

REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE
FIFTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL,
ORMOC CITY HALL BUILDING
ON DECEMBER 01, 2020

PRESENT:

| | |
|------------------------------|---|
| Nolito M. Quilang, | (Temporary Presiding Officer), SP Member |
| Benjamin S. Pongos, Jr., | SP Member, Majority Floor Leader |
| Roiland H. Villasencio, | SP Member |
| Tomas R. Serafica, | SP Member |
| Eusebio Gerardo S. Penserga, | SP Member, Asst. Majority Floor Leader |
| Jasper M. Lucero, | SP Member |
| Peter M. Rodriguez, | SP Member |
| Vincent L. Rama, | SP Member |
| Gregorio G. Yrastorza III, | SP Member |
| Esteban V. Laurente, | Ex-Officio SP Member, Chapter President, Liga ng mga Barangay ng Ormoc |
| Joan Marbie C. Simbajon, | Ex-Officio SP Member, Chapter President, Panlungsod na Federasyon ng mga Sangguniang Kabataan ng Ormoc |

ON OFFICIAL BUSINESS:

| | |
|----------------------------|-------------------------------------|
| Leo Carmelo L. Locsin, Jr. | (Acting City Mayor) |
| Lalaine A. Marcos, | City Vice Mayor & Presiding Officer |
| | SP Member |

RESOLUTION NO. 2020-393

A RESOLUTION GRANTING THE ALTERATION OF PLAN APPLICATION FOR CAMELLA ORMOC NORTH AS PREVIOUSLY ENDORSED BY THE ORMOC CITY PLANNING AND DEVELOPMENT OFFICE (OCPDO) ON OCTOBER 2, 2020 SUBJECT TO ITS FINDINGS AND DESIGN MODIFICATIONS RELATIVE TO THE CARPORT AND RATIO OF ONE (1) PARKING SLOT FOR EVERY FOUR (4) SALEABLE UNITS UNDER BP 220 AND ONE (1) PARKING SLOT FOR EVERY ONE (1) SALEABLE UNIT UNDER PD 957, DEPENDING ON THE LOCATION THEREOF.

WHEREAS, this Fifteenth Sangguniang Panlungsod was in receipt of an Indorsement dated November 25, 2020 from the Office of the City Mayor, endorsing a request for the issuance of a Resolution granting the Alteration of Plan application for Camella Ormoc North as previously endorsed by the Ormoc City Planning And Development Office (OCPDO) on October 2, 2020 subject to its finding and design modifications relative to the Carport and Ratio of Four (4) units to One (1) Parking Slot and One (1) unit to One (1) Parking Slot, depending on the location thereof, a copy of the Application is hereto attached as "ANNEX A" and made an integral part hereof;

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, Communities Leyte, Inc. (CLI), the owner and developer of Camella Ormoc North Subdivision has been issued a Development Permit No. 043-2018 on March 12, 2018 for a total area of 149, 820 square meters;

WHEREAS, in a Letter dated September 11, 2020, CLI has submitted to the City Mayor's Office the revised plan for additional parking spaces/lots upon the request of the same in accordance with PD 957 and BP 220, a copy of the Letter is hereto attached as "ANNEX B" and made an integral part hereof;

WHEREAS, CLI has forwarded a copy of the Blueprint showing the land data allocation of the 95 parking spaces/lots highlighted in green for the 375 saleable units under BP 220, whereby resulting to a ratio of one (1) parking slot for every four (4) saleable units, a copy of the Blueprint is hereto attached as Annex "C" and made an integral part hereof;

WHEREAS, Engr. Bobby Jake R. Azur, the Technical Services Officer of CLI has executed an affidavit attesting to the effect that the affected blocks and lots for alteration have not been sold, a copy of the Affidavit is hereto attached as Annex "E" and made an integral part hereof;

WHEREAS, in a Communication dated October 2, 2020, the City Planning and Development Office (CPDO) is favorable to the application of the Alteration of Plan for the additional 95 parking spaces/lots for BP 220 of Communities Leyte, Inc. for Camella Ormoc North Subdivision project located at Brgy. Dolores, this City, a copy of the Communication is hereto attached as Annex "D" 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 Alteration of Plan application of Camella Ormoc North after finding the same to be in order, the project being compliant with the prescribed standards and requirements set by the applicable laws, ordinances, rules, and regulations and finally, this Sanggunian 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, severally seconded by SP Members Peter M. Rodriguez, Vincent L. Rama, Esteban V. Laurente, Tomas R. Serafica, Gregorio G. Yrastorza, Roiland H. Villasencio and Joan Marbie C. Simbajon; be it

