



# Cordova's Local Actions on Green Building

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10:20 a.m.

# BUILDING GREEN CONFERENCE

“PURSUING PUBLIC-PRIVATE COOPERATION ON NET ZERO  
THROUGH GREEN BUILDING”

## SESSION 1: LOCAL ACTIONS ON GREEN BUILDING

- Practices of the Municipality of Cordova
- Lessons learned from Japan

### COLOR IT GREEN: CORDOVA'S LOCAL ACTIONS ON GREEN BUILDING

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The Municipality of Cordova is located 10.252120 North, 123.949480 East with an elevation of 33 meters above main sea level. It is in the southern part of Mactan Island near the center east coast of the Province of Cebu, which is directly east of Mandaue City.

Cordova is bounded by Lapu-Lapu City in the north, northeast and northwest sides. Camotes Sea in the far east, Bohol strait in the south, and Cebu City in the west. The southeastern portion of Cordova is the Hilutungan channel.

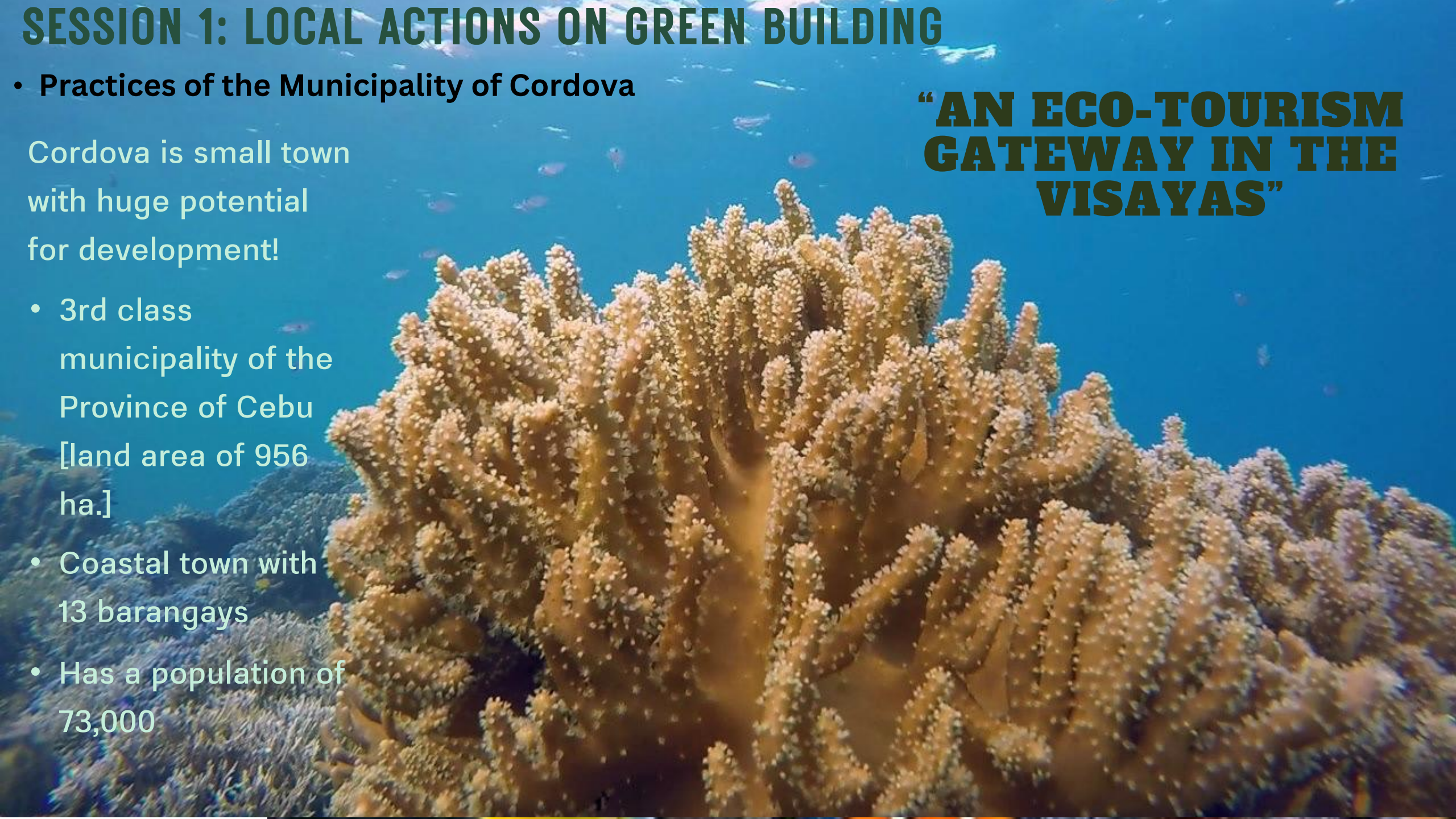
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Cordova is small town with huge potential for development!

