

38th Regular Session

ORDINANCE NO. SP-18718-2008
(2008-110)

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH TWO HUNDRED SIXTY (260) LOTS OF A SOCIALIZED HOUSING PROJECT UNDER THE COMMUNITY MORTGAGE PROGRAM OF A PARCEL OF LAND CONTAINING AN AREA OF TEN THOUSAND (10,000.00) SQUARE METERS GROSS PROJECT AREA, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERED N-106914 OF THE REGISTRY OF DEEDS OF QUEZON CITY, REGISTERED IN THE NAME OF BANGKO SENTRAL NG PILIPINAS AND LOCATED AT LOT 797 C-2, PSIN-1018, AREA 1, LIZON AVENUE, BARANGAY MATANDANG BALARA, QUEZON CITY METRO MANILA, AS APPLIED FOR BY THE SAMAHANG MAMAMAYANG MARALITA NG LIZON AREA 1 HOMEOWNERS ASSOCIATION, INC. REPRESENTED BY ITS PRESIDENT, MR. TOKETO M. MODRIGO, AS A VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF BATAS PAMBANSA HILANG 220.

Introduced by Councillors JORGE B. BANAL, JR., FRANZ S. PUMARAN, DANTE M. DE GUZMAN, WENCEROM BENEDICT C. LAGUNDAY, DIORIELLA MARIA G. SUTTE, JAMIE F. BOKRES, WINSTON "Winnie" T. CASTELLO, BERNADETTE HERRERA-DY, ANTONIO E. INTON, JR., DOROTHY A. DELARMENTE, RAMON P. MEDALLA, ALLAN BUTCH T. FRANCISCO, VOLTAIRE GODOFREDO L. LIBAN III, EDEN "Candy" A. MEDINA, AIKO S. MELENDEZ, JESUS MANUEL C. SUNTAY, JANET M. MALAYA, EDCEL B. LAGMAN, JR., VINCENT DG. BELMONTE, BAYANI V. HIPOL 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 Samahang Mamamayang Maralita ng Luzon Area 1 Homeowners Association, Inc., shows that most of the saleable lots 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;

WHEREAS, pursuant to Section 9, Rule III of the Implementing Rules and Regulation 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 Ten Thousand (10,000.00) square meters, identified under Transfer Certificate of Title Number N-106914 of the Registry of Deeds of Quezon City, registered in the name of Bangko Sentral ng Pilipinas with Two Hundred Sixty (260) lots and located at Lot 797-C-2, Psd-21048, Area 1, Luzon Avenue, Barangay Matandang Balara, Quezon City, Metro Manila, as applied for by the Samahang Mamamayang Maralita ng Luzon Area 1 Homeowners Association, Inc., represented by its President, Mr. Loreto M. Modrigo, as a variance pursuant to Section 9, Rule III of the Implementing Rules and Regulation of Batas Pambansa Bilang 220, is hereby approved. Details of which are as follows:

PROJECT NAME : Socialized Residential
Subdivision with 260 lots

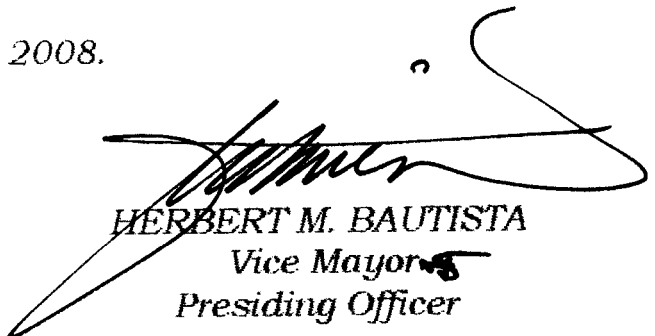
PROJECT LOCATION : Lot 797-C-2, Psd-21048,
Barangay Matandang Balara,
Quezon City.

NAME OF OWNER : Samahang Mamamayang
Maralita ng Luzon Area 1
Homeowners Association, Inc.

ADDRESS OF OWNER : Quezon City
NAME OF ORIGINATOR : Quezon City Government
(UPAO)
ADDRESS OF ORIGINATOR : Quezon City
TOTAL GROSS AREA : Ten Thousand (10,000.00)
Square Meters
NO. OF SALEABLE LOTS : Two Hundred Sixty (260)
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. 24, 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.