RESOLVED, AS IT IS HEREBY RESOLVED, to pass A RESOLUTION GRANTING ALTERATION OF PLAN APPLICATION FOR CAMELLA ORMOC NORTH AS PREVIOUSLY ENDORSED BY THE ORMOC CITY PLANNING AND DEVELOPMENT OFFICE (OCPDO) ON OCTOBER 2, 2020 SUBJECT TO ITS FINDING AND DESIGN MODIFICATIONS RELATIVE TO THE CARPORT AND RATIO OF ONE (1) PARKING SLOT FOR EVERY FOUR (4) SALEABLE UNITS UNDER BP 220 AND ONE (1) PARKING SLOT FOR EVERY ONE (1) SALEABLE UNIT UNDER PD 957, DEPENDING ON THE LOCATION;

ADOPTED, December 1, 2020.


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; City Planning and Development Coordinator, Engr. Raoul E. Cam; Camella Ormoc North; and other offices concerned for their information and guidance;

CARRIED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the above resolution.


NONILYN D. GALANO
OIC - SP Secretary
Supervising Administrative Officer
(Board Secretary IV)

ATTESTED:


NOLITO M. QUILANG
(Temporary Presiding Officer)
SP Member

APPLICATION FOR ALTERATION OF PLAN

Date

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 & Landuse

Sirs;

In accordance with BP 220 and its Implementing Standards Rules and Regulations, I am applying for the Alteration of Plan of

(Name of Subdivision Project)
with Development Permit No. CMO-OC-2018-132 having a total area of 10,820.00 square meters, containing 223 units.

1. Three (3) copies of the plan showing the proposed alteration duly signed and sealed by a Licensed Architect/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. If project is already issued License to Sell, compliance with R.A. 7899 of 1995 that is:
 - 3.1 Written consent from the simple majority of registered owners
 - 3.2 Proof of prior written notification to all registered owners
5. Certified True Copy of the Title (s) of the affected lots/units if the said lots/units have been titled.
4. Tabulated Summary of the alterations introduced in the project including the affected area in square meters.

Very truly yours,

(Printed Name and Signature)
(Designation/Position)

Republic of the Philippines)

) S.S.

SUBSCRIBED AND SWORN to before me this day of _____ in
the City/Province of _____, affiant exhibited to me his/her Residence Certificate No. _____
issued at _____ on _____ 20____

Doc. No. _____
Page No. _____
Book No. _____
Series of _____

Notary Public

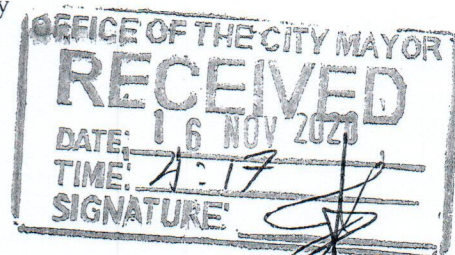
November 16, 2020



Camella

A Vista Land Company

To: **THE HONORABLE MAYOR RICHARD GOMEZ**
City Mayor
2nd/F City Hall Bldg. Aunubing Street,
Brgy. Cogon, Ormoc City



**CAMELLA ORMOC NORTH SUBDIVISION
DEVELOPMENT PERMIT ALTERATION PLANS**
(Brgy. Dolores, Ormoc City)

Dear Honorable Mayor Richard Gomez:

Greetings!

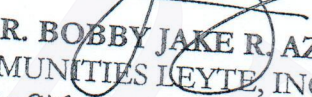
I am writing on behalf of Communities Leyte, Inc., the owner and developer of Camella Subdivisions in Leyte. In line with our Application for Development Permit Alteration for our Camella Ormoc North Subdivision Project, we most respectfully submit our Approved Revised Plan with reflected Parking Spaces in our Corner Lots and in Parks & Playgrounds in compliance with the requirement for us to process and secure necessary permits related thereto. The said approval was evaluated at SP Conference Room on September 30, 2020

Camella Ormoc North Subdivision DP Alteration is with Preliminary Subdivision and Development Plan (PSDP) Permit No. 0059-2018 and Development Permit (DP) No. 0043-2018 issued on March 12, 2018.

