



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 18, 2018

PRESENT:

Leo Carmelo L. Locsin, Jr.,	Vice Mayor & Presiding Officer
Rolando M. Villasencio,	SP Member, Majority Floor Leader
Vincent L. Rama,	SP Member, Asst. Majority Floor Leader
Mario M. Rodriguez,	SP Member, Presiding Officer "Pro-Tempore"
Tomas R. Serafica,	SP Member
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
Lea Doris C. Villar,	Minority Floor Leader
Mariano Y. Corro,	SP Member, Asst. Minority Floor Leader
	Ex-Officio SP Member
	Chapter President, Liga ng mga Barangay ng Ormoc

RESOLUTION NO. 2018-009

A RESOLUTION APPROVING THE APPLICATION FOR PRELIMINARY SUBDIVISION DEVELOPMENT PLAN (PSDP) AND DEVELOPMENT PERMIT (DP) UNDER BATAS PAMBANSA (BP) BILANG 220 (ECONOMIC AND SOCIALIZED HOUSING) OF DEO HOMES AND PROPERTY DEVELOPMENT, INC., FOR THE PROPOSED ORMOC CITY RESIDENCES II SUBDIVISION PROJECT, COMPRISING LOT NOS. 5783, 5784 AND 5859 COVERED UNDER TRANSFER CERTIFICATES OF TITLE (TCTs) NOS. 53889, 12248, AND 53890 WITH AN AGGREGATE AREA OF FIFTY-SIX THOUSAND ONE HUNDRED NINETY-NINE (56,199) SQUARE METERS, MORE OR LESS, LOCATED AT BARANGAY SALVACION, ORMOC CITY, CONTAINING SEVEN HUNDRED FOURTEEN (714) SALEABLE LOTS, EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND OPEN SPACES, PARKS AND PLAYGROUND.

WHEREAS, this Sanggunian received a communication dated January 3, 2018 from Engr. Raoul E. Cam, City Planning and Development Coordinator, this City, forwarding the application for Preliminary Subdivision Development Plan (PSDP) and Development Permit (DP) under Batas Pambansa (BP) 220 (Economic and Socialized Housing) of DEO Homes and Property Development, Inc. for the proposed subdivision project named "ORMOC CITY RESIDENCES II SUBDIVISION PROJECT" comprising Lot Nos. 5783, 5784 and 5859 covered under Transfer Certificates of Title (TCTs) Nos. 53889, 12248 and 53890, respectively, with an aggregate area of Fifty-Six Thousand One Hundred Ninety-nine (56,199) square meters, more or less, located at Barangay Salvacion, Ormoc City, containing Seven Hundred Fourteen (714) saleable lots, excluding road lots, community facilities and open spaces, parks and playground;

WHEREAS, in said letter forwarded by Engr. Cam, the said subdivision project, based on evaluation and site inspection, is found to be in the conception/development phase, with initial ground survey and staking for site development stage, a copy of said letter is hereto attached and made an integral part hereof;

WHEREAS, further, the City Planning and Development Coordinator has recommended to grant, pursuant to the provisions of Batasang Pambansa Blg. 220 and Executive Order No. 648 and its implementing rules and regulations, the said application of DEO Homes and Property Development, Inc., for the proposed Subdivision Project;

WHEREAS, Paragraph 2 (x) Section 458 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, empowers this Sanggunian, subject to the national law, to process and approve subdivision plans for residential, commercial or industrial purposes;

WHEREAS, Revised Implementing Rules and Regulations of Batas Pambansa Blg. 220 direct for the filing of applications for PSDP and DP by all developers with the Local Government Unit concerned before converting subject parcels of land into a subdivision project;

WHEREAS, after careful review of all the documents submitted by the applicant, this Sanggunian has found that the same are in order and that the establishment of the proposed Subdivision Project is physically feasible, and does not run counter to the approved Zoning and Comprehensive Land Use Plan (CLUP) of the City of Ormoc;

WHEREAS, this august Body deems it proper to approve the application for PSDP and DP of the said applicant after finding the same to be in order, the project being compliant with the prescribed standards and requirements set by the applicable law, ordinance and rules and regulations and finally, the same found to be advantageous to the beneficiaries of the project and the communities that will be affected by the same;

