

REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC

VICE MAYOR'S OFFICE
RECEIVED
19 NOV 2018



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 NOVEMBER 15, 2018

PRESENT:

Leo Carmelo L. Locsin, Jr.	City Vice Mayor & Presiding Officer
Vincent L. Rama,	SP Member, Majority Floor Leader
Benjamin S. Pongos, Jr.,	SP Member
Eusebio Gerardo S. Penserga,	SP Member
Gregorio G. Yrastorza III,	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

ON OFFICIAL BUSINESS:

Tomas R. Serafica,	(Acting City Mayor), SP Member, Asst. Majority Floor Leader
Nolito M. Quilang,	(O.B. - Cebu), SP Member

ON LEAVE:

Mario M. Rodriguez,	SP Member, Presiding Officer "Pro-Tempore"
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RESOLUTION NO. 2018-283

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 8990 HOUSING DEVELOPMENT CORPORATION, FOR THE PROPOSED DECA HOMES GREGORIA RESIDENCES, COMPRISING LOT NOS. 8249-B, 8251-B-1, 8262-A AND 8265-B-2 COVERED UNDER TRANSFER CERTIFICATES OF TITLE (TCTs) NOS. 121-2012000871, 121-2018000479, 121-2018000545 AND 121-2018000379 WITH AN AGGREGATE AREA OF FIFTY-SEVEN THOUSAND SIX HUNDRED FIFTY-SEVEN (57,657) SQUARE METERS, MORE OR LESS, LOCATED AT BARANGAY CONCEPCION, ORMOC CITY, CONTAINING FIVE HUNDRED TWENTY-FOUR (524) SALEABLE LOTS, EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND OPEN SPACES, PARKS AND PLAYGROUND.

WHEREAS, this Sanggunian received a communication dated September 17, 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) Bilang 220 (Economic and Socialized Housing) of 8990 Housing Development Corporation for the proposed subdivision project "DECA HOMES GREGORIA RESIDENCES" comprising Lot Nos. 8249-B, 8251-B-1, 8262-A and 8265-B-2 covered under Transfer Certificates of Title (TCTs) Nos. 121-2012000871, 121-2018000479, 121-2018000545 and 121-2018000379, respectively, with an

aggregate area of Fifty-Seven Thousand Six Hundred Fifty-Seven (57,657) square meters, more or less, located at Barangay Concepcion, Ormoc City, containing Five Hundred Twenty-Four (524) 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 site, based on evaluation and site inspection, is an interior lot which is still vacant and has a relatively flat terrain, with the said site being suitable for residential use considering that existing residential subdivisions are located around the vicinity, a copy of said letter is hereto attached as Annex "A" and made an integral part hereof;

WHEREAS, in the aforementioned letter, the City Planning and Development Coordinator highly recommends the putting up of a flood control mitigating structure along Catayum creek to provide protection from river flooding during heavy rains;

WHEREAS, pursuant to said recommendation, the proponent submitted a Riprap Detail as a flood mitigating structure along Catayum Creek, and was reviewed and certified by the City Engineer's Office, a copy of said certification is hereto attached as Annex "B" and made an integral part hereof;

WHEREAS, in a Resolution dated December 3, 2017, the Sangguniang Barangay of Barangay Concepcion, Ormoc City issued Resolution No. 23, Series of 2017 entitled "A RESOLUTION EARNESTLY REQUESTING THE HON. CITY MAYOR RICHARD I. GOMEZ THRU ENVIRONMENT AND NATURAL RESOURCES DEPARTMENT (ENRD) AND THE OFFICE OF THE CITY BUILDING OFFICIAL AND SOME OTHER AGENCY CONCERNED OF ORMOC CITY, TO ISSUE THE NECESSARY PERMITS/CLEARANCE TO MR. AUGUSTO CESAR S. SOTTO, THE AUTHORIZED REPRESENTATIVE OF 8990 HOUSING DEVELOPMENT CORPORATION TO BUILD AND DEVELOP A FIVE (5) HECTARE HOUSING PROJECT IN BARANGAY CONCEPCION, ORMOC CITY, " a copy of said Resolution is hereto attached as Annex "C" 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 8990 Housing Development Corporation, for the proposed Deca Homes Gregoria Residences 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, the City Disaster Risk Reduction & Management Office, in a Certification dated July 27, 2018 has found as per its site assessment of the proposed Housing Project site, that said area is relatively safe and suitable for housing purposes having low susceptibility from hazards of flooding and landslides, a copy of said certification is hereto attached as Annex "D" and made an integral part hereof;

