

REPUBLIKA NG PILIPINAS  
SANGGUNIANG PANLUNGSOD  
LUNGSOD NG ORMOC



EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE  
FOURTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD  
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL,  
ORMOC CITY HALL BUILDING  
ON JANUARY 10, 2019

PRESENT:

Vincent L. Rama,	(Acting City Vice-Mayor & Temporary Presiding Officer),
	SP Member, Majority Floor Leader
Mario M. Rodriguez,	SP Member, Presiding Officer "Pro-Tempore"
Tomas R. Serafica,	SP Member, Asst. Majority Floor Leader
Benjamin S. Pongos, Jr.,	SP Member
Eusebio Gerardo S. Penserga,	SP Member
Gregorio G. Yrastorza III,	SP Member
Nolito M. Quilang,	SP Member
John Eulalio Nepomuceno O. Aparis II,	SP Member
	Minority Floor Leader
Lea Doris C. Villar,	SP Member, Asst. Minority Floor Leader

ON OFFICIAL BUSINESS:

Esteban V. Laurente,	(Acting City Mayor), Ex-Officio SP Member,
	Chapter President, Liga ng mga Barangay ng Ormoc

ON LEAVE:

Leo Carmelo L. Locsin, Jr.	City Vice Mayor & Presiding Officer
Jasper C. Yerro,	Ex-Officio SP Member, Chapter President,
	Panlungsod Pederasyon ng mga Sangguniang Kabataan ng Ormoc

**RESOLUTION NO. 2019-010**

**A RESOLUTION APPROVING THE APPLICATION FOR ALTERATION PLAN COVERING THE PRELIMINARY SUBDIVISION AND DEVELOPMENT PERMIT (PSDP) PREVIOUSLY GRANTED TO GGC LAND, INC. FOR ESPERANZA ESTATE SUBDIVISION PROJECT LOCATED AT BARANGAY SAN PABLO, THIS CITY, BY DECREASING THE SUBDIVISION'S TOTAL SALEABLE LOTS FROM 125 LOTS TO 116 SALEABLE LOTS EXCLUDING ROAD LOTS, OPEN SPACE AND COMMUNITY FACILITIES.**

WHEREAS, this august Body was in receipt of a letter dated December 17, 2018 from Engr. Raoul E. Cam, the City Planning and Development Coordinator, pertaining to the application for Alteration of Plan covering the Preliminary Subdivision and Development Permit (PSDP) under PD 957 granted to GGC Land, Inc. for a residential subdivision project at Barangay San Pablo, this City, copies of the Alteration of Plan are hereto attached and made an integral part hereof;

WHEREAS, to recall, GGC Land, Inc. was issued with PSDP No. 061-2018 and Development Permit No. 045-2018 last August 30, 2018 and had their PSDP and DP approved by the 14<sup>th</sup> Sangguniang Panlungsod as embodied in SP Resolution No. 2018-193 adopted on August 02, 2018;



WHEREAS, in a letter dated November 10, 2018, GGC Land, Inc. communicated to the Committee on Zoning, Housing and Land Use, its request for an application for alteration of plan for Esperanza Estate Subdivision since their nine (9) Julio units has been found to be more in demand in the market and thus creating the necessity to convert the sixteen (16) Kiera units to an additional eight (8) Julio units;

WHEREAS, the proposed Alteration of Plan submitted by GGC Land, Inc. involves the decrease in the number of saleable lots from One Hundred Twenty-Five (125) lots to One Hundred Sixteen (116) saleable lots (decreased by 9 lots) which matter is the object of this application for Alteration of Plan;

WHEREAS, based on the site inspection conducted by the City Planning and Development Office (CPDO) and evaluation of the documents submitted, the CPDO finds the proposed Alteration of Plan of the Subdivision Project to be in conformity with PD 957, EO 648 and RA 7160 and its implementing rules and regulations therefore, recommended to this 14<sup>th</sup> Sanggunian to grant approval of the application of the Alteration of Plan for the PSDP of GGC Land, Inc. covering the Esperanza Estate Subdivision Project;

WHEREAS, this Sanggunian concurs with the findings of the CPDO and deems the application to be in order and the same has complied with legal standards and requirements fixed by law;

WHEREFORE, on motion of SP Member Benjamin S. Pongos, Jr., Chairman, Committee on Zoning, Housing and Land Use, jointly seconded by SP Members Tomas R. Serafica and Gregorio G. Yastroza III; be it

RESOLVED, AS IT IS HEREBY RESOLVED, to pass a RESOLUTION APPROVING THE APPLICATION FOR ALTERATION PLAN COVERING THE PRELIMINARY SUBDIVISION AND DEVELOPMENT PERMIT (PSDP) PREVIOUSLY GRANTED TO GGC LAND, INC. FOR ESPERANZA ESTATE SUBDIVISION PROJECT LOCATED AT BARANGAY SAN PABLO, THIS CITY, BY DECREASING THE SUBDIVISION'S TOTAL SALEABLE LOTS FROM 125 LOTS TO 116 SALEABLE LOTS EXCLUDING ROAD LOTS, OPEN SPACE AND COMMUNITY FACILITIES;

ADOPTED, January 10, 2019.

