

**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**EXCERPT FROM THE MINUTES OF THE SPECIAL SESSION HELD BY THE  
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY  
ON MARCH 28, 2019 AT THE SANGGUNIANG SESSION HALL**

**PRESENT:**

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Aileen Grace A. Montalbo,	Councilor
Hon. Sergie Rex M. Atienza,	“
Hon. Hamilton G. Blanco,	“
Hon. Alyssa Renee A. Cruz,	“
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,	“
Hon. Nelson J. Chavez,	“
Hon. Julian Pedro M. Pastor,	“
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.
Hon. Marjorie A. Manalo,	SK-Fed. Pres.

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

**RESOLUTION NO. 107 S. 2019**

**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/  
LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF REAL ESTATE  
INVESTORS, INC. FOR A SOCIALIZED HOUSING PROJECT FOR RELOCATION  
OF INFORMAL SETTLERS, NAMED BAGONG PAG-ASA VILLAGE**

**WHEREAS**, presented to the Sangguniang Panlungsod is the Application for Preliminary Approval/Locational Clearance and Development Permit of Real Estate Investors, Inc. for a socialized Housing Project for Relocation of Informal Settlers named Bagong Pag-asa Village located in Barangay Cuta, 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 Real Estate Investors, Inc. for a Socialized Housing Project for Relocation of Informal Settlers located in Barangay Cuta, Batangas City;

Continuation of Resolution No. 107 S. 2019

APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/  
LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF REAL ESTATE  
INVESTORS, INC. FOR A SOCIALIZED HOUSING PROJECT FOR RELOCATION  
OF INFORMAL SETTLERS, NAMED BAGONG PAG-ASA VILLAGE

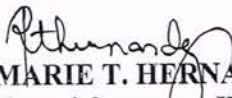
RESOLVED FURTHER, that the conditions recommended in the Evaluation Report of the City Planning and Development Office of Batangas City shall be strictly observed and complied with by the applicant-project proponent prior to the commencement of their projects.

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

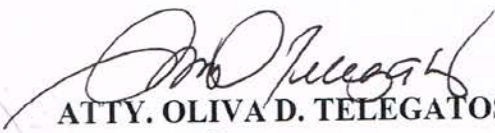
UNANIMOUSLY APPROVED.”

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SPONSOR : COUN. GERARDO A. DELA ROCA  
COMMITTEE ON ENVIRONMENT AND URBAN  
DEVELOPMENT LAND USE AND ZONING  
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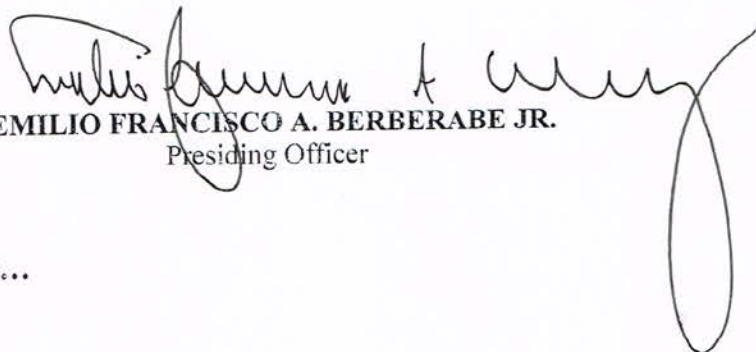
I hereby certify that the foregoing Resolution No. 107 S. 2019 was approved by the Sangguniang Panlungsod of Batangas City during its Special Session held on March 28, 2019.

  
ROSEMARIE T. HERNANDEZ  
Board Secretary IV  
Sangguniang Panlungsod

NOTED:

  
ATTY. OLIVA D. TELEGATOS  
Secretary  
Sangguniang Panlungsod

ATTESTED:

  
EMILIO FRANCISCO A. BERBERABE JR.  
Presiding Officer

ODT/RTH/ystingchuy...



REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

**TO** : The Honorable Presiding Officer  
And Members of the Sangguniang Panlungsod

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

**SUBJECT** : Application for Preliminary Approval/Locational  
Clearance and Development Permit of Real Estate  
Investors, Inc. for a Socialized Housing Project  
for Relocation of Informal Settlers PHASE I named  
Bagong Pag-asa Village located in Barangay Cuta,  
Batangas City

**COMMENTS:**

Referred to the Committee is the subject Application for Preliminary Approval/Locational Clearance and Development Permit of Real Estate Investors, Inc. for a Socialized Housing Project for Relocation of Informal Settlers PHASE I named Bagong Pag-asa Village located in Barangay Cuta, Batangas City.

The Committee on Environment, Urban Development, Land Use and Zoning held a committee hearing on March 20, 2019. In attendance are: Coun. Gerardo A. Dela Roca, Chairman; Coun. Lazarte, Coun. Villena, Coun. Cruz, Coun. Macatangay, Coun. Atienza, members of the Committee; Hon. Vice Mayor Emilio Francisco A. Berberabe, Jr., and other members of the Sangguniang Panlungsod, Coun. Chavez, Coun. Pastor, Coun. Montalbo, Coun. Blanco, Coun. Buted and Coun. Nestor Dimacuha. Also present are Ms. Ma. Aileen Paglicawan and Ms. Charmaine Landicho from City ENRO; Engr. Emelita C. Untalan from CEO, Ms. Michelle A. Festijo and Ms. Delia M. Licarte from CPDO, Former Governor Tony Leviste from Lipa City, Mr. Christopher Jorge Vela, Mr. German Casulla, Jr., Ms. Abegail Chavez and Ms. Zenaida P. Sayom from Batangas City.

**FINDINGS:**

The proposed project site is located at Barangay Cuta, Batangas City with a total project area of approximately twenty-four thousand four hundred forty-one (24,441) square meters covered by Transfer Certificate of Title No. T-31142.

The proposed relocation site is located within the designated Primary Urban Core Zone - 1 (PUCZ - 1) per the Batangas City Zoning Ordinance.

The Sangguniang Barangay of Cuta passed Resolusyon Blg. 2, Serye 2019 endorsing and approving socialized housing project of the Real Estate Investors Inc. to be located in Barangay Cuta, this city with conditions on January 21, 2019.

The Batangas Seaport Planners Inc. was granted an Environmental Compliance Certificate (ECC) by the Department of Environment and Natural Resources (DENR) for Batangas Seaport Reclamation Project to be located in Barangay Cuta, this city which is fronting the project site on September 3, 1999.


The project site was traversed by the Malampaya natural gas pipeline going to the Sta. Rita Power Plant, San Lorenzo Power Plant, San Gabriel Power Plant and Avion Power Plant.

**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: March 28, 2019 .

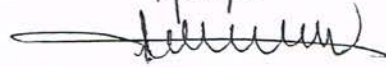
  
COUN. GERARDO A. DELA ROCA  
Chairman

Committee on Environment and Urban Development  
Land Use and Zoning

  
COUN. SERGIE REX M. ATIENZA  
Member

  
COUN. ALYSSA RENEE A. CRUZ  
Member

  
COUN. ARMANDO C. LAZARTE  
Member

  
COUN. JULIAN B. VILLENA  
Member

  
COUN. OLIVER Z. MACATANGAY  
Member

  
COUN. MARJORIE A. MANALO  
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: cpdobatangacity@yahoo.com.

### EVALUATION REPORT

NAME OF PROJECT : BAGONG PAG-ASA VILLAGE

NAME OF APPLICANT : REAL ESTATE INVESTORS, INC.  
By: Mr. Jose Antonio Leviste

ADDRESS/TEL. NO. : LPL Towers, 112 Legaspi St., Legaspi  
Village, Makati City, Metro Manila/  
02-519-6004

NAME OF DEVELOPER : REAL ESTATE INVESTORS, INC.

ADDRESS/TEL.NO. : LPL Towers, 112 Legaspi St., Legaspi  
Village, Makati City, Metro Manila/  
02-519-6004

AUTHORIZED REPRESENTATIVES : Mr. Christopher Jorge San Agustin Vela

ADDRESS/TEL/NO. : Concept Building  
Brgy. Balagtas, Batangas City  
0917-623-4237

TYPE OF PROJECT : SOCIALIZED HOUSING PROJECT  
FOR RELOCATION OF INFORMAL  
SETTLERS PHASE I

LOCATION OF PROJECT : Brgy. Cuta, Batangas City

TOTAL LAND AREA : 47,329 sq.m.