WHEREAS, based on the Geohazard Certification issued by the Mines and Geosciences Bureau (MGB), the proposed Housing Site is classified as having Low Flood Susceptibility and Low Landslide Susceptibility, a copy of said Certification is hereto attached as Annex "E" and made an integral part hereof;

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 Gregorio G. Yrastorza III, Eusebio Gerardo S. Penserga, John Eulalio Nepomuceno O. Aparis II, Esteban V. Laurente and Jasper C. Yerro; be it

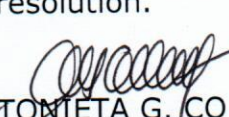
RESOLVED, AS IT IS HEREBY RESOLVED, to pass a RESOLUTION APPROVING THE APPLICATION FOR PRELIMINARY SUBDIVISION DEVELOPMENT PLAN (PSDP) AND DEVELOPMENT PERMIT (DP) UNDER BATAS PAMBANSA (BP) BILANG 220 (ECONOMIC AND SOCIALIZED HOUSING) OF 8990 HOUSING DEVELOPMENT CORPORATION, FOR THE PROPOSED DECA HOMES GREGORIA RESIDENCES, COMPRISING LOT NOS. 8249-B, 8251-B-1, 8262-A AND 8265-B-2 COVERED UNDER TRANSFER CERTIFICATES OF TITLE (TCTs) NOS. 121-2012000871, 121-2018000479, 121-2018000545 AND 121-2018000379 WITH AN AGGREGATE AREA OF FIFTY-SEVEN THOUSAND SIX HUNDRED FIFTY-SEVEN (57,657) SQUARE METERS, MORE OR LESS, LOCATED AT BARANGAY CONCEPCION, ORMOC CITY, CONTAINING FIVE HUNDRED TWENTY-FOUR (524) SALEABLE LOTS, EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND OPEN SPACES, PARKS AND PLAYGROUND;

ADOPTED, November 15, 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 Office; the City Planning and Development Coordinator, Engr. Raoul E. Cam; 8990 Housing Development Corporation; the OIC-City Director, DILG; and other concerned offices for their information and guidance.

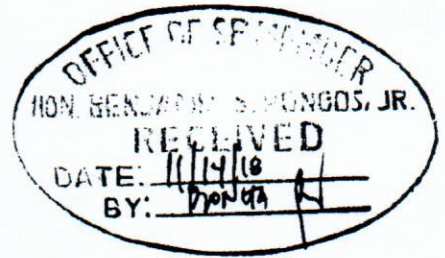
CARRIED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the foregoing resolution.


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

ATTESTED:


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

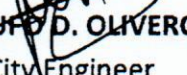


Republic of the Philippines
OFFICE OF THE CITY ENGINEER
Ormoc City

CERTIFICATION

THIS IS TO CERTIFY that as per review and evaluation of the documents submitted by Deca Homes Gregoria Residences, the Riprap Detail and the Underground Drainage Plan are in accordance with engineering standards and specifications provided that a 2" diameter PVC pipe weep holes spaced at 2.0 meters both ways and a reinforced concrete foundation be in placed in the grouted riprap. The drainage flow must be strictly implemented on site as per approved plans. Non compliance of these provision is the invalidity of this certification.

Done this 14th day of November 2018, Ormoc City, Leyte, Philippines.


