

ORDINANCE NO. 60-4580

ORDINANCE
ESTABLISHING RULES AND REGULATIONS FOR HOUSING PROJECTS
AND SUBDIVISIONS IN QUEZON CITY.

Introduced by the Committee on Housing
Projects and Subdivisions

Be it ordained by the Council of Quezon City
in session assembled:

ARTICLE I

DEFINITIONS

Sec. 1. Title - This ordinance shall be known as the
"Subdivisions Regulations of Quezon City".

Sec. 2. Definitions - For purposes of this Ordinance
each of the following words, or phrases shall be interpret-
ed in the sense herein indicated:

- (a) Administrative Agency - The Department of
Engineering, Quezon City, The City Engineer
shall be the Administrator to enforce these
Regulations.
- (b) Commission - The National Planning Commission
- (c) Subdivision - The subdivision of a tract of
land with an area of over one hectare, with
street patterns, into lots or other subdivi-
sions for the purpose of sale or building
development.
- (d) Subdivider - The owner or owners of land and/
or their authorized representatives who admi-
nister a subdivision.
- (e) Developer - A subdivider who builds homes
on the residential lots before selling them.
- (f) Access Road - A road owned, controlled or
leased and maintained by the subdivider,
leading from an existing road or street to
a subdivision.

subdivisions shall conform with the approved Master Plan of Quezon City, as amended from time to time by the City Council.

ARTICLE III

Standard Designs

Right-of-ways of streets, their cross-sections and gradients, open spaces dedicated to public use, areas of lots and their frontages shall be within the minimum requirements and standards provided for in this Article.

Sec. 6. Minimum street right-of-ways -

- (a) Avenues, freeways, parkways, boulevards, and similar major thoroughfares - - - - - 38 m.
- (b) Minimum width of major thoroughfares - - - - - 30 m.
- (c) Secondary streets A - - - - - 26 m.
- (d) Secondary streets B - - - - - 20 m.
- (e) Minor streets A - - - - - 17 m.
- (f) Minor streets B - - - - - 12 M.

Sec. 7. Standard street cross-sections -

Right-of-way:	Roadway	Center Strip	Sidewalk		
			Planting	Paved	Total
12	6.60		1.50	1.20	2.70
17	10.00		2.00	1.50	3.50
20	13.00		2.00	1.50	3.50
26	9.00	2.00	1.50	1.50	3.00
30	9.00	3.00	1.50	1.50	3.00
38	11.00	3.00	3.50	1.50	5.00

Sec. 8. Maximum and Minimum street grades shall be deter-

mined by the City Engineer according to topography and other circumstances.

Sec. 9. Open Spaces dedicated to public use -

Subdivisions in Quezon City containing more than one hectare shall be provided with suitable areas known as open spaces for parks, playgrounds, playlots and/or other areas to be dedicated to public use, which areas shall comprise at least six (6) per cent of the gross area of the subdivision. The open spaces shall be conveniently located for maximum use. The said spaces shall be developed and maintained for the purpose by the owners within two years after approval of the subdivision by the City Council. Should the subdivider so elect, he may turn over and transfer free of charge the title to said open spaces to the City Government after which the government

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125 cording to schedule hereunder, to wit:

126 Class A Subdivisions:

127 First Year: The following shall be completed not
128 later than at the end of the first year after approval by the
129 City Council of the subdivision: survey and monumenting;
130 earthwork (cut and fill); subgrading of the roads in
131 compliance with the approved layout plan by the City Engineer;
132 construction of open or underground drainage and installation
133 of structures such as culverts and bridges; planting of shade
134 trees along the subdivision roads in front of every lot three
135 meters from the property line but in no case shall the spacing
136 be more than 20 meters apart.

137 Second Year: During this period, surfacing of the
138 roadway according to government specifications, the fill por-
139 tion of the road shall be completely compacted and settled.

140 Third Year: Installation of curbs and gutters with
141 catchbasins, manholes and other priority facilities.

142 Fourth Year: Installation of other priority facilities.
143 Septic tanks shall be the minimum requirement, plans and speci-
144 fications to be prescribed by the City Engineer.

145 Fifth Year: Asphalt pavement and other facilities
146 shall be completed.

147 Class B - The order of the construction of improvements
148 for Class A subdivisions shall apply provided that the subdivi-
149 sion owner is given six (6) months extension within which
150 to complete its improvement after the major roads have been
151 completed, but in no case shall the extension exceed six (6)
152 years from the date of the approval of the subdivision.

153 Class C - All improvements therein shall be shouldered by
154 the subdivider to include the utilities provided by government
155 utilities, such as Hcrqico and NAWASA.

That Administrative Agency may, in the interest of public

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157 service, require the subdivider to hasten the completion of
158 subdivision roads if such roads will serve as arterial roads
159 between the subdivision and existing roads.

160 Sec. 12. Effective from the date of approval of these
161 Regulations by the City Council, no plan or subdivision shall
162 be verified by the Bureau of Lands or recorded by the Land
163 Registration Office and the Office of the Register of Deeds,
164 Quezon City, until such plan or subdivision shall have been
165 approved by the City Council upon recommendation of the City
166 Engineer.

