ORDINANCE NO. 02-061

AN ORDINANCE GRANTING PRELIMINARY AND FINAL APPROVAL FOR LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF THE SUBDIVISION PLAN OF BPI ALABANG SUBDIVISION, A JOINT VENTURE DEVELOPMENT BETWEEN AYALA LAND, INC. AND SANTIAGO LAND DEVELOPMENT CORPORATION (SLDC) LOCATED AT BARANGAY AYALA ALABANG.

Sponsored by:
Hon. Raul R. Corro
Hon. Mario E. Bulay, Jr.
Hon. Artemio A. Simundac
Hon. Rufino B. Joaquin
Hon. Patricio L. Boncayao, Jr.
Hon. Melchor R. Teves
Hon. Aldrin L. San Pedro
Hon. Nicanor L. Echavez, M.D.
Hon. Allan Rey A. Camilon
Hon. Atty. Icasiano M. Dela Rea
Hon. Elmer S. Espeleta
Hon. Francis Ian T. Bagatsing
Hon. Lucio B. Constantino
Hon. Mamerto T. Sevilla, Jr.

WHEREAS, the Joint Venture of Ayala Land Inc., and Santiago Land Development Corporation (SLDC) is applying for preliminary and final approval for Locational Clearance and Development Permit for its BPI Alabang Subdivision, located at Dayap St., Ayala-Alabang Village, Muntinlupa City;

WHEREAS, City Ordinance No. 91-39 grants the Sangguniang Panlungsod the power to approve subdivision plans;

WHEREAS, Executive Order No. 71 and Republic Act No. 7160 otherwise known as the New Local Government Code of 1991, states that, “the power of the Housing and Land Use Regulatory Board (HLURB) to approve preliminary and final subdivision plans of all subdivisions has been transferred to the Local Government Units”;

WHEREAS, the said New Local Government Code of 1991, specifically under Section 458 (2)(x), states that, “the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction”;

WHEREAS, after evaluating the necessary documents submitted by Ayala Land Inc., and Santiago Land Development Corporation (SLDC), the application for Preliminary and Final Approval for Locational Clearance and Development Permit of the proposed BPI Alabang, Subdivision, is hereby approved, subject to the terms and conditions under this ordinance;
NOW, THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED, by the Sangguniang Panlungsod of Muntinlupa herein assembled that:

SECTION 1. The BPI Alabang Subdivision shall cover a total land area of 16,870 square meters located at Dayap St., Ayala-Alabang Village, Muntinlupa City;

SECTION 2. The developer, Ayala Land Inc., and Santiago Land Development Corporation (SLDC) shall strictly comply with Section 18, Republic Act 7279 the Urban Development and Housing Act (UDHA) on the 20% Socialized Housing requirement and, in the exercise of their option as provided by law and in the interest of the general welfare of the residents of the City where the project is located, the 20% socialized housing project shall be located within the jurisdiction where the subdivision project is to be implemented and, when not feasible, they must submit a position paper to prove their contention. For this purpose, the developer shall coordinate with the City Zoning Administrator and the Socialized Housing Committee on the feasibility of providing a socialized housing project within the City of Muntinlupa;

SECTION 3. The developer is allowed to construct a road on the National Irrigation Administration (NIA) right of way as per approval of NIA and the Housing and Land Use Regulatory Board.

SECTION 4. Any violation of the terms and conditions of this ordinance and other laws rules and regulations and permits of other government agencies and the documents submitted shall cause the revocation of this ordinance.

ENACTED, by the Sangguniang Panlungsod of Muntinlupa this 26th day of September, 2002, on its 49th Regular Session.

CONCURRED:

ALDRIN L. SAN PEDRO
Councilor

ELMER S. ESPELETA
Councilor

DR. NICANOR L. ECHAVEZ
Councilor

FRANCISIAN T. BALATSING
Councilor

ATTY. PATRICIO L. BONCAYAO, JR.
Councilor

LUCIO E. CONSTANTINO
Councilor

ALLAN REY A. CAMILON
Councilor

MARIO E. BULAY, JR.
Councilor
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MAMERTO T. SEVILLA, JR.
Councilor

RUPINO B. JOAQUIN
Councilor

ATTY. IACIANO M. DELA
Councilor

ARTHEMIO A. SIMUNDA
Sectoral Representative
President
Association of Barangay Captains

ABSENT

BAL NIEFES
Councilor

BENE CARL S. CAYETANO
Councilor

CHRISTIAN GLENN D. LORICA
Sectoral Representative
President
Federation of Sangguniang Kabataan

I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

ATTY. ISIDORO L. SORIANO, JR.
Secretary
SANGGUNIANG PANLUNGSOD

ATTESTED:

ATTY. JO JASON T. ALCARAZ
City Vice Mayor, Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

City Hall of Muntinlupa
National Road, Putatan, Muntinlupa City, Philippines