RANUPO D. OLIVEROS
City Engineer

Republic of the Philippines
OFFICE OF THE PUNONG BARANGAY
Barangay CONCEPCION
Ormoc City

EXCERPT FROM THE MINUTES OF THE REGULAR MONTHLY SESSION OF THE SANGGUNIANG BARANGAY OF CONCEPCION, ORMOC CITY, HELD AT THE BARANGAY HALL. ON DECEMBER 03, 2017 AT 10:00 O'CLOCK IN THE MORNING.

PRESENT:

Hon. SELEPIO M. PIALAGO
Hon. KENNETH MARJUN I. LAURETO
Hon. ROGELIO P. PABILAR
Hon. MICHAELA PELONES
Hon. ELENITA P. SUSON
Hon. ROSALITO P. MIAGA
Hon. FELIX A. LAUDE
Hon. DANILO S. GASING

- Punong Barangay
- Kagawad
- Kagawad
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- Kagawad

RESOLUTION No. 23 S 2017

A RESOLUTION EARNESTLY REQUESTING THE HON. CITY MAYOR RICHARD I. GOMEZ THRU ENVIRONMENT AND NATURAL RESOURCES DEPARTMENT (ENRD) AND THE OFFICE OF THE BUILDING OFFICIAL AND SOME OTHER AGENCY CONCERN OF ORMOC CITY, TO ISSUE NECESSARY PERMITS/CLEARANCE TO MR. AUGUSTO CESAR S. SOTTO, THE AUTHORIZED REPRESENTATIVE OF 8990 HOUSING DEVELOPMENT CORPORATION TO BUILD AND DEVELOP A (5) FIVE HECTARE HOUSING PROJECT IN BARANGAY CONCEPCION, ORMOC CITY.

WHEREAS, 8990 Housing Development Corporation is the developer of Gregoria Homes, a proposed housing project located in Barangay Concepcion, Ormoc City.

WHEREAS, Barangay Concepcion Council and Barangay Residents has the conformity and approval of the said housing project based on our public hearing in our Barangay last October 15, 2017 held in our Barangay Covered Court.

WHEREAS, in anticipation of Barangay Council that such housing project can raise positive effects to our Barangay Constituents to avail affordable and low cost housing.

WHEREAS, 8990 Housing Development Corporation has submitted an affidavit of undertaking to our Barangay in compliance with the requirements and procedures set forth by agencies concern and follow basic and legal management.


NOW THEREFORE, on motion of Kagawad Rogelio P. Pabilar, Chairman, Committee on Infrastructure, duly seconded by all Council Members present, be it:

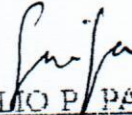
RESOLVED, by the Sangguniang Barangay of Concepcion, Ormoc City to EARNESTLY REQUEST THE HON. CITY MAYOR RICHARD I. GOMEZ THRU ENVIRONMENT AND NATURAL RESOURCES DEPARTMENT (ENRD) AND THE OFFICE OF THE BUILDING OFFICIAL AND SOME OTHER AGENCY CONCERN OF ORMOC CITY, TO ISSUE NECESSARY PERMITS/CLEARANCE TO MR. AUGUSTO CESAR S. SOTTO, THE AUTHORIZED REPRESENTATIVE OF 8990 HOUSING DEVELOPMENT CORPORATION TO BUILD AND DEVELOP A (5) FIVE HECTARE HOUSING PROJECT IN BARANGAY CONCEPCION, ORMOC CITY.

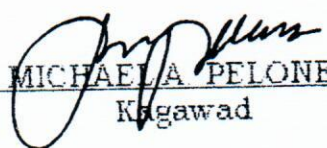
APPROVED:

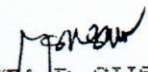
HON. RICHARD I. GOMEZ
CITY MAYOR


CONFORMED:


