

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 Pederasyon 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 - 394**

**A RESOLUTION GRANTING THE APPLICATION FOR PRELIMINARY SUBDIVISION PLAN AND (PSDP) AND DEVELOPMENT PERMIT (DP) UNDER ECONOMIC AND SOCIALIZED HOUSING (BP 220) FOR CASA MIRA ORMOC LUNA FILED BY THE CEBU LANDMASTERS AS PREVIOUSLY ENDORSED BY THE ORMOC CITY PLANNING AND DEVELOPMENT OFFICE (OCPDO) ON SEPTEMBER 25, 2020 SUBJECT TO ITS FINDINGS AND DESIGN MODIFICATIONS RELATIVE TO THE ROAD RIGHT OF WAY SECTION AND THE DETENTION POND.**

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 application for Preliminary Subdivision Plan and (PSDP) and Development Permit (DP) under BP 220 for Casa Mira Ormoc Luna filed by the CEBU LANDMASTERS and as previously endorsed by the Ormoc City Planning and Development Office (OCPDO) on September 25, 2020 subject to its findings and design modifications relative to the Road Right of Way Section, the Detention Pond, and Parking Areas, 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, in a Certification dated April 24, 2020, the Environmental Management Bureau issued an Environmental Compliance Certificate to Cebu Landmasters, Inc. after having satisfied the requirements thereof, a copy of the Certification is hereto attached as "ANNEX B" and made an integral part hereof;

WHEREAS, in a Certification dated June 10, 2020, the Mines and Geosciences Bureau evaluated and classified the proposed project site as having a Low Landslide Susceptibility Rating and a None Flood Susceptibility Rating, a copy of the Certification is hereto attached as "ANNEX C" and made an integral part hereof;

WHEREAS, in a Certification dated June 30, 2020, the Ormoc Waterworks System Administration (ORWASA) recommended to Cebu Landmasters, Inc. to provide other source of water such conducting water drilling in order to have a continuous and sufficient supply of water, a copy of the Certification is hereto attached as "ANNEX D" and made an integral part hereof;  
Agendum No. 2020-465

WHEREAS, in a Communication dated September 25, 2020, the City Planning and Development Office (CPDO) confirmed that the Casa Mira Ormoc Luna of Cebu Landmasters has complied and submitted the necessary documentary requirements with supporting certifications/clearances in accordance with the provisions and implementing rules and regulations of Economic and Socialized Housing (BP 220) and Human Settlements Regulatory Commission (EO 648);

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 Preliminary Subdivision Plan and (PSDP) and Development Permit (DP) application of Casa Mira Ormoc Luna of Cebu Landmasters, Inc. 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, Eusebio Gerardo S. Penserga, Roiland H. Villasencio, Gregorio G. Yrastorza III, Vincent L. Rama and Joan Marbie C. Simbajon; be it

RESOLVED, AS IT IS HEREBY RESOLVED, to pass A RESOLUTION GRANTING THE APPLICATION FOR PRELIMINARY SUBDIVISION PLAN AND (PSDP) AND DEVELOPMENT PERMIT (DP) UNDER ECONOMIC AND SOCIALIZED HOUSING (BP 220) FOR CASA MIRA ORMOC LUNA FILED BY THE CEBU LANDMASTERS AS PREVIOUSLY ENDORSED BY THE ORMOC CITY PLANNING AND DEVELOPMENT OFFICE (OCPDO) ON SEPTEMBER 25, 2020 SUBJECT TO ITS FINDINGS AND DESIGN MODIFICATIONS RELATIVE TO THE ROAD RIGHT OF WAY SECTION AND THE DETENTION POND.;

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; Cebu Landmasters, Inc.; 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



Comex A

APPLICATION FOR DEVELOPMENT PERMIT (DP) OF PROJECTS UNDER B.P. 220

Date \_\_\_\_\_

**The Sangguniang Panlungsod**

Thru the Vice Mayor and Presiding Officer, **Hon Carmelo L. Locsin, Jr.**  
Ormoc City

Attention: **Hon. Benjamin S. Pongos, Jr.**  
Chairman, Committee on Zoning, Housing and Land Use

Sir;

In accordance with Section 10-A, Rule III of the Revised Rules and Regulations Implementing Batas Pambansa BP 220 (Socialized and Economic Housing and other related laws, pursuant to Article IV Section 5.C of Executive Order No. 648, I am applying for Final Approval for Development of

**CASA MIRA - ORMOC**

Subdivision Development Plan No. \_\_\_\_\_ Subdivision Project with Preliminary  
having a total floor area of 31,065 square  
meters containing 908 lots/units, located at Brgy. Luna, Ormoc City, Leyte

The undersigned attests that the plan submitted is in accordance with pertinent laws, decrees, rules, regulations, standards and guidelines and that I assume full responsibility from any non-compliance or violations thereof. It is likewise understood that a development permit shall only be valid for a period of three (3) years from the date of issuance if no physical development is introduced.

Attached hereto are:

1. All documents required in the application for Preliminary Subdivision and Development Plan (in case combined PSDP and DP application)
2. **Subdivision Development Plan consisting of the site development plan at any of the following scales: 1:200; 1:1,000; or any scale not exceeding 1:2,000; showing all proposals including the following:**
  - a. Roads, easements or right-of-way and roadway width, alignment, gradient, and similar data for alleys, if any.
  - b. Lot numbers, lines and areas and block numbers.
  - c. Site data such as number of residential and saleable lots, typical lot size, parks and playgrounds and open spaces.

