

**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 MARCH 14, 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. Alyssa Renee A. Cruz,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Julian B. Villena,	“
Hon. Gerardo A. dela Roca,	“
Hon. Nestor E. Dimacuha,	“
Hon. Nelson J. Chavez,	“
Hon. Oliver Z. Macatangay, (O.B.)	Councilor
Hon. Armando C. Lazarte, (O.B.)	“
Hon. Angelito “Dondon” A. Dimacuha, (O.B.)	(ABC-Rep.)

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

**RESOLUTION NO. 59 S. 2017**

**APPROVAL OF THE APPLICATION FOR ALTERATION OF  
SUBDIVISION PLAN OF BEREDO RESIDENCES**

**WHEREAS**, the Beredo Prime Properties, Inc. is applying for the approval of the alteration of subdivision plan of its project Beredo Residences to be located in Barangays Balagtas and Alangilan, Batangas City;

**WHEREAS**, the application was duly endorsed to the Sangguniang Panlungsod by the City Mayor after evaluation of the City Planning and Development Office, Batangas City;

**WHEREAS**, the alteration of subdivision plan was found necessary and compliant with the requirements of laws, rules and regulations affecting real estate development and the environment;

**NOW THEREFORE**, be it resolved as it is hereby **RESOLVED** by the Sangguniang Panlungsod in session assembled, to approve, as it is hereby approved, the Application for Alteration of Subdivision Plan of Beredo Residences;

**RESOLVED FURTHER**, that the recommendations stated in the Evaluation Report of the City Planning and Development Office be adopted as conditions of this approval and be mandated for the strict compliance by the Applicant Beredo Prime Properties, Inc.;

**RESOLVED FURTHERMORE**, that the Evaluation Report of the City Planning and Development Office, hereto annexed as Annex “A”, be made integral part of this Resolution.


**UNANIMOUSLY APPROVED.”**

Continuation of Resolution No. 59 S. 2017


**APPROVAL OF THE APPLICATION FOR ALTERATION OF  
SUBDIVISION PLAN OF BEREDO RESIDENCES**

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

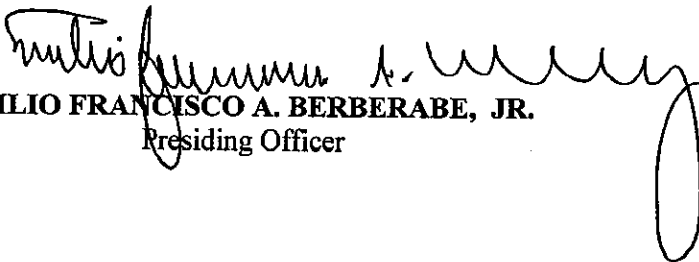
I hereby certify that the foregoing Resolution No. 59 S. 2017 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on March 14, 2017.

  
**ROSEMARIE T. HERNANDEZ**  
Board Secretary IV  
Sangguniang Panlungsod

**NOTED:**

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

**ATTESTED:**

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

ODT/RTH/ystingchuy...

**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**COMMITTEE REPORT**

**TO** : **THE PRESIDING OFFICER AND MEMBERS  
SANGGUNIANG PANLUNGSOD**

**SUBMITTED BY** : The Committee on Environment, Urban  
Development, Land Use and Zoning

**SUBJECT** : Application for Alteration of Subdivision  
Plan of Beredo Residences of the Beredo  
Prime Properties, Inc.

On February 21, 2017, at the Regular Session of the Sangguniang Panlungsod, the letter of Mr. Julius Joseph Beredo, President and CEO of the Beredo Prime Properties, Inc. requesting approval of their new development plan for their residential subdivision project in Barangay Alangilan, and Balagtas Batangas City was referred to the Committee on Environment and Urban Development, Land Use and Zoning. On February 23, 2017, the committee called a hearing to take up the request, and in attendance were all the members of the Sangguniang Panlungsod including the Vice Mayor, Zoning Officer, Delia Licarte, representatives of the Beredo Prime Properties, Inc., namely, Corporate Secretary Dustin Russel Cabrera, Consultant Rogelio Buenafe, Arch. Aaron Centeno and Engr. Reba Ehora. Barangay Captain Cynthia Culla was also present.

