

- G. Alteration/Expansion (affected areas/cost of expansion only) same as original application
- H. Temporary Use Permit P 500.00

**Section 4. - Penalty for Locational Clearance**

A. +25% L.C. Fee - if the project is more than 25% but less than 50% accomplished.

B. +50% L.C. Fee - if the project is more than 50% but less than 75% accomplished.

C. +75% L.C. Fee - if the project is more than 75% but less than 100% accomplished.

D. +100% L.C. Fee - if the project is 100% accomplished.

**Section 5. - This ordinance shall take effect upon its approval.**

UNANIMOUSLY ADOPTED.

**RESOLUTION NO. 03-2000**

WHEREAS, to examine the structural stability of the building and to check whether the owner and/or lessee of the business establishments complied with the National Building Code and Municipal Zoning Ordinance No. 3-99;

WHEREFORE, on motion of SB Member Carmelito B. Nocon duly seconded by SB Member Kag. Amelia P. Madrona,

RESOLVED, as it is hereby resolved, to enact an ordinance requiring the owner and/or lessee of all business establishments to secure a yearly occupancy and locational clearance as a prerequisite before the issuance of a business permit, to be designated as Municipal Ordinance No. 02-2000 and to be read as follows:

**MUNICIPAL ORDINANCE NO. 02-2000**

AN ORDINANCE REQUIRING THE OWNER AND/OR LESSEE OF ALL BUSINESS ESTABLISHMENTS TO SECURE A YEARLY OCCUPANCY AND LOCATIONAL CLEARANCE AS A PREREQUISITE BEFORE THE ISSUANCE OF A BUSINESS PERMIT.

Be it ordained by the Sangguniang Bayan of General Trias, Cavite, that:

**Section 1. -** Owner and/or lessee of all business establishments are required to secure an occupancy and locational clearance before a business permit will be issued.

**Section 2. -** Owner and/or lessee should pay the prescribed fees as enumerated hereunder:

Occupancy Fee	-	P 100.00
Locational Clearance	-	P 100.00

**Section 3. -** No business permit shall be issued unless these clearances are issued and approved by the offices concerned.

TEODORO G. GREPO

MIVLEN L. LUJERO

ARMANDO D. MAGSINO

BAYANI B. PARIN

CARMELITO B. NOCON

HERNANDO M. GRANADOS

AMELIA P. MADRONA

ARTURO P. TACOS

FELIX A. GREPO

FLAVIANO P. SATSATIN

Section 4. - This ordinance shall take effect upon its approval.

UNANIMOUSLY ADOPTED.

**RESOLUTION NO. 04-2000**

On motion of SB Member Carmelito B. Nocon duly seconded by SB Member Hernando M. Granados,

RESOLVED, as it is hereby resolved, to enact an ordinance imposing local idle land tax to all vacant privately owned lands with development permit, reclassification, DAR conversion order or exemption order, or agricultural land remained non-productive upon approval of this ordinance, to be designated as Municipal Ordinance 03-2000, to be read as follows:

**MUNICIPAL ORDINANCE NO. 03-2000**

Be it enacted and ordained by the Sangguniang Bayan of General Trias, Cavite, that:

**Section 1. - Title of Ordinance**

An ordinance imposing Local Idle Land Tax to all vacant privately owned lands with development permit; reclassification, DAR Conversion order or exemption order, or agricultural land remained non-productive upon approval of this ordinance.

**Section 2. - Purpose**

1. Direct development in accordance with the Comprehensive Land Use plan of General Trias, Cavite.
2. Protect degrading environment by controlling illegal development, land banking.
3. Generate additional income to support economic development projects of the municipality.

**Section 3. - Authority**

The Local Idle Land Tax was imposed pursuant to the provisions of the Local Government Code of 1991, RA 7160 (Article 222, 231 & 327). The Idle Land Tax was originally authorized in 1974 as a national imposition under PD464, otherwise known as the Real Property Tax Code. In 1976, the same was amended by PD NO. 1446 which sought to solve some operational difficulties.

**Section 4. - Coverage of Idle Land Tax**

1. Lands reclassified from agricultural to non-agricultural use.
2. Lands with DAR Clearance
3. Lands with Development Permit
4. Lands abandoned by farmers/tenants due to owners refusal to cultivate if land is within the Agricultural Development Zone of the General Land Use Plan.

