



Republic of the Philippines
SANGGUNIANG PANLUNGSOD
City of Mandaluyong

ORDINANCE NO. 682, S-2017

AN ORDINANCE ADOPTING THE NEW MASTER PLAN
FOR THE REDEVELOPMENT OF THE GARDEN OF
LIFE PARK AND APPROPRIATING FUNDS THEREFORE

Be it ORDAINED by the Sangguniang Panlungsod of Mandaluyong:

ARTICLE I
TITLE

This Ordinance shall be known as the
"TEN (10) YEAR MASTER PLAN FOR THE GARDEN OF LIFE
PARK REDEVELOPMENT (2017-2026)"

ARTICLE II
STATEMENT OF POLICIES AND PRINCIPLES

It shall be the policy of the City Government of Mandaluyong to endeavor of providing decent burial exclusive to the departed bonafide residents of the City. Likewise, it shall also provide a sufficient space where living relatives of the departed can offer prayers and memorial service to the departed loved one.

ARTICLE III
SCOPE AND COVERAGE

The Garden of Life Park located along F. Blumentritt Street, Barangay Vergara, covering a land area of 2.54 hectares is hereby declared for redevelopment based on the Master Plan attached herein as Annexes "A" and "B".

Only structures and infrastructure facility intended for Administration Office, Columbarium, Funeral Services, Memorial Chapel, Prayer area, Crematorium, Burial Niches and related uses as defined under Ordinance No. 391, S-2008 shall be allowed within the cemetery area.

ARTICLE IV
DEFINITION OF TERMS

The Master Plan shall have the following terminologies as herein defined:

- a. ALLEY – a narrow passageway or lane, especially one running between or behind buildings or structures in the cemetery;
- b. APARTMENT NICHES – a block of multi-level flats, with series of hollowed-out cubicles with narrow openings to lay the dead;
- c. BLOCK – a group of niches, bone crypts where human remains are contained and other burial facilities in a cemetery bounded on all sides by a road, aisle or alley;

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- d. BURIAL – a burial place or the act or ceremony of putting a dead body into the apartment niche or into the vault;
- e. CHAPEL – a building or place in a cemetery, consecrated or intended for public gathering or worship;
- f. COLUMBARIUM – a building containing chambers or vaults in which urns containing the ashes of the dead are stored;
- g. CREMATION – the technical process, using heat and flame that reduces human remains to ashes and other residue;
- h. CREMATORIUM – a facility or portion of a building in which the remains of deceased human beings are processed by cremation, or a building or furnace where bodies are incinerated;
- i. EXHUMED/EXHUMATION – the act of taking a corpse out of a tomb or from a place like a grave to be subjected for cremation;
- j. LAND DEVELOPMENT – an event causing a situation to change or progress in a cemetery while groups of structures or buildings of the same kind are built as a single construction project, and is not yet completed;
- k. MASTER PLAN OF CITY CEMETERY (2009) – see Annex “C”;
- l. MAUSOLEUM – a privately held right over a building, often decorated or elaborated one that houses a tomb or several tombs;
- m. MEMORIAL CHAPEL – an exclusive or separate area in a cemetery, having its own altar intended for private prayer for the corpse;
- n. NICHES – a series of recessed or hollow structure mainly made of concrete to hold the dead;
- o. OFFICE – a room or set of rooms in which a burial business or public service activities take place;
- p. PRIVATE NICHES – an individual or single niche exclusively made for a single deceased in a cemetery;
- q. REMAINS – a dead body or what is left of a dead body;
- r. ROAD/ROADWAY – the main part of a road area meant to be driven on or a carriageway free for transport;
- s. URN – a sealed vase in which the ashes of somebody who has died and been cremated are kept;
- t. VAULTS – a burial chamber often sealed with concrete stone marked by a tablet in commemoration of the dead.

