OFFICE OF THE SANGGUNIANG PANLUNGSOD

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Sponsored by Councilors Rolando M. Bernardo, Arthur Alfredo E. Aquino,
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Marie O'neal S. Mendoza, Richard F. Peralta, Edgardo V. Soriano, Ferdinand A. Velasco,
Jose Warren P. Villa and Allen Christopher M. Silvano

WHEREAS, in order to determine the growth of commercial centers requirement of an area for development of real estate properties and the establishment of fire zones in the neighborhood to protect life and property:

WHEREAS, to establish/regulate requirements on buildings and commercial centers within the city in accordance with the provisions of the FIRE CODE OF THE PHILIPPINES:

WHEREAS, in view of the high cost of real estate and commercialization of properties is very relevant in maximizing the use of the land are particularly in the commercial area;

WHEREAS, open space and parking areas on commercial centers are now being utilized as extension of shopping malls and construction of high density commercial buildings and parking buildings creating traffic choke areas, thus contributing to hazard to health due to pollution and post danger to lives and properties in case of outbreaks of fire and/or earthquakes:

WHEREAS, Rule IV, Section 7, Item B of the Revised Implementing Rules and Regulations for PD 957, mandates the additional requirements for the registration and licensing of subdivision and condominium projects, to wit: b.1 Sanggunian Resolution or Ordinance granting of development permit/ subdivision development plan ... ",

NOW THEREFORE, BE IT ORDAINED by the Sangguniang Panlungsod of the City of San Juan, Metro Manila, in a session duly assembled that:

Section 1. The conversion and/or development of open space, parking space in all residential and commercial areas are hereby regulated in the City of San Juan.

Section 2. Fire limits or zones particularly to populous commercial centers shall be established and/or re-established to regulate the construction of additional building, or any structure for residential and commercial purposes to safeguard the movement of people thereat.

Section 3. No conversion and/or development of open space/parking space in all residential and commercial areas within the city shall be allowed without securing and approved Ordinance granting development permit/clearance from the Sangguniang Panlungsod of San Juan, Metro Manila.

Section 4. Property developers and owners shall secure Zoning Clearance prior to the application for a development clearance/permit,

Section 5. Penalty Provisions - Violators of these regulations shall be penalized as follows:"

First Offense - P2.000.00

Second Offense - 3,000.00

Third Offense - 5,000.00 and revocation of all permits

"Section 6. Administrative Sanctions - Any city employee or official who shall grant or authorize the construction of any building without the official permit/ clearance issued by the City Government of San Juan shall be administratively liable as follows:"

First Offense -

30 days suspension without pay

Second Offense -

90 days suspension without pay

Third Offense -

Termination of services without prejudice to the administrative action the City Government may take in accordance with the existing laws

Section 7. Property developer and owner without any development permit or clearance permit for construction of any building (residential or commercial) shall be imposed fines as hereunder provided.

a.) Per Floor - P5,000.00 each

b.) Per Unit - 2,500,00 each

c.)

P2,000.00 penalty a day, from the first day of construction up to the time of discovery of the Building Official and the Committee on Housing Landand Urban Development.

Section 8. The City Building Official shall charge a fee of Three Hundred Pesos (P300.00) to provide a uniform poster to contain information regarding the approved Development Permit Ordinance and other permits issued relative tn the construction to be posted in a conspicuous place at the construction site.

Section 9. The City Building Official and the Committee on Housing, Land and Urban Development has the power to inspect the on-going construction to make sure that the provision on the substance of the ordinance are followed before issuance of occupancy permit.

Section 10. Copies of this Ordinance be forwarded to concerned offices for their strict compliance.

Section 11. This Ordinance shall take effect upon approval and publication in at least two leading-newspaper of general circulation and Balitang Pinaglabanan.

(Sgd.) ALLEN CHRISTOPHER M. SILVANO
City Councilor (Sgd.) ARTHUR ALFREDO E. AQUINO
City Councilor

(Sgd.) JANELLA EJERCITA ESTRADA

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(Sgd.) JOSE WARREN P. VILLA
City Councilor (Sgd.) EDGARDO V. SORIANO
Sergeat-at-Arms
City Councilor

(Sgd.) LEONARDO G. CELLES
Asst. Majority Floor Leader
City Councilor (Sgd.) ROLANDO M. BERNARDO
Presiding Pro-Tempore
City Councilor

I HEREBY CERTIFY THAT THIS ORDINANCE
HAS BEEN DULY APPROVED BY THE
SANGGUNIANG PANLUNGSOD ON APRIL 20, 2015.

(Sgd.) RIA P. ESTRELLA-PADILLA
City Government Department Hall II
Secretary, Sanggunuang Panglungsod

ATTESTED:

(Sgd.) FRANCISCO JAVIER M. ZAMORA
Presiding Officer
City Vice-Mayor

APPROVED:

(Sgd.) GUIA G. GOMEZ
City Mayor

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