



Republic of the Philippines  
Province of Rizal  
MUNICIPALITY OF TAYTAY  
OFFICE OF SANGGUNIANG BAYAN  
HON. MA. ELAINE T. LEONARDO

**COMM. NO. 2302-027**

**ENDORSEMENT**

January 30, 2023



Respectfully forwarded to the Sangguniang Bayan Members, thru Atty. Stanlee D. Calma Secretary to the Sangguniang Bayan, the herein attached letter from Ms. Fatima G. Garcia of Municipal Planning & Development Office regarding the request for the Application of Certificate of Completion of Pine Grove Residences Subd., at Tanguile St. Anthony Subdivision, Taytay, Rizal.


Thank you and God Bless us.

Respectfully Yours,

  
HON. MA. ELAINE T. LEONARDO  
Municipal Councilor



 Leonardoboknay  
 councilorboknay@gmail.com

 5th Floor New Taytay Municipal Bldg.  
CME Cmpd. Brgy. San Juan, Taytay Rizal



Republic of the Philippines  
Province of Rizal  
**MUNICIPALITY OF TAYTAY**  
**MUNICIPAL PLANNING & DEVELOPMENT OFFICE**

ENDORSEMENT

January 23, 2023

**TO: HON. MA. ELAINE T. LEONARDO**  
Sangguniang Bayan Member  
Chairperson – Committee on Housing and  
Land Utilization  
Taytay, Rizal


Greetings in the name of Public Service!

Respectfully forwarding to your good office the following documents:

- **Inspection report** conducted last **January 6, 2023**.
- **Supporting documents** submitted for the **Application of Certificate of Completion** of Pine Grove Residences Subd., situated at Tanguile St. Anthony Subdivision, Taytay Rizal, 1920

For your reference. Thank you.

Very truly yours,

  
**MA. FATIMA G. GARCIA, EnP.**  
MPDC

NAME	Atma
DATE	1-23-23
TIME	3:14 PM

*Serbisyong may ngiti!*

Don Hilario Cruz Ave., Club Manila East Comed. Bldg. San Juan, Taytay, Rizal

**smile**  
**TAYTAY**





## INSPECTION REPORT

NAME OF DEVELOPMENT:	PINE GROVE RESIDENCES SUBD.
NAME OF OWNER/DEVELOPER:	VALUE BILT DEVELOPMENT CORPORATION
LOCATION:	TANGUILE ST. ANTHONY SUBDIVISION, TAYTAY RIZAL
DATE OF INSPECTION:	JANUARY 6, 2023
PRESENT ON SITE:	CAMILLE AISLINN G. PUYOD, EnP. - ZONING OFFICER I ARCH. CHRISTINE JASON F. HALLIG - ADMIN ASSIST. II ENGR. AERON LASERNA - MPDO STAFF JEROME OLIVEROS - MPDO STAFF DAN CARLO MILANA - MPDO STAFF



### I. BACKGROUND

Last January 6, 2023 the Municipal Planning and Development Office (MPDO) was requested by DHSUD Region IV-A to conduct an inspection on Pine Grove Residences at St. Anthony Subdivision, to assess the present condition of the subdivision and to verify whether it is complying with the standards of the LGU which is aligned with PD 957 (*Implementing the Subdivision and Condominium Buyer's Protective Decree*) and PD 1216 (*Defining Open Space in Residential Subdivision*). This is a requirement before they are granted the Certificate of Completion (COC), which the Value Bilt Development Corporation is currently applying for.

### II. OBSERVATIONS

NO.	DETAILS	IMAGE
1	The subdivision has a total land area 5,037 sqm. based on their submitted plan, and it is situated inside St. Anthony subdivision at Barangay San Isidro, Taytay	
2	Average area per lot is 42 sqm. with a total of 77 lots, all of which are already finished/constructed	
3	Major road "Cypres" located at the entrance of the development measures 5.50 meters carriageway	
4	Minor road "Cedar" and "Spruce" measures 4.94 meters	
5	Sidewalk all throughout measures an average of 0.57 meters	
6	Their water is supplied by Manila Water	
7	Electricity is supplied by Meralco	
8	According to Ms. Claire of Value Built, the subdivision's water outfall is located adjacent to the units along Cypres	

