



Republic of the Philippines  
Region IV-A (Calabarzon)  
PROVINCE OF CAVITE

MUNICIPALITY OF GENERAL TRIAS

## OFFICE OF THE SANGGUNIANG BAYAN

### RESOLUTION NO. 11-08

Author: SB Member Richard R. Parin

**ENACTING MUNICIPAL ORDINANCE NO. 11-01 PROVIDING FOR THE INSTITUTIONAL ADMINISTRATIVE AND HOUSING PROGRAM OF THE MUNICIPALITY.**

Be it ordained and enacted by the Sangguniang Bayan of the Municipality of General Trias, to wit:

#### ARTICLE I

#### TITLE, POLICY AND DEFINITION OF TERMS

**Section 1. Title - An ordinance providing for the institutional Administrative and Housing program of the Municipality of General Trias.**

**Section 2. Statement of Policy and Program Objectives - It shall be the overall policy of the government of the Municipality of General Trias to vigorously pursue a comprehensive, variable and sustainable urban development and housing program, which shall uplift the living conditions of the deprived sector of the community, particularly the homeless, undertaken in cooperation with concerned national government agencies, the private sector and with the direct participation of the program beneficiaries themselves.**

**The overriding goal is the provision of adequate and decent low-cost housing for the poor and low-income families. Specifically, this Ordinance aims to:**

- 1. Provide the municipality's homeless families and the underprivileged access to housing projects at the most affordable cost possible including basic social services and opportunities for a viable source of income;**
- 2. Curb the proliferation of slum and blighted areas in the municipality thereby reducing urban dysfunctions;**
- 3. Encourage a more effective people's participation in the urban development process;**
- 4. Ensure not only the compliance of the private sector to the socialized housing requirements pursuant to the express provisions of law but also encourage their participation in the**

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process of urban development and in undertaking housing projects either on their own initiative or in partnership with the Municipal Government;

5. Enhance the capability of the Municipal Government in undertaking urban development and housing programs and projects; and
6. Effectively prevent encroachments on environmentally critical areas and squatting in government and private lands.

**Section 3. Definition of Terms - As may herein apply, the definition of some of the terms used under the Urban Development and Housing Act (UDHA) of 1992, or R.A. 7279, are hereby adopted:**

- a. "Affordable Cost" refers to the most reasonable price of land and shelter based on the needs and financial capability of program beneficiaries and appropriate financing schemes;
- b. "Blighted Areas" shall refer to areas within the municipality where the structures are dilapidated, obsolete and unsanitary, tending to depreciate the value of the land and prevent normal development and use of the area;
- c. "Consultation" refers to the constitutionally mandated process whereby the public on their own or through people's organizations, is provided an opportunity to be heard and to participate in the decision-making process on matters involving the protection and promotion of its legitimate collective interests, which shall include appropriate documentation and feedback mechanisms;
- d. "Idle Lands" refers to non-agricultural lands in urban and urbanizable areas on which no improvements have been made by the owner, as certified by the Municipal Assessor;
- e. "Joint Venture" refers to the commitment or agreement by two (2) or more persons to carry out a specific or single business enterprise for their mutual benefit, for which purpose they combine their funds, land resources, facilities and services;

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- f. "Land Assembly or Consolidation" refers to the acquisition of lots or varying ownership through purchase or expropriation for the purpose of planned and national development and socialized housing programs without individual property boundary restrictions;
- g. "Land Banking" refers to the acquisition of land at values based on existing use in advance of actual need to promote planned development and socialized housing programs;
- h. "Land Swapping" refers to the process of land acquisition by exchanging land for another piece of land of equal value, or for shares of stock in a government or quasi-government corporation whose book value is of equal value to the land being exchanged, for the purpose of planned and national development and provision for socialized housing where land values are determined based on land classification, market and assessed value taken from existing tax declarations;

Provided, that more valuable lands owned by private persons may be exchanged with less valuable lands to carry out the objectives of this Ordinance;

- i. "Land Use Plan" refers to the rational approach of allocating available land resources as equitably as possible among competing user groups and for different functions consistent with the development plan area and the program under this Ordinance;
- j. "Resettlement Areas" refers to the areas identified by the municipality, which shall be utilized for the relocation of its underprivileged and homeless constituents;
- k. "Security of Tenure" refers to the degree of protection afforded to qualified program beneficiaries against infringement or unjust, unreasonable and arbitrary eviction or disposition, by virtues of the right of ownership, lease agreement, usufruct and other contractual arrangements;

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1. "Socialized Housing" refers to the housing programs and projects covering houses and lots or home lots only undertaken by the government or the private sector for the underprivileged and homeless citizens which shall include sites and services development, long term financing, liberalized terms on interest payments, and such other benefits in accordance with the provisions of this Ordinance;
- m. "Underprivileged and Homeless Citizens" refers to the beneficiaries of this Ordinance and to individual or families residing in the municipality whose income or combined household income falls within the poverty threshold as defined by the National Economic and Development Authority (NEDA) and who do not own housing facilities. This shall include those who live in makeshift dwelling units and do not enjoy security of tenure.

### ARTICLE II

#### AUTHORITY AND PURPOSE

**Section 4. Authority - This Ordinance is enacted pursuant to the provisions of Section 16, General Welfare, and Section 17, Basic Services and Facilities of the Local Government Code of 1991 (R.A. 7160) which define in general and specific terms the responsibilities of the local government in providing programs and projects to meet the economic and social needs of its constituents amongst which are low-cost housing and mass dwellings.**

Further, Section 29, Article VII of the Urban Development and Housing Act (UDHA) of 1992 (R.A. 7279) mandates the Local Government

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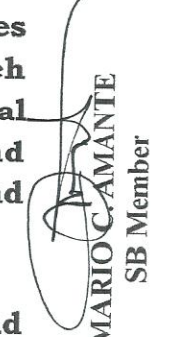
  
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Units (LGUs) to resettle persons living in danger areas such as esteros, railroad tracks, riverbanks, garbage dumps, shorelines, waterways, and in other public places such as sidewalks, roads, parks and playgrounds and Section 39, thereof, which in-charge LGUs with the responsibility of implementing the UDHA of 1992 in their respective localities in coordination with public and private agencies/instrumentalities/organizations which are invariably involved in housing and urban development.