RESOLVED, FINALLY, to furnish copies of this resolution each to the City Mayor of Ormoc Richard I. Gomez, the City Administrator, Mr. Vincent L. Emnas; the City Legal Officer, Atty. Josephine Mejia-Romero; the City Planning and Development Office, GGC Land, Inc.; the OIC-City Director, DILG; and all other concerned offices for their information and guidance.

CARRIED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the above resolution.

  
MARIA ANTONIETA G. CO HAT  
(OIC - SP Secretary)  
Supervising Administrative Officer

ATTESTED:

  
VINCENT L. RAMA  
(Acting City Vice-Mayor & Temporary Presiding Officer)  
Majority Floor Leader  
SP Member





Republic of the Philippines

**CITY PLANNING AND DEVELOPMENT OFFICE**  
Ormoc City

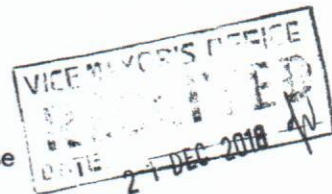
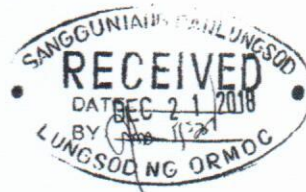
December 17, 2018

**The Sangguniang Panlungsod**  
Ormoc City

Thru: **HON. LEO CARMELO L. LOCSIN JR.**  
City Vice Mayor

Attn.: **HON. BENJAMIN S. PONGOS, JR.**  
Chairman: Committee on Zoning, Housing & Land Use

Subject: **Application for Alteration of Plan**



SIRS:

Indorsing herewith the Alteration of Plan application of **GGC LAND, INC.** owner of **Esperanza Estate Subdivision Project** under **PD 957**, located at Barangay San Pablo, this city with Preliminary Subdivision and Development Plan (PSDP) no. **061-2018** and Development Permit (DP) no. **045-2018** issued August 30, 2018, with an approved Sangguniang Panglungsod (SP) Resolution No. **2018-193** dated August 2, 2018, with the proposal to alter the subdivision lots sizes. From the original 125 saleable lots to 116 saleable lots thus increasing the lots sizes of Model **KIERA** making only 8 saleable lots, which is more in demand to the market (see attached highlighted areas on the approved plan and the proposed Alteration Plan). They propose to alter the 16 units of Model Kiera Block 9 to 8 units to Model **JULIO** which makes it a total of 116 saleable lots.

Based on the documents submitted and re-inspection conducted the Alteration Plan Application is in accordance with **PD 957, EO 648** and **RA 7160**, its implementing rules and regulations and allowed under its devolved functions of the city.

In consonance, this office recommends to **GRANT THE** Application for Alteration of Plan to GGC Land, Inc. for Esperanza Estate Subdivision project located at Brgy. San Pablo, this City.

For your consideration and approval.

**RAOUL E. CAM**  
City Planning & Dev't. Coordinator

Cc: File

## Application for Alteration of Plan

DEC. 11, 2018

Date

The Sangguniang Panlungsod

Thru the Vice Mayor and Presiding Officer, **Hon. Leo Carmelo L. Locsin, Jr.**  
Ormoc City

Attention: **Hon. Benjamin S. Pongos, Jr.**

Chairman: Committee on Zoning, Housing and Land Use

Sir:

In accordance with Section 23 of Presidential Decree No. 957 and its implementing Standards, Rules & Regulations as amended by E.O. 648 dated 07 February 1981, I am applying for approval for the Alteration of Plan for a Subdivision/ Condominium Project with Development Permit No. 045-2018 having a total area of 20,528 square meters containing 116 lots/units.

Attached hereto are:

1. Two (4) copies of the Plan showing the proposed alteration duly signed and sealed by a Licensed Architect/ Geodetic Engineer.
2. Letter stating the reason for the proposed alteration/ conversion.
3. Sworn statement that the affected lots/ units for Alteration have not been sold
4. Written Conformity of the duly organized Homeowners Association or in the absence thereof, majority of the lot/ unit buyers.
5. Certified True Copy of the Title(s) of the affected lots/units if the said lots/units have been titled.

Very truly yours,

PABLO GARCIA III / GGCLand Inc.

Applicant

Address: Brig. Punta,

Ormoc City

Tel. No.: 561-2864