

**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 FEBRUARY 22, 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,	(ABC-Rep.)

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

RESOLUTION NO. 47 S. 2016

**APPROVAL OF THE APPLICATION FOR PRELIMINARY APPROVAL, LOCATIONAL
CLEARANCE AND DEVELOPMENT PERMIT OF THE FIELD CREST REALTY
DEVELOPMENT, INC. FOR ITS RESIDENTIAL SUBDIVISION
NAMED HIGHLAND VILLAS**

WHEREAS, presented to the Sangguniang Panlungsod is the Application for Preliminary Approval, Locational Clearance and Development Permit of the Field Crest Realty Development, Inc. for its residential subdivision named Highland Villas to be located in Barangay Gulod Itaas, 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 and Locational Clearance and Development Permit of the Field Crest Realty Development, Inc. for its residential subdivision project named Highland Villas to be located in Barangay Gulod Itaas, 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. 47 S. 2016

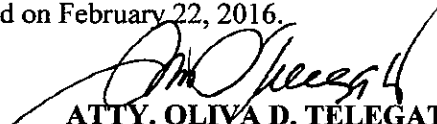
APPROVAL OF THE APPLICATION FOR PRELIMINARY APPROVAL, LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF THE FIELD CREST REALTY DEVELOPMENT, INC. FOR ITS RESIDENTIAL SUBDIVISION NAMED HIGHLAND VILLAS

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

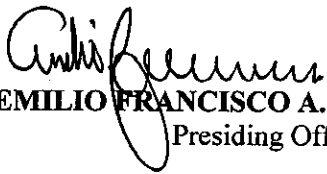
UNANIMOUSLY APPROVED.”

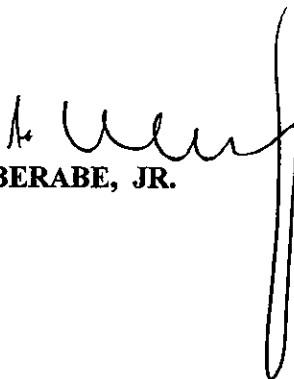
SPONSORED BY : COUN. GERARDO A. DELA ROCA
 CO-SPONSOR : COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT LAND USE AND ZONING

I hereby certify that the foregoing Resolution No. 47 S. 2016 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on February 22, 2016.


ATTY. OLIVA D. TELEGATOS
 Secretary
 Sangguniang Panlungsod

ATTESTED:


EMILIO FRANCISCO A. BERBERABE, JR.
 Presiding Officer



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REPUBLIC OF THE PHILIPPINES
BATANGAS CITY

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

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

Subject : Application for Preliminary Approval and Locational Clearance for the Subdivision Project of Field Crest Realty Development to be located at Gulod Itaas, Batangas City and named HIGHLAND VILLAS

COMMENTS

Referred to the Committee is the subject Application for Preliminary Approval and Locational Clearance for the subdivision project of Field Crest Realty Development to be located at Gulod Itaas, Batangas City and named HIGHLAND VILLAS.

The Committee on Environment, Urban Development, Land Use and Zoning held a committee hearing on November 27, 2015 concerned city government officers, representatives of the project proponent and the members of the Sangguniang Panlungsod attended the hearing.

FINDINGS:

The proposed project is a Medium Cost residential subdivision with a gross area of 4,357 square meters. The site is along the Gulod Itaas - Dumantay Barangay Road and approximately five (5) kilometers from the city hall. The project site has a flat terrain. The dominant land uses within one (1) kilometer radius from the site are residential, commercial and institutional.

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 Gulod Itaas evidenced by Barangay Resolusyon Blg. 6, S. 2015.

All other requirements imposed by law and local ordinances are complied with by the project proponent, which includes clearances from DENR, EMB, City ENRO, PD 957 (Medium Cost Residential Subdivision); RA 7279 (compliance for socialized housing component); establishment of proper drainage and drainage outfall, material recovery facility and solid waste management program.

