



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
20th City Council

PO20CC-132

18th Regular Session

2558

ORDINANCE NO. SP-_____, S-2016

AN ORDINANCE PRESCRIBING FOR THE MINIMUM STANDARDS FOR DESIGN, ROOF COLOR AND HEIGHT REQUIREMENTS IN ALL COMMUNITY MORTGAGE PROGRAM (CMP) WITHIN THE TERRITORIAL JURISDICTION OF QUEZON CITY.

Introduced by Councilors MARIVIC CO-PILAR and ALEXIS R. HERRERA.

Co-Introduced by Councilors Anthony Peter D. Crisologo, Elizabeth A. Delarmente, Victor V. Ferrer, Jr., Oliviere T. Belmonte, Precious Hipolito Castelo, Voltaire Godofredo L. Liban III, Ranulfo Z. Ludovica, Estrella C. Valmocina, Roderick M. Paulate, Allan Benedict S. Reyes, Gian Carlo G. Sotto, Kate Abigail G. Coseteng, Jose Mario Don S. De Leon, Franz S. Pumaren, Eufemio C. Lagumbay, Raquel S. Malañgen, Irene R. Belmonte, Marra C. Suntay, Karl Edgar C. Castelo, Julianne Alyson Rae V. Medalla, Godofredo T. Liban II, Allan Butch T. Francisco, Rogelio "Roger" P. Juan, Diorella Maria G. Sotto, Donato C. Matias, Eric Z. Medina and Ricardo B. Corpuz.

WHEREAS, Presidential Decree No. 1096, otherwise known as the National Building Code of the Philippines, and its Implementing Rules and Regulations (IRR), provide for a framework of minimum standards and requirements to regulate and control their location, site, design, quality of materials, construction, occupancy and maintenance on buildings and structures uniformly enforceable nationwide;

WHEREAS, Section 458 (a) (4) (vii) of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, provides that the Sangguniang Panlungsod, as the legislative body of the city, shall enact ordinances, approve resolutions and appropriate funds for the general welfare of the city and its inhabitants, xxx";

WHEREAS, on 14 March 2016, the Quezon City Council approved Ordinance No. SP-2508, S-2016, entitled "Ordinance Providing Guidelines for the Urban Design Code of Quezon City primarily to regulate developments with the end-view of creating a high quality living condition and sustainable total built environment that respects the spirit of the place and public interest";

WHEREAS, the Quezon City Council approved Ordinance No. SP-2518, S-2016, otherwise known as the "Local Building Code of Quezon City of 2015", purposely to provide for all buildings and structures, a framework of minimum standards and requirements to regulate and control their location, site, design, quality of materials, construction, use, occupancy, and maintenance, adapting various techniques and technological developments designed to modernize such operations ensuring the ease in doing business within Quezon City;

WHEREAS, during the Legislative Executive Development Advisory Council meeting held last October 3, 2016, the Honorable City Mayor Herbert M. Bautista stated the necessity of a uniform roof design and color for all our housing projects for easy identification, hence, this ordinance.

NOW, THEREFORE,

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

SECTION 1. PURPOSE - This Ordinance seeks to prescribe a minimum standard design, roof color and height requirements in all Community Mortgage Programs of the City to ensure uniformity of the community's roofing landscape.

SECTION 2. SCOPE AND COVERAGE - This Ordinance shall cover all Community Mortgage Program projects within the territorial jurisdiction of Quezon City enabling the residents of blighted areas to own the lots they presently occupy or relocate to.

SECTION 3. STANDARD DESIGN AND ROOF COLOR - All CMP projects shall have a uniform design and roof color paint as approved by the City Mayor upon recommendation by the City Architect Department. The roof paint shall be white in every CMP project of the City. γ

SECTION 4. HEIGHT REGULATIONS.

1. Structures within CMP shall not exceed the equivalent height of ten (10) meters or three (3) storeys, whichever is lower, from the highest natural grade line in the property or front sidewalk (main entry) level.
2. The height of the proposed structures within CMP with sloping terrain at the rear portion of the property lot shall be based on the highest natural or front sidewalk (main entry) level and shall follow the slope of the terrain.

SECTION 5. COMPLIANCE TO STANDARD DESIGN, ROOF COLOR AND HEIGHT REQUIREMENTS – All new CMP projects within the territorial jurisdiction of the City shall comply with the standard design and roof color and height requirements as prescribed in the preceding paragraph.

SECTION 6. IMPLEMENTING RULES AND REGULATION – The City Architect's Department, the Subdivision Administration Unit and Housing, Community Development and Resettlement Department shall jointly craft the necessary implementing rules and regulations of this Ordinance.

SECTION 7. IMPLEMENTING OFFICE – The Housing, Community Development and Resettlement Department shall monitor and ensure implementation of the provisions of this Ordinance.

SECTION 8. AMENDATORY AND REPEALING CLAUSE – All other ordinances, resolutions, orders, rules and regulations inconsistent with the provisions of this Ordinance are hereby considered amended, rescinded or repealed accordingly;

SECTION 9. SEPARABILITY CLAUSE – If, for any reason or reasons any provisions of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remaining parts thereof not effected thereby shall continue to be in full force and effect. †


Handwritten marks: a large 'A', a 'B' in a circle, a teardrop shape, and a signature.

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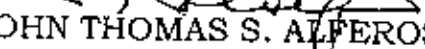
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SECTION 11. EFFECTIVITY – *This Ordinance shall take effect upon its approval.*

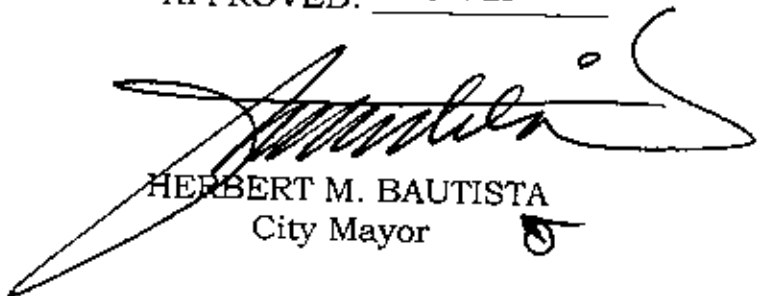
ENACTED: December 13, 2016.


MA. JOSEFINA G. BELMONTE
Vice Mayor
Presiding Officer

ATTESTED:

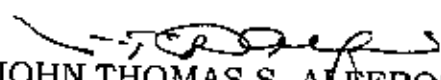

Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

APPROVED: 10 FEB 2017


HERBERT M. BAUTISTA
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on December 13, 2016 and was PASSED on Third/ Final Reading on January 30, 2016.


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