PROJECT AREA : 24,441 sq.m. (Phase I)

NUMBER OF SUBDIVISION LOTS : 355 Lots

RIGHT OVERLAND : Owner

PROJECT COST : TCT No. T- 31142  
Php 71,683,912.00

PROJECT CLASSIFICATION : Socialized Housing Project

SITE ZONING CLASSIFICATION : Primary Urban Core Zone – 1 (PUCZ-1)

**SUBJECT :** Applications for Preliminary Approval/Locational Clearance and Development Permit of Real Estate Investors Inc. for Socialized Housing Project Phase I to be located in Barangay Cuta, Batangas City.

**A. DESCRIPTION OF PROJECT SITE**

1. The project site is located at Barangay Cuta, Batangas City with a total project area of approximately twenty-four thousand four hundred forty-one (24, 441.00) square meters covered by Transfer Certificate of Title No. T - 31142.
2. The project site is accessible through an approximately eight (8.00) meter wide road-right of way from the national road going to PPA.
3. It is approximately two hundred (200) meters away from the national road going to PPA, Sta. Clara.
4. The project site is bounded by the following:
  - North – creek/residential settlement
  - East – creek vacant lot/residential settlement
  - South – Tatlonghari Resort
  - West – Batangas Bay/proponent's lot
5. The project site was traversed by the Malampaya natural gas pipeline occupying an area of 2,624 square meters more or less. There are eight (8) green houses constructed at the affected area of the SPEX Malampaya which are situated at Block Nos. 25, 27, 29, 32, 34, 36, 38 and 39. The easement is measured five (5) meters both sides from centerline of the pipeline. Average depth is 1.25 meters.
6. The proponent constructed sixteen (16) units one-storey row houses at the affected area of the Malampaya natural gas pipeline.
7. The Department of Public Works and Highway (DPWH) constructed retaining/protection wall at both sides of the creek at the northern boundary of the project site.
8. The proponent constructed seventy-six (76) units row houses wherein fifty six (56) units are being occupied by the informal settlers from barangay Cuta and only four (4) units are unoccupied while the remaining sixteen (16) units affected by the natural gas pipeline were also unoccupied.
9. The Department of Public Works and Highways (DPWH) constructed a two-storey community center within the project site which is 60% completed.
10. The 4.0 meter to 6.00 meter wide subdivision roads were concrete paved by the Department of Public Works and Highways (DPWH).
11. The proponent already constructed covered drainage canal at the area wherein the seventy- six (76) unit row houses were constructed.



12. There are still no existing Meralco poles within the project site. The residents used their old electric meters which are attached outside of the project site at the poles of Meralco along the national road going to Philippine Port Authority (PPA). Only the electrical lines connected to temporary posts are within the relocation site.
13. The water supply of the residents of the relocation site is from the Prime Water Infrastructure Corp. utilizing their existing water meters which are still located along the national road going to PPA.
14. Based on the information provided by Punong Barangay Ramil Casada of Cuta, the present project site was earth filled to raise its elevation.
15. The floor area of each unit of the existing row houses is 22.5 square meters which has three sides firewall.

## B. EVALUATION OF SUBDIVISION PLAN

Project Gross Area – 24,441.00

Design Parameters	BP 220 Economic & Socialized	Bagong Pag-asa Village Relocation	Percent %
Project Gross Area		24, 441.00 sq.m.	
ROW Pipeline		2, 624.00 sq.m.	
Easement		<u>652.00 sq.m.</u>	
Net Development Area		21, 165.00 sq.m.	
1. Land Allocation			
Net Development Area		21, 165.00 sq.m.	
a. Saleable Area	Variable	11, 023.00 sq.m.	52.08 %
b. Non-Saleable Area			
Parks & Playground	3.5%	1,536.00 sq.m.	10.32 %
Community Facility	1.0 %	648.00 sq.m.	
Road & Alleys			
Major Road		1,706.00 sq.m.	37.6 %
Minor Road		6,252.00 sq.m.	37.68 %
			100 %
Saleable Lots		355 Units/lots	
Density	150 unit/ha.& below	145 Units/ha.	
2. Minimum Lot Area			
Row House			
a. regular lots		30 sq.m.	
b. corner lots		30-65 sq.m.	
c. irregular lots		30-56 sq.m.	
3. Minimum Lot Frontage			
Row House			
a. regular lots	4.0 m	4.94 m.	
		5.00 m.	
		5.55 m.	
b. corner lots		4.32.m	
		5.99 m.	