WHEREFORE, on motion of SP Member Benjamin S. Pongos, Jr. Chairman, Committee on Zoning, Housing and Land Use, severally seconded by SP Members Rolando M. Villasencio, Vincent L. Rama, Tomas R. Serafica, Gregorio G. Yrastorza III, Nolito M. Quilang, John Eulalio Nepomuceno O. Aparis II, Lea Doris C. Villar and Mariano Y. Corro; be it


RESOLVED, AS IT IS HEREBY RESOLVED, to pass a RESOLUTION APPROVING THE APPLICATION FOR PRELIMINARY SUBDIVISION DEVELOPMENT PLAN (PSDP) AND DEVELOPMENT PERMIT (DP) UNDER BATAS PAMBANSA (BP) BILANG 220 (ECONOMIC AND SOCIALIZED HOUSING) OF DEO HOMES AND PROPERTY DEVELOPMENT, INC., FOR THE PROPOSED ORMOC CITY RESIDENCES II SUBDIVISION PROJECT, COMPRISING LOT NOS. 5783, 5784 AND 5859 COVERED UNDER TRANSFER CERTIFICATES OF TITLE (TCTs) NOS. 53889, 12248, AND 53890 WITH AN AGGREGATE AREA OF FIFTY-SIX THOUSAND ONE HUNDRED NINETY-NINE (56,199) SQUARE METERS, MORE OR LESS, LOCATED AT BARANGAY SALVACION, ORMOC CITY, CONTAINING SEVEN HUNDRED FOURTEEN (714) SALEABLE LOTS, EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND OPEN SPACES, PARKS AND PLAYGROUND;

ADOPTED, January 18, 2018.

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. Jasper M. Lucero; the City Planning and Development Coordinator, Engr. Raoul E. Cam; DEO Homes and Property Development, Inc.; the OIC-City Director, DILG; and other concerned offices for their information and guidance.

CARRIED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the foregoing resolution.


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

ATTESTED:


MARIO M. RODRIGUEZ
Presiding Officer "Pro-Tempore"
SP Member



Republic of the Philippines
CITY PLANNING AND DEVELOPMENT OFFICE
Ormoc City

January 3, 2018

The Sangguniang Panlungsod
Ormoc City

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

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

SIRS:

Forwarding herewith the application for Preliminary Subdivision Development Plan (PSDP) & Development Permit (DP) under Batas Pambansa (BP) 220 (Economic Housing and Socialized Housing) of DEO Homes and Property Development, Inc. for the Proposed Ormoc City Residences II Subdivision project located at Sitio Pudlos, Brgy. Salvacion, this city. An urban poor project comprising of lots 5783, lot 2, lot 5259, and lot 5784 under Transfer Certificate of Title (TCT) 53889, 15105, 53890, and 12248 owned by Edilberto Laude, Praxedes Bolaño, Edilberto Laude, and Edilberto Laude and Diosdada Asayas, respectively containing an aggregated area of 56,199 sq.m. more or less as shown on attached documents showing the contract to sale. The proposed project under this PD 220 has a project area of 56,199 sq.m (gross area) with saleable area of 33,604 sq.m (net) consisting of 714 lots/units estimated saleable, excluding road lots, community facilities and parks/open spaces/playgrounds. (See attached area allocation on the plan.)

Based on evaluation & site inspection conducted the subdivision project is in conception/development phase, with initial ground survey and staking for site development stage. The site is 7 km from the city proper located at Sitio Pudlos, Brgy. Salvacion with an interconnecting road of ten (10) meter wide from the main road -Salvacion National Road. The proponent has secured the Environmental Compliance Certificate (ECC) from the DENR, Geohazard Certification from MGB, Earthquake Hazard Assessment Report from Philvocs. The drainage system was reviewed as certified the city engineer for compliance.

Relative thereto, the project proponent has complied and submitted the documentary requirements with supporting certifications/clearances in accordance with the provisions of BP 220, EO 648, its Implementing Rules and Regulation (IRR). This office recommends to grant the Preliminary Subdivision and Development Plan (PSDP) and Development Permit (DP) under BP 220 (Socialized Housing) to the DEO Homes and Property Development, Inc., Subdivision Project-Ormoc City Residences II located Sitio Pudlos, Brgy. Salvacion, Ormoc City.

Very truly yours,

RAOUL E. CAM

City Planning & Dev't. Coordinator

Cc: File
DEO Homes & Property Development, Inc.
Unit 101 Ouano Commercial Building
M.C. Briones Highway, Bakilid Mandaue, Cebu City