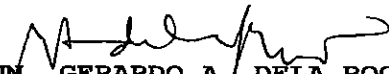
RECOMMENDATIONS:

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:

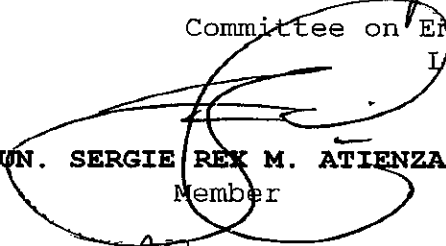
1. The conditions stipulated in the Evaluation Report of the City Planning and Development Office which is hereby made integral part of this committee report as Annex "A" shall be strictly observed and complied with;

2. 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;
3. 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: February 22, 2016


COUN. GERARDO A. DELA ROCA
Chairman

Committee on Environment and Urban Development
Land Use and Zoning


COUN. SERGIO REX M. ATIENZA
Member

COUN. GLENN M. ALDOVER
Member


COUN. MA. CLAUDETTE U. AMBIDA
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

EVALUATION REPORT

NAME OF SUBDIVISION : HIGHLAND VILLAS

NAME OF APPLICANT : MR. JESSIE E. DELENIANA
Chairman of the Board – Field Crest Realty
Development Inc.

ADDRESS OF APPLICANT : 481 Brgy. Lalakhan
Sta. Maria, Bulacan

NAME OF DEVELOPER : FIELD CREST REALTY DEVELOPMENT, INC.

ADDRESS / TEL. NOS. : Brgy. Lalakhan, Sta. Maria, Bulacan
(044) 641 - 0882

NAME OF AUTHORIZED REPRESENTATIVE : ENGR. EDUARDO D. ONG

ADDRESS / CONTACT NO. : 481 Brgy. Lalakhan, Sta. Maria, Bulacan /
0925 – 711 - 1213

TYPE OF PROJECT : Residential Subdivision with Housing Component
under PD 957

LOCATION OF PROJECT : Brgy. Gulod Itaas, Batangas City

PROJECT AREA : 4,357 sq.m.

NUMBER OF SALEABLE LOTS : Forty (40) Residential Lots & Two (2)
Commercial Lots

RIGHT OVERLAND : JOINT VENTURE AGREEMENT

Owner : CORAZON E. Vda. DE DELENIANA
OCT No. : P – 614
Area : 4, 357 sq.m.

PROJECT CLASSIFICATION : RESIDENTIAL

SITE ZONING CLASSIFICATION : SECONDARY URBAN CORE ZONE – 1 (SUCZ – 1)

PROJECT DEVELOPMENT COST : PhP 4,690,467.44

SUBJECT : Applications for Preliminary Approval/Locational
Clearance and Development Permit of Field Crest Realty
Development, Inc. for a residential subdivision housing
component project named Highland Villas to be located at
barangay Gulod Itaas, Batangas City.

A. Description of Project Site

The project site is located in barangay Gulod Itaas, Batangas City with an area of four thousand three hundred fifty seven (4, 357) square meters. The site is situated along a barangay road going to barangay Dumantay. It is approximately five (5) kilometers away from city hall, more or less nine hundred (900) meters away from national road going to Lobo , more or less one (1) kilometer and five (500) hundred meters away from SM Shopping Mall and approximately six (6) kilometers away from the Batangas Port.

The project site has a flat terrain. It is presently covered with grasses and portion of the property is being used as parking area.

The project site is bounded by the following:

North – residential settlement
 East - residential settlement
 South – road
 West - residential settlement

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

B. EVALUATION OF SUBDIVISION PLAN

I. Design Parameters	PD 957 Medium Cost	HIGHLAND VILLAS	%
1. Land Allocation			
Project Gross Area		4,357 sq.m.	
AREA FOR DEVELOPMENT		4,357	100.0 %
a. SALEABLE AREA	70 %		
residential		2,868.28 sq.m.	65.83 %
commercial		(2,662.45 sq. m.) (205.83 sq.m.)	(61.11%) (4.72%)
b. NON-SALEABLE AREA	30 %		
Roads		1,488.72 sq.m.	34.17 %
Total		4,357 sq.m.	100 %
 SALEABLE LOTS		 42 Lots	
 DENSITY		 96 Lots/hectare	
Area For Material Recovery Facility (MRF)		Provision of area for MRF at Lot 18, Blk. 1	
2. Minimum Lot Area			
a. Row house	50 sq.m.	58.77 sq.m.	
3. Minimum Lot Frontage			

