

**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE  
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY  
ON MAY 30, 2016 AT THE SANGGUNIANG SESSION HALL**

**PRESENT:**

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Glenn M. Aldover,	Councilor
Hon. Claudette U. Ambida-Alday,	"
Hon. Hamilton G. Blanco,	"
Hon. Aileen Grace A. Montalbo,	"
Hon. Sergie Rex M. Atienza,	"
Hon. Armando C. Lazarte,	"
Hon. Alyssa Renee A. Cruz-Atienza,	"
Hon. Gerardo A. dela Roca,	"
Hon. Ma. Kristine Josefina G. Balmes,	"
Hon. Julian B. Villena,	"
Hon. Angelito "Dondon" A. Dimacuha, (O.B. Brigada Eskwela) (ABC-Rep.)	

"On motion of Councilor Dela Roca seconded by Councilor Lazarte, the following Resolution was Adopted:

**RESOLUTION NO. 117 S. 2016**

**APPROVAL OF THE APPLICATION FOR PRELIMINARY APPROVAL,  
LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF BEREDO PRIME  
PROPERTIES, INC. FOR ITS RESIDENTIAL SUBDIVISION PROJECT, NAMED  
BEREDO RESIDENCES**

**WHEREAS**, presented to the Sangguniang Panlungsod is the Application for Preliminary Approval, Locational Clearance and Development Permit of Beredo Prime Properties, Inc. for its residential subdivision project, named Beredo Residences to be located at barangays Alangilan and Balagtas, Batangas City.

**WHEREAS**, the Committee on Environment, Urban Development, Land Use and Zoning, after evaluation, finds the applicant to have complied with the requirements of law and local ordinances;

**WHEREAS**, the City Planning and Development Office submitted to the Sangguniang Panlungsod an Evaluation Report recommending the approval of the application;

**NOW THEREFORE**, be it resolved as it is hereby resolved by the Sangguniang Panlungsod in session assembled, to approve as it hereby approves the Application for Preliminary Approval, Locational Clearance and Development Permit of Beredo Prime Properties, Inc. for its residential subdivision project, named Beredo Residences to be located at barangays Alangilan and Balagtas, Batangas City.

**RESOLVED FURTHER**, that the conditions recommended in the Evaluation Report of the City Planning and Development Office, Batangas City shall be strictly observed and complied with by the applicant- project proponent.

## Continuation of Resolution No. 117 S. 2016


**APPROVAL OF THE APPLICATION FOR PRELIMINARY APPROVAL,  
LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF BEREDO PRIME  
PROPERTIES, INC. FOR ITS RESIDENTIAL SUBDIVISION PROJECT, NAMED  
BEREDO RESIDENCES**

**RESOLVED FINALLY**, that the aforesaid Evaluation Report of the City Planning and Development Office be made integral part of this Resolution.


**UNANIMOUSLY APPROVED.”**

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I hereby certify that the foregoing Resolution No. 117 S. 2016 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on May 30, 2016.

  
**LUNINGNING A. AQUINO**  
Board Secretary III  
Sangguniang Panlungsod

**NOTED:**

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary  
Sangguniang Panlungsod

**ATTESTED:**

  
**EMILIO FRANCISCO A. BERBERABE, JR.**  
Presiding Officer

LAA/pbcalleja...

**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIAN PANLUNGSOD**

**COMMITTEE REPORT**

**Submitted by** : The Committee on Environment, Urban Development, Land Use and Zoning

**Subject** : Application for Preliminary Approval and Locational Clearance and Development Permit of Beredo Prime Properties, Inc. for its residential subdivision project, named Beredo Residences to be located at barangays Alangilan and Balagtas, Batangas City.

**COMMENTS**

Referred to the Committee is the subject Application for Preliminary Approval and Locational Clearance and Development Permit of Beredo Prime Properties, Inc. for its residential subdivision project, named Beredo Residences to be located at barangays Alangilan and Balagtas, Batangas City.

The Committee on Environment, Urban Development, Land Use and Zoning held a committee hearing on May 25, 2016 concerned city government officers, representatives of the project proponent and the members of the Sangguniang Panlungsod attended the hearing.

**FINDINGS:**

The proposed project is located in barangays Alangilan and Balagtas, Batangas City with a total area of thirty one thousand one hundred ninety seven (31,197) square meters and approximately two hundred (200) meters away from the national highway; adjacent to Eternal Gardens Memorial Park and Beredo Village; five kilometers (5.0 km.) away from the city proper; six hundred (600) meters away from the SM Hypermarket; and one (1) kilometer away from the Southern Tagalog Arterial Road (STAR) Tollway. The project site has a flat terrain wherein the proposed right-of-way is the existing subdivision road of Beredo Village leading to the national highway.

