ORDINANCE NO. 05-063

AN ORDINANCE GRANTING THE REQUEST OF JOINT VENTURE FIL-ESTATE PROPERTIES, INC., AND ANAPED ESTATE INC., FOR THE ALTERATION OF PLAN OF VICTORIA HOMES SUBDIVISION, LOCATED AT BARANGAY TUNASAN, MUNTINLUPA CITY.

Hon. Melchor R. Teves
Hon. Francis Ian T. Bagatsing
Hon. Mario E. Bulay, Jr.
Hon. Elmer S. Espeleta
Hon. Atty. Raul R. Corro
Hon. Allan Rey A. Camilon
Hon. Ma. Luisa Babaran-Echavez, M.D.
Hon. Allen F. Ampaya
Hon. Atty. Icasiano M. dela Rea
Hon. Lucio B. Constantino
Hon. Joselito V. Arevalo
Hon. Artemio A. Simundac
Hon. Christian Glenn D. Lorica

WHEREAS, Fil-Estate Properties, Inc., is applying for an Alteration of Plan of a portion of its project “Bloomdales Homes” located at Victoria Homes, Barangay Tunasan, Muntinlupa City;

WHEREAS, City Ordinance No. 02-047 adopted the Zoning Guidelines and Regulations for the City of Muntinlupa City;

WHEREAS, under Executive Order No. 71 and Republic Act 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, Section 485 (2) (x) of the same Code 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 Fil-Estate Properties, Inc., and based on the recommendation of the City Zoning Administrator, the application for Alteration of Plan of Fil-Estate Properties, Inc., 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 in session duly assembled that:
SECTION 1. The project is a joint venture between the Anaped Estate, Inc. and Fil-Estate Properties, Inc., to be called Bloomdales Homes.

SECTION 2. The total area to be developed is 92,915 square meters of which saleable area is 50,625 (65.16%), parks and playgrounds 5,109 square meters (6.57%), Community Facilities 1,172 square meters (1.51%), Easement 2,151 square meters (2.77%) and Roads 18,638 square meters (23.99%).

SECTION 3. The total number of lots to be altered is 11 and to be divided into 275 lots ranging from 150 square meters to 300 square meters.

SECTION 4. All lots are not affected by any existing fault lines as certified by the MCDCC.

SECTION 5. The final Alteration Permit shall only be issued by the City Zoning Office upon prior submission of the Environmental Compliance Certificate (ECC) by the applicant and all the issues raised by Homeowners shall have been settled by the owner.

SECTION 6. Failure on part of the developer to comply with any provision of this ordinance shall operate to cancel this Ordinance.

ENACTED, by the Fourth (4th) Sangguniang Panlungsod of Muntinlupa this 20th day of October, 2005, on its 55th Regular Session.

CONCURRED:

ATTY. RAUL R. CORRO
Councilor

ALLAN REY A. CAMILON
Councilor

MA. LUISA BABARAN-ECHAVEZ, M.D.
Councilor

MELCHOR R. TEVES
Councilor

ELMER S. ESPELETA
Councilor

FRANCIS IAN T. BAGATSING
Councilor

LUCIO B. CONSTANTINO
Councilor

MAMERTO T. SEVILLA, JR.
Councilor
Sangguniang Panglungsod

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ALLEN F. AMPAYA
Councilor

JOSELITO V. AREVALO
Councilor

ATTY. ICASIANO M. DELA REA
Councilor

MARIO E. BULAY, JR.
Councilor

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

ARTEMIO A. SIMUNDAC
Sectoral Representative
President, Association of
Barangay Captains

ABSENT:

BAL NIEFES
Councilor

RENE CARL S. CAYETANO
Councilor

KEVIN B. DELGADO
Councilor

MARISSA COLE-RONGAVILLA
Councilor

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

CECILIA C. LAZARTE
Secretary
Sangguniang Panlungsod

ATTESTED:

ALDRIN L. SAN PEDRO
City Vice Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. PRESNEDI
City Mayor

Date:

City Hall of Muntinlupa
National Road, Putatan, Muntinlupa City, Philippines
Website: www.muntinlupacity.gov.ph