

**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE  
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY  
ON NOVEMBER 29, 2022 VIA ZOOM MEETING**

**PRESENT:**

Hon. Alyssa Renee A. Cruz,	Presiding Officer
Hon. Hamilton G. Blanco,	Councilor
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Andrea Loise F. Macaraig,	“
Hon. Nestor E. Dimacuha,	“
Hon. Oliver Z. Macatangay,	“
Hon. Armando C. Lazarte,	“
Hon. Nelson J. Chavez,	“
Hon. Jose Jonash Luis F. Tolentino,	“
Hon. Zester Carlo M. Hernandez,	“
Hon. Isidra “Ched” M. Atienza,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Michael C. Villena,	“
Hon. Angelito Dondon A. Dimacuha,	(ABC-Rep.)
Hon. Marjorie A. Manalo,	(SK-Rep.)

“On motion of Councilor Lazarte duly seconded, the following Resolution was Adopted:

**RESOLUTION NO. 22-456 S. 2022**

**RESOLUTION APPROVING THE APPLICATION FOR PRELIMINARY  
APPROVAL/LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT  
(DP) OF CREATIVE HOTEL CONCEPTS, INC., FOR A PROPOSED THE FORUM OF  
PONTEFINO ESTATES LAND DEVELOPMENT PROJECT LOCATED IN  
BARANGAY PALLOCAN EAST, BATANGAS CITY**

**WHEREAS**, Creative Hotel Concepts, Inc. applied for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for the proposed “The Forum” of Pontefino Estates Land Development Project located in Barangay Pallocan East, Batangas City;

**WHEREAS**, “The Forum” is a master-planned Information Technology (IT) Business Park designed as a Special Economic Zone by virtue of Presidential Proclamation No. 1175 dated June 25, 2021;

**WHEREAS**, the project proponent has submitted the requirements for the approval of its applications;

**WHEREAS**, all necessary permits, and documentation shall be provided by the Creative Hotel Concepts, Inc. including but not limited to landscape and greening layout plan within the project site, Site Development Plan and Traffic Management Plan, Revised Barangay Resolutions and Memorandum of Agreement (MOA) by and between the proponent and the host Barangay, City Environmental Certificate (CEC) from the City ENRO, Engineering Geological and Geohazard Assessment Report (EGGAR) and compliance to the conditions and recommendations as enumerated in the evaluation report of the City Planning and Development Office (CPDO) of Batangas City;

Continuation of Resolution No. 22-456 S. 2022

**RESOLUTION APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF CREATIVE HOTEL CONCEPTS, INC., FOR A PROPOSED THE FORUM OF PONTEFINO ESTATES LAND DEVELOPMENT PROJECT LOCATED IN BARANGAY PALLOCAN EAST, BATANGAS CITY**

**WHEREAS**, all applicable requirements of all concerned government agencies and applicable provisions of existing laws and city ordinances shall be complied with including Environmental Code of Batangas City, Ordinance No. 20 S. 2018 (An Ordinance Establishing Sewage and Septage Management for the City of Batangas) RA 9275 (Clean Water Act of 2004), RA 9513 (Renewable Energy Act of 2008);

**WHEREAS**, non-compliance with the provisions and conditions stipulated herein shall be sufficient ground or basis for revocation of the issuance of this decision;

**NOW THEREFORE**, be it resolved, as it is hereby resolved by the Sangguniang Panlungsod in session assembled, to approve as it hereby approves, the Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) of Creative Hotel Concepts, Inc. for the proposed The Forum of Pontefino Estates Land Development Project located in Barangay Pallocan East, Batangas City.

**UNANIMOUSLY APPROVED."**

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**AUTHORS : COUN. ARMANDO C. LAZARTE  
COUN. LORENZO A. GAMBOA JR.**

**CO AUTHOR : COUN. NESTOR E. DIMACUHA**

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I hereby certify that the foregoing Resolution No. 22-456 S. 2022 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on November 29, 2022.

**GERARDO M. DIMAANO**  
Board Secretary III

**NOTED:**

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary

**ATTESTED:**

  
**ATTY. ALYSSA RENEE A. CRUZ**  
Presiding Officer

ODT/GMD/ystingchuy...