Finally, Presidential Memorandum Order No. 74, dated 13 September 2002 directs LGUs to create their respective housing boards to implement activities in areas proclaimed as socialized housing sites.

**ARTICLE III**

**THE MUNICIPAL URBAN DEVELOPMENT AND HOUSING BOARD**

**Section 5. Creation** - There shall be created in the Municipality of General Trias an Urban Development and Housing Board (MUDHB) that shall formulate policies, operational guidelines, provide effective coordination, and oversee the implementation of the shelter plan of the municipality.

**Section 6. Composition** - The Board shall be composed of the Municipal Mayor as Chairman, and the Chairman of the Committee on Appropriation and the Municipal Vice Mayor as Co-Chairmen, with the following as members:

- a. Municipal Planning and Development Coordinator;
- b. Municipal Agriculturist;
- c. Municipal Social Welfare and Development Officer;
- d. Municipal Engineer;

**Section 7. Functions** - The Board shall have the following functions:

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 SB Member

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- a. Formulate policies and operational guidelines pertinent to the implementation of the municipality's shelter program;
- b. Consistent with the land use plan of the municipality, approve specific areas identified by the Municipal Housing Development and Management Office (MHDMO) as suitable for socialized housing projects;
- c. Act as originators for socialized projects in the municipality;
- d. Accredite originators for socialized housing projects to be put up within the municipality;
- e. Submit for the consideration of the Sangguniang Bayan proposals on taxation and such other modes of revenue generation to ensure the viability and sustainability of the municipality's housing program;
- f. Enter into agreements or partnership arrangements with government agencies engaged in housing and related activities such as, but not limited to the National Housing Authority (NHA), Home Development Mutual Fund (HDMF), Housing and Urban Development Coordinating Council (HUDCC), National Home Mortgage Finance Corporation (NHMFC) and those of the private sector upon the authorization of the Sangguniang Bayan;
- g. Review and recommend for the approval of the Sangguniang Bayan the budgetary requirements of the municipality's housing program as prepared by the MHDMO;
- h. Review, approve and/or disapprove the municipality's housing project proposals as submitted by the MHDMO;
- i. Call on any municipal office/department and representatives of national government agencies assigned in the province such as the Agrarian Reform Officer, Department of Agrarian Reform and the Station Commander, Philippine National Police to lend their assistance in the planning and implementation of the housing program;
- j. Act to amicably settle or arbitrate on issues and complaints arising from the implementation of the municipality's housing projects including similar issues and complaints lodge against

  
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housing subdivision owners/developers, who are operating within the province, and, as the case may warrant, endorse the same for final disposition by the Housing and Land Use Regulatory Board (HLURB);

- k. Upon the authorization of the Sangguniang Bayan, acquire lands to be utilized for the housing projects of the municipality either through negotiated sale or through expropriation proceedings, land swapping, land banking, land assembly or consolidation, joint venture and such other modes of acquisition as maybe lawfully allowed;
- l. Conduct community consultations as often as possible to ensure transparency and elicit the commitment of all stakeholders in the shelter plan in the municipality;
- m. Legitimate the list of the municipality's housing project beneficiaries as submitted to it by the MHDMO; and
- n. Perform such other functions as may be necessary for the success of the implementation of the housing program and projects of the municipality.

**Section 8. Secretariat - The Chairman of the Board is hereby empowered to designate an employee or, an office, who shall provide for the clerical, records keeping and related services for the MHDMO;**

### ARTICLE IV

#### FINAL PROVISIONS

**Section 9. Repealing Clause - All ordinances and rules and regulations part or parts thereof which are inconsistent with any of the provisions of this Ordinance, are hereby repealed or modified accordingly.**

**Section 10. Separability Clause - Should any section provision of this Ordinance be declared unconstitutional or invalid, other parts or provisions hereof which are not affected thereby shall continue to be in full force and effect.**

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**Section 11. Effectivity Clause - This Ordinance shall take ten (10) days after its publication in a local newspaper or after its posting in at least three (3) conspicuous places in the municipality.**

**APPROVED under THIRD READING on 01 FEBRUARY 2011.**

  
**MAURITO C. SISON**  
SB Member

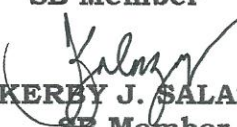
  
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SB Member

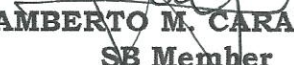
  
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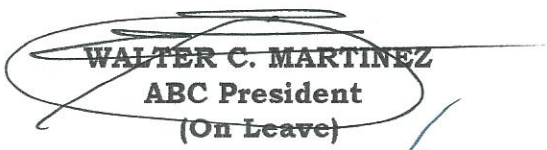
  
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**JIM DOMINIC M. CULANDING**  
SKF President


  
**LAMBERTO M. CARAMPOT**  
SB Member  
(On Official Business)

  
**WALTER C. MARTINEZ**  
ABC President  
(On Leave)

**CERTIFIED TRUE AND CORRECT:**

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

**ATTESTED:**

  
**FERNANDO P. CAMPAÑA**  
Municipal Vice Mayor/Presiding Officer

**APPROVED:**

  
**LUIS A. FERRER IV**  
Municipal Mayor