- 3rd class municipality of the Province of Cebu [land area of 956 ha.]
- Coastal town with 13 barangays
- Has a population of 73,000

**“AN ECO-TOURISM GATEWAY IN THE VISAYAS”**



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## CEBU-CORDOVA LINK EXPRESSWAY

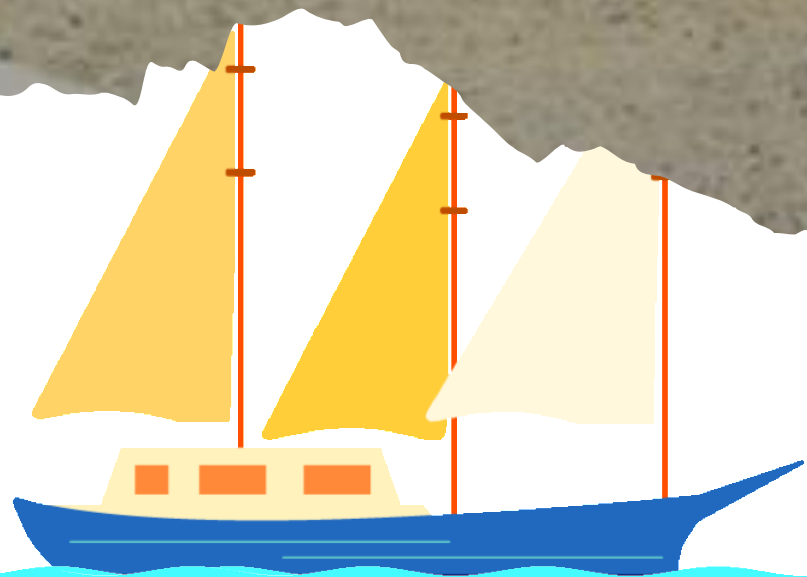


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CORDOVA RORO PORT



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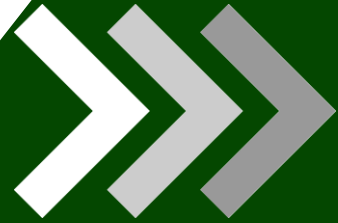
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- Buffer/Greenbelt Zone
- Zoning Incentives
- Network of Greens and Open Spaces
- Public-Private Partnership
- Saltwater Desalination Project
- Proposed Solar Power Farm



