



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
22<sup>nd</sup> City Council

PO22CC-032

12<sup>th</sup> Regular Session

ORDINANCE NO. SP- **3156**, S-2022

AN ORDINANCE AMENDING THE TITLE AND SECTION 1 OF ORDINANCE NO. SP-3122, S-2022 OTHERWISE KNOWN AS "AN ORDINANCE APPROVING THE APPLICATION OF SUBDIVISION PLAN BY MANCORD HOMEOWNER'S ASSOCIATION, INCORPORATED WITH ONE HUNDRED FIFTEEN (115) SALEABLE LOTS UNDER COMMUNITY MORTGAGE PROGRAM (CMP) LOCATED AT LOT 12 TANDANG SORA STREET, BARANGAY MATANDANG BALARA, QUEZON CITY, METRO MANILA REGISTERED IN THE NAME OF NELIA MANALO MARRIED TO MANUEL CONCORDIA COVERED BY TRANSFER CERTIFICATE OF TITLE NO. RT 100428 ISSUED BY THE REGISTER OF DEEDS OF QUEZON CITY CONTAINING AN AREA OF 3,956 SQUARE METERS AS APPLIED BY ITS HOA PRESIDENT ESTRELLA F. AMORAO WITH OFFICE ADDRESS AT NO. 10 LAKAS STREET, BARANGAY MATANDANG BALARA, DISTRICT III, AS VARIANCE PURSUANT TO SECTION 9, RULES III OF THE IMPLEMENTING STANDARDS RULES AND REGULATIONS OF BATAS PAMBANSA BILANG 220".

Introduced by Councilors KATE GALANG-COSETENG, GELEEN "Dok G" G. LUMBAD, ALBERT ALVIN "Chuckie" L. ANTONIO III, DON S. DE LEON, WENCEROM BENEDICT C. LAGUMBAY, ATTY. ANTON L. REYES, AIKO S. MELENDEZ and FERNANDO MIGUEL "Mikey" F. BELMONTE.

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Edgar "Egay" G. Yap, Imee A. Rillo, Raquel S. Malañgen, Irene R. Belmonte, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Alfredo "Freddy" Roxas and Noe Dela Fuente.

WHEREAS, Section 16 of Republic Act No. 7160 expressly states that "Every Local Government unit shall exercise the powers expressly granted, those necessarily implied there from, as well as power necessary, appropriate, or incidental of its efficient and effective governance, and those which are essential to the promotion of the general welfare";

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WHEREAS, there is a request from Mancord Homeowners Association, Inc. through its President, Estrella F. Amorao, asking the City Council to approve the subdivision plan application of the Association as required by the City Planning Development Department in connection with its housing application at Social Housing Finance Corporation under the Community Mortgage Program of the national government;

WHEREAS, the HOA was able to submit the necessary and mandatory requirements for the approval of its subdivision plan such as the following: Transfer Certificate of Title, Tax Declaration, Subdivision Plan, MOA with originator, Certification issued by SHFC, and other supporting documents related to housing under the Community Mortgage Program of the national government;

WHEREAS, Ordinance No. SP-3122, S-2022 was approved on second and third reading by the 21<sup>st</sup> Quezon City Council last March 21, 2022;

WHEREAS, there is a need to change the title of the Ordinance because the address states "Tandang Sora Street" instead, it must be "Tandang Sora Avenue";

WHEREAS, there is a need to amend Section 1 of Ordinance No. SP-3122, S-2022 because the originator is already under the name of Urban Poor and Development Service, Inc. and TCT No. should be 100428.

