

**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 NOVEMBER 3, 2020 AT THE SANGGUNIANG SESSION HALL**

**PRESENT:**

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Alyssa Renee A. Cruz,	Councilor
Hon. Aileen Grace A. Montalbo,	“
Hon. Nestor E. Dimacuha,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Oliver Z. Macatangay,	“
Hon. Nelson J. Chavez,	“
Hon. Julian B. Villena,	“
Hon. Michael Thomas T. Pastor,	“
Hon. Isidra “Ched” M. Atienza,	“
Hon. Maria Aleth A. Lazarte,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.
Hon. Marjorie A. Manalo,	SK-Fed. Pres.

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

**RESOLUTION NO. 325 S. 2020**

**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/ LOCATIONAL  
CLEARANCE AND DEVELOPMENT PERMIT OF ASIAN PACIFIC ESTATES  
DEVELOPMENT CORPORATION FOR RESIDENTIAL SUBDIVISION EXPANSION  
PROJECTS NAMED, VISTA DE ORO SUBDIVISION EXPANSION LOCATED IN  
BARANGAY STA. RITA KARSADA, BATANGAS CITY AND EL PUERTO REAL  
SUBDIVISION EXPANSION PHASE 1-A3 LOCATED IN BARANGAY BOLBOK,  
BATANGAS CITY**

**WHEREAS**, Asian Pacific Estates Development Corporation is applying for Preliminary Approval/Locational Clearance and Development Permit for the Proposed Residential Expansion Project to be located at Barangays Sta. Rita Karsada and Bolbok, both of Batangas City;

**WHEREAS**, the Sangguniang Panlungsod finds the application to have complied with the requirements of Law of Ordinance;

**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 Asian Pacific Estates Development Corporation for residential subdivision expansion projects of Asian Pacific Estates Development Corporation located in Barangays Sta. Rita Karsada and Bolbok, both of Batangas City, subject to strict compliance with the conditions stated in the Evaluation Report of the City Planning and Development Office, hereto attached as Annex “A” and made integral part of this resolution.

**UNANIMOUSLY APPROVED.”**

Continuation of Resolution No. 325 S. 2020

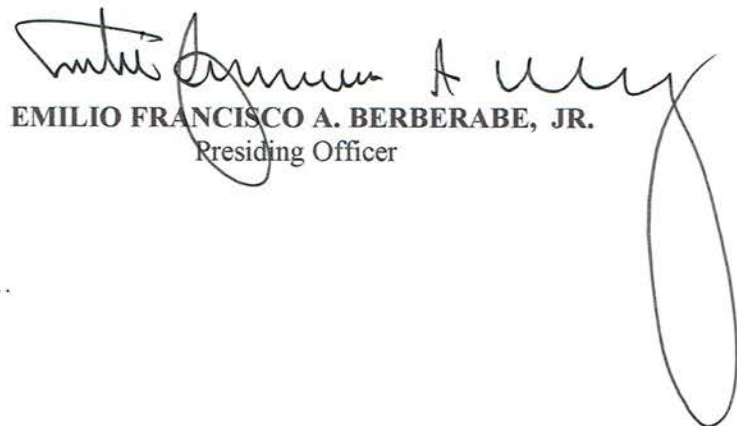
**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/ LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF ASIAN PACIFIC ESTATES DEVELOPMENT CORPORATION FOR RESIDENTIAL SUBDIVISION EXPANSION PROJECTS NAMED, VISTA DE ORO SUBDIVISION EXPANSION LOCATED IN BARANGAY STA. RITA KARSADA, BATANGAS CITY AND EL PUERTO REAL SUBDIVISION EXPANSION PHASE 1-A3 LOCATED IN BARANGAY BOLBOK, BATANGAS CITY**

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I hereby certify that the foregoing Resolution No. 325 S. 2020 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on November 3, 2020.

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary

ATTESTED:

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

ODT/RTH/ystingchuy...





### COMMITTEE REPORT

**To:** The Honorable  
Presiding Officer and Members  
SangguniangPanlungsod

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

**Subject:** Letter from City Mayor, Beverley Rose A. Dimacuha endorsing the Application for Preliminary Approval/Locational Clearance and Development Permit of Asian Pacific Estates Development Corporation for residential subdivision Expansion Projects named, Vista De Oro Subdivision Expansion located in Barangay Sta. Rita Karsada, Batangas City and El Puerto Real Subdivision Expansion Phase 1-a3 located in Barangay Bolbok, Batangas City.