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ARTICLE V
THE PROPOSED TEN (10)-YEAR
MASTER PLAN AND REDEVELOPMENT

The hereunder mentioned are the major infrastructure programmed in the master plan and redevelopment of cemetery to wit:

- A. **ALLEYS, ROADWAYS AND OPEN SPACES.** All existing alleys and roadways shall be improved, widened or realigned to conform to the requirements of the plan. New roadways shall also be introduced wherever prescribed in the plan (See Annex "A").

Open spaces shall, likewise, be improved and/or introduced and be provided with sufficient lighting facilities preferably solar LED lamp post, impervious concrete pavements, pavers bricks and landscaping for existing trees, ornamental plants and bermuda grass will be maintained. As compliance to the requirement, DDRM and CCA requirement was identified as Mass Burial Staging Area when need arises.

- B. **ADMINISTRATION BUILDINGS, MEMORIAL CHAPELS, COLUMBARIUM AND USED-COFFIN STORAGE AND REPAIR FACILITIES.** The existing two-storey Administration Building shall be demolished and relocated on Phase 2 Block V to accommodate the personnel and staff of the Garden of Life Park, as well as additional storage spaces for Ash Repository, toilet facility for Person with Disability (PWD) and LGBT shall be provided.

The existing two (2)-storey Memorial Chapel, consisting of three (3) rooms, one (1) on the 1/F and two (2) on the 2/F shall have an additional proposed Memorial Chapel consisting of six (6) rooms, three (3) on the 1/F and three (3) on the 2/F with additional storage spaces for Ash Repository, toilet facility for Person with Disability (PWD) and LGBT shall be provided which will be located at Phase 2 Block VI.

The existing Columbarium Buildings 1 & 2 have a total of 6,480 units and additional proposed four (4) buildings tagged as Columbarium Buildings 3, 4, 5 and 6 to be located on Phase 2 Block VI. Each new building shall accommodate three thousand one hundred sixty eight (3,168) units for a grand total of twelve thousand six hundred seventy two (12,672) units. Provision of ash repository and prayer alcove shall be allotted as amenities spaces.

- C. **PUBLIC NICHES.** All existing structures and public niches located on Phase 2 Blocks IV, V and VI shall be demolished to give way for the construction of the proposed New Public Niches and other facilities (See Annex "B"). The New Niches will accommodate a total of 3,312 units. Provision for public toilets facility and latest renewable technology shall be integrated whenever applicable such as solar panel, green roof, rainwater barrel as additional measure of sustainability. (See Annex "A")

- D. **CREMATORIUMS 1 and 2.** The existing Crematorium 1 consists of two (2) sets of crematory and human remains processor shall have a proposed New Crematorium 2 beside it. The said additional Crematorium 2 shall also have two (2) sets of crematory and remains processor.

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- E. MAUSOLEUM AND PRIVATE NICHES. In no case shall any of the existing mausoleum and private niches located along the seven (7) meter roadway be disturbed or modified except for the surrounding area, either yard or open space, which shall be developed with greenery and lighting facilities to conform with the aesthetics of the whole area and mandated to regular maintenance in order to meet the design guidelines of the new master plan.
- F. HIMLAYAN NG DAKILANG MANDALEÑO. The Himlayan ng Dakilang Mandaleño located on Phase 2 Block IV with a total floor area of 650 square meters is allotted for the renowned and distinguished "Mga Anak ng Mandaluyong" who had contributed significantly to our great history and rich tradition. It would serve as their homage in high regard of their loving memory.