Attached to this letter are the following documents for your easy and complete reference:

- (1). Preliminary Subdivision and Development Plan (PSDP) Permit – Copy
- (2). Development Permit (DP) – Copy
- (3). Subdivision Development Alteration Plan - Blueprint

Sincerely Yours,


ENGR. BOBBY JAKE R. AZUR
COMMUNITIES LEYTE, INC.
0915-912-1878



Camella Ormoc Sales Office ,Camella Ormoc Subdivision ,Brgy. Tambulilid, Ormoc City, Leyte



0917-581-3486
0999-886-4257



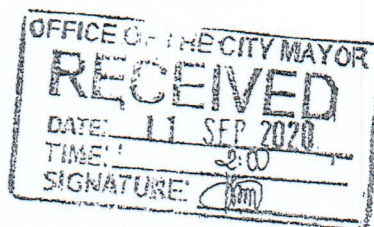
CamellaOfficial



www.camella.com.ph

September 11, 2020

HONORABLE RICHARD GOMEZ
City Mayor
2nd/F City Hall Bldg. Aunubing Street,
Brgy. Cogon, Ormoc City



THRU: **ENGR. RAOUL E. CAM**
City Planning & Development Office

CAMELLA ORMOC NORTH_PD 957 & BP 220 ADDITIONAL PARKING LOTS
(PD 957 & BP 220 PARKING SPACES)

Dear Mayor Gomez:

Good day!

In accordance with PD 957 & BP 220 and its implementing rules and regulations, Communities Leyte, Inc. ("CLP"), the owner and developer of Camella Ormoc North Subdivision, is respectfully submitting its additional parking spaces/lots for PD 957 and BP 220. CLP has been issued a Development Permit, with No. 043-2018, on March 12, 2018 for a total area of 19,820 square meters (14.9820 hectares).

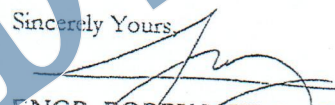
Our submission for additional parking spaces/lots is due to the request of the City Mayor's Office for an additional Parking Spaces/Lots for BP 220 allocation, and due to the Road Hierarchy required by DHSUD (formerly HLURB) in accordance with PD 957.

Attached to this letter are the following documents for your easy and complete reference:


- (1) Copy of revised plan showing the proposed parking area for BP 220 or socialized housing units and adjusted road dimensions (road hierarchy) in Economic housing units (in accordance with PD 957) duly signed and sealed by a Licensed Professional;
- (2) A Sworn Statement that the affected Lots/Units for alteration have not been sold;
- (3) Certified True Copy of the Titles affected;
- (4) Tabulated Summary of the alteration introduced in the project including the affected area, and
- (5) A copy of Approved Development Permit.

We hope for your immediate and favorable response on this matter.

Sincerely Yours,


ENGR. BOBBY JAKE R. AZUR
BRIA HOMES ORMOC
0915-912-1878

 Camella Ormoc Sales Office, Camella Ormoc Subdivision, Brgy. Tambulid, Ormoc City, Leyte

 0917-581-3486
0999-886-4257

   CamellaOfficial

 www.camella.com.ph



Camella

A Vista Land Company

August 20, 2020

HONORABLE RICHARD GOMEZ
City Mayor
2nd/F City Hall Bldg. Aunubing Street,
Brgy. Cogon, Ormoc City



THRU: ENGR. RAOUL E. CAM
City Planning & Development Office

Re: CAMELLA ORMOC NORTH_BP 220 ADDITIONAL PARKING LOTS

Dear Mayor Gomez:

Good day!

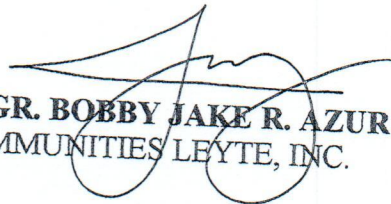
Per Session held on December 13, 2019, the concern about PARKING LOTS is discussed as a City requirement in BP 220 Area of our subdivision, CAMELLA ORMOC NORTH at Brgy. Dolores, Ormoc City.

In line with this, we are submitting our revised plan with reflected Parking Spaces in our Corner Lots and in Parks & Playgrounds as an additional requirement for the issuance of **New Development Permit** of our Subdivision.

