



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

OFFICE OF THE SANGGUNIANG BAYAN

MUNICIPAL ORDINANCE NO. 14-05

Authors: SB Member Florencio D. Ayos
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Co-Sponsors: SB Member Kerby J. Salazar
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SETTING THE GUIDELINES, POLICIES, RATES AND FEES FOR THE USE AND/OR AVAILMENT OF SERVICES OF THE HIMLAYANG GENERAL TRIAS (LIBINGANG BAYAN), A PUBLIC ENTERPRISE OWNED AND MAINTAINED BY THE MUNICIPALITY OF GENERAL TRIAS, CAVITE.

WHEREAS, the Municipality of General Trias endeavors to be self-reliant by engaging in economic enterprises as a source of alternative revenues as permitted by Sections 17 and 129 of Republic Act No. 7160 otherwise known as the Local Government Code of 1991;

WHEREAS, to provide basic services to its constituents, the Municipality of General Trias has established facilities and infrastructures or public enterprises to address the needs of the people;

WHEREAS, the Municipality of General Trias owns and operates a memorial park named "Himlayang General Trias" (Libingang Bayan) located at Barangay Pasong Camachile II, General Trias;

WHEREAS, the Himlayang General Trias was established to provide a memorial park with amenities and services at par with private contemporaries at a much lower cost for Gentriseños;

WHEREAS, it is the goal of the Local Government that said public enterprises be managed soundly in order to maximize its income potential for the benefit of Gentriseños;

NOW THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED by the SANGGUNIANG BAYAN of the MUNICIPALITY OF GENERAL TRIAS, in session duly assembled, that:

Section 1. Title – This Ordinance shall be known as the 2014 Himlayang General Trias Guidelines, Policies, Rates and Fees.

Section 2. Payment Scheme, Rates and Fees.

The payment scheme, rates and fees for the use of memorial lots or units at Himlayang General Trias (Libingang Bayan) are as follows:

Niche Lot	
Lot Area	3.60 sq.m.
Gross Selling Price	50,000.00
Cash Basis (less 10% discount)	45,000.00
Payment Schedule (for installment basis)	

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10% Downpayment	5,000.00
90% Balance payable up to 3 years	45,000.00
Monthly Amortization (for installment basis)	
1 Year to pay *0.09026 (1.08312/ interest per annum)	4,061.70
2 Years to pay *0.04849 (1.16376/ interest per annum)	2,182.05
3 Years to pay *0.03616 (1.30176/ interest per annum)	1,627.20

Lawn Lot (Standard)	
Lot Area	2.40 sq.m.
Gross Selling Price	30,000.00
Cash Basis (less 10% discount)	27,000.00
Payment Schedule (for Installment Basis)	
10% Downpayment	3,000.00
90% Balance payable up to 3 years	27,000.00
Monthly Amortization (for installment basis)	
1 Year to pay *0.09026 (1.08312/ interest per annum)	2,437.02
2 Years to pay *0.04849 (1.16376/ interest per annum)	1,309.23
3 Years to pay *0.03616 (1.30176/ interest per annum)	976.32

Lawn Lot (Premium)	
Lot Area	2.40 sq.m.
Gross Selling Price	45,000.00
Cash Basis (less 10% discount)	40,500.00
Payment Schedule (for Installment Basis)	
10% Downpayment	4,500.00
90% Balance payable up to 3 years	40,500.00
Monthly Amortization (for installment basis)	
1 Year to pay *0.09026 (1.08312/ interest per annum)	3,655.53
2 Years to pay *0.04849 (1.16376/ interest per annum)	1,963.85
3 Years to pay *0.03616 (1.30176/ interest per annum)	1,464.88

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Family Estate (Mausoleum)	
Lot Area	20.00 sq.m.
Gross Selling Price	300,000.00
Cash Basis (less 10% discount)	270,000.00
Payment Schedule (for Installment Basis)	
10% Downpayment	30,000.00
90% Balance payable up to 3 years	270,000.00
Monthly Amortization (for installment basis)	
1 Year to pay *0.09026 (1.08312/ interest per annum)	24,370.20
2 Years to pay *0.04849 (1.16376/ interest per annum)	13,092.30
3 Years to pay *0.03616 (1.30176/ interest per annum)	9,763.20