**ARTICLE VI
PROPOSED PLAN IMPLEMENTATION AND
BUDGETARY REQUIREMENTS**

The whole plan shall be implemented within a span of ten (10) years, from the beginning of year 2017 and ending in year 2026, with a total appropriation budget of Three Hundred Four Million Six Hundred Seventy One Thousand Pesos (Php304,671,000) as Proposed Annual Budget Allocation 2017-2026 (See Annex "D"), covering the scope of works as follows:

- A. BLOCK I
- New Crematorium
 - Frontage Improvement
 - Used Coffin Storage
 - Land Development
- B. BLOCK II
- Land Development
 - Rainwater Harvesting Facility
 - Property Wall Improvement
- C. BLOCK III
- Regular Niches
 - Public Comfort Rooms W/PWD/LGBT
- D. BLOCK IV
- Regular Niches
 - Himlayan ng Dakilang Mandaleño
 - Public Comfort Rooms W/PWD/LGBT
 - Land Development
- E. BLOCK V
- Two-storey Administrative Building with Storage Facility and Ash Repository
 - Rotonda with Pergola
 - Land Development

F. BLOCK VI

- Columbarium Buildings 3, 4, 5 and 6
- Two-storey Memorial Chapel
- Rotonda with Pergola
- Frontage Improvements
- Land Development

Annual appropriations for these purposes shall be included in the Annual Investment Plan (AIP) 2018 and succeeding AIPs within the covered period. If in the event of implementation of project, additional cost arises due to inflation and other extraordinary circumstances, the City Government shall allocate funds to cover the cost of goods and services in accordance with Republic Act 9184 and other pertinent laws thereto.

ARTICLE VII
POLICY INTEGRATION OF SUSTAINABLE
ENVIRONMENT-FRIENDLY MEASURES

All development shall be sustainable and available renewable measures be considered and integrated for efficient use of energy and water consumptions and in compliance to Ordinance No. 535, S-2014 Green Building Regulations and/or its latest version.

- a. ALTERNATIVE SOURCE OF ENERGY – the use of solar panel on roofing, Niches, Columbarium, Memorial Chapels and Administrative Building, etc. can be installed, integrated from the utility providers to maximize its efficiency;
- b. Rainwater Harvesting Facility or Rain Barrel for landscaping irrigation and maintenance uses;
- c. MATERIAL RECOVERY FACILITY (MRF) – all materials debris derived from public niches such as decayed wooden caskets, clothing, fabrics, glass and flowers etc. shall be properly managed or recycled, reused or composted back to its organic matter;
- d. Impervious concrete pavements or paver blocks for ground water recharge;
- e. Composting ground for plant nursery propagation and the like be provided as solid waste minimization;
- f. Solar LED lamp posts, decorative solar light on landscape;
- g. Green roof, green wall or vertical urban gardening be also developed as pilot plot of sustainability;
- h. GLP should be a well maintained park, with disciplined personnel and cleanliness is top most responsibility of all Mandaleños.

ARTICLE VIII
EFFECTIVITY

This Ordinance shall take effect immediately after its publication at least once in a newspaper of general circulation in Metro Manila.

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ADOPTED on this 16th day of October, 2017 in the City of Mandaluyong.


I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE
WAS ENACTED AND APPROVED BY THE SANGGUNIANG
PANLUNGSOD OF MANDALUYONG IN REGULAR SESSION
HELD ON THE DATE AND PLACE FIRST ABOVE GIVEN.


MA. TERESA S. MIRANDA
Sanggunian Secretary

ATTESTED BY:


LUSITO E. ESPINOSA
Councillor &
Acting Presiding Officer

APPROVED:


CARMELITA A. ABALOS
City Mayor
Date: OCT 30 2017





OFFICIAL BUSINESS
ANTONIO DLS. SUVA
Vice Mayor


CHARISSE MARIE ABALOS-VARGAS
Councilor


ALEXANDER C. STA. MARIA
Councilor

MATERNITY LEAVE
AYLA ALIM-BALDUEZA
Councilor


FRANCISCO O. ESTEBAN
Councilor


GRACE MARIE V. ANTONIO
Councilor


JESUS C. CRUZ
Councilor


RODOLFO M. POSADAS
Councilor


ROEHL B. BACAR
Councilor


BRANDO P. DOMINGUEZ
Councilor


CHERRY LYNN P. SANTOS
Councilor


FERNANDO S. OCAMPO
Councilor


MARLON R. MANALO
LnB President