The project site is within the Secondary Urban Core Zone - 1 (SUCZ-1) per the Batangas City Comprehensive Land Use and Zoning Ordinance, wherein residential subdivision are allowed.

The proponent has secured clearance for the project from Barangay Alangilan evidenced by Barangay Resolution No. 4 S. 2016 and from Barangay Balagtas evidenced by Barangay Resolution No. 16, S. 2016.

**RECOMMENDATIONS:**

The Committee finds the application compliant with the provisions of law and local ordinances, as proposed. The committee therefore recommends the approval of the application subject to the following conditions:

1. That the proponent/developer shall submit to the City Planning and Development Office copy furnished the Sangguniang Panlungsod the following clearances prior to the development of the project and issuance of License to Sell;

- a. Environmental Compliance Certificate (ECC) from EMB - DENR
  - b. City Environmental Clearance from City - ENRO
2. The conditions stipulated in the Evaluation Report of the City Planning and Development Office which is hereby made integral part of this committee report as Annex "A" shall be strictly observed and complied with;
  3. Any violation of the conditions stated in the aforesaid Evaluation Report shall warrant the revocation of the Clearance and Development Permit granted to the applicant and shall subject the applicant to liabilities imposed by law or ordinance;
  4. The committee further recommends the adoption of this committee report and the approval of the subject Application for Preliminary Approval, Locational Clearance and Development Permit.


Respectfully submitted: May 30, 2016

  
COUN. GERARDO A. DELA ROCA  
Chairman

Committee on Environment and Urban Development  
Land Use and Zoning

  
COUN. SERGIE REX M. ATIENZA  
Member

  
COUN. MA. CLAUDETTE U. AMBIDA  
Member

  
COUN. GLENN M. ALDOVER  
Member

  
COUN. ARMANDO C. LAZARTE  
Member



Republic of the Philippines  
Batangas City

## City Planning and Development Office

City Hall Complex, P. Burgos Street, Batangas City 4200  
Tel. Nos.: (043) 723-1832 (telefax) / 773-6100 loc. 2090 & 2092 (CPDC) /  
2093 (ACPDC) / 2091 (Admin. Division) / 2094 (Zoning Division)  
email add: [cpdobatangascity@yahoo.com](mailto:cpdobatangascity@yahoo.com)

### EVALUATION REPORT

NAME OF SUBDIVISION	:	BEREDO RESIDENCES
NAME OF APPLICANT	:	JULIUS JOSEPH B. BEREDO President
ADDRESS/TEL.NO.	:	BEREDO COMPOUND, Brgy. Alangilan, Batangas City (043) 786 – 0677
NAME OF DEVELOPER	:	BEREDO PRIME PROPERTIES, INC.
ADDRESS/TEL.NO.	:	BEREDO COMPOUND, Brgy. Alangilan, Batangas City (043) – 786 - 0677
NAME OF AUTHORIZED REPRESENTATIVE	:	DUSTIN RUSSEL V. CABRERA
ADDRESS/TEL.NO.	:	BEREDO COMPOUND (043) 786 – 0677
TYPE OF PROJECT	:	RESIDENTIAL SUBDIVISION Under PD 957 – LOT ONLY
LOCATION OF PROJECT	:	BRGYS. ALANGILAN AND BALAGTAS, BATANGAS CITY
PROJECT AREA	:	31,197 SQ.M.
NO. OF SALEABLE LOTS	:	102 Lots
RIGHT OVER LAND	:	OWNER / JOINT VENTURE AGREEMENT
OWNER	:	BEREDO PRIME PROPERTIES, INC. Mortgaged to Bangko Kabayan – With Certification of No Objection to Develop
TCT NO.	:	052 – 2014000872

