



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
22<sup>nd</sup> City Council

PO22CC-179

52<sup>nd</sup> Regular Session

ORDINANCE NO. SP- 3257, S-2024

AN ORDINANCE APPROVING THE SUBDIVISION PLAN OF DIAMOND STAR HOMEOWNERS ASSOCIATION, INC., WITH 24 SALEABLE LOTS, COMMUNITY MORTGAGE PROGRAM (CMP) LOCATED AT LOTS 94 AND 95, BAYABASAN STREET, BARANGAY GULOD, NOVALICHES, DISTRICT V, QUEZON CITY, METRO MANILA, REGISTERED IN THE NAMES OF ROMEO CARAAN, MARRIED TO NENA EREPOL-CARAAN, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBER 004-2017000035, AND REMEDIOS C. ALANIS, COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBER 004-2019005915 OF THE REGISTRY OF DEEDS FOR QUEZON CITY, CONSISTING AN AGGREGATE AREA OF 623.00 SQUARE METERS, AS REPRESENTED BY ITS HOA PRESIDENT, MR. VICTOR L. MARTOS, WITH OFFICE ADDRESS AT THE SAME PROJECT LOCATION, SUBJECT TO COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE IMPLEMENTING STANDARDS, RULES AND REGULATIONS OF QUEZON CITY ORDINANCE NO. SP-56, S-93 AND BATAS PAMBANSA BILANG 220

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*Introduced by Councilor AIKO S. MELENDEZ*

*Co-Introduced by Councilors Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Mutya Castelo, Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Candy A. Medina, Aly Medalla, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Imee A. Rillo, Irene R. Belmonte, Nanette Castelo-Daza, Marra C. Suntay, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, Eric Z. Medina, Emmanuel Banjo A. Pilar, Victor "Vic" Bernardo and Jose Maria M. Rodriguez*

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WHEREAS, Section 16 of Republic Act No. 7160 expressly states that "Every local government unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental to the promotion of the general welfare";

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WHEREAS, there is a request from Diamond Star Homeowners Association, Inc. asking the City Council to approve its subdivision plan application, as required by the City Planning and Development Department in connection with its housing application at Social Housing Financing Corporation;

WHEREAS, the said Association was able to submit all the necessary and mandatory requirements in compliance with the minimum requirements of the Implementing Standards, Rules and Regulations of Quezon City Ordinance No. SP-56, S-93 and Batas Pambansa Bilang 220.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

SECTION 1. The Subdivision Plan of Diamond Star Homeowners Association, Inc., with 24 saleable lots, Community Mortgage Program (CMP) located at Lots 94 and 95, Bayabasan Street, Barangay Gulod, Novaliches, District V, Quezon City, Metro Manila, registered in the names of Romeo Caraan, married to Nena Erepol-Caraan, covered by Transfer Certificate of Title Number 004-2017000035 and Remedios C. Alanis, covered by Transfer Certificate of Title Number 004-2019005915 of the Registry of Deeds for Quezon City, consisting an aggregate area of 623.00 square meters, as represented by its HOA President, Mr. Victor L. Martos, with office address at the same Project location, subject to compliance with the minimum requirements of the Implementing Standards, Rules and Regulations of Quezon City Ordinance No. SP-56, S-93 and Batas Pambansa Bilang 220, is hereby approved, details of which are as follows:

Project Name:	Diamond Star Homeowners Association, Inc.
Project Location:	Lots 94 and 95, Bayabasan Street, Barangay Gulod, Novaliches, District V, Quezon City, Metro Manila
Project Gross Area:	623.00 sq. m.
TCT Numbers:	004-2017000035 and 004-2019005915
Name of Owners:	Romeo Caraan married to Nena Erepol-Caraan, and Remedios C. Alanis
Office Address:	Project Location
Number of Saleable Lots:	24



Handwritten initials and marks at the bottom of the page, including a large 'Q', a signature, an arrow, and a circled 'h'.

*SECTION 2. REPEALING CLAUSE. – All ordinances, resolutions and executive orders or any part thereof which are inconsistent with any of the provisions of this Ordinance are hereby repealed or modified accordingly.*


*SECTION 3. SEPARABILITY CLAUSE. – If, for any reason, any part or provision of this Ordinance is declared invalid or unconstitutional, the other provisions not affected thereby shall continue to be in full force and effect.*

*SECTION 4. EFFECTIVITY CLAUSE. – This Ordinance shall take effect immediately upon its approval.*

*ENACTED: January 22, 2024.*

  
GIAN G. SOTTO  
City Vice Mayor  
Presiding Officer

*ATTESTED:*

  
ATTY. JOHN THOMAS S. ALFEROS, III  
City Government Department Head III  
(City Council Secretary)

APPROVED: FEB 22 2024

  
MA. JOSEFINA G. BELMONTE  
City Mayor

**CERTIFICATION**

*This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on January 22, 2024 and was PASSED on Third/Final Reading on January 29, 2024.*

  
ATTY. JOHN THOMAS S. ALFEROS, III  
City Government Department Head III  
(City Council Secretary)