



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
19th City Council

PO19CC-567

81st Regular Session

ORDINANCE NO. SP- 2464, S-2015

AN ORDINANCE RECLASSIFYING THE FIVE HUNDRED EIGHTY (580) SQUARE METERS PORTION OF OPEN SPACE AT MILLIONAIRES' VILLAGE, BARANGAY NOVALICHES PROPER, QUEZON CITY INTO ROAD LOTS (ALLEYS AND ENCROACHMENTS), WHICH IS COVERED BY TCT NO. 004-2014007165 (LOT 1-A PSD-00-077606) AND REGISTERED UNDER THE NAME OF THE QUEZON CITY GOVERNMENT, WITH AN AGGREGATE AREA OF ONE THOUSAND SIX HUNDRED EIGHTY SEVEN (1,687) SQUARE METERS, IN COMPLIANCE WITH THE HOUSING AND LAND USE REGULATORY BOARD'S PERMISSION DATED MAY 20, 2015 PURSUANT TO PRESIDENTIAL DECREE NO. 1216.

Introduced by Councilor GODOFREDO T. LIBAN II.

Co-Introduced by Councilors Dorothy A. Delarmente, Victor V. Ferrer, Jr., Alexis R. Herrera, Precious Hipolito Castelo, Voltaire Godofredo L. Liban III, Ramon P. Medalla, Estrella C. Valmocina, Allan Benedict S. Reyes, Franz S. Pumaren, Eufemio C. Lagumbay, Jose Mario Don S. De Leon, Jaime F. Borres, Jesus Manuel C. Suntay, Bayani V. Hipol, Jose A. Visaya, Julienne Alyson Rae V. Medalla, Candy A. Medina, Diorella Maria G. Sotto, Rogelio "Roger" P. Juan, Melencio "Bobby" T. Castelo, Jr. and Donato C. Matias.

WHEREAS, on May 20, 2015, the Housing and Land Use Regulatory Board (HLURB) permitted the partial conversion of Millionaires' Village open space into socialized housing located at Barangay Novaliches Proper on the condition that the required minimum area for parks and playground of Three Thousand Two Hundred Sixty Five (3,265) Square Meters shall be provided; y

WHEREAS, the socialized housing project at Millionaires' Village, Barangay Novaliches Proper, Quezon City is covered by TCT No. 004-2014007165 (Lot 1-A- Psd-00-077606), with an area of One Thousand Six Hundred Eighty Seven (1,687) Square Meters, and TCT No. 004-2014007166 (Lot 1-B Psd-00-077606), with an area of Three Thousand One Hundred Thirty One (3,131) Square Meters, both registered under the name of the Quezon City Government;

WHEREAS, in TCT No. 004-2014007166 (Lot 1-B Psd-00-077606), which contains an open space of 3,131 sq. m. only, signifies that the minimum area of 3,265 sq. m. required for open space by HLURB is short of One Hundred Thirty Four (134) Square Meters;

WHEREAS, while in TCT No. 004-2014007165 (Lot 1-A Psd-00-077605), which was subdivided through approved plan Psd-00-087880, reflects two (2) encroachments with an aggregate area of One Hundred Four Square Meters and Fifty Square Decimeters (144.50), and four (4) alleys with an aggregate area of Four Hundred Thirty Five Square Meters and Fifty Square Decimeters (435.50), with a total area of Five Hundred Eighty (580) Square Meters, which means that it will meet more than the said required minimum area for open space by HLURB if added with the 3,131 sq. m. in TCT No. 004-2014007166 (Lot 1-B Psd-00-077606);

WHEREAS, Section 1 of P.D. No. 1216 defines open space as an area reserved exclusively for parks, playgrounds, recreational uses, schools, roads, places of worship, hospitals, health centers, barangay centers, and other similar facilities and amenities;

WHEREAS, there is now a need to reclassify/transform the subject portion of the open space, which is 580 sq. m., into road lots to serve as ingress and egress within the subject community;

WHEREAS, Sections 20 and 447 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, empower the Local Government Units to reclassify land within its jurisdiction; ✓



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NOW, THEREFORE,

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


SECTION 1. *Reclassification* – An area of Five Hundred Eighty (580) Square Meters portion of open space at Millionaires' Village, Barangay Novaliches Proper, Quezon City covered by TCT No. 004-2014007165 (Lot 1-A Psd-00-077606) and registered under the name of the Quezon City Government is hereby reclassified into road lots (alleys and encroachments), in compliance with the Housing and Land Use Regulatory Board's permission dated May 20, 2015 pursuant to Presidential Decree No. 1216.

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

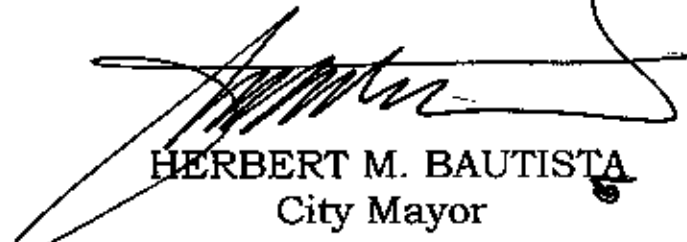
ENACTED: December 7, 2015.


MA. JOSEFINA G. BELMONTE
Vice Mayor
Presiding Officer

ATTESTED:



Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

APPROVED: 02 FEB 2016


HERBERT M. BAUTISTA
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on December 7, 2015 and was PASSED on Third/Final Reading on December 14, 2015.


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III 