AREA	:	8,303 SQ.M.
OWNER	:	JULIUS JOSEPH B. BEREDO md.to CHARMANE ANNE HINCH Mortgaged to Bangko Kabayan – With Certification of No Objection to Develop
TCT. NO.	:	052 – 2013001875
AREA	:	6,452 SQ.M.
OWNER	:	JULIUS JOSEPH B. BEREDO md. to Charmane Anne H. Beredo Mortgaged to Bangko Kabayan - With Certification of No Objection to Develop
TCT NO.	:	052 – 2013002161
AREA	:	678 SQ.M
OWNER	:	JULIUS JOSEPH B. BEREDO MD. TO. CHARMANE ANNE H. BEREDO Mortgaged to Bangko Kabayan - With Certification of No Objection to Develop
TCT. NO.	:	052 – 2013002162
AREA	:	709 SQ.M.
OWNER	:	JULIUS JOSEPH B. BEREDO MD. TO CHARMANE ANNE H. BEREDO
TCT NO.	:	052- 2014000342
AREA	:	2,151 SQ.M. (1/3 OF 6,451 SQ.M.)
OWNER	:	FEDERICO B. CABRERA JR. MD. TO ZENAIDA LOPEZ, ET.AL.
TCT. NO.	:	052-2014003404
AREA	:	6,452 SQ.M.
OWNER	:	JULIUS JOSEPH B.BEREDO MD.TO CHARMANE ANNE H. BEREDO, ET AL.
TCT. NO.	:	052 – 2014000333
AREA	:	6,452 SQ.M

PROJECT CLASSIFICATION : RESIDENTIAL SUBDIVISION  
Under PD 957 – Lot Only

SITE ZONING CLASSIFICATION : SECONDARY URBAN CORE  
ZONE (SUCZ)

PROJECT DEVELOPMENT COST : Php. 23, 596,643.03

SUBJECT : APPLICATION FOR PRELIMINARY APPROVAL,  
LOCATIONAL CLEARANCE AND DEVELOPMENT  
PERMIT OF BEREDO PRIME PROPERTIES, INC. FOR  
RESIDENTIAL SUBDIVISION PROJECT NAMED  
BEREDO RESIDENCES TO BE LOCATED AT  
BARANGAYS ALANGILAN & BALAGTAS, BATANGAS  
CITY.

A. Description of Project Site

The project site is located in barangays Alangilan and Balagtas, Batangas City with a total area of thirty one thousand one hundred ninety seven (31,197) square meters and approximately two hundred (200) meters away from the national highway; adjacent to Eternal Gardens Memorial Park and Beredo Village; five kilometers (5.0 km.) away from the city proper; six hundred (600) meters away from the SM Hypermarket; and one (1) kilometer away from the Southern Tagalog Arterial Road (STAR) Tollway.

The project site has a flat terrain wherein the proposed right-of-way is the existing subdivision road of BeredoVillage leading to the national highway. There is an existing two (2) units temporary old barracks for workers within the site. At the eastern portion of the site, there are few acacia trees. It is enclosed by concrete fence with steel gate.

The project site is bounded by the following:

- North – Eternal Gardens Memorial Park
- East – Eternal Gardens Memorial Park and Beredo Village
- South – Subdivision road
- West – Vacant lot / private road

The dominant land uses within one (1) kilometer radius from the project site are residential, commercial, institutional, memorial park and recreational uses.

B. EVALUATION OF SUBDIVISION PLAN

I. Design Parameters	PD 957 Medium	BEREDO RESIDENCES	%
1. Land Allocation			
Project Gross Area		31,197 sq.m.	
Area For Development		31,197 sq.m.	100 %
a. SALEABLE AREA	70 % (maximum)	16,112 sq.m.	51.65 %
b. NON-SALEABLE AREA	30% (minimum)		

Roads		9,501.00 sq.m.	30.5 %
Parks & Playground	3.5 %	1,634.00 sq.m.	5.24 %
Community Facilities		312.00 sq.m.	1.0 %
Basketball Court		883.00 sq.m.	2.83 %
Multi-purpose area / Easement		<u>2,755.00 sq.m.</u>	<u>8.80 %</u>
		15,085.00 sq.m.	17.85 %
<b>Total</b>		<b>31,197.00 sq.m.</b>	<b>100%</b>
SALEABLE LOTS		102 Lots	
DENSITY	26 – 35 lots/ha.	32 lots/ha.	
<b>OPEN SPACE</b>			
a. Area Allocated for park / playground	3.5% of gross area	1,634.00 sq.m.	5.24 %
b. Area of community facilities	Mandatory Provision of areas for community facilities	312.00 sq.m.	1.0 %
2. Minimum Lot Area			
a. Single Detached	100 sq.m.	104 sq.m.	
b. Single Attached	80 sq.m.	80 sq.m.	
c. Row house	50 sq.m.		
3. Minimum Lot Frontage			
a. Single Detached			
1. corner lot	12.0 m.	12.0 m.	
2. regular lot	10.0 m.	10.0 m.	
3. irregular lot	6.0 m.	6.0 m.	
4. interior lot	3.0 m.	5.0 m.	
b. Duplex/Single attached	8.0 m.	8.0 m.	
c. Row house	4.0 m.		
4. Length of Block	400 m. (maximum length)	135.0 m.	
5. Right of Way (ROW)			
a. major road	10.0	10.0 m.	
c. minor road	8.0 m.	8.0 m.	
b. motor court	6.0 m.	6.0 m.	
6. Planting Strips (each side)			
a. 10.0 m. ROW	0.80 m.	0.80 m.	
b. 8 m. ROW	0.40 m.	0.40 m.	
7. Sidewalk (each side)			
a. 10.0 m. ROW	1.20 m.	1.20 m.	
b. 8.0 m ROW	0.60 m.	0.60 m.	
8. Road Pavement			