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Province of Batangas  
Batangas City  
SANGGUNIANG PANLUNGSOD

**JOINT COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT, LAND USE AND ZONING  
COMMITTEE ON ENGINEERING AND PUBLIC WORKS**

**COMMITTEE REPORT**

**SUBJECT: APPLICATION FOR THE PRELIMINARY APPROVAL /LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF CREATIVE HOTEL CONCEPTS, INC. FOR A PROPOSED THE FORUM OF PONTEFINO ESTATES LAND DEVELOPMENT PROJECT LOCATED IN BARANGAY PALLOCAN EAST, BATANGAS CITY**

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**BACKGROUND**

The letter from City Mayor Beverley Rose A. Dimacuja endorsing the application for Preliminary Approval/locational Clearance (PALC) and Development Permit (DP) of Creative Hotel Concepts, Inc. for a proposed The Forum of Pontefino Estates Land Development Project located in Barangay Pallocan East, Batangas City was referred to the Joint Committee on Environment and Urban Development, Land Use and Zoning and Committee on Engineering and Public Works thru Resolution No. 22-381 S. 2022 during the Regular Session of the Sangguniang Panlungsod ng Batangas held last October 25, 2022 at the Sanggunian Session Hall.

The Committee Hearing regarding the subject matter conducted by the aforementioned Joint Committees last Wednesday, November 15, 2022 at 9:15 in the morning was attended by the following: Coun. Armando Lazarte - Chairman, Committee on Environment and Urban Development, Land Use and Zoning; Coun. Lorenzo Gamboa, Jr. - Chairman, Committee on Engineering and Public Works; Coun. Nestor Dimacuja; Coun. Isidra Atienza; Coun. Karlos Emmanuel Buted; Coun. Nelson Chavez; SK Fed. Pres. Marjorie Manalo; Coun. Oliver Macatangay; Coun. Jose Jonash Luis Tolentino; Coun. Hamilton Blanco; ABC Pres. Angelito Dondon Dimacuja; Coun. Zester Carlo Hernandez; Coun. Andrea Loise Macaraig; Coun. Michael Villena; and Vice Mayor Alyssa Renee Cruz.

Also in attendance were Engr. Roselyn Berberabe, Zoning Officer IV and Engr. Edgar Festijo, Assistant CPDC of the City Planning and Development Office; Ms. Ma. Aileen Paglicauan, EMS I from the City ENRO; Ms. Guadalupe Judy Tumaming, City Assessor; Ms. Myla Delgado and Miss Edna Magnaye, Sr. Transportation Regulation Officers from the Transportation Development Regulatory Office; Barangay Chairman Garry A. Panopio of Pallocan East, Batangas City; Barangay Chairman Digna Fajarito of Gulod Labac, Batangas City; and Ms. Fely Ramos, EVP - COO, Mr. John Thomas "JT" Garcia, VP, Ms. Tina Gonzales, Deputy COO, Mr. Leonardo Conception, AVP Permits and Licenses and Credit Collection from Creative Hotel Concepts, Inc.

Coun. Jose Jonash Luis Tolentino and Coun. Hamilton Blanco were elected temporary members of the Joint Committee.

**DISCUSSIONS AND OBSERVATIONS**

The following observations resulted after extensive discussions and deliberations of all present during the Committee Hearing, to wit:

1. A Public Hearing should have been conducted. Resolutions from the Barangays were vague and should reflect the concerns of the host Barangays, such as construction of footbridge, flood control plan and, Corporate Social Responsibility (CSR) for such obligations and responsibilities to be binding and for transparency purposes. A revised Barangay Resolution shall be passed and a Memorandum of Agreement (MOA) shall be signed by and between the proponent and the Barangays concerned, copies of which shall be submitted to the Sangguniang Panlungsod ng Batangas prior to the approval of PALC/DP as provided for by R.A. 7160, Sec. 33;
2. The copy of Engineering, Geological and Geohazard Assessment Report shall be submitted;
3. Dikes should be extended for flood control purposes;
4. Qualified Residents of the host Barangays shall be given employment priority as provided for in Batangas City Ordinance No. 8, S. 1994;



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**JOINT COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT, LAND USE AND ZONING  
 COMMITTEE ON ENGINEERING AND PUBLIC WORKS**

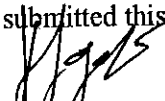
5. Site Development Plan and Traffic Management Plan including identification of parking areas during construction phase shall be provided;
6. PEZA is a great opportunity and privilege for locators of BPO and IT Companies;
7. Considering that large volume of traffic is eminent, opening an entrance and exit in Barangay Sampaga, Batangas City area should be seriously considered;
8. All applicable requirements of all concerned government agencies and applicable provisions of existing laws and city ordinances shall be complied with including Environmental Code of Batangas City, Ordinance #20, S. 2018 (An Ordinance Establishing Sewage and Septage Management for the City of Batangas) RA 9275 (Clean Water Act of 2004), Ra 9513 (Renewable Energy Act of 2008). Environment friendly building materials and facilities such as solar panels, solar lights, rain water collection hubs, etc. were encouraged, crafting an ordinance providing incentives therein shall be considered;
9. All conditions and recommendations stipulated in the Evaluation Report of the City Planning and Development Office of Batangas City shall be adopted in its entirety.