4. Length of Block	400.0 m. Maximum	148.0 m.
5. Road-Right-of Way (ROW)		
a. major road	8.0 m.	6.0 m.
b. minor road	6.5 m.	4.0 m.
6. Planting Strip (each side)		No provision
No provision		No provision
7. Sidewalk (each side)		
a. major road	1.2 m.	0.50 m
b. minor road	0.5 m.	No provision
8. Road Pavement		
a. major road	Concrete/asphalt	150mm THK concrete pavement with 100 mm THK base course and 150 mm THK sub-base course
b. minor road	Concrete/asphalt	150 mm THK concrete pavement with 100 mm THK base course & 150 mm sub-base course
9. Curb & Gutter		
a. major row		
b. minor row		
10. Drainage system	Underground	Underground drainage system using reinforced concrete pipe (RCP) with size of 500 mm
11. Drainage outfall for storm water	Existing drainage canal provided by the government or existing nearest creek or river	Creek at the northern boundary of the project site
12. Power Supply	Connect to the power service in the city	Connect to Meralco
13. Water Supply	Centralized water system or connect to public water system	Connect to Prime Water
14. Fire Hydrant	250 meters (max. spacing)	No provision for fire hydrant
15. Garbage Disposal System	Provide sanitary and efficient collection and disposal system	No Solid Wastes Management Plan/ Program Submitted



domestic waste wherever independently or in conjunction with local government garbage collection and disposal services as provided by RA 9003.

16. Sewage Disposal System

a. Septic Tank

Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules and Regulations and the National Building Code of the Philippines and its Implementing Rules and regulations.

Individual septic tank but it is tap to street sewer line as per plan submitted

17. Waste water treatment facility (WWTF)

No Provision of Waste Water Treatment Facility, per plan submitted, the waste water from kitchen sink, and laundry is discharge to the catch basin drainage system, the waste water from toilet and bathroom is discharge to the septic tank.

19. Shelter Component

a. Minimum Floor Area row house

22.5 sq.m.

22.5 sq.m.

b. Minimum Level of Completion

row house

Complete house

Complete house

c. Building Setbacks

row house

1. Front  
2. Side

1.50 m

1.50 m.

3. Rear

2.0 m.

Firewall/with open court  
(as per plan submitted)

### C. EVALUATION OF FACTS

1. The project site for the proposed relocation site is located within the designated Primary Urban Core Zone- 1 (PUCZ-1) per the Batangas City Zoning Ordinance.
2. The Sangguniang Barangay of Cuta passed Resolusyon Blg. 2, Serye 2019 endorsing and approving socialized housing project of the Real Estate Investors Inc. to be located in Barangay Cuta, this city with conditions on January 21, 2019.
3. The Batangas Seaport Planners Inc. was granted an Environmental Compliance Certificate (ECC) by the Department of Environment and Natural Resources (DENR) for Batangas Seaport Reclamation Project to be located in Barangay Cuta, this city which is fronting the project site on September 3, 1999.
4. The project site, which is Lot No. 91 covered by TCT No. T- 31142 was mortgaged to the Philippine Business Bank, Inc. on December 29, 2015.
5. The project site was traversed by the Malampaya natural gas pipeline going to the Sta. Rita Power Plant, San Lorenzo Power Plant, San Gabriel Power Plant and Avion Power Plant.

