



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
23rd City Council

PO23CC-133

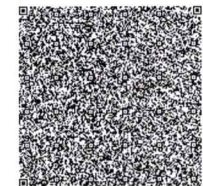
38th Regular Session

ORDINANCE NO. SP- **3500**, S-2026

AN ORDINANCE APPROVING THE SUBDIVISION PLAN OF PINEGLADES RESIDENCES WITH FORTY-EIGHT (48) SALEABLE LOTS LOCATED AT NO. 13 RECORDS STREET EXTENSION, GSIS VILLAGE, BARANGAY BAHAY TORO, PROJECT 8, DISTRICT I, QUEZON CITY, METRO MANILA, UNDER THE NAME OF METROSTAR REALTY DEVELOPMENT, INC., COVERED BY TRANSFER CERTIFICATE OF TITLE NOS. 004-2019007189, 004-2019007188, AND 004-2024007482 OF THE REGISTRY OF DEEDS FOR QUEZON CITY, CONTAINING AN AREA OF FIVE THOUSAND FIVE HUNDRED FOURTEEN (5,514) SQUARE METERS, 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

Introduced by Councilor LUIGI D. PUMAREN

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Bernard R. Herrera, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nicole "Nikki" V. Crisologo, Mikey F. Belmonte, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Atty. Christoffer Allan "Tope" Liquigan, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Atty. Vicente Belmonte Jr., Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Atty. Jesus Miguel Suntay, Raquel S. Malañgen, Joseph Joe Visaya, Aiko Melendez, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Ram V. Medalla, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, Jose Maria "Mari" M. Rodriguez, and Jhon Angelli "Sami" C. Neri

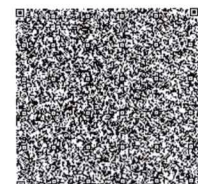


NOW, THEREFORE,

BE IT ENACTED 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 No. 13 Records Street Extension, GSIS Village, Barangay Bahay Toro, Project 8, District I, Quezon City, Metro Manila, registered in the name of Metrostar Realty Development, Inc., covered by Transfer Certificate of Title Nos. 004-2019007189, 004-2019007188, and 004-2024007482 of the Registry of Deeds for Quezon City, containing an area of five thousand five hundred fourteen (5,514) square meters, is hereby approved, subject to the conditions prescribed under Quezon City Ordinance No. SP-56, S-93 and Presidential Decree No. 957, details of which are as follows:

PROJECT NAME:	Pineglades Residences
PROJECT LOCATION:	No. 13 Records Street Extension, GSIS Village, Barangay Bahay Toro, Project 8, District I, Quezon City
NAME OF OWNER:	Metrostar Realty Development, Inc.
NAME OF DEVELOPER:	Metrostar Realty Development, Inc.
ADDRESS OF DEVELOPER:	No. 839 EDSA, Barangay South Triangle, District IV, Quezon City
TOTAL GROSS AREA:	Five Thousand Five Hundred Fourteen (5,514) Square Meters
NO. OF SALEABLE LOTS:	Forty-Eight (48) Lots



38th Regular Session

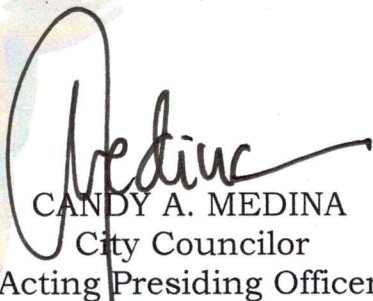
Ord. No. SP- **3500**, S-2026
Page -3- PO23CC-133

SECTION 2. EFFECTIVITY CLAUSE. – This Ordinance shall take effect immediately upon its approval.

ENACTED: March 2, 2026.

CERTIFICATION

This is to certify that this Ordinance was ENACTED by the City Council on Second Reading on March 2, 2026, was Reverted to Second Reading on June 1, 2026, and was PASSED on Third/Final Reading on June 15, 2026.


CANDY A. MEDINA
City Councilor
Acting Presiding Officer

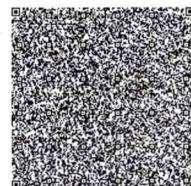
APPROVED: JUL 09 2026


MA. JOSEFINA G. BELMONTE
City Mayor

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(Secretary to the Sanggunian)





SHRINE OF OUR LADY OF EDSA,
MARY QUEEN OF PEACE