KENNETH MARJUN L. LAURETO
Kagawad


ROGELIO P. PABILAR
Kagawad


MICHAEL A. PELONES
Kagawad


ELENITA P. SUSON
Kagawad


ROSALITO P. MIAGA
Kagawad


FELIX A. LAUDE
Kagawad

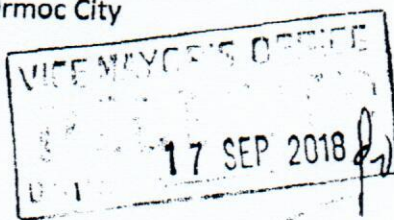

DANILO S. GASING
Kagawad



Republic of the Philippines
CITY PLANNING AND DEVELOPMENT OFFICE
Ormoc City

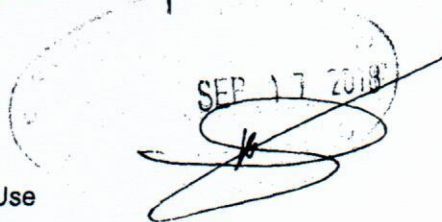
September 17, 2018

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 BP 220 of **DECA HOMES GREGORIA RESIDENCES**, a Residential Subdivision Project (Economic and Socialized Housing Project) comprising the following

LOT NO	TCT NO	LOT AREA (sq.m.)	TD NO
8249-B	121-2012000871	30,220.00	00020-00424
8251-B-1	121-2018000479	27,438.00	00020-00425
8262-A Road Lot	121-2018000545	2,269.00	00020-00436
8265-B-2 Road Lot	121-2018000379	530.00	00020-00433


owned by **8990 HOUSING DEVELOPMENT CORPORATION** (Per Attached Deed Of Absolute Sale) located at Brgy. Catayum now Brgy. Concepcion, Ormoc City. The subdivision has a gross area for development of 57,657.00 sq.m. (5.7657 Ha) more or less with excluded area of 325.00 sq.m. for river easement. This subdivision scheme consist of 524 lots only with 36,342.00 sq.m. as the saleable areas. The remaining area will be allocated to roads, community facility, parks and playground. (see attached subdivision development scheme)

Based on evaluation & site inspection conducted the subdivision project site is an interior lot with inter-connecting road of 10 meters wide to the main subdivision, 150 meters distance from the main road of Brgy. Concepcion, along the road of Brgy. Concepcion, 9.80 kilometers distance from the city. The property is vacant (idle) lot with wild grasses and shrubs and relatively flat terrain. Land development for the project is ready for clearing and grubbing for the preparation for setting out corner benchmarks. The project site is suitable for residential uses considering that existing residential subdivision are located around the vicinity. A flood control mitigating structure is highly recommended along Catayum creek to provide protection from river flooding during heavy rains.

The proponent has secured the Environmental Compliance Certificate (ECC) from the Department of Environment and Natural Resources (DENR), City Engineering Clearance and CDRMO Clearance. (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 Batas Pambansa (BP) 220, 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 PB 220 to **DECA HOMES GREGORIA RESIDENCES** located at Brgy. Concepcion, Ormoc City.

Very truly yours,


ENGR. RAOUL E. CAM, CE, EnP, MPA
City Planning & Dev't. Coordinator

Cc: File



MEMORANDUM

DATE : June 4, 2018

FOR : **RAUL A. LAPUT**
Officer-in-Charge
Office of the Regional Director

FROM : **VALENTIN P. NARIDO**
Chief Geologist, Geosciences Division

SUBJECT : **Geohazard Certification of the Proposed Housing Project Site located at Brgy. Valencia, Ormoc City.**

INTRODUCTION

This refers to the letter request by **Augusto Cesar S. Sotto** dated June 1, 2018 and received by this office on the same day requesting for issuance of a Geohazard Certificate for the **Proposed Housing Project Site located at Brgy. Concepcion, Ormoc City**. The project will construct 359 single detached and 166 socialized raw houses.

FINDINGS/ OBSERVATIONS

Based on the field assessment conducted by this office on June 2, 2018 the **Site** is situated on a flat terrain and is classified as having **Low Landslide Susceptibility** and **Low Susceptibility to Flooding**. The proposed site is located at the geographic coordinates of 11° 05' 14.5" North latitude, 124° 35' 19.3" East longitude (Luzon Philippine Datum) near the center. The site is beside the national highway and has an area of 57,560 m². The area has no record of flooding nor landslide. The site is covered with grasses and banana. It was formerly used as sugarcane plantation. The nearest active fault is 7.1 km west of the proposed site.