*The Subdivision Development Plan shall be prepared, signed and sealed by any licensed and registered architect, environmental planner, civil engineer or geodetic engineer. (Amended per Board Res. No. 794, Series of 2006)*

**3. Civil and Sanitary Works Design**

Engineering plans/construction drawings based on applicable engineering code and design criteria to include the following:

- a. **At least Four (4) copies of road (geometric and structural) design/plan duly signed and sealed by a licensed civil engineer.**
  - 1) Profile derived from existing topographic map signed and sealed by a licensed geodetic engineer showing the vertical control, designed grade, curve elements and all information needed for construction.
  - 2) Typical roadway sections showing relative dimensions of pavement, sub-base and base preparation, curbs, gutters, sidewalks, shoulders, benching and others.
  - 3) Details of roadway and miscellaneous structure such as curb and gutter (barrier, mountable and drop), slope protection wall and retaining wall.
- b. **At least Four (4) copies of storm drainage and sanitary sewer system duly signed and sealed by a licensed sanitary engineer or civil engineer.**
  - 1) Profile showing the hydraulic gradients and properties of sanitary and storm drainage lines including structures in relation with the road grade line.
  - 2) Details of sanitary and storm drainage lines and miscellaneous structures such as various types of manholes, catch basins, inlets (curb, gutter, and drop), culverts and channel linings.



- c. At least four (4) copies of site grading plan with finished contour lines superimposed on the existing ground the limits of earth work embankment slopes, cut slopes, surface drainage, drainage outfalls and others, duly signed and sealed by a licensed civil engineer.
4. At least four (4) copies of water system layout and details duly signed and sealed by a licensed sanitary engineer or civil engineer. Should a pump motor has a horsepower (hp) rating of 50 hp or more, its pump rating and specifications shall be signed and sealed by a professional mechanical engineer.
5. Certified true copy of tax declaration covering the property(ies) subject of the application for the year immediately preceding;
6. Zoning Certification from HLURB Regional Office.
7. Certified true copy of DAR Conversion Order.
8. Certified true copy of Environmental Compliance Certificate (ECC) or Certificate Of Non-Coverage (CNC), whichever is applicable, duly issued by the DENR;
9. At least 2 copies of project description for projects having areas of 1 hectare and above to include the following:
- a. Project profile indicating the cost of raw land and its development (total project cost), amortization schedule, sources of financing, cash flow, architectural scheme, if any, and work program;
  - b. Audited financial statement for the last 3 preceding years;
  - c. Income Tax Return for the last three 3 preceding years;
  - d. Certificate of registration with Securities and Exchange Commission (SEC);
  - e. Articles of incorporation or partnership;
  - f. Corporation by-laws and all implementing amendments; and
  - g. For new corporations (3 years and below) statement of capitalization and sources of income and cash flow to support work program.
10. Plans specifications, bill of materials and cost estimates duly signed and sealed by the appropriate licensed professionals.
11. Certification permit to drill from the Local Water Works (ORWASA)
12. Certification from Disaster Risk Reduction & Management Office (DRRMO)
13. Geo-hazard Certification from Mines and Geo-Science Bureau (MGB)
14. Earthquake Hazard Assessment from Philippine Institute Volcanology and Seismology (PHIVOLCS)
15. List of names of duly licensed professionals who signed the plans and other similar documents in connection with application filed indicating the following information:
- a. Surname;
  - b. First name;
  - c. Middle name;
  - d. Maiden name, in case of married women professional;
  - e. Professional license number, date of issue and expiration of its validity; and
  - f. Professional tax receipt and date of issue
  - g. Taxpayer's identification number (TIN)

Very truly yours,

JOSE FRANCO B. SOBERANO

Executive Vice President and Chief Operating Officer

(Applicant)

1001 E. Park Central, Jose Ma. Del Mar St.,  
Cebu IT Park, Brgy. Ayala, Cebu City 6000

Address:

Contact No: (032) 23-4914/0911-0227-9825

Email: [glenda@cebulandmasters.com](mailto:glenda@cebulandmasters.com)



APPLICATION FOR PRELIMINARY SUBDIVISION DEVELOPMENT PLAN (PSDP) OF PROJECTS UNDER B.P. 220

\_\_\_\_\_  
Date

**The SangguniangPanlungsod**

Thru the Vice Mayor and Presiding Officer, **Hon Carmelo L. Locsin, Jr.**  
Ormoc City

Attention: **Hon. Benjamin S. Pongos, Jr.**

Chairman, Committee on Zoning, Housing and LandUse

Sir;

In connection with Section 10-A, Rule III of the Revised Rules and Standards for Economic and Socialized Housing Projects to implement Batas Pambansa Bldg. 220, I am applying for Preliminary Approval for Development of Casa Mira Ormoc Luna Subdivision Project having an area of 91,065 square meters containing 908 lots/units at Brgy. Luna, Ormoc City, Leyte.

Attached hereto are:

1. **Four (4) sets of *site development plan* (schematic plan) at a scale ranging from 1:200 to 1:2,000 showing the proposed layout of streets, lots, parks and playgrounds and other features in relation to existing conditions *in the area, prepared, signed and sealed by any licensed and registered architect, environmental planner, civil engineer, or geodetic engineer. (Amended per Board Res. No. 794, Series of 2006)***
2. **Four (4 sets) of the following documents duly signed and sealed by a licensed geodetic engineer:**
  - a. **Vicinity map** indicating the adjoining land uses, access, as well as existing facilities and utilities at least within 500 meters from the property boundaries of the project, drawn to any convenient scale.
  - b. **Topographic plan** to include existing conditions as follows:
    - 1) **Boundary lines:** bearings and distances or geographic coordinates of the reference or tie point (referred to as the BLLM #);
    - 2) **Streets, easements, width and elevation of right-of-way** within the project and adjacent subdivisions/areas;
    - 3) **Utilities** within and adjacent to the proposed subdivision project, location, sizes and invert elevations of sanitary and storm or combined sewers; location of gas lines, fire hydrants, electric and telephone poles and street lights. If water mains and sewers are not within/adjacent to the subdivision, indicate the direction and distance to and size of nearest one, showing invert elevations of sewers, if applicable;
    - 4) **Ground elevation of the subdivision:** for ground that slopes less than 2%, indicate spot elevations at all breaks in grade, along all drainage channels and at selected points not more than 25 meters apart in all directions: for ground that slopes more than 2%, either indicate contours with an interval of not more than 0.50 meter if necessary due to irregular land or need for more detailed preparation of plans and construction drawings.
    - 5) **Watercourses, marshes, rock and wooded areas, presence of all preservable trees in caliper diameter of 200 millimeters, houses, barns, shacks, and other significant features.**



6) Proposed public improvements: highways or other major improvements planned by public authorities for future construction within/adjacent to the subdivision.

