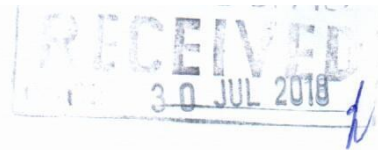




REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC



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 JULY 26, 2018

PRESENT:

Leo Carmelo L. Locsin, Jr.	City Vice Mayor & Presiding Officer
Vincent L. Rama,	SP Member, Majority Floor Leader
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
Melbur N. Melgazo,	Ex-Officio SP Member, Acting Chapter President,
	Liga ng mga Barangay ng Ormoc
Jasper C. Yerro,	Ex-Officio SP Member, Chapter President,
	Panlungsod Pederasyon ng mga Sangguniang Kabataan ng Ormoc

ON OFFICIAL BUSINESS:

Mario M. Rodriguez,	(O.B. – Tacloban City),
	SP Member, Presiding Officer "Pro-Tempore"

RESOLUTION NO. 2018-179

A RESOLUTION APPROVING THE APPLICATION FOR PRELIMINARY SUBDIVISION DEVELOPMENT PLAN (PSDP) AND DEVELOPMENT PERMIT (DP) UNDER PRESIDENTIAL DECREE (PD) 957 OF ZULIA RESIDENCES, A RESIDENTIAL SUBDIVISION PROJECT OWNED BY CEBU ALTAIRLAND PROPERTIES INCORPORATED LOCATED IN BARANGAY VALENCIA, ORMOC CITY DESCRIBED AS LOT NUMBER 9440-E-2 COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBER 121-2017000882 WITH A GROSS PROJECT AREA OF 34,754 SQUARE METERS MORE OR LESS, CONSISTING OF TWO HUNDRED SEVEN (207) SALEABLE LOTS WITH HOUSING UNITS, EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND PARKS AND PLAYGROUND.

WHEREAS, the Fourteenth Sangguniang Panlungsod ng Ormoc received a communication dated May 29, 2018 from the City Planning and Development Coordinator, Engr. Raoul E. Cam anent the application for Preliminary Subdivision Development Plan (PSDP) and Development Permit (DP) under PD 957 of Zulia Residences, a residential subdivision project located in Barangay Valencia, Ormoc City owned by Cebu Altairland Properties Incorporated;

WHEREAS, this subdivision project belongs to the medium cost category, has a gross project area of 34,754 square meters, more or less, and consists of 207 saleable lots with housing units, excluding road lots, community facilities and parks and playground. The land covered by the project is described as Lot No. 9440-E-2 of the Subdivision Plan PSD-08-014916-D, being a portion of Lot 9440-E and covered under Transfer Certificate of Title (TCT) No. 121-2017000882;

WHEREAS, based on evaluation and site inspection conducted by the City Planning and Development Office (CPDO), it was found out that the project is situated on a flat terrain which is suitable for residential use and classified to be of low landslide susceptibility and moderate flooding susceptibility, a copy of said letter is hereto attached as Annex "A" and made an integral part hereof;

WHEREAS, part of the pertinent documentary requirements submitted by the owner/proponent in support of their PSDP and DP application is an Environmental Compliance Certificate (ECC) issued by the Regional Office of the Dept. of Environment and Natural Resources- Environmental Management Bureau (DENR-EMB 8) and a Geohazard Certification from the Regional Office of Mines and Geosciences Bureau. Both certifications corroborate with the findings of the CPDO and contain recommendations and restrictions to enhance the suitability of the property as well as to protect and mitigate the project's adverse impacts to community health, welfare and environment;

WHEREAS, the CPDO upon further evaluation of the application, finds that all the essential requirements have been complied with by the project proponent in accordance with the provisions of PD 957, EO 648 and its Implementing Rules and Regulations, therefore recommended to this Body for its approval;

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, this Sanggunian 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 applicable law, ordinance, rules and regulations and finally, the same is found to be advantageous to the beneficiaries of the project and the communities that will be affected by the same;

WHEREAS, further, the approval of the PSDP and DP of Zulia Residences by this Sanggunian is subject to the strict compliance of the recommendations, conditions and restrictions set forth in the ECC and Geohazard Certification of the project;

