



Republic of the Philippines
 Region IV-A (Calabarzon)
 PROVINCE OF CAVITE
 MUNICIPALITY OF GENERAL TRIAS

OFFICE OF THE SANGGUNIANG BAYAN

RESOLUTION NO. 08-61

Author: SB Member RICHARD R. PARIN

ENACTING AN ORDINANCE REQUIRING ALL SUBDIVISION AND CONDOMINIUM DEVELOPERS/OWNERS TO CONSTRUCT SCHOOL BUILDINGS FOR PUBLIC USE WHERE THE PROPOSED REAL ESTATE PROJECT IS LOCATED OR TO THE SCHOOL SITE WHERE CLASSROOM TO STUDENT RATIO IS BELOW STANDARD AS PART OF COMPLIANCE TO THEIR CORPORATE SOCIAL RESPONSIBILITIES.

WHEREAS, to increase the literacy rate of all public school students there is an urgent need to improve public school student classroom ratio in the municipality;

WHEREAS, to pursue this endeavor, the public sector will play an important role especially the real estate developers/owners in the community development through their participation in "BUILD-A-SCHOOL PROGRAM";

WHEREAS, part of their corporate social responsibilities, all subdivision and condominium developers/owners are required to construct school buildings for public use where the proposed real estate project is located or to a school site where school classroom to student ratio is below standard;

WHEREAS, a public hearing was conducted by this Body to enact an ordinance for the purpose;

WHEREFORE, on motion of SB Member Richard R. Parin, duly seconded by all Members present, be it

RESOLVED, AS IT IS HEREBY RESOLVED to enact an ordinance requiring all subdivision and condominium developers/owners to construct school buildings for public use where the proposed real estate project is located or to a school site where classroom to student ratio is below standard as part of compliance to their corporate social responsibilities, to be designated as Municipal Ordinance No.08-05, to be read as follows:

MUNICIPAL ORDINANCE NO. 08-05

AN ORDINANCE REQUIRING ALL SUBDIVISION AND CONDOMINIUM DEVELOPERS/OWNERS TO CONSTRUCT SCHOOL BUILDINGS FOR PUBLIC USE WHERE THE PROPOSED REAL ESTATE PROJECT IS LOCATED OR TO THE SCHOOL SITE WHERE SCHOOL CLASSROOM TO STUDENT RATIO IS BELOW STANDARD AS PART OF COMPLIANCE TO THEIR CORPORATE SOCIAL RESPONSIBILITIES.

CONTINUED ON NEXT PAGE.

For the Commission

Richard R. Parin
 RICHARD R. PARIN
 SB Member

Primitivo S. Porto
 PRIMITIVO S. PORTO
 SB Member

Bienvenido M. Custodio
 BIENVENIDO M. CUSTODIO
 SB Member

Demetrio P. Trinidad
 DEMETRIO P. TRINIDAD
 SB Member

Maurito C. Sison
 MAURITO C. SISON
 SB Member

Arahan R. Cabrera
 ARAHAN R. CABRERA
 SKF President

Walter C. Martinez
 WALTER C. MARTINEZ
 ABC President

Alfredo L. Pozas
 ALFREDO L. POZAS
 SB Member

Carlos S. Vniegra II
 CARLOS S. VNiegra II
 SB Member

Noel A. Morena
 NOEL A. MORENA
 SB Member



Republic of the Philippines
Region IV-A (Calabarzon)
PROVINCE OF CAVITE

MUNICIPALITY OF GENERAL TRIAS

OFFICE OF THE SANGGUNIANG BAYAN

Continuation...page 2 of Res. No. 08-61:

ENACTING AN ORDINANCE REQUIRING ALL SUBDIVISION AND CONDOMINIUM DEVELOPERS/OWNERS TO CONSTRUCT SCHOOL BUILDINGS FOR PUBLIC USE WHERE THE PROPOSED REAL ESTATE PROJECT IS LOCATED OR TO THE SCHOOL SITE WHERE CLASSROOM TO STUDENT RATIO IS BELOW STANDARD AS PART OF COMPLIANCE TO THEIR CORPORATE SOCIAL RESPONSIBILITIES.

SECTION I. AUTHORITY AND PURPOSE

This Ordinance is enacted pursuant to the following:

- a. Improve the public school classroom to student ratio of 1:62 (National Statistics Office 2000) to 1:50.
- b. Enjoin the private sectors especially the real estate developers/owners in the community development through participation in "BUILD-A-SCHOOL PROGRAM".
- c. Increase the literacy rate of the municipality from 95% (National Statistic Office 2000) to 100%.
- d. Sec. 447, (a) (2) (x) of the Local Government Code 1991: Subject to national law, process and approve subdivision plans for residential, commercial, or industrial purposes and other development purposes, and collect processing fees and other charges, the proceeds of which shall accrue entirely to the municipality.