7) Survey plan of the lot(s) as described in TCT(s)

3. Four (4) copies of certified true copy of title(s) and current tax receipts

4. Right to use or deed of sale of right-of-way for access road and other utilities when applicable, subject to just compensation for private land.

5. Certification as to Zoning Classification of the Project Area.

Very truly yours,

JOSE FRANCO B. SOBERANO

(Applicant)

10th Floor Park Centrale, Jose Ma. Del Mar St.,  
Address: Cebu IT Park, Brgy. Apas, Cebu City 6000

Contact No: (032) 231-4914/ 0917-627-9825

Email: glenda@cebulandmasters.com





Republic of the Philippines  
Department of Environment and Natural Resource  
**ENVIRONMENTAL MANAGEMENT BUREAU**

DENR Compound, Jones Street, Barangay 2, Tacloban City  
Telephone No. (053) 325-2149 Fax No. (053) 832-1088  
region8@emb.gov.ph  
Visit us at <http://www.r8.emb.gov.ph/>

Annex "B"

April 24, 2020

**ECC-OL-R08-2020-0059**

**Mr. Jose Franco B. Soberano**  
CEO/COO

**Cebu Landmasters, Inc.**

10th Floor, Park Centrale, I.T. Park, Apas, Cebu City

Subject: **ENVIRONMENTAL COMPLIANCE CERTIFICATE**

Dear Sir/Madam;

This refers to the Environmental Compliance Certificate (ECC) application for the proposed Casa Mira Ormoc Luna to be located at Barangay Luna Ormoc City, Leyte.

After satisfying the requirements of the said application, this Bureau has decided to grant an ECC for the above-mentioned project.

With the issuance of this ECC, you are expected to implement the measures presented in the Initial Environmental Examination Checklist (IEEC), intended to protect and mitigate the project's adverse impacts on community health, welfare and the environment. Environmental considerations shall be incorporated in all phases and aspects of the project.

This Certificate does not create any right nor be used as an authorization to implement the project, you may proceed with the implementation only after securing all the necessary and relevant permits from other pertinent Government Agencies. This Office shall be monitoring the project periodically to ensure strict compliance with the stipulations cited in the attached ECC.

Please be guided accordingly.

  
**Letecia R. Maceda**  
Regional Director





Republic of the Philippines  
Department of Environment and Natural Resource  
**ENVIRONMENTAL MANAGEMENT BUREAU**

DENR Compound, Jones Street, Barangay 2, Tacloban City  
Telephone No. (053) 325-2149 Fax No. (053) 832-1088  
regrob8@emb.gov.ph  
Visit us at <http://www.r8.emb.gov.ph/>

**ENVIRONMENTAL COMPLIANCE CERTIFICATE**  
(Issued under Presidential Decree 1586)  
**ECC-01-R08-2020-0059**

THIS IS TO CERTIFY THAT THE PROPONENT, **Cebu Landmasters, Inc.**, represented by its **CEO/COO**, Mr. Jose Franco B. Soberano, is granted this Environmental Compliance Certificate (ECC) for the proposed Casa Mira Ormoc Lunolocated in Barangay Luna Ormoc City, Leyte, by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau (EMB).

SUBJECT ONLY to the conditions and restrictions set in this ECC and in the attached document labelled as Annexes A and B.  
This Certificate is issued with the following details:

**PROJECT DESCRIPTION**

The ECC covers the proposed Casa Mira Ormoc Luna with an area of 93055.00 square meters to be located in Barangay Luna Ormoc City, Leyte, Region R08.

The proposed "Casa Mira Ormoc Luna" of Cebu Landmasters, Inc. will be located in Barangay Luna, Ormoc City. It is accessible through Luna Bolores-Milagro Road. The project will cover a total land area of 93,055 square meters and will compose of townhouses and typical lot areas. This development is envisioned to create a modern economic subdivision in Ormoc City by integrating optimal and tested planning standards in terms of amenity mix, open spaces, road network, pedestrian circulation and security.

The development has its own clubhouse with a swimming pool, kiddie pool, pavilion (multi-purpose center), basketball court, children's play area, and landscaped greens. The concept behind the house design is to adapt the Filipino cultural heritage in Ormoc by using the "Bahay na Bato" concept, putting two elements together – stone on the ground floor and wood moldings in the second floor that are present in the facade. Minimalist look of ventanillas that can be

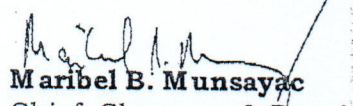


*sqm lot but with different layout), Model C (62 sqm floor area on a 60 sqm lot). Houses are designed according to economic market standards, all having one car-parking provision.*

This Certificate is issued in compliance with the requirements of Presidential Decree No. 1586, and in accordance to DENR Administrative Order (D.A.O.) No. 2003-30. Non-compliance with any of the provisions of this Certificate shall be a sufficient cause for the cancellation of this Certificate and/or imposition of a fine in an amount not to exceed Fifty Thousand Pesos (P50, 000.00) for every violation thereof without prejudice to imposition of fines and penalties under other environmental laws. The EMB, however, is not precluded from reevaluating and correcting any deficiencies or errors that may be found after issuance of this Certificate.

Issued at EMB-R08, DENR Compound, Jones Street, Barangay 2, Tacloban City this April 24, 2020.