CONCLUSIONS:

Based from geohazard assessment, the property is situated on a flat terrain and is classified as having **Low Landslide Susceptibility** and **Low Susceptibility to Flooding**.

Page 1

**"MINING SHALL BE PRO-PEOPLE AND PRO-ENVIRONMENT
IN SUSTAINING WEALTH CREATION AND IMPROVED QUALITY OF LIFE"**



RECOMMENDATIONS:

To enhance the suitability of the property, the following recommendations must be taken into consideration.

1. Remove all organic and clayey soil materials prior to the construction.
2. Elevate low lying areas to prevent possible flooding.
3. Full Engineering Geological and Geohazard Assessment be conducted to include soil bearing capacity test to serve as input to the building design.
4. Building should be anchored on a competent bed horizon.
5. Appropriate drainage system be constructed connected with the main drainage system
6. Construction should be in accordance with the Building and Structural Code of the Philippines and must conform to the Local Government rules and regulations.
7. Other concerns outside the function of this Office must be cleared with the concerned agencies.

The non-conformance with any of the above-mention recommendation will render the site in appropriate for intended purposes.

This serves as the required **CERTIFICATION**.

Prepared by:

VALENTIN P. NARIDO
Chief Geologist

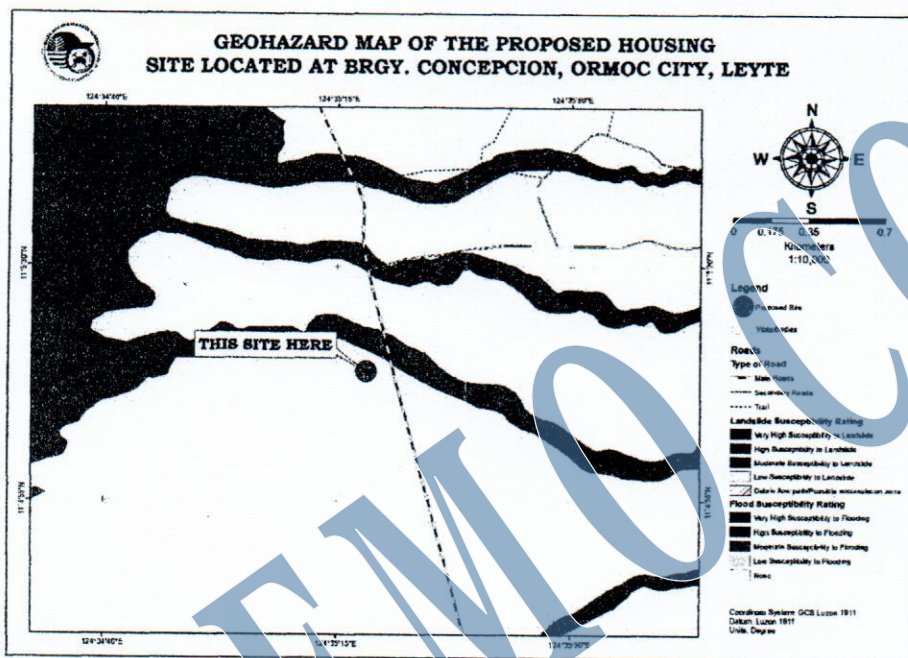


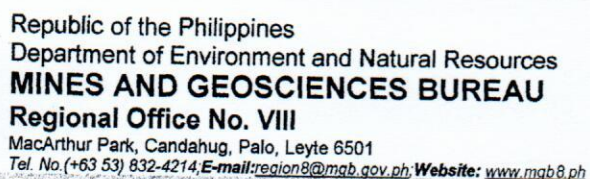
ATTACHMENTS

A. Location Map



B. Geohazard Map





TOPOGRAPHIC MAP OF THE PROPOSED HOUSING SITE LOCATED AT BRGY. CONCEPCION, ORMOC CITY, LEYTE

Legend

- Proposed Site
- Water Bodies
- Roads
- Type of Road
 - Main Road
 - Secondary Road
 - Trail

