



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
17<sup>th</sup> City Council

PO2007-02

57<sup>th</sup> Regular Session

ORDINANCE NO. SP-**1933**S-2009

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH FIFTY ONE (51) LOTS OF A SOCIALIZED HOUSING PROJECT UNDER THE COMMUNITY MORTGAGE PROGRAM OF A PARCEL OF LAND MEASURING AN AREA OF THREE THOUSAND FIVE HUNDRED EIGHTY (3,581.00) SQUARE METERS GROSS PROJECT AREA, COVERED BY THE CERTIFICATE OF TITLE NUMBERED N-253798 OF THE OFFICE OF DEEDS OF QUEZON CITY, REGISTERED IN THE NAME OF MANILA REMIANT CO., INC., LOCATED AT LOT 49-B-9, (LRA) PSD-1088 GOLDEN SHOWER STREET, GROUP AREA B, BARANGAY MATIAS, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE GOLDEN SHOWER HOMEOWNERS ASSOCIATION, INC., PHASE-III, REPRESENTED BY ITS PRESIDENT, MR. NONIE P. HERSANO, AS A VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF BATAS PAMBANSA PUNANG 220.

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Introduced by Councillors WINSTON "Winnie" T. CASTELO, RAMON P. MEDALLA, ALLAN BUTCH T. FRANCISCO, VOLTAIRE GONZALEDO L. LIBAN III, EDEN "Candy" A. MEDINA, ALDO C. MELENDEZ, RICARDO T. BELMONTE, JR. and ANTONIO E. INTON, JR.

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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 Golden Shower Homeowners Association, Inc., Phase III shows that all saleable lots conform with the minimum standard of 200 sq. m. except the minimum roads width that falls below the minimum standard of B.P. Blg. 220. Generally, this project can, therefore, be treated as a variance pursuant to Section 9, Rule III of the Implementing Standards, Rules and Regulations of B.P. Blg. 220 as it is extremely hard for the intended beneficiaries to conform to the minimum road widths because of financial constraint and will result to the displacement of some beneficiaries. Moreover, this CMP is a socially-oriented and "people's" development

WHEREAS, pursuant to Section 9, Rule III of the Implementing Rules and Regulations of Batas Pambansa Blg. 220, relative to the aforementioned project, variances or exceptions may be granted.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN A PUBLIC 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 Three Thousand Five Hundred Eighty One (3,581.00) square meters, technically identified under Transfer Certificate of Title No. T-372468-A 253/96 with Fifty One (51) lots located at Lot 49-B-9, (LRA) Psd- 372468, Golden Shower Street, Group Area B, Barangay Payatas, Quezon City, Metro Manila, as applied for by the Golden Shower Homeowners Association, Inc. Phase-III, represented by its President, Romeo P. Herano, as a variance pursuant to Section 9, Rule III of the Implementing Rules and Regulations of Batas Pambansa Blng 220, is hereby approved. Details of which are as follows;

- PROJECT NAME: Socialized Residential Subd., with fifty one (51) lots
- PROJECT LOCATION: Lot 49-B-9, (LRA) Psd- 372468, Golden Shower St., Group Area B, Brqy. Payatas, Quezon City.
- NAME OF OWNER: The Manila Remnant Co., Inc.
- ADDRESS OF OWNER: Same as Project Owner
- NAME OF ORGANIZATION: Foundation for Development Alternatives
- ADDRESS OF ORGANIZATION: Quezon City
- TOTAL GROSS AREA: Three Thousand Five Hundred Eighty One (3,581.00) Square Meters
- NO. OF SALEABLE LOTS: Fifty One (51) lots

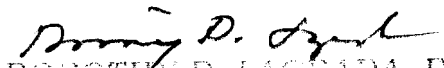
*[Handwritten signatures and initials]*

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


ENACTED: May 4, 2009

  
JORGE B. BANAL, JR.  
President Pro-Tempore  
Acting Presiding Officer

WITNESSED:

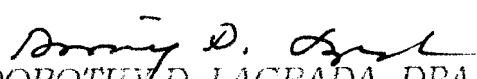
  
DOROTHY D. LAGRADA, DPA  
City Secretary

APPROVED: July 7, 2009

  
FELICIANO R. BELMONTE, JR.  
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on May 4, 2009 and was finally PASSED Third/Final Reading on May 18, 2009.

  
DOROTHY D. LAGRADA, DPA  
City Secretary 