

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 27, 2021

PRESENT:

Tomas R. Serafica,

Benjamin S. Pongos, Jr.,
Roiland H. Villasencio,
Nolito M. Quilang,
Eusebio Gerardo S. Penserga,
Jasper M. Lucero,
Vincent L. Rama,
Gregorio G. Yrastorza III,
Lalaine A. Marcos,
Esteban V. Laurente,

Joan Marbie C. Simbajon,
Panlungsod na Pederasyon ng mga Sangguniang Kabataan ng Ormoc

(Temporary Presiding Officer)
SP Member, Presiding Officer "Pro-Tempore"
SP Member, Majority Floor Leader
SP Member, 1st Asst. Majority Floor Leader
SP Member, 2nd Asst. Majority Floor Leader
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

ON OFFICIAL BUSINESS:

Peter M. Rodriguez,

(Acting City Mayor), SP Member

ON LEAVE:

Leo Carmelo L. Locsin, Jr.

City Vice Mayor & Presiding Officer

RESOLUTION NO. 2021-212

A RESOLUTION GRANTING APPROVAL OF THE REVISED 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 32,168 SQUARE METERS MORE OR LESS UNDER TRANSFER CERTIFICATE OF TITLE (TCT) 38165 WITH TWO HUNDRED SEVENTY-SIX (276) UNITS EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND PARKS AND PLAYGROUNDS, THEREBY SUPERSEDING RESOLUTION NO. 2021-194 OF THIS SANGGUNIAN.

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 32,168 square meters more or less under Transfer Certificate of Title (TCT) No. 38165 with Two Hundred Seventy-Six (276) units 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, to recall, the Preliminary Subdivision and Development Plan (PSDP) of DSWD Core of Brgy. Tambulilid was granted on July 13, 2021 by virtue of Resolution No. 2021-194 reflecting only 29,377 square meters, a copy of the resolution is hereto attached as "ANNEX A-1";

WHEREAS, Transfer Certificate of Title (TCT) No. 38165 with an area of 32,168 square meters more or less properly reflects the Two Hundred Seventy-Six (276) units of DSWD Core Resettlement of Brgy. Tambulilid, a copy of the TCT is hereto attached as "ANNEX A-2";

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 Joan Marbie C. Simbajon, Lalaine A. Marcos, Gregorio G. Yrastorza III, Esteban V. Laurente, Jasper M. Lucero, Nolito M. Quilang and Roiland H. Villasencio; be it

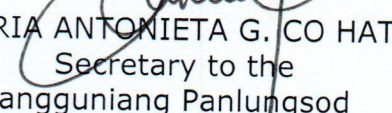
RESOLVED, AS IT IS HEREBY RESOLVED to pass A RESOLUTION GRANTING APPROVAL OF THE REVISED APPLICATION FOR PRELIMINARY SUBDIVISION AND DEVELOPMENT PLAN (PSDP) UNDER ECONOMIC AND SOCIALIZED HOUSING (BP 220) OF DSWD CORE RESETTLEMENT OF BRGY. TAMBULILID WITH A NET PROJECT AREA OF 32,168 SQUARE METERS MORE OR LESS UNDER TRANSFER CERTIFICATE OF TITLE (TCT) 38165 WITH TWO HUNDRED SEVENTY-SIX (276) UNITS EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND PARKS AND PLAYGROUNDS, THEREBY SUPERSEDING RESOLUTION NO. 2021-194 OF THIS SANGGUNIAN;

ADOPTED, July 27, 2021.

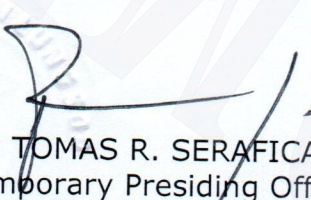
RESOLVED, FINALLY, to furnish copies of this resolution each to the City Mayor of Ormoc Richard I. Gomez; the City Administrator, Mr. Vincent L. Emnas; the City Legal Officer, Atty. Josephine Mejia-Romero; City Planning and Development Coordinator, Engr. Raoul E. Cam; the CDRRMO; the CSWD; the Sangguniang 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:


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

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. Tambulid, 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 J. TAN

(Applicant)