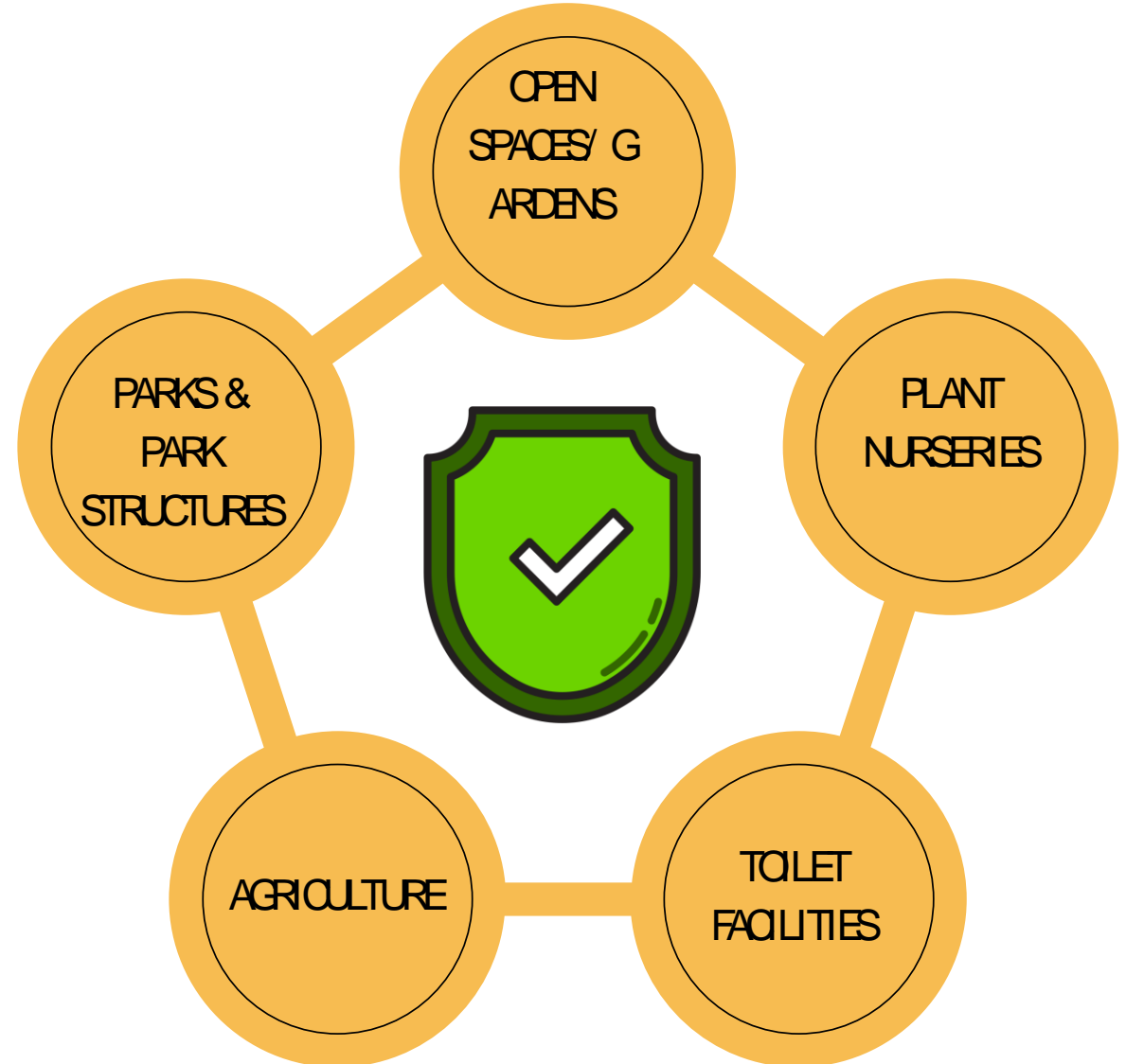
Municipality of Cordova updated its Comprehensive Land Use Plan and Zoning Ordinance, Revised Integrated Zoning Ordinance No. 2021-70, Series of 2021 dated July 05, 2021, enacted by the Sangguniang Bayan of Cordova, Cebu and approved by the Sangguniang Panlalawigan of the Province of Cebu by virtue of Resolution No. 2227-2021 dated October 4, 2021, and took effect on November 15, 2021

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## Buffer/Greenbelt Zone

These are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.



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## Zoning Incentives

Density bonuses, such as through allowable building height increases, may be provided as incentives for projects that use CCA/DRRM technology or innovations, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/ building systems.

Similar incentives may also be given to projects that provide wider setbacks, increased ground-level open spaces, provide public infrastructure or conserve heritage sites.

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## Network of Green and Open Spaces

The Municipality intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments shall conform to the following provisions, as applicable:

1. All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD 1216, PD 953, PD 957 and BP 220, are respectively required to provide tree-planted strips along their internal roads;
2. Similar developments shall also be required to provide landscaped tree parks that may be made part of the open space requirements mandated by PD 957, BP 220 and related laws, these mandated open spaces shall be classified as non- alienable public lands, and non-buildable;



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## Network of Green and Open Spaces

3. Roof decks of all buildings shall be landscaped, as applicable;

4. Parking lots having at least 20 car parking slots shall be:

a. Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown; and

b. 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.



