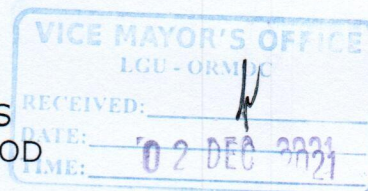


REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC



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, 2021 IN LIEU OF
NOVEMBER 30, 2021



PRESENT:

Leo Carmelo L. Locsin, Jr.
Benjamin S. Pongos, Jr.,
Tomas R. Serafica,
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, Presiding Officer "Pro-Tempore"

SP Member
SP Member
SP Member
SP Member
SP Member
SP Member

Joan Marbie C. Simbajon,

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:

Nolito M. Quilang,

SP Member, 2nd Asst. Majority Floor Leader

ON LEAVE:

Roiland H. Villasencio,

SP Member, 1st Asst. Majority Floor Leader

RESOLUTION NO. 2021-328

A RESOLUTION GRANTING APPROVAL TO THE APPLICATION FOR PRELIMINARY SUBDIVISION DEVELOPMENT PLAN (PSDP) UNDER ECONOMIC AND SOCIALIZED HOUSING (BP 220) OF HOLYWINGS HOMEOWNERS ASSOCIATION OF BRGY. TAMBULILID WITH A NET PROJECT AREA OF 12,703 SQUARE METERS MORE OR LESS CONTAINING 104 LOTS UNDER TRANSFER CERTIFICATE OF TITLES NO. 27302 AND 44806 EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND PARKS AND PLAYGROUNDS.

WHEREAS, this Fifteenth Sangguniang Panlungsod was in receipt of an Indorsement dated November 4, 2021 from the Office of the City Mayor for the application of Preliminary Subdivision Development Plan (PSDP) under Economic and Socialized Housing (BP 220) of Holywings Homeowners Association of Brgy. Tambulilid with a net project area of 12,703 square meters more or less containing 104 lots under Transfer Certificate of Titles No. 27302 and 44806 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 31, 2021, 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 Communication dated September 23, 2021, the City Planning and Development Office forwarded to the City Mayor's Office their site inspection and the evaluation of documents that the project is fully subsidized by the Local Government Unit. The site has adequate shelter components and sufficient supply of water and electricity; 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 C";

WHEREAS, the Holywings is a resettlement housing project at Brgy. Tambulilid for the adversely-affected victims of the flashflood caused by Typhoon Uring in November of 1991;

WHEREAS, upon ocular inspection conducted by the City Planning and Development Office (CPDO), the subdivision, among others had roads, pathways, not compliant with the standards set by BP 220;

WHEREAS, in a Certification dated November 22, 2021, City Planning and Development Office (CPDO) issued that the road network is not in accordance with the Minimum Design Standards corresponding the right-of-way for hierarchy of roads as to Rules & Standards for Economic & Socialized Housing Project under Batas Pambansa (BP) 220, a copy of the Certification is hereto attached as "ANNEX D";

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 if it will cause unnecessary hardships 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, as defined by BP 220 it "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"; requiring them to comply with the standards of BP 220 will cause 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 Development Plan (PSDP) application of Holywings Homeowners Association 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 Tomas R. Serafica, Jasper M. Lucero, Gregorio G. Yrastorza III, Esteban V. Laurente, Joan Marbie C. Simbajon and Vincent L. Rama; be it

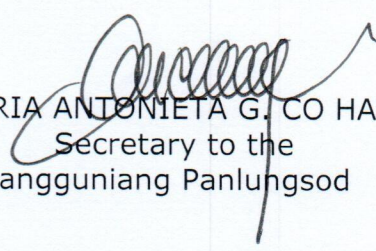
RESOLVED, AS IT IS HEREBY RESOLVED, to pass A RESOLUTION GRANTING APPROVAL TO THE APPLICATION OF PRELIMINARY SUBDIVISION DEVELOPMENT PLAN (PSDP) UNDER ECONOMIC AND SOCIALIZED HOUSING (BP 220) OF HOLYWINGS HOMEOWNERS ASSOCIATION OF BRGY. TAMBULILID WITH A NET PROJECT AREA OF 12,703 SQUARE METERS MORE OR LESS CONTAINING 104 LOTS UNDER TRANSFER CERTIFICATE OF TITLES NO. 27302 AND 44806 EXCLUDING ROAD LOTS, COMMUNITY FACILITIES AND PARKS AND PLAYGROUNDS;

ADOPTED, December 01, 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. Ennas; the City Legal Officer, Atty. Josephine Mejia-Romero; City Planning and Development Coordinator, Engr. Raoul E. Cam; Holywings 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:


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

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

July 29, 2021

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 HOLY WINGS Subdivision Project having an area of 12,700 square meters containing 104 lots/units at Barangay 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,

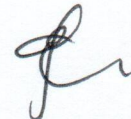

TERESITA C. MERCADES

(Applicant)

Address: _____

Contact No: _____

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. 5274-A** of the subdivision Plan of Psd-083738-006808-D, being portion of Lot 5272 & 5251, Ormoc Cadastre, situated in Brgy. Tambulilid, per Tax Declaration No. **00080-00086** and Transfer Certificate of Title No. **27302**, City of Ormoc, Island of Leyte, containing an area of **SEVEN THOUSAND FIVE HUNDRED FOUR (5,159) SQUARE METERS** more or less, in the name of **CITY GOVERNMENT 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.

THIS CERTIFICATION IS ISSUED upon request of the registered owner for whatever purpose it may serve.

ISSUED THIS 31st day of August, 2021 at Ormoc City, Leyte, Philippines

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

Cc File:

O.R. No. : 6919168
Date : 08/31/2021
Amount : P 720.00





Republic of the Philippines
CITY PLANNING AND DEVELOPMENT OFFICE
Ormoc City

September 23, 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

SIR:

Respectfully submitting herewith the application for Preliminary Subdivision Development Plan (PSDP) under BP 220 of **HOLYWINGS HOMEOWNERS ASSOCIATION**. The plan is a resettlement housing project for the adversely affected victims of the Typhoon Uring Flashflood in November 1991. The lot is owned by the City Government of Ormoc, covers Blk 3, Lot 2 and Lot No. 5274-A in Barangay Tambulid, Ormoc City. It has a net project area of twelve thousand seven hundred three square meters (12,703 sq.m.) more or less covered under Transfer Certificate of Titles (TCT) 27302 and TCT 44806 that consists one hundred four (104) lots excluding road lots, community facilities and park & open space. (See attached subdivision development scheme in blue print)

To determine the extent of development, as per inspection & evaluation on the submitted documents the land development is fully subsidized by the local government unit to meet the affordability of the beneficiaries. The site has adequate shelter components, park and open space, garbage disposal facilities, power lines, and water connection from local provider. Subdivision roads which has initially cleared, graded & graveled have sufficiently respond to the needs within the site.

In view thereto, the 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. To provide the city with a better situational context and perspective for housing need this office **RECOMMENDS FOR APPROVAL** of the Preliminary Subdivision and Development Plan (PSDP) to **HOLYWINGS HOMEOWNERS ASSOCIATION** located at Brgy. Tambulid, Ormoc City.

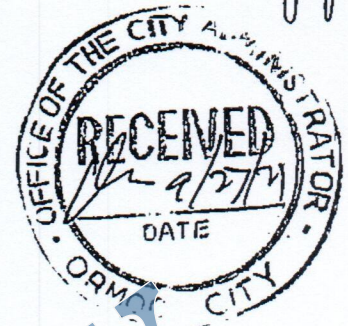
For your information and consideration.

Very truly yours,

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

Cc: File
HOLYWINGS HOMEOWNERS ASSOCIATION

Annex C"
RECEIVED
DATE: 27 SEP 2021
TIME: 8:20
SIGNATURE: [Signature]





Republic of the Philippines
CITY PLANNING AND DEVELOPMENT OFFICE
 Ormoc City

CERTIFICATION

THIS IS TO CERTIFY that based on the As-Built Subdivision Plan submitted by the **HOLYWINGS RESETTLEMENT AREA HOMEOWNERS ASSOCIATION**, the road network is not in accordance with the Minimum Design Standards corresponding right-of-way for hierarchy of roads as to Rules & Standards for Economic & Socialized Housing Project under Batas Pambansa 220 (BP 220) as stipulated below:

Name of Subdivision	Type of road	Road as per plan submitted	BP 220	Remarks
HOLYWINGS RESETTLEMENT	Major Road	6.00 meters	8.00 meters	Non-Compliant as to road heirarchy
	Minor Road	4.00 meters	6.50 meters	

THIS CERTIFICATION IS ISSUED in connection with the application for Preliminary Subdivision Development Plan (PSDP) of the **HOLYWINGS TAMBULID RESETTLEMENT AREA** located at Brgy. Tambulid, Ormoc City.

Given this 22nd day of November 2021, Leyte, Philippines.

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

Cc: File
 HOLYWINGS HOMEOWNERS ASSOCIATION