Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
18th City Council

PO2010-33

24th Regular Session

ORDINANCE NO. SP-2065, S-2011

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH TWENTY FIVE (25) LOTS, COMMUNITY MORTGAGE PROGRAM (CMP) PROJECT, CONSISTING AN AGGREGATE AREA OF EIGHT HUNDRED NINETEEN (819.00) SQUARE METERS COVERED BY TRANSFER CERTIFICATES OF TITLE NUMBERED 253980 (T-301700) AND 253981 (T-301701) OF THE REGISTRY OF DEEDS OF QUEZON CITY, REGISTERED IN THE NAME OF BELEN M. AGREGADO, LOCATED AT LOTS 4-A AND 4-B/BLOCK 4, PSD-175302, DON PEDRO STREET, KAPALARAN SUBDIVISION, BARANGAY HOLY SPIRIT, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE UPPER KAPALARAN HOMEOWNERS ASSOCIATION, INC., REPRESENTED BY ITS PRESIDENT MR. QUERUBIN L. DAYTO, AS A VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF QUEZON CITY ORDINANCE NO. SP-56, S-93 AND BATAS PAMBANSA BILANG 220.

Introduced by Councilors PRECIOUS HIPOLITO CASTELO, FRANCISCO A. CALALAY, JR., DOROTHY A. DELARMENTE, ANTHONY PETER D. CRISOLOGO, RICARDO T. BELMONTE, JR., JOSEPH P. JUICO, ALEXIS R. HERRERA, ALFREDO D. VARGAS III, EDEN "CANDY" A. MEDINA, JULIENNE ALYSON RAE V. MEDALLA, RODERICK M. PAULATE, GODOFREDO T. LIBAN II, JULIAN ML. COSETENG, ALLAN BENEDICT S. REYES, JAIME F. BORRES, JOSE MARIO DON S. DE LEON, GIAN CARLO G. SOTTO, EUFEMIO C. LAGUMBAY, EDCEL B. LAGMAN, JR., JESUS MANUEL C. SUNTAY, JESSICA CASTELO DAZA, RAQUEL S. MALAÑGEN, VINCENT DG. BELMONTE, MARVIN C. RILLO, RANULFO Z. LUDOVICA and JOHN ANSELL R. DE GUZMAN.

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WHEREAS, the Quezon City Council under the Local Government Code of 1991 is empowered to approve subdivision plan for residential, commercial and industrial purposes;

WHEREAS, the standards and requirements set by the Implementing Rules and Regulations of Batas Pambansa Bilang 220, on the submitted plan as applied for by the Upper Kapalaran Homeowners Association, Inc., the proposed Subdivision plan shows that out of 25 saleable lots, there are 19 lots (76%) which fall below the revised minimum standard of 28.00 square meters. Generally, this project is treated as a variance pursuant to Section 9, Rule III of the Implementing Standards, Rules and Regulations of Batas Pambansa Bilang 220.

NOW, THEREFORE,

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

SECTION 1. The Subdivision Plan of a Socialized Housing Project under the Community Mortgage Program (CMP) consisting of an aggregate area of eight hundred nineteen (819.00) square meters covered by Transfer Certificates of Title Numbered 253980 (T-301700) and 253981 (T301701) of the Registry of Deeds of Quezon City, registered in the name of Belen M. Agregado, located at Lots 4-A and 4-B/Block 4, PSD-175302, Don Pedro Street, Kapalaran Subdivision, Barangay Holy Spirit, Quezon City, Metro Manila, as applied for by the Upper Kapalaran Homeowners Association Inc., represented by its President, Mr. Querubin L. Dayto, as a variance pursuant to Section 9, Rule III of the Implementing Standards, Rules and Regulations of Quezon City Ordinance No. SP-56, S-93 and Batas Pambansa Bilang 220 is hereby approved, details of which are as follows:

PROJECT NAME	:	*Socialized Residential Subdivision with 25 Lots (CMP).*
PROJECT LOCATION	:	*Lots 4-A and 4-B/Block 4, PSD-175302, Don Pedro Street, Kapalaran Subdivision, Barangay Holy Spirit, Quezon City, Metro Manila.*

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NAME OF OWNER	:	Upper Kapalaran Homeowners Associations, Inc.
ADDRESS OF OWNER	:	Quezon City
NAME OF ORIGINATOR	:	Quezon City Government
ADDRESS OF ORIGINATOR	:	Quezon City
TOTAL GROSS AREA	:	Eight Hundred Nineteen (819.00) Square Meters
NO. OF SALEABLE LOTS	:	Twenty Five (25) Lots

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

ENACTED: May 2, 2011.

JAIME F. BORRES
City Councilor
Acting Presiding Officer

ATTESTED:

DOROTHY D. LAGRADA, DPA
City Secretary

APPROVED: 2 / MAY 2011

HERBERT M. BAUTISTA
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on May 2, 2011 and was PASSED on Third/Final Reading on May 9, 2011.

DOROTHY D. LAGRADA, DPA
City Secretary

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