



**CITY ORDINANCE NO. 23-15 (GENERAL)**

**Author** : SP Member Richard R. Parin  
Chair, Committee on Public Works  
and Infrastructure

**Sponsors** : SP Member Felix A. Grepo  
SP Member Reienel R. Ferrer  
SP Member Jowie S. Carampot  
SP Member Alfredo S. Ching  
SP Member Hernando M. Granados  
SP Member Jesse Raphael R. Grepo  
SP Member Kyle Jassel J. Salazar  
SP Member Clarissel J. Campaña-Moral  
SP Member J-M Vergel M. Columna  
SP Member Isagani L. Culanding  
SP Member Kristine Jane M. Perdito-Barison  
SP Member Vivencio Q. Lozares, Jr.  
SP Member Ireneo C. Hatid

**REQUIRING FUTURE HIGH-END REAL ESTATE DEVELOPMENTS IN THE CITY OF GENERAL TRIAS TO UTILIZE UNDERGROUND WIRING TECHNOLOGY IN THE CONSTRUCTION OF ELECTRICAL AND TELECOMMUNICATIONS FACILITIES, AND MANDATING THE PROVISION OF LAY-BY ROADS OR DROP-OFF ROADS IN ALL MAJOR ROADS THEREAT.**

**WHEREAS, the City of General Trias is in rapid progress and must adapt to the changes brought by modernization and technological development particularly on real estate developments, and electric power, telecommunications and cable industries;**

**WHEREAS, the common practice of overhead electrical and telecommunications wiring installation created visual clutter characterized by crisscrossing, overlapping, and sagging wires and cables;**

**WHEREAS, the unsightly and disorderly manner of installation of overhead wires has resulted in a so-called "spaghetti wires" has become an eyesore and obstructed the pleasant image of the City;**

**WHEREAS, underground wiring technology features advantages on safety and security including less exposure to damages and power outages caused by natural calamities which prevents the occurrence of accidents like tilting of poles, electrical fires and electrocution;**

**WHEREAS, it is deemed necessary for the future high-end real estate developments to consider and implement underground wiring technology in their projects to enhance its aesthetic features, promote safety and security, and attract more investors and tourists in the City;**

**WHEREAS, it is also significant to establish lay-by roads or drop-off roads within the vicinity of the abovementioned projects in order to prevent the disturbance of traffic on national/main roads and local roads, and create a more organized road system in support to the approved Local Public Transport Route Plan (LPTRP);**

**WHEREAS, Republic Act No. 7160 also known as the Local Government Code of 1991 mandates the Sangguniang Panlungsod, as the legislative body of the city, to enact ordinances for the general welfare of the city and its inhabitants in the proper exercise of its corporate powers;**

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JESSE RAPHAEL R. GREPO  
SP Member

  
FELIX A. GREPO  
SP Member

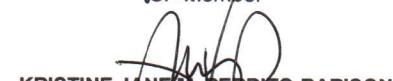
  
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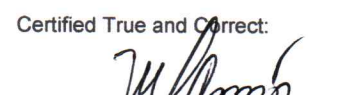
  
RICHARD R. PARIN  
SP Member


  
ALFREDO S. CHING  
SP Member


  
HERNANDO M. GRANADOS  
SP Member

IRENEO C. HATID  
SP Member /LNB President  
(On Leave)

  
REIENEL R. FERRER  
SP Member/SKF President

Certified True and Correct:  
  
WENCESLAO P. CAMINGAY  
Secretary to the Sanggunian

Attested:  
  
JONAS GLYN PALABUGUEN  
City Vice Mayor/Presiding Officer

Approved:  
  
LUIS "JON-JON" A. FERRER IV  
City Mayor



Republic of the Philippines  
Province of Cavite  
**CITY OF GENERAL TRIAS**  
**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

Continuation...page 2 of City Ordinance No. 23-15 (General):

**UNDERGROUND WIRING TECHNOLOGY IN THE CITY OF GENERAL TRIAS ORDINANCE.**

**NOW THEREFORE, on motion of SP Member Richard R. Parin duly seconded by SP Member Hernando M. Granados,**

**Be it ordained by the Sangguniang Panlungsod, that:**

**Section 1. TITLE – This Ordinance shall be known as the “UNDERGROUND WIRING TECHNOLOGY IN THE CITY OF GENERAL TRIAS ORDINANCE”.**

**Section 2. PURPOSE – This Ordinance is ordained for the following purposes:**

- a. **Enhance the image of the City of General Trias to become internationally competitive, capable of attracting investments while ensuring sustainable development;**
- b. **Provide the populace of the City with a clear model of a sustainable and orderly response to the rising demands of progress and its impact to the environment; and**
- c. **Adopt measures that will compel the high-end real estate developments to catch up with the most recent and sophisticated technologies.**

**Section 3. DEFINITION OF TERMS – As used in this Ordinance the following terms are defined as follows:**

- a. **Cables – the insulated conductor or group of conductors protected by a waterproof coat that are installed aerial or underground;**
- b. **High-end Real Estate Development – the real estate development that features a prime location, expensive price, large size, valuable materials, expert design and high-end amenities;**
- c. **Installation – an assemblage of power/ telecommunications equipment in a given location designed for coordinated operation properly erected and wired;**
- d. **Lay-by Road or Drop-off Road – an area at the side of a road where a vehicle can stop for a short time without interrupting the traffic;**
- e. **Real Estate Development – the construction, improvement and modification of raw land to increase the value of a certain property;**
- f. **Service Entrance – the conductors and equipment for delivering electric energy from the serving utility to the wiring system of the premises served;**
- g. **Telecommunications – the means of electronic transmission of information over distances. The information may be in the form of voice telephone call, data, text, image or video;**