Recommending Approval:

  
**Maribel B. Munsayac**  
Chief, Clearance & Permitting Division

Approved:

  
**Letecia R. Maceda**  
Regional Director



Environmental Compliance Certificate  
Casa Mira Ormoc Luna  
Barangay Luna Ormoc City, Leyte  
Cebu Landmasters, Inc.



SWORN ACCOUNTABILITY STATEMENT

I, Mr. Jose Franco B. Soberano, CEO/COO, representing Cebu Landmasters, Inc. with office address located in 10th Floor, Park Centrale, I.T. Park, Apas, Cebu City takes full responsibility in complying with all conditions in this Environmental Compliance Certificate (ECC).

Mr. Jose Franco B. Soberano  
Signature

TIN No. \_\_\_\_\_

Subscribed and sworn before me this MAY 19 2020, the above-named affiant taking oath presenting Drivers Licence G01-04-313762, issued on expiring 2024/03/08 at CTO Cebu City, PH.

ATTY. LOVELY M. R. T. PARADO  
Notary Public  
NOTARIAL COMMISSION NO. 078-17  
NOTARY PUBLIC - FOR CEBU CITY  
UNTIL DECEMBER 31, 2020  
NO. 2 BORROMELO BLDG. (BESIDE FILCHI  
VETERINARY CLINIC), JUAN LUNA AVENUE,  
BARANGAY MABOLO, CEBU CITY  
ROL/NO. 62040  
ISP NO. 1029221 (LIFETIME) - 2/23/2016  
PTR NO. 1546357 - 01/04/2020 Cebu City  
MCLE No. VI - 0027811: 04/12/2019

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Book No. 1  
Series of 2020



Environmental Compliance Certificate  
Casa Mira Ormoc Luna  
Barangay Luna Ormoc City, Leyte  
Cebu Landmasters, Inc.



**ENVIRONMENTAL MANAGEMENT**

All commitments, mitigating measures (including those recommendations mentioned in the MGB-8 Geological Site Scoping Report) and monitoring requirements, contained in the Initial Environmental Examination Checklist Report for the proposed Casa Mira Ormoc Luna, particularly in the Environmental Management Plan/ Environmental Monitoring Plan, including any modifications and/or additional information as approved by the EMB, shall be instituted to minimize any adverse impact of the project to the environment throughout its implementation, which shall include among others to wit:

1. Conduct an effective Information, Education and Communication (IEC) Program to inform and educate all stakeholders, especially its contractors, workers, and local residents about the mitigating measures embodied in its IEEC, the conditions stipulated in this Certificate and the environmental and human safety features of the project for greater awareness, understanding and sustained acceptance of the project. The program shall be submitted to EMB Regional Office on an annual basis;
2. Undertake Information, Education and Communication (IEC) Program to explain to all stakeholders the final approved IMP/EMP and the significant changes on the IMP/EMP, results of **Compliance Monitoring Report (CMR)** to be submitted on a semi-annual basis and over-all performance against this Certificate (form to be access in the website - r8.emb.gov.ph);
3. Planting of appropriate tree species shall be undertaken on a designated area on the project site. Proof of compliance (photographs of the planted trees) shall be submitted to the EMB R-8 within 90 days upon receipt of the ECC;
4. Submit an Abandonment Plan to the EMB at least sixty (60) days prior to the project's abandonment. The plan shall include rehabilitation measures/clean-up, remediation of areas affected by the project and proposed alternative projects in the area;

**GENERAL CONDITIONS**

5. The project operations shall conform with the provisions of RA 6969 (Toxic Substances and Hazardous and Nuclear Wastes Control Act of 1990), RA 8749 (Philippine Clean Air Act of 1999), RA 9003 (Ecological Solid Waste Management Act of 2000), and RA 9275 (Philippine Clean Water Act of 2004) and other relevant policies, rules and regulations;
6. The proponent shall designate a Pollution Control Officer to competently handle environment related aspects of the project. In addition to the monitoring requirements as specified in the Environmental Impacts and Management Plan, the proponent or the PCO shall also:
  - a. Monitor actual project impacts vis-à-vis the predicted impacts and management measures in the IEEC;



Environmental Compliance Certificate  
Casa Mira Ormoc Luna  
Barangay Luna Ormoc City, Leyte  
Cebu Landmasters, Inc.



- b. Recommend revisions to the EMP/EMoP, whenever necessary subject to the approval of EMB RO;
  - c. Ensure that data gathered during monitoring activities are properly documented, assessed, evaluated and reported to EMB in accordance with the standard formats; and,
  - d. Ensure that monitoring and submissions of reports to EMB are carried out as required;
7. That local residents shall be given priority for employment and shall be Gender & Development (GAD) responsive;
  8. That any false information, misrepresentation or omission of material facts in the submitted documents shall be sufficient ground for the cancellation or suspension of this ECC;
  9. To inform the general public that an ECC has been issued, the project proponent shall install **ECC billboards** (form to be access in the website - r8.emb.gov.ph) with dimension of at least 2' x 4' at all entry/exit points and at any side of the project site facing the road. These ECC signboards shall be maintained for the entire duration of the project. Proof of compliance (photographs of the installed billboards) must be submitted to this office within ninety (90) days from the receipt of the ECC;
  10. That an area intended for open space shall be equal to thirty (30) percent of the total area of the project and submit a map providing the exact location with corresponding coordinates. A duly signed notarized undertaking (duly authorized by the board through a resolution if corporation) to allocate 9% out of 30% of its total land area dedicated for open space shall be non-buildable and permanent in character must be submitted to this Office within sixty (60) days from the receipt of this certificate;
  11. That an adequate Cistern Tank shall be installed on a designated place within the project site to capture rainwater for domestic use;
  12. The project developer must see to it that a wastewater treatment facility (3-chamber septic tank) shall be constructed/provided for every housing unit (residential/commercial);

## II. RESTRICTIONS

13. No activities shall be undertaken other than what were stipulated in the IEEC. Should there be any expansion of the project beyond the project description or any change in the activity or transfer of location shall be subject to a new Environmental Impact Assessment; and
14. In case of transfer of ownership of this project, these same conditions and restrictions shall apply and the transferee shall be required to notify the EMB Regional Office within fifteen (15) days from the transfer of ownership to allow the necessary changes brought about by such transfer.



