ORDINANCE NO. 04-138

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PACL) AND DEVELOPMENT PERMIT OF THE SUBDIVISION PLAN OF POLAR MINES REALTY VENTURES, INC., FOR ITS PRESIDIO AT BRITTANY BAY SUBDIVISION/CONDONIMIUM PROJECT LOCATED AT SUCAT, CITY OF MUNTINLUPA.

Sponsored by: Hon. Atty. Raul R. Corro
               Hon. Mario E. Bulay, Jr.
               Hon. Artemio A. Simundac
               Hon. Rufino B. Joaquin
               Hon. Atty. Patricio L. Boncayao, Jr.
               Hon. Melchor R. Teves
               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. Lorica

WHEREAS, Polar Mines Realty Ventures, Inc., is applying for Preliminary Approval and Locational Clearance and Development Permit for its Presidio at Brittany Bay Subdivision/Condominium Project located at Sucat, 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, 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, under the said New Local Government Code of 1991, specially under Section 458 (2) (x), states that, "the Sangguniang Panlungsod has the power to process and approve Land Use and Zoning within jurisdiction";

WHEREAS, after evaluating the necessary documents submitted by Polar Mines Realty Ventures, Inc., and based on the recommendation of the City Zoning Administrator, the application for Preliminary Approval and Locational Clearance and Development Permit of the proposed Presidio at Brittany Bay Subdivision/Condominium Project is hereby approved, subject to terms and conditions under this ordinance;
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NOW, THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED, by the 3rd Sangguniang Panlungsod of Muntinlupa herein assembled that:

Section 1. The Presidio Subdivision/Condominium project shall cover a total land area of 68,306 square meters located at Brittany Bay, Sucat, Muntinlupa City.

Section 2. The Developer, Polar Mines Realty Ventures, Inc., shall comply with Section 18 of the Urban Development and Housing Act (UDHA) on Socialized Housing.

Section 3. The developer shall strictly comply with the height requirements as provided for under the Zoning Ordinance of the structures or buildings to be constructed.

Section 4. The grant of the Preliminary Approval and Locational Clearance and Development Permit is subject to the submission of the Environmental Compliance Certificate (ECC).

Section 5. 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 3rd Sangguniang Panlungsod of Muntinlupa this 17th day of June 2004, on its 119 Regular Session.

CONCURRED:

ATTY. PATRICIO L. BONCAYAO, JR.
Councilor

ALLAN REY B. CAMILON
Councilor

ATTY. RAUL R. CORRO
Councilor

MELCHOR R. TEVES
Councilor

ELMER S. ESPELETA
Councilor

FRANCIS IAN T. BAGATSING
Councilor

LÚCIO B. CONSTANTINO
Councilor

MARIO E. BULAY, JR.
Councilor
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ATTY. ICA IIANO M. DELA REA
Councillor

MAMERTO T. SEVILLA, JR.
Councillor

RUFINO B. JOAQUIN
Councillor

SANTIAGO V. CARLOS, JR.
Councillor

CHRISTIAN GLENN LORICA
Sectoral Representative
President
Federation of Sangguniang Kabataan

ARTEMIO A. SIMUNDAC
Sectoral Representative
President
Association of Barangay Captains

ABSENT:

ALDRIN L. SAN PEDRO
Councillor

RENE CARL S. CAYETANO
Councillor

BAL NIEVES
Councillor

DR. NICANOR L. ECHAVEZ
Councillor

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

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:

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

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