  
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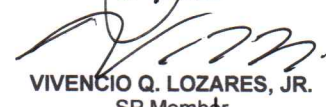
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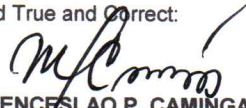
  
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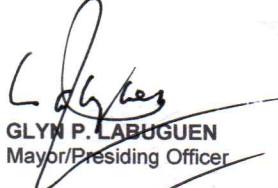
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LUIS "JON-JON" A. FERRER IV  
City Mayor

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Continuation...page 3 of City Ordinance No. 23-15 (General):

**UNDERGROUND WIRING TECHNOLOGY IN THE CITY OF GENERAL TRIAS ORDINANCE.**

- h. Underground Wiring – the bundling of all types of wire and cable particularly electricity, data and communications cable in duly assigned underground areas; and**
- i. Wires – a line capable of conducting electrical current.**

**Section 4. REGULATED ACTS – All future high-end real estate developments in the City of General Trias are required to utilize underground wiring technology and establish lay-by roads or drop-off roads within their properties.**

**Section 5. ADMINISTRATIVE PROVISIONS – The following requirements and standards shall be observed on establishing future high-end real estate developments in the City:**

- a. All future high-end real estate developers shall provide service entrances compatible for underground electrical and telecommunications wires and cables;**
- b. Owners/developers must provide lay-by roads or drop-off roads within their property to prevent the interruption of traffic flow on national/main roads and local roads. The site development plans shall include details and locations of such roads, and shall be included in the application requirements for development permit to the Office of the City Planning and Development Coordinator; and**
- c. All wires and cables used must be safe and of high quality. Wires and cables shall be properly and systematically placed, fastened, and insulated to assure physical safety of the public. Warning signs and labels must be placed for public safety and information on areas where wires are located.**

**Section 6. EXEMPTIONS – In case that the utilization of underground wiring technology is not implemented and installed due to the following reasonable circumstances, this Ordinance may be waived upon receipt of a written notice from the said owner/developer to the City Building Regulatory Division:**

- a. Topographic constraints are present in the area which make the installation impractical and unnecessary; and**
- b. The location of the property is prone to flooding during heavy rains or typhoons as certified by the City Disaster Risk Reduction and Management Division or the Office of the City Engineer.**

**Section 7. PENALTY CLAUSE – The following penalties shall be imposed to any violator of this Ordinance:**

- a. After three (3) notices, any owner/developer who violates this Ordinance shall be fined the amount of Five Thousand Pesos (Php 5 000.00);**
- b. After the fourth and final notice, cancellation of business permit shall be imposed; and**

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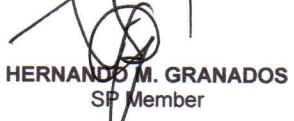
  
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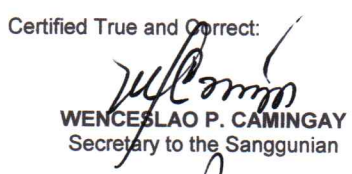
  
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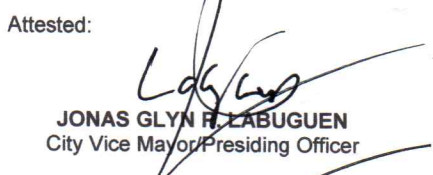
  
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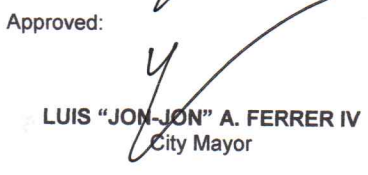
  
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City Mayor



Continuation...page 4 of City Ordinance No. 23-15 (General):

**UNDERGROUND WIRING TECHNOLOGY IN THE CITY OF GENERAL TRIAS ORDINANCE.**

c. In case of a corporation or partnership, the President and/or General Manager thereof shall be held liable.

**Section 8. IMPLEMENTING OFFICES** - This Ordinance shall be implemented by the City Building Regulatory Division and the Office of the City Planning and Development Coordinator. Both will accept, evaluate, and issue permits and other authorization to the real estate developers for the feasibility of underground wiring and establishment of lay-by roads or drop-off roads within their property.

**Section 9. INFORMATION, EDUCATION AND COMMUNICATION (IEC) CAMPAIGN** - There shall be dissemination of information to convey the provisions of this Ordinance to the investors, developers, contractors, project owners, utility operators and community through appropriate channels.

**Section 10. SEPARABILITY CLAUSE** - If any portion of this Ordinance is declared invalid, the remaining of this Ordinance shall not be affected and shall remain valid and enforceable.

**Section 11. REPEALING CLAUSE** - All ordinances, rules, and regulations or part thereof where provisions are in conflict or contrary to the provisions of this Ordinance are hereby repealed, amended or modified accordingly.

**Section 12. EFFECTIVITY CLAUSE** - This Ordinance shall take effect fifteen (15) days after its posting at three (3) conspicuous places in the City of General Trias.

**ORDAINED** under **THIRD/FINAL READING** on **29 MAY 2023**.

wpc/mcb/jdj/jfa/dga

  
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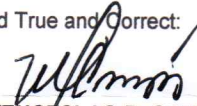
  
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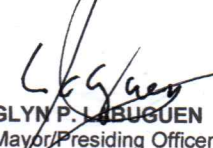
  
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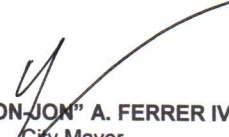
  
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