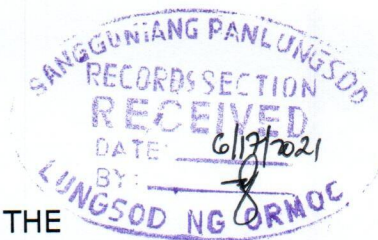


REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC



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 JUNE 15, 2021

PRESENT:

Tomas R. Serafica,	(Temporary Presiding Officer)
	SP Member, Presiding Officer "Pro-Tempore"
Benjamin S. Pongos, Jr.,	SP Member, Majority Floor Leader
Roiland H. Villasencio,	SP Member, 1 st Asst. Majority Floor Leader
Nolito M. Quilang,	SP Member, 2 nd Asst. Majority Floor Leader
Eusebio Gerardo S. Penserga,	SP Member
Jasper M. Lucero,	SP Member
Peter M. Rodriguez,	SP Member
Vincent L. Rama,	SP Member
Lalaine A. Marcos,	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 LEAVE:

Leo Carmelo L. Locsin, Jr.	City Vice Mayor & Presiding Officer
Gregorio G. Yrastorza III,	SP Member

RESOLUTION NO. 2021-169

A RESOLUTION GRANTING APPROVAL TO THE APPLICATION FOR PRELIMINARY SUBDIVISION AND DEVELOPMENT PLAN (PSDP) AND DEVELOPMENT PERMIT (DP) UNDER ECONOMIC AND SOCIALIZED HOUSING (BP 220) OF WORLD VISION IPIL HOMEOWNERS ASSOCIATION RESETTLEMENT OWNED BY CITY GOVERNMENT OF ORMOC OVER A PROPERTY IDENTIFIED AS LOT 1829-E-2-A UNDER TRANSFER CERTIFICATE OF TITLE (TCT) NO. 25428, WITH A AREA OF 10,000 SQUARE METERS, MORE OR LESS, CONSISTING OF 165 LOTS, EXCLUDING ROAD, COMMUNITY FACILITIES AND PARKS AND PLAYGROUNDS LOTS.

WHEREAS, this Fifteenth Sangguniang Panlungsod was in receipt of an Indorsement dated May 25, 2021 from the City Planning and Development Office for the application of Preliminary Subdivision Plan and Development Plan (PSDP) and Development Permit (DP) under Economic and Socialized Housing (BP 220) of World Vision Ipil Homeowners Association Resettlement over a identified as Lot 1829-E-2-A, with a project area of 10,000 square meters, more or less, covered under Transfer Certificate of Title (TCT) No. 25428 in the name of the City Government of Ormoc, consisting of 165 lots, excluding road, community facilities and parks and playgrounds lots, 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, the subject residential subdivision, being categorized as a socialized housing subdivision, is covered by Batasang Pambansa (BP) 220, as amended;

WHEREAS, in a Certification dated August 22, 2019, the City Planning and Development Office classified the subject property as a Barangay Built-Up Area for residential uses of Brgy. Ipil, a copy of the Certification is hereto attached as "Annex B";

WHEREAS, in a Certification dated August 23, 2019, the Ormoc City Disaster Risk-Reduction and Management Office assessed the area as generally suitable for a housing project, a copy of the Certification is hereto attached as "Annex C";

WHEREAS, in a Communication dated May 21, 2021, the City Planning and Development Office forwarded to the City Mayor's Office their site inspection and evaluation of documents that the project has an existing housing construction, concrete road network, power lines, and water lines in the area and confirmed that it 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), a copy of the Communication is hereto attached as "Annex D";

WHEREAS, however, during the Committee meeting conducted by the Committee on Housing, Zoning and Land Use of this Sanggunian on June 2, 2021, it was discovered that the subject subdivision is an onsite one which lots have already structures, mostly residential houses, erected sometime way back after the 1991 flash flood as the City-owned relocation site was established for residents who live in flood-prone areas;

WHEREAS, it was further found out by the City Planning and Development Office (CPDO) after their careful review of all the documents submitted by the applicant, that the subdivision, among others had roads, pathways, parks and open spaces not compliant with the standards set by BP 220;