Apartment Type	
Lot Area	0.81 sq.m.
Gross Selling Price	12,000.00
Cash Basis (less 10% discount)	10,800.00
Payment Schedule (for Installment Basis)	
10% Downpayment	1,200.00
90% Balance payable up to 3 years	10,800.00
Monthly Amortization (for installment basis)	
1 Year to pay *0.09026 (1.08312/ interest per annum)	974.81
2 Years to pay *0.04849 (1.16376/ interest per annum)	523.69
3 Years to pay *0.03616 (1.30176/ interest per annum)	390.53

2.1. Reservation Fees

Niche Lot	P 1,000.00
Lawn Lot	P 600.00
Family Estate (Mausoleum)	P 6,250.00
Apartment Type	P 250.00

Reservation fees are valid for one (1) month only and are deductible from the downpayment. It is non-transferable and non-refundable.

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2.2. Perpetual Care Fund

Niche Lot	P 5,000.00
Lawn Lot (Standard)	P 3,000.00
Lawn Lot (Premium)	P 4,500.00
Family Estate (Mausoleum)	P30,000.00
Apartment Type	P 1,200.00

The Perpetual Care Fund which will be used for the maintenance of the Himlayang General Trias (Libingang Bayan) is not subject to discount. It shall be paid in one installment for cash basis transactions and maximum of twelve (12) monthly installments with no additional interest for installment basis transactions.

2.3. Internment Fees

Niche Lot	P9,000.00/ internment
Lawn Lot (Standard)	P9,000.00/ internment
Lawn Lot (Premium)	P9,000.00/ internment
Family Estate (Mausoleum)	P9,000.00/ internment
Apartment Type	P2,000.00/ internment

2.4. Transfer Fees

Mausoleums	P1,600.00/transfer of rights
Niche	P1,600.00/transfer of rights
Lawn	P1,600.00/transfer of rights
Apartment Type	P 500.00/transfer of rights

Section 3. Administrative Provision

The following guidelines and policies shall be observed on the use and availment of memorial lots or units at Himlayang General Trias:

1. Individuals who intend to avail of Himlayang General Trias memorial lots/units shall accomplish an application form and sign a Reservation Agreement with his/her conformity to the rules and regulations.

Upon payment of 50% or full payment of the Total Contract Price, the buyer shall execute and sign a Contract to Sell together with the authorized signatory of the municipality. Once fully paid, the buyer shall be issued a Certificate of Ownership, which shall be signed by him.

Samples of the Application Form, Reservation Agreement, Contract to Sell and Certificate of Ownership are contained in Annex I hereof.

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OFFICE OF THE SANGGUNIANG BAYAN

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2. All payments must be made directly to the Municipal Treasurer's Office in which a corresponding official receipt shall be issued. Check payments shall be made payable to the Municipality of General Trias and will be subject to the usual three-day clearing period.

The 1st monthly amortization for those who opt for installment will commence 30 days after paying the full downpayment. Clients shall be sent billing monthly statements to remind him or her of his payment due. In lieu of a billing statement, he/she can go directly to the Municipal Treasurer's Office on or before the due date as indicated in the contract.

FLORENTO D. AYOS
SB Member

LAMBERTO M. CARAPOT
SB Member

A corresponding finance charge or penalty of 2% per month based on the monthly due shall be imposed for late payments, with a fraction of a month considered as one month for all unpaid amounts due. An account shall be considered delinquent and subject to termination upon non-payment of monthly amortization for three (3) consecutive months. Once terminated, all payments will be forfeited in favor of the Municipality of General Trias, and the subject memorial lot/unit will be opened for reselling.

