61st Regular Session

ORDINANCE NO. SP-1706, S-2006
(PO2006-65)

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH 103 LOTS OF A TWO (2) STOREY SOCIALIZED RESIDENTIAL HOUSING PROJECT OF A PARCEL OF LAND CONTAINING FOUR THOUSAND FIVE HUNDRED SEVENTY SIX (4, 576.00) SQUARE METERS GROSS PROJECT AREA, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 181588 AND 181577 AND 181574, N-208432, N-263655 OF THE REGISTER OF DEEDS OF QUEZON CITY AND REGISTERED IN THE NAME OF MR. VENANCIO Z. ROSALES LOCATED AT OAK COR., CHESTNUT ST., IRIS ST. AND ASTER ST., FAIRVIEW PARK SUBDIVISION, BARANGAY GREATER FAIRVIEW, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE VRNR CONSTRUCTION AND DEVELOPMENT CORPORATION, AS A VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF BATAS PAMBANSA BLG. 220.

Text in GOTHIC

Introduced by Councilors WINSTON "Winnie" T. CASTELO, AIKO MELENDEZ-JICKAIN, RAMON P. MEDALLA, VOLTAIRE GODOFREDO L. LIBAN III, ERIC Z. MEDINA, ALLAN BUTCH T. FRANCISCO, JUNIE MARIE L. CASTELO, ELIZABETH A. DELARMENTE, VICTOR V. FERRER, JR., JORGE B. BANAL, JR., FRANZ S. PUMAREN, ANTONIO E. INTON, JR., JANET M. MALAYA, RESTITUTO B. MALAÑGEN and BAYANI V. HIPOL.

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

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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 VRNR Construction and Development Corporation grant exemption from the standard 32.00 sq.m. lot allocation and reduce lot allotment to 27.00, 28.00 and 30.00 sq.m. However, the proposed subdivision plan of Aster shows that there were saleable lots that fall below the minimum standard of 32.00 sq.m. and treated as a variance pursuant to Sec. 9, Rule III of the Implementing Rules and Regulations of BP Blg. 220. Subdivision Plans of Oak and Iris conforms with the minimum requirements of BP 220.

WHEREAS, pursuant to Section 9 of the I.R.R. of BP Blg. 220, relative to the aforementioned ground variances or exemptions may be granted;

NOW, THEREFORE,

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

SECTION 1. The Subdivision Plan of a Socialized Residential Housing Project of a parcel of land containing an area of Four Thousand Five Hundred Seventy Six (4,576.00) square meters and is technically identified under TCT Number 96288 and 181577 and 181574, N-208432 and N-263655 with One Hundred Three (103) lots located at Oak cor., Chestnut St., Iris St., and Aster St., Fairview Park Subdivision, Barangay Greater Fairview, Quezon City, Metro Manila, as applied for by the VRNR Construction and Development Corporation, as a variance pursuant to Section 9 Rule III of the I.R.R. of Batas Pambansa Blg. 220, is hereby approved. Details of which are as follows:

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PROJECTNAME :Socialized Residential Housing Project

PROJECT LOCATION :Oak cor., Chestnut St., Iris St., and Aster St., Fairview Park Subdivision, Brgy. Greater Fairview, Q.C.

NAME OF OWNER :Mr. Venancio Z. Rosales

ADRESS OF OWNER :Same as Project Owner

NAME OF DEVELOPER :VRNR Construction and Development Corp.

ADDRESS OF DEVELOPER: 97 Cenacle Drive, San Ville Subd., Brgy. Culiat, Quezon City

TOTAL GROSS AREA :Four Thousans Five Hundred Seventy Six (4,576.00) Sq.meters

NO. OF SALEABLE LOTS :OAK – 16 lots
IRIS – 27 lots
ASTER – 60 lots

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

ENACTED: July 17, 2006.

HERBERT M. BAUTISTA
Vice Mayor
Presiding Officer

ATTESTED:

EUGENIO V. JURILLA
City Secretary

APPROVED: July 18, 2006

FELICIANO R. BELMONTE, JR.
City Mayor

CERTIFICATION

This is to certify that this Ordinance which was APPROVED on Second Reading on July 17, 2006, was finally PASSED on Third/Final Reading by the City Council on July 31, 2006.

EUGENIO V. JURILLA
City Secretary

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