



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
17th City Council

PO2008-183

63rd Regular Session

ORDINANCE NO. SP-1936, S. 2008

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH TWENTY SIX (26) LOTS OF A SOCIALIZED HOUSING PROJECT UNDER THE COMMUNITY MORTGAGE PROGRAM OF A PARCEL OF LAND CONTAINING AN AREA OF ONE THOUSAND (1,000.00) SQUARE METERS GROSS PROJECT AREA, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERED N-190528 OF THE REGISTRY OF DEEDS OF QUEZON CITY, REGISTERED IN THE NAME OF LORENZO P. MALLARI AND LOCATED AT LOT 788-C-1 (LRC) PSD-15791, LOWER BALUYOT, BARANGAY SAUYO, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE SAMAHANG MAGKAKAPIT-BISIG HOMEOWNERS ASSOCIATION, INC., REPRESENTED BY ITS PRESIDENT, RENELY C. DE LEON, AS A VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF RATAS 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, VICTOR V. FERRER, JR., JORGE B. BANAL, JR., WENCEROM BENEDICT C. LAGUMBAY, JAIME F. BORRES 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;

WHEREAS, strict observance of the standards and requirements set by the Implementing Rules and Regulations of Batas Pambansang Bly. 220 on the submitted plan, as applied for by the Samahang Magkakapit-Bisig Homeowners Association, Inc., shows that all the Twenty Six (26) saleable lots have an average area of 30.00 square meters per lot that falls below the minimum standard of 32.00 square 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, as it is extremely hard for the intended beneficiaries to conform to the minimum requirements because of financial constraints and will result to the displacement of some beneficiaries. Moreover, this Community Mortgage Program project is classified as "on site" development;

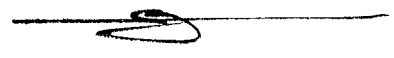
WHEREAS, pursuant to Section 9, Rule III of the Implementing Rules and Regulations of Batas Pambansa Bilang 220, relative to the aforementioned ground, variances or exceptions may be granted.

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 (1,000,000) square meters, technically identified under Transfer Certificate of Title Numbered N-190528 with Twenty Six (26) lots located at Lot 788-C-1 (LR) PSD-15791, Lower Baluyut, Barangay Sauyo, Quezon City, Metro Manila, as applied for by the Samahang Magkakapit-Bisig Homeowners Association, Inc., represented by its President, Renely C. De Leon, as a variance pursuant to Section 9, Rule III of the Implementing Standards, Rules and Regulations of Batas Pambansa Bilang 220, is hereby approved. Details of which are as follows:

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PROJECT NAME: Socialized Residential Subdivision
with 26 lots.

PROJECT LOCATION: Lot 788-C-1, (LRC) PSD-15791
Brgy. Sauyo, Q.C.

NAME OF OWNER: Samahang Magkakapit-Bisig
HOA, Inc.

ADDRESS OF OWNER: Quezon City

NAME OF ORIGINATOR: UPAO

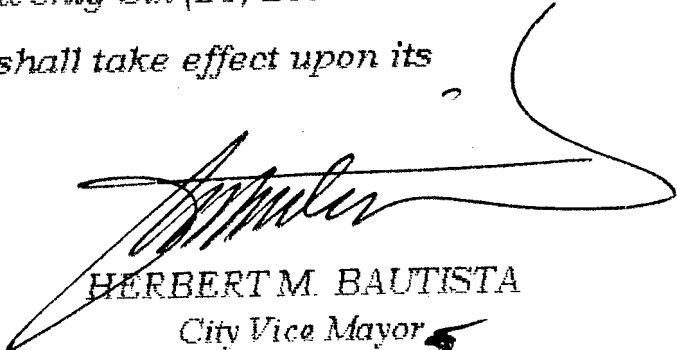
ADDRESS OF ORIGINATOR: Quezon City

TOTAL GROSS AREA: One Thousand (1,000.00)
Square meters

NO. OF SALEABLE LOTS: Twenty Six (26) Lots

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

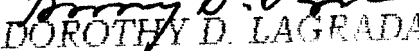
ENACTED: July 13, 2009.



HERBERT M. BAUTISTA


City Vice Mayor
Presiding Officer

ATTESTED:



DOROTHY D. LAGRADA, DPA
City Secretary

APPROVED: Sept 2, 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 July 13, 2009 and was finally
PASSED on Third/ Final Reading on July 20, 2009.



DOROTHY D. LAGRADA, DPA
City Secretary