



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

PO2008-184

55th Regular Session

ORDINANCE NO. SP-2001S-2009

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH TWO HUNDRED FIFTY EIGHT SQUARE METERS AND TWENTY FIVE SQUARE DECIMETERS (258.25), LOCATED AT LOT 172-B, (LRC) PSD-270020, STA. VERONICA STREET, BARANGAY GULOD, NOVALICHES, QUEZON CITY, METRO MANILA, A SOCIALIZED HOUSING PROJECT UNDER THE COMMUNITY MORTGAGE PROGRAM, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERED RT-13111 (241630) OF THE REGISTRY OF DEEDS OF QUEZON CITY, REGISTERED IN THE NAME OF FELINO M. CORTEZ AND ANITA E. CORTEZ AS APPLIED FOR BY THE KAAKBAY (F. CORTEZ) HOMEOWNER ASSOCIATION, INC., PHASE 2, REPRESENTED BY ITS PRESIDENT, MS. GENEROSA P. GARCIA, AS A VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF 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 and AIKO S. MELENDEZ. WINSTON "Winnie" T. CASTELO, RAMON P. MEDALLA, ALLAN BUTCH T. FRANCISCO, VOLTAIRE GODOFREDO L. LIBAN III, EDEN "Candy" A. MEDINA and AIKO S. MELENDEZ.

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 Kaakbay (F. Cortez) Homeowners Association, Inc., shows that all lots falls below the minimum Standard of Batas Pambasa Bilang 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 Batas Pambasa Bilang 220. Moreover, this CMP Project is classified as an "on site" development and originated by the Quezon City Government under UPAO;

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 exception 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 Two Hundred Fifty Eight Square Meters and Twenty Five Decimeters (258.25 sq.m) and is technically identified under Transfer Certificate of Title Numbered RT-13211, located at Lot 172-B, (LRC) PSD-270020, Sta. Veronica Street, Barangay Gulod, Quezon City Metro Manila, as applied for by the Kaakbay (F. Cortez) Homeowners Inc., represented by its President Ms. Generosa P. Garcia, 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:

PROJECT NAME: Socialized Residential
Subdivision
With 258.25 lots

PROJECT LOCATION: Lot 172-B, (LRC) Psd-
170020 Sta. Veronica
Street Brgy. Gulod,
Quezon City

NAME OF OWNER: Kaakbay (F. Cortez)
HOA Inc.,

ADDRESS OF OWNER: Same as Project Owner

NAME OF ORIGINATOR: Center for Housing
Innovations &
Component Services, Inc.

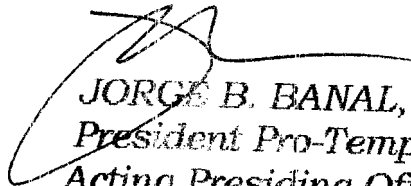
ADDRESS OF ORIGINATOR: Quezon City

TOTAL GROSS AREA: Two Hundred Fifty Eight
Sq.m. & Twenty Five Sq.
Decimeters (258.25)
Square meters.


NO. OF SALEABLE LOTS: Eight (8) Lots

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


ENACTED: March 23, 2009.


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

ATTESTED:



DOROTHY D. LAGRADA, DPA
City Secretary

APPROVED: March 24, 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 March 23, 2009 and
was finally PASSED on Third/Final Reading under
Suspended Rules on the same date.


DOROTHY D. LAGRADA, DPA
City Secretary