

**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 JUNE 28, 2022 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 Villena, the following Resolution was Adopted:

**RESOLUTION NO. 143 S. 2022**

**APPROVING THE PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND  
DEVELOPMENT PERMIT OF CREATIVE HOTEL CONCEPTS, INC. FOR A  
PROPOSED RESIDENTIAL SUBDIVISION NAMED PONTEFINO PRIME HEIGHTS  
PHASE 2 TO BE LOCATED IN BARANGAY PALLOCAN EAST, BATANGAS CITY**

**WHEREAS**, Creative Hotel Concepts, Inc. applies for a Preliminary Approval/Locational Clearance and Development Permit for its proposed residential subdivision, named Pontefino Prime Heights Phase 2 to be located in Barangay Pallocan East, Batangas City;

**WHEREAS**, the zoning classification of the location is Commercial-3 Mixed-Used Zone (C3MX-Z);

**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 Creative Hotel Concepts, Inc. for its proposed residential subdivision named Pontefino Prime Heights Phase 2 under PD 957 to be located in Barangay Pallocan East, Batangas City, subject to strict compliance with the conditions set forth in the Evaluation Report of the City Planning and Development Office which is hereby made an integral part of this Resolution.

**UNANIMOUSLY APPROVED.”**

Continuation of Resolution No. 143 S. 2022

**APPROVING THE PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF CREATIVE HOTEL CONCEPTS, INC. FOR A PROPOSED RESIDENTIAL SUBDIVISION NAMED PONTEFINO PRIME HEIGHTS PHASE 2 TO BE LOCATED IN BARANGAY PALLOCAN EAST, BATANGAS CITY**

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

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I hereby certify that the foregoing Resolution No. 143 S. 2022 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on June 28, 2022.

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary

ATTESTED:

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

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Republic of the Philippines  
Batangas City

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

**TO:** The Presiding Officer and Members  
Sangguniang Panlungsod  
Batangas City

**FROM:** Committee on Environment, Urban Development, Land Use and Zoning  
and Committee on Engineering and Public Works

**SUBJECT:** Application for Preliminary Approval/Locational Clearance and  
Development Permit of Creative Hotel Concepts, Inc. for Pontefino Prime  
Heights Phase 2 to be Located in Brgy. Pallocan East, Batangas City

The Committees held a committee hearing on the subject Application on June 23, 2022.

The project is located in Brgy. Pallocan East, Batangas City which is divided with three (3) different lots along an existing creek on the southern boundary of Pontefino Prime Heights Phase I with total project area of 29,374 square meters more or less. Saleable lots shall be 17 lots only and 164 house and lot. The site zoning classification is Commercial-3 Mixed-Use Zone (C3MX-Z).

The Sangguniang Barangay of Pallocan Silangan issued Barangay Council Resolution No. 08, Series 2022, and the corresponding Barangay Clearance is likewise issued to the proponent interposing no objection to the development of the project. The EMB-DENR CALABARZON has issued also the necessary clearance for the project.

**RECOMMENDATION:**

1. The approval of the application for Preliminary Approval/Locational Clearance and Development Permit of Creative Hotel Concepts, Inc. for Pontefino Prime Heights Phase 2 to be Located in Brgy. Pallocan East, Batangas City;

2. The adoption of this Committee Report.

Respectfully submitted. June 28, 2022.

COMMITTEE ON ENVIRONMENT URBAN DEVELOPMENT  
LAND USE AND ZONING

  
COUN. GERARDO A. DELA ROCA  
Chairman

  
COUN. ALYSSA RENEE A. CRUZ  
Member

  
COUN. MARJORIE A. MANALO  
Member



**COUN. JULIAN B. VILLENA**  
Member



**COUN. OLIVER Z. MACATANGAY**  
Member




**COUN. NELSON J. CHAVEZ**  
Member




**COUN. NESTOR E. DIMACUHA**  
Member


**COMMITTEE ON ENGINEERING AND PUBLIC WORKS**




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




**COUN. LORENZO A. GAMBOA JR.**  
Member



**COUN. MARIA ALETH A. LAZARTE**  
Member



**COUN. NESTOR E. DIMACUHA**  
Member



**COUN. ISIDRA M. ATIENZA**  
Member



Republic of the Philippines  
Batangas City  
**City Planning and Development Office**  
City Hall Complex, P. Burgos Street, Batangas City 4200  
Tel. Nos.: (043) 723-4146  
email add: [cpdobatangacity@yahoo.com](mailto:cpdobatangacity@yahoo.com)