Attached to this letter are the following documents for your easy and complete references:

- (1). Copy of Approved Development Permit (DP)
- (2). Copy of Approved Preliminary Subdivision Development Permit (PSDP)
- (3). Copy of Approved Development Plan of the Subdivision
- (4). Copy of Revised Plan Showing proposed parking area in BP 220 (Signed & Sealed by Licensed Professional)
- (5). Sworn Statement that the affected Lots/Units converted into parking areas have not been sold.
- (6). Photocopy of Title
- (7). Tabulated Summary of alteration introduced in the project including the affected area.

Very truly yours,


ENGR. BOBBY JAKE R. AZUR
COMMUNITIES LEYTE, INC.



Camella Ormoc Sales Office ,Camella Ormoc Subdivision ,Brgy. Tambulid, Ormoc City, Leyte



0917-581-3486
0999-886-4257

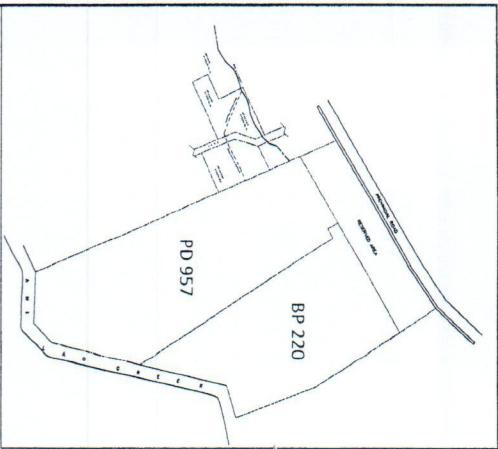


CamellaOfficial

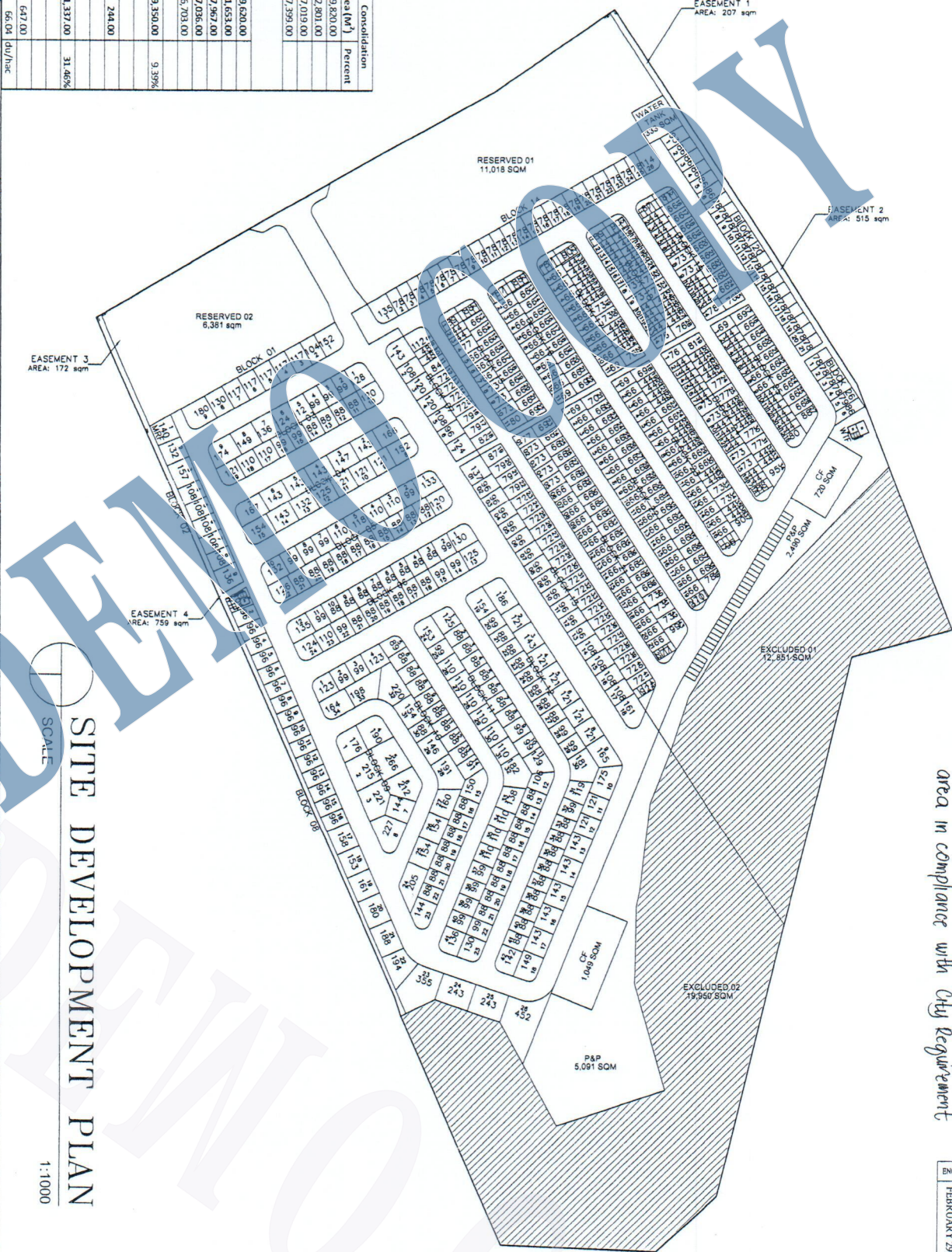


www.camella.com.ph

☐ 95 Allotted Parking Spaces in BP 220 area in compliance with City Requirement




| LAND DATA ALLOCATION | | | | Consolidation | |
|---------------------------|------------------------|------------------------|-----------|------------------------|-----------|
| | | | | Area (M ²) | Percent |
| Gross Area | | | | 149,820.00 | 32.801.00 |
| Excluded from Acquisition | | | | 32,801.00 | |
| Gross Developable Area | | | | 117,019.00 | |
| Reserved Area | | | | 17,399.00 | |
| | BP 220 | PD 957 | | | |
| Net Developable Area | Area (M ²) | Area (M ²) | Percent | 99,620.00 | |
