



Republic of the Philippines
Region IV-A (CALABARZON)
Province of Cavite
CITY OF GENERAL TRIAS
OFFICE OF THE SANGGUNIANG PANLUNGSOD

CITY ORDINANCE NO. 20-75 (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

PROHIBITING THE DEVELOPMENT OF SOCIALIZED HOUSING PROJECTS IN THE CITY OF GENERAL TRIAS EXCEPT THOSE TO BE INITIATED BY THE LOCAL GOVERNMENT UNIT WHEREBY PRIORITIZING THE INFORMAL SETTLERS LIVING IN DANGER ZONE AREA AND AFFECTED BY ANY GOVERNMENT INFRASTRUCTURES.

WHEREAS, Republic Act No. 7279 known as the Urban Development and Housing Act of 1992, 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, many socialized housing projects developed in the city are no longer in conformity with the comprehensive and urban development in the City;

WHEREAS, it is observed that many "fly by night" developers are emerging in the City, developing small-sized subdivisions without completing the projects causing additional burden to the local government unit;

WHEREAS, one solution to the problems of socialized housing projects is the prohibition of its construction;

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. SHORT TITLE - This ordinance shall be known as "PROHIBITING SOCIALIZED HOUSING IN THE CITY ORDINANCE".

SECTION 2. DECLARATION OF POLICY - It is the declared policy of the Local Government of General Trias to promote the continuous progression of the City as highly urbanized, and at the same time safeguarding the interest of its citizens.

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SECTION 3. OBJECTIVES.

1. To prohibit the development of any socialized housing projects in the City except for informal settlers living in danger zone area and those affected by any government infrastructure or projects, and
2. To align the construction of any socialized subdivision housing projects to the comprehensive and continuing urban development and housing programs of the City.

SECTION 4. DEFINITION OF TERMS -

1. **Socialized Housing** - A type of housing project provided to moderately low income families with lower interest rates and longer amortization periods,
2. **Socialized Housing Project** - refers to housing programs and projects covering houses and lots or lots only undertaken by the government or the private sector for underprivileged and homeless citizens, and
3. **Local Housing Board** - are local special bodies tasked to formulate, develop, implement, and monitor policies on the provision for housing and resettlement areas.

SECTION 5. COVERAGE - This Ordinance shall apply to all any developer who will develop socialized housing projects in the City of General Trias.

SECTION 6. IMPLEMENTATION - For 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, any part or provision of this Ordinance shall be held to be unconstitutional or invalid, other parts or provision hereof which are not affected thereby shall continue to be in full force and effect.

SECTION 9. EFFECTIVITY - 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. FERDITO-BARISON
SP Member

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ISAGANI L. CULANDING
SP Member

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J-M VERGEL M. COLUMNA
SP Member


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WALTER C. MARTINEZ
SP Member


FLORENCIO D. AYOS
SP Member


VIVENCIO Q. LOZARES, JR.
SP Member

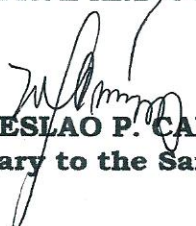

RICHARD R. PARIN
SP Member


HERNANDO M. GRANADOS
SP Member


ALFREDO S. CHING
SP Member/LNB President


REIENEL 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