The Committee held a hearing on the subject application on December 13, 2019. Present are the following; Committee Chairman, Councilor Gerardo Dela Roca, Members; Councilor Alyssa Renee A. Cruz, Councilor Julian B. Villena, Councilor Oliver Z. Macatangay, Councilor Nelson Chavez, Councilor Nestor E. Dimacuha and Councilor Marjorie A. Manalo; Vice Mayor Emilio Francisco A. Berberabe Jr. and other members of Sangguniang Panlungsod: Councilor Karlos Emmanjuel A. Buted, Councilor Julian Pedro M. Pastor, Councilor Isidra "Ched" M. Atienza and Councilor Maria Aleth A. Lazarte. Parties present: Ms. Delia M. Licarte, CPDO/Zoning; Engr. Melanio A. Frias, Vista De Oro Subdivision; Brgy. Chairman Marciano Ilagan, Sta. Rita Karsada, Batangas City.

#### FINDINGS:

This application is for the proposed expansion projects named, Vista De Oro Subdivision Expansion located in Barangay Sta. Rita Karsada, Batangas City and El Puerto Real Subdivision Expansion Phase 1-a3 located in Barangay Bolbok, Batangas City, with an area of 3455 sq. meter and 3235sq. meter respectively.

The Sangguniang Barangays of Sta. Rita Karsada and Bolbok, both of Batangas City, recommended the approval to develop the said projects. Resolution No. 04 S. of 2019, Sta. Rita Karsada, Batangas City and Resolution 08 S. of 2019, Bolbok, Batangas City.

The Sewer Treatment Plant (STP) which is being questioned by the Council was submitted just recently.



Republic of the Philippines  
BATANGAS CITY  
OFFICE OF THE SANGGUNIANG PANLUNGSOD  
Tel. No. 723-2175

**RECOMMENDATION:**

Considering the forgoing, the committee recommends the following:

1. To adopt of this Committee Report
2. To approve the attached Resolution approving the application subject to strict compliance with the conditions stated in the Evaluation Report of the City Planning and Development Office which is hereby made integral part of resolution.

Respectfully Submitted: October 27, 2020

  
COUN. GERARDO A. DELA ROCA

Chairman

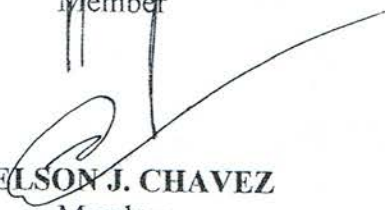
Committee on Environment, Urban Development, Land Use and  
Zoning

  
COUN. ALYSSA RENEE A. CRUZ

Member

  
COUN. JULIAN B. VILLENA

Member

  
COUN. NELSON J. CHAVEZ

Member

  
COUN. NESTOR E. DIMACUHA

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](mailto:cpdobatangacity@yahoo.com)

### EVALUATION REPORT

NAME OF PROJECT	:	VISTA DE ORO SUBDIVISION EXPANSION
NAME OF APPLICANT	:	Asian Pacific Estates Development Corporation By: Mr. Dante M. De Guzman
ADDRESS/TEL. NO.	:	No. 26 Harvard St., Brgy. Socorro, Cubao, Quezon City
NAME OF DEVELOPER	:	Asian Pacific Estates Development Corporation
ADDRESS OF DEVELOPER	:	No. 26 Harvard St., Brgy. Socorro, Cubao Quezon City
NAME OF AUTHORIZED REPRESENTATIVE	:	Engr. Melanio Frias
ADDRESS/TEL.NO.	:	Brgy. Bolbok, Batangas City 0922-850-5686
TYPE OF PROJECT	:	Residential Subdivision Expansion Project under PD 957 Lot Only
LOCATION OF PROJECT	:	Brgy. Sta. Rita Karsada, Batangas City
PROJECT AREA	:	Approx. 3,455.00 SQ. M.
NUMBER OF SALEABLE LOTS	:	30 Lots
RIGHT OVERLAND	:	OWNER: TCT No. 0522018001117
RIGHT - OF - WAY	:	Existing road right-of-way of Vista De Oro Subdivision
PROJECT DEVELOPMENT COST	:	Php 3,938,172.88
PROJECT CLASSIFICATION	:	Residential Subdivision Under PD 957 - Lot Only
SITE ZONING CLASSIFICATION	:	General Development Zone -3 (GDZ-3)



**SUBJECT**

Application for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for a Residential Subdivision Expansion Project under PD 957, named Vista De Oro Subdivision Expansion to be located in Barangay Sta. Rita Karsada, Batangas City.

