

30th Regular Session
ORDINANCE NO. SP-1857, S-2008
(PO2008-64)

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH EIGHTY FOUR (84) LOTS OF A SOCIALIZED HOUSING PROJECT UNDER THE COMMUNITY MORTGAGE PROGRAM OF A PARCEL OF LAND CONTAINING AN AREA OF SIX THOUSAND EIGHT HUNDRED SEVENTY EIGHT (6,878) 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 CORPORATION LOCATED AT LOT 65-A-3 (LRA) PSD-390015, FANTAIL AND FALCONET STREETS, (LEFT SIDE), AREA 3, SITIO VETERANS, BARANGAY BAGONG SILANGAN, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE GRACE VALLEY HOMEOWNERS ASSOCIATION, INC., REPRESENTED BY ITS PRESIDENT MS. ESTERLINA D. ROA, 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, ANTONIO E. INTON, JR., JANET M. MALAYA, DANTE M. DE GUZMAN, BERNADETTE HERRERA-DY and FRANZ S. PUMAREN.

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 B.P. Blg. 220 on the submitted plan, as applied for by the Grace Valley Homeowners Association, Inc., shows that out of 84 saleable lots, there are Seventeen (17) lots (20.24%) that fall below the minimum standard of 32.00 sq.m. Generally, this project can therefore be treated as a variance pursuant to Section 9, Rule III of the Implementing Standards, Rules and Regulations of the Quezon City Ordinance No. SP-56, S-93 and Batas Pambansa Bilang 220. Moreover, this project is classified as "on site" development and one of the pilot projects of the Quezon City government;

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 a Socialized Housing Project under the Community Mortgage Program of a parcel of land containing an area of Six Thousand Eight Hundred Seventy Eight (6,878) square Meters, identified under Transfer Certificate of Title Numbered 293117 with Eighty Four (84) lots located at Lot 68-A-3, (LRA) Psd-390015, Fantail and (along the Streets left side) Area with Sitio Veterans, Barangay Bantay, Shamban, Quezon City.

as applied for by the Grace Valley Homeowners Association, Inc., represented by its President, Ms. Esterlina D. Roa, 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 Eighty-Four (84) lots

PROJECT LOCATION : Lot 65-A-3 (LRA) Psd-390015, Fantail and Falconet Streets, (left side) Area 3, Sitio Veterans, Barangay, Bagong Silangan, Quezon City.

NAME OF OWNER : Grace Valley Home Owners Association, Inc.

ADDRESS OF OWNER: Same as Project Location.

NAME OF ORIGINATOR: UPAO

ADDRESS OF ORIGINATOR: Quezon City

TOTAL GROSS AREA: Six Thousand Eight Hundred Seventy Eight (6,878) Square Meters.


NO. OF SALEABLE LOTS: Eighty Four (84) lots.

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


ENACTED: June 2, 2008.

BERNADETTE HERRERA-DY
President Pro-Tempore
Acting Presiding Officer

ATTESTED:



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

APPROVED: Aug 22, 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 June 2, 2008 and was finally PASSED on Third/Final Reading on June 16, 2008.


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