61st Regular Session

ORDINANCE NO. SP-1708, S-2006
(PO2006-104)

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH 404 LOTS OF A SOCIALIZED HOUSING PROJECT UNDER THE DIRECT SALE PROGRAM OF A PARCEL OF LAND CONTAINING TWENTY THREE THOUSAND SEVEN HUNDRED TEN (23,710.00) SQURE METERS GROSS PROJECT AREA, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. N-154441 & N-154442 OF THE REGISTER OF DEEDS OF QUEZON CITY AND REGISTERED IN THE NAME OF QUEZON CITY GOVERNMENT, LOCATED AT LOT 27-A & LOT 27-B, PSD-14012, COVENANT VILLAGE, BARANGAY BAGONG SILANGAN, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE COVENANT VILLAGE HOMEOWNERS ASSOCIATION, INC. (QUEZON CITY GOVERNMENT – PROPERTY), AS REPRESENTED BY ITS PRESIDENT, MS. EMELITA S.T. GALANG, AS A VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF BATAS PAMBANSA BLG. 220.

not in GRAVE

Introduced by Councilors WINSTON "Winnie" T. CASTELO, AIKO MELENDEZ-JICKAIN, JUNIE MARIE L. CASTELO, RAMON P. MEDALLA, VOLTAIRE GODOFREDO L. LIBAN III, ERIC Z. MEDINA, ALLAN BUTCH T. FRANCISCO, 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.

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

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 Covenant Village Homeowners Association, Inc. shows that out of 404 lots there were 13 lots (3.22%) that falls below minimum standards. Generally, this project can therefore be treated as a variance pursuant to Sec. 9, Rule III of the Implementing Rules and Regulations of B.P. Blg. 220. and also, this project is classified as "on site" development.

WHEREAS, pursuant to Section 9 of the Implementing Rules and Regulations of B.P. 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:

SECTION 1. The Subdivision Plan of a Socialized Housing Project under the Direct Sale Program of a parcel of land containing an area of Twenty Three Thousand Seven Hundred Ten (23,710.00) square meters and is technically identified under Transfer Certificate Title Number N-154441 & N-154442 with Four Hundred Four (404) lots located at Lot 27-A & Lot 27-B, PSD-14012, Covenant Village, Barangay Bagong Silangan, Quezon City, Metro

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Manila, as applied for by the Covenant Village Homeowners Association, Inc. (Quezon City Government – Property), as represented by its President, Ms. Emelita S.T. Galang, as a variance pursuant to Section 9, Rule III of the Implementing Rules and Regulations of Batas Pambansa Blg. 220, is hereby approved. Details of which are as follows:

PROJECT NAME	:Socialized Housing Project (Direct Sale)
PROJECT LOCATION	:Lot 27-A & Lot 27-B, Psd-14012, Covenant Village, Brgy. Bagong Silangan, Q.C.
NAME OF OWNER	:Covenant Village HOA Inc.
ADRESS OF OWNER	:Same as Project Owner
NAME OF DEVELOPER	:Quezon City Government-UPAO

ADDRESS OF DEVELOPER: Quezon City

TOTAL GROSS AREA	:Twenty Three Thousand Seven Hundred Ten (23,710.00) Sq.meters
NO. OF SALEABLE LOTS	:Four Hundred Four (404) 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 23, 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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