Address: NSWD Core Resettlement Brgy. Tambulit, Ormoc City

Contact No: 0938 4459937

Email: _____

REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC

Annex A 1

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, 1st Asst. Majority Floor Leader
SP Member, Presiding Officer "Pro-Tempore"
SP Member, 2nd 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) 40662
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) 40662 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

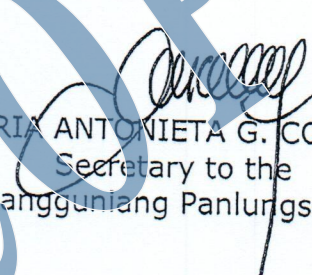
RESOLVED, AS IT IS HEREBY RESOLVED, to pass A RESOLUTION GRANTING THE APPLICATION OF PRELIMINARY SUBDIVISION AND DEVELOPMENT PLAN (PSDP) UNDER ECONOMIC AND SOCIALIZED HOUSING (BP 220) OF DSWD CORE RESETTLEMENT OF BRGY. TAMBULILID WITH A NET PROJECT AREA OF 29,377 SQUARE METERS MORE OR LESS UNDER TRANSFER CERTIFICATE OF TITLE (TCT) 40662 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 CDRRMO; 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

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 Subdivision Project having an area of 23,379 square meters containing 154 lots/units at Barang 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, sheds, 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: DWD Case Resettlement Brgy. Tambulid, Ormoc City

Contact No: 0938 4459937

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. 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 5th 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 6th 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 :

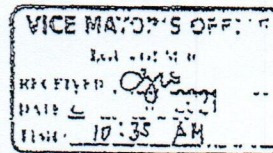
THIS IS TO CERTIFY that the DSWD- Core Shelter Resettlement Site in Barangay Tambulid, Ormoc City is resettlement project intended for families affected by the 1991 Ormoc Flashflood tragedy. Based on community risk assessment, the area is generally suitable for the housing project however succeeding 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.


CIRIACQ E. TOLIBAO II

CDRRM Officer



"Annex D"

Republic of the Philippines
CITY PLANNING AND DEVELOPMENT OFFICE
Ormoc City

May 21, 2021

The City Mayor's Office
Ormoc City

HON. MAYOR RICHARD L. GOMEZ, MBA
City Mayor

THIR. MA. VICTORIA LYRA DELA CERNA
City Gov't Head Assistant Dept. Head I

MAY 24 2021 9:54 AM
AGNES CAPARUA SICHENZA
Administrative Assistant
City Planning & Development

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. Tambullid, 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. Tambullid, Ormoc City for your appropriate action.

For your information and consideration.

Very truly yours,

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

Cc: File
DSWD CORE RESETTLEMENT

2021 241
Annex 7-2 March 2018
NR. 2021-212

No. 6163409

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE ORMOG CITY

Transfer Certificate of Title

No. 38165

IT IS HEREBY CERTIFIED that certain land situated in the Ormog City

bounded and described as follows:
a parcel of land (Lot 5250-J of the subdivision plan (LRC) 368612, approved as a non-subdivision project, being a portion of Lot 5250, Ormog Cad.; LRC Cad. 1750), situated in the Barrio of Tambulilid (Now), City of Ormog, Island of Leyte. Bounded on the NE., and NW., points 5 to 9, by Jacobon River; on the E., points 9 to 10, by Lot 5214, Ormog Cad.; on the S., and W., points 10 to 16, by Lot 5250-I (Road); on the N., and W., points 16 to 18 by Lot 5250-E; on the W., and S., points 18 to 21 by Lot 5259-F; on the W., points 20 to 21 by Lot 5250-I (Road); on the NW., and S., points 21 to 24, by Lot 5250-G; on the S., and E., points 24 to 26, by Lot 5250-I (Road); on the S., and E., points 26 to 28, by Lot 5250-C; on the SE., and NE., points (over) is registered in accordance with the provisions of the Property Registration Decree in the name of

CITY OF ORMOG, a local government unit, represented in this instance by the Honorable EUFROCENO M. CODILLA, SR., City Mayor.,

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 31st day of March in the year nineteen hundred and forty-one in the Registration Book of the Office of the Register of Deeds of Leyte, Volume 139, page 24632 as Original Certificate of Title No. 24632 pursuant to Decree No. 741233 issued in L.R.C. Cadastral Record No. 1750 in the name of A. Mag-aso. This certificate is a transfer from transfer Certificate of Title No. 26026 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Ormog City
Philippines, on the 16th day of February
in the year two thousand and one
at 8:10 a.m.

