



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
17th City Council

38th Regular Session

ORDINANCE NO. **1869** S-2008
(PO2008-99)

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH ONE HUNDRED NINETY THREE (193) LOTS OF A SOCIALIZED HOUSING PROJECT UNDER THE COMMUNITY MORTGAGE PROGRAM OF A PARCEL OF LAND CONTAINING AN AREA OF TWELVE THOUSAND TWO HUNDRED THIRTEEN (12,213.00) SQUARE METERS GROSS PROJECT AREA, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERED N-293117 OF THE REGISTRY OF DEEDS OF QUEZON CITY, REGISTERED IN THE NAME OF TOFEMI REALTY LOCATED AT LOT 65-A-4, HERON AND HORNBILL STREETS, (LEFTSIDE), AREA 3, SITIO VETERANS, BARANGAY BAGONG SILANGAN, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE VICTORY HOMEOWNERS ASSOCIATION, INC., REPRESENTED BY ITS PRESIDENT, MR. FERNANDO M. CENZAL, AS VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF QUEZON CITY ORDINANCE NO. SP-56, S-93 AND BATAS PAMBANSA BILANG 220.

Introduced by Councilors WINSTON "Winnie" T. CASTELO, RAMON P. MEDALLA, ALLAN BUTCH T. FRANCISCO, VOLTAIRE GODOFREDO L. LIBAN III, EDEN "Candy" A. MEDINA, AIKO S. MELENDEZ, BERNADETTE HERRERA-DY, DOROTHY A. DELARMENTE, JORGE B. BANAL, JR., FRANZ S. PUMAREN, DANTE M. DE GUZMAN, JAIME F. BORRES, ANTONIO E. INTON, JR., JESUS MANUEL C. SUNTAY, EDCCEL B. LAGMAN, JR. and CONCEPCION S. MALANGEN.

WHEREAS, the Quezon City Council under the Local Government Code of 1991, is empowered to approve subdivision 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 Batas Pambansa Bilang 220 on the submitted plan, as applied for by the Victory Homeowners Association, Inc., shows that out of 193 saleable lots there are 52 lots (26.96%) that falls below minimum standard of 32.00 square meters. Generally, this project can, therefore, be treated as a variance pursuant to Section 9, Rule III of the Implementing Standards, Rules and Regulations of Batas Pambansa Bilang 220. Moreover, this project is classified as "on site" development and originated by the Quezon City Government;

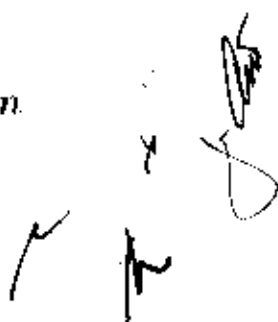
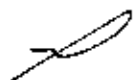
WHEREAS, pursuant to Section 9, Rule III of the Implementing Rules of Regulation of Batas Pambansa Bilang 220, relative to the aforementioned ground, variances or exceptions may be granted.

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 Community Mortgage Program of a parcel of land containing an area of Twelve Thousand Two Hundred Thirteen (12,213.00) Square Meters, identified under Transfer Certificate of Title Number N-293117 with One Hundred Ninety Three (193) lots located at Lot 65-A-4, Heron and Hornbill Streets, (Leftside), Area 3, Sitio Veterans, Barangay Bagong Silangan, Quezon City, Metro Manila, as applied for by the Victory Homeowners Association, Inc., represented by its Presidents, Mr. Fernando M. Cenizal as a variance pursuant to Section 9, Rule III of the Implementing Rules and Regulations of Batas Pambansa Bilang 220 is hereby approved. Details of which are as follows:

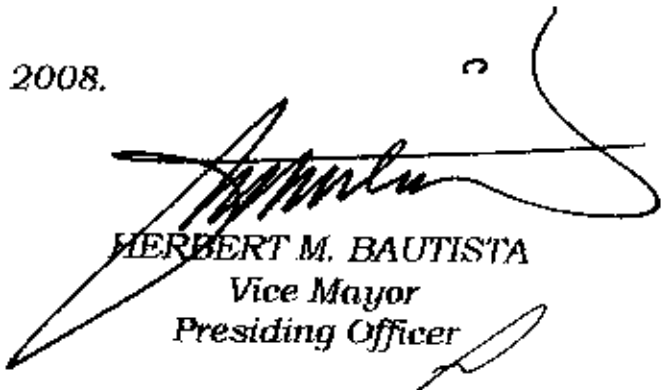
PROJECT NAME	: Socialized Residential Subdivision with 193 lots
PROJECT LOCATION	: Lot 65-A-4, Heron and Hornbill Streets, Barangay Bagong Silangan, Quezon City
NAME OF OWNER	: Victory Homeowners Association Inc.
ADDRESS OF OWNER	: Same as Project Location.



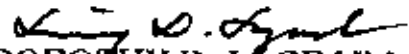
NAME OF ORIGINATOR : Quezon City Government
(UPAO)
ADDRESS OF ORIGINATOR : Quezon City
TOTAL GROSS AREA : Twelve Thousand Two
Hundred Thirteen
(12,213.00) Square Meters
NO. OF SALEABLE LOTS : One Hundred Ninety Three
(193) Lots

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

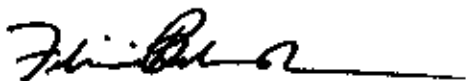
ENACTED: September 15, 2008.


HERBERT M. BAUTISTA
Vice Mayor
Presiding Officer

ATTESTED:


DOROTHY D. LAGRADA, DPA
City Gov't. Asst. Dept. Head III

APPROVED: Oct. 27, 2008


FELICIANO R. BELMONTE, JR.
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on September 15, 2008 and was finally PASSED on Third/Final Reading on September 22, 2008.


DOROTHY D. LAGRADA, DPA
City Gov't Asst. Dept. Head III

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