

38<sup>th</sup> Regular Session

ORDINANCE NO. 1870 S-2008  
(PO2008-86)

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH FORTY FIVE (45) LOTS OF A SOCIALIZED HOUSING PROJECT UNDER THE COMMUNITY MORTGAGE PROGRAM OF A PARCEL OF LAND CONTAINING AN AREA OF ONE THOUSAND FIVE HUNDRED EIGHTY (1,580.00) SQUARE METERS GROSS PROJECT AREA, COVERED BY TRANSFER CERTIFICATES OF TITLE NUMBERED N-138064, N-138065 AND N-138066 OF THE REGISTRY OF DEEDS OF QUEZON CITY, REGISTERED IN THE NAME OF LOURDES L. ZARA VELASCO, LOCATED AT LOTS 14, 15 AND 16, BLOCK 1, (LRC) PSD-5235, SAMPALOC STREET, DOÑA NICASIA SUBDIVISION, BARANGAY COMMONWEALTH, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE J. REGALA HOMEOWNERS ASSOCIATION, INC., REPRESENTED BY ITS PRESIDENT, MR. ARIEL L. PRINCIPE, IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE IMPLEMENTING STANDARDS 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, ANTONIO E. INTON, JR., DOROTHY A. DELARMENTE, JORGE B. BANAL, JR., FRANZ S. PUMAREN, DANTE M. DE GUZMAN, JAIME F. BORRES, JESUS MANUEL C. SUNTAY, EDCEL B. LAGMAN, JR. and CONCEPCION S. MALANGEN.*

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 Batas Pambansa Bilang 220 on the submitted plan, as applied for by the J. Regala Homeowners Association, Inc., shows that all Forty Five (45) saleable lots having an average meters. 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;

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 One Thousand Five Hundred Eighty (1,580.00) square meters, identified under Transfer Certificates of Title Numbered N-138064, N-138065 and N-138066 with Forty Five (45) lots located at Lots 14, 15 and 16, Block 1 (LRC) Psd-5235, Sampaloc Street, Doña Nicasia Subdivision, Barangay Commonwealth, Quezon City, Metro Manila, as applied for by the J. Regala Homeowners Association, Inc., represented by its President, Mr. Ariel L. Principe, 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:

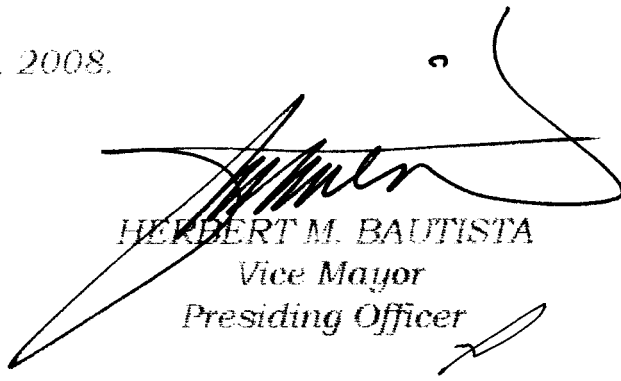
PROJECT NAME : Socialized Residential  
Subdivision with 45 lots

PROJECT LOCATION : Lots 14, 15, and 16 (LRC)  
Psd-5235, Sampaloc Street,  
Doña Nicasia Subdivision,  
Barangay Commonwealth,  
Quezon City.

NAME OF OWNER : J. Regala Homeowners Association, Inc.  
ADDRESS OF OWNER : Same as Project Location  
NAME OF ORIGINATOR : Bahay Tao at Buhay Group, Inc.  
ADDRESS OF ORIGINATOR : Quezon City  
TOTAL GROSS AREA : One Thousand Five Hundred Eighty (1,580.00) square meters  
NO. OF SALEABLE LOTS : Forty Five (45) lots

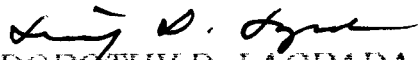
SECTION 2. This Ordinance shall take effect upon its approval.

ENACTED: September 15, 2008.




HERBERT M. BAUTISTA  
Vice Mayor  
Presiding Officer

ATTESTED:



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

APPROVED: Oct. 27, 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.