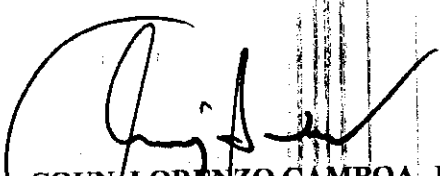
**RECOMMENDATIONS**


In accordance to the proceedings and based on the observations and discussions during the Committee Hearing, the Joint Committee on Environment and Urban Development, Land Use and Zoning and Committee on Engineering and Public Works propose following recommendations:


1. The adoption of this Committee Report; and
2. The approval of the Resolution hereto attached.

Respectfully submitted this 29<sup>th</sup> day of November, 2022.

  
**COUN. ARMANDO LAZARTE**  
 Committee Chairman  
 Committee on Environment and Urban Development,  
 Land Use and Zoning


  
**COUN. LORENZO GAMBOA, JR.**  
 Committee Chairman  
 Committee on Engineering and Public Works

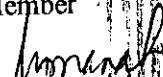
  
**COUN. ISIDRA ATIENZA**  
 Member, Committee on Environment and Urban  
 Development, Land Use and Zoning


  
**COUN. NESTOR DIMACUHA**  
 Member, Committee on Environment and  
 Urban Development, Land Use and Zoning

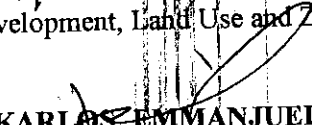
  
**COUN. JOSE JONASH LUIS TOLENTINO**  
 Temporary Member

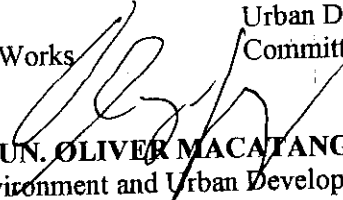
  
**COUN. HAMILTON BLANCO**  
 Temporary Member

  
**ABC PRES. ANGELITO DONDON DIMACUHA**  
 Member, Committee on Environment and Urban  
 Development, Land Use and Zoning

  
**SK FED. PRES. MARJORIE MANALO**  
 Member, Committee on Environment and  
 Urban Development, Land Use and Zoning

  
**COUN. NELSON CHAVEZ**  
 Member, Committee on Environment and Urban  
 Development, Land Use and Zoning,  
 Committee on Engineering and Public Works

  
**COUN. KARLOS EMMANJUEL BUTED**  
 Member, Committee on Environment and  
 Urban Development, Land Use and Zoning,  
 Committee on Engineering and Public Works

  
**COUN. OLIVER MACATANGAY**  
 Member, Committee on Environment and Urban Development, Land Use and Zoning,  
 Committee on Engineering and Public Works



Republic of the Philippines  
 Batangas City  
**City Planning and Development Office**  
 City Hall Complex, P. Burgos Street, Batangas City 4200  
 Tel. Nos.: (043) 723-4146  
*email add: [cpdobatangascity@yahoo.com](mailto:cpdobatangascity@yahoo.com)*

**EVALUATION REPORT**

September 15, 2022

**APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF CREATIVE HOTEL CONCEPTS, INC. FOR THE PROPOSED THE FORUM OF PONTEFINO ESTATES LAND DEVELOPMENT PROJECT TO BE LOCATED IN BRGY. PALLOCAN EAST, BATANGAS CITY**