a.Row House	4.0 m.	5.0 m.
4. Length of Block	400.0 meters	111.0 meters
5. Right – of –Way (ROW)		
a. main road	10.0 m.	10.0 m.
b. minor road	8.0 m	6.0 m.
6. Planting Strips (each side)		
a. 10.0 m. road	0.80 m.	0.80 m.
b. 6.0 m. road	Optional	-
7. Sidewalk (each side)		
a. 10.0 m. road	1.20 m.	1.20 m.
b. 6.0 m road	optional	0.50 m.
8. Road Pavement		
a. main road	Concrete/asphalt	concrete 0.15 m. THK concrete pavement 0.10 m. THK base coarse portion run gravel
b. minor road	Concrete/asphalt	Concrete 0.15 m. THK concrete pavement 0.10 m. THK base coarse portion run gravel
c. Sidewalk	Concrete/asphalt	Concrete mix with minimum compressive strength of 2000 psi.
9. Curb and Gutter		
a. main road		2 x 0.50 m. wide with pavement of 150 mm. thk of concrete mix cement
b. minor road		2x0.40 m wide with pavement of 150 mm thk
10. Drainage System		
	underground	Underground provided with 375 mm diameter RCP, 450 mm diameter RCP and 600 mm diameter RCP, catch basins, manholes/inlets and

		cross drain.
11. Drainage Outfall for stormwater	Existing nearest creek or river; existing drainage canal/system provided by the government	Outfall will be the existing drainage system along the barangay road.
12. Water Supply	Centralized water system or connect to public water system	Provision of deep well within the project site with elevated water tank
13. Fire Hydrant	250 meters (max. spacing)	2 units (100 meters maximum spacing)
14. Power Supply	Connect to power service available to the locality.	Connect to MERALCO
15. Sewage Disposal System	Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules & Regulations	Individual septic tank
16. Garbage Disposal System	Provision of sanitary & efficient collection and disposal system whether independently or in conjunction with the local government garbage collection and disposal service	Per submitted Solid Waste Management Program, the developer will provide Materials Recovery Facility structure within the subdivision and a collection utility transport will collect the wastes materials in a schedule of two times a week. The Home Owners Association / Property Manager will implement the rules and regulations for disposal and collection of wastes within the subdivision.

17. Housing Component

a. No. of Units

39 units

b. Minimum Floor Area

Row House/Town house

30 sq.m.

77.99 sq.m. per unit

c. Minimum Level of Completion

RowHouse/Town house

Two – storey town house/row house

d. Setbacks

a. front	2.5 meters
b. left side	Firewall
c. right side	Firewall
d. rear	2.0 meters

C. EVALUATION OF FACTS

1. The project site for the proposed residential subdivision with housing component project under PD 957 is located within the Secondary Urban Core Zone -1 (SUCZ – 1) per the Batangas City Comprehensive Land Use and Zoning Ordinance, wherein a residential subdivision is an allowed use.
2. The Sangguniang Barangay of Gulod Itaas adopted Barangay Resolution Blg. 6 Series of 2015 dated March 21, 2015 allowing the Field Crest Realty Development, Inc. to develop a parcel of land covered by OCT No. P – 614 into a residential subdivision.
3. The applicant/developer submitted the following clearances:
 - a. Barangay Resolution Blg. 6 dated March 21, 2015
 - b. Barangay Clearance dated April 10, 2015.
 - c. City Environmental Certificate (CEC) from the City Environment Office (City – ENRO)
 - d. Environmental Compliance Certificate from the DENR – Environmental Management Bureau (EMB) Region IV – A; CALABARZON
4. Based on Section 18 of Republic Act No. 7279, the 20 % compliance for socialized housing project of the proposed residential subdivision is eight hundred seventy two (872) square meters.
5. The proposed drainage outfall for the project is the existing drainage system along the barangay road.
6. The applicant/ developer will provide Material Recovery Facility (MRF) within the project site.
7. The proponent submitted its Solid Waste Management Program (SWMP) for the proposed project (please see the attached SWMP).
8. Based on the submitted Geohazard Assesment Report (GAR) for the proposed project prepared by David C. Jagolino, geologist, the conclusion and recommendations are as follows:

The geohazard assessment of the Highland Villas project site in barangay Gulod Itaas, Batangas City yields information that is found to be suitable for subdivision development provided that all the recommendations are strictly followed.