a. major road (10.0 m.)	Concrete	Concrete – 150.0 mm thk concrete pavement with 150.0 mm thk aggregate base course and 150.0 mm thk aggregate sub-base course
b. minor road (8.0 m.)	concrete	Concrete – 150.0 mm. thk thk concrete pavement with 150.0 mm thk aggregate base course and 150.0 mm thk aggregate sub-base course
c. motor court (6.0 m)	concrete	concrete
9. Curb and Gutter		
a. major road (10.0 m.)		2x0.30 m. with 200.0 mm thk of concrete cement
b. minor road (8.0 m.)		2x0.30 m. with 200.0 mm thick of concrete cement
10. Drainage System	Underground	Underground - using minimum drainage size of 30.0 cm, diameter (300mm) RCP and drainage pipe of 45.0 cm, diameter and 60.0 cm diameter RCP.
11. Drainage Outfall for storm water	Existing nearest creek or river, existing drainage system provided by the government	Existing drainage canal along the national highway provided by DPWH
12. Water Supply	Centralized water system or connect to public water system	Connect to the Batangas City Water District (BCWD)
13. Fire Hydrant	250.0 meters maximum spacing.	Provision of six (6) units fire hydrant with maximum spacing of 100.0 meters
14. Power Supply	Connect to power sources available in the locality	Connect to MERALCO
15. Sewage Disposal System	Individual septic tank conforms to the standards and design of PD 856 and its Implementing Rules and Regulations.	Individual septic tank

## 16. Garbage Disposal System

Provision of The owner /  
sanitary and efficient developer will provide  
collection and disposal Materials Recovery  
system whether Facilities (MRF) within  
independently or in the project site. A  
conjunction with local collection utility  
government collection and transport will collect the  
disposal service. solid waste materials at  
the schedule time. The  
BPRIME will orient the  
homeowners the rules  
and regulations of the  
subdivision and the solid  
waste management  
program.

## C. EVALUATION OF FACTS

1. The project site for the proposed residential subdivision project under PD 957 is located within the designated Secondary Urban Core Zone (SUCZ) per the Batangas City Zoning Ordinance wherein the residential subdivision is an allowed use.
2. The Sangguniang Barangay of Alangilan, Batangas City passed Barangay Resolution No.4 series of 2016 on March 4, 2016, allowing and approving the development of seven (7) parcels of land with a total area of thirty one thousand one hundred ninety seven (31, 197) square meters into a residential subdivision.
3. The Sangguniang Barangay of Balagtas, Batangas City passed Barangay Resolution No. 16 series of 2016 on April 1, 2016 allowing and approving the development of a subdivision in a parcel of land situated at barangay Balagtas, this city owned by Beredo Prime Properties Inc.
4. The applicant/developer has not yet submitted City Environmental Clearance (CEC) from the City Environment Office and an Environmental Compliance Certificate (ECC) from the EMB - DENR.
5. Based on Section 18 of Republic Act. No. 7279, the 20% compliance for socialized housing project of the proposed project is six thousand two hundred thirty nine (6, 239) square meters
6. The proposed drainage outfall for the project is an existing drainage canal along the national highway provided by the Department of Public Works and Highways.
7. The proposed right-of-way from the project site going to the national highway is the existing subdivision road of Beredo Village.
8. The proponent will provide Material Recovery Facility (MRF) within the project site.
9. The Bangko Kabayan (A Rural Bank). Inc. certified that Lot 5270 - A - 1- B - 5, covered with TCT No. 052 - 2013002161, Lot 5270 - A -1- B - 6 covered with TCT No. 052 - 2013002162, Lot 5270 -A-6 covered with TCT No. 052 - 2013001875 and Lot 5278 - 17787 covered with TCT No. 052 - 2014000872 were mortgaged to them and interposes no objection to the request of the landowner, Mr. Julius Joseph Beredo to develop the abovesaid properties through developer, Beredo Prime Properties, Inc.

