



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
20<sup>th</sup> City Council

PO20CC-064

90<sup>th</sup> Regular Session

ORDINANCE NO. SP-2855, S-2019

AN ORDINANCE DECLARING THE PROPERTIES REGISTERED UNDER THE NAME OF CENTURY COMMUNITIES CORPORATION, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBER 004-2018009232, 004-2014010377, 004-2018009491, WITH A TOTAL AREA OF TWO HUNDRED SEVENTY THREE THOUSAND SIX HUNDRED TWENTY-THREE (273,623) SQUARE METERS, AND REGISTERED UNDER THE NAME OF ONE THOUSAND FOUR HUNDRED ELEVEN (1,411) AWARDEES OF THE NWSA EMPLOYEES HOUSING PROJECT, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBER 004-2012010116 WITH AN AREA OF THREE HUNDRED THOUSAND (300,000) SQUARE METERS, AS SPECIAL URBAN DEVELOPMENT ZONE, PURSUANT TO ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016.

*Introduced by Councilor RANULFO Z. LUDOVICA.*

*Co-Introduced by Councilors Anthony Peter D. Crisologo, Lena Marie P. Juico, Elizabeth A. Delarmente, Victor V. Ferrer, Jr., Precious Hipolito Castelo, Voltaire Godofredo L. Liban III, Ramon P. Medalla, Estrella C. Valmocina, Allan Benedict S. Reyes, Jose Mario Don S. De Leon, Franz S. Pumaren, Eufemio C. Lagumbay, Marvin C. Rillo, Raquel S. Malañgen, Ivy Xenia L. Lagman, Marra C. Suntay, Hero Clarence M. Bautista, Jose A. Visaya, Karl Edgar C. Castelo, Julienne Alyson Rae V. Medalla, Godofredo T. Liban II, Andres Jose G. Yllana, Jr., Allan Butch T. Francisco, Marivic Co-Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Donato C. Matias, Eric Z. Medina, Alfredo S. Roxas and Noe Lorenzo B. Dela Fuente III.*

WHEREAS, the Quezon City Council, in the exercise of its legislative power, has enacted Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, designating the areas of Quezon City for its specific uses;

WHEREAS, under Section 458 (a)(2)(viii) of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, the City Council may reclassify the land within the jurisdiction of the city x-x-x;

*[Handwritten mark]*

*[Handwritten signature]*

*[Handwritten signature]*

WHEREAS, considering the fast and remarkable development in certain parts of Quezon City, there is an imperative need to change or update the zoning classification thereof to upgrade its property value, increase business potential, and conform with its actual uses;

WHEREAS, the Century Communities Corporation, a leading Philippine real estate development company and well-known developer, came-up with a project to be known as the Park Gardens at Novaliches. It will be constructed in its 27.2 hectares property and the 30 hectares property owned by the 1,411 awardees of the NWSA Employees Housing Project (NEHP) represented by their Attorney-in-Fact, Genaro C. Bautista, located at Quirino Highway, Barangay Lagro, District 5, Quezon City, by virtue of a joint venture agreement;

WHEREAS, the Park Gardens at Novaliches project will be a green and sustainable mixed-used and a model watershed development for the Philippines. Further, it is designed to preserve the ecological balance of the La Mesa Watershed. It assures of zero contamination to the reservoir through the implementation of advanced infrastructures that will be patterned after Singapore's Punggol Waterway Park, Bishan-Ang Mok Kio Park, and the Marina Bay Reservoir;

WHEREAS, this project has a distance of 2 kilometers away from the nearest body of water in the La Mesa reservoir;

WHEREAS, in the letter of the former Secretary of the Department of Environment and Natural Resources, Ms. Regina Paz Lopez, addressed to Mr. Jose E.B. Antonio, Chairman and CEO, Century Properties Group, Inc., dated 25 January 2018, she clearly stated that in her recent trip to Singapore together with UPLB Associate Professor and former Bantay Kalikasan Program Director, Marlo Mendoza, as well as Dr. Guillermo Tabios III of the National Hydraulic Research Center, it is quite possible to keep water sources clean through the practice of conscientious and responsible development. She mentioned that she did not approved the La-Mesa-Novaliches development plans during her term as Environment Secretary, however, upon witnessing the environmental strategies in Punggol Waterway Park and Bishan-Ang Moh Kio Park in Singapore, one would be confident that the same stringent, science-based measures of Singapore can be adapted to create a model watershed development of the Philippines;

WHEREAS, the Department of Environment and Natural Resources, in its Resolution dated 14 December 2018, favorably granted the appeal for the reinstatement of Environmental Compliance Certificate (ECC) No.

9

Handwritten signatures and initials, including a large stylized signature and several smaller initials.

