



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
22nd City Council

PO22CC-476

112th Regular Session

ORDINANCE NO. SP- 3438, S-2025

AN ORDINANCE APPROVING THE DEVELOPMENT PLAN OF THE PROPOSED CLOVERLEAF PHASE 2 WITH NINE (9) COMMERCIAL SALEABLE LOTS CONSISTING OF TWENTY-FOUR THOUSAND EIGHT HUNDRED SEVENTY-FOUR (24,874) SQUARE METERS SALEABLE AREA LOCATED AT CLOVERLEAF BALINTAWAK, BARANGAY APOLONIO SAMSON, QUEZON CITY, METRO MANILA, REGISTERED IN THE NAME OF AYALALAND ESTATES, INC. WITH A GROSS AREA CONSISTING OF THIRTY-SIX THOUSAND TWO HUNDRED NINETY-ONE (36,291) SQUARE METERS, AS REPRESENTED BY ITS OWNER, AYALALAND ESTATES, INC. WITH OFFICE ADDRESS AT 28TH FLOOR, TOWER ONE AND EXCHANGE PLAZA, AYALA TRIANGLE, AYALA AVENUE, MAKATI CITY, METRO MANILA, IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF QUEZON CITY ORDINANCE NO. SP-56, S-93 AND PRESIDENTIAL DECREE NO. 957, OTHERWISE KNOWN AS THE SUBDIVISION AND CONDOMINIUM BUYERS' PROTECTIVE DECREE

Introduced by Councilors IRENE R. BELMONTE, AIKO S. MELENDEZ and DOROTHY A. DELARMENTE, M.D.

Co-Introduced by Councilors Bernard R. Herrera, Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, RN, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Jose Maria M. Rodriguez and Jhon Angelli "Sami" C. Neri

WHEREAS, under Executive Order No. 71 and Republic Act No. 7160, otherwise known as the Local Government Code of 1991, "the power of the Housing and Land Use Regulatory Board (HLURB) to approve final subdivision plans of all subdivisions has been devolved to the local government units."

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NOW, THEREFORE,

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

SECTION 1. *The Development Plan of the proposed Cloverleaf Phase 2 with nine (9) commercial saleable lots consisting of twenty-four thousand eight hundred seventy-four (24,874) square meters saleable commercial area, located at Cloverleaf Balintawak, Barangay Apolonio Samson, Quezon City, Metro Manila, registered in the name of AyalaLand Estates, Inc. with a gross area consisting of thirty-six thousand two hundred ninety-one (36,291) square meters, as represented by its owner, AyalaLand Estates, Inc., with office address at 28th Floor, Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City, Metro Manila, in compliance with the minimum requirements of the Implementing Standards, Rules and Regulations of Quezon City Ordinance No. SP-56, S-93, and Presidential Decree No. 957, otherwise known as the Subdivision and Condominium Buyers' Protective Decree, is hereby approved, details of which are as follows:*

Project Name: Cloverleaf Phase 2 with nine (9) commercial saleable lots consisting of twenty-four thousand eight hundred seventy-four (24,874) square meters saleable area

Project Location: Cloverleaf Balintawak, Barangay Apolonio Samson, Quezon City, Metro Manila

Project Gross Area: Thirty-six thousand two hundred ninety-one (36,291) square meters

TCT Numbers: TCT No. 004-2014007408
TCT No. 004-2014007409
TCT No. 004-2014007410

Name of Owner: AyalaLand Estates, Inc.

Name of Developer: Same as Project Owner

No. of Saleable Lots: Nine (9) Saleable Commercial lots

SECTION 2. *The applicant or developer shall allocate all open spaces as green or mini forest parks or areas.*

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SECTION 3. The applicant or developer shall comply with the terms and conditions agreed upon and all legal requirements by the City Planning and Development Department and by existing laws and ordinances.

SECTION 4. The developer shall abide by the requirements set forth under the National Building Code of the Philippines.

ENACTED: March 17, 2025.


MARRA C. SUNTAY
City Councilor
Acting Presiding Officer

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

APPROVED: MAY 20 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 17, 2025 and was PASSED on Third/Final Reading on March 25, 2025.


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)