Early on in the hearing, Councilor Nestor Dimacuha pointed out the lack of indorsement by the City Mayor to the Sangguniang Panlungsod. Nevertheless, with the consensus of the Body, the committee hearing ensued.

On May 30, 2016, the Sangguniang Panlungsod already approved the Application for Preliminary Approval, Locational Clearance and Development Permit of this project of Beredo Prime Properties, Inc. The approved project was for the development and selling of the subdivision lots only. The proponent decided to include a housing component and build townhouses in the project, hence the necessity to alter the approved project plans. This is the reason the proponent comes anew to the Sangguniang Panlungsod.

The proponent assured the Committee that it has not, and is not yet, engaged in pre-selling of lots. The HLURB requires Beredo Prime to file a new application which includes the alteration. The Zoning Division of the CPDO required them to submit a new application for the approval of the alteration plan and they have submitted the documents as required.

There were no changes in the general development plan that the proponent submitted to the Sangguniang Panlungsod and which the Sangguniang Panlungsod approved last year. The roads, amenities and open spaces remain the same, and change, if any is that there are additional amenities to be constructed. The alteration is mainly in the number of lots which were increased from 102 to 155 lots. The lots will be smaller because townhouses are not "single detached houses" which will not require wider lot areas.

The project has a socialized housing component of 51 units in Cavite which was already approved by the HLURB. The standards set by the HLURB for roads and drainage were strictly complied with. The condition stated in the Zoning Evaluation Report in the previously approved Development Permit are likewise being complied with in the actual development. The alteration is only the construction of townhouses instead of lots only.

The Zoning Officer stated that per the evaluation made by her Office, no other major changes were to be undertaken in the project except the construction of townhouses. The documentary requirements were already submitted to the CPDO and were indorsed to the Sangguniang Panlungsod by the City Mayor. She also affirmed the statement of Beredo Prime that it is not yet engaged in pre-selling.

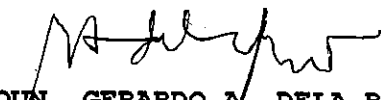
The application was formally endorsed to the Sangguniang Panlungsod by the City Mayor on February 24, 2017.

**RECOMMENDATIONS:**

The Committee finds the application in order and compliant with existing rules and regulations for real estate development, and environmental laws, thus, the committee recommends:

1. The adoption of this Committee Report.
2. The approval of the Application for Alteration of Subdivision Plan of Beredo Residences, subject to strict compliance with the recommendations stated in the Evaluation Report of the City Planning and Development Office;
3. The inclusion of the 1<sup>st</sup> Indorsement by the City Mayor dated February 24, 2017 forwarding to the Sangguniang Panlungsod the Application for Alteration of Subdivision Plan of Beredo Residences of the Beredo Prime Properties, Inc., as integral part of this Report.
4. The approval of the attached resolution.

**Respectfully submitted: March 14, 2017.**



**COUN. GERARDO A. DELA ROCA**  
Chairman

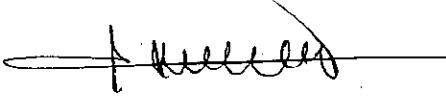
Committee of Environment and Urban Development  
Land Use and Zoning



**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**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**RESOLUTION NO. \_\_ S. 2017**

**APPROVAL OF THE APPLICATION FOR ALTERATION OF SUBDIVISION  
PLAN OF BEREDO RESIDENCES**

**WHEREAS**, the Beredo Prime Properties, Inc. is applying for the approval of the alternation of subdivision plan of its project Beredo Residences to be located in Barangays Balagtas and Alangilan, Batangas City;

**WHEREAS**, the application was duly endorsed to the Sangguniang Panlungsod by the City Mayor after evaluation of the City Planning and Development Office, Batangas City;

**WHEREAS**, the alteration of subdivision plan was found necessary and compliant with the requirements of laws, rules and regulations affecting real estate development and the environment;

**NOW THEREFORE**, be it resolved as it is hereby **RESOLVED** by the Sangguniang Panlungsod in session assembled, to approve, as it is hereby approved, the Application for Alteration of Subdivision Plan of Beredo Residences;

**RESOLVED FURTHER**, that the recommendations stated in the Evaluation Report of the City Planning and Development Office be adopted as conditions of this approval and be mandated for the strict compliance by the Applicant Beredo Prime Properties, Inc.;

**RESOLVED FURTHERMORE**, that the Evaluation Report of the City Planning and Development Office, hereto annexed as Annex "A", be made integral part of this Resolution.



