

38th Regular Session

ORDINANCE NO. SP-1873 S-2008
(PO2008-100)

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH ONE HUNDRED TWENTY THREE (123) LOTS OF A SOCIALIZED HOUSING PROJECT UNDER THE COMMUNITY MORTGAGE PROGRAM OF A PARCEL OF LAND CONTAINING AN AREA OF FOURTEEN THOUSAND THREE HUNDRED FIFTY FIVE (14,355.00) SQUARE METERS GROSS PROJECT AREA, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERED N-293117 OF THE REGISTRY OF DEEDS OF QUEZON CITY, REGISTERED IN THE NAME OF TOFEMI REALTY LOCATED AT LOT 65-A-6, FANTAIL, FALCONET AND HORNBILL (RIGHT SIDE) STREETS, AREA 3, SITIO VETERANS, BARANGAY BAGONG SILANGAN, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE PEACEFUL DWELLING HOMEOWNERS ASSOCIATION, INC., REPRESENTED BY ITS PRESIDENT, MRS. ANGELITA D. MONTAÑO, IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF QUEZON CITY ORDINANCE NO. SP-56, S-93 AND BATAS PAMBANSA BILANG 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, BERNADETTE HERRERA-DY, DOROTHY A. DELARMENTE, JORGE B. BANAL, JR., FRANZ S. PUMAREN, DANTE M. DE GUZMAN, JAIME F. BORRES, ANTONIO E. INTON, JR., JESUS MANUEL C. SUNTAY, EDCEL B. LAGMAN, JR. and CONCEPCION S. MALAÑGEN.

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

WHEREAS, strict observance of the standards and requirements set by the Implementing Rules and Regulations of Batas Pambansa Bilang 220 on the submitted plan, as applied for by the Tofemi Realty Corporation, shows that out of 123 saleable lots there are 30 lots (24.40%) that falls below the minimum standard of 32.00 square meter. Generally, this project can therefore be treated as a variance pursuant to Section 9, Rule III, of the Implementing Standards, Rules and Regulations of Batas Pambansa Bilang 220. Moreover, this CMP Project is classified as "on site" development and originated by the Quezon City government under the Urban Poor Affairs Office (UPAO);

WHEREAS, pursuant to Section 9, Rule III of the Implementing Rules and Regulations of Batas Pambansa Bilang 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 Socialized Housing Project under the Community Mortgage Program of a parcel of land containing an area of Fourteen Thousand Three Hundred Fifty Five (14,355.00) square meters, identified under Transfer Certificate of Title Numbered N-293117 of the Registry of Deeds of Quezon City, registered in the name of TOFEMI Realty with One Hundred Twenty Three (123) lots located at Lot 65-A-6, Fantail, Falconet and Hornbill (right side) Streets, Barangay Bagong Silangan, Quezon City, Metro Manila, as applied for by the Peaceful Dwelling Homeowners Association, Inc., represented by its President, Mrs. Angelita D. Montaña, in compliance with the minimum requirements of the Implementing Standards, Rules and Regulations of Quezon City Ordinance No. SP-56, S-93 and Batas Pambansa Bilang 220, is hereby approved. Details of which are as follows:

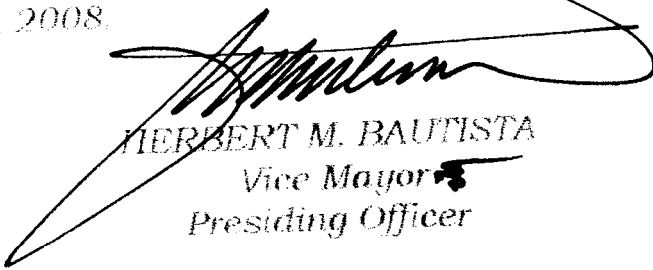
PROJECT NAME : Socialized Residential
Subdivision with 123 lots

PROJECT LOCATION : Lot 65-A-6, Fantail, Falconet &
Hornbill Streets, Barangay
Bagong Silangan, Quezon City

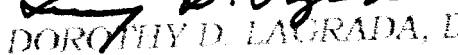
NAME OF OWNER : Peace Dwelling
Homeowners Association,
Inc.
ADDRESS OF OWNER : Same as Project Location
NAME OF ORIGINATOR : UPAO
ADDRESS OF ORIGINATOR : Quezon City
TOTAL GROSS AREA : Fourteen Thousand Three
Hundred Fifty Five
(14,355.00) square meters
NO. OF SALEABLE LOTS : One Hundred Twenty
Three (123) lots

SECTION 2. This Ordinance shall take effect upon its approval.


ENACTED, September 15, 2008.


HERBERT M. BAUTISTA
Vice Mayor
Presiding Officer

ATTESTED:



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

APPROVED: Nov. 7, 2008


FELICIANO R. BELMONTE, JR.
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on September 15, 2008 and was finally PASSED on Third/Final Reading on September 22, 2008.


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

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