



REPUBLIC OF THE PHILIPPINES  
REGION IV -A (CALABARZON)  
PROVINCE OF CAVITE  
CITY OF GENERAL TRIAS

OFFICE OF THE SANGGUNIANG PANLUNGSOD

**CITY ORDINANCE NO. 17-21 (SPECIAL)**

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

**Sponsors : SP Member Walter C. Martinez  
SP Member Gary A. Grepo  
SP Member Vivencio Q. Lozares, Jr.  
SP Member Jowie S. Carampot  
SP Member Hernando M. Granados  
SP Member Kerby J. Salazar  
SP Member Mario C. Amante  
SP Member Christopher N. Custodio  
SP Member Florencio D. Ayo  
SP Member Constanca S. Felizardo**

**MANDATING ALL PRESENT AND FUTURE SUBDIVISION DEVELOPERS IN THE CITY OF GENERAL TRIAS TO PROVIDE ONE THOUSAND SQUARE METERS (1 000 SQ.M.) SCHOOL SITE ON A NONSALEABLE LAND WITHIN THE SUBDIVISION FOR EVERY NEW TEN HECTARES SUBDIVISION DEVELOPMENT IN THE CITY OF GENERAL TRIAS.**

**WHEREAS, problems besetting the LGU are the crowded space/area/rooms and lack of classrooms in the public schools which are detrimental to enhanced and effective learning;**

**WHEREAS, despite of the prevailing ordinances in the City of General Trias requiring the construction of classrooms for a certain number of hectares, shortage of classrooms is very evident due to the increasing population and continuous development in the City;**

**WHEREAS, corollary to the problem in sufficient classrooms in schools is the absence of school site where school buildings can be erected;**

**WHEREFORE, on motion of SP Member Jonas Glyn P. Labuguen, duly seconded by all Members present,**

**BE IT ENACTED by the Sangguniang Panlungsod that:**

**Section 1. TITLE. This Ordinance shall be known as "School Site Donation for Every Ten Hectares Development Ordinance".**

**Section 2. AUTHORITY AND PURPOSE.**

**This Ordinance is enacted pursuant to the following:**

- a. Improve the public school classroom to student ratio;**
- b. Enjoin the private sectors especially the real estate developers/owners in the community development programs;**
- c. Increase the literacy rate of the city; and**
- d. Sec. 458 (a)(2)(x) of the Local Government Code of 1991: Subject to National Law, process and approve subdivision plans for residential, commercial, or industrial purposes and other development purposes, and to collect processing fees and other charges, the proceeds of which shall accrue entirely to the city.**

**Section 3. GUIDELINES ON IMPLEMENTATION.**

- a. All newly developed residential subdivisions and condominiums regardless of type, model, class and category shall be covered by this Ordinance;**





## OFFICE OF THE SANGGUNIANG PANLUNGSOD

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- b. Certificate of Completion for land development shall only be issued by the Sangguniang Panlungsod 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. In no case shall a Deed of Undertaking replace the compliance with this Ordinance;
- c. School site with limited area for school building expansions must adopt a multilevel building construction. All school sites donated under this Ordinance shall be constructed preferably within the project area and near the entrance for easy access to students;
- d. Real estate developers/owners have the option to donate the equivalent project amount of the school site to the Local Government Unit of General Trias subject to terms and conditions agreed in the Memorandum/Deed of Donation;
- e. Tabulated allocation of school site requirement for each residential subdivision project must be reflected on the issued Subdivision Permit/Plan; and
- f. To determine whether a particular real estate developer/owner has a total project area of 10 hectares, only approved projects which posting requirements have lapsed are to be considered.

### Section 4. EXEMPTION COVERAGE.

The following subdivision projects are not covered by this Ordinance:

- a. Nonresidential subdivision projects;
- b. Residential condominiums with less than 250 units and other residential condominiums approved before 31 December 2008;
- c. Maliksing Pabahay (53 hectares); and
- d. Light Rail Transit Authority (LRTA) School Project.

### Section 5. PENALTY CLAUSE.

In cases of noncompliance with this Ordinance, developers/owners shall be penalized as follows:

- |                   |   |   |
|-------------------|---|---|
| a. First Offense  | - | Issuance of Notice of Noncompliance;  |
| b. Second Offense | - | Appearance before the Sangguniang Panlungsod and written explanation for noncompliance; and |
| c. Third Offense  | - | Non-issuance of Certificate of Completion of land development.                              |

Section 6. REPEALING CLAUSE. All ordinances, resolutions, rules or regulations inconsistent with this Ordinance are hereby repealed.

Section 7. EFFECTIVITY. This Ordinance shall take effect after its publication or posting of copies in conspicuous and accessible places in the city.

ENACTED under THIRD READING on 27 DECEMBER 2017.





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**KERBY J. SALAZAR**  
SP Member

  
**JONAS GLYN P. LABUGUEN**  
SP Member

  
**GARY A. GREPO**  
SP Member

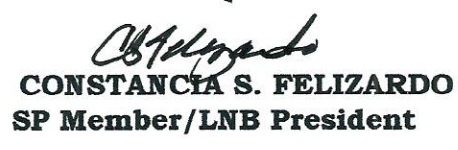
  
**JOWIE S. CARAMPOT**  
SP Member

  
**WALTER C. MARTINEZ**  
SP Member

  
**CHRISTOPHER N. CUSTODIO**  
SP Member

  
**FLORENCIO D. AYOS**  
SP Member

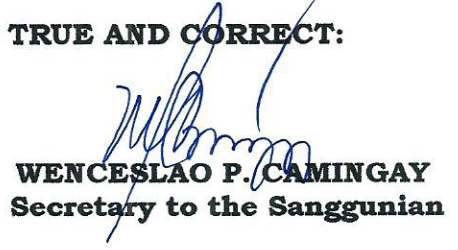
  
**VIVENCIO Q. LOZARES, JR.**  
SP Member

  
**CONSTANCIA S. FELIZARDO**  
SP Member/LNB President

**MARIO C. AMANTE**  
SP Member  
(On Leave)

**HERNANDO M. GRANADOS**  
SP Member  
(On Leave)

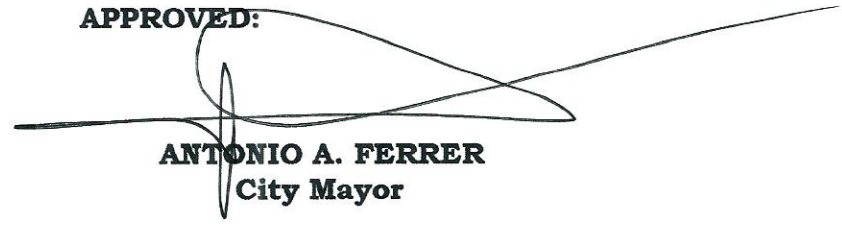
CERTIFIED TRUE AND CORRECT:

  
**WENCESLAO P. CAMINGAY**  
Secretary to the Sanggunian

ATTESTED:

  
**MAURITO C. SISON**  
City Vice Mayor/Presiding Officer

APPROVED:

  
**ANTONIO A. FERRER**  
City Mayor