**EVALUATION REPORT**  
May 31, 2022

**APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF CREATIVE HOTEL CONCEPTS, INC. FOR THE PROPOSED RESIDENTIAL SUBDIVISION NAMED PONTEFINO PRIME HEIGHTS PHASE 2 UNDER PD 957 TO BE LOCATED IN BRGY. PALLOCAN EAST, BATANGAS CITY**

**I. PROJECT BRIEF**

NAME OF APPLICANT : **CREATIVE HOTEL CONCEPTS, INC.  
BY: MS. FELY T. RAMOS  
Senior Vice President-Chief  
Operating Officer**

ADDRESS OF APPLICANT : **Unit 1505, Paragon Plaza, EDSA,  
Mandaluyong City**

NAME OF DEVELOPER : **Creative Hotel Concepts, Inc.**

ADDRESS OF DEVELOPER : **11<sup>th</sup> Floor. Agustin Building 1, Ortigas  
Center, Pasig City**

NAME OF AUTHORIZED REPRESENTATIVE : **Mr. Leonardo F. Concepcion Jr.  
AVP- Permits & Licenses and Credit  
Collection**

ADDRESS/CONTACT NO. : **271 Dona Soledad Extension, Better  
Living Subdivision, Paranaque City  
09177274510**

TYPE OF PROJECT : **Residential Subdivision under PD 957**

LOCATION OF PROJECT : **Brgy. Pallocan Silangan, Batangas City**

RIGHT OVER LAND : **Owner  
TCT Nos.:  
052-2019001221, 052-2019001240,  
052-2019001178, 052-2019001242,  
052-2018002710, 052-2019001177,  
052-2019001226, 052-2019001223,  
052-2019000016, 052-2019001222,  
052-2019000003, 052-201900004,  
052-2019001228, 052-2019000049,  
052-2019000048, 052-201900002,  
052-2019000047, 052-2019000019,  
052-2019001227, 052-2019001241,  
052-2019001245, 052-2019001224,**

052-2019001225

TD Nos.: 0071-04543, 0071-04544,  
0071-06826

PROJECT AREA	:	29,374 square meters more or less/ 2.937 has.
NUMBER OF SALEABLE LOTS	:	17- Lots only 164 – House & Lot
PROJECT COST	:	Php 315,049,760.00
SITE ZONING CLASSIFICATION	:	Commercial-3 Mixed-Use Zone (C3MX-Z)
PROJECT CLASSIFICATION	:	Residential Subdivision

## II. A. SITE DESCRIPTION

1. The project site is located in Barangay Pallocan East, Batangas City which is approximately 200.00 meters away from Batangas City- Lobo National Road. It is divided with three different lots along an existing creek on the southern boundary of Pontefino Prime Heights Phase I with a total project area of 29,374 square meters more or less.
2. The project site is bounded by the following:
  - North = Creek/Pontefino Prime Heights Phase 1/ General Residential 4 (GR-Z)
  - East = Private lots/ Residential-4 Mixed-Use Zone (R4MX-Z)
  - South = GC Berberabe Subdivision/ General Residential 4 (GR-Z)
  - West = Private lots/ Residential-4 Mixed-Use Zone (R4MX-Z)
3. The site has a flat to sloping terrain covered with grasses and shrubs.
4. The dominant land uses within the fifty (50) meter radius from the project site are residential and commercial uses.