JONAS GLYN P. LABUGUEN
SB Member

CHRISTOPHER N. CUSTODIO
SB Member

3. A discount of 10% shall be automatically given to buyers who will pay in cash. Indigents, senior citizens, persons with disabilities, and government employees may be given a maximum discount of 30% subject to the approval of the Municipal Mayor. Discount for indigents shall be applicable to all apartment units only. The discount shall be applied only to the Total Contract Price. Perpetual Care Fund, Maintenance Fees and Internment Fees are not subject to discounts.

MARIO G. AMANTE
SB Member

4. Expenses for the construction of memorials, niches and mausoleums shall be for the account of the buyer. The plans for these structures must comply with the standards and restrictions set by Himlayang General Trias through the Municipal Engineer's Office. The buyer must also secure the necessary permits and pay the corresponding regulatory fees imposed by pertinent government offices.

RICHARD R. PARTIN
SB Member

5. The buyer shall be allowed to exercise his/her right for perpetual usufruct upon settlement of the Total Contract Price plus applicable interest as stated in the contract. He/she shall also secure the necessary permits and clearances for internment from pertinent government offices and pay the necessary regulatory fees.

KERRY J. S. LAZAR
SB Member

6. An internment fee shall also be paid by the buyer before burial. This excludes the cost tombstone, casket, pre-burial services and permits and clearances from pertinent government offices. For mausoleums, niches and lawn lots, a 5 working day preparation period shall be observed before the day of internment. For apartment units, a 2 working day preparation is observed.

7. The maintenance of the memorial park's common areas, open spaces, gardens, chapel, access roads, comfort rooms, pathways and other

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facilities shall be overseen by the administration of Himalayang General Trias through the use of the Perpetual Care Fund and maintenance fee from economy units. The lot/unit owners on the other hand shall be responsible for the maintenance of their respective lots/units.

The Perpetual Care Fund (PCF) is a one-time fee collected from the buyer which shall be set aside in a trust fund, the income of which shall be used for the maintenance of the memorial park. It shall be paid outright for buyers who will pay the Total Contract Price in cash while installment buyers have the option to pay it without interest for a period not to exceed 12 months.

8. Buyers of mausoleums, niches, lawn lots and apartment units shall enjoy any of the rights and benefits of a perpetual usufructuary. The ownership of the lot/unit shall not be transferred to the buyer. Instead, he/she shall be given the right to use the said lot/unit for a lifetime, subject to the rules and regulations set herein and in his/her contract. No land title shall be issued to the buyer, only a Certificate of Ownership of Rights and a Contract to Sell duly signed by the Municipal Mayor.
9. A buyer can transfer/sell his/her rights to a third party subject to prior written consent and approval of Himalayang General Trias management. A transfer fee will be charged for every request for the transfer of rights.
10. Apartment units shall be sold exclusively to bonafide residents of General Trias only.
11. Any violation of the rules and regulations of Himalayang General Trias may result to imposition of penalties and/or termination of the contract.

Section 4. Repealing Clause - All ordinances, rules and regulations or parts thereof, in conflict with, or inconsistent with any provisions of this Ordinance are hereby repealed or modified accordingly.

Section 5. Separability Clause - If, for any reason, any provision, section or part of this Ordinance is declared not valid by a Court of competent jurisdiction or suspended or revoked by the authorities concerned, such judgment shall not affect or impair the remaining provisions, sections or parts which shall continue to be in force and effect.

Section 6. Effectivity - This Ordinance shall take effect upon approval and after posting in three (3) conspicuous places within the Municipal Hall.

APPROVED under THIRD/FINAL READING on 16 JUNE 2014.

KERBY J. SALAZAR
SB Member

CHRISTOPHER N. CUSTODIO
SB Member

LAMBERTO M. CARAMPOT
SB Member

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JONAS GLYN P. LABUGUEN
SB Member

FLORENCE D. AYOS
SB Member

GARY A. GREPO
LNB President
(On Official Business)

CERTIFIED TRUE AND CORRECT:

WENCESLAO P. GAMINGAY
Secretary to the Sanggunian

ATTESTED:

MAURITO C. SISON
Municipal Vice Mayor/Presiding Officer

APPROVED:

ANTONIO A. FERRER
Municipal Mayor

LAMBERTO M. CARAWPOT
SB Member