It is determined that the project site is susceptible to seismic hazards particularly ground acceleration and differential settlement. In case of ground acceleration, the proponent is enjoined to consider the peak horizontal accelerations (PHA) of the area, the PHA value applicable to the simplified formula by Fukushima and Tanaka are 16 g for hard rock and 24 g for hard soil and 0.30 for medium soil in order that the designed project engineer will factor these values in the design of a sound foundation considering the existing geologic conditions. It is also advantageous that such foundation be rested on a more stable portion of bedrock.

Differential settlement may occur hence a more systematic compaction of underlying unconsolidated materials be done. It is more advantageous to place non – plastic soil materials (sand and gravels) and have compacted every 30 centimeters.

The project site will not be adversely affected by the Taal Volcano eruption because it is about 29.45 kilometers away. Only minimal ashfall will affect the site if the wind speed and direction were directed towards the location of the project site.

RECOMMENDATIONS:


The applications for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for the proposed residential subdivision with housing component project named Highland Villas under PD 957, to be located in barangay Gulod Itaas, Batangas City is being recommended for approval subject to the following conditions:

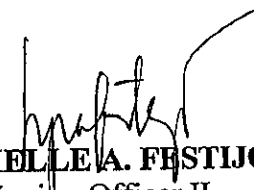
1. No expansion, alteration and/or improvement shall be introduced in the project site without prior clearance from the city government;
2. Any misrepresentation, false statements or allegations material to the issuance of this decision shall be sufficient ground or basis for its revocation;
3. The proponent/developer shall submit the approved subdivision plans to the Land Management Bureau and the National Land Titles and Deed of Registration Administration for verification and approval of the field survey returns. Said plans together with the verification/approval 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;
4. 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;
5. Areas allocated for roads and amenities are non-saleable and the use of said areas shall be indicated in the plan and be annotated in the title;
6. 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";
7. The proponent/developer including lot buyers/homeowners shall comply with the applicable provisions of the Environment Code of Batangas City;
8. The proponent/developer shall plant trees and ornamental plants in the provided planting strips;
9. The proponent/developer shall pay all the required taxes and fees to be imposed by the city government;
10. 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;
11. The town houses/row houses to be constructed shall conform to the provisions of the National Building Code of the Philippines, Batangas City Zoning Ordinance & Fire Code of the Philippines;
12. The proponent/developer shall submit to this office the brochures and other forms of advertisements, notices and circulars relative to the sale of the subdivision lots and houses;
13. The proponent/developer shall provide 20% of project gross land area for socialized housing in compliance with section 18 of RA 7279;
14. The proponent/developer shall strictly comply with all the conditions stipulated in the Preliminary Approval/Locational Clearance and Development Permit and the approved subdivision plan;

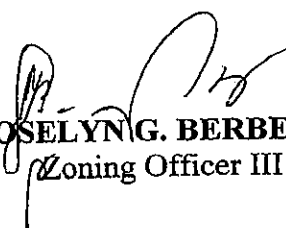
15. The proponent/developer shall strictly comply with the mitigating measures stipulated in the submitted Geohazard Assessment Report (GAR);
16. The proponent/developer shall strictly comply with all the conditions set forth in the Environmental Compliance Certificate (ECC) issued by the EMB - DENR
17. 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;
18. 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 ongoing activities being undertaken within the project site;
19. 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;
20. The transfer of ownership of the project carries with it the responsibility of complying with the abovementioned conditions, the transfer of which shall be made known to this office through a written notification by herein grantee within fifteen (15) days from such transfer;

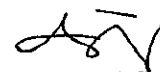
October 5, 2015

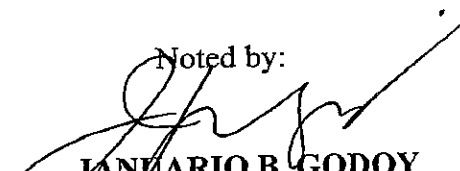
Prepared by:


EMILY PANGANIBAN
 Zoning Officer I


MICHELLE A. FESTIJO
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 Zoning Officer III


DELIA M. LICARTE
 Zoning Officer IV

Noted by:

JANUARIO B. GODOY
 City Planning and Development Coordinator