## B. EVALUATION OF SUBDIVISION PLAN

For the whole project

Parameters	PD 957 Medium	Pontefino Prime Heights Phase 2	Percentage (%)
<b>Total Project Area</b>		<b>29,374.00 sq.m.</b>	<b>100 %</b>
1. Land Allocation			
a. Saleable Area	70% Maximum	16,399.40 sq.m.	55.83%
b. Non- Saleable Area	30% Minimum	12,974.60 sq.m.	44.17%
b.1 Roads		9,199.60 sq.m.	31.32%
b.2 Parks/Playground	9.00 %	2,827.00 sq.m.	9.62%
b.3 Community Facility		948.00 sq.m.	3.23%

By Clusters

**B. 1 Cluster 1- ARGENTE**

**Saleable Lots: Townhouse & Lots- 65 units  
Lots Only- 7 units**

Parameters	PD 957 Medium	Pontefino Prime Heights Phase 2	Percentage (%)
<b>Cluster 1- Project Gross Area</b>		<b>12,460.00 sq.m.</b>	<b>100%</b>
1. Land Allocation			
a. Saleable Area	70% Maximum	6,594.00 sq.m.	52.92%
b. Non- Saleable Area	30% Minimum	5,866.00 sq.m.	47.08%
b.1 Roads		3,774.00 sq.m.	30.29%
b.2 Parks/Playground	9.00 %	1,974.00 sq.m.	15.84%
b.3 Community Facility/ Open Space		118.00 sq.m.	0.95%

2. Minimum Lot Area			
a. Row House	50.00 sq.m.	65.50 sq.m.	
3. Minimum Lot Frontage			
a. Row House	4.00 meters	5.00 meters	
4. Length of Block	400 meters (max)	83.00 meters	
5. Right of Way (ROW)			
a. major road	10.00 meters	8.00 meters	
b. minor road	8.00 meters	6.00 meters	
6. Road Specification			
a. Planting strips (each side)	0.40 meters	0.40 meters	
b. Sidewalk (each side)	0.60 meters	0.60 meters	
c. Road pavement	Concrete/asphalt	Concrete (150 mm.thk.)	
7. Water Supply	Connect to the public water supply system/elevated water tank	Will connect to the existing water supply of Pontefino Prime Heights . With provision of one (1) unit elevated water tank for each cluster	
8. Fire hydrant	Maximum spacing 250 meters	Will provide two (2) units fire hydrant located at block 1 and block 6	
9. Electrical Power Supply	Connect to power service available in the area	Will connect to Meralco	
10. Drainage System	Concrete lined canal or underground drainage system	Concrete lined u-type drainage canal with 1.00 meter in depth and 0.60 meter wide	
11. Sewage disposal system	Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules & Regulations	Individual septic tank will be provided for each houses	

12. Garbage disposal system	Local Government Unit (LGU) Services	To be collected by the private collectors/haulers of solid wastes provided by the city government and will provide material recovery facility (MRF) within the subdivision for proper waste segregation and solid wastes reduction.	
13. Drainage Outfall (Storm water)	Existing nearest creek or river; existing drainage canal provided by the government	Existing creek located at the northern portion traversing Pontefino Prime Heights and the proposed project	

## B. 2 Cluster 2- CARAG 1

**Saleable Lots: Townhouse & Lots- 31 units**  
**Lots Only- 10 units**

Parameters	PD 957 Medium	Pontefino Prime Heights Phase 2	Percentage (%)
<b>Cluster 2- Project Gross Area</b>		<b>8,197.00 sq.m.</b>	
<b>1. Land Allocation</b>			
a. Saleable Area	-	4,599.00 sq.m.	56.11%
b. Non- Saleable Area	-	3,597.00 sq.m.	43.88%
b.1 Roads		2,450.00 sq.m.	29.89%
b.2 Parks/Playground	6.00 %	465.00 sq.m.	5.67%
b.3 Community Facility/ Open Space		682.00 sq.m.	8.32%

<b>2. Minimum Lot Area</b>			
a. Row House	50.00 sq.m.	65.00 sq.m.	
<b>3. Minimum Lot Frontage</b>			
a. Row House	4.00 meters	5.00 meters	
<b>4. Length of Block</b>	400 meters (max)	59.00 meters	
<b>5. Right of Way (ROW)</b>			
a. major road	10.00 meters	8.00 meters	
b. minor road	8.00 meters	7.00 & 6.00 meters	
<b>6. Road Specification</b>			
a. Planting strips (each side)	0.40 meters	0.40 meters	
b. Sidewalk (each side)	0.60 meters	0.60 meters	
c. Road pavement	Concrete/asphalt	Concrete (150 mm.thk.)	
<b>7. Water Supply</b>	Connect to the public water supply system/elevated water tank	Will connect to the existing water supply of Pontefino Prime Heights . With provision of one (1) unit elevated water tank for each cluster	
<b>8. Fire hydrant</b>	Maximum spacing 250 meters	Will provide two (2) units fire hydrant located at block 9 and block 7	