167 Sec. 13. Conditions precedent to sale of subdivision lots:

168 No land or lot shall be sold, leased, or contracted to be sold
169 prior to the approval by the City Council of the subdivision,
170 and until the performance surety bond required herein shall
171 have been posted and accepted by the City Council: Provided,
172 the street giving access to the lot in which a building is
173 proposed to be constructed,

- 174 (a) corresponds in its location and line with the street on the approved subdivision plan and has been duly constructed and certified to by the City Engineer as already accessible, or otherwise
- (b) shall have received the legal status of public street prior to the approval of these Regulations.

175 Until the streets in the subdivision shall have been
176 conveyed to the City Government, subdividers shall maintain
177 and keep the same in good condition. The City Engineer shall
178 determine which of the subdivision streets is the main arte-
179 rial road which, upon having met the requirements of Quezon
180 City Ordinance regarding street donation, may be turned over
181 to the City which shall then assume the responsibility of
182 maintaining same.

183 Sec. 14. Upon approval of a subdivision by the Council
184 and also by the Land Registration Commission or by the Bureau
185 of Lands, the Administrative Agency shall furnish the City
186 Assessor a copy of the subdivision plans for purposes of reass-

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ARTICLE V

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Construction of Streets

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Sec. 15. It shall be unlawful for a subdivision owner to start or proceed with the construction of subdivision streets and/or bridges without first obtaining a permit from the City Engineer.

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Sec. 16. Applications for permit to construct streets and/or bridges shall be accompanied by two (2) copies of the approved subdivision plan, and four (4) white print copies of the proposed subdivision streets showing their plans (Scale 1:1000) and profile (1:1000 hor., 1:200 vert.), cross-sections, and the drainage layout with the necessary types and dimensions of proposed structures. When the plans and specifications are in conformity with these standard specifications for roads and bridges of the Bureau of Public Highways, the City Engineer shall issue the corresponding permit.

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Sec. 17. It shall be unlawful to erase, alter or modify any line or figure contained in any drawing or specification approved by the City Engineer without his written consent.

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Sec. 18. The work for which a permit had been issued shall be commenced within ninety (90) days after the date of issuance of the permit; Provided, that if the work is commenced after ninety (90) days but not later than one hundred twenty (120) days after the date of issuance of the permit, the subdivider shall pay a delay charge or surcharge of 0.1% of the estimated cost of construction of the improvements; and Provided further, that if the work is not commenced after 120 days after issuance of the permit, said permit is automatically revoked without prejudice to its being renewed.

It shall be the duty of the City Engineer to inspect the construction of the road or bridge to ensure that the plans and specifications are being complied with, and if the cons-

220 traction is in violation of the plans and specifications on
221 file, he shall give notice to the subdivider for necessary
222 corrective measures. If the notice is not complied with, the
223 City Engineer shall order the suspension of the work or revoke
224 the permit, and file charges against the subdivider for violation
225 of this Ordinance.

226 Subdivision owners shall pay an annual fee at the rate of
227 Ten Pesos (P10.00) per hectare or fraction thereof until the
228 construction of the road and/or bridge is completed.

229 Upon completion of the construction, the City Engineer
230 shall issue a certificate of final inspection if the cons-
231 truction had adhered to the approved plans and specifications.

232 **Sec. 19. Performance Bond** - All work specified in the
233 plans and permit shall be completed within a period to be de-
234 termined by the Administrative Agency. To ensure the construc-
235 tion of the improvements, the subdivider shall post a performance
236 bond in the amount of Ten Thousand Pesos (P10,000.00) per hec-
237 tare or fraction thereof; Provided, that in case of insufficiency
238 of the amount of performance bond if the work is to be done by
239 the City, the subdivider and his authorized representative shall
240 be jointly and severally liable; and Provided further, that the
241 amount of performance bond shall be reduced from time to time
242 proportionately in accordance with the work accomplished as
243 verified by the City Engineer.

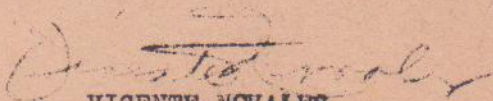
244 **Sec. 20. Penal Provision** - Any violation of the provisions
245 of this Ordinance shall, upon conviction, be penalized by a fine
246 of Two Hundred Pesos (P200.00) or by an imprisonment of not less
247 than two (2) months nor more than six (6) months, or by both fine
248 and imprisonment in the discretion of the Court. If the violation
249 is committed by a firm, corporation, partnership, or any other ju-
250 rical person, the manager, managing partner or director or
251 person charged with the management of such firm, corporation,
252 partnership or juridical person shall be criminally responsible

253 therefor.

254 Sec. 21. Repealing Clause - Any existing Ordinance on Sub-
255 divisions in Quezon City or any regulation in conflict with the
256 provisions of this Ordinance is hereby repealed.

257 Sec. 22. This Ordinance shall take effect upon approval.

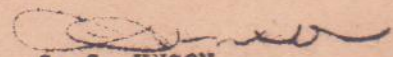
258 APPROVED December 1, 1960.


VICENTE NOVALES
Vice-Mayor

APPROVED:


N. S. AMORANTO
City Mayor

CERTIFIED CORRECT:


C. C. UNSON
City Secretary

/q

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