ORDINANCE NO. 04-137

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL FOR LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF INTEGRAL REALTY CORPORATION LOCATED AT LOT 1, DON MANOLO BOULEVARD, ALABANG HILLS, CUPANG, MUNTINLUPA CITY.

Sponsored by:
Hon. Atty. Raul R. Corro
Hon. Mario E. Bulay, Jr.
Hon. Rufino B. Joaquin
Hon. Melchor R. Teves
Hon. Atty. Icasiano M. Dela Rea
Hon. Lucio B. Constantino
Hon. Mamerto T. Sevilla, Jr.
Hon. Santiago V. Carlos, Jr.
Hon. Christian Glenn D. Loricam

WHEREAS, Integral Realty Corporation is applying for Locational Clearance and Development Permit for its townhomes project located at Alabang Hills, Cupang, Muntinlupa City;

WHEREAS, City Ordinance No. 91-39 grants the Sangguniang Panlungsod 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, "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, after evaluating the necessary documents submitted by Integral Realty Corporation and based on the recommendation of the City Zoning Administrator, the application for Preliminary Approval and Locational Clearance and Development Permit of the proposed townhomes project is hereby approved;

NOW, THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the Sangguniang Panlungsod in session assembled that:

SECTION 1. The townhomes project shall contain a total land area of 3,286 square meters only located at Lot 1, Don Manolo Boulevard, Alabang Hills Village, Cupang, Muntinlupa City.

SECTION 2. The issuance of Preliminary Approval and Locational Clearance and Development Permit shall be done provided the Environmental Compliance Certificate shall be secured from the Department of Environment and Natural Resources.
SECTION 3. The developer-applicant shall comply with the terms and conditions agreed upon with the Alabang Hills Homeowner’s Association (AHHA).

SECTION 4. The developer-applicant shall comply with all legal requirements by the Zoning Office and by existing laws and ordinances.

ENACTED, by the Sangguniang Panlungsod ng Muntinlupa this 20th day of May 2004, on its 115 Regular Session.

CONCURRED:

ATTY. RAUL R. CORRO
Councilor

ATTY. PATRICIO L. BONCAYAO, JR.
Councilor

MELCHOR R. TEVES
Councilor

ATTY. ICASIANO M. DELA REAL
Councilor

LUCIO B. CONSTANTINO
Councilor

MARIO E. BULAY, JR.
Councilor

MERTO T. SEVILLA, JR.
Councilor

RUFINO B. JOAQUIN
Councilor

SANTIAGO V. CARLOS, JR.
Councilor

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

ABSTAIN:

Hon. Allan Rey A. Camilon
Councilor

FRANCIS IAN T. BAGATSING
Councilor
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RENE CARL S. CAYETANO
Councilor

ABSENT:

ALDRIN L. SAN PEDRO
Councilor

ELMER S. ESPELETA
Councilor

BAL NIEFES
Councilor

DR. NICANOR L. ECHAVEZ
Councilor

ARTEMIO A. SIMUNDAC
Sectoral Representative
President
Association of Barangay Captains

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

LEONORA M. MARCELO
Acting Secretary
SANGGUNIANG PANLUNGSOD

ATTESTED:

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

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor
Date:

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