ORDINANCE NO. 03-100

AN ORDINANCE GRANTING THE REQUEST OF SAN JOSE ALABANG REALTY AND DEVELOPMENT CORPORATION FOR ALTERATION OF PLAN OF LOTS 287-A, 287-B AND LOT 287-C, CONTAINING AN AREA OF 9,308 SQUARE METERS FROM MARKET SITE INTO RESIDENTIAL AREA LOCATED IN SAN JOSE VILLAGE, ALABANG, CITY OF MUNTINLUPA.

Sponsored by: Hon. Atty. Raul R. Corro
                                    Hon. Artemio A. Simundac
                                    Hon. Melchor R. Teves
                                    Hon. Dr. Nicanor L. Echavez
                                   Hon. Allan Rey A. Camilon
                                    Hon. Atty. Icasiano M. Dela Rea
                                    Hon. Elmer S. Espeleta
                                    Hon. Francis Ian T. Bagatsing
                                    Hon. Rene Carl S. Cayetano
                                    Hon. Lucio B. Constantino
                                    Hon. Mamerto T. Sevilla Jr.
                                    Hon. Rufino B. Joaquin
                                    Hon. Santiago V. Carlos, Jr.

WHEREAS, San Jose Alabang Realty & Development Corporation is applying for Alteration of Plan of Lot 287-A, Lot 287-B and Lot 287-C located inside San Jose Village, Alabang, Muntinlupa City, from “Market Site” to Mixed Commercial/Residential Area”;

WHEREAS, the duly organized Homeowners’ Association in San Jose consented to the alteration of said lots from “Market Site” into “Mixed Commercial/Residential Area”;

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, provide 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, the Alteration of Plan of Lot 287-A, Lot 287-B and Lot 287-C into a residential area will address the housing needs of the populace;
WHEREAS, finding the documents submitted by San Jose Alabang Realty & Development Corporation to be in compliance with the requirements of the law, and based on the recommendation of the City Zoning Administration, the application for Alteration is hereby approved;

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

Section 1. The Alteration of Plan of Lots 287-A, 287-B, and 287-C covering an area of 9,308 square meters located within San Jose Village in Alabang, Muntinlupa City shall be for purely residential purposes only.

Section 2. Any violation of the above terms and conditions shall be a ground for revocation of this Ordinance.

ENACTED, by the Sangguniang Panlungsod of Muntinlupa this 12th day of June 2003, on its 75th Regular Session.

CONCURRED:

DR. Nicanor E. Echavez
Councilor

Elmer S. Espeleta
Councilor

Francis Ian T. Bagatsing
Councilor

Rene Carl S. Cayetano
Councilor

Lucio R. Constantino
Councilor

Mario E. Bilay, Jr.
Councilor

Mamerto T. Sevilla, Jr.
Councilor

Rufino B. Joaquin
Councilor
SANGGUNIANG PANGLUNGSOD

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SANTIAGO V. CARLOS, JR.
Councilor

ARTEMIO A. SIMUNDAC
Sectoral Representative
President
Association of Barangay Captains

ABSENT:
ALDRIN L. SAN PEDRO
Councilor

BAL NIEFES
Councilor

ATTY. PATRICIO L. BONCAYAO, JR.
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
Date: ______

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