**I. PROJECT BRIEF**

NAME OF APPLICANT	:	<b>CREATIVE HOTEL CONCEPTS, INC. BY: MS. FELY T. RAMOS Senior Vice President-Chief Operating Officer</b>
ADDRESS OF APPLICANT	:	<b>Unit 1505, Paragon Plaza, EDSA, Mandaluyong City</b>
NAME OF DEVELOPER	:	<b>Creative Hotel Concepts, Inc.</b>
ADDRESS OF DEVELOPER	:	<b>11<sup>th</sup> Floor. Agustin Building 1, Ortigas Center, Pasig City</b>
NAME OF AUTHORIZED REPRESENTATIVE	:	<b>Mr. Leonardo F. Concepcion Jr. AVP- Permits &amp; Licenses and Credit Collection</b>
ADDRESS/CONTACT NO.	:	<b>271 Doña Soledad Extension, Better Living Subdivision, Paranaque City 09177274510</b>
LOCATION OF PROJECT	:	<b>Brgy. Pallocan Silangan, Batangas City</b>
RIGHT OVER LAND	:	<b>Owner Tax Declaration Nos.: 0071-06191 0071-04219 0071-04559 0071-04561 0071-04558 0071-04221 0071-04222 0071-04223 0071-04224 0071-04300 0049-00610</b>



PROJECT AREA	:	42,567 square meters more or less/ 4.26 has. more or less
NUMBER OF SALEABLE LOTS	:	38- Lots
PROJECT COST	:	Php 59,593,800.00
PROJECT CLASSIFICATION	:	Commercial Subdivision Project
SITE ZONING CLASSIFICATION	:	Commercial-3 Mixed-Use Zone (C3MX-Z)

## II. A. SITE DESCRIPTION

1. “ The FORUM” is a master-planned Information Technology (IT) Business Park with a total lot area of 42,267.0 square meters more or less, to be located in Barangay Pallocan Silangan and Gulod Labac, Batangas City
2. It was designated as a Special Economic Zone by virtue of Presidential Proclamation No. 1175 dated June 25, 2021.
2. It is adjacent to the existing Pontefino’s residential and commercial projects which includes The Pontefino Hotel, The Terraces, The Pontefino Tower and the 330 completed residential townhouses.
4. The dominant land uses within the fifty (50) meter radius from the project site are residential and commercial uses.

## B. EVALUATION OF SUBDIVISION PLAN

For the whole project

Parameters	PD 957	The Forum at Pontefino Estates	Percentage (%)
<b>Total Project Area</b>		<b>42,567.00 sq.m.</b>	<b>100 %</b>
<b>Total Area of Saleable Lots</b>		<b>29,282.00 sq.m.</b>	
1. Land Allocation			
a. Saleable Area	70% Maximum	29,282.00 sq.m.	68.79%
b. Non- Saleable Area	30% Minimum	13,285.00 sq.m.	31.21%
b.1 Roads		11,111.00 sq.m.	26.10%
b.2 Parks/Playground	9.00 %	2,174.00 sq.m.	5.11%
b.3 Community Facility			
2. Water Supply			
	Connect to the public water supply system/elevated water tank	Will connect to the existing water supply of Pontefino Prime Heights. With provision of two (2) units elevated water tank located at the	

		Northwest and South portion of the site	
3. Fire hydrant	Maximum spacing 250 meters	Will provide five (5) units fire hydrant located in front of Block 4 Lot 4, Block 2 Lot 1 & 2, Block 3 Lot 10, Block 3 Lot 4 and Block 1 Lot 1	
4. Electrical Power Supply	Connect to power service available in the area	Will connect to Meralco	
5. Drainage System	Concrete lined canal or underground drainage system	Concrete lined u-type drainage canal	
6. Sewage disposal system	Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules & Regulations	Individual septic tank shall be provided per building	
7. Garbage disposal system	Local Government Unit (LGU) Services	To be collected by the private collectors/ haulers of solid wastes provided by the city government and will provide material recovery facility (MRF) within the subdivision for proper waste segregation and solid wastes reduction.	
8. Drainage Outfall (Storm water)	Existing nearest creek or river; existing drainage canal provided by the government	Existing creek located at the northern portion traversing Pontefino Prime Heights and the proposed project	

By Blocks

**B. 1 Block 1**  
**Saleable Lots: Lots Only - 16 Lots**

Parameters	PD 957	The Forum at Pontefino Estates	Percentage (%)
<b>Block 1 - Project Gross Area</b>		<b>6,307.00 sq.m.</b>	
1. Land Allocation			
a. Saleable Area		6,307.00 sq.m.	14.82%
2. Minimum Lot Area			
a. Block 1	50.00 sq.m	303.00 sq.m.	
3. Minimum Lot Frontage	4.00 meters	10.00 meters	
a. Block 1			
4. Length of Block	400 meters (max)	100.00 meters	
5. Right of Way (ROW)			
a. major road	10.00 meters	17.00 meters	
b. minor road	8.00 meters	8.00 meters	



6. Road Specification		8mts road	17mts road	
a. Planting strips (each side)	0.40 meters	0.40 mts	1.00 mts	
b. Sidewalk (each side)	0.60 meters	1.00 mts	2.50 mts	
c. Road pavement	Concrete/Asphalt	Concrete (150 mm.thk.)		