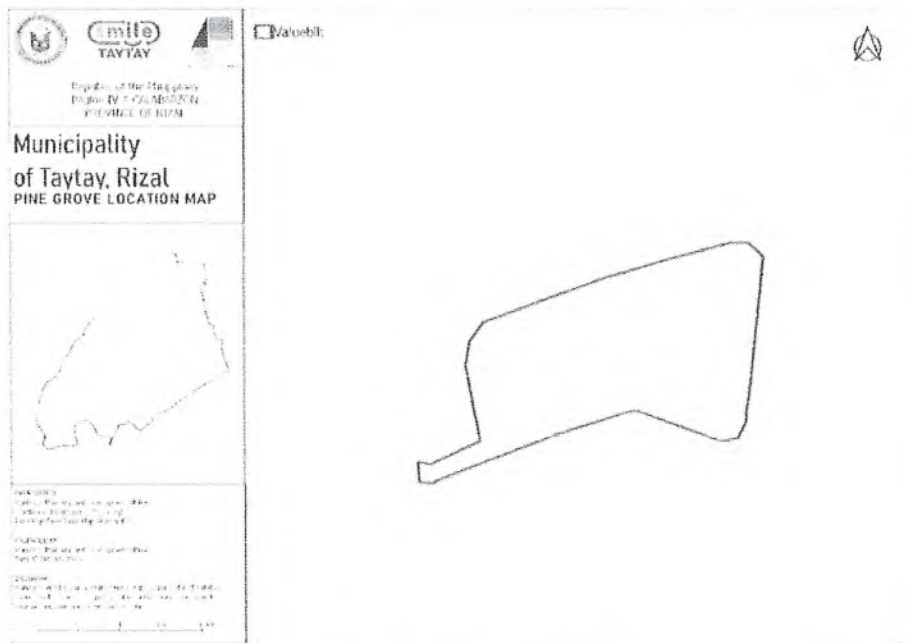


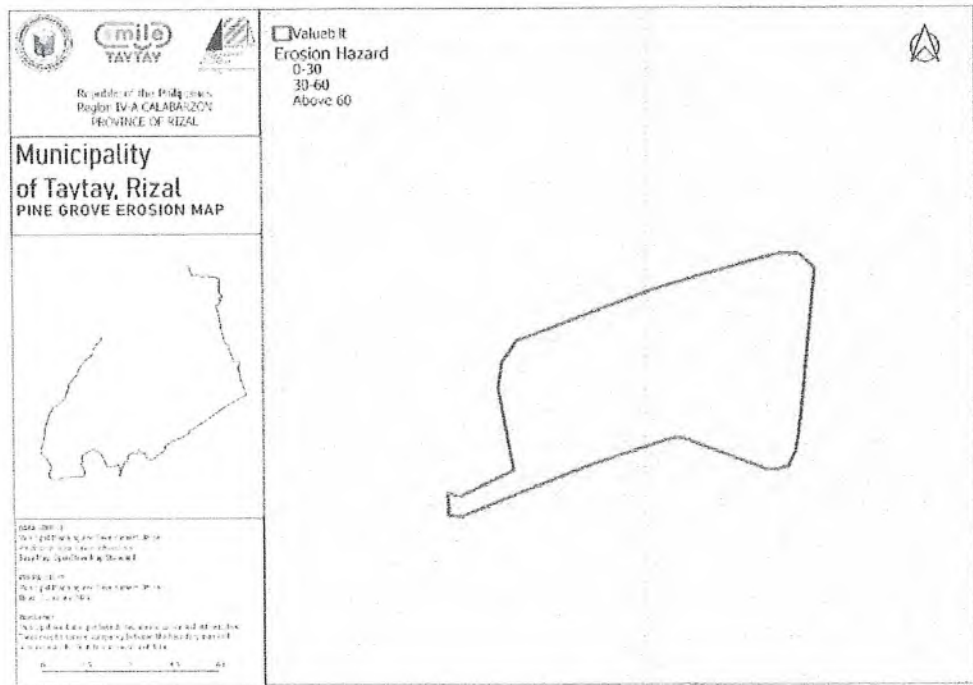
	Street where a creek is situated, they also have drainage slots along the sidewalk gutter	
9	The development has an area of approx. 5,000 sqm. thus, no allotment for open space because according to DSHUD and PD 1216 (Section 31 of PD 957) "only subdivision projects one (1) hectare or more are to provide open space for recreational purposes"	
10	They have provided a 2-meter alley at the center of the subdivision for easier access	
11	No MRF on site because according to Ms. Claire, the residents prefer to throw their own trash separately	
12	Most residents park their vehicles along the road	