**A. DESCRIPTION OF THE PROJECT SITE**

The project site is located at Barangay Sta. Rita Karsada, this city, which is accessible by a perpetual right-of-way owned by Roberto H. Blanco and Daisy H. Blanco, from Caltex Road leading to the project site.

A Joint Ventures Agreement (JVA) was made and entered on November 12, 1993, between the land owner, Roberto H. Blanco and the developer, Asian Pacific Estates Development Corporation, re: That the owner guarantees to the developer at its expense a perpetual right-of-way from the Caltex Road, and a right - of - way from the rear of the property to the creek line for drainage system.

The area is relatively flat covered with grasses, bounded by the following:

North : vacant lot  
 East : barangay road  
 South : barangay road  
 West : Vista De Oro Subdivision Phase I

The project site is approximately 5.50 kilometers away from the city hall, 350.0 meters away from Caltex road, and 1.0 kilometer away from the national highway going to the municipalities of San Pascual and Bauan.

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

**B. EVALUATION OF SUBDIVISION PLAN**

Design Parameters	PD 957 Medium Cost	Vista De Oro Subd. Expansion	Percentage
I. Land Allocation			
Project Gross Area		3,455.00 sq.m.	
Area for Development		3,455.00 sq.m.	100 %
a. Saleable Area		2,561.00 sq.m.	74%
b. Non-Saleable Area			
Road Lots		894.00 sq.m.	26 %
Total		3,455.00 sq.m.	100%
Parks & Playground	7% gross area	Will use the provided parks/ playground of Vista de Oro Subdivision Phase I	
Community Facility	Mandatory provisions for community facility	Will use the provided club house and material recovery facility (MRF) of Vista De Oro Subdivision Phase I	



Saleable Lots		30 lots/units
Density		86.83 lots/hectares
2. Minimum Lot Area		
2.1 Single Detached	100 sq.m.	-
2.2 Duplex/Single Attached	80.00 sq.m.	77.0 sq.m./80 sq.m.
2.3 Row House	50.00 sq.m.	-
3. Minimum Lot Frontage		
3.1 Single Detached		
a. corner lot	12.0 m.	-
b. regular lot	10.0 m.	10.0 m.
c. irregular lot	6.0 m.	-
3.2 Single/Attached Duplex	8.0 m.	8.0 m.
3.3 Row House	4.0 m.	-
4. Length of Block	400.00.m.	80.0 m.
5. Road-Right-of-Way (ROW)		
a. Major Road	8.0 m.	8.0 m.
b. Minor Road	6.5 m.	6.5 m.
6. Planting Strips (PS)		
a. 8 m. row	0.4 m.	0.3 m.
b. 6.5 row	Optional	0.3 m.
7. Sidewalk (SW)		
a. 8 m. row	0.6 m.	0.70 m.
b. 6.5 m. row	Optional	0.70 m.
8. Road Pavement		
a. major road	Concrete/asphalt	150 mm thick PCCP (3000 PSI) with 150 mm thick crushed gravel base course and 250 mm thick selected borrow base coursed
b. minor road	Concrete/asphalt	150 mm thick PCCP (3000 PSI) with 150 mm thick crushed gravel base course and 250 mm thick selected borrow base coursed
c. sidewalk	Concrete/asphalt	0.75 mm thick concrete sidewalk with 100 mm sub-base course
9. Drainage System	Underground	Underground using drainage



RCP size of 12 inches diameter, 15 inches diameter, 18 inches diameter and 24 inches diameter

10. Drainage Outfall

Existing drainage canal provided by the government or existing nearest creek and river

Existing drainage outfall for storm water of Vista De Oro Subdivision Phase I.

11. Water Supply

Centralized water system or connect to public water system

Connect to water supply system of Prime Water Infrastructures Corp./BCWD

12. Power Supply

Connect to electrical/power service in the locality

Connect to MERALCO

13. Sewage Disposal System

Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules and Regulations

Individual septic tank will be provided for each houses shall be regulated and approved by the City Engineering Office (CEO) and City Health Office (CHO) per Clean Water Act of 2004 or RA 9275 and Sanitation Code of the Philippines or PD 856 and their IRRs

14. Fire Hydrant

250 meters (max spacing)

Existing one (1) unit fire hydrant which is seventy (70) meters away from the farthest residential unit

15. Garbage Disposal System

Provide sanitary and efficient collection system of solid waste/garbage whether independently or in conjunction with local government collection and disposal service

To be collected by the private collectors/haulers of solid wastes provided by the city government and will provide material recovery facility within the subdivision for proper waste segregation and solid wastes reduction.