SECTION II. GUIDELINES ON IMPLEMENTATION

- a. All real estate developers/owners of residential lots and/or house and lot subdivisions including residential condominium projects with total project area of 4.0 hectares and above are covered with no exemption.
- b. Local government through the recommendation of the district supervisor may assign priority school as beneficiary of the "Build-a-School Program".
- c. One (1) standard reinforced concrete classroom with basic facilities like comfort room, electricity and water system is required for every 4.0 hectares of approved residential project.
- d. Certificate of Completion for land development shall only be issued by the Sangguniang Bayan after compliance to this ordinance. No development permit for other projects shall be issued to the requesting developers/owners unless the concerned parties have complied to this ordinance.
- e. Real estate developers/owners may apply to construct the school building in the designated open space of the subdivision assigned as school sites.
- f. Construction of school building is subject to building permit requirements but is exempted from payment of municipal fees.
- g. Design and specification of materials and workmanship of school building must conform to the requirements of the Municipal Building Code in particular to floor area, height, illumination, building construction materials and finishing.

CONTINUED ON NEXT PAGE.


RICHARD R. PARIN
SB Member


PRIMITIVO S. PORTO
SB Member


BIENVENIDO M. CUSTODIO
SB Member


DEMETRIO P. TRINIDAD
SB Member

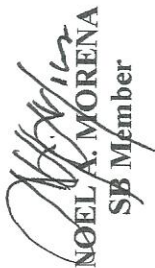

MAURITO C. SISON
SB Member

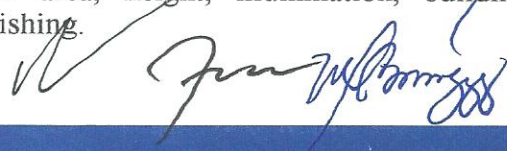

ARAH JEAN R. CABRERA
SKF President


WALTER C. MARTINEZ
ABC President


ALFREDO L. POZAS
SB Member


CARLOS S. VNiegra II
SB Member


NOEL A. MORENA
SB Member





Republic of the Philippines
 Region IV-A (Calabarzon)
 PROVINCE OF CAVITE

MUNICIPALITY OF GENERAL TRIAS

OFFICE OF THE SANGGUNIANG BAYAN

Continuation...page 3 of Res. No. 08-61:

ENACTING AN ORDINANCE REQUIRING ALL SUBDIVISION AND CONDOMINIUM DEVELOPERS/OWNERS TO CONSTRUCT SCHOOL BUILDINGS FOR PUBLIC USE WHERE THE PROPOSED REAL ESTATE PROJECT IS LOCATED OR TO THE SCHOOL SITE WHERE CLASSROOM TO STUDENT RATIO IS BELOW STANDARD AS PART OF COMPLIANCE TO THEIR CORPORATE SOCIAL RESPONSIBILITIES.

- h. School site with limited area for school building expansions must adopt a multi-level building construction.
- i. Real estate developers/owners have the option to donate the equivalent project amount of the school building to the Local Government Unit of General Trias subject to terms and conditions agreed in the memorandum/deed of donation.
- j. Tabulated allocation of school building requirement for each residential subdivision projects.

PROJECT SIZE	NO. OF SCHOOL CLASSROOMS REQUIRED	NO. OF STOREY
less than 4.0 hectares	none	none
4.0 has. to 6.0 has.	1 classroom	single
more than 6.0 has. but less than 10.0 has.	2 classrooms	single
more than 10.0 has. but less than 16.0 has.	3 classrooms	single
more than 16.0 has.	4 classrooms but not more than 8 classrooms	Two-storey

SECTION III. EXEMPTION COVERAGE

The following subdivision projects are not covered by this Ordinance:

- a. Non residential subdivision projects
- b. Residential condominiums with less than 250 units and other residential condominiums approved before December 31, 2008
- c. Real estate projects with development permits issued prior to the approval of this Ordinance, except where an alteration of subdivision of 4.0 hectares and above was filed and approved after the approval of this Ordinance
- d. Maliksing Pabahay (53 hectares)

CONTINUED ON NEXT PAGE.

