

**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 SEPTEMBER 26, 2017 AT THE SANGGUNIAN SESSION HALL**

PRESENT:

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Aileen Grace A. Montalbo,	Councilor
Hon. Glenn M. Aldover,	“
Hon. Sergie Rex M. Atienza,	“
Hon. Hamilton G. Blanco,	“
Hon. Oliver Z. Macatangay,	“
Hon. Armando C. Lazarte,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Julian B. Villena,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Nestor E. Dimacuha,	“

ABSENT:

Hon. Alyssa Renee A. Cruz, (Study Leave)	Councilor
Hon. Nelson J. Chavez,	“
Hon. Angelito Dondon A. Dimacuha,	ABC-Rep.

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

RESOLUTION NO. 278 S. 2017

**APPROVING THE APPLICATION FOR ALTERATION OF A PORTION OF THE
APPROVED SUBDIVISION PLAN OF CAMELLA SOLAMENTE SUBDIVISION**

WHEREAS, the Communities Batangas Inc.-(CBI) filed an application for alteration of a portion of the Approved Subdivision Plan of Camella Solamente Subdivision located at Barangay Soro-soro Karsada, Batangas City.

WHEREAS, the applicant has complied with the requirements imposed by law and ordinance, as well as by existing zoning regulations;

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 Alteration of a Portion of the Approved Subdivision Plan of Camella Solamente Subdivision.

RESOLVED FURTHER, that the conditions stated in the Evaluation Report of the City Planning and Development Office, which is hereby attached as “Annex A” and made integral part of this Resolution, shall be strictly complied with.

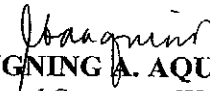
UNANIMOUSLY APPROVED.”

Continuation of Resolution No. 278 S. 2017


APPROVING THE APPLICATION FOR ALTERATION OF A PORTION OF THE APPROVED SUBDIVISION PLAN OF CAMELLA SOLAMENTE SUBDIVISION

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

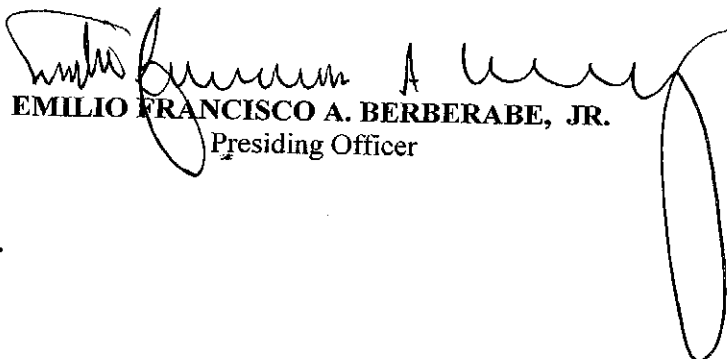
I hereby certify that the foregoing Resolution No. 278 S. 2017 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on September 26, 2017.


LUNINGNING A. AQUINO
Board Secretary III
Sangguniang Panlungsod

NOTED:


ATTY. OLIVA D. TELEGATOS
Secretary
Sangguniang Panlungsod

ATTESTED:


EMILIO FRANCISCO A. BERBERABE, JR.
Presiding Officer

ODT/LAA/pbcalleja...

REPUBLIC OF THE PHILIPPINES
BATANGAS CITY

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

TO : The Honorable Sangguniang Panlungsod

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

SUBJECT : Application for Alteration of A Portion of the
Approved Subdivision Plan of Camella Solamente
Subdivision

Referred to the Committee is the aforesaid Application of the Camella Solamente Subdivision. The Committee held a hearing on September 7, 2017. In attendance are Councilors: Dela Roca, Atienza, Lazarte, Villena, Aldover, Blanco, Macatangay, Buted, Nestor Dimacuha, and Vice Mayor Berberabe, Jr.; Camella representatives Rogelio Escalla, Jr., Chareybel Magbuo, and Jaime Vergara, Jr., Zoning Officer Delia Licarte, City Engineering Office representative Amy C. Untalan, and City ENRO representative Charmaine Landicho.