## RECOMMENDATIONS:

The applications for Preliminary Approval/Locational Clearance (PA/LC) and Development Permit (DP) for the proposed residential subdivision project named Beredo Residences under the provisions of PD 957, to be located in barangays Alangilan and Balagtas, Batangas City is being recommended for approval subject to the following conditions:

1. The applicable requirements of all concerned government agencies and applicable provision of the existing laws and city ordinances shall be complied with.
2. No expansion, alteration and/or improvement shall be introduced in the project site without prior clearance from the city government;
3. Any misrepresentation, false statements or allegations material to the issuance of this decision shall be sufficient ground or basis for its revocation;
4. The proponent/developer shall submit the approved subdivision plans to the Land Management Bureau (LMB) and the Land Registration Authority (LRA) for verification and approval of the field survey returns. Said plans together with the verification/approved document shall be submitted to the Housing and Land Use Regulatory Board as a requirement in the application for registration of the subdivision and issuance of License to Sell;
5. The proponent/developer shall secure License to Sell and Certificate of Registration from the Housing and Land Use Regulatory Board prior to the actual selling of housing units. Certified photocopies of which must be furnished to the City Government of Batangas through the City Planning & Development Office;
6. Areas allocated for open spaces and amenities are non-saleable and the use of said areas shall be indicated in the plan and be annotated in the title;
7. The proponent/developer shall comply with the provisions of City Ordinance No. 8, Series of 1994, otherwise known as "Providing Priority in Employment or Work to Qualified Barangay Residents";
8. The proponent/developer including lot buyers/ homeowners shall comply with the applicable provisions of the Environment Code of Batangas City.
9. The proponent/developer shall plant trees and ornamental plants in the provided planting strips and easements;
10. The proponent/developer shall pay all the required taxes and fees to be imposed by the city government;
11. The proponent /developer shall secure building permits from the City Engineering Office (CEO) and the zoning/locational clearances from the City Planning & Development Office (CPDO), for all buildings and structures to be constructed within the project site prior to the construction;
12. The proponent/developer shall submit to this office the brochures and other forms of advertisements, notices and circulars regarding the selling/marketing promotion of the subdivision lots and houses;
13. The proponent/developer shall secure the following clearances prior to the development of the project and issuance of License to Sell;
  - a. Environmental Compliance Certificate (ECC) from EMB - DENR

b. City Environmental Clearance from City - ENRO

14. The proponent/developer shall provide at least 20% of project gross area for socialized housing in compliance with Section 18 of RA 7279 which is six thousand two hundred thirty nine (6,239) square meters;

15. The proponent /developer shall strictly comply with all the conditions stipulated in the issued Preliminary Approval/Locational Clearance and Development Permit and the approved subdivision plan;

16. Planting strips shall be planted with fast growing/shade trees and ornamental plants in compliance with the required landscaping/greening area as provided for under PD 957;

17. The proponent/developer shall strictly comply with all the conditions set forth in the Environmental Compliance Certificate (ECC) to be issued to the proposed project;

18. The proponent/developer shall develop the required community facilities like multi – purpose hall / playground within the project site as mandated by PD 957;

19. The proponent/developer shall submit to this office a progress report relative to its compliance to the conditions and requirements for the approval of the said project;

20. The proponent/developer shall allow at anytime even without prior notice, authorized city government officials/employees to conduct an on – the - spot inspection, and monitoring of the on – going activities being undertaken within the project site;

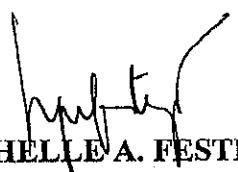
21. A Development Permit shall be valid only for a period of three (3) years from the date of its issuance and can be revoked if no actual physical development is introduced within the same period;


22. The transfer of ownership of the project carries with it the responsibility of complying with all of the abovementioned conditions, the transfer of which shall be made known to this office through a written notification by herein grantee within fifteen (15) calendar days from such transfer;


May 10, 2016

Prepared by :

  
**EMILY C. PANGANIBAN**  
Zoning Officer I

  
**MICHELLE A. FESTIJO**  
Zoning Officer II

  
**ROSELYN G. BERBERABE**  
Zoning Officer III

  
**DELIA M. LICARTE**  
Zoning Officer IV

Noted by:

  
**JANUARIO B. GODOY**  
City Planning & Development Coordinator