Environmental Compliance Certificate  
Casa Mira Ormoc Luna  
Barangay Luna Ormoc City, Leyte  
Cebu Landmasters, Inc.

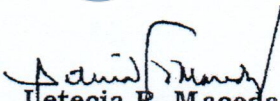


PROJECT ASSESSMENT PLANNING TOOL

For the assistance of the Proponent and the Government agencies concerned in the management of the Project and for better coordination in mitigation of the impacts of the Project on its surrounding areas and the environment, and by way of recommendation, forwarding these recommendations to the parties and authorities concerned for appropriate action.

OTHER REGULATORY REQUIREMENTS/CONDITIONS	CONCERNED GOVERNMENT AGENCIES/ENTITIES
1. Compliance with the Sanitation Code of the Philippines;	DOH
2. Compliance with the Labor Code of the Philippines	DOLE – Bureau of working condition
3. Compliance with the Building Code of the Philippines	LGU Concerned
4. Compliance with the Ecological Solid Waste Management Act.	LGU Concerned
5. Secure tree cutting permit	FMB – DENR
ENVIRONMENTAL PLANNING RECOMMENDATIONS FOR THE PROPONENT	
6. Priority of employment shall be given to qualified local residents. Adequate public information for jobs available to local residents in the affected areas shall be provided;	

  
**Maribel B. Munsayac**  
Chief, Clearance & Permitting Division

  
**Letecia R. Maceda**  
Regional Director



Environmental Compliance Certificate  
Casa Mira Ormoc Luna  
Barangay Luna Ormoc City, Leyte  
Cebu Landmasters, Inc.





Republic of the Philippines  
Department of Environment and Natural Resources  
**MINES AND GEOSCIENCES BUREAU**  
Regional Office No. VIII

MacArthur Park, Candahay, Pao, Leyte 6501

Tel Nos: (433 53) 323-2000, 323-2070, 323-2011 Telefax No: (433 53) 652-4214 E-mail: regional8@mgb.gov.ph Website: www.mgb8.ph

Annex "G"

MGB Geo Ref. No. 2020-

June 10, 2020

**RONALD L. SABINAY**

Business Development Manager- Visayas  
Cebu LandMasters Incorporated  
10<sup>th</sup> Flr., Park Central, J.M. Del Mar St.,  
Cebu I.T. Park, Apas, Cebu City

Dear Mr. Sabinay:

Subject: Geohazard Certification

This is in response to your letter dated June 4, 2020 and duly received by this Office on the same date, requesting for the issuance of Certifications for the proposed Casa Mira Housing Project located at Barangay Lina, Ormoc City, Province of Leyte.

Based on the Detailed 1:10,000 scale Geohazard Map of Eastern Visayas (Region VIII), the proposed project site is classified as having Low Landslide Susceptibility Rating. As per Joint DENR-DILG-DND-DPWH-DOST Memorandum Circular No. 2019-001, dwelling and development may be allowed provided that continuous monitoring of the slope (topsoil and on site) is conducted. The project site is not susceptible to flooding.

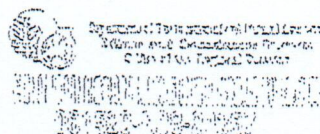
Attached are the findings and recommendations and the pertinent Geohazard Map of the proposed site based on the geographic coordinates and Technical Description file submitted to this Office.

This serves as the required Certification.

Very truly yours,

**LEO VAN V. JUQUAN, CESO V**  
Regional Director

Encl: A/x



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



FINDINGS AND RECOMMENDATIONS

The proposed Casa Mira Housing project site is located at Barangay Luna, Ormoc City, Province of Leyte. It is approximately centered at geographical coordinates of **11° 3' 51.943" North Latitude and 124° 36' 35.809" East Longitude** (Luzon 1911) based on the Technical Description described in Table 1.

Table 1. Technical Description of the Proposed Site:

CONSOLIDATION BOUNDARY (A= 91,065 Sq. m.)		
LINES	BEARINGS	DISTANCES
1-2	S 39°44' W	120.55 m.
2-3	N 43°14' W	133.66 m.
3-4	N 31°00' W	449.23 m.
4-5	N 77°48' E	126.39 m.
5-6	N 77°48' E	175.44 m.
6-7	S 25°23' E	112.08 m.
7-8	S 25°23' E	57.13 m.
8-9	S 58°44' W	75.71 m.
9-10	S 68°09' W	8.71 m.
10-11	S 54°55' W	29.39 m.
11-12	S 54°48' W	35.72 m.
12-13	S 57°07' W	37.02 m.
13-14	S 36°22' E	123.57 m.
14-01	S 49°01' E	154.03 m.

Based on the detailed 1:10,000 scale Geohazard Map of Eastern Visayas (Region VIII), the landslide and flood susceptibility rating of the project site is described in Table 2.

Table 2. Flood and Landslide Susceptibility Rating of the proposed site.

Proposed Site	Landslide Susceptibility Rating	Flood Susceptibility Rating	Remarks
Casa Mira Housing Project	<b>LOW</b>  These are gently sloping areas with no identified landslide.	<b>NONE</b>	Other hazards that may affect the project site: <ul style="list-style-type: none"><li>Differential settlement, earthquake hazards (ground shaking, lateral spreading and liquefaction).</li><li>Liquefaction occurs in areas underlain by loose sediments and saturated with water.</li></ul>



2. The following recommendations and action plan are presented in Table 5.

Table 5. Hazard zone classifications and recommended actions.

