



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
City Councilor/Acting City Vice Mayor
ON-LEAVE

HON. MIGUEL N. BAUTISTA
City Councilor

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

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City Councilor

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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. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor

Approved:

HON. STRIKE B. REVILLA
City Mayor

CITY RESOLUTION NO. 2025-915

Series of 2025

A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT OF FINE PROPERTIES, INC. AND HOUSEHOLD DEVELOPMENT CORPORATION (JOINT DEVELOPER) FOR THE PROPOSED SIENA RESIDENTIAL SUBDIVISION PROJECT LOCATED AT BARANGAY MOLINO 6, CITY OF BACOR, CAVITE.

Sponsored by:

Hon. Horacio M. Brillantes, Jr.

Co-Sponsored by:

Hon. Simplicio G. Dominguez, Hon. Randy C. Francisco, and Hon. Adrielito G. Gawaran.

WHEREAS, an application for Development Permit was filed by **Fine Properties, Inc.** and **Household Development Corporation** with the Sangguniang Panlungsod for the proposed Siena Residential Subdivision Project herein described as:

Name of Project:	Siena Residential Subdivision
Location:	Molino 6, City of Bacoor, Cavite
Land Area:	59,002 sq. m.
Net Developable Area :	57,885 sq. m.
Transfer Certificate of Title:	Transfer of Certificate of Title (TCT) No. 167-2020010883, EP-591, EP635-IV-B and EP-638-IV-B
Project Classification:	Subdivision Project

WHEREAS, the Committee on Housing, Land Utilization and Urban Development through its Chairman, Councilor Horacio M. Brillantes, Jr., after conducting public hearings and an ocular inspection of the proposed project site and after review and evaluation of the pertinent documents submitted herewith, recommends the issuance of a Development Permit to **Fine Properties, Inc.** and **Household Development Corporation** in accordance with the plans and specification hereto attached and made an integral part hereof, for the project known as "**Siena Residential Subdivision Project**" located at Barangay Molino 6, City of Bacoor, Province of Cavite, subject to the prescribed guidelines and regulations provided in City Ordinance No. 486-2025 and that of other government agencies;



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City Mayor

WHEREAS, the applicant manifested before the Sangguniang Panlungsod that **Fine Properties, Inc. and Household Development Corporation** are the owners of the property (the "land owner") that is the subject of the application for the above-mentioned development permit, that its title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the said corporations has complied- and will continue to comply- with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;

WHEREFORE, on motion of Councilor Horacio M. Brillantes, Jr. duly seconded by the rest of the council in its regular session assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 6th Sangguniang Panlungsod of the City of Bacoor, Province of Cavite to grant a Development Permit to **Fine Properties, Inc. and Household Development Corporation** for the project to be known as "**Siena Residential Subdivision Project**" covering the herein described property, **PROVIDED** that;

- 1) The Applicant manifests that **Fine Properties, Inc. and Household Development Corporation** ("Joint Developer") are the owners of the property subject of the above-mentioned application for a Development Permit, that the joint developer's title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the said corporation has complied-and will continue to comply-with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;
- 2) The Joint Developer hereby undertakes to pay all corresponding government fees and taxes equivalent to the area/s covered by its application for a development permit before such permit is issued;
- 3) The Joint Developer undertakes to hold the city government, and all of its elected and appointed officials, free and harmless from any and all claims, demand, account or action arising out of any infirmity in its title/s to the above-mentioned property or to any person or tenant caused by the development or construction of the above-mentioned project;