**C. EVALUATION OF FACTS**

1. The project site for the proposed residential subdivision expansion project under PD 957 is located within the designated General Development Zone - 3 (GDZ-3) per the Batangas City Zoning Ordinance, wherein the abovementioned project site is an allowed use.



2. The Sangguniang Barangay of Sta. Rita Karsada, this city adopted Barangay Resolution No. 04, Series of 2019 on March 18, 2019 stating their decision to help the management of Vista De Oro for the development of residential subdivision expansion project.
3. The Punong Barangay of Sta. Rita Karsada, issued a barangay clearance on March 22, 2019 stating that the office of the Punong Barangay interposes no objection with the abovementioned project.
4. The right - of - way of the subdivision expansion project is the existing right-of-way of Vista De Oro Subdivision.
5. The proposed drainage outfall for storm water of the project site is the existing drainage outfall for the Vista De Oro Subdivision.

#### D. RECOMMENDATIONS

The applications for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for a residential subdivision expansion project under PD 957 lot only, named Vista De Oro Subdivision Expansion to be located in barangay Sta. Rita Karsada, 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 expansion, alteration and /or improvement shall be introduced in the project site without prior clearance from the city government;
3. 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/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;
4. The proponent/developer shall secure License to Sell and Certificate of Registration from the Housing and Land Use Regulatory Board (HLURB) prior to the actual selling of individual lots. Certified photocopies of which must be furnished to the City Government of Batangas through the City Planning and Development Office;
5. 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";
6. The proponent/developer including lot buyers/homeowners shall comply with the applicable provisions of the Environment Code of Batangas City (E-Code);
7. The proponent/developer shall pay all the required taxes and fees to be imposed by the city government;
8. The lot buyers 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 construction;



9. 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;
10. The proponent/developer shall strictly comply with all the conditions that will be stipulated in the Preliminary Approval/Locational Clearance and the Development Permit (DP) that will be issued by the City Government;
11. The proponent/developer shall submit to the City Planning and Development Office a progress report relative to its compliance to the conditions and requirements for the approval of the said project;
12. 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;
13. The locational clearance shall be considered automatically revoked if the project is not commenced within one (1) year from the date of its issuance while 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;
14. 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;
15. The homeowners/lot buyers of the residential subdivision expansion project shall be allowed to use the existing club house, community facility, material recovery facility parks and playground and other amenities of Vista De Oro Subdivision Phase I as stated on the undertaking of the developer;
16. 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 PD 957 and the Batangas City Environment Code (E- Code);
17. The proponent shall secure Environmental Compliance Certificate (ECC) from the Environmental Management Bureau-Department of Environment and Natural Resources (EMB-DENR) and City Environmental Certificate (CEC) from the City Environment and Natural Resources Office (City - ENRO) prior to the start of the development of the project;
18. Any misrepresentation, false statements or allegations material to the issuance of the decision for the application shall be sufficient ground or basis for its revocation.

November 21, 2019

Prepared by:

  
**MARIE CHARMARINE P. MARASIGAN**  
 Designated Zoning Inspector I

  
**ALEX M. GONDA**  
 Zoning Officer I

  
**DELIA M. LICARTE**  
 Zoning Officer IV

Noted by:

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





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](mailto:cpdobatangacity@yahoo.com)

### EVALUATION REPORT

NAME OF PROJECT	:	EL PUERTO REAL SUBDIVISION EXPANSION Phase I-A3
NAME OF APPLICANT	:	Asian Pacific Estates Development Corporation By: Mr. Dante M. De Guzman
ADDRESS/TEL. NO.	:	No. 26 Harvard St., Brgy. Socorro, Cubao, Quezon City
NAME OF DEVELOPER	:	Asian Pacific Estates Development Corporation
ADDRESS/TEL.NO.	:	No. 26 Harvard St., Brgy. Socorro, Cubao, Quezon City
NAME OF AUTHORIZED REPRESENTATIVE	:	Engr. Melanio Frias
ADDRESS/TEL.NO.	:	Brgy. Bolbok, Batangas City 0922-850-5686
TYPE OF PROJECT	:	Residential Subdivision Expansion Under PD 957 – Lot Only
LOCATION OF PROJECT	:	Brgy. Bolbok, Batangas City
PROJECT AREA	:	Approximately 3, 235.00 sq.m.
NUMBER OF SALEABLE LOTS	:	24 Lots
RIGHT OVERLAND	:	Owner: TCT No. T- 41837
RIGHT OF WAY	:	Existing Road Right-of-Way of El Puerto Real Subdivision Phase I
PROJECT DEVELOPMENT COST	:	Php. 7,117,000.00
PROJECT CLASSIFICATION	:	Residential Subdivision Under PD 957 – Lots only
SITE ZONING CLASSIFICATION	:	General Development Zone – 3 (GDZ-3)