ATTEST:

ARTURO P. SUAREZ

(Owner's postal address)

(Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

(Continuation of the Memorandum of Encumbrances from Page A)

Entry No. 1272-Resolution-Granting authority to the Hon. City Mayor Eufrocino M. Codilla, Sr. to release ownership to qualified occupants of the property described herein. See doc. on file.
Ormoc City, Philippines, June 15, 2001

ARTURO P. SUAREZ
Register of Deeds

Entry No. 1273-Deed of Donation-Executed by the City Mayor, Eufrocino M. Codilla Sr., in favor of Romualdo Cañete, et al. Conditions: By virtue of a deed of donation the property described herein is hereby adjudicated in favor of Romualdo Cañete, et al. For other conditions and complete name of qualified occupants, see doc. on file. Doc. No. 261; Page No. 44; Book No. VIII; Series of 2001 of Notary Public of Ormoc City, Cleto B. Evangelista.
Date of instrument - - March 15, 2001
Date of inscription - -June 15, 2001

ARTURO P. SUAREZ
Register of Deeds

Entry No. 1274-Donor's Tax Clearance-Issued by BIR-Ormoc for the deed of donation. See doc. on file.
Ormoc City, Philippines, June 15, 2001

ARTURO P. SUAREZ
Register of Deeds

Entry No. 5163-SUBDIVISION PLAN- The land covered by this cert. title has been subdivided into Lot 5250-J-1 to 22 in accordance with the subdivision plan (IRA) Psd-373589 and technical description duly approved by IRA and filed with this registry. This cert. of title is hereby PARTIALLY CANCELLED, issuing in lieu thereof TCT No.s.

TCT No. 40594 Lot 5250-J-1, Clarita Cabahug
TCT No. 40595 Lot 5250-J-2, Rejame Barrientos
TCT No. 40596 Lot 5250-J-3, Estelito Gonzales
TCT No. 40597 Lot 5250-J-4, Pepe Celebran
TCT No. 40598 Lot 5250-J-5, Genaro Cabanado Sr.
TCT No. 40599 Lot 5250-J-6, Apolonio Arcayan III
TCT No. 40600 Lot 5250-J-7, Romualdo Cañete/
TCT No. 40601 Lot 5250-J-8, Fermina Obeña
TCT No. 40602 Lot 5250-J-9, Adelaida Salanap de
TCT No. 40603 Lot 5250-J-10, Frustuoso Nuana
TCT No. 40604 Lot 5250-J-11, Alberto Pepito
TCT No. 40605 Lot 5250-J-12, Arthur Tan
TCT No. 40606 Lot 5250-J-13, Nenita Alonzo and
TCT No. 40607 Lot 5250-J-14, Ricardo Escuadra

all of the reg. book No. 205 and 206. Other conditions set forth in doc. on file.
Ormoc City, Phil. July 24, 2002.

ARTURO P. SUAREZ
Register of Deeds

Entry No. 5178-Affidavit-Conditions; Confirming their respective share or lot based on subdivision approval by IRA, as Psd-373589. Other conditions set forth in doc. on file.
Ormoc City, Phil. July 24, 2002.

ARTURO P. SUAREZ
Register of Deeds

(Continued on Page -C

Register of Deeds



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. 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 5th 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 6th 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.

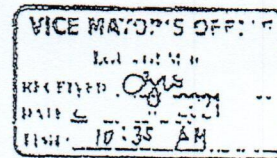
Certification issued this 13th day of June 2019, as per request of Mr. Arturo Tan President of the above-named homeowners association for whatever purpose this may serve.


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 L. GOMEZ, MBA
City Mayor

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

MAY 24 2021 9:47 AM
AGNES CAPALA SICHENZA
Administrative Assistant I
Sangay/Office/Adm. Services

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. Tambullid, 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. Tambullid, Ormoc City for your appropriate action.

For your information and consideration.

Very truly yours,

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

Cc: File
DSWD CORE RESETTLEMENT