

ORDINANCE NO. SP 1831, S-2008
(PO2007-36)

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH TWENTY (20) LOTS OF A SOCIALIZED HOUSING PROJECT UNDER THE COMMUNITY MORTGAGE PROGRAM OF A PARCEL OF LAND CONTAINING AN AREA OF SEVEN HUNDRED FORTY FOUR (744.00) SQUARE METERS GROSS PROJECT AREA, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERED N-290846 OF THE REGISTRY OF DEEDS OF QUEZON CITY, REGISTERED IN THE NAME OF EMILIA C. DE JESUS, LOCATED AT LOT 23-A, (LRA) PSD-390328, SANTAN STREET, MALIGAYA PARK SUBDIVISION, BARANGAY PASONG PUTIK, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE AVEMIL HOMEOWNERS ASSOCIATION, INC., AS REPRESENTED BY ITS PRESIDENTS, MR. EDWIN R. MANGULABNAN, AS A VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF BATAS PAMBANSA BLG. 220.

Introduced by Councilors WINSTON "Winnie" T. CASTELO, RAMON P. MEDALLA, ALLAN BUTCH T. FRANCISCO, VOLTAIRE GODOFREDO L. LIBAN III, EDEN "Candy" A. MEDINA, AIKO S. MELENDEZ and VICTOR V. FERRER, JR.

WHEREAS, the Quezon City Council under the Local Government Code of 1991, is empowered to approve subdivision plans for residential, commercial and industrial purposes;

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WHEREAS, strict observance of the standards and requirements set by the Implementing Rules and Regulations of B.P. Blg. 220 on the submitted plan, as applied for by the AVEMIL Homeowners Association, Inc., shows that out of 20 saleable lots there are 8 lots (40%) falls below the minimum standard of BP 220. It is extremely hard for the intended beneficiaries to conform to the minimum requirements because of financial constraint this project is classified as "on site" development;

WHEREAS, pursuant to Section 9, Rule III of the I.R.R. of B.P. Blg. 220, relative to the aforementioned ground, variances or exceptions may be granted.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY
IN REGULAR SESSION ASSEMBLED.

Section 1. The Subdivision Plan of a Socialized Housing Project under the Community Mortgage Program of a parcel of land containing an area of Seven Hundred Forty Four (744.00) square meters, technically identified under Transfer Certificate of Title Numbered N-290846 with Twenty (20) lots located at Lot 23-A (LRA) Psd-390328, Santan Street, Maligaya Park Subdivision, Barangay Pasong Putik, Quezon City, Metro Manila, as applied for by the AVEMIL Homeowners Association Inc., represented by its President, Mr. Edwin Mangulabnan, as a variance pursuant to Section 9, Rule III of the I.R.R. of Batas Pambansa Blg. 220, is hereby approved. Details of which are, as follows:

PROJECT NAME : Socialized Residential
Subd. with 20 lots

PROJECT LOCATION : Lot 23-A (LRA) Psd-390328,
Santan St. Maligaya Park
Subd. Bgy. Pasong Putik,
Quezon City



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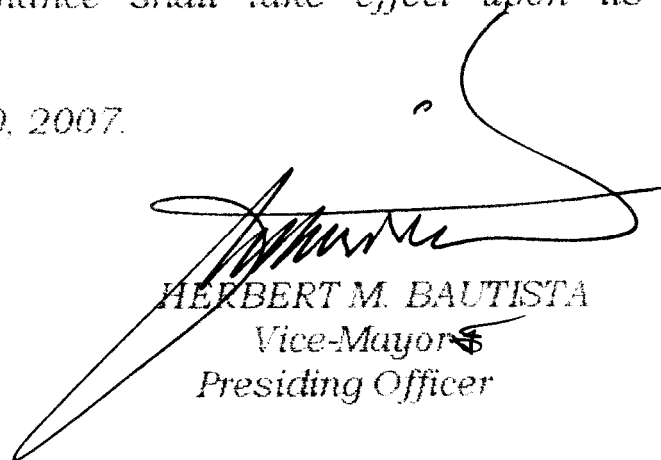
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NAME OF OWNER: AVENUE HOA, INC.
 ADDRESS OF OWNER: Quezon City
 NAME OF ORIGINATOR: WCFI (Welfare for the Community Foundation Inc.)
 ADDRESS OF ORIGINATOR: Quezon City
 TOTAL GROSS AREA: Seven Hundred Forty Four (744.00) Square Meters
 NO. OF SALEABLE LOTS: Twenty (20) Lots


Section 2. This ordinance shall take effect upon its approval.

ENACTED: December 10, 2007.




HERBERT M. BAUTISTA
 Vice-Mayor &
 Presiding Officer

ATTESTED:



DOROTHY D. LAGRADA, DPA
 City Gov't. Asst. Dept Head III

APPROVED: March 14, 2008



FELICIANO R. BELMONTE, JR.
 City Mayor

CERTIFICATION

This is to certify that this Ordinance which was APPROVED on Second Reading on December 10, 2007, was finally PASSED on Third/Final Reading by the City Council on December 17, 2007.