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

<b>NAME OF SUBDIVISION</b>	:	<b>BEREDO RESIDENCES</b>
<b>NAME OF APPLICANT</b>	:	<b>JULIUS JOSEPH B. BEREDO</b> President
<b>ADDRESS/TEL.NO.</b>	:	<b>Beredo Compound, Brgy.</b> <b>Alangilan, Batangas City</b> <b>(043) 786 – 0677</b>
<b>NAME OF DEVELOPER</b>	:	<b>BEREDO PRIME PROPERTIES,</b> <b>INC.</b>
<b>ADDRESS/TEL. NO.</b>	:	<b>Beredo Compound, Brgy.</b> <b>Alangilan, Batangas City</b> <b>(043) 786 – 0677</b>
<b>NAME OF AUTHORIZED REPRESENTATIVE</b>	:	<b>DUSTIN RUSSEL V. CABRERA</b>
<b>ADDRESS/TEL.NO.</b>	:	<b>Beredo Compound, Brgy.</b> <b>Alangilan, Batangas City</b> <b>(043) 786 – 0677</b>
<b>TYPE OF PROJECT</b>	:	<b>RESIDENTIAL SUBDIVISION</b> <b>Under PD 957 – with HOUSING</b> <b>COMPONENT (originally approved</b> <b>as RESIDENTIAL SUBD. under</b> <b>PD 957 – LOT ONLY)</b>
<b>LOCATION OF PROJECT</b>	:	<b>Brgys. Alangilan and Balagtas,</b> <b>Batangas City</b>
<b>PROJECT AREA</b>	:	<b>31,197 SQ.M.</b>
<b>NUMBER OF SALEABLE LOTS</b>	:	<b>155 Lots (102 lots in the original</b> <b>approval)</b>
<b>TOTAL AFFECTED LAND AREA</b>	:	<b>31,197.00 Square meters</b>
<b>RIGHT OVER LAND</b>	:	<b>OWNER / JOINT VENTURE</b> <b>AGREEMENT (JVA)</b>

**OWNER** : **BEREDO PRIME PROPERTIES, INC. Mortgaged to Bangko Kabayan with Certificate 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 Certificate 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 Certificate of No Objection to Develop**

**TCT NO.** : **052 - 2013002161**

**AREA** : **678 SQ.M**

**OWNER** : **JULIUS JOSEPH B. BEREDO md. to Charmaine Anne H. Beredo Mortgaged to Bangko Kabayan - With Certificate of No Objection to Develop**

**TCT. NO.** : **052 - 2013002162**

**AREA** : **709 SQ.M.**

**OWNER** : **JULIUS JOSEPH B. BEREDO md. to Charmane Anne H. Beredo - et.al**

**TCT. NO.** : **052-201600064**

**AREA** : **2,151 SQ.M. (1/3 OF 6,451 SQ.M.)**

**OWNER** : **JULIUS JOSEPH B. BEREDO MD.TO CHARMANE ANNE H. BEREDO, ET AL.**

**TCT NO.** : **052- 2016000549**

**AREA** : **6,452 SQ.M.**



OWNER : FEDERICO B. CABRERA JR.  
md. to Zenaida Lopez et.al.

TCT. NO. : 052 – 2014003404

AREA : 6,452 SQ.M.

PROJECT CLASSIFICATION : RESIDENTIAL SUBDIVISION  
Under PD 957 – with HOUSING  
COMPONENT

SITE CLASSIFICATION : SECONDARY URBAN CORE  
ZONE - (SUCZ)

PROJECT DEVELOPMENT COST : Php. 791,867,144.25

SUBJECT : Application for Alteration of Approved Subdivision Plan of Beredo Residences of the Beredo Prime Properties, Inc. located in barangays Alangilan and Balagtas , Batangas City which was earlier granted a Preliminary Approval / Locational Clearance (PALC) and Development Permit (DP) on June 22, 2016 by the City Government of Batangas.

