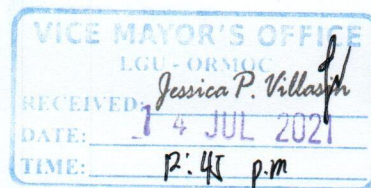
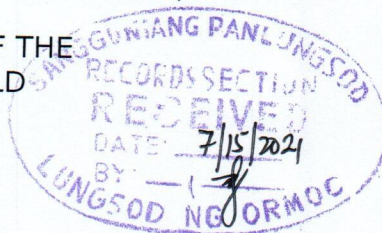


REPUBLIKA NG PILIPINAS  
SANGGUNIANG PANLUNGSOD  
LUNGSOD NG ORMOC



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 JULY 13, 2021



PRESENT:

Leo Carmelo L. Locsin, Jr.  
Benjamin S. Pongos, Jr.,  
Roiland H. Villasencio,  
Tomas R. Serafica,  
Nolito M. Quilang,  
Eusebio Gerardo S. Penserga,  
Jasper M. Lucero,  
Peter M. Rodriguez,  
Vincent L. Rama,  
Gregorio G. Yrastorza III,  
Lalaine A. Marcos,  
Esteban V. Laurente,

City Vice Mayor & Presiding Officer  
SP Member, Majority Floor Leader  
SP Member, 1<sup>st</sup> Asst. Majority Floor Leader  
SP Member, Presiding Officer "Pro-Tempore"  
SP Member, 2<sup>nd</sup> Asst. Majority Floor Leader  
SP Member  
SP Member  
SP Member  
SP Member  
SP Member  
SP Member  
Ex-Officio SP Member, Chapter President,  
Liga ng mga Barangay ng Ormoc  
Ex-Officio SP Member, Chapter President,  
Panlungsod na Pederasyon ng mga Sangguniang Kabataan ng Ormoc

**RESOLUTION NO. 2021-194**

**A RESOLUTION GRANTING THE APPLICATION FOR  
PRELIMINARY SUBDIVISION AND DEVELOPMENT  
PLAN (PSDP) UNDER ECONOMIC AND SOCIALIZED  
HOUSING (BP 220) OF DSWD CORE RESETTLEMENT  
OF BRGY. TAMBULILID WITH A NET PROJECT AREA OF  
29,377 SQUARE METERS MORE OR LESS UNDER  
TRANSFER CERTIFICATE OF TITLE (TCT) 40622  
COMPRISING TWO HUNDRED SEVENTY-SIX (276)  
LOTS EXCLUDING ROAD LOTS, COMMUNITY  
FACILITIES AND PARKS AND PLAYGROUNDS.**

WHEREAS, this Fifteenth Sangguniang Panlungsod was in receipt of an Indorsement dated May 21, 2021 from the City Planning and Development Office for the application of Preliminary Subdivision Plan and Development Plan (PSDP) under Economic and Socialized Housing (BP 220) of DSWD Core Resettlement of Brgy. Tambulilid with a net project area of 29,377 square meters more or less under Transfer Certificate of Title (TCT) 40622 comprising Two Hundred Seventy-Six (276) lots excluding road lots, community facilities and parks and playgrounds, 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 August 6, 2019, the City Planning and Development Office classified the subject property as Residential II Zone (Medium Density Residential Uses) of Barangay Tambulilid, a copy of the Certification is hereto attached as "Annex B";



WHEREAS, in a Certification dated June 13, 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, the DSWD Core Resettlement was established as a relocation site after the 1991 flash flood;

WHEREAS, upon ocular inspection conducted by the City Planning and Development Office (CPDO), 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 and Development Plan (PSDP) application of DSWD Core 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 Vincent L. Rama, Esteban V. Laurente, Tomas R. Serafica, Gregorio G. Yrastorza III, Peter M. Rodriguez, Jasper M. Lucero, Lalaine A. Marcos, Nolito M. Quilang and Roiland H. Villasencio; be it

RESOLVED, AS IT IS HEREBY RESOLVED, to pass A RESOLUTION GRANTING THE APPLICATION OF PRELIMINARY SUBDIVISION AND DEVELOPMENT PLAN (PSDP) UNDER ECONOMIC AND SOCIALIZED HOUSING (BP 220) OF DSWD CORE RESETTLEMENT OF BRGY. TAMBULILID WITH A NET PROJECT AREA OF 29,377 SQUARE METERS MORE OR LESS UNDER TRANSFER CERTIFICATE OF TITLE (TCT) 40622 COMPRISING TWO HUNDRED SEVENTY-SIX (276) LOTS EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND PARKS AND PLAYGROUNDS;

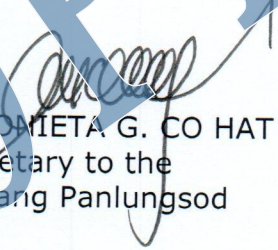


ADOPTED, July 13, 2021.

