

Republic of the Philippines
Province of Iloilo
MUNICIPALITY OF MINA
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Office of the Sangguniang Bayan

ORDINANCE NO. 2016 – 298

**AN ORDINANCE PROVIDING GUIDELINES / REQUIREMENTS ON THE APPROVAL OF
SUBDIVISION PLANS**

WHEREAS, it is the policy of the State to afford its inhabitants the requirements of decent human settlement and to provide them with ample opportunities for improving their quality of life;

WHEREAS, Section 447, (a.2) empowers the Sangguniang Bayan to generate the use of resources and revenues for the development plans, program objectives and priorities of the municipality with particular attention to agro-industrial development and countryside growth and progress, i.e., process and approve subdivision plans for the purpose of residential, commercial or industrial and other development, collect processing fees and other charges;

WHEREAS, BP 220, PD 957, RA 1216 and other related pertinent laws provide guidelines and requirements on the approval of subdivision plans for residential, industrial, commercial, and other developments to ensure regulation of land uses in the municipality.

WHEREAS, the Municipality of Mina was able to formulate its Comprehensive Land Use Plan (CLUP) and Zoning Ordinance (ZO) defining its thrusts and policies for development.

NOW, THEREFORE:

BE IT ORDAINED by the Sangguniang Bayan of Mina, Iloilo in session assembled that:

Section 1. Short Title. An ordinance providing guidelines/requirements on the approval of subdivision plans.

Section 2. Definition of Terms. When used in this Ordinance, the following terms shall be defined:

- A) **Subdivision** - partition of a specific parcel of land into sublots
- B) **Simple Subdivision** - shall mean a subdivision project less than one hectare in area, covered by simple division plan where no street or passageway is delineated on the plan, provided that in the event piece-meal or partial submission of the project plans are made, the same shall be considered in its entirety and when applicable the provisions of PD 1216 on open spaces shall be observed.
- C) **Complex subdivision** - shall mean a subdivision project wherein a street or passageway, or open space is delineated on the subdivision plan.
- D) **Locational clearance** - a certification issued by the Zoning Officer as to the conformity and consistency of the land affected with the Comprehensive Land Use Plan
- E) **Zoning Board** - a special body created responsible for qualification of the subdivision applied for

Section 3. Guidelines. Applicants shall abide with the requirements provided as follows

- 3.1 Secure Zoning Certification with the Zoning Administrator
- 3.2 Four sets of the following documents duly signed and sealed by a licensed architect or engineer:
 - 3.2.a Site development plan (Schematic Plan) showing proposed layout
 - 3.2.b Vicinity map

- 3.3 Four sets of certified true copy of title(s) and Tax declaration(s) from the Office of the Municipal Assessor
- 3.4 Original and two photocopies of real property tax receipt (current year)
- 3.5 Original and two photocopies of Real Property Tax Receipt (current year)
- 3.6 Four sets of Deed of Sale/Waiver of Right, Memorandum of Agreement,
- 3.7 Subdivision Agreement or such other document(s) indicating the parties involved in the subdivision project
- 3.8 Certification as to zoning classification/zoning clearance
- 3.9 Application form duly notarized by a competent lawyer
- 3.10 Special Power of Attorney (if applicant is not the one who will attend the public hearing)

Section 4. There shall be a Zoning Board to be created composed of personnel designated by the executive branch of the LGU-Mina, which shall be:

- A. Responsible in the inspection/validation of the plan applied for approval
- B. Recommend the same to the Sangguniang Bayan for appropriate legislative action

Section 5. Applicants shall be required to submit the following documents:

5.1 Letter of intent applying for the approval of subdivision plan which will be addressed to the Municipal Mayor

5.2 Submission of the complete set of documents provided for under Section 3 of this ordinance

Section 6. Previous ordinances and resolutions with provisions inconsistent hereto are hereby modified and repealed.

Section 7. This ordinance shall take effect upon approval.

ADOPTED this 3rd day of November 2016, on motion of **Hon. Rose Kareen S. Defensor** duly seconded by **Hon. Noel P. Espiritu**.

APPROVED.

I hereby certify to the correctness of the above-stated Ordinance.

(SGD.) MA. DAISY P. PARREÑO
Secretary to the Sanggunian

ATTESTED:

(SGD.) HON. BERNARDINO P. CHICHIRITA
Presiding Officer

APPROVED:

(SGD.) HON. REY P. GRABATO
Municipal Mayor