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City Mayor



- 4) The Joint Developer undertakes that its non-compliance with the requirements of **Provincial Ordinance No. 2003-005** (entitled: "An Ordinance Requiring All Subdivision Developers Doing Business In The Province Of Cavite To Provide Slope Protection, A One-Meter Path Walk And Two-Meter Plant Strip, To Be Placed At The Edge Of The Property Line Of The Three-Meter Easement Before Commencing Construction Of Any Housing Unit, And Providing Penalties For Violation Thereof."), **Municipal Resolution No. 35-S-96** (entitled: Resolution Requiring The Developers Of Subdivision To Plant Trees On Both Side Of The Roads Of Their Subdivision Including The Open Space After The Issuance Of A Development Permit Had Been Granted To The Owner Or Developer"), **Municipal Ordinance No. 9-S-99** (entitled: "An Ordinance Requiring Subdivision Owners Or Developers To Identify Specific Plan For Parks And Playground Space And to Construct The Necessary Amenities For Their Subdivision Project In The Municipality And For Other Purposes"), **Municipal Ordinance No. 4-S-2011** (entitled: "An Ordinance Mandating The Establishment Of A Water Impounding System In All Land Development Projects In Bacoor, Cavite") **Municipal Ordinance No. 5-S-2011** (entitled: "An Ordinance Requiring The Installation Of A "Grease And Used Oil Waste Disposal System" In All Business Establishments Operating In Bacoor, Cavite"), **City Ordinance No. 486-2025** ("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 Bacoor, Cavite Subject to the Compliance of the said Developer to Certain Conditions and Imposing Penalties for Violations Hereof") and other pertinent ordinances or resolutions approved by the Sangguniang Panlungsod of Bacoor, or any misrepresentation committed by the Developer in connection with its application for a Development Permit, shall be deemed sufficient grounds for the revocation of any development permit or non-issuance of an Occupancy Permit in its favor;
- 5) The Joint Developer undertakes to devote at least thirty percent (30%) of the total lot area for roads and other open recreational spaces in accordance with RA 7279;
- 6) The Joint Developer undertakes to devote and develop a parcel of land within the above-described development project where a materials recovery facility (MRF) will be placed in accordance with Republic Act 9003 also known as the "Ecological Solid waste Management Act of 2000" within one (1) year after the issuance of the above-mentioned development permit. The said MRF shall have an area



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equivalent to 5% of the 30% open spaces for recreational facilities provided under RA 7279;

- 7) The Joint Developer undertakes to pay a one-half percent (0.5%) tax on the assessed value of lands that it owns with an assessed value in excess of Fifty Thousand Pesos (PhP 50,000.00) pursuant to Republic Act No. 7279 subject to Municipal Ordinance No. 33-S-2011;
- 8) The Joint Developer hereby undertakes to require all its employees—or the employees of its contractors of suppliers—who will be reporting for work within the territorial jurisdiction of City of Bacoor, Cavite to obtain Work Permits from the Office of the City Mayor;
- 9) The Joint Developer undertakes 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 above-mentioned development project for purposes of assessing the proper Business Permit Fees that the City Government should charge to the said contractors/suppliers. Moreover, the Developer hereby undertakes to secure a business permit for the operation of any utility (water, cable TV, etc.) to be operated by the Developer—or its affiliates—within its development project;
- 10) The Joint Developer undertakes to design its project in such a way that its entrance/exit gates are at least ten (10) meters away from the edge of the nearest national, provincial, or municipal road so that motor vehicles entering or exiting the said subdivision shall not impede the orderly flow of traffic;
- 11) The Joint Developer undertakes to design the roads inside its development project in such a way that they may be interconnected with the road network of the City Government and with that of adjoining residential subdivisions, if any;
- 12) The Joint Developer undertakes to install closed circuit television cameras at the entrance or exit gates of its residential subdivision project within one (1) year after the approval of its Development Permit in compliance with the Municipal Government's crime prevention program pursuant to **Municipal Ordinance No. 18-S-2009** which was passed by the Sangguniang Bayan on 22 October 2009 (entitled: "An Ordinance Requiring Business Establishments And Residential Subdivisions Operating In Bacoor, Cavite To Install Closed Circuit TV Cameras.");



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Sangguniang Panlungsod Secretary

13) The Joint Developer undertakes to require any security agency that it will hire to guard the condominium to register with the Office of the City Mayor and to pay the corresponding Business Permit Fee before it can operate;

14) The Joint Developer undertakes to complete the perimeter fence of the residential subdivision covered by its application for a Development Permit within one (1) year from the date of approval of the said permit to ensure the security of homeowners from criminal elements;

15) The Joint Developer undertakes to start the development of the said project within one (1) year from the date of issuance of a development permit by the City Government. Provided that, if the developer can not start the Project for any justifiable reason, the said Developer shall request the Mayor for an extension of the afore-mentioned period before the same expires; and

16) The Joint Developer shall comply with all the foregoing and with other conditions that maybe set forth by the City Mayor in accordance with law. Otherwise, the City Government shall not approve the Developer's application for a Development Permit and/or shall not grant the Developer an Occupancy Permit.

RESOLVED FURTHER, that copies of this Resolution be furnished to all concerned offices.

ADOPTED UNANIMOUSLY by the 6th Sangguniang Panlungsod this 15th day of December 2025 at the City of Bacoor, Cavite.

I hereby certify that the foregoing Resolution was approved in accordance with law and that the contents hereof are true and correct.

Certified:

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor

Attested:



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