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 CSWD; the Sangguniang Barangay of Tambulilid; the DSWD Core Resettlement; 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:

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



Res. # 2021-194  
Annex A

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

APRIL 15, 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 DSWD CORE Resettlement HOA Subdivision Project having an area of 23,377 square meters containing 154 lots/units at Bar. Tambulit, Ormoc 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,

ARTURO S. TAN

(Applicant)

Address: DSWD Core Resettlement Brgy. Tambulid, Ormoc City

Contact No: 0938 4459937

Email: \_\_\_\_\_





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

Annex B"

## CERTIFICATION

THIS IS TO CERTIFY that a parcel of land Lot No. 5250-J-22 of the subdivision plan (LRA) Psd-373589, approved as a non-subdivision project, being a portion of Lot 5250-J (LRA) Psd-388612; LRC Cad. Rec. No. 1750, situated in the Brgy. Tambulilid, per Tax Declaration No. 00080-00758 and Transfer Certificate of Title No. 40662, City of Ormoc, Island of Leyte, containing an area of **TWENTY NINE THOUSAND THREE HUNDRED SEVENTY SEVEN (29,377) SQUARE METERS** more or less, in the name of **CITY OF ORMOC** as presented in this office, falls within the areas classified as **RESIDENTIAL II ZONE (Medium Density Residential Uses)** of Brgy. Tambulilid, 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 5<sup>th</sup> of December and as reflected on the approved Urban Land Use Map of the City as amended.

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

GIVEN THIS 6<sup>th</sup> 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 DSWD- Core Shelter Resettlement Site in Barangay Tambulid, Ormoc City is resettlement project intended for families affected by the 1991 Ormoc Flashflood tragedy. Based on community risk assessment, the area is generally suitable for the housing project however succeeding developments in the area caused the restrictions of the natural drainage flow and caused overflowing of the Jaobon river especially during sustained heavy rainfall. Areas usually affected by moderate to low level flooding includes Block 5 - 6 - 7 - 10 - 12 - 16 - 17 and part of Block 3 of the said subdivision.

It is therefore recommended to establish a wider easement area and construction of a dike along embankment of Jaobon River, particularly areas along cadastral line 5-6-7-8 to 9 to prevent floodwater backflow from the river. An integrated drainage system should also be setup / develop not only within the resettlement site but to include and cover the whole vicinity areas to address excess water flow.

Certification issued this 13th day of June 2019, as per request of Mr. Arturo Tan President of the above-named homeowners association for whatever purpose this may serve.

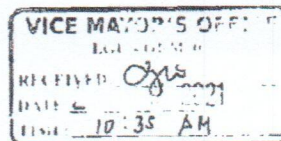
  
CIRIACO E. TOLIBAO II

CDRRM Officer





Republic of the Philippines  
CITY PLANNING AND DEVELOPMENT OFFICE  
Ormoc City



"Annex D"

May 21, 2021

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

MAY 24 2021 9:56 AM  
AGNES CAPAH SIGUENZA  
Administrative Assistant I  
Sanitation & Pongosod

SIRS:

Forwarding herewith the application for Preliminary Subdivision and Development Plan (PSDP) under BP 220 of **DSWD CORE RESETTLEMENT** a Residential Subdivision Project comprising lot 5250-J-22, (LRA) Psd-373589 being a portion of lot 5250-J owned by City of Ormoc located at Brgy. Tambulid, Ormoc City. The subdivision has a net project area of 29,377 square meters more or less covered under Transfer Certificate of Title (TCT) 40662 consisting of 154 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) and concrete road network, 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 **DSWD CORE RESETTLEMENT** located at Brgy. Tambulid, 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

**DSWD CORE RESETTLEMENT**