



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
21<sup>st</sup> City Council

PO21CC-562

94<sup>th</sup> Regular Session

ORDINANCE NO. SP- 3122, S-2022

AN ORDINANCE APPROVING THE SUBDIVISION PLAN OF MANCORD HOMEOWNER'S ASSOCIATION, INCORPORATED WITH ONE HUNDRED FIFTEEN (115) SALEABLE LOTS UNDER COMMUNITY MORTGAGE PROGRAM (CMP) LOCATED AT LOT 12 TANDANG SORA STREET, BARANGAY MATANDANG BALARA, QUEZON CITY, METRO MANILA REGISTERED IN THE NAME OF NELIA MANALO, MARRIED TO MANUEL CONCORDIA, AND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. RT-100428 ISSUED BY THE REGISTER OF DEEDS OF QUEZON CITY CONTAINING AN AREA OF THREE THOUSAND NINE HUNDRED FIFTY-SIX (3,956) SQUARE METERS, AS APPLIED FOR BY ITS HOA PRESIDENT, ESTRELLA F. AMORAO, WITH OFFICE ADDRESS AT NO. 10 LAKAS STREET, BARANGAY MATANDANG BALARA, DISTRICT III, QUEZON CITY AS VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING RULES AND REGULATIONS OF BATAS PAMBANSA BILANG 220.

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*Introduced by Councilors FRANZ S. PUMAREN, MARIVIC CO PILAR and KATE GALANG-COSETENG.*

*Co-Introduced by Councilors Bernard R. Herrera, Lena Marie P. Juico, Dorothy A. Delarmente, M.D., Tany Joe "TJ" L. Calalay, Nicole Ella V. Crisologo, Victor V. Ferrer, Jr., Winston "Winnie" T. Castelo, Ramon P. Medalla, Mikey F. Belmonte, Estrella C. Valmocina, Matias John T. Defensor, Wencerom Benedict C. Lagumbay, Jorge L. Banal, Sr., Peachy V. De Leon, Imee A. Rillo, Marra C. Suntay, Irene R. Belmonte, Resty B. Malañgen, Ivy L. Lagman, Hero M. Bautista, Jose A. Visaya, Patrick Michael Vargas, Ram V. Medalla, Allan Butch T. Francisco, Rogelio "Roger" P. Juan, Diorella Maria G. Sotto-Antonio, Donato "Donny" C. Matias, Eric Z. Medina and Noe Dela Fuente.*

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*WHEREAS, Section 16 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, expressly states that "Every Local Government unit shall exercise the powers expressly granted, those necessarily implied therefrom as well as power necessary, appropriate, or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare";*

*WHEREAS, there is a request from Mancord Homeowner's Association, Incorporated through its President, Estrella F. Amorao, asking the City Council to approve the subdivision plan of the Association as required by the City Planning Development Department in connection with its housing application at Social Housing Financing Corporation under the Community Mortgage Program of the national government;*

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WHEREAS, the HOA was able to submit the necessary and mandatory requirements for the approval of its subdivision plan such as the following: Transfer Certificate of Title, Tax Declaration, Subdivision Plan, MOA with originator, Certification issued by SHFC, and other supporting documents related to housing under the Community Mortgage Program of the national government.

NOW, THEREFORE,

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

SECTION 1. APPROVAL. - The Subdivision Plan of Mancord Homeowner's Association, Incorporated with One Hundred Fifteen (115) saleable lots under Community Mortgage Program (CMP) located at Lot 12 Tandang Sora Street (Pcs-3939), Barangay Matandang Balara, District III, Quezon City, Metro Manila, registered in the name of Nelia Manalo, married to Manuel A. Concordia, and covered by Transfer Certificate of Title No. RT-100428 issued by the Register of Deeds of Quezon City containing an area of Three Thousand Nine Hundred Fifty-Six (3,956) square meters, as applied for by its HOA President, Estrella F. Amorao, with office address at No. 10 Lakas Street, Barangay Matandang Balara, District III, Quezon City as variance pursuant to Section 9, Rule III of the Implementing Rules and Regulations of Batas Pambansa Bilang 220 is hereby APPROVED, details of which are as follows:

Project Name: Mancord Homeowner's Association, Inc.  
with 115 Saleable lots

Project Location: Lot 12, Tandang Sora Street, Matandang  
Balara, District III, Quezon City

Name of Owners: Nelia Manalo married to Manuel A.  
Concordia

Name of Developer: Same as Project Name

HOA President: Estrella F. Amorao

Name of Originator: Makawili Jayc Foundation

Project Gross Area: 3,956 square meters

TCT No: 100423

Density: \_\_\_\_\_

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*SECTION 2. REPEALING CLAUSE. – All ordinances, resolutions and executive orders or parts thereof which are inconsistent with any provision of this ordinance are hereby repealed or modified accordingly.*


*SECTION 3. SEPARABILITY CLAUSE. – If, for any reason or reasons, any part or provisions hereof shall be held unconstitutional or invalid, the other provisions which are not affected thereby, shall continue to be in full force and effect.*

*SECTION 4. EFFECTIVITY CLAUSE. – This Ordinance shall take effect immediately upon its approval.*


ENACTED: March 21, 2022.

  
GIAN G. SOTTO  
City Vice Mayor  
Presiding Officer

ATTESTED:

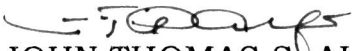
  
Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III

APPROVED: JUN 17 2022

  
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 21, 2022 and was PASSED on Third/Final Reading under Suspended Rules on the same date.*

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

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