**B. 2 Block 2**  
**Saleable Lots: Lots Only - 8 Lots**

Parameters	PD 957	The Forum at Pontefino Estates		Percentage (%)
<b>Block 2 - Project Gross Area</b>		<b>9,883.00 sq.m.</b>		
1. Land Allocation				
a. Saleable Area		9,883.00 sq.m.		23.22%
2. Minimum Lot Area				
a. Block 2	50.00 sq.m	528.00 sq.m.		
3. Minimum Lot Frontage				
a. Block 2	4.00 meters	18.00 meters		
4. Length of Block	400 meters (max)	108.00 meters		
5. Right of Way (ROW)				
a. major road	10.00 meters	17.00 meters		
b. minor road	8.00 meters	12.50 meters		
6. Road Specification				
		12.50 mts road	17.00 mts road	
a. Planting strips (each side)	0.40 meters	1.00 mts	1.00 mts	
b. Sidewalk (each side)	0.60 meters	2.00 mts	2.50 mts	
c. Road pavement	Concrete/Asphalt	Concrete (150mm.thk.)		

**B. 3 Block 3**  
**Saleable Lots: Lots Only - 10 Lots**

Parameters		The Forum at Pontefino Estates	Percentage (%)
<b>Block 3 - Project Gross Area</b>		<b>10,220.00 sq.m.</b>	
1. Land Allocation			
b. Saleable Area		10,220.00 sq.m.	24%
2. Minimum Lot Area			
b. Block 3	50.00 sq.m	811.00 sq.m.	
3. Minimum Lot Frontage			
a. Block 3	4.00 meters	22.00 meters	
4. Length of Block	400 meters (max)	129.00 meters	
5. Right of Way (ROW)			
a. major road	10.00 meters	17.00 meters	
b. minor road	8.00 meters	-	
6. Road Specification			
		17.00 mts road	
a. Planting strips (each side)	0.40 meters	1.00 mts	
b. Sidewalk (each side)	0.60 meters	2.50 mts	
c. Road pavement	Concrete/Asphalt	Concrete (150 mm.thk.)	



**B. 4 Block 4**  
**Saleable Lots: Lots Only - 4 Lots**

Parameters		The Forum at Pontefino Estates	Percentage (%)
<b>Block 4 - Project Gross Area</b>		<b>2,872.00 sq.m.</b>	
1. Land Allocation			
a. Saleable Area		2,872.00 sq.m.	6.75%
2. Minimum Lot Area			
c. Block 4	50.00 sq.m	630.00 sq.m.	
3. Minimum Lot Frontage			
a. Block 4	4.00 meters	12.00 meters	
4. Length of Block	400 meters (max)	75.00 meters	
5. Right of Way (ROW)			
a. major road	10.00 meters	17.00 meters	
b. minor road	8.00 meters	-	
6. Road Specification			
		17.00 mts road	
a. Planting strips (each side)	0.40 meters	1.00 meter	
b. Sidewalk (each side)	0.60 meters	2.50 meter	
c. Road pavement	Concrete/Asphalt	Concrete (150 mm.thk.)	

**III. EVALUATION OF FACTS**

1. The project site for the proposed commercial subdivision project under PD 957 is located within the Commercial-3 Mixed-Use Zone (C3MX-Z) per the Batangas City Integrated Zoning Ordinance wherein the abovesaid project is an allowed use.
2. The Sangguniang Barangay of Pallocan Silangan issued Barangay Council Resolution No.08, Series 2022 on March 22, 2022, approving the development of the abovementioned project with a total area of 39,191.00 square meters.
3. The Punong Barangay of Pallocan Silangan issued barangay clearance to the proponent dated March 25, 2022 interposing no objection to the development of the proposed commercial subdivision.
4. The Sangguniang Barangay of Gulod Labac, issued Barangay Council Resolution No.06, Series 2022 on March 25, 2022, approving the development of the abovementioned project with a total area of 3,376.00 square meters.
5. The Punong Barangay of Gulod Labac issued barangay clearance to the proponent dated March 29, 2022 interposing no objection to the development of the proposed commercial subdivision.
6. Based on the submitted master development plan, the proposed commercial subdivision is composed of four (4) blocks with a total of thirty eight (38) saleable lots. There will be three (3) proposed connecting bridges traversing an existing creek going to the project site.