The application is for the alteration of the existing and approved subdivision plan, but as explained by the representatives of the applicant corporation and confirmed by the zoning officer, the alteration will affect only a portion of the approved plan. The affected area measures 10,372 square meters which was subdivided into 145 saleable lots. This area was proposed to be subdivided into smaller cut of lots of 66 square meters to 72 square meters per lot to make the lots affordable. In the original approved subdivision development plan, the 10,372 square meter area shall be divided into 95 lots only, as contrasted with this application for alteration which will be divide the area into 145 lots.


There shall be no alteration in road lots, drainage, open spaces, and other parts of the subdivision, which will remain as in the approved development plan. There shall also be no changes in the real property taxes assessed on the property and the applicant's compliance in liabilities as regards the environmental and engineering aspects of the project.

The proposed alteration is approved by the Housing and Land Use Regulatory Board. There is no pre-selling of lots, although the applicant receives Letters of Intent to Buy to test the marketability of the project.

Finding no legal impediment to the approval of the application and considering further that the applicant has shown compliance with the requirements of the applicable ordinance and regulations, the Committee recommends the following:

1. The approval of the application thru the Resolution attached.
2. The adoption of this Committee Report.

Respectfully submitted: September 26, 2017.



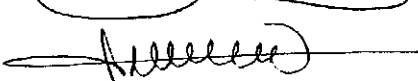
COUN. GERARDO A. DELA ROCA
Chairman

Committee on Environment Urban Development
Land Use and Zoning



COUN. SERGIO REX M. ATIENZA
Member

COUN. ALYSSA RENEE A. CRUZ
Member



COUN. JULIAN B. VILLENA
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 : **CAMELLA SOLAMENTE SUBDIVISION**

NAME OF APPLICANT : **Arch. Neil Angelo P. Honorica
General Manager
Communities Batangas, Inc. (CBI)**

ADDRESS / TEL. NO. : **Brgy. Alangilan, Batangas City
(043) 706 - 1491
Fax: (043) 702 - 4030**

NAME OF DEVELOPER : **COMMUNITIES BATANGAS, INC.
(CBI)**

ADDRESS/TEL.NO. : **Brgy. Alangilan, Batangas City
(043) 706 - 1491**

TYPE OF PROJCT : **RESIDENTIAL SUBDIVISION
With HOUSING COMPONENT under BP 220
(portion of originally approved residential
subdivision under PD 957 with housing
component)**

LOCATION OF PROJECT : **Brgy. Sorosoro Karsada, Batangas City**

**TOTAL SUBDIVISION
LAND AREA** : **10.0770 Hectares**

**TOTAL AFFECTED
LAND AREA** : **1.404356 hectares = 14,043 .56 SQ.M.**

**NUMBER OF
SALEABLE LOTS** : **145 Lots (95 lots in the original approval)**

RIGHT OVERLAND : **Owner**
TCT No. 052-2016001618

PROJECT CLASSIFICATION : **Residential Subdivision with Housing
Component under BP 220**

**SITE ZONING
CLASSIFICATON** : **LIGHT INDUSTRIAL ZONE (LIZ)**

**PROJECT
DEVELOPMENT COST** : **Php 18,669,600.00**

SUBJECT : Application for Alteration of Approved Subdivision Plan of portion of Camella Solamente Subdivision of the Communities Batangas, Inc. from PD 957 to BP 220 located in barangay Sorosoro Karsada, this city which was granted a Preliminary Approval/Locational Clearance and Development Permit on April 16, 2015.

PURPOSE FOR THE ALTERATION OF SUBDIVISION PLAN

The purpose of the alteration of the approved subdivision plan under PD 957 to BP 220 is to change lot size for more affordable house and lot to cater the demands of the clients.

I. EVALUATION OF SUBDIVISION PLAN

A. Approved Subdivision Plan of Camella Solamente Subdivision

1. Land Allocation		
Project Gross Area	100,770 sq.m.	
Less:		
Excluded Area		
Area for BP 220	10,872 sq.m.	
Reserved Area	4,441 sq.m.	
Barangay Road	623 sq.m.	
Easement	<u>961 sq.m.</u>	
Total	16,897 sq.m.	
Net Area for Development	83,873 sq.m.	100%
a. Saleable Area	49,443 sq.m.	58.9%
b. Non- Saleable Area	34,430 sq.m.	41.1%
open space	(8,463 sq.m.)	(10.1%)
Roads & Alleys	(25,967 sq.m.)	(31.0%)
SALEABLE LOTS	445 LOTS	
DENSITY	53 units/ha.	