Hazard	Hazard Zone
Landslide	LOW
	<ul style="list-style-type: none"> <li>Dwelling and development may be allowed provided that continuous monitoring of the slope (if slope are on site) is conducted.</li> <li>Evacuation routes should not be established in this zone unless appropriate engineering intervention measures are implemented with continuous monitoring.</li> </ul>

Based on the foregoing results and findings, the recommendations of DCEG-8 are the following, to wit:

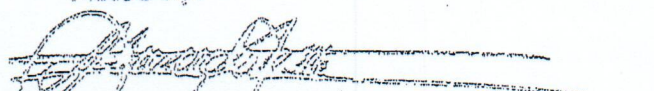
1. Strict compliance with the recommended actions, as stated in the Joint DCEG-8/DH G-OND-OPWA-POBT Memorandum dated 12/14/2018;
2. The effects of the aforementioned geologic hazards and any other hazards that may be identified later, the topography and soil and rock types must be considered in the design or in any other modifications to the structures that will be constructed in the project area;
3. Structures to be constructed should be anchored on a structurally firm and stable ground;
4. The specifications in the National Building Code and National Code of the Philippines must be strictly observed and strictly followed in order to prevent events such as typhoon, earthquake and occurrence of other hazards in the Visayas area;
5. Close and continuous communication with the DCEG-8/DH G-OND-OPWA-POBT about geohazard situation;
6. Disaster preparedness and response training must be conducted for the barangay officials and residents of the area;
7. Secure certification from the concerned agencies, such as, earthquake-related hazards from PHVA/IG, Environmental Compliance Certificate from Environmental Management Bureau-DOH, among others, if needed;
8. Other concerns outside the function of the Office must be shared with the concerned agencies; and
9. Any damage to the project due to non-implementation of the above recommendations is the sole responsibility of the proponent.

This is for findings/recommendations.

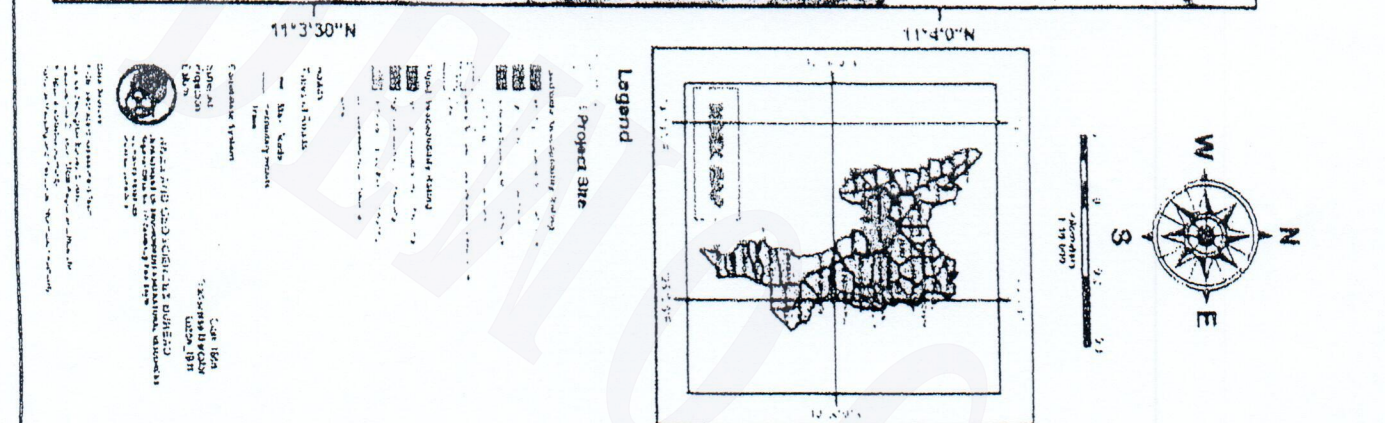
Prepared by:

  
**MARIEL S. TUCUAN**  
 Senior Geologist

Noted by:

  
**EDUARDO S. TAN**  
 D.C. Operations Division





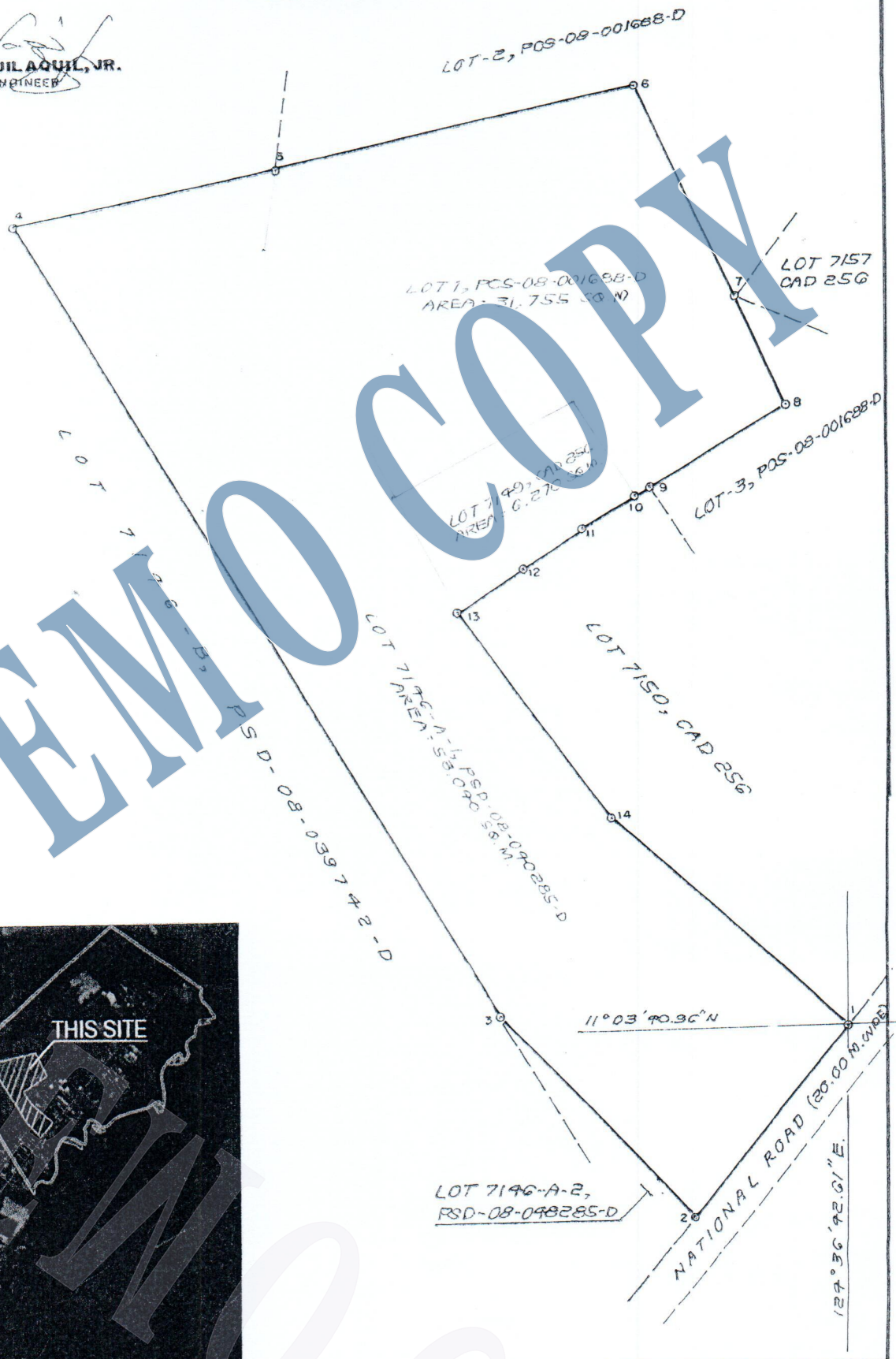


CONSOLIDATED PLAN OF  
 LOT 1, PCS-08-001688-D, LOT 7149, CAD 256 & LOT 7146-A-1, PSD-08-040285-D  
 AS PREPARED FOR  
 CEBU LANDMASTERS INC.  
 SITUATED IN THE  
 BARANGAY OF LUNA, ORMOC CITY

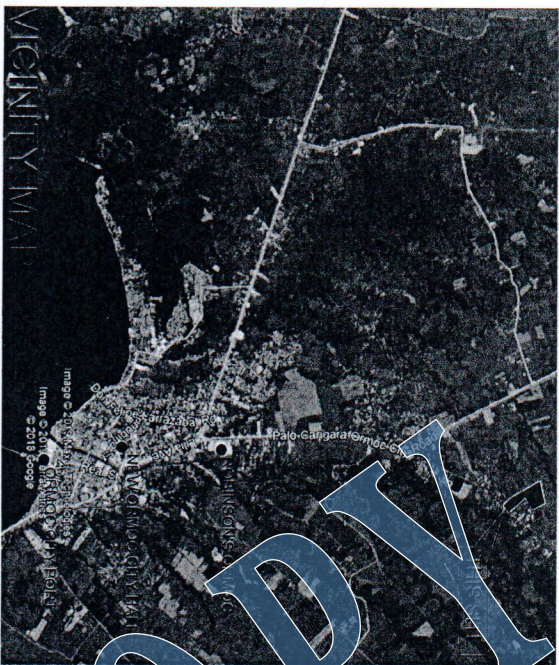
Containing an Area of 91,065 Sq. M.  
 SCALE 1:2000

PREPARED BY:

SALVADOR T. QUILAQUIL, JR.  
 GEODETIC ENGINEER



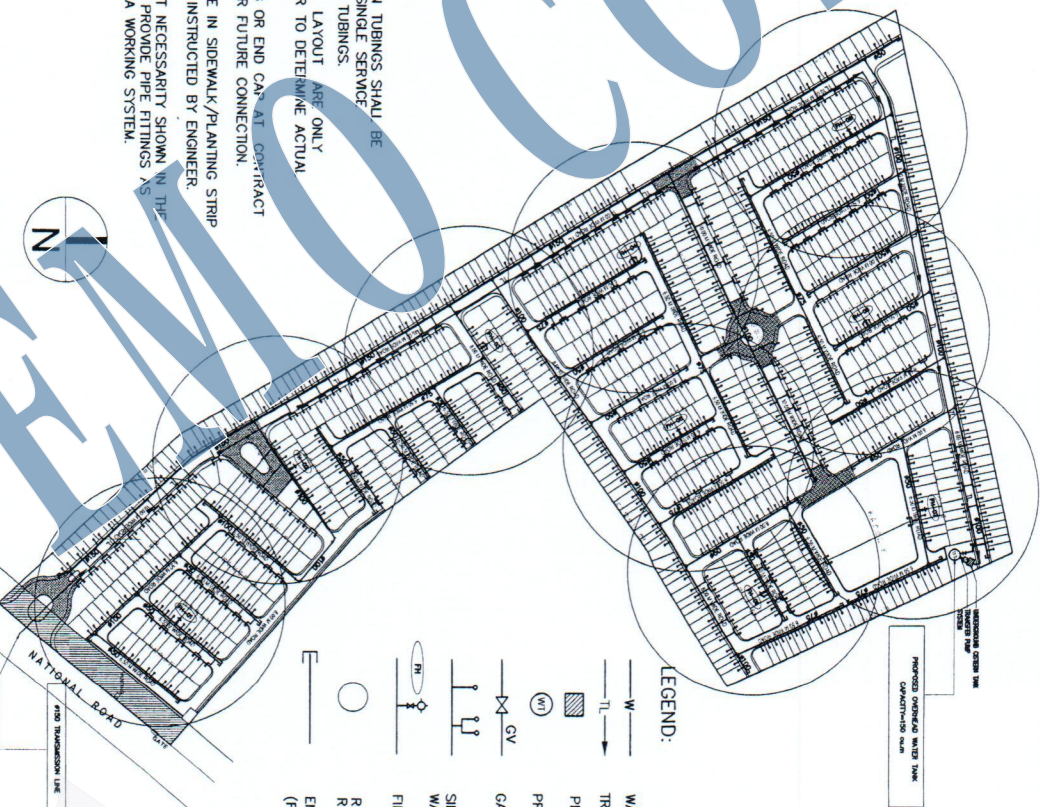




GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
2. PIPE ALIGNMENT MAYBE CHANGED FROM THAT SHOWN IN THE DRAWINGS TO SUIT ACTUAL FIELD CONDITIONS UPON APPROVAL OF THE ENGINEER. SERVICE CONNECTION SHALL BE PROVIDED FOR EACH LOT AS SHOWN IN THE DRAWINGS.
3. CONCRETE THRUST BLOCKS SHALL BE PROVIDED IN ACCORDANCE WITH STANDARD DETAIL DRAWINGS AT ALL BENDS, TEES, ELBOWS, OFFSETS AND REDUCERS EXCEPT ON WELDED JOINTS OR WHERE OTHERWISE SPECIFIED.
4. PIPE JOINTS SHALL BE DETECTED (PULL JOINTS) WITHIN THE LIMITS RECOMMENDED BY THE PIPE MANUFACTURER TO MINIMIZE THE USE OF 11-1/4" BENDS.
5. PIPE MATERIALS
- A. DISTRIBUTION MAINS
- Ø150 AND LARGER – POLYVNYL CHLORIDE  
AWMA C900, CLASS 150 PSI, COLOR BLUE
- Ø100 AND SMALLER – AWMA C900, CLASS 150 PSI, COLOR BLUE
- B. SERVICE CONNECTION
- Ø32 AND SMALLER – POLYBUTYLENE OR POLYETHYLENE, CLASS 150 PSI
6. DUAL SERVICE CONNECTION TUBINGS SHALL BE 35mm IN DIAMETER, FOR SINGLE SERVICE CONNECTIONS, USE 25mm TUBINGS.
7. PIPE LENGTHS SHOWING LAYOUT ARE ONLY APPROXIMATE, CONTRACTOR TO DETERMINE ACTUAL LENGTH IN FIELD.
8. PROVIDE TEMPORARY PLUG OR END CAP AT CONTRACT PACKAGE TERMINATION FOR FUTURE CONNECTION.
9. ALL GATE VALVES SHALL BE IN SIDEWALK/PLANTING STRIP AREAS UNLESS OTHERWISE INSTRUCTED BY ENGINEER.
10. ALL PIPE FITTINGS ARE NOT NECESSARILY SHOWN IN THE DRAWING, CONTRACTOR TO PROVIDE PIPE FITTINGS AS NECESSARY TO COMPLETE A WORKING SYSTEM.

WATERLINE SYSTEM LAYOUT  
SCALE 1:1,500



REVENUE OF THE PHILIPPINES DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS <b>OFFICE OF THE BUILDING OFFICIAL</b> CITY OF MANILA	
RECOMMENDING ISSUANCE:	
HEAD STRUCTURAL SECTION	DATE
ISSUED BY:	
BUILDING OFFICIAL	DATE

 CERULAND MASTERS  
DRAWING ISSUED FOR:

☐ FOR CONSTRUCTION      ☐ FOR BIDDING      ☐ FOR COSTING

☐ FOR REVISION      ☐ FOR REVISION      ☐ FOR REVISION

DATE: 10/1/2000

DRAWINGS AND PROJECT TITLES AND OTHER GENERAL INFORMATION OF PROJECT AND THE PROJECT OWNER		PROJECT TITLE	
RONALDO G. RIBION CLIENT		CASA MIRA ORMOC	
REG. NO. 1-10889		APPROVED BY:	
PTR NO. 1		CEBU LANDMASTERS	
DATE ISSUED: 04-28-18		JOSE FRANCIS B. SOBERANO OWNER	
DATE ISSUED:		DATE	
TIN 206-075-346		ADDRESS: 10TH FLR PARK CENTRAL CITY PARK, CEBU CITY	
PROJECT ISSUED: CEBU CITY		ADDRESS: BRGY. LUNA, ORMOC CITY	
SEAL		SHEET CONTENT	
DRAWINGS AND PROJECT TITLES AND OTHER GENERAL INFORMATION OF PROJECT AND THE PROJECT OWNER		DRAWING BY	
CASA MIRA ORMOC		DRAWING NO.	
APPROVED BY:		W-1.0	
CEBU LANDMASTERS			
JOSE FRANCIS B. SOBERANO OWNER			
DATE			
ADDRESS: 10TH FLR PARK CENTRAL CITY PARK, CEBU CITY			
ADDRESS: BRGY. LUNA, ORMOC CITY			



Aurex D



Republic of the Philippines  
ORMOC WATERWORKS SYSTEM ADMINISTRATION  
Ormoc City  
Contact Nos: 255 - 2372 / 255 - 7538 / 0933 459 1634  
Email: ornocwaterworks@yahoo.com

## C E R T I F I C A T I O N

To whom it may concern:

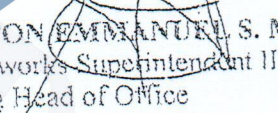
This certifies that ORWASA would not be able to supply water for Casa Mira Subdivision located at Brgy. Luna, Ormoc City as of now due to insufficient water supply on the said Barangay. Hence, we recommend the developer (Cebu LandMasters Inc.) to provide other source of water such as conducting water drilling to have deep well for their future homeowners in order for them to have a continuous and sufficient supply of water.

This certification is issued upon the request of the developer mentioned above for whatever purposes it may serve.

Given this 30<sup>th</sup> day of June 2020.

Thank you.

Very truly yours,

  
FULTON EMMANUEL S. MANAWATAO  
Waterworks Superintendent II  
Acting Head of Office