#### PURPOSE FOR THE ALTERATION OF SUBDIVISION PLAN

The project proponent of the Beredo Residences which is the Beredo Prime Properties, Inc. decided to apply for the alteration of its originally approved project in order to include housing components. The proponent will construct and sale townhouse units because of the bigger existing and future demands in the real estate market particularly for residential units of average to middle class income level of buyers.

#### EVALUATION OF SUBDIVISION PLAN

##### A. Approved Subdivision Plan of Beredo Residences under PD 957 - Lots Only

<b>Total Project Area</b>	<b>31,197.00 sq.m.</b>	
Area for Development	31,197.00 sq.m.	100%
a. Saleable Area	16,112.00 sq.m.	51.65%
b. Non- Saleable Area		
Roads	9,501.00 sq.m.	30.45 %
Parks & Playground	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	2,755.00 sq.m.	8.80 %
<b>Total</b>	<b>15,085.00 sq.m.</b>	<b>48.35 %</b>
<b>Gross Project Area</b>	<b>31,197.00 sq.m.</b>	<b>100.00 %</b>

<b>Saleable Lots</b>	<b>102 Lots</b>
<b>Density</b>	<b>32 lots/ha.</b>

**B. Altered Subdivision Plan of Beredo Residences under PD 957 with Housing Component**

<b>Affected Area</b>	<b>31,197.00 sq.m.</b>	
<b>Area for Development</b>	<b>31,197.00 sq.m.</b>	
<b>a. Saleable Area</b>	<b>15,884.00 sq.m.</b>	<b>50.9 %</b>
<b>b. Non- Saleable</b>		
Roads	9,123.32 sq.m.	29.2 %
Parks & Playground	1,877.00 sq.m.	6.0 %
Community Facilities	640.00 sq.m.	2.0 %
Basketball Court	651.69 sq.m.	2.1 %
Multi-purpose area	455.78 sq.m.	1.5 %
Club House	1,649.62 sq.m.	5.3 %
Swimming Pool	454.79 sq.m.	5.30 %
MRF	460.79 sq.m.	1.46 %
<b>Total</b>	<b>15,313.00 sq.m.</b>	<b>49.10 %</b>
<b>Gross Project Area</b>	<b>31,197.00 sq.m.</b>	<b>100.00 %</b>
<b>Saleable Lots</b>	<b>155 Lots</b>	
<b>Density</b>	<b>49.68 lots/ha.</b>	

**C. Other alterations to be made in the originally approved Subdivision Plan**

	<b>Approved Subdivision Plan</b>	<b>Altered Subdivision Plan</b>
<b>1. No. of blocks</b>	9	15
<b>2. Minimum Lot Area</b>		
a. Single Detached	104.00 sq.m.	No provision
b. Duplex/Single Attached	80.00 sq.m.	No provision
c. Townhouse (rowhouse)		71.00 sq.m.
<b>3. Minimum Lot Frontage</b>		
a. Single Detached	12.0 m.	No provision
b. Duplex/ Single Attached	8.0 m.	No provision

c. Townhouse (rowhouse)		6.0 m.
<b>4. Length of Block</b>	135.0 m	120.0 m.
<b>5. Alley</b>	No provision	2.0 m.

The other parameters in the altered subdivision plan such as right – of- way (roads) , planting strips, sidewalk, road pavement, curb and gutter, drainage system and outfall, water supply, fire hydrants, power supply, sewage disposal system and garbage disposal system are the same with the originally approved subdivision plan.

**D. Housing/Shelter Components**

**1. Sandstones Model**

- ❖ The propose housing units are eighty two (82) units
- ❖ Two (2) storey townhouse building with carport
- ❖ Lot area – 90.00 sq.m./91.00 sq.m./93.00 sq.m.
- ❖ Building area – 132.0 sq.m.
- ❖ Front setback – 3.0 meters
- ❖ Rear setback – 2.0 meters
- ❖ Left & right side – firewall

**2. Brownstone Model**

- ❖ The propose housing units are forty two (42) units
- ❖ Three (3) storey townhouse building with carport
- ❖ Lot area – 97.0 sq.m to 103.0 sq.m.
- ❖ Building area – 224 sq.m.
- ❖ Front setback – 3.0 meters
- ❖ Rear setback – 2.0 meters
- ❖ Left & right – firewall