9. Electrical Power Supply	Connect to power service available in the area	Will connect to Meralco	
10. Drainage System	Concrete lined canal or underground drainage system	Concrete lined u-type drainage canal with 1.00 meter in depth and 0.60 meter wide	
11. Sewage disposal system	Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules & Regulations	Individual septic tank will be provided for each houses	
12. Garbage disposal system	Local Government Unit (LGU) Services	To be collected by the private collectors/haulers of solid wastes provided by the city government and will provide material recovery facility (MRF) within the subdivision for proper waste segregation and solid wastes reduction.	
13. Drainage Outfall (Storm water)	Existing nearest creek or river; existing drainage canal provided by the government	Existing creek located at the northern portion traversing Pontefino Prime Heights and the proposed project	

### B. 3 Cluster 3- CARAG 2

#### Saleable Lots: Townhouse & Lots- 68 units

Parameters	PD 957 Medium	Pontefino Prime Heights Phase 2	Percentage (%)
<b>Cluster 3- Project Gross Area</b>		<b>8,717.00 sq.m.</b>	
1. Land Allocation			
a. Saleable Area	-	5,205.00 sq.m.	59.72%
b. Non- Saleable Area	-	3,511.00 sq.m.	40.28%
b.1 Roads		2,975.00 sq.m.	34.13 %
b.2 Parks/Playground	9.00 %	388.00 sq.m.	4.45%
b.3 Community Facility/ Open Space		148.00 sq.m.	1.70%
2. Minimum Lot Area			
a. Row House	50.00 sq.m.	65.00 sq.m.	
3. Minimum Lot Frontage			
a. Row House	4.00 meters	5.00 meters	
4. Length of Block	400 meters (max)	82.36 meters	
5. Right of Way (ROW)			
a. minor road	8.00 meters	6.00 meters	
6. Road Specification			
a. Planting strips (each side)	0.40 meters	0.40 meters	
b. Sidewalk (each side)	0.60 meters	0.60 meters	
c. Road pavement	Concrete/asphalt	Concrete (150 mm.thk.)	

7. Water Supply	Connect to the public water supply system/elevated water tank	Will connect to the existing water supply of Pontefino Prime Heights . With provision of one (1) unit elevated water tank for each cluster	
8. Fire hydrant	Maximum spacing 250 meters	Will provide two (2) units fire hydrant located at block 12 and block 16	
9. Electrical Power Supply	Connect to power service available in the area	Will connect to Meralco	
10. Drainage System	Concrete lined canal or underground drainage system	Concrete lined u-type drainage canal with 1.00 meter in depth and 0.60 meter wide	
11. Sewage disposal system	Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules & Regulations	Individual septic tank will be provided for each houses	
12. Garbage disposal system	Local Government Unit (LGU) Services	To be collected by the private collectors/ haulers of solid wastes provided by the city government and will provide material recovery facility (MRF) within the subdivision for proper waste segregation and solid wastes reduction.	
13. Drainage Outfall (Storm water)	Existing nearest creek or river; existing drainage canal provided by the government	Existing creek located at the northern portion traversing Pontefino Prime Heights and the proposed project	

### III. EVALUATION OF FACTS

1. The project site for the proposed residential subdivision project under PD 957 is located within the Commercial-3 Mixed-Use Zone (C3MX-Z) per the Batangas City Integrated Zoning Ordinance wherein the abovesaid project is an allowed use.
2. The Sangguniang Barangay of Pallocan Silangan issued Barangay Council Resolution No.08, Series 2022 on March 22, 2022, approving the development of the abovementioned project with a total area of 29,374 square meters.
3. The Punong Barangay of Pallocan Silangan issued barangay clearance to the proponent dated April 8, 2022 interposing no objection to the development of the proposed residential subdivision.
4. Based on the submitted master development plan, the proposed residential subdivision is composed of three (3) clusters with a total of seventeen (17) saleable lot units and one-hundred sixty-four (164) townhouse units. There will be three (3) proposed connecting bridges traversing an existing creek going to the project site.