TEODORO G. CREPO

VIVLEN L. TUJERO

ARMANDO D. MAGSINO

BAYANI B. PARIN

CARMELITTO B. NOCON

HERNANDO M. GRANADOS

AMELIA P. MADRONA

ARTURO P. TACOS

FLAVIANO P. SATSATIN

5. Lands benefited by government infrastructure projects.

**Section 5. - Tax Management System**

**A. Administration** - Upon approval of this ordinance, all concerned local agencies shall prepare annually the required inventory of land to effectively identify coverage of tax:

1. The Office of the Sangguniang Bayan shall identify - all lands left idle after approval of reclassification. The master list shall include name of owners, address, location of land, area, lot number, date and resolution number, and date of reclassification.

2. The Office of the MARO shall identify all lands left idle after approval of DAR Clearance. The master list shall include name of owners, address, location of land, area, lot number, date and number of DAR Clearance.

3. The Office of the MPDC shall identify all lands left idle after issuance of Development Permit. The master list shall include name of owners and developer, address, location of project, area, lot number, date and Development Permit Numbers.

4. The Office of the Municipal Agriculture shall identify all productive lands left idle for a year by tenants due to refusal of owner to cultivate, identifying lot owners, addresses, location of land, area, lot number and type of crops planted per tenant.

5. The Office of Municipal Assessor shall prepare a list of agricultural lands that were reclassified in the tax declaration to non-agricultural use. The master list shall include name of owners, address, location of land, area, lot number, and date of reclassification.

6. The Office of Municipal Treasurer must collect idle land tax based from the inventory and assessment prepared by duly concerned local officials. Time of collection shall be the year following the issuance of inventory of land with corresponding assessment. Payment collected shall accrue in a separate Trust Account Code.

7. The Office of Municipal Engineer shall annually identify all completed infrastructure project funded from different sources that is adjacent to NPAAAD/SAPDZ areas. The master list shall include the name of the land owners, address, location of land, area, name of the project, cost and date of project completion.

8. Concerned offices of the local government unit as stated above shall send notices to lot owner on the imposition of idle land tax upon approval of this ordinance.

**B. Exemption:**

1. An exemption of payment of idle land tax can be granted to applicant in any of the following approved conditions:

  
TEODORO G. GREPO

  
VIVIEN L. LUJERO

  
ARMANDO D. MAGTINO

  
BAYANI B. PARIN

  
CARMELITO B. NOCCO

  
HERNANDO M. GRANADOS

  
AMELITA P. MADRCNA

  
ARTURO P. TACOS

  
FLAVIANO P. SATSATIN

*[Signature]*  
 TEODORO O. GREPO  
 SB Member

*[Signature]*  
 ARMANDO B. MAGSINO  
 SB Member

*[Signature]*  
 CARMELITO B. NOCON  
 SB Member

*[Signature]*  
 AMELIA S. MADRONA  
 SB Member

*[Signature]*  
 FELIX A. GREPO  
 SB Member

*[Signature]*  
 VIVIAN L. LUJERO  
 SB Member/SKF Pres.

*[Signature]*  
 BAYANI B. PARIN  
 SB Member/ABC Pres.

*[Signature]*  
 HERNANDO M. GRANADOS  
 SB Member

*[Signature]*  
 ARTURO P. TACOS  
 SB Member

*[Signature]*  
 FLAVIANO P. SATSATIN  
 SB Member

a. Land owner to agree in writing to cancel the issued development permit, SB reclassification or Assessor's reclassification and utilize the land for agricultural use after its cancellation.

b. Land owner to agree in writing that he/she is willing to have his/her properties put under the agrarian law as endorsed by the MARO.

c. Land owner to agree in writing to have portion of his/her land donated to government, the value of which shall be equivalent to the amount of idle land tax to be collected as computed by the Local Assessment Committee.

d. Land owner properties which are affected by any of the cited natural calamity such as earthquake, typhoon or flood, as certified by the Local Disaster Coordinating Council, Environmental Pollution (water, soil) as certified by local MENRO or water shortage from NIA irrigation facilities as certified by Local NIA Officer or any circumstances which physically or legally prevents the owner of the property or person having legal interest therein from improving, utilizing or cultivating the same.

e. Lands less than 1.0 hectare

f. Lands that have a slope greater than 40% as certified by the local MENRO.

g. Lands cultivated/tilled and remained productive at least once a year as certified by the Municipal Agriculturist for area of coverage.

h. Lands utilized primarily for livestock farming as certified by Municipal Agriculturist for area of coverage.

Every person by or for whom real property is declared, who shall claim for exemption for idle land tax shall file the local government officials concerned who shall decide for the granting of exemption with concurrence of the Municipal Mayor.

