



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
17<sup>th</sup> City Council

PO2007-02

57<sup>th</sup> Regular Session

ORDINANCE NO. SP-**1933**S-2009

AN ORDINANCE APPROVING THE SUBDIVISION PLAN WITH FIFTY ONE (51) LOTS OF A SOCIALIZED HOUSING PROJECT UNDER THE COMMUNITY MORTGAGE PROGRAM OF A PARCEL OF LAND CONTAINING AN AREA OF THREE THOUSAND FIVE HUNDRED EIGHTY ONE (3, 581.00) SQUARE METERS GROSS PROJECT AREA, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERED N-253798 OF THE REGISTRY OF DEEDS OF QUEZON CITY, REGISTERED IN THE NAME OF MANILA REMNANT CO., INC., LOCATED AT LOT 49-B-9, (LRA) PSD-372468 GOLDEN SHOWER STREET, GROUP AREA B, BARANGAY PAYATAS, QUEZON CITY, METRO MANILA, AS APPLIED FOR BY THE GOLDEN SHOWER HOMEOWNERS ASSOCIATION, INC., PHASE-III, REPRESENTED BY ITS PRESIDENT, MR. NONIE P. HERSANO, AS A VARIANCE PURSUANT TO SECTION 9, RULE III OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF BATAS PAMBANSA BILANG. 220.

Introduced by Councilors WINSTON "Winnie" T. CASTELO, RAMON P. MEDALLA, ALLAN BUTCH T. FRANCISCO, VOLTAIRE GODOFREDO L. LIBAN III, EDEN "Candy" A. MEDINA, AIKO S. MELENDEZ, RICARDO T. BELMONTE, JR. and ANTONIO E. INTON, JR.

WHEREAS, the Quezon City Council, under the Local Government Code of 1991, is empowered to approve subdivision plans for residential, commercial and industrial purposes;

WHEREAS, strict observance of the standards and requirements set by the Implementing Rules and Regulations of B. P. Blg. 220 on the submitted plan, as applied for by the Golden Shower Homeowners Association, Inc., Phase-III shows that all saleable lots conform with the minimum standard of 32.00 sq. m. except the minimum roads width that falls below the minimum standard of B.P. Blg. 220. Generally, this project can, therefore, be treated as a variance pursuant to Section 9, Rule III of the Implementing Standards, Rules and Regulations of B.P. Blg. 220 as it is extremely hard for the intended beneficiaries to conform to the minimum requirements because of financial constraint and will result to the displacement of some beneficiaries. Moreover, this CMP project is classified as "on site" development