

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 AUGUST 02, 2018

PRESENT:

Leo Carmelo L. Locsin, Jr.	City Vice Mayor & Presiding Officer
Vincent L. Rama,	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
Esteban V. Laurente,	Ex-Officio SP Member, 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

RESOLUTION NO. 2018-193

A RESOLUTION APPROVING THE APPLICATION FOR PRELIMINARY SUBDIVISION DEVELOPMENT PLAN (PSDP) AND DEVELOPMENT PERMIT (DP) UNDER PRESIDENTIAL DECREE (PD) 957 OF GGC LAND, INC. FOR THE PROPOSED ESPERANZA ESTATE SUBDIVISION PROJECT, COVERED UNDER TRANSFER CERTIFICATE OF TITLE (TCT) NO. 121-2015000561 WITH AN AGGREGATE AREA OF TWENTY THOUSAND FIVE HUNDRED TWENTY EIGHT (20,528) SQUARE METERS, MORE OR LESS, LOCATED AT BARANGAY SAN PABLO, ORMOC CITY, CONTAINING ONE HUNDRED TWENTY FIVE (125) SALEABLE LOTS, EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND PARKS AND PLAYGROUND, SUBJECT TO COMPLIANCE OF ALL APPLICABLE LAWS AND RULES AND REGULATIONS.

WHEREAS, this Sanggunian received a communication dated April 6, 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 Presidential Decree (PD) 957 of GGC Land, Inc. (Project Proponent) for the proposed ESPERANZA ESTATE SUBDIVISION PROJECT (Project), covered under Transfer Certificate of Title (TCT) No. 121-2015000561 with an aggregate area of Twenty Thousand Five Hundred Twenty Eight (20,528) square meters, more or less, located at Barangay San Pablo, Ormoc City, containing One Hundred Twenty Five (125) saleable lots, excluding road lots, community facilities and parks and playground, a copy of said communication is hereto attached as Annex "A" and made an integral part hereof;

WHEREAS, in said letter, Engr. Cam said that the subdivision project, based on evaluation and site inspection, is found to be in the development stage, with initial land vegetation clearing on the area to delineate the road network and development scheme of the project;

WHEREAS, further, Engr. Cam has stated that the Project Proponent has complied with and submitted the necessary requirements with supporting certifications/clearances in accordance and pursuant to the provisions of Presidential Decree 957 and Executive Order No. 648 and its implementing rules and regulations and additionally, recommended to grant the said application of 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 Presidential Decree 957 directs that every registered owner or developer of a parcel of land who wishes to convert the same into a subdivision project shall apply with the Local Government Unit (LGU) concerned for the approval of the subdivision development plan;

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 Ordinance 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;

WHEREFORE, on motion of SP Member Benjamin S. Pongos, Jr. Chairman, Committee on Zoning, Housing and Land Use, severally seconded by SP Members Vincent L. Rama, Tomas R. Serafica, Gregorio G. Yrastorza III, Nolito M. Quilang, John Eualio Nepomuceno O. Aparis II, Lea Doris C. Villar and Jasper C. Yerro; 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 GGC LAND, INC. FOR THE PROPOSED ESPERANZA ESTATE SUBDIVISION PROJECT, COVERED UNDER TRANSFER CERTIFICATE OF TITLE (TCT) NO. 121-2015000561 WITH AN AGGREGATE AREA OF TWENTY THOUSAND FIVE HUNDRED TWENTY EIGHT (20,528) SQUARE METERS, MORE OR LESS, LOCATED AT BARANGAY SAN PABLO, ORMOC CITY, CONTAINING ONE HUNDRED TWENTY FIVE (125) SALEABLE LOTS, EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND PARKS AND PLAYGROUND, SUBJECT TO COMPLIANCE OF ALL APPLICABLE LAWS AND RULES AND REGULATIONS;

ADOPTED, August 02, 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; GGC Land, 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.


NANCY I. LOPENA
(OIC – SP Secretary Designate)
Local Legislative Staff Officer V

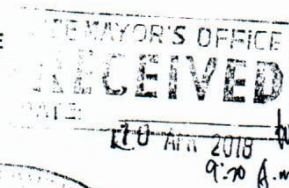
ATTESTED:


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

DEMO COPY

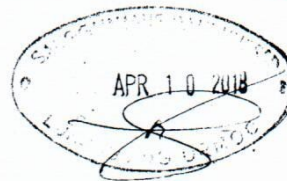


Republic of the Philippines
CITY PLANNING AND DEVELOPMENT OFFICE
Ormoc City



April 6, 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 **ESPERANZA ESTATE SUBDIVISION**, a Residential Subdivision Project (Open Market / Medium Cost Category) comprising lot no. **4486-A-1** under Transfer Certificate of Title (TCT) **121-2015000561**, owned by **SPS. PABLO GARCIA III AND MICHILLE G. GARCIA, VICENTE FRANCO D. FRASCO AND MARIA ESPERANZA CHRISTINA G. FRASCO** located at Brgy. Simangan now Brgy. San Pablo, Ormoc City per Tax Declaration no. **00076-03629**. The subdivision has a project gross area of 62,361 square meters (6.2361 ha.) more or less with an excluded area of 41,833 sq.m (4.1833) for future use and only allocating 20,528 sq.m (2.0528 ha.) for this subdivision scheme consisting of 125 saleable lots/housing unit area excluding road lots, community facilities and parks & 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, 6 km from the city proper and is vacant (idle) for the propose use. Land development for the project engages backfilling of materials to level the depressed areas. Per subdivision plan and profile the elevation of the project site is 120 asl (above sea level) with a ten (10m.) wide interconnecting road (access road) 60 meters distance to the main subdivision area. Project site is suitable for residential uses considering that existing residential subdivision are located around the vicinity. 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 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 **ESPERANZA ESTATE SUBDIVISION** located at San Pablo, Ormoc City.

Very truly yours,

RAOUL E. CAM

City Planning & Dev't. Coordinator

Cc: File