C. Tax Table

LAND STATUS	ASSESSING OFFICE	RATE
1. With Reclassification	SB/ASSESSOR	5% of the Assessed Value
2. With Development Permit	MPDC	of the current tax declaration/ hectare/yr.
3. Untilled Land	MAO	Art. 327 of RA 7160, but in no case shall exceed P3,000.00
4. Land w/DAR Clearance	MARO	per hectare per year

An additional of 10% increase of idle land tax shall be imposed if payment is delayed per year.

D. Restrictions:

1. All agricultural lands that are incorporated in the New CLUDF of Gen. Trias as within the proposed non-

agricultural use shall remain for agricultural use unless it has obtained a development permit approval from the Sangguniang Bayan. Abandonment of farming not in accordance with this ordinance shall be in violation of this Idle Land Tax Law.

**Section 6. - Effectivity**

1. Inventory of Idle Lands shall start on the first working day of January, 2000.
2. Payment of Idle Land Tax shall start on the first working day of January, 2001.

UNANIMOUSLY ADOPTED.

**RESOLUTION NO. 05-2000**

RESOLUTION AMENDING MUNICIPAL ORDINANCE NO. 1-98, SEC. 2, PARTICULARLY THE SCHEDULE OF RIGHTS AND ITS PROVISION THEREOF.

WHEREAS, in order to have a proportional payment of rights with respect to stall sizes and location, it was moved by SB Member Carmelito B. Nocon duly seconded by SB Member Vivien L. Lujero, this Body

RESOLVED, as it is hereby resolved, to amend Section 2 of Municipal Ordinance No. 1-98 particularly the schedule of rights, and its provisions, to read as follows:

**Schedule B - Rights**

	Dry Goods	Mix Stall	Extension	Wet Section
Carindaria:	P20,000	x-x-x	P10,000	x-x-x
Groceries :	P20,000	P15,000	P10,000	x-x-x
Fruits/Veg:	x-x-x	x-x-x	P10,000	P5,000
Fish :	x-x-x	x-x-x	x-x-x	P15,000 ✓
Poultry :	x-x-x	x-x-x	x-x-x	P10,000
Meat and Poultry :	x-x-x	x-x-x	x-x-x	P20,000 ✓
Meat :	x-x-x	x-x-x	x-x-x	P15,000
Cold Cuts :	x-x-x	x-x-x	P20,000	x-x-x
Grains :	x-x-x	P15,000	P10,000	x-x-x
RTW; housesupplies; botica; footwear; repairshop; prepared cooked food or similar business :		P15,000	P10,000	P5,000

Note: In case, shall the rights be greater or lower than those amount described above.

Stall rights can be transferred to new stallholders three (3) years after the start of commercial operation of the market provided there are no pending market obligations on the part of stallholder as certified by the Market Supervisor. Amount paid for rights by the existing stallholder is non-refundable while the new stallholder will be obliged to pay the new market rights which is 20% higher, for every transfer, to cope for the rising cost of market documentation and operation.

FELIX A. GREPO SB Member  
 AMELIA P. MADRONA SB Member  
 CARMELITO B. NOCON SB Member  
 ARMANDO D. MAGSINO SB Member  
 TEODORO A. GREPO SB Member  
 FLAVIANO P. SATSATIN SB Member  
 ARTURO P. TACOS SB Member  
 HERNANDO M. GRANADOS SB Member  
 BAYANI B. FARIN SB Member/ABC Pres.  
 VIVIEN L. LUJERO SB Member/SKF Pres.

Should the stallholder decide to renovate his/her stall at his own expense, a construction bond shall be posted at the Office of the Municipal Treasurer in the amount of P500/sq.m. refundable after the stall lessee has been issued a Certificate of Completion from the Engineering Office. Cost of restoration on the damaged portion of landscape, drainage, water, electrical and adjacent stall building shall be computed by the Engineering Office for deduction on the construction bond.

UNANIMOUSLY ADOPTED.

**RESOLUTION NO. 06-2000**

**RESOLUTION AMENDING SECTION 5 (D) OF MUNICIPAL ORDINANCE NO.1-98.**

WHEREAS, Section 5(d) of Municipal Ordinance No. 1-98, under Other Provisions, the fees for bagsakan area, parking fee for delivery of goods and commodities, space rental for ambulant/peddlers and utility fees for water and electrical consumption were not defined as to how much to be charged;

WHEREFORE, on motion of SB Member Carmelito B. Nocon duly seconded by all members present, this Body

RESOLVED, as it is hereby resolved, to amend Section 5 (d) of Municipal Ordinance No. 1-98, to read as follows:

**RATES PER DAY ON DESIGNATED BAGSAKAN AREA:**

**SHELL/FISH: (Red Ticket)**

Delivered by Banyera	-	P 10.00
Pail	-	P 5.00
Styrofoam (small)	-	P 5.00
(big)	-	P 10.00
Sack (50 kgs.)	-	P 5.00
Tuna/Marlin/Tanigue/Albacora (wt.>5 kg.)	-	P 5.00/pc.

