

ORDINANCE NO. SP- 1143, S- 2002

AN ORDINANCE APPROVING THE CONSOLIDATION PLAN OF E. RODRIGUEZ, INC. (OWNER), A COMMUNITY MORTGAGE PROGRAM PROJECT (CMP), CONSISTING OF ONE HUNDRED NINETY EIGHT THOUSAND NINE HUNDRED AND FORTY ONE SQUARE METERS, (198, 941 SQ.M.) ALL OF CONSOLIDATION-SUBDIVISION PLAN PCS-3088, LOCATED AT BARANGAY PAYATAS AND BARANGAY COMMONWEALTH, COVERED BY ONE HUNDRED EIGHTEEN (18) TRANSFER CERTIFICATES OF TITLE, ORIGINAL CERTIFIED COPIES OF WHICH ARE HERETO ATTACHED AND CONVERTING FOR RESIDENTIAL PURPOSES, ROAD LOTS 6, 7, 8, 12, 13, 14, 15, 16 AND 17 AS INDICATED IN THE CONSOLIDATION PLAN, AS APPLIED FOR BY PERPETUAL HELP LAND VENTURE FOUNDATION, INC., (ORIGINATOR), REPRESENTED BY MR. RICARDO R. SORIANO (ATTORNEY-IN-FACT), WITH OFFICE ADDRESS AT NO. 4 PALMA STREET, XAVIERVILLE SUBDIVISION, QUEZON CITY, METRO MANILA.

Introduced by Councilors VOLTAIRE GODOFREDO L. LIBAN III,
AIKO M. YLLANA, RAMON P. MEDALLA, ALLAN
BUTCH T. FRANCISCO, ERIC Z. MEDINA and MARY
ANN L. SUSANO.

Co-Introduced by Councilors Jesus "Bong" C. Santay, Antonio E.
Inton, Jr. and Restituto B. Malafgen.

WHEREAS, ocular inspection conducted and verified disclosed that the project site has been occupied by informal settlers who have organized themselves into an association known as PINAGKAISA HOMEOWNERS ASSOCIATION, INC.;

WHEREAS, said homeowners association has entered into a "MEMORANDUM OF AGREEMENT" with the registered lot owner which is now under negotiation with the National Home Mortgage Finance Program (NHMF) under the Community Mortgage Program (CMP);

WHEREAS, in order to comply with the guidelines of the Community Mortgage Program Projects, the subject properties must be considered as one title to determine the covered lot area of each particular phases;

WHEREAS, Road lots 6, 7, 8, 12, 13, 14, 15, 16 and 17 with an aggregate area of fifty three thousand seven hundred sixty-six square meters (53,766 sq.m.) are presently covered by existing residential structures of the members/ beneficiaries of Pinagkaisa Homeowners Association, Inc.;

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WHEREAS, there is a need to convert for residential purpose the said road lots considering that the same are part and parcel of the approved subdivision plan.

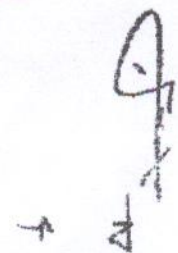
NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN SESSION ASSEMBLED:

SECTION 1. The consolidation Plan of E. Rodriguez, Inc. (owner), a Community Mortgage Program project (CMP), consisting of One Hundred Ninety Eight Thousand Nine Hundred and Forty One square meters, (198,941 sq.m) all of consolidation-subdivision plan of Pcs-3088 located at Barangay Payatas and Barangay Commonwealth, Quezon City, covered by one hundred eighteen (118) transfer certificates of title, original certified copies of which are hereto attached, and converting for residential purpose, road lots 6, 7, 8, 12, 13, 14, 15, 16 and 17, as indicated in the consolidation plan, as applied for by Perpetual Help Land Venture Foundation, Inc. (originator), represented by Mr. Ricardo R. Soriano (attorney-in fact) with office address at No. 4 Palma Street, Xavierville Subdivision, Quezon City, Metro Manila, is hereby approved, details of which are as follows:

PROJECT	: Consolidation Plan with 118 transfer certificates of title, copies attached.
LOCATION	: Barangay Payatas and Barangay Commonwealth, Quezon City, Metro Manila
OWNER	: E. Rodriguez, Inc.
DEVELOPER	: Pinagkaisa Homeowners Association, Inc. (CMP Project)
ACCESSIBILITY	: Existing Litex Road, Kapatiran Street, Pinagkaisa Street, Ilang-Ilang Street and Everlasting Street.
EXISTING LAND USE	: Urban Land Reform Zone
GROSS LOT AREA	: 198,941 square meters



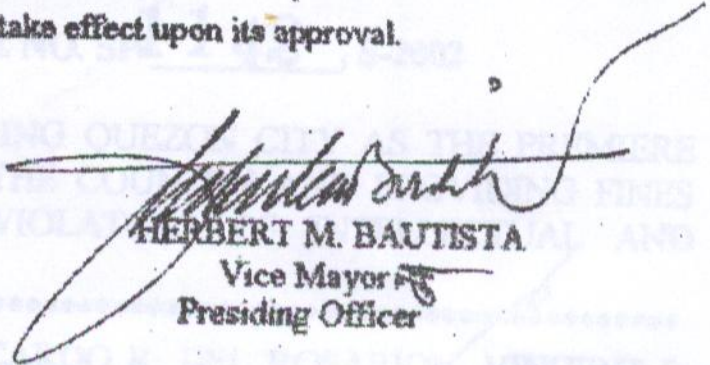


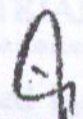
Republika ng Pilipinas
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SANGGUNIANG PANLUNGSOD
(City Council)

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

ENACTED: March 5, 2002.


HERBERT M. BAUTISTA
Vice Mayor
Presiding Officer


ATTESTED:

EUGENIO V. JURILLA
City Council Secretary

APPROVED: _____

FELICIANO R. BELMONTE, JR.
City Mayor

CERTIFICATION

This is to certify that this Ordinance which was APPROVED on Second Reading on March 5, 2002, was finally PASSED by the City Council on March 19, 2002.


EUGENIO V. JURILLA
City Council Secretary

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WHEREAS, the State recognizes that the use of industrial property bears a social function and to this end, the State shall promote the diffusion of knowledge and information for the promotion of national development and progress and the common good.

WHEREAS, the State has been a signatory of...