



Republic of the Philippines
Quezon City
23rd CITY COUNCIL

PO 23 CC- 133

PROPOSED ORDINANCE NO. - _____, S-2025

AN ORDINANCE APPROVING THE SUBDIVISION PLAN OF PINEGLADES RESIDENCES WITH FORTY EIGHT (48) SALEABLE LOTS LOCATED AT 13 RECORDS STREET EXT. GSIS VILLAGE BRGY. BAHAY TORO PROJECT 8, QUEZON CITY, METRO MANILA UNDER THE NAME OF METROSTAR REALTY DEVELOPMENT, INC. COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERED 004-2019007189, 004-201900788 AND 004-2024007482 OF THE REGISTRY OF DEEDS, CONTAINING AN AREA OF FIVE THOUSAND FIVE HUNDRED FIFTEEN SQUARE METERS, IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF QUEZON CITY ORDINANCE NO. SP056, S-93 AND PRESIDENTIAL DECREE NO. 957 OTHERWISE KNOWN AS THE SUBDIVISION AND CONDOMINIUM BUYER'S PROTECTIVE DECREE.

**INTRODUCED BY:
COUNCILOR LUIGI PUMAREN**

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

SECTION 1. The Subdivision Plan of the proposed Pineglades Residences with forty-eight (48) saleable lots located at 13 Records Street Ext., GSIS Village Brgy. Bahay Toro Project 8, Quezon City, Metro Manila, registered in the name of Metrostar Realty Development, Inc., covered By Transfer Certificate of Title numbered 004-2019007189, 004-201900788, and 004-2024007482 of the Registry of Deeds, containing an area of Five Thousand Five Hundred Fifteen square meters (5,515 sqm.), is hereby approved, subject to the conditions prescribed under City Ordinance No. Sp056, S-93 and Presidential Decree No. 957, details of which are as follows:

PROJECT NAME:	Pineglades Residences
PROJECT LOCATION:	13 Records Street Ext. GSIS Village Brgy. Bahay Toro Project 8, Quezon City
NAME OF OWNER:	Metrostar Realty and Development, Inc.
NAME OF DEVELOPER:	Metrostar Realty and Development, Inc.
ADDRESS OF DEVELOPER:	839 EDSA South Triangle, Quezon City
TOTAL GROSS AREA:	Five Thousand Five Hundred Fifteen (5,515) sq.m
NO. OF SALEABLE LOTS:	Forty Eight (48) Lots

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

ENACTED, _____ 2025.



LUIGI PUMAREN
City Councilor
District III