**VEGETABLES, ROOTCROPS, FRUITS (Blue Ticket)**

Delivered by Sack (50 kgs.)	-	P 5.00/sack
Kaing	-	P 5.00/kaing
Elastic Bag	-	P 5.00/bag
Jeep (6 to 12 seater)	-	P 30.00 + P 10 (w/Top Load)
Jeep (14 to 18 seater)	-	P 40.00 + P 10 (w/Top Load)
Coconut (fresh buko)	-	P 0.25/pc.

**PROPOSED DESIGNATED SPACE RENTAL RATES PER DAY:**

**AMBULANT/PEDDLERS: (Green Ticket)**

Fish	-	P 5.00/bilao or pail
Meat/Poultry	-	P 50.00/sq.m. (max. of 2.0 sq.m.)
Veg./Fruit/Rootcrops	-	P 5.00/sq.m. (-do-)
Home, Office Supplies, Wares, Clothes, Cooked Foods	-	P 5.00/sq.m. (-do-)
Ice Blocks	-	P 5.00/block

*[Signature]*  
**FLODORO G. GREFO**  
 SB Member

*[Signature]*  
**VIVIAN L. LUGERO**  
 SB Member / SKE Pres.

*[Signature]*  
**ARMANDO D. MAGSINO**  
 SB Member

*[Signature]*  
**BAYANI B. FARIN**  
 SB Member / AEC Pres.

*[Signature]*  
**CARMELITO B. NOCON**  
 SB Member

*[Signature]*  
**HENRIANO M. GRANADOS**  
 SB Member

*[Signature]*  
**AMELIA P. MADRONA**  
 SB Member

*[Signature]*  
**ARTURO P. TACOS**  
 SB Member

*[Signature]*  
**BELLY A. GREFO**  
 SB Member

*[Signature]*  
**FLAVIANO P. SATSATIN**  
 SB Member

Lease of Open Spaces for Rolling Stores, Other Offices outside  
the designated Stall Buildings - P 5.00/sq.m./day

**PARKING FEE: (Pink Ticket)**

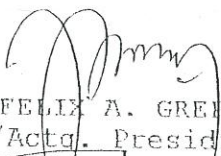
- Delivery Van/Jeep (4 wheeler) - P 5.00/first 2 hrs. (with additional P5.00 in excess of 2 hrs.)
- Delivery Truck (6 wheeler) - P10.00/first 2 hrs. (with additional P5.00 in excess of 2 hrs.)

**PARKING ON NO PARK ZONE** (All market roads) - P 5.00/vehicle/day


**SURCHARGE FOR VENDORS** - occupying more than 2.0 sq.m. - P5.00/day

**UTILITY FEES** (meter base connection, water meter, and its consumption fees to be shouldered by stallholder)


UNANIMOUSLY ADOPTED.


  
FELIX A. GREPO  
SB Member/Actg. Presiding Officer

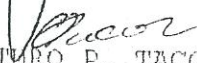
  
AMELIA P. MADRONA  
SB Member

  
CARMELITO B. NOCON  
SB Member

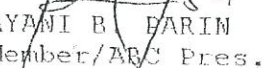
  
ARMANDO D. MAGSTINO  
SB Member

  
TEODORO G. GREPO  
SB Member

  
FLAVIANO P. SATSATIN  
SB Member

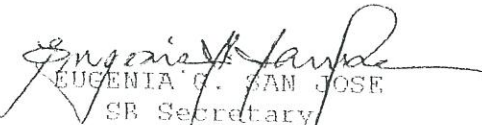
  
ARTURO P. TACOS  
SB Member

  
HERNANDO M. GRANADOS  
SB Member

  
BAYANI B. FARIN  
SB Member/ABC Pres.

  
VIVIEN L. LUJERO  
SB Member/SKF Pres.

ATTESTED BY:

  
EUGENIA C. SAN JOSE  
SB Secretary

APPROVED BY:

  
DEMETRIO P. CAMPANA  
Municipal Mayor

February 7, 2000  
Date