### RECOMMENDATIONS

The applications for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for a Socialized Housing Project Phase I of the Real Estate Investors Inc. located in Barangay Cuta, Batangas City is being endorsed to the Sangguniang Panlungsod for appropriate action with 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 expansions, alterations and /no improvement shall be introduced in the project site without clearance and permit from the city government;
3. The owner/developer shall submit the approved subdivision plan to the Land Management Bureau and National land Titles and Deed of Registration Administration for verification and approval of the field survey plans;
4. Areas allocated for open spaces and amenities are non-saleable and the use of the said areas shall be indicated in the plan and be annotated in the title.
5. The owner/developer shall comply with the provisions of City Ordinances No. 8 Series of 1994, otherwise known as "Providing Priority in Employment or Work to Qualified Barangay Residents;"
6. The beneficiaries (homeowners) shall comply with applicable provisions of the Environment Code of Batangas City (E-Code);
7. The owner/developer shall plants trees and ornamental plants in the provided parks, open spaces and legal easement along the creek;
8. The owner/developer shall pay all the required taxes and fees to be imposed by the city government;



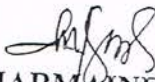
9. The owner/developer shall secure building permit from the City Engineering Office (CEO) and the zoning/location clearance from the City Planning and Development Office (CPDO), for all buildings and structures to be constructed within the project site prior to their construction;
10. The owner/developer shall submit the following prior to the approval of the project:
  1. Landscaped and greening layout plan within the project site.
  2. City Environmental Certificate (CEC) from the City ENRO
  3. Environmental Compliance Certificate (ECC) from the DENR
  4. Solid Wastes Management Plan
  5. Sewerage Disposal System Plan
  6. Waste Water Management Plan
  7. Evacuation Plan for the Residents whenever there is flood or any calamity that will affect the area.
11. The proponent shall construct a waste water treatment facility (WWTF) within the project site for drainage or discharging waste water from the bathroom, septic, lavatory and laundry and shall be maintained at all times;
12. The proponent shall provide power supply, water supply and telecommunication system within the project site;
13. The proponent and the residents of the relocation site shall not use or occupy the required 3.0 meters wide legal easement along the creek. The said easement shall be planted with shade trees and ornamental plants;
14. The existing row houses with three (3) sides firewall shall be provided with open court;
15. The proponent shall provide the required facilities and amenities in a relocation site or resettlement project such as multi-purpose center, parks and playground (basketball court, swing, seesaw, slide, etc.), material recovery facility and perimeter fence.
16. The proponent shall provide the following as required by BP 220 and City Ordinances:
  1. Sidewalk and planting strips along the major and minor road.
  2. Waste water treatment facility.
  3. Standard number of fire hydrants as required by the Fire Code of the Philippines
  4. Power supply and water supply
  5. Material Recovery Facility (MRF) within the project site
  6. Open court at the rear portion of each unit of row house.
17. The proponent and the homeowners shall not discharge waste water from the bathroom, lavatory, laundry and septic tank directly to the drainage canal. Only storm water shall be drained to the drainage canal going to out fall which is the creek and the sea;
18. The proponent shall comply with the provision of *letter d. Section 3 of Ordinance 4, S. 1997 otherwise known as "Subdivision and Condominium Regulatory Ordinance of Batangas City;" to wit:*

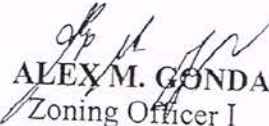
d. *A title to the property which is free from all liens and encumbrance. Provided, that in case any subdivision lot or condominium unit is mortgaged, it is sufficient if the instruments of mortgage contains a stipulation that the Mortgagee shall release the mortgage on the lot or unit upon full payment of the purchase price by the buyer.*


19. The proponent shall secure reclamation permit from the Philippine Reclamation Authority;
20. Any misrepresentation, false statements or allegations material to the issuance of the decision for the applications shall be sufficient ground or basis for its revocation;
21. The proponent shall allow anytime 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;
22. The transfer of ownership of the project carries with it the responsibility of complying with all the above mentioned conditions, the transfer of which shall be made known to this office through a written notification by herein grantees within fifteen (15) days from such transfer.

March 08, 2019

Prepared by:

  
MARIE CHARMAINE P. MARASIGAN  
Designated Zoning Officer I

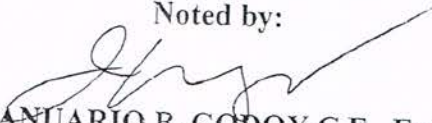
  
ALEX M. GONDA  
Zoning Officer I

  
MICHELLE A. FESTIJO  
Zoning Officer II

  
ROSELYN G. BERBERABE  
Zoning Officer III

  
DELIA M. MCARTE  
Zoning Officer IV

Noted by:

  
JANUARIO B. GODOY C.E., EnP  
City Planning & Development Coordinator