



Republic of the Philippines
Region IV-A (CALABARZON)

Province of Cavite
CITY OF GENERAL TRIAS

OFFICE OF THE SANGGUNIANG PANLUNGSOD

CITY ORDINANCE NO. 20-70 (GENERAL)

Author : SP Member Jonas Glyn P. Labuguen
Chair, Committee on Land Use

Sponsors : SP Member Richard R. Parin
SP Member Gary A. Grepo
SP Member Walter C. Martinez
SP Member Vivencio Q. Lozares, Jr.
SP Member Hernando M. Granados
SP Member Clarissel J. Campaña-Moral
SP Member Jowie S. Carampot
SP Member Kristine Jane M. Perdito-Barison
SP Member Isagani L. Culanding
SP Member J-M Vergel M. Columna
SP Member Florencio D. Ayos
SP Member Alfredo S. Ching
SP Member Reienel R. Ferrer

REGULATING THE DEVELOPMENT OF ECONOMIC HOUSING PROJECTS IN THE CITY OF GENERAL TRIAS.

WHEREAS, Article XII, Section 9 of the Constitution of the Republic of the Philippines provides that, "the state shall, by law and for the common good undertake, in cooperation with the private sector, continuing program of urban land reform and decent housing model, make available at affordable cost;

WHEREAS, Republic Act of 7279 (Urban Development and Housing Act), provides for the preparation of a comprehensive and continuing urban development and housing program, establish the mechanism for each implementation and for other purposes;

WHEREAS, even before the conversion of General Trias to cityhood, its local government has consistently worked on the continuous progress of the City and established a social prestige for the City and its people;

WHEREAS, the heart of General Trias preserve history, cultures and blends it with commerce, technology and modern trends;

WHEREAS, having more than enough economic housing and subdivision, the City Government consider upgrading the subdivision plans into a neighborhood of fine homes, with sidewalk and home yards lined with trees and surrounded by greenery;

WHEREAS, an aesthetically appealing and good neighborhood can contribute to urban development and quality life of the constituents;

WHEREAS, to attain the kind of neighborhood described above, a reasonable lot size in housing construction must be consider with a minimum of 100 square metres lot area;

WHEREAS, the 100 square metres minimum lot area in a subdivision per lot will provide ample space for an average Filipino size of five (5) members per family for future house expansion, greening space, household waste sorting area and parking space;

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Continuation...page 2 of City Ordinance No. 20-70 (General):

WHEREFORE, on motion of SP Member Jonas Glyn P. Labuguen duly seconded by SP Member Richard R. Parin,

Be it ordained by the Sangguniang Panlungsod, that:

SECTION 1. TITLE - This ordinance shall be known as the "REGULATION ON THE DEVELOPMENT OF ECONOMIC HOUSING PROJECTS IN THE CITY OF GENERAL TRIAS ORDINANCE".

SECTION 2. DECLARATION OF POLICY - It is the declared policy of the City Government of General Trias to promote the continuous progression as urbanized city.

SECTION 3. OBJECTIVES -

1. This Ordinance aims to prohibit the construction of subdivision housing projects with less than 100 square metres lot area.
2. Align the construction of any economic subdivision housing projects in the city to the comprehensive and continuing urban development and housing programs of the City Government.

SECTION 4. DEFINITION OF TERMS - For the purpose of this Ordinance, the following definition of terms shall apply;

1. **Economic Housing** - refers to the type of housing project provided for the moderately low income families with lower interest rate, and longer amortization periods with price ranging from Php 580 000.00 but not exceeding Php 1 700 000.00.
2. **Local Housing Board** - as provided in Development of Interior and Local Government (DILG) Memorandum Circular No. 2008-143, the local special body tasked to formulate, develop, implement, and monitor policies on the provisions for housing and resettlement areas, and on the observance of the right of the under privileged and homeless to a just and humane eviction and demolition.

SECTION 5. COVERAGE - This Ordinance shall apply to all economic and low-cost housing development projects in the entire City of General Trias.

SECTION 6. IMPLEMENTATION - For the effective implementation of this Ordinance, the Office of the City Mayor through the City Planning and Development Office, Local Housing Board, City Building Office and other entities that may be designated shall formulate the Implementing Rules and Regulations (IRR) for the purpose.

SECTION 7. PENALTY - No development permit shall be issued to any developer who will violate this Ordinance.

SECTION 8. SEPERABILITY CLAUSE - If, for any reason or reasons, be held to be unconstitutional or invalid, other parts or provisions not affected thereby shall continue to be in full force and effect.

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Continuation...page 3 of City Ordinance No. 20-70 (General):

SECTION 9. EFFECTTIVITY – This Ordinance shall take effect immediately after its approval.

ORDAINED under **THIRD/FINAL READING** on 18 NOVEMBER 2020.


JONAS GLYN P. LABUGUEN
SP Member


GARY A. GREPO
SP Member


CLARISSEL J. CAMPAÑA-MORAL
SP Member


JOWIE S. CARAMPOT
SP Member


KRISTINE JANE M. PERDITO-BARISON
SP Member


ISAGANI L. CULANDING
SP Member

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~~**J-M VERGEL M. COLUMNNA**~~
~~SP Member~~

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~~**WALTER C. MARTINEZ**~~
~~SP Member~~



FLORENCIO D. AYOS
SP Member


VIVENCIO Q. LOZARES, JR.
SP Member



RICHARD R. PARIN
SP Member


HERNANDO M. GRANADOS
SP Member


ALFREDO S. CHING
SP Member/LNB President


REHENEL R. FERRER
SP Member/SKF President

CERTIFIED TRUE AND CORRECT:


WENCESLAO P. CAMINGAY
Secretary to the Sanggunian

ATTESTED:


MAURITO C. SISON
City Vice Mayor/Presiding Officer

APPROVED:


ANTONIO A. FERRER
City Mayor