Republic of the Philippines
Quezon City
13TH CITY COUNCIL

PO96-235

74th Regular Session

ORDINANCE NO. SP-460, S-96

AN ORDINANCE APPROVING THE SUBDIVISION PLAN FOR THE RE-BLOCKING WITH MAXIMUM RETENTION PLAN OF RESIDENTIAL LOTS OF A PARCEL OF LAND KNOWN AS BLOCK 376 COVERED BY TRANSFER CERTIFICATE OF TITLE NO. RT-9607 (17718) SITUATED AT BARANGAY SAN JOSE, QUEZON CITY, AS APPLIED FOR BY THE SAMAHANG MAGKAKAPITBAHAY, INC., SUBJECT TO COMPLIANCE WITH THE CONDITIONS PRESCRIBED UNDER ORDINANCE NO. SP-56, S-93, BATAS PAMBANSA 220 AND PRESIDENTIAL DECREE 1096, AS AMENDED.

Introduced by Councilor MOISES S. SAMSON, VICTOR V. FERRER, JR., ALBERTO M. GALARPE, WILMA AMORANTO-SARINO, ANTONIO L. SIOSON and EMILIO G. TAMAYO.

WHEREAS, Section 458 (a) (2) (x) of Republic Act No. 7160, otherwise known as "The Local Government Code of 1991", authorizes local government units, through their respective sanggunian or councils, to process and approve subdivision plans, subject to applicable national laws;

WHEREAS, a parcel of land known as Block No. 376 of the Sta. Mesa Heights Subdivision, with an area of twenty-four thousand seven hudred eighty-two square meters and sixty square decimeters (24,782.60 sq. mts.), more or less, located at Barangay San Jose, Quezon City, registered under the name of the Quezon City government and covered by Transfer Certificate of Title No. RT-9607 (17718) is declared as school site;

WHEREAS, hundreds of families who are occupants of the eleven thousand (11,000) square meters, more or less, of the said parcel of land for more than ten (10) years have signified their intention, readiness and willingness to purchase from the City government their respective lots within the subject parcel of land under reasonable, conscionable and affordable prices;

WHEREAS, portion of the above-described parcel of land equivalent to eleven thousand (11,000) square meters, more or less, declared as school site has already been re-classified from school site to residential, as per City Ordinance No. SP-260, S-94;

WHEREAS, evaluation made by and the indorsement of the subdivision administrator showed that the subject subdivision plan (Re-Blocking with Maximum Retention Plan) of a portion of parcel of land identified as Block 376 covered by TCT No. RT-9607 (17718) complies with the requirements of Ordinance No. SP-56, S-93, the City's Zoning Ordinance and other related national laws and does not run counter to the City's general land use pattern and development plans.

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NOW, THEREFORE,

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

SECTION 1. The subdivision plan (Re-Blocking with Maximum Retention Plan) of residential subdivision situated at Barangay San Jose, Quezon City, is hereby approved, subject to its compliance with all of the conditions prescribed under Ordinance No. SP-56, S-96, Batas Pambansa 220 and Presidential Decree 1096, as amended, details of which are as follows:

1. PROJECT NAME	:	Residential Subdivision (Re-Blocking (with Maximum Retention Plan)
2. PROJECT LOCATION	:	Bgy. San Jose, Quezon City
3. TCT NO.	:	Block 376, TCT No. RT-9607 (17718)
4. NAME OF OWNER	:	Quezon City Government
5. NAME OF DEVELOPER	:	Samahang Magkakapitbahay, Inc., Bgy. San Jose, Quezon City
6. LAND AREA	:	Eleven Thousand Seven Hundred Ninety-Five (11,795) Sq. Mts.
7. NUMBER OF SALEABLE LOTS	:	One Hundred Seventy Nine (179)

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

ENACTED: November 19, 1996.

(SGD.) CONNIE S. ANGELES
President Pro-Tempore
Acting Presiding Officer

ATTESTED:

(SGD.) EUGENIO V. JURILLA
City Secretary

APPROVED: Nov. 27, 1996

(SGD.) ISMAEL A. MATHAY, JR.
City Mayor

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