| Easement | 41,174.00 | 58,446.00 | 1.651.00 | | |
| Residential Area | 722.00 | 931.00 | | | |
| Saleable Area | 40,452.00 | 57,515.00 | 97.967.00 | | |
| Residential | 24,701.00 | 32,335.00 | 57,036.00 | | |
| Water Tank | 24,368.00 | 32,335.00 | 56,703.00 | | |
| Open Space | 333.00 | | | | |
| Parks and Playground | 3,210.00 | 7.80% | 6,190.00 | 10.51% | 9,390.00 |
| Community Facilities | 2,690.00 | 6.05% | 5,091.00 | 8.71% | |
| Utilities | 720.00 | 1.75% | 1,069.00 | 1.79% | |
| MRF | | | 244.00 | | |
| WTF | | | 140.00 | | |
| Roads and Alleys | 12,541.00 | 30.46% | 18,796.00 | 32.16% | 31,337.00 |
| Parking Area | 95.00 | Units | 722.00 | Units | 647.00 |
| Saleable Units | 375.00 | Units | | | |
| Density | 92.70 | du/hac | 47.29 | du/hac | 66.04 |



SITE DEVELOPMENT PLAN

1:1000



Camella
A Vista Land Company

PROJECT TITLE

CAMELLA
ORMOC NORTH

OWNER

COMMUNITIES LEYTE, INC.

PROJECT NO.

03

ARCHITECT

ENGINEER

LOCATION : BRGY. DOA ORES, ORMOC CITY, LEYTE

ADDRESS : ORMOC CITY, LEYTE

SHEET CONTENTS

REVISIONS

LAND DATA ALLOCATION

KEY MAP

DRAWN BY :

DATE :

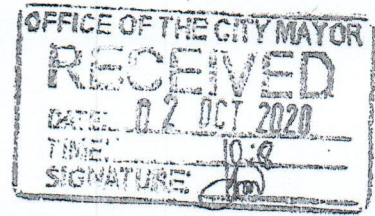
CHECKED BY :

DATE :



Republic of the Philippines

CITY PLANNING AND DEVELOPMENT OFFICE
Ormoc City



October 2, 2020

The City Mayor's Office
Ormoc City

HON. MAYOR RICHARD I. GOMEZ, MBA
City Mayor

Thru: **MA. VICTORIA LYRA DELA CERNA**
City Gov't Head Assistant Dept. Head I

Subject: Application for Alteration of Plan

SIRS:

Indorsing herewith the Alteration of Plan application of **CAMELLA ORMOC NORTH**, located at Barangay Dolores, this city with Preliminary Subdivision and Development Plan (PSDP) no. **0059-2018** and Development Permit (DP) no. **0043-2018** issued March 12, 2018, with the proposal to alter the subdivision plan for the additional 95 parking spaces/slots for BP 220 allocation..(see attached documents)


Based on evaluation and completeness of the required documents for alteration, this office is **FAVORABLE** for the application for Alteration of Plan to the Communities Leyte Inc. for **Camella Ormoc North Subdivision** project located at Barangay Dolores, this city.

For your consideration and approval.

Very truly yours,


PAULITA MARIBETH T. EBCAS, UAP
Zoning Officer III

Noted:


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

REPUBLIC OF THE PHILIPPINES)
) S.S.
x-----/

Annex 7

SWORN AFFIDAVIT

I, **BOBBY JAKE R. AZUR**, of legal age, Filipino, and with office address at Camella Ormoc Sales Office, Brgy. Tambulid, Ormoc City, after having been duly sworn to in accordance with law, hereby depose and states THAT:


1. I am the Technical Services Officer of Communities Leyte, Inc. ("CLI"), a corporation duly organized and existing under and by virtue of the laws of the Philippines with office address at Camella Ormoc Sales Office, Brgy. Tambulid, Ormoc City.
2. CLI is the owner and real estate developer of Camella Ormoc North Subdivision in Ormoc City, Leyte;
3. As CLI's Technical Services Officer, I am in charge of processing of all documents necessary to the development of subdivision and other requirements required by the City Planning Development Office ("CPDO") and other relevant government agencies;
4. CLI, mindful of the need of to comply with the CPDO's requirement, decided that it would be for the best to propose alteration of site development plans for the following areas in its Camella Ormoc North Subdivision, specifically:

| SUBDIVISION | BLOCK | LOT |
|---------------------|-------|-----|
| CAMELLA ORMOC NORTH | 13 | 42 |
| CAMELLA ORMOC NORTH | 15 | 1 |
| CAMELLA ORMOC NORTH | 15 | 12 |
| CAMELLA ORMOC NORTH | 16 | 1 |
| CAMELLA ORMOC NORTH | 16 | 12 |
| CAMELLA ORMOC NORTH | 17 | 1 |
| CAMELLA ORMOC NORTH | 17 | 12 |
| CAMELLA ORMOC NORTH | 18 | 1 |
| CAMELLA ORMOC NORTH | 18 | 15 |
| CAMELLA ORMOC NORTH | 19 | 1 |
| CAMELLA ORMOC NORTH | 19 | 15 |
| CAMELLA ORMOC NORTH | 21 | 22 |
| CAMELLA ORMOC NORTH | 22 | 20 |
| CAMELLA ORMOC NORTH | 23 | 17 |
| CAMELLA ORMOC NORTH | 24 | 18 |

5. That the abovementioned affected blocks and lots for alteration have not been sold. Rest assured that the homeowners of the said subdivision have been duly notified and are well aware of the alteration of plan for Camella Ormoc North Subdivision, and have no objections to the alteration plan;

6. I am executing this affidavit to attest the truthfulness of the foregoing, to support our application for alteration of plan, and for such other legal purposes this Sworn Affidavit may serve.

IN WITNESS WHEREOF, I hereunto affixed my signature this 2 day of AUG, 2020, at ORMOC CITY.


BOBBY JAKE R. AZUR

Affiant

AUG 20 2020
SUBSCRIBED AND SWORN TO me before this 2 day of AUG 2020 at ORMOC CITY, affiant exhibiting to me her government issued Identification Card.

Doc. No. 398;
Page No. 80 ;
Book No. LXXX
Series of 2020.

PHILIP ALBEROS III
Notary Public for the City of Ormoc
Municipalities of Ormoc, Samar, Iloilo
and Malabon Leyte
Until December 31, 2020.
Notarial Commission No. 16-04-13-11-009
Roll of Notaries No. 55708
PTR No. 470-00-00000, Ormoc City
ID No. 70-00-00000, Ormoc City
Tel. No. 701-441-125
Off. Address: 12th Floor Docking Bldg..
12th Floor Docking Bldg..
Ormoc City