**SUBJECT :** Application for Preliminary Approval/ Locational Clearance (PALC) and Development Permit (DP) for a Residential Subdivision Expansion Project under PD 957 Lot only, named El Puerto Real Subdivision Expansion Phase I – A3 to be located at Barangay Bolbok, Batangas City.

**A. DESCRIPTION OF THE PROJECT SITE**

The project site is located in Barangay Bolbok, this city with a total area of 3, 235.00 square meters more or less which is accessible through the existing right - of- way of El Puerto Real Subdivision Phase - I leading to the national highway at barangay Kumintang Ilaya. It is approximately 1.50 kilometers away from the national highway and 800 meters away from the Port Division Road, and 4.0 kilometers away from the city proper.

The project site has a flat terrain. It is presently covered with grasses and shrubs.

The project is bounded by the following:

- North – right-of-way (6.00 meters wide)
- East - residential area
- South – creek and Mariners Subdivision Phase 2
- West – vacant lot

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

**B. EVALUATION OF SUBDIVISION PLAN**

Design Parameters	PD 957 Medium Cost	El Puerto Real Subdivision Expansion - Phase I-A3	%
<b>I. Land Allocation</b>			
Project Gross Area		3, 235 sq.m.	
Area for Development		3, 235 sq.m.	100%
a. Saleable Area		1, 920 sq.m.	59.35%
b. Non Saleable Area		1,315 sq. m	40.652%
Road Lot		1,219 sq.m.	37.68 %
Open Lot Space		96 sq.m.	2.97 %
<b>Total</b>		<b>3,235 sq.m.</b>	<b>100 %</b>
Saleable Lots		24 lots	



Density		74.19 lots/hectares	
Parks and playground	3.5 % of gross area	Will use the provided Parks/playground of El Puerto Real Phase I-A2	
Community facility	1.0% of gross area	Will provide community facility within the site at Lot No. 27	
<b>2. Minimum Lot Area</b>			
2.1 Single Detached	100 sq.m.	-	
2.2 Duplex/Single Attached	80.0 sq.m.	80.0 sq.m.	
2.3 Row House	50.0 sq.m.	-	
<b>3. Minimum Lot Frontage</b>			
<b>3.1 Single Detached</b>			
a. corner lot	12.0 m.	-	
b. regular	10.0 m.	-	
c. Irregular lot	6.0 m.	-	
d. Interior lot	3.0 m.	-	
3.2 Duplex/single attached	8.0 m.	10.0 m.	
3.3 Row house	4.0 m.	-	
4. Length of Block	400 meters (max.)	126.0 m.	
<b>5. Road Right-of-way</b>			
5.1 major road	10.0 m.	8.0 m.	
5.2 minor road	8.0 m.	6.5 m.	
<b>6. Road Specification</b>			
<b>6.1 Planting Strip (PS)</b>			
a. 8.0 m. (row)	0.4 m.	0.30 m.	
b. 6.5 m. (row)	Optional	0.30 m.	
<b>6.2 Sidewalk (SW)</b>			
a. 8.0 m. (ROW)	0.60 m.	0.70 m.	
b. 6.5 m. (ROW)	optional	0.70 m.	
<b>7. Road Pavement</b>			
7. a Major Road	concrete/asphalt		
7. b Minor Road	Concrete/asphalt		
8. Drainage System	Underground	Underground using drainage RCP sizes of 12 inches diameter, 15 inches diameter, 18 inches diameter and 24 inches diameter	



9. Drainage Outfall

Existing drainage canal provided by the government or existing nearest creek and river

Existing creek at the southern boundary of the project site will serve its outfall for storm water

10. Water Supply

Centralized water system or connect to public water system

Connect to provided water supply system of Prime Water Infrastructure Corp./BCWD

11. Power Supply

Connect to electrical/ power service in the locality

Connect to Meralco

12. Fire Hydrant

250 meters (max. spacing)

