of Siena Subdivision and of various government entities as may be required by law.

2.8. The subject property shall be enclosed in a perimeter fence and all work related to the construction of roads, sewerage system, drainage system, and rainwater retention system within the subject property must be completed within one year from the date of approval of the development permit for the construction and development of Siena Subdivision.



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2.9. HDC shall install CCTV cameras along main roads and at all entrance and exit gates of Siena Subdivision pursuant to the provisions of applicable city ordinances within one year from the date of approval of the development permit for the construction and development of Siena Subdivision.

2.10. HDC must undertake in writing that it will comply with all city ordinances regarding the proper installation, maintenance, use, replacement and disposal of all cables and wires used for the delivery of public utilities such as electricity, telecommunication, and internet services and ensure that the said wires and cables shall appear aesthetically pleasing and shall not endanger public safety at all times.

2.11. HDC must undertake in writing that it will comply with the requirements of all laws and city ordinances related to environmental protection, food security, public health and safety, and solid waste management including, but not limited to, securing an environmental clearance certificate, the installation of materials recovery facilities, the mandatory collection of used cooking oil by juridical entities duly accredited by the city government, the prevention of noise pollution, the maintenance of air quality, the segregation and proper disposal of domestic and garden waste, and the construction of sewage treatment facilities.

2.12. HDC must undertake in writing that it will pay all fees and taxes due to the city government and to the national government in accordance with law.

Section 3. Revision of Comprehensive Land Use Plan.

The City Planning and Development Coordination Department as well as the Zoning and Land Development Department are hereby given sixty (60) calendar days commencing on the effectivity date of this Ordinance to submit their written recommendations to the Sangguniang Panlungsod with regard any revisions to the Comprehensive Land Use Plan (CLUP) of the City of Bacoor – if necessary – as a consequence of the reclassification of the subject property.

Section 4. Penalties.

Any natural person under the employ of HDC who violates this Ordinance shall pay a fine of P5,000.00 and shall be imprisoned for not less than 30 days but not more than ninety (90) days upon conviction by a court of law.

Any employee of the City Government who violates this Ordinance through their fault, negligence, or dereliction of duty shall pay a fine of P5,000.00 and shall be imprisoned for



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not less than 30 days but not more than ninety (90) days upon conviction by a court of law. Aside from the said penalties, employees of the City Government who are found guilty of violating this Ordinance by a court of law shall be immediately terminated from employment and shall be perpetually disqualified from holding public office or from working under the civil service.

Upon receipt by any officer of HDC of a Notice of Violation from any of the City Government departments mentioned above, or from the BFP, in relation to violations of this Ordinance committed by the HDC, all permits issued by the City Government in favor of HDC shall be suspended until such time that it has resolved the said violations in accordance with this Ordinance and its implementing rules and regulations, and with all other city ordinances or laws related to the said violations.

Section 5. Implementing Rules and Regulations. The Office of the City Legal Services shall formulate the implementing rules and regulations (IRR) of this Ordinance not later than sixty (60) calendar days from the effectivity date hereof for the review and approval of the City Mayor.

Section 6. Separability. In case any provision of this Ordinance or of its IRR is declared void or unconstitutional by a court of law of competent jurisdiction, the remaining provisions hereof not affected thereby shall remain valid and enforceable.

Section 7. Repeal Clause. All ordinances, resolutions, executive orders and other local issuances inconsistent with this Ordinance or its IRR are hereby repealed or modified accordingly.

Section 8. Effectivity. This Ordinance shall become effective immediately after it has been published once in a newspaper of general circulation in the Province of Cavite and after copies hereof has been posted on at least three conspicuous places in the City of Bacoor, Cavite.

APPROVED on 12 December 2025 at the City of Bacoor, Cavite.

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



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Date of Approval: 12 DEC 2025



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