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

PO22CC-277

113th Regular Session

ORDINANCE NO. SP-3396, S-2025

AN ORDINANCE APPROVING THE SUBDIVISION PLAN OF ANZURES COMPOUND HOMEOWNERS' ASSOCIATION, INC. WITH 28 SALEABLE LOTS LOCATED AT LOT 29 (SWO-16801), LAURA STREET, BARANGAY MATANDANG BALARA, DISTRICT III, QUEZON CITY, METRO MANILA, REGISTERED IN THE NAME OF SPOUSES REYNALDO Y. ANZURES AND ZENAIDA DELA ROSA ANZURES, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 262527 (T-343673) OF THE REGISTRY OF DEEDS FOR QUEZON CITY, CONSISTING OF AN AGGREGATE AREA OF ONE THOUSAND (1,000) SQUARE METERS, AS REPRESENTED BY ITS HOA REPRESENTATIVE, REY M. PORRAS, SUBJECT FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF QUEZON CITY ORDINANCE NO. SP-56, S-93 AND BATAS PAMBANSA BILANG 220

Introduced by Councilors AIKO S. MELENDEZ, WENCEROM BENEDICT C. LAGUMBAY and EMMANUEL BANJO A. PILAR

Co-Introduced by Councilors, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Atty. Anton L. Reyes, Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Candy A. Medina, Aly Medalla, Tatay Rannie Z. Ludovica, Irene R. Belmonte, Marra C. Suntay and Shaira "Shay" L. Liban

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WHEREAS, according to Republic Act No. 7160, otherwise known as the local government code of 1991, the Quezon City Council is entitled to approve subdivision plans for residential, commercial and industrial purposes;

WHEREAS, Section 16 of the said Code expressly states that "Every Local Government Unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as power necessary, appropriate, or incidental to the promotion of the general welfare";

WHEREAS, there is a request from the Anzures Compound Homeowners' Association, asking the City Council to approve its subdivision plan application as required by the City Planning Development Department, in connection with its housing application at the Social Housing Financing Corporation;

WHEREAS, the said Homeowners' Association was able to submit all the necessary and mandatory requirements in compliance with the minimum requirements of the implementing standards, Rules and Regulations of Quezon City Ordinance No. SP-56, S-93 and Batas Pambasa Bilang 220.

NOW, THEREFORE,

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

SECTION 1. The Subdivision Plan of Anzures Compound Homeowners' Association, Inc. with 28 saleable lots located at Lot 29 (SWO-16801), Laura Street, Barangay Matandang Balara, District III, Quezon City, Metro Manila, registered in the name of spouses Reynaldo Y. Anzures and Zenaida Dela Rosa Anzures, covered by Transfer Certificate of Title No. 262527 (T-343673) of the Registry of Deeds for Quezon City, consisting of an aggregate area of one thousand (1,000) square meters, as represented by its HOA representative, Rey M. Porras, with office address at the same project location, subject for compliance with the minimum requirements of the Implementing Standards, Rules and Regulations of Quezon City Ordinance No. SP-56, S-93 and Batas Pambansa Bilang 220 are hereby approved, details of which are as follows:

Project Name:	*Anzures Compound Homeowners' Association, Inc.*
Project Location:	*Lot 29 (SWO -16801), Laura Street, Barangay Matandang Balara, District III, Quezon City, Metro Manila*
Project Gross Area:	*One thousand (1,000) square meters*
Transfer Certificate of Title No.:	*262527 (T-343673)*
Name of Owner:	*Spouses Reynaldo T. Anzures and Zenaida Dela Rosa Anzures*
Office Address:	*Project Location*
No. of Saleable Lots:	*28*

SECTION 2. REPEALING CLAUSE. – All ordinances, resolutions and executive orders or any part thereof which are inconsistent with any of the provisions of this Ordinance are hereby repealed or modified accordingly.

SECTION 3. SEPARABILITY CLAUSE. – If, for any reason, any part or provision of this Ordinance is declared unconstitutional or invalid, the other provisions hereof which are not affected thereby shall continue to be in full force and effect.

SECTION 4. EFFECTIVITY CLAUSE. – This Ordinance shall take effect immediately upon its approval.

ENACTED: March 25, 2025.

GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:

MARILYN JANET B. BUL-LALAYAO
Legislative Staff Officer VI
OIC, City Council Secretary

APPROVED: APR 2 9 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 25, 2025 and was PASSED on Third/Final Reading under Suspended Rules on the same date.

MARILYN JANET B. BUL-LALAYAO
Legislative Staff Officer VI
OIC, City Council Secretary