Provision of one (1) unit fire hydrant within the project site

13. Sewage Disposal

a. Septic tank

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

Individual septic tank which will be provided for each house shall be regulated and approved by the City Engineering Office (CEO) and City Health Office (CHO) per the provisions of Clean Water Act of 2004 or RA 9257 and Sanitation Code of the Philippines or PD 856 and their IRRs

15. Garbage Disposal System

Provide sanitary and efficient collection system of solid waste/garbage whether independently or in conjunction with local government collection and disposal service

To be collected by the private collectors/ haulers of solid wastes provided by the City Government and will use the provided material recovery facility (MRF) of El Puerto Real Subdivision Phase I – A3 for waste segregation and solid waste reduction

C. EVALUATION OF FACTS

1. The project site for the proposed El Puerto Real Subdivision Expansion Phase I – A3 project under PD 957 lot only, is located within the designated General Development



Zone - 3 (GDZ-3) per the City Zoning Ordinance, wherein the abovementioned project is an allowed use.

2. The Sangguniang Barangay of Bolbok, this city adopted Barangay Resolution No. 8 Series of 2019, allowing the Asian Pacific Estates Development Corp., El Puerto Real Subdivision Phase I- A3 extension of El Puerto Real Subdivision on March 26, 2019.
3. The Punong Barangay of barangay Bolbok issued a barangay clearance on March 26, 2019 interposing no objection on the development of the El Puerto Real Subdivision Expansion Phase I - A3
4. The proposed subdivision road-right-of way is the existing right - of - way of El Puerto Real Subdivision Phase I - A3 leading to the national highway at barangay Kumintang Ilaya.
5. Based on the submitted subdivision plan, the provided easement along the creek at the southern boundary of the project site is 3.0 meters wide.
6. The proposed drainage outfall for storm water for the project is the creek at the southern boundary of the project site.
7. Based on the submitted plan, the developer will provide material recovery facility at Lot No. 27 within the project site.

## RECOMMENDATIONS

The applications for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for expansion of residential subdivision project under PD 957, lot only, named El Puerto Subdivision Expansion Phase I- A3 located in Barangay Bolbok, 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 expansion, alteration and /or improvement shall be introduced in the project site without prior clearance from the city government;
3. 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/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;
4. The proponent/developer shall secure License to Sell and Certificate of Registration from the Housing and Land Use Regulatory Board (HLURB) prior to the actual selling of individual lots. Certified photocopies of which must be furnished to the City Government of Batangas through the City Planning and Development Office;
5. 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";



6. The proponent/developer including lot buyers/homeowners shall comply with the applicable provisions of the Environment Code of Batangas City (E-Code);
7. The proponent/developer shall pay all the required taxes and fees to be imposed by the city government;
8. The lot buyers 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 construction;
9. 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;
10. The proponent/developer shall strictly comply with all the conditions that will be stipulated in the Preliminary Approval / Locational Clearance and the Development Permit (DP) that will be issued by the City Government;
11. The proponent/developer shall submit to the City Planning and Development Office a progress report relative to its compliance to the conditions and requirements for the approval of the said project;
12. 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;
13. The locational clearance shall be considered automatically revoked if the project is not commenced within one (1) year from the date of its issuance while 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.
14. 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.
15. The proponent/developer shall maintain the provided 3.0 meter wide easement along the creek at all times. No structures shall be erected or constructed at the said easement and it be planted with trees and plants.
16. The proponent shall provide a setback of 3.0 meter wide by 5.0 meter long at both sides of the subdivision entrance for loading and unloading of passengers;
17. The homeowners/lot buyers of the residential subdivision expansion project shall be allowed to use the existing club house, community facility, material recovery facility parks and playground and other amenities of El Puerto Real Subdivision as stated on the undertaking of the developer ;
18. 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 PD 957 and the Batangas City Environment Code (E- Code);
19. The proponent shall secure Environmental Compliance Certificate (ECC) from the Environmental Management Bureau -- Department of Environment and Natural Resources (EMB-DENR) and Certificate of Environmental Compliance (CEC) from the



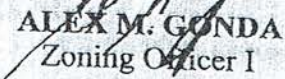
City Environmental and Natural Resources Office (City -ENRO) prior to the start of the development of the project.

20. Any misrepresentation, false statements or allegations material to the issuance of the decision for the application shall be sufficient ground or basis for its revocation.

November 21, 2019

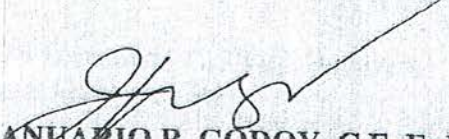
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