



Republic of the Philippines  
**SANGGUNIANG PANLUNGSOD**  
City of Mandaluyong

ORDINANCE NO. 626, S-2016

ORDINANCE MANDATING CONDOMINIUM ESTABLISHMENTS  
IN THE CITY OF MANDALUYONG TO INSTALL CLOSED  
CIRCUIT TELEVISION (CCTV) CAMERAS IN ALL  
THEIR ELEVATORS, HALLWAYS/  
LOBBIES, FIRE EXITS AND CAR PARKS

- SECTION 1. TITLE. This Ordinance shall be known and cited as the Mandaluyong City Condominium Closed Circuit Television (CCTV) Ordinance of 2016.
- SECTION 2. DECLARATION OF POLICY. It is the policy of the City of Mandaluyong to serve and protect the owners and residents of condominium units from burglars, thieves, robbers, intruders, housebreaker and other criminal elements and to maintain peace and order, to protect life, liberty and property of condominium unit owners and its residents and to promote the general welfare.
- SECTION 3. INSTALLATION OF CLOSED CIRCUIT TELEVISION (CCTV) CAMERAS. All condominium establishments are hereby mandated to install and maintain in good working condition surveillance and/or Closed Circuit Television (CCTV) cameras in all their elevators, hallways/lobbies, fire exits and car parks and such other areas as they may deem proper in their condominium premises to protect the condominium owners and residents and their families from burglars, thieves, robbers, intruders, housebreaker and other criminal elements from and to further deter crime from being committed in the said premises.

The Specification of Closed Circuit Television (CCTV) Cameras to be installed on the designated areas of the condominium establishment shall be high definition with a fixed capacity of 400 to 500 Gigabytes and the video feeds may be retained and reproduced within two (2) weeks from its recording.

- SECTION 4. For purposes of this Ordinance, a condominium is an interest in real property consisting of separate interest in a unit in a residential, industrial or commercial building and an undivided interest in common, directly or indirectly, in the land on which it is located and in other common areas of the building. A condominium may include, in addition, a separate interest in other portions of such real property. Title to the common areas, including the land, or the appurtenant interests in such areas, may be held by a corporation specially formed for the purpose (hereinafter known as the "condominium corporation") in which the holders of separate interest shall automatically be members or shareholders, to the exclusion of others, in proportion to the appurtenant interest of their respective units in the common areas.

The real right in condominium may be ownership or any other interest in real property recognized by law, on property in the Civil Code and other pertinent laws.

This Ordinance shall be deemed to apply to condominiums with commercial establishments and with business classification for purposes of real estate property development.

SECTION 5. NOTICE OF SURVEILLANCE. The fact that surveillance/CCTV cameras have been installed in a condominium establishment, it shall be made known to the general public through a written notice prominently displayed at the entrance of the establishment.

SECTION 6. CONFIDENTIALITY AND NON-DISCLOSURE OF VIDEO RECORDINGS. The owner and/or manager of the condominium establishment shall maintain the privacy and confidentiality of the video feeds and recordings obtained as a result of the surveillance performed in accordance with this Ordinance. Towards this end, the owner and/or manager shall prohibit the use, viewing, copying, disclosure, or publication of said video feeds and recordings for any purpose not allowed under this Ordinance.

SECTION 7. ALLOWED USE AND DISCLOSURE. The use, viewing, copying, or disclosure of video feeds and recordings obtained pursuant to the surveillance performed in accordance with this Ordinance shall only be allowed in the following instances:

- a. Use, viewing, copying, or disclosure to a member or officer of a law enforcement agency shall be in connection with a complaint duly filed and limited to the investigation or prosecution of an offense punishable by law or regulation;
- b. Use, viewing, copying, or disclosure in connection with any pending criminal or civil proceeding; or
- c. Use, viewing, copying, or disclosure that may be necessary for persons to determine whether or not an offense was committed against their person or property, to ascertain the identity of a criminal perpetrator, and to determine the manner by which the offense was perpetrated.

It shall be the responsibility of the owner and/or manager to ensure that the conditions for the use, viewing, copying, or disclosure of video feeds and recordings are reasonably established before giving access to requesting parties. The extent of video feeds and recordings to be used, viewed, copied, or disclosed shall be limited to the images pertaining to the above-mentioned instances.

SECTION 8. PENALTIES. Any act or omission causing the violation of duties ascribed to condominium establishments under this Ordinance shall be with a fine of PESOS: THREE THOUSAND (P3,000.00) for the First Offense, PESOS: FOUR THOUSAND (P4,000.00) for the Second Offense, and PESOS: FIVE THOUSAND (P5,000.00) for the Third and Subsequent Offenses without prejudice to other civil or criminal liabilities that may arise therefrom. The owner and/or manager of the establishment shall, likewise, be answerable for violations of this Ordinance; provided that it is shown that the violation was due to his/her direct participation, lack of supervision, or negligence.

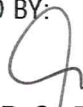
- SECTION 9. IMPLEMENTING DEPARTMENTS. The City Engineering Office and the City Building Officials Department shall ensure the implementation and enforcement of this Act.
- SECTION 10. Within thirty (30) days from the effectivity of this Act, the City Engineering Department, City Building Official and in consultation with the City Legal Department and other stakeholders, shall promulgate the necessary rules and regulations to implement this Act.
- SECTION 11. SEPARABILITY CLAUSE. Should any provision of this Ordinance be found unconstitutional, such provision shall be severed from the remainder of this Ordinance and such action shall not affect the enforceability of the remaining provisions of this Ordinance.
- SECTION 12. EFFECTIVITY CLAUSE. This Ordinance shall take effect fifteen (15) days after its publication in a newspaper of general circulation in Metro Manila.

ENACTED on this 11<sup>th</sup> day of February, 2016 in the City of Mandaluyong.

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

  
MA. TERESA S. MIRANDA  
Acting Sanggunian Secretary

PRESIDED BY:

  
EDWARD G. BARTOLOME  
Vice Mayor &  
Presiding Officer

APPROVED:

  
BENJAMIN DC. ABALOS, JR.  
City Mayor

Date: FEB 19 2016