**3. Cornerstone Model**

- ❖ The propose housing units are thirty one (31) units
- ❖ Four (4) storey townhouse building with carport
- ❖ Lot area – 71 sq.m. to 230 sq.m.
- ❖ Building area – 311. 675 sq.m.
- ❖ Front setback – 3.0 mters
- ❖ Rear setbck – 2.0 meters
- ❖ Left & right – firewall

**EVALUATION OF FACTS**

1. Inspection of the project site was conducted on February 16, 2017 and the findings were as follows:

- a. the roads provided in the subdivision plan were already constructed and concrete paved
- b. the drainage system were also constructed
- c. concrete perimeter fence and steel gate were constructed.
- d. entrance of the subdivision was already landscaped.

- e. planting strips along the major roads were planted with palm trees.
2. The Barangay Council of Balagtas adopted Resolution No. 04, series of 2017 on February 3, 2017, allowing and approving the development of a parcel of land into a subdivision with housing component owned by Beredo Prime Properties, Inc.
  3. The Barangay Council of Alangilan adopted Resolution No. 04 series of 2016 on March 4, 2016 allowing and approving the development of land into a subdivision with housing component owned by Beredo Prime Properties, Inc.
  4. Beredo Residences had been issued a Preliminary Approval / Locational Clearance (PALC) and Development Permit (DP) on June 22, 2016, by the city government of Batangas.
  5. The project has not yet been issued a License to Sell and a Certificate of Registration by the Housing and Land Use Regulatory Board (HLURB).
  6. The developer has not yet started the selling of lots/ townhouses of the Beredo Residences.
  7. Per evaluation and verification of the submitted proposed alteration of the subdivision plan, the proponent has complied with the requirements of minimum design standards and implementing rules and regulations of PD 957 otherwise known as **“The Subdivision and Condominium Buyers’ Protective Decree”**.
  8. The project has been granted an Environmental Compliance Certificate (ECC) by the Environment Management Bureau – Department of Environment and Natural Resources (EMB – DENR) on December 7, 2016.

#### **RECOMMENDATIONS :**

The application for alteration of subdivision plan of Beredo Residences owned by the Beredo Prime Properties, Inc. located at barangays Alangilan & Balagtas, this city from residential subdivision under PD 957 – lots only to residential subdivision under PD 957 with housing component and from 102 saleable lots to 155 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 the required Preliminary Approval/Locational Clearance and Development Permit shall be sufficient ground or basis for its revocation;
4. The proponent/developer shall submit the approved subdivision plans to the Land Management Bureau and the Land Registration Authority 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 of the said agency.
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 townhouse unit to be constructed in corner lots shall provide a minimum of 2.0 meters wide setback at the right or left side of the building;
10. The Brownstone type townhouse unit shall be constructed in a lot with a minimum lot area of 105.0 square meters;
11. The Sandstone type townhouse unit shall be constructed in a lot with a minimum lot area of 90.0 square meters;
12. The Cornerstone type townhouse unit shall be constructed in a lot with a minimum lot area of 105.0 square meters;
13. The proponent /developer shall secure the required 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 the actual construction;
14. The proponent shall secure the required City Environmental Clearance (CEC) from the City Environment and Natural Resources Office (City - ENRO) prior to the actual construction of the project;
15. The proponent/developer shall submit to this office the brochures and other forms of advertisements, notices and circulars in connection with the sale of the subdivision lots and houses;
16. The proponent/developer shall provide 20% of project gross area for socialized housing in compliance with Section 18 of RA 7279;
17. The proponent /developer shall strictly comply with all the conditions that will be stipulated in the Preliminary Approval/Locational Clearance and Development Permit and the approved subdivision plan that will be issued to the project;
18. 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;
19. The proponent/developer shall strictly comply with all the conditions setforth in the Environmental Compliance Certificate (ECC) issued by the EMB - DENR to the proposed project;
20. The proponent/developer shall develop the required community facilities like multi - purpose hall/ parks and playground within the project site as mandated by PD 957;
21. 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;


22. 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;

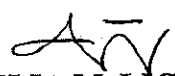
23. The transfer of ownership of the project carries with it the responsibility of complying with the abovementioned conditions, the transfer of which shall be made known to this office through a written notification by herein grantee within fifteen (15) calendar days from such transfer.

**February 21, 2017**

Prepared by :

  
**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