### III. RECOMMENDATIONS

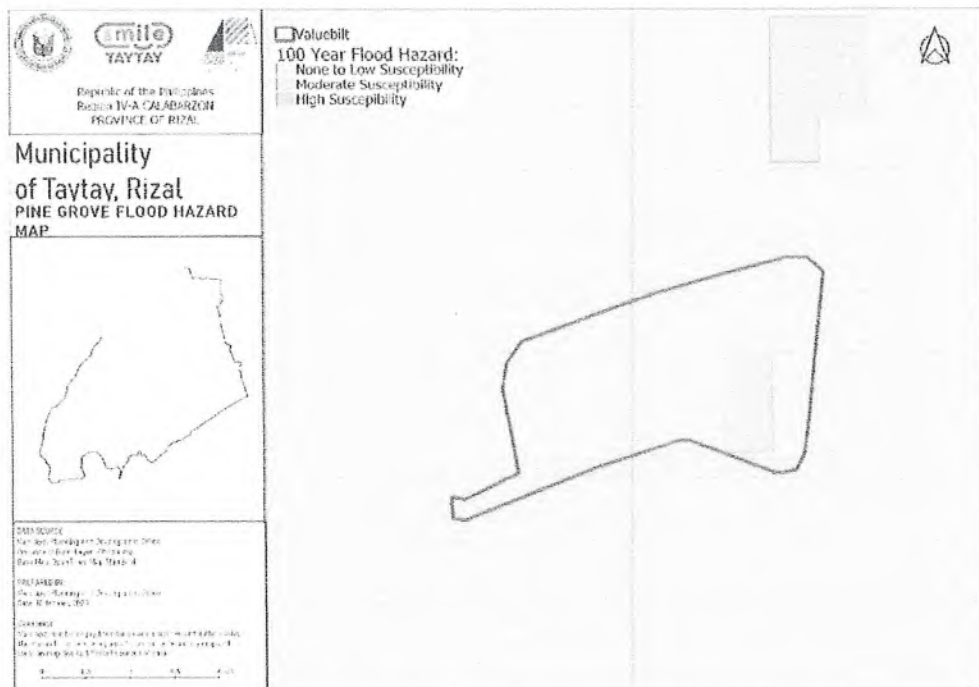
NO.	DETAILS
1	Major road shall measure a minimum of 8-meters for project sizes 2.5 has and below (based on IRR BP 220 - R.O.W. for Economic Housing)
2	Minor road shall have a minimum dimension of 6.50-meters
3	Expand/widen sidewalk, it shall have a minimum dimension of 1.20-meters each
4	Clear obstructions along road and sidewalk
5	Must establish its own MRF (Material Recovery Facility) within the subdivision in compliance with RA 9003 (Ecological Solid Waste Management Act of 2000)

### IV. APPENDIX



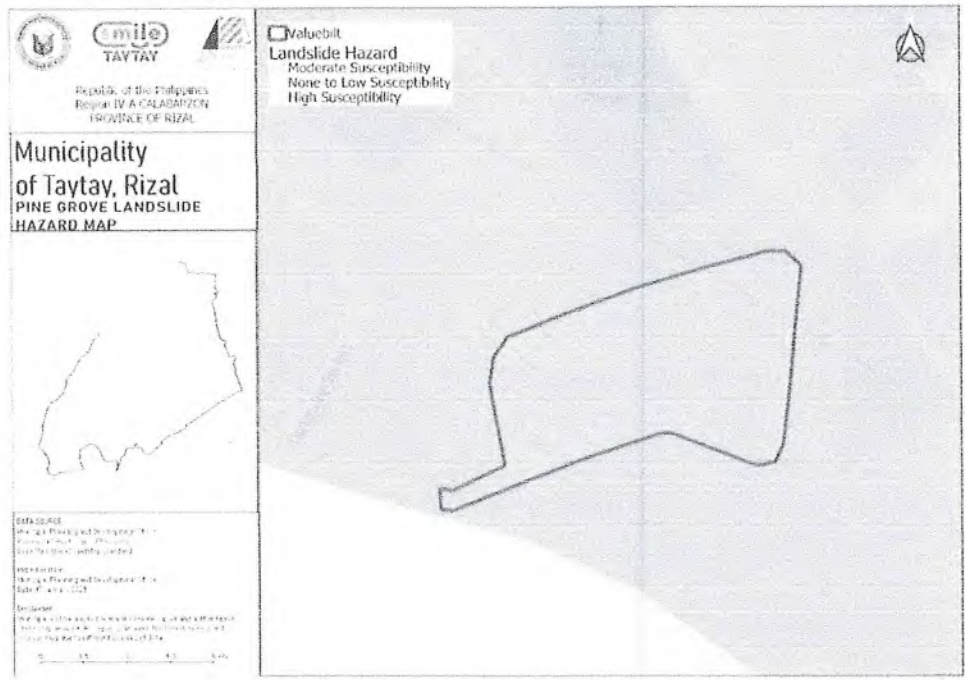


**MAP 02. EROSION HAZARD MAP**  
The site is moderately susceptible to erosion



**MAP 03. FLOOD HAZARD MAP**  
Some parts of the subdivision are moderately susceptible to flood hazard, however other parts have none to low susceptibility





**MAP 04. LANDSLIDE HAZARD MAP**  
 In terms of landslide hazard, it has a none to low occurrence

PREPARED BY:

NOTED BY:

Camille Aislinn G. Puyod, EnP.  
 Zoning Officer I

Ma. Fatima G. Garcia, EnP.  
 MPDC

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 Administrative Assistant II

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 MPDO Staff