



Republic of the Philippines
CITY COUNCIL
Quezon City
16th City Council

PO2004-104

16th Regular Session

ORDINANCE NO. SP- **1473**, S-2004

AN ORDINANCE APPROVING THE SUBDIVISION PLAN OF A SOCIALIZED HOUSING PROJECT, UNDER THE COMMUNITY MORTGAGE PROGRAM OF A CERTAIN PARCEL OF LAND CONTAINING AN AREA OF ONE THOUSAND SIX HUNDRED FORTY SQUARE METERS (1,640 SQ. M.) TECHNICALLY DESCRIBED UNDER TRANSFER CERTIFICATE OF TITLE NUMBERED N-202108, WITH THIRTY-NINE (39) LOTS, LOCATED AT LUISITO STREET (JOAN OF ARC) BARANGAY GULOD, THIS CITY, AS APPLIED FOR BY RIOS ESTATE HOMEOWNERS ASSOCIATION, INC. (REHOA, INC.), REPRESENTED BY ITS PRESIDENT, MR. DANILO M. BERINGUEL, AS A VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IRR OF BATAS PAMBANSA BLG. 220.

Introduced by Councilors AIKO MELENDEZ, WINSTON "Winnie" T. CASTELO, RAMON P. MEDALLA, VOLTAIRE GODOFREDO L. LIBAN III, ERIC Z. MEDINA, ALLAN BUTCH T. FRANCISCO, FRANCISCO A. CALALAY, JR., ROMMEL R. ABESAMIS, ANTONIO E. INTON, JR. and BAYANI V. HIPOL.

Co-Introduced by Councilors Elizabeth A. Delarmente, Jorge B. Banal, Jr., Edcel B. Lagman, Jr. and Restituto B. Malañgen.

WHEREAS, inspection by the appropriate Quezon City government agencies for the recommendation of a subdivision plan of a socialized housing project, under the Community Mortgage Program, of thirty-nine (39) lots located at Barangay Gulod, as applied for by the Rios Estate Homeowners Association, Inc., (REHOA, Inc.) revealed that fifty four percent (54%) or as many as twenty-one (21) lots fell below the minimum standard lot size of thirty-two (32) square meters, as provided for the standard set by the IRR of BP Blg. 220;

WHEREAS, the Rios Estate Homeowners Association, Inc., through its President, Mr. Danilo M. Beringuel, has expressed the predicament of their members who are the intended beneficiaries of this program that strict observance of the

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provisions of the IRR of BP Blg. 220 would mean extreme hardship for them to conform to the minimum standard and may even warrant the displacements of many of their members;

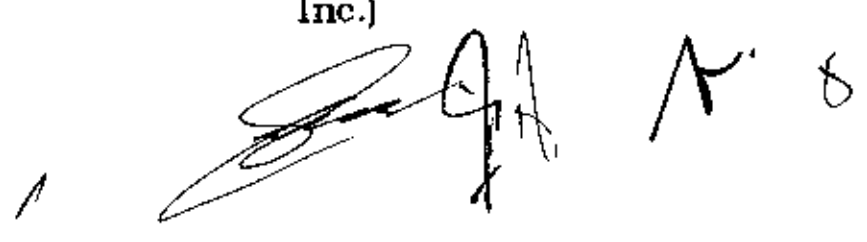
WHEREAS, we have had precedents to this, following the passage of Ordinance No. SP-945, S-2000, approving therein the subdivision plan, for Holy Family Homeowners Association, Inc., of 87 lots where minimum lot sizes ranges from 18, 19, 20 and 23 square meters respectively, and another Ordinance No. SP-1213, S-2002, approving therein the subdivision plan for Progressive Land HOA, Inc., with the same requirement deficiencies, articulating therein the necessity to declare as variance as per Section 11-E of the IRR of BP Blg. 220, further classifying the said housing projects as a Subdivision With Minimum Development (SWWD) Model E, for the consequent approval of the proposed subdivision plan.

NOW, THEREFORE,

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

SECTION 1. The Subdivision Plan of a Socialized Housing Project, under the Community mortgage Program (Model E - BP 220), of a certain parcel of land containing an area of One Thousand Six Hundred Forty Square Meters (1,640 sq. m.) technically described under Transfer Certificate of Title Numbered N-202108, with thirty-nine (39) lots, located at Luisito Street (Joan of Arc) Barangay Gulod, this City, as applied for by Rios Estate Homeowners Association, Inc. (REHOA, Inc.), represented by its President, Mr. Danilo M. Beringuel, as a variance pursuant to the IRR of Batas Pambansa Blg. 220, wherein many lot sizes fell below the minimum of thirty-two (32) square meters, is hereby approved. Details of which are as follows:

Project Name	:	Socialized Housing Project (Model E-BP 220) with 39 lots
Project Location	:	Luisito Street (Joan of Arc) Barangay Gulod, Quezon City
Name of Owner	:	Rios Estate Homeowners Association, Inc. (REHOA, Inc.)

Handwritten signature and initials in black ink, appearing to be 'D. Beringuel' and 'N. S.'.


Address of Owner : Same as Project Location
Name of Originator : Pusong Makabayan
Foundation, Inc.
Address of Originator : Quezon City
Total Gross Area : One Thousand Six
Hundred-Forty Square
Meters (1,640 sq. m.)
No. of Saleable Lots : Thirty-Nine (39) Lots

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


ENACTED: December 14, 2004.


ERIC Z. MEDINA
President Pro-Tempore
Acting Presiding Officer

ATTESTED:



EUGENIO V. JURILLA
City Council Secretary

APPROVED : JAN 20 2005


FELICIANO R. MELMONTE, JR.
City Mayor

CERTIFICATION

This is to certify that this Ordinance which was APPROVED on Second Reading on December 14, 2004, was finally PASSED on Third/Final Reading by the City Council under Suspended Rules on the same date.


EUGENIO V. JURILLA
City Council Secretary

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