



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
22nd City Council

PO22CC-278

64th Regular Session

ORDINANCE NO. SP- 3294, S-2024

AN ORDINANCE APPROVING THE SUBDIVISION PLAN OF BLESSED MORNING HOMEOWNERS ASSOCIATION, INC. WITH 35 SALEABLE LOTS, COMMUNITY MORTGAGE PROGRAM (CMP), LOCATED AT LOTS 107 AND 110, FLS-2696-D, BLOCK 1, NO. 149 IDANG STREET, BARANGAY STA. MONICA, NOVALICHES, DISTRICT V, QUEZON CITY, METRO MANILA, REGISTERED IN THE NAME OF SOLOMON S. EVANGELISTA, MARRIED TO LOURDES G. EVANGELISTA, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. N-268685 OF THE REGISTRY OF DEEDS FOR QUEZON CITY, CONSISTING OF AN AGGREGATE AREA OF 1,817.00 SQUARE METERS, AS REPRESENTED BY ITS HOA PRESIDENT FRANCIS ROXAN ANGELICA N. LAUZA, SUBJECT TO COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF QUEZON CITY ORDINANCE NO. SP-56, S-93 AND BATAS PAMBANSA BILANG 220

Introduced by Councilors AIKO S. MELENDEZ, SHAIRA "Shay" L. LIBAN, FERNANDO MIGUEL "Mikey" F. BELMONTE, RAM V. MEDALLA, JOSEPH JOE VISAYA and ALFRED VARGAS, MPA

Co-Introduced by Councilors Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Imee A. Rillo, Raquel S. Malañgen, Irene R. Belmonte, Nanette Castelo-Daza, Marra C. Suntay, 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, Jose Maria M. Rodriguez and Jhon Angelli "Sami" C. Neri

WHEREAS, according to Republic Act No. 7160, otherwise known as the Local Government Code of 1991, the Quezon City Council is authorized to approve Subdivision Plans for residential, commercial and industrial purposes;

WHEREAS, Section 16 of the same law expressly states that "Every local government unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental to the promotion of the general welfare";

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WHEREAS, there is a request from the Blessed Morning Homeowners Association, Inc. (BMHOAI), asking the City Council to approve the subdivision plan application of the Association as required by the City Planning and Development Department in connection with its housing application at the Social Housing Financing Corporation;

WHEREAS, the BMHOAI has submitted all the necessary and mandatory requirements in compliance with the minimum requirements of the Implementing Standards, Rules and Regulations of the Quezon City Ordinance No. SP-56, S-93 and Batas Pambansa Bilang 220.

NOW, THEREFORE,

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

SECTION 1. The Subdivision Plan of Blessed Morning Homeowners Association, Inc. with 35 saleable lots, Community Mortgage Program (CMP), located at Lots 107 and 110, FLS-2696-D, Block 1, No. 149 Idang Street, Barangay Sta. Monica, Novaliches, District V, Quezon City, Metro Manila, registered in the name of Solomon S. Evangelista, married to Lourdes G. Evangelista, covered by Transfer Certificate of Title No. N-268685 of the Registry of Deeds for Quezon City, consisting of an aggregate area of 1,817.00 square meters, as represented by its HOA President Francis Roxan Angelica N. Lauza, with office address at the same project location, subject to compliance with the minimum requirements of the Implementing Standards, Rules and Regulations of Quezon City Ordinance No. SP-56, S-93 and Batas Pambansa Bilang 220 is hereby approved, details of which are, as follows:

Project Name: Blessed Morning Homeowners Association, Inc.

Project Location: Lots 107 and 110, FLS-2696-D, Block 1, No. 149 Idang Street, Barangay Sta. Monica, Novaliches, District V, Quezon City, Metro Manila

Project Gross Area: 1,817.00 square meters

TCT Number: N-268685

Name of Owner: Solomon S. Evangelista married to Lourdes G. Evangelista

Office Address: Project Location

No. of Saleable Lots: 35

Name of Originator: Quezon City Government

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SECTION 2. SEPARABILITY CLAUSE. – If, for any reason or reasons, any part or provision of this Ordinance is declared invalid, the other provisions not affected thereby shall continue to be in full force and effect.


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

SECTION 4. EFFECTIVITY CLAUSE. – This Ordinance shall take effect immediately upon its approval.


ENACTED: May 20, 2024.


GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:



ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

APPROVED: JUL 19 2024


MA. JOSEFINA G. BELMONTE
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on May 20, 2024 and was PASSED on Third/Final Reading on May 27, 2024.


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)