B. Altered Subdivision Plan of Camella Solamente Subdivision with Housing Component under BP 220.

Affected Area	:	14,043.56 sq.m.
Area for Development	:	14,043.56 sq.m.
a.Saleable Lots	:	10,367.00 sq.m.
b.Non – Saleable Area	:	
Roads	:	3,676.56 sq.m.
SALEABLE LOTS	:	145 Lots
DENSITY	:	103 lots/ ha.

C. Other alterations to be made in the originally approved subdivision plan.

	Approved Subdivision Plan under PD 957	BP 220	Altered Subdivision Plan under BP 220
1. No. of Blocks	4		4
2. No. of Saleable lots	95		145
3. Minimum lot Area			
a. Single Detached	100 sq.m.	72 sq.m.	72 sq.m.
b. Duplex / Single Attached	88 sq.m.	54 sq.m.	66 sq.m.
c. Row House	no provision	36 sq.m.	no provision
4. Minimum Lot Frontage			
4. a Single Detached			
1. Corner Lot	12 m.	8.0 m.	8.0 m.
2. Regular Lot	10 m.	8.0 m.	8.0 m.
3. Irregular Lot	6.0 m.	4.0 m.	—
4. Interior Lot	—	—	—
4. b Duplex/Single Attached	8.0 m	6.0 m.	6.0 m.
4. c Row House	no provision	4.0 m.	no provision
5. Length of Block	280 m.	400 m.	160.0 m.
6. Road Right-of-Way (ROW)			
a. Major Road (will use the major road of Camella Solamente PD 957)	10.0 m.		
b. Minor Road		8.0 m.	8.0 m
7. Road Specification			
7. a Planting Strip (PS)			
8.0 m. minor road (each side)	0.4 m.	0.4 m.	0.40 m.
7. b Sidewalk (SW)			
8.0 m. minor road (each side)	0.60 m.	0.6 m.	0.60 m.

8. Road Pavement			
8.1 ROW = 8.0 (minor road)	concrete / asphalt	concrete / asphalt	concrete - 150 mm thick PCCP (3000 PSI) with 100 mm thick base course
8.2 Sidewalk (0.6 m.)	macadam		concrete - 100 mm thick PCCP with 100 thick sub- base course
9. Drainage System	underground		under ground - using minimum drainage pipe size of 375 mm diameter
10. Drainage outfall	existing nearest creek or river existing drainage canal provided by the government		Patay River at the western boundary of the project site
11. Water Supply	centralized water system or connect to public water system		to be connected to the provided deep well & elevated tank of Camella Solamente as per PD 957
12. Power Supply	connect to the power service in the community		to be connected to MERALCO
13. Fire Hydrant	250 meters (max. spacing)		one (1) unit
14. Sewage Disposal System	individual septic tank shall conform to the standards & design of PD 856 and its IRR		individual septic tank
15. Garbage Disposal System	provide sanitary and efficient collection and disposal system of solid wastes whether independently or in conjunction with local government garbage collection and disposal		Per submitted Solid Waste Management Plan, the developer will provide a site for collection of domestic solid wastes and to be collected and transported by the accredited haulers to a DENR approved sanitary landfill. The developer provide / install material recovery facility within

the project site and will inform the homeowners the proper segregation of garbage or solid wastes per mandates of RA 9003.

D. HOUSING/SHELTER COMPONENTS

1. BELLA MODEL

Two (2) storey single attached building
Lot area = 88 sq. m.
Building area = 53 sq.m.
Front setback = 3.0 m.
Rear setback = 3.0 m.
Left setback = firewall
Right setback = 2.70 m.
Cost : Php 547,116.35

2. REVA MODEL

Two (2) storey single attached
Lot area = 60 sq.m.
Building area = 40 sq.m.
Front setback = 3.0 m.
Rear setback = 2.0 m.
Right setback = firewall
Left setback = 1.925 m.
Cost : Php 421,556.39

3. MIKA MODEL

Two (2) storey single attached/townhouse
Lot Area = 66 sq.m.
Building Area = 46 sq.m
Front setback = 2.380 m.
Rear setback = 2.0 m.
Left setback = 2.0 m.
Right setback = firewall
Cost : Php 460,538.89

II. EVALUATION OF FACTS

1. Inspection of the project site was conducted on March 21, 2017 and the findings were as follows:

- a. the site is already cleared and leveled
- b. road concreting is on – going
- c. drainage construction is on – going
- d. the major road from the national highway was already constructed and concrete paved
- e. construction of perimeter fence is on – going
- f. no construction of houses in the project site.