7. The project through its proponent was granted an Environmental Compliance Certificate ECC-OL-R4A-2018-0101 for the whole land development project issued February 5, 2018 by the Environmental Management Bureau CALABARZON of the Department of the Environment and Natural Resources (EMB-DENR).
8. The proposed commercial subdivision provided a three (3.00) meter wide easement along the existing creek located at the northern boundary of the site as reflected on the submitted master development plan.
9. Per the submitted plan, the owner/ developer will construct and provide the following amenities and facilities:
  - 9.1 Block 1- (6,307.00 sq.m.)
    - a. concrete road
    - b. parks
    - c. riprap
    - d. connecting bridge
    - e. solar streetlight
    - f. concrete drainage canal
    - g. sidewalk
    - h. fire hydrant
  - 9.2 Block 2- (9,883.00 sq.m.)
    - a. concrete road
    - b. parks
    - c. riprap
    - d. connecting bridge
    - e. solar streetlight
    - f. elevated water tank
    - g. sidewalk
    - h. concrete drainage canal
    - i. fire hydrant
  - 9.3 Block 3- (10,220.00 sq.m.)
    - a. concrete road
    - b. parks
    - c. riprap
    - d. solar streetlight
    - e. elevated water tank
    - f. concrete drainage canal
    - g. sidewalk
    - h. fire hydrant
  - 9.4 Block 3- (2,872.00 sq.m.)
    - a. concrete road
    - b. solar street lights
    - c. concrete drainage canal
    - d. sidewalk
    - e. fire hydrant

#### **IV. CONDITIONS**

This evaluation report together with the application for preliminary approval/locational clearance and development permit for the proposed The Forum at Pontefino Estates in barangay Pallocan Silangan and Gulod Labac, this city, are being submitted with the endorsement of the



Honorable City Mayor to the Sangguniang Panlungsod for appropriate action but not limited to the following considerations:

1. The applicable requirements of all concerned government agencies and applicable provisions of the existing laws and city ordinances shall be complied with;
2. No expansion, alteration and/or improvement shall be introduced in the project site without prior clearance from the city government;
3. Areas allocated for open spaces and amenities are non-saleable and the use of the said areas shall be indicated in the plan and be annotated in the title;
4. The owner/developer shall comply with the provisions of City Ordinance No. 8 Series of 1994 otherwise known as "Providing Priority in Employment or Work to Qualified Barangay Residents";
5. The owner/developer shall comply with the applicable provisions of the Environment Code of Batangas City (City Ordinance No. 16 Series of 2010);
6. The owner/developer shall pay all the required taxes and fees to be imposed by the city government;
7. The owner/developer shall submit the following prior to the development of the project:
  1. Landscape and greening layout plan within the project site.
  2. City Environmental Certificate (CEC) from the City ENRO
8. The owner/developer shall plant fast growing trees in the provided open spaces/buffer areas and ornamental plants in the planting strips in compliance with the required landscaping/greening areas;
9. The owner/developer shall construct and maintain all the facilities, features and amenities provided in the subdivision plan to be approved by the city government;
10. The owner/developer shall allow at any time even without prior notice, government officials/employees to conduct an on-the-spot inspection and monitoring of the on-going activities being undertaken within the project site;
11. The transfer of ownership of the project carries with it the responsibility of complying with all the abovementioned conditions, the transfer of which shall be made known to this office through a written notification by herein grantee within fifteen (15) days from such transfer;
12. The owner/developer shall strictly observed all the standard health and safety protocols set by the National Inter-Agency Task Force on the Management and Prevention of Emerging Infectious Diseases particularly the prevention and mitigation of the spread of COVID 19 at the work place which include establishment and maintenance of onsite accommodation barracks and temporary isolation/quarantine facilities for its affected staff/workers;
13. The owner/developer shall strictly comply with all the conditions stipulated in the Preliminary Approval/Locational Clearance and Development Permit and the approved commercial subdivision plan;
14. Any misrepresentation, false statement or allegation material to the issuance of this decision shall be sufficient ground or basis for its revocation.



15. By IPSO FACTO the owner/developer failed to comply with any of the following stipulated in item no. (4) shall be ground for the cancellation or revocation of the approval for locational clearance & development permit.

Prepared by:

  
**KATRINA BIANCA F. GUTIERREZ, Registered Architect**  
Admin Aide III

  
**ROSELYN G. BERBERABE**  
Zoning Officer IV

Noted by:

  
**GILDA L. GODOY, EnP**  
City Planning and Development Coordinator