WHEREAS, however, it is legally allowed under Sec. 7 (Variances/Exemptions) of Rule II (Approval of Subdivision Plans and Building Designs) of the Implementing Rules and Regulations (IRR) for BP 220 to exempt the said subdivision from strict observance that will cause unnecessary hardship to the case of regional considerations/characteristics, peculiarities of the location and other relevant factors and upon thorough examination by this Sanggunian, the said subdivision is deserving to be GRANTED EXEMPTION, defined by BP 220 as "refers to the privilege granted to a certain person/project with unique characteristics, of being relieved from compliance with, and of not being subject to the general standards and regulations, on the ground of practicality, beneficiality and necessity" as requiring it to comply with the standards of BP 220 will require the massive demolition of structures, mostly consisting residential houses occupied by families for almost three decades, and therefore, would cause extreme and unfair hardships and suffering to those qualified lot occupants;

WHEREAS, all told and foregoing premises considered, this august Body deems it proper and to the best interests of the City, especially to the qualified lot occupants, to approve the Preliminary Subdivision Plan and (PSDP) and Development Permit (DP) application of World Vision Ipil Homeowners Association Resettlement after finding the same to be in order, the project being GRANTED an EXEMPTION by this Sanggunian to the compliance of certain prescribed standards and requirements set by the applicable laws, ordinances, rules, and regulations based on afore-discussions, 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 Joan Marbie C. Simbajon, Esteban V. Laurente, Lalaine A. Marcos, Vincent L. Rama, Peter M. Rodriguez, Jasper M. Lucero, Nolito M. Quilang and Roiland H. Villasencio; be it

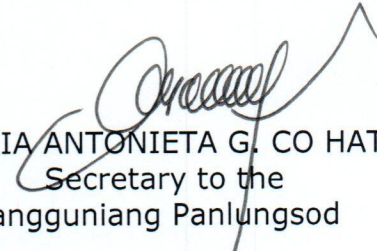
RESOLVED, AS IT IS HEREBY RESOLVED, to pass A RESOLUTION GRANTING APPROVAL TO THE APPLICATION FOR PRELIMINARY SUBDIVISION AND DEVELOPMENT PLAN (PSDP) AND DEVELOPMENT PERMIT (DP) UNDER ECONOMIC AND SOCIALIZED HOUSING (BP 220) OF WORLD VISION IPIL HOMEOWNERS ASSOCIATION RESETTLEMENT OWNED BY CITY GOVERNMENT OF ORMOC OVER A PROPERTY IDENTIFIED AS LOT 1829-E-2-A UNDER TRANSFER CERTIFICATE OF TITLE (TCT) NO. 25428, WITH A AREA OF 10,000 SQUARE METERS, MORE OR LESS, CONSISTING OF 165 LOTS, EXCLUDING ROAD, COMMUNITY FACILITIES AND PARKS AND PLAYGROUNDS LOTS.

ADOPTED, June 15, 2021.


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; the CDRMO; the President, World Vision Ipil Homeowners Association; the City Local Government Operations Officer-DILG; and other offices concerned for their information and guidance;

CARRIED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the foregoing resolution.


MARIA ANTONIETA G. CO HAT
Secretary to the
Sangguniang Panlungsod

ATTESTED:


TOMAS R. SERAFICA
(Temporary Presiding Officer)
SP Member
Presiding Officer "Pro-Tempore"

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

July 30, 2019

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 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 World Vision, Ipil Hot Resettlement Subdivision Project having an area of 10,000 square meters containing 147 lots/units at World Vision, Orma, Ipil, Orma City.