# LEARNINGS FROM JAPAN

- Zero Emission Buildings (ZEB)
- City to City Collaboration
- Multi-level Collaboration
- Multistakeholder Collaboration



**LEARNINGS FROM  
JAPAN**

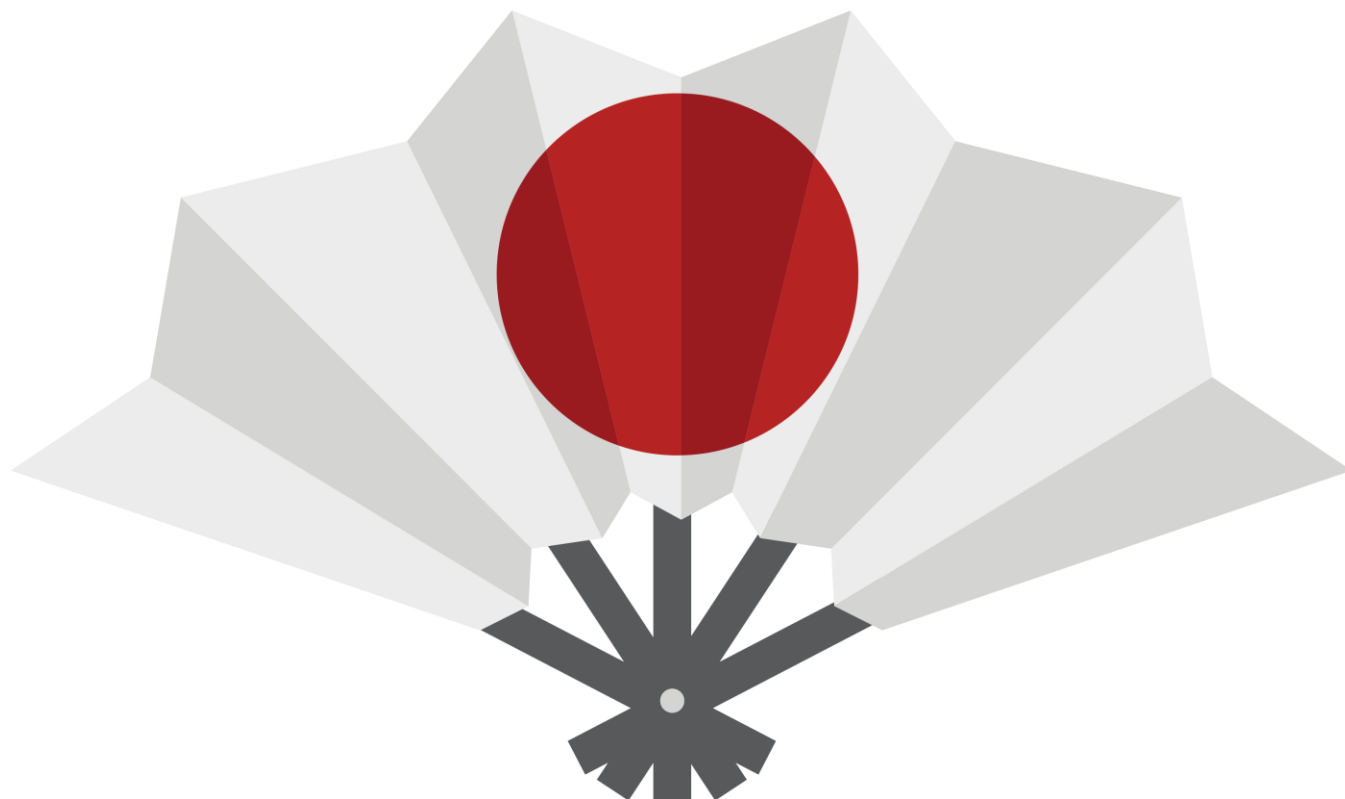


# Takeaways from Japan

From the perspective of a local government functionary, the following learnings are gained:

1. Instilling energy-efficient consciousness in the private or business sector is very important to propel and achieve sustainable development;
2. The government and the private sectors must put their acts together in executing concerted efforts to stay low in energy conservation. As they say, stay low, stay ahead.
3. Energy efficiency cannot be attained overnight but must be sustained as a long-term endeavor or integrated as a way of life;
4. It matters to know the right approach in order to attain effective practices in energy efficiency e.g. incentivization, city-to-city approach, multilevel collaboration, and multistakeholder collaboration; and
5. The importance of constant innovation to address the ever-changing societal issues and concerns cannot be undermined; it always pays to get keep in touch with current realities.

These learnings may be integrated into the review and updating of our programs and legislations e.g. Local Development and Investment Program and Zoning Ordinance.



Arigatou Gozaimasu.  
ありがとうございます  
Thank you very much