5. The project through its proponent was granted a Certificate of Non- Coverage CNC-OL-R4A-2022-05-04051 for Cluster 2-Carag 1 and Certificate of Non- Coverage CNC-OL-R4A-2022-05-04050 for Cluster 3-Carag 2 issued May 19, 2022 by the Environmental Management Bureau CALABARZON of the Department of the Environment and Natural Resources (EMB-DENR).
6. The proposed residential subdivision provided a three (3.00) meter wide easement along the existing creek located at the northern boundary of the site as reflected on the submitted master development plan.
7. Per the submitted plan, the owner/ developer will construct and provide the following amenities and facilities:
  - 7.1 Cluster 1- Argente (12,460.00 sq.m.)
    - a. concrete road
    - b. parks and playground
    - c. basketball court
    - d. riprap
    - e. solar streetlight
    - f. elevated water tank
    - g. meter center
    - h. u-type concrete drainage canal
    - i. fire hydrant
  - 7.2 Cluster 2- Carag 1 (8,197.00 sq.m.)
    - a. concrete road
    - b. parks
    - c. multi-purpose center
    - d. riprap
    - e. solar streetlight
    - f. elevated water tank
    - g. meter center
    - h. u-type concrete drainage canal
    - i. fire hydrant
  - 7.3 Cluster 3- Carag 2 (8,717.00 sq.m.)
    - a. concrete road
    - b. parks
    - c. riprap
    - d. solar streetlight
    - e. elevated water tank
    - f. meter center
    - g. u-type concrete drainage canal
    - h. fire hydrant

#### **IV. CONDITIONS**

This evaluation report with reference to the standard requirements of PD 957 ( The Subdivision and Condominium Buyers Protective Decree) submitted to the Zoning Division of the City Planning and Development Office, together with the application for preliminary approval/location clearance and development permit for the proposed Pontefino Prime Heights Phase 2 in barangay Pallocan Silangan, this city, are being submitted with the endorsement of the Honorable City Mayor to the Sangguniang Panlungsod for appropriate action but not limited to the following considerations:

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. 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;
4. The owner/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";
5. The proponent shall secure Environmental Compliance Certificate (ECC) for Cluster 1-Argente from the DENR- Environmental Management Bureau and shall strictly comply with all the conditions set forth thereto;
6. The owner/developer shall comply with the applicable provisions of the Environment Code of Batangas City (City Ordinance No. 16 Series of 2010);
7. The owner/developer shall pay all the required taxes and fees to be imposed by the city government;
8. The owner/developer shall secure building permits from the City Engineering Office (CEO) for all buildings and structures to be constructed within the project site prior to its development;
9. The owner/developer shall submit the following prior to the development of the project:
  1. Landscape and greening layout plan within the project site.
  2. City Environmental Certificate (CEC) from the City ENRO
10. The owner/developer shall plant fast growing trees in the provided open spaces/buffer areas and ornamental plants in the planting strips in compliance with the required landscaping/greening areas;
11. The owner/developer shall construct and maintain all the facilities, features and amenities provided in the subdivision plan to be approved by the city government;
12. The owner/developer shall allow at any time even without prior notice, government officials/employees to conduct an on-the-spot inspection and monitoring of the on-going activities being undertaken within the project site;
13. The owner/developer shall secure a Certificate of Registration and License to Sell from the Department of Human Settlements and Urban Development (DHSUD) prior to actual selling of subdivision lots;
14. The transfer of ownership of the project carries with it the responsibility of complying with all 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 owner/developer shall strictly observed all the standard health and safety protocols set by the National Inter-Agency Task Force on the Management and Prevention of Emerging Infectious Diseases particularly the prevention and mitigation of the spread of COVID 19 at the work place which include establishment and maintenance of onsite accommodation barracks and temporary isolation/quarantine facilities for its affected staff/workers;
16. The owner/developer shall strictly comply with all the conditions stipulated in the Preliminary Approval/Locational Clearance and Development Permit and the approved subdivision plan;