NOW, THEREFORE,

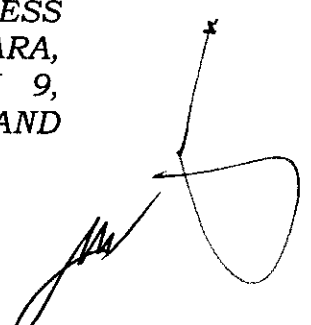
BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

SECTION 1. To amend the title of Ordinance No. SP-3122, S-2022 and be read as:

"AN ORDINANCE APPROVING THE APPLICATION OF SUBDIVISION PLAN BY MANCORD HOMEOWNERS ASSOCIATION, INC. WITH ONE HUNDRED FIFTEEN (115) SALEABLE LOTS UNDER COMMUNITY MORTGAGE PROGRAM (CMP) LOCATED AT LOT 12 TANDANG SORA AVENUE, BARANGAY MATANDANG BALARA, QUEZON CITY, METRO MANILA REGISTERED IN THE NAME OF NELIA MANALO MARRIED TO MANUEL CONCORDIA COVERED BY TRANSFER CERTIFICATE OF TITLE NO. RT 100428 ISSUED BY THE REGISTRY OF DEEDS OF QUEZON CITY CONTAINING AN AREA OF 3,956 SQUARE METERS AS APPLIED BY ITS HOA PRESIDENT ESTRELLA F. AMORAO WITH OFFICE ADDRESS AT NO. 10 LAKAS STREET, BARANGAY MATANDANG BALARA, DISTRICT III, AS VARIANCE PURSUANT TO SECTION 9, RULES III OF THE IMPLEMENTING STANDARDS RULES AND REGULATIONS OF BATAS PAMBANSA BILANG 220."

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SECTION 2. To amend section 1 of Ordinance no. SP-3122, S-2022 and be read as:


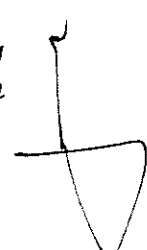
*"Section 1 APPROVAL - The Subdivision Plan of Mancord Homeowners Association Inc. with One Hundred Fifteen (115) saleable lots under Community Mortgage Program (CMP) located at Lot 12 (Pcs-3939), Barangay Matandang Balara, Quezon City, Metro Manila, registered in the name of Nelia Manalo married to Manuel A. Concordia covered by Transfer Certificate of Title No. RT100428 issued by the Registry of Deeds of Quezon City containing an area of 3,956 square meters as applied by its HOA President Estrella F. Amorao with office address at No. 10 Lakas Street, Barangay Matandang Balara, Quezon City as variance pursuant to Section 9, Rule III of the Implementing Rules and Regulations of Batas Pambansa Bilang 220 is hereby APPROVED details of which are as follows:*

Project Name:	Mancord Homeowners Association Inc. with 115 Saleable lots
Project of Location:	Lot 12, Tandang Sora Avenue, Matandang Balara
Name of Owners:	Nelia Manalo married to Manuel A. Concordia
Name of Developer:	same as Project Name
HOA President:	Estrella F. Amorao
Name of Originator:	Urban Poor and Development Services, Inc.
Project Gross Area:	3,956 square meters
TCT No.:	100428
Density:	(R-2) Medium Density Residential Zone"

SECTION 3. REPEALING CLAUSE. - All ordinances, resolutions and executive orders or part or parts thereof which are inconsistent with any of the provisions of this ordinance are hereby repealed or modified accordingly.

SECTION 4. SEPARABILITY CLAUSE. - If, for any reason of reasons, any part or provisions thereof which are not affected, thereby shall continue to be in full force and effect.

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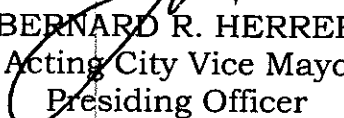
12<sup>th</sup> Regular Session

Ord. No. SP- 3156, S-2022  
Page -4- PO22CC-032


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*SECTION 5. EFFECTIVITY CLAUSE. - This Ordinance shall take effect immediately upon its approval.*


*ENACTED: October 17, 2022.*

  
BERNARD R. HERRERA  
Acting City Vice Mayor  
Presiding Officer

ATTESTED:


  
Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III

APPROVED: JAN 18 2023

  
GIAN G. SOTTO  
Acting City Mayor

**CERTIFICATION**

*This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on October 17, 2022 and was PASSED on Third/Final Reading on November 14, 2022.*

  
Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III  