Scale

0 0.175 0.35 0.7 Kilometers
1:10,000

Coordinates

124° 15' 30"E 124° 20' 30"E 124° 25' 30"E
11° 50' 00"N 11° 55' 00"N 11° 58' 00"N

Site Location

THIS SITE HERE

Geographic Labels

Cabulihan
Catayum
Ormoc City
Brgy. Concepcion

Nearest Active Fault Trace: 7.1 km
 Fault Name: Philmont Fault
 Segment Name: Leys Fault
 Year Mapped: 2000
 MapCorp Scale Used: 1:50,000

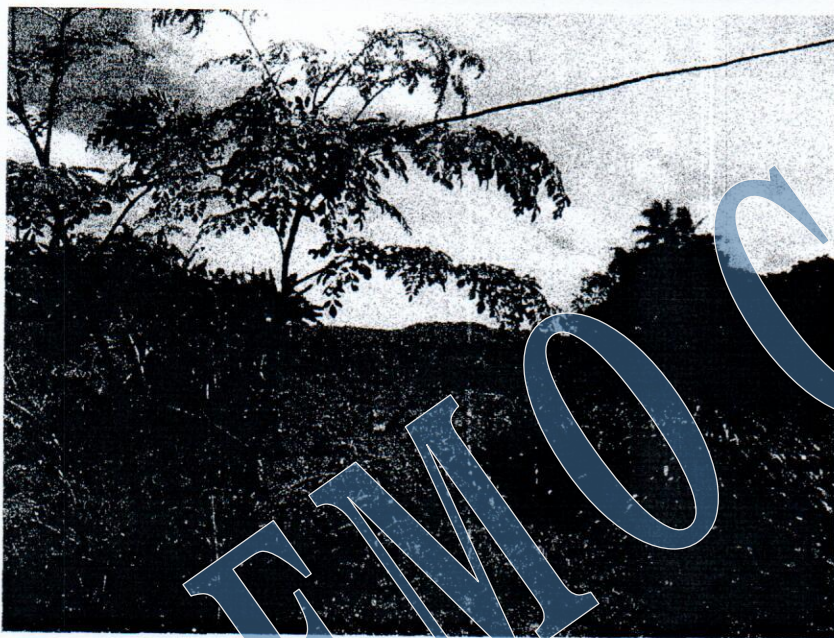
THE PUBLIC IS ADVISED TO CONSULT PHOTOLOGS
 DIRECTLY FOR OFFICIAL HAZARDS ASSESSMENT

Page 4

**"MINING SHALL BE PRO-PEOPLE AND PRO-ENVIRONMENT
IN SUSTAINING WEALTH CREATION AND IMPROVED QUALITY OF LIFE"**



E. Photos



Page 5

**"MINING SHALL BE PRO-PEOPLE AND PRO-ENVIRONMENT
IN SUSTAINING WEALTH CREATION AND IMPROVED QUALITY OF LIFE"**



Republic of the Philippines
Office of the City Mayor
CITY DISASTER RISK REDUCTION & MANAGEMENT OFFICE
Ormoc City
E-mail Add : cdrmo.ormoccity@gmail.com



CERTIFICATION

As per site assessment the proposed Housing Project site of **DECA Homes / 8990 Housing Development Corporation** at **Barangay Concepcion, Ormoc City**, said area has been found to be relatively safe and suitable for housing purposes having low susceptibility from hazards of flooding and landslides. However recommendations from the Mines and Geosciences Bureau (MGB) – Region 8 field assessment report (i.e., proper drainage system) should be conformed and integrated into the site development plan to address inherent exposures to heavy rainfall and sheet flooding.

Certification issued this 27th day of July 2018 by the CDRRM Office, Ormoc City as per request of Ms. Janesa Rose Y. Suplico, Branch Admin Officer of the said Housing Project


CIRIACO E. TOLIBAO II
CITY DRRM OFFICER