ORDINANCE NO. 03-099

AN ORDINANCE APPROVING THE REQUEST OF TRANS-PACIFIC PROPERTIES, INC. FOR THE ALTERATION OF PLAN OF A PORTION OF PARKHOMES SUBDIVISION, TUNASAN, MUNTINLUPA CITY.

Sponsored by: Hon. Atty. Raul R. Corro
Co-Sponsored: Hon. Mario E. Balay, Jr.
              Hon. Bal Nieyes
              Hon. Artemio A. Simundac
              Hon. Rufino B. Joaquin
              Hon. Melchor R. Teres
              Hon. Nicanor L. Echavez, MD.
              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.
              Hon. Santiago V. Carlos, Jr.
              Hon. Christian Glenn D. Lorida

WHEREAS, Trans-Pacific Properties, Inc. is applying for an Alteration of Plan of a portion of its property within Parkhomes Subdivision, Tunasan, Muntinlupa City;

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

WHEREAS, under 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 (HULRB) 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 Panglunsod has the power to process and approve land use and zoning within its jurisdiction";

WHEREAS, after evaluating the necessary documents submitted by Trans-Pacific Properties, Inc. and based on the recommendation of the City Zoning Administrator, the application for Alteration of Plan of Trans-Pacific Properties, Inc. is hereby approved, subject to the terms and condition under the ordinance;

NOW, THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED, by the Sangguniang Panglunsod of Muntinlupa herein assembled that:

[Signature]

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

Tel. Nos.: 842-27-11 • 842-23-77
FAX No.: 842-8196
Section 1. The lot is known as Lot 24, Block 9, Parkhomes Subdivision, Phase 3 Extension, Barangay Tunasan, City of Muntinlupa, covered by TCT No. 122275 with a total area of 4,352 square meters.

Section 2. The said lot is not part of the open space of Parkhomes Subdivision.

Section 3. The area will be subdivided into 19 lots which will be sold as residential lots only.

Section 4. Trans-Pacific Properties, Inc. shall segregate and turnover to Parkhomes Community Association, Inc. 500 square meters of the said lot which shall be used as a multi-purpose area of the association based on the Memorandum of Agreement (MOA) entered into between the parties on December 2000, following a plebiscite favorably approving the subdivision of the said lot on September 17, 2000.

ENACTED, by the Sangguniang Panlungsod of Muntinlupa this 5th day of June, 2003, on its 74th Regular Session.

CONCURRED:

BAL NIEFES
Councilor

DR. NICANOR R. ECHAVEZ
Councilor

ATTY. PATRICIO L. BONCAYAO, JR.
Councilor

ALLAN REN A. CAMILON
Councilor

ATTY. RAUL R. CORRO
Councilor

MELCHOR R. TEVES
Councilor

ATTY. ICASIANO M. DELA REA
Councilor

ELMER S. ESPELETA
Councilor

FRANCIS IAN T. BAGATSING
Councilor

LUCIO B. CONSTANTINO
Councilor

MARIO E. BULAN, JR.
Councilor

MAMERTO T. SEVILLA, JR.
Councilor

RUFINO B. JOAQUIN
Councilor

SANTIAGO V. CARLOS, JR.
Councilor
Page 3
Ordinance No. 03-099

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

ABSENT:

ALDRIN L. SAN PEDRO
Councilor

ARTEMIO A. SIMUNDAC
Sectoral Representative
President
Association of Barangay Captains

RENE CARL S. CAYETANO
Councilor

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
Date: 

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

Tel. Nos.: 842-27-11 • 842-23-77
FAX No.: 842-6196