WHEREFORE, FOREGOING PREMISES CONSIDERED, on motion of SP Member Benjamin S. Pongos, Jr., Chairman, Committee on Zoning, Housing and Land Use, severally seconded by SP Members Tomas R. Serafica, Lea Doris C. Villar, Nolito M. Quilang, Eusebio Gerardo S. Penserga, John Eulalio Nepomuceno O. Aparis II and Gregorio G. Yrastorza III; 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 PRESIDENTIAL DECREE (PD) 957 OF ZULIA RESIDENCES, A RESIDENTIAL SUBDIVISION PROJECT OWNED BY CEBU ALTAIRLAND PROPERTIES INCORPORATED LOCATED IN BARANGAY VALENCIA, ORMOC CITY DESCRIBED AS LOT NUMBER 9440-E-2 COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBER 121-2017000882 WITH A GROSS PROJECT AREA OF 34,754 SQUARE METERS MORE OR LESS, CONSISTING OF TWO HUNDRED SEVEN (207) SALEABLE LOTS WITH HOUSING UNITS, EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND PARKS AND PLAYGROUND;

ADOPTED, July 26, 2018.

RESOLVED, FURTHER, to furnish copies of this resolution each to the City Mayor Richard I. Gomez; the City Administrator, Mr. Vincent L. Ennas; the City Legal Officer, Atty. Jasper M. Lucero; the City Planning and Development Office; the Proponent, Cebu Altairland Properties, Inc.; the OIC-City Director of DILG; and other offices concerned;

CARRIED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the above resolution.


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

ATTESTED:


LEO CARMELO L. LOCSIN, JR.
City Vice Mayor & Presiding Officer



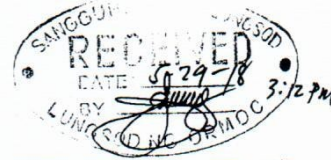
Republic of the Philippines
CITY PLANNING AND DEVELOPMENT OFFICE
Ormoc City

May 29, 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 PD 957 of **ZULIA RESIDENCES**, a Residential Subdivision Project (Medium Cost Category) comprising lot no. **9440-E-2** of the Subdivision Plan PSD-08-014916-D; being a portion of Lot 9440-E under Transfer Certificate of Title (TCT) 121-2017000882, owned by **CEBU ALTAIRLAND PROPERTIES INCORPORATED** located at Brgy. Valencia, Ormoc City per Tax Declaration no. **00082-01023**. The Subdivision has a project gross area of 34,754 square meters (3.4754 ha.) more or less, falls within the areas classified as Barangay Built-up Areas (BBA). The Subdivision scheme consisting of 207 saleable lots/housing units are excluding road lots, community facilities and parks and playground. (See attached subdivision development scheme)

Based on evaluation & site inspection conducted the subdivision project is in development stage, with initial land vegetation clearing on the area to delineate the road network and development scheme of the project. The site is along the road of Brgy. San Pablo, 14 km from the city proper and is vacant (idle) for the propose use.

The site is situated on a flat terrain and low landslide susceptibility and moderate susceptibility to flooding. Project site is suitable for residential uses considering that existing residential subdivision are located around the vicinity. An irrigation canal was observed near the site.

The proponent has secured the Environmental Compliance Certificate (ECC) from the Department of Environment and Natural Resources (DENR), Geohazard Certification from Mines and Geo-Science Bureau (MGB), Earthquake Hazard Assessment from Philippine Institute of Volcanology and Seismology (PHIVOLCS). (See Attached Documents)

In view thereto, project proponent has complied and submitted the necessary documentary requirements with supporting certification/clearances in accordance with the provisions of Presidential Decree (PD) 957, Executive Order (EO) 648 its implementing rules and regulations, this office **RECOMMENDS TO GRANT** the Preliminary Subdivision and Development Plan (PSDP) and Development Permit (DP) under Presidential Decree (PD) 957 to **ZULIA RESIDENCES** located at Brgy. Valencia, Ormoc City.

Very truly yours,

RAQUEL E. CAM

City Planning & Dev't. Coordinator

Cc: File