2. Re- inspection of the project site was conducted on May 23, 2017 and the findings were as follows:

1. the roads were already concrete paved
 2. drainage system was already constructed
 3. perimeter fence was already constructed
 4. at present there are on – going construction of fifteen (15) units residential building within the altered portion building of the Camella Solamente Subdivision.
3. The Barangay Council of Sorosoro Karsada adopted Resolution No.04 Series of 2017 approving the request of the Batangas Communities, Inc. for the alteration of the saleable lots from ninety five (95) lots to 145 lots of the Camella Solamente Subdivision.
 4. Camella Solamente Subdivision had been issued a Preliminary Approval / Locational Clearance (PALC) and Development Permit (DP) under PD 957 on April 16, 2015.
 5. The project had been issued a License to Sell and Certificate of Registration by the Housing and Land Use Regulatory Board (HLURB) on August 17, 2016.
 6. The Environmental Management Bureau – DENR Regional Office No. IV – CALABARZON issued an Environmental Compliance Certificate (ECC) for the project on October 7, 2014.
 7. Per evaluation and verification of the submitted proposed alteration of the subdivision plan, the proponent has complied with requirements of minimum design standards and implementing rules and regulations of BP 220 otherwise known as “Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Project” and Its Implementing Rules and Regulations.

RECOMMENDATION

The application for alteration of a portion of the approved subdivision plan of Camella Solamente Subdivision owned by Batangas Communities, Inc. located at barangay Sorosoro Karsada, Batangas City from residential subdivision under PD 957 with housing component to residential subdivision under BP 220 with housing component from ninety (95) saleable lots to one hundred forty five (145) saleable lots, can be considered for appropriate action subject to the following conditions:

1. The applicable requirements of all concerned government agencies and applicable provisions 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 decision for the application shall be sufficient ground or basis for its revocation;
4. The proponent/developer shall submit the subdivision plans that will be approved 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/approval document shall be submitted to the Housing and Land Use Regulatory Board (HLURB) as requirements in the application for Certificate of 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 and 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 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 parks, open spaces and 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 clearance from the City Planning & Development Office (CPDO), for all buildings and structures to be constructed within the project site prior to their construction;
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 at least 20% of project gross area for socialized housing in compliance with Section 18 of RA 7279;
14. The proponent / developer shall provide the required community facility with an area of 140 square meters and parks & playground with an area of 492 square meters within the project site as mandated by BP 220;
15. The proponent / developer shall construct slope protection or riprap along the Patay River at the western boundary of the project site;
16. The proponent/ developer shall maintain the provided 3.0 meters wide easement along the river at the western boundary of the project site. No structure/ building shall be constructed at the abovesaid easement;
17. The proponent/developer shall strictly comply with all the conditions that will be stipulated in the Preliminary Approval / Locational Clearance and Development Permit that will be granted by the Sangguniang Panlungsod and the City Mayor;
18. The proponent / developer shall adopt the recommendations setforth in the Geological Hazard Assesment Report approved by the Mines and Geosciences Bureau Region IV for the development of the project site and housing construction;
19. Planting strips shall be planted with fast growing/shade trees and ornamental plants in compliance with the required landscaping/greening areas as provided for under BP 220;
20. 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;
21. The proponent/developer shall allow at any time even without prior notice, authorized city government officials/employees to conduct an on - the – spot inspection and monitoring of all on-going activities being undertaken within the project site;


22. 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; and


23. 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.

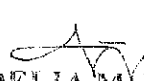
August 1, 2017

Prepared by :

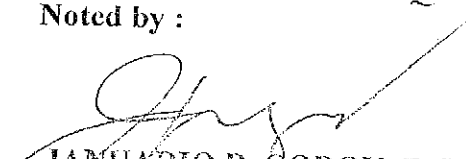

ALEX M. GONDA
Zoning Officer I


ROSELYN G. BERBERABE
Zoning Officer III


MICHELLE A. FESTIJO
Zoning Officer II


DELIA M. LICARTE
Zoning Officer IV

Noted by :


JANUARIO B. GODOY, EnP
City Planning & Development Coordinator