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,

Gerland J. Cruz

(Applicant)

Address: World Vision, Ipil, Ormae City

Contact No: 09217297230

Email: _____



"Annex B"

Republic of the Philippines
CITY PLANNING AND DEVELOPMENT OFFICE
ZONING AND LAND USE
Ormoc City

CERTIFICATION

THIS IS TO CERTIFY that a parcel of land **Lot No. 1829-E-2-A** of the subdivision plan, Psd-083738-006657-D, being a portion of Lot 1829-E-2, (LRC) Psd-249568, situated in the Brgy. Ipil, per Tax Declaration **No. 00038-00100** and Transfer Certificate of Title **No. 25428**, City of Ormoc, Island of Leyte, containing an area of **TEN THOUSAND (10,000) SQUARE METERS** more or less, in the name of **CITY GOVERNMENT OF ORMOC** as presented in this office, falls within the areas classified as **BARANGAY BUILT-UP AREAS (BBA) Residential Uses of Brgy. Ipil**, pursuant to the approved Master Development Plan and Comprehensive Land Use plan 2000, in compliance to Executive Order (EO) 72/Memorandum Circular (MC) 54 approved by Sangguniang Panlungsod of Ormoc City Resolution No. 2000-021 dated February 10, 2000, ratified per **Housing and Land Use Regulatory Board (HLURB)** Res No. 710 s. 2001 dated 5th of December and as reflected on the approved General Land Use Map of the City as amended.

ISSUED upon request of the registered owner for Preliminary Subdivision Development Plan (PSDP) application.

GIVEN THIS 22nd day of August, 2019 at Ormoc City, Leyte, Philippines

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

Cc File:
Government Owned



"Annex C"

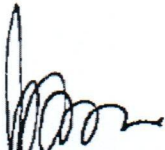
Republic of the Philippines
CITY DISASTER RISK REDUCTION & MANAGEMENT OFFICE
Ormoc City

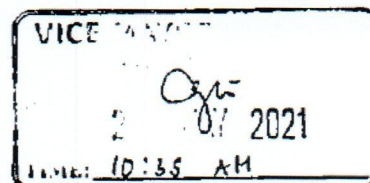
TO WHOM IT MAY CONCERN :

THIS IS TO CERTIFY that the World Vision Resettlement Site in Barangay Ipil, Ormoc City is resettlement project for families affected by the November 1991 Ormoc City Flashflood caused by Typhoon URING. Based on community risk assessment, the area is generally suitable for the housing project and located within the barangay built-up area.

However proper drainage system should be maintained and integrated into further developments of the area to address excessive water during sustained heavy rainfall.

Certification issued this 23rd day of August 2019, as per request of Mr. Gerland J. Cruz, President of the World Vision Resettlement Homeowners as a supporting documents for their application of the site Master Development Plan.


CIRIACO B. TOLIBAO II
CDRRM Officer



Republic of the Philippines
CITY PLANNING AND DEVELOPMENT OFFICE
Ormoc City

May 21, 2021

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 & Land Use

SIRS:

Forwarding herewith the application for Preliminary Subdivision and Development Plan (PSDP) under BP 220 of **WORLD VISION, IPIL HOMEOWNERS ASSOCIATION RESETTLEMENT** a Residential Subdivision Project comprising lot 1829-E-2-A, (LRC) Psd-249568 being a portion of lot 1829-E-2 owned by City Government of Ormoc located at Brgy. Ipil, Ormoc City. The subdivision has a net project area of 10,000 square meters more or less covered under Transfer Certificate of Title (TCT) 25428 consisting of 147 saleable lots excluding road lots, community facilities and parks & playground. (See attached subdivision development scheme blue print)

Per site inspection & based on evaluation of documents submitted the project is already existing with housing construction (existing, power lines are connected with water lines installed on existing houses in the area.

In view thereto, project proponent has complied and submitted the necessary documentary requirements with supporting certification in accordance with the provisions of Batas Pambansa (BP) 220, Executive Order (EO) 648 its implementing rules and regulations, this office is submitting for the Preliminary Subdivision and Development Plan (PSDP) under Batas Pambansa (BP) 220 to **WORLD VISION, IPIL HOMEOWNERS ASSOCIATION RESETTLEMENT** located at Brgy. Ipil, Ormoc City for your appropriate action.

For your information and consideration.

Very truly yours,

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

Cc: File

**WORLD VISION,
IPIL HOMEOWNERS ASSOCIATION RESETTLEMENT**