



OFFICE OF THE MAYOR

EXECUTIVE ORDER No. ~~2005~~ 2005-022  
Series of 2005

IMMEDIATE ORDER FOR THE EJECTION OF  
THE OCCUPANTS OF A SOCIALIZED HOUSING  
PROJECT OWNED BY MORNING VILLE  
HOMEOWNERS ASSOCIATION AND  
DEVELOPED BY BAQUE CORPORATION  
LOCATED AT R. JACINTO ST., CANUMAY,  
VALENZUELA CITY AND TO CEASE AND  
DESIST FROM ENGAGING INTO ANY  
SOCIALIZED HOUSING PROJECT ACTIVITY  
AND PROHIBIT ANY INFLUX AND/OR ANY  
UNAUTHORIZED ENTRY THEREIN

WHEREAS, Baque Corporation has developed a real property located at R. Jacinto St., Canumay, Valenzuela City with a total land area of 27,144.60 sq. m and now owned and occupied by the Morning ville Homeowners Association;

WHEREAS, a Technical Evaluation Report was submitted by the Office of the City Engineer, this City Valenzuela on February 7, 2005, and the following findings and comments were reported:

*"Comments:*

*As per Section 5. Technical Guidelines and Standards for Subdivisions of the Revised Implementing Rules and Regulations for BP 220:*

*In determining whether and economic and socialized housing shall be allowed, the following guidelines shall be considered:*

*A. Site Criteria*

- 1. Availability of basic needs*
- 2. Conformity with the Zoning Ordinance of Land Use Plan of the City/Municipality.*

*Generally, housing projects should conform with the zoning ordinance of the city/municipality where they are located thus shall be in suitable sites for housing."*

WHEREAS, based on the said comments in the Technical Evaluation Report, Baque Corporation failed to conform with the Zoning Ordinance of Land Use Plan of the City of Valenzuela in relation to Section 5 of the Technical Guidelines and Standards for Subdivisions of the Revised Implementing Rules and Regulations of BP 220 for the site to be suitable for housing/a housing project because of the following findings and, remarks in the Technical Evaluation report;

*"Findings and Remarks:*

1. *Project Classification BP 220*
2. *Total Land area of 26,688 sq.m as per submitted titles and tax declaration contrary to the submitted subdivision plan 27,144.60 sq.m.*
3. *No Zoning Certification*
4. *Other requirements not submitted as stipulated in Section 10 of the Revised Implementing Rules and Regulations for BP 220;*
5. *Proposed land use is Medium Industrial : 1-2"*

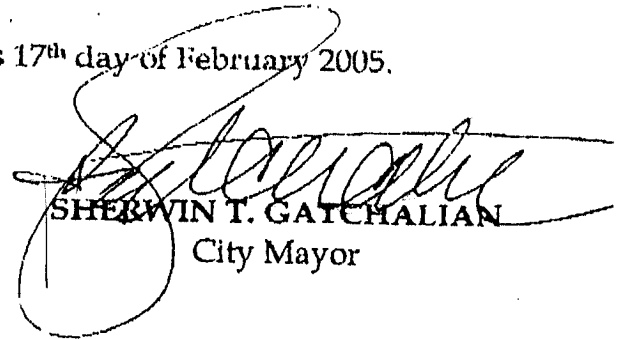
**WHEREAS**, based on the above mentioned findings, and further, in the absence of any ordinance approving the scheme plan and/or development plan for the said housing/resettlement project, their entry into the said site is premature and unauthorized;

**WHEREFORE**, in view of all the foregoing, by virtue of the power vested in me by law, I, **SHERWIN T. GATCHALIAN**, as City Mayor, do hereby order the **IMMEDIATE EJECTMENT** of the occupants of a Socialized Housing Project located at R. Jacinto Street, Canumay, Valenzuela City owned by Morning Ville Homeowners Association and developed by Baque Corporation as per technical evaluation report of the City Engineer's Office. The are further ordered to cease and desist from engaging in any socialized housing project activity and prohibited from any influx and/or entry therein.

The Office of the City Engineer, of this City, with the assistance of the Philippine National Police (PNP), are hereby directed to serve and implement this Executive Order **IMMEDIATELY** upon receipt hereof and to submit a report on the action taken therein within five (5) days from the implementation of this Order.


**SO ORDERED.**

Done in the City of Valenzuela, this 17<sup>th</sup> day of February 2005.



**SHERWIN T. GATCHALIAN**  
City Mayor

**RECOMMENDING APPROVAL:**



**Atty. VICENTE S. BONAOBRA, II**  
Legal Officer IV

Copy furnished:  
 Philippine National Police (PNP)  
 City Legal Office  
 City of Valenzuela  
 Metro Manila Development Authority (MMDA)  
 Office of the President  
 National Housing Authority (NHA)