NCR 1507-0280 issued to Century Communities Corporation. The reinstatement of the ECC, however, shall require the corporation to address the other conditions in the ECC within six months from the issuance of the Resolution, namely: a. Submission of revised enhanced Environmental Monitoring Plan including corrected EQPL entries; b. Implementation of Social Development Plan for the proposed project; c. Submission of zoning clearance; and d. Endorsement from the MWSS;

WHEREAS, the project of the Century Communities Corporation in the La Mesa Watershed will prove that Filipino developer can also be a champion of the environment and could give recognition to the Philippines worldwide;

WHEREAS, the said property is adjacent, contiguous and nearest to SM Fairview, Robinsons Mall, Fairview Terraces, and surrounded by other commercial establishments with multi-level structures where a mixture of retail and wholesale trade, service and entertainment businesses, light industrial activities, and other prominent establishments are operating, also, it is along and near public highways such as Quirino Highway and Commonwealth Avenue;

WHEREAS, due to its proximity to the said shopping mall, multi-level structure, public highways, and other commercial establishments, the above-described real properties becomes economically feasible and sound for business activities and would have a substantially greater economic value for commercial purposes;

WHEREAS, the reclassification of the subject real property into a Special Urban Development Zone will not only develop the property to become a business zone and tourist destination, but would certainly generate employment opportunities for the barangay and city residents;

WHEREAS, under Section 2 (b)(3) of Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992, it shall be the policy of the State to undertake a development of urban areas conducive to commercial and industrial activities which can generate more economic opportunities for the people;

WHEREAS, the Sangguniang Barangay of Barangay Greater Lagro which has jurisdiction over the said property has favorably endorsed to the City Council the reclassification thereof.

g

5

CAH

J

11

NOW, THEREFORE,

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

SECTION 1. The properties registered in the name of Century Communities Corporation, covered by Transfer Certificate of Title Number 004-2018009232, 004-2014010377, 004-2018009491, with total area of two hundred seventy-three thousand six hundred twenty-three (273,623) square meters and registered under the name of one thousand four hundred eleven (1,411) Awardees of the NWSA employees housing project, covered under Transfer Certificate of Title Number 004-2012010116 with an area of three hundred thousand (300,000) square meters, are hereby declared as Special Urban Development Zone.

SECTION 2. All permitted uses in Special Urban Development Zone, including high rise buildings, condominium units, mix-housing development projects, department stores, shopping malls/centers, commercial and sports complexes/areas, and other commercial/business activities not elsewhere classified as mandated in the Quezon City Comprehensive Zoning Ordinance shall be allowed in the real properties mentioned in Section 1 hereof.

SECTION 3. Allowed Parking Ratio – Structures in the Park Gardens at Novaliches shall have the following minimum parking requirements:

Land Use	Minimum Required Parking
Commercial/Retail	1 parking slot/ 100 sq.m. leasable area
Residential	1:3
Restaurant/ Food Courts	1 parking slot/ 15 sq. m customer area
Sport complex/ arena	1 parking slot/ 25 sq. m spectator area

SECTION 4. Allowed Height – Structures in the Park Gardens at Novaliches shall have the following minimum height requirements:

- 4.1 Commercial – medium rise up to seven (7) storey high
- 4.2 Retail – medium rise up to seven (7) storey high
- 4.3 Residential – high rise up to ten (10) storey high

This is in accordance with the Master Plan for Parks and Garden submitted by Century Communities Corporation.

9  
5  
D  
M  
A

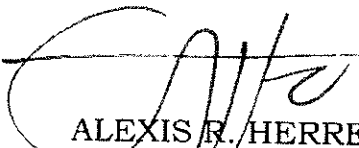
SECTION 5. All ordinances, resolutions, executive orders and other administrative issuances found to be inconsistent with the provisions of this Ordinance are hereby repealed and/or modified accordingly.

SECTION 6. The Quezon City Council shall approved the issuance of the zoning clearance as set forth in the Resolution issued by the Department of Environment and Natural Resources, dated 14 December 2018, provided that the latter shall issue a certification or document that the applicant has fully complied with the 2 conditions namely: (a) Submission of revised/enhanced Environmental Monitoring Plan including corrected EQPL entries and (b) the Implementation of Social Development Plan for the proposed project;

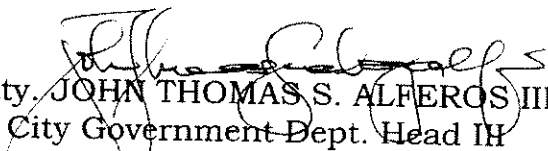
SECTION 7. If any provision or provisions of this Ordinance is/are declared invalid or unconstitutional by a competent court, the remaining portion not affected thereby shall continue to be in full force and effect.

SECTION 8. This Ordinance shall take effect immediately upon its approval.

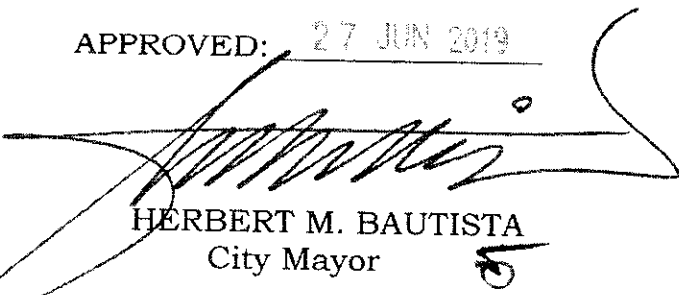
ENACTED: June 17, 2019.

  
ALEXIS R. HERRERA  
1<sup>st</sup> Asst. Majority Floor Leader  
Acting Presiding Officer

ATTESTED:

  
Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III

APPROVED: 27 JUN 2019

  
HERBERT M. BAUTISTA  
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on June 17, 2019 and was PASSED on Third/Final Reading on June 24, 2019.

  
Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III