[Handwritten signature]

[Signature]
 RICHARD R. PARIN
 SB Member

[Signature]
 PRIMITIVO S. PORTO
 SB Member

[Signature]
 BIENVENIDO M. CASTODIO
 SB Member

[Signature]
 DEMETRIO P. TRINIDAD
 SB Member

[Signature]
 MAURITO C. SISON
 SB Member

[Signature]
 ARAH JEAN R. CABRERA
 SKF President

[Signature]
 WALTER C. MARTINEZ
 ABC President

[Signature]
 ALFREDO L. POZAS
 SB Member

[Signature]
 CARLOSS S. VINEGRA II
 SB Member

[Signature]
 NOEL A. MOREÑA
 SB Member



Republic of the Philippines
 Region IV-A (Calabarzon)
 PROVINCE OF CAVITE
 MUNICIPALITY OF GENERAL TRIAS

OFFICE OF THE SANGGUNIANG BAYAN

Continuation...page 4 of Res. No. 08-61:

ENACTING AN ORDINANCE REQUIRING ALL SUBDIVISION AND CONDOMINIUM DEVELOPERS/OWNERS TO CONSTRUCT SCHOOL BUILDINGS FOR PUBLIC USE WHERE THE PROPOSED REAL ESTATE PROJECT IS LOCATED OR TO THE SCHOOL SITE WHERE CLASSROOM TO STUDENT RATIO IS BELOW STANDARD AS PART OF COMPLIANCE TO THEIR CORPORATE SOCIAL RESPONSIBILITIES.

SECTION IV. PENALTY CLAUSE

In cases of non compliance of this Ordinance, developers/owner shall be penalized as follows:

- a. First Offense - Notice of Housing Compliance
- b. Second Offense - Appearance before the Sangguniang Bayan and written explanation for their non compliance
- c. Third Offense - Non-issuance of Certificate of Completion of land development.

SECTION V. REPEALING CLAUSE

All ordinances, resolutions, rules or regulations inconsistent with this Ordinance are hereby repealed.

SECTION VI. EFFECTIVITY

This Ordinance shall take effect after its publication or posting of copies in conspicuous and accessible places in the municipality.

APPROVED on 22 September 2008.


 MAURITO C. SISON
 SB Member


 DEMETRIO P. TRINIDAD
 SB Member


 BIENVENIDO M. CUSTODIO
 SB Member


 PRIMITIVO S. PORTO
 SB Member


 RICHARD R. PARIN
 SB Member


 NOEL A. MORENA
 SB Member

CONTINUED ON NEXT PAGE.




 ALFREDO L. POZAS
 SB Member


 ARAY JEAN R. CABRERA
 SKF President


 CARLOS S. VNIENRA II
 SB Member


 WALTER C. MARTINEZ
 ABC President



Republic of the Philippines
Region IV-A (Calabarzon)
PROVINCE OF CAVITE
MUNICIPALITY OF GENERAL TRIAS

OFFICE OF THE SANGGUNIANG BAYAN

Continuation...page 5 of Res. No. 08-61:

ENACTING AN ORDINANCE REQUIRING ALL SUBDIVISION AND CONDOMINIUM DEVELOPERS/OWNERS TO CONSTRUCT SCHOOL BUILDINGS FOR PUBLIC USE WHERE THE PROPOSED REAL ESTATE PROJECT IS LOCATED OR TO THE SCHOOL SITE WHERE CLASSROOM TO STUDENT RATIO IS BELOW STANDARD AS PART OF COMPLIANCE TO THEIR CORPORATE SOCIAL RESPONSIBILITIES.

Bienvenido M. Custodio
BIENVENIDO M. CUSTODIO
SB Member

Demetrio P. Trinidad
DEMETRIO P. TRINIDAD
SB Member

Maurito C. Sison
MAURITO C. SISON
SB Member

Carlos S. Viniegra II
CARLOS S. VINIEGRA II
SB Member

Walter C. Martinez
WALTER C. MARTINEZ
ABC President

Alfredo L. Pozas
ALFREDO L. POZAS
SB Member

Arah Jean R. Cabrera
ARAH JEAN R. CABRERA
SKF President

Noel A. Morena
NOEL A. MORENA
SB Member

Richard R. Parin
RICHARD R. PARIN
SB Member

CERTIFIED TRUE AND CORRECT:

Wenceslao P. Camingay
WENCESLAO P. CAMINGAY
Secretary to the Sanggunian

APPROVED:

Fernando P. Campaña
FERNANDO P. CAMPAÑA
Mun. Vice Mayor/Presiding Officer

NOTED:

Luis A. Ferrer IV
LUIS A. FERRER IV
Municipal Mayor

Primitivo S. Porto
PRIMITIVO S. PORTO
SB Member