Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
22nd City Council

PO22CC-471

111th Regular Session

ORDINANCE NO. SP-3407, S-2025

AN ORDINANCE APPROVING THE SUBDIVISION PLAN OF THE PROPOSED EMBASSY HILLS RESIDENTIAL SUBDIVISION WITH ONE HUNDRED SIXTY-TWO (162) SALEABLE LOTS LOCATED AT LOT 1-A PCS-00-008222, 14TH STREET, BARANGAY DAMAYANG LAGI, DISTRICT IV, QUEZON CITY, METRO MANILA, REGISTERED IN THE NAME OF EMBASSY HILLS PROPERTIES, INC. AND COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBER 004-2025001271 OF THE REGISTRY OF DEEDS FOR QUEZON CITY, CONSISTING AN AREA OF SIXTY-SEVEN THOUSAND THREE HUNDRED NINE (67,309) SQUARE METERS, AS REPRESENTED BY ITS PRESIDENT, WITH OFFICE ADDRESS AT 30TH FLOOR, ALLIANCE GLOBAL TOWER, 36TH STREET CORNER 11TH AVENUE UPTOWN BONIFACIO, TAGUIG CITY, IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF QUEZON CITY ORDINANCE NO. SP-56, S-93 AND PRESIDENTIAL DECREE NO. 957, OTHERWISE KNOWN AS THE SUBDIVISION AND CONDOMINIUM BUYERS' PROTECTIVE DECREE

Introduced by Councilors IRENE R. BELMONTE, DOROTHY A. DELARMENTE, M.D. and AIKO S. MELENDEZ

Co-Introduced by Councilors Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Raquel S. Malañgen, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, RN, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Jose Maria M. Rodriguez and Jhon Angelli "Sami" C. Neri

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WHEREAS, under the Executive Order No. 71, S-1993 issued by the Office of the President and Republic Act No. 7160, otherwise known as the Local Government Code of 1991, the power of the Housing and Land Use Regulatory Board (HLURB) to approve final subdivision plans of all subdivisions has been transferred to the local government units;

WHEREAS, Quezon City Ordinance No. SP-56, S-93 grants the Quezon City Council power to approve subdivision plans pursuant to the rules and regulations in the processing and approval of subdivision plans for residential, commercial or industrial and other development purposes in Quezon City;

WHEREAS, Embassy Hills Properties, Inc. is applying for a preliminary and final approval for the Locational Clearance and Development Permit for its subdivision project located at 14th Street, Barangay Damayang Lagi, District IV, Quezon City, Metro Manila for compliance with the minimum requirements of the implementing standards, rules and regulations of Quezon City Ordinance No. SP-56, S-93, Presidential Decree No. 957 and other relevant laws and ordinances;

WHEREAS, the Subdivision Administration and Regulatory Division under the City Planning and Development Department has issued a Subdivision Project Evaluation and Recommendation Form for the Complex Subdivision Project of Embassy Hills Properties, Inc. dated February 26, 2025;

WHEREAS, the Subdivision Project Evaluation and Recommendation Form stated that the applicant or developer has variances for the Model A Subdivision.

NOW, THEREFORE,

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

SECTION 1. SUBDIVISION GENERAL INFORMATION. – The Subdivision Plan of the proposed Embassy Hills Residential Subdivision shall cover a total land area of sixty-seven thousand three hundred nine (67,309) square meters located at 14th Street, Barangay Damayang Lagi, District IV, Quezon City with one hundred sixty-two (162) saleable lots located at Lot 1-A PCS-00-008222, registered in the name of Embassy Hills Properties, Inc. and covered by Transfer Certificate of Title Number 004-2025001271 of the Registry of Deeds for Quezon City, as represented by its President, with office address at 30th Floor, Alliance Global Tower, 36th Street corner 11th Avenue Uptown Bonifacio, Taguig City, in compliance with the minimum requirements of implementing standards, rules and regulations of Quezon City Ordinance No. SP-56, S-93 and Presidential Decree No. 957, otherwise known as the Subdivision and Condominium Buyers' Protective Decree, is hereby approved, details of which are as follows:

Project Name:	*Embassy Hills Residential Subdivision*
Project Location:	*Lot 1-A PCS-00-008222, 14th Street, Barangay Damayang Lagi, District IV, Quezon City, Metro Manila*
Project Gross Area:	*sixty-seven thousand three hundred nine (67,309) square meters*
Name of Owner:	*Embassy Hills Properties, Inc.*
Name of Developer:	*same as Project Owner*
No. of Saleable Lots:	*one hundred sixty-two (162) saleable lots (Total of 41,124.00 sqm)*
Roads/Alleys:	*18,959.00 sqm*
Park and Playground:	*3,284.00 sqm*
Open space:	*25,194.00 sqm*

SECTION 2. SOCIALIZED HOUSING PROGRAM. – The applicant or developer, Embassy Hills Properties, Inc., shall strictly comply with Section 18 of Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992, on the 20% socialized housing requirement; in the exercise of the options as provided by law and in the interest of the general welfare of the residents of the City where the project is located, the 20% socialized housing project shall be located within the jurisdiction of the City, where the subdivision project is to be implemented. For this purpose, the developer shall coordinate with the Housing Community Development and Resettlement Department on the feasibility of providing a socialized housing project within Quezon City.

SECTION 3. The applicant or developer shall develop a rainwater detention tank system that temporarily stores stormwater and rainwater to manage their flow during heavy rainfall, reduce flooding risks, promote groundwater recharge, and filter pollutants in the area.

SECTION 4. The applicant or developer shall establish an evacuation area for public use.

SECTION 5. The applicant or developer shall allocate all open spaces as green or mini forest parks or areas.

SECTION 6. The applicant or developer shall comply with the terms and conditions agreed upon and all legal requirements set forth under the National Building Code of the Philippines, requirements by the City Planning and Development Department and under existing laws and ordinances. Any violation of these terms and conditions shall cause the revocation of the approval of the subject Subdivision Plan and shall be a ground for the repeal of this Ordinance.

SECTION 7. This Ordinance shall take effect upon its approval.

ENACTED: March 10, 2025.

GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:

ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

APPROVED: MAY 09 2025

MA. JOSEFINA G. BELMONTE
